



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input checked="" type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form 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 (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input checked="" type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input checked="" type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input checked="" type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input checked="" type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			

APPLICATION INFORMATION			
Applicant: Elk Haven		Phone:	
Address: 13 Bishop Lamy Road		Email:	
City: Lamy	State: NM	Zip: 87540	
Professional/Agent (if any): Bohannon Huston Inc.		Phone: (505) 823-1000	
Address: 7500 Jefferson NE		Email: ypadilla@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.: Tract B-1 & B-2		Block:	Unit:
Subdivision/Addition: La Cuentista Subdivision		MRGCD Map No.:	UPC Code: 101006434613240404; 101006444912440403
Zone Atlas Page(s): C-10-Z	Existing Zoning: R-ML		Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 250		Total Area of Site (Acres): 59 ac
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Rosa Parks Rd NW		Between: Unser Blvd NW	and: Kimmick Dr NW
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: 12/10/2021	
Printed Name: Yolanda Padilla Moyer, PE		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:		Date:	Project #

FORM S1: SUBDIVISION OF LAND – MAJOR

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

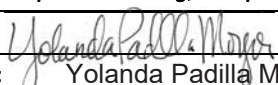

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**
- MAJOR AMENDMENT TO PRELIMINARY PLAT**
- BULK LAND SUBDIVISION**

Interpreter Needed for Meeting? _____ if yes, indicate language: _____
 ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form S1 at the front followed by the remaining documents *in the order provided on this form*.

- 1 ___ Zone Atlas map with the entire site clearly outlined and labeled
- 2 ___ Letter of authorization from the property owner if application is submitted by an agent
- 3 ___ Sign Posting Agreement
- 4 ___ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- 5 ___ TIS Traffic Impact Study Form
- 6 ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- 7 ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)
- 8 ___ Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
- 9 ___ Required notices with content per IDO Section 14-16-6-4(K)(1)
 - 9a ___ Office of Neighborhood Coordination notice inquiry response
 - 9b ___ 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.
 - 9c ___ Proof of emailed notice to affected Neighborhood Association representatives
 - 9d ___ 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
- 10 ___ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat
- 11 ___ Sidewalk Exhibit and/or cross sections of proposed streets
- 12 N/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
- 13 ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- 14 N/A ___ 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
- 15 ___ 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 on a CD. PDF *shall be organized* with the Development Review Application and this Form S1 at the front followed by the remaining documents *in the order provided on this form*.
 ___ Zone Atlas map with the entire site clearly outlined and labeled
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
 ___ Preliminary Plat or site plan
 ___ Copy of DRB approved infrastructure list

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 12/10/2021
Printed Name: Yolanda Padilla Moyer, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

FORM V2: Waiver– DRB

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

WAIVER – IDO

- N/A 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 on a CD. 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)

- N/A 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 on a CD. 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~~ Waiver requests
- ___ 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**

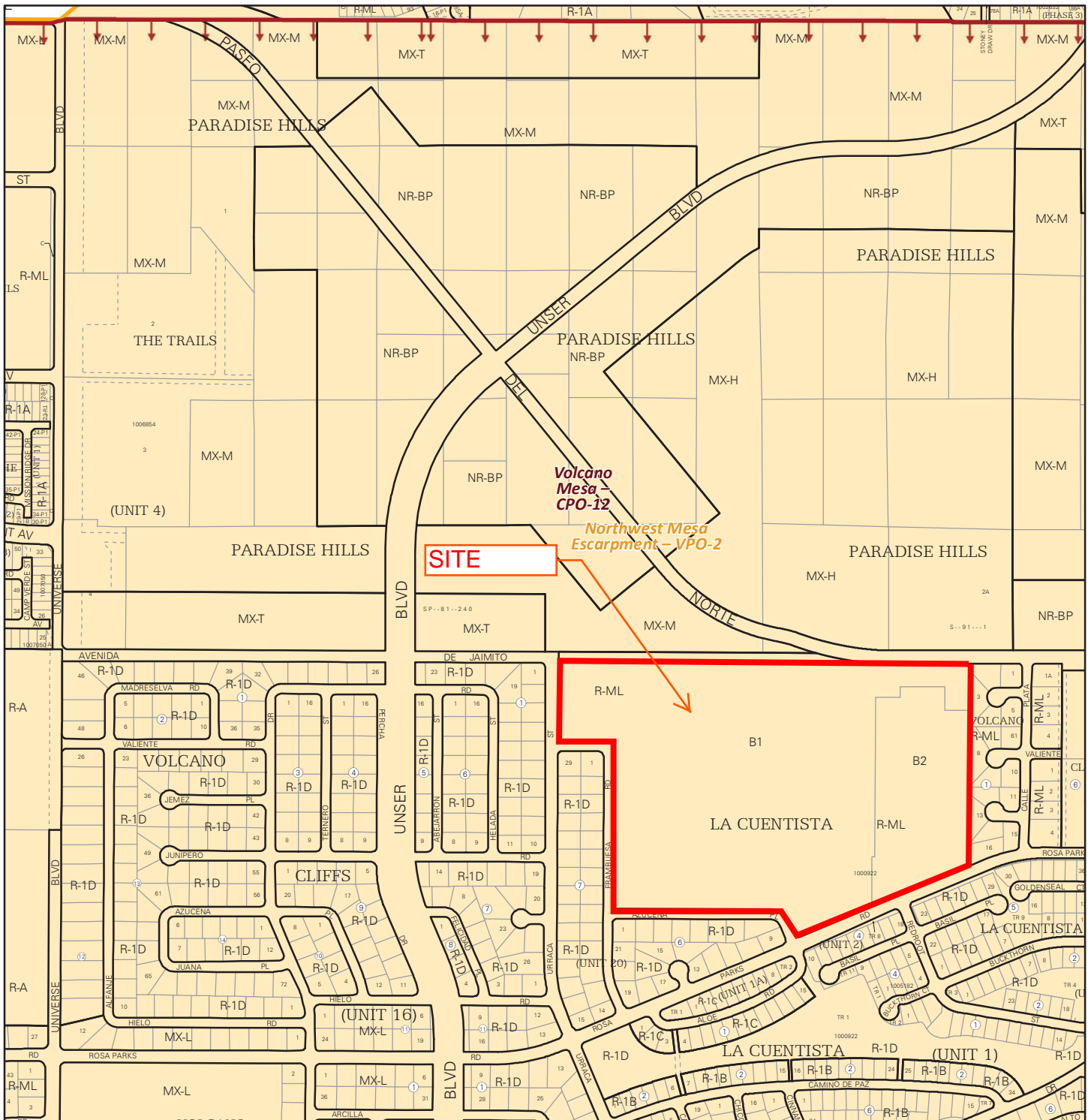
TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- N/A 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 on a CD. 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
- ___ A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
- ___ Proof of Neighborhood Meeting

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

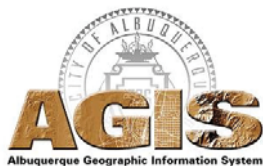
- ___ Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. 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

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 12/10/2021
Printed Name: Yolanda Padilla Moyer, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

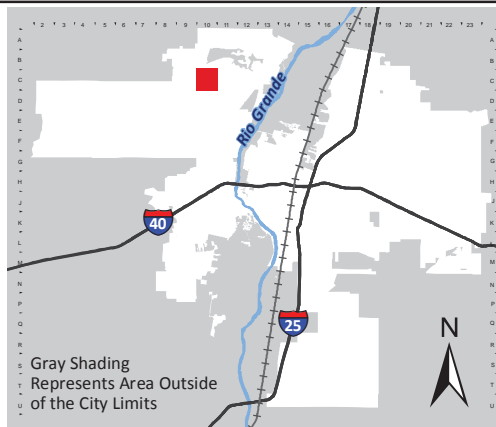


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
C-10-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



July 1, 2021

City of Albuquerque
Planning, Engineering and Building Departments
P.O. Box 1293
Albuquerque, NM 87102

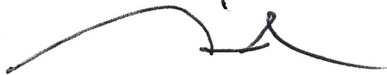
Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza NW
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement, Permit Applications, and Planning

To Whom It May Concern:

I hereby authorize Pulte Group and Bohannon Huston as agents for all purposes described in this letter. In particular, Pulte Group and its officers, members and designees, are authorized by to take all actions relating to the preparation, execution, submission, and processing of: submittals, applications, entitlement and planning on La Cuentista.

Sincerely



Name
Title

STAN DIAMOND
SOLE MEMBER/OWNER
EIK HAVEN, LLC, A P.M.
LLC



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

Tim Keller, Mayor
Sarita Nair, CAO

DATE: December 2, 2021

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2021-004968
Agent: Bohannon Huston Inc
Applicant: Elk Haven LLC
Legal Description: Tract B-1 & B-2 La Cuentista Subdivision
Zoning: R-ML
Acreage: 59
Zone Atlas Page(s): Z-C-10

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, NMCRIS records

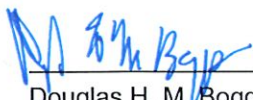
SITE VISIT: N/A

RECOMMENDATIONS:

Previously surveyed under NMCRIS 136239. Two archaeological sites are present (LA 185819 and LA 185820). These sites have been determined to be significant and will require the development of a treatment plan. Once the treatment plan is developed and approved, a certificate of approval can be issued.

SUBMITTED BY:

SUBMITTED TO:



12-2-2021

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

Test Excavation Plan for LA 185819 and LA 185820 at the La Cuentista Subdivision, Bernalillo County, New Mexico

December 2021

Prepared for:
Pulte Development of New Mexico
7601 Jefferson St. NE Suite 320
Albuquerque, NM 87109



N|V|5

4374 Alexander Blvd. NE SUITE K
Albuquerque, NM 87107
Phone: 505.898.8848

PROJECT NUMBER 444621-0005629.00

Test Excavation Plan for LA 185819 and LA 185820 at the La Cuentista Subdivision,
Bernalillo County, New Mexico

Prepared for:

Pulte Development of New Mexico, Inc.

7601 Jefferson St. NE Suite 320 Albuquerque, NM 87109

Prepared by:

NV5, Inc.

4374 Alexander Blvd. NE, Suite K, Albuquerque, NM 87107

Permit No. NM 23-160-S

NV5 Project No. 444621-0005629.00

December 2021

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Appendix A Consultation Documents

Appendix B SR 1234, NR 86003142 Las Imagines Archaeological District Appendix C Field and Analysis Forms

Note: The public disclosure of the location of archaeological sites is prohibited by Section 18-6-11.1 New Mexico Statutes Annotated 1978 and by 36 CFR 296.18. Because this document contains sensitive archaeological site information, its distribution should be restricted to only “need to know”.

Introduction

At the request of Pulte Development of New Mexico, Inc. (Pulte), NV5, Inc., (NV5) developed a Cultural Resources Management Plan (CRMP) for historic properties in Tract B-1 in the La Cuentista Subdivision. NV5 consulted with the City of Albuquerque archaeologist (City) to develop the CRMP to provide an organizational and regulatory framework for managing the cultural resources in the project area, a portion of which is within National Register of Historic Places (NRHP) # 86003142 and New Mexico State Register of Cultural Properties (SR) #1234, the Las Imagines Archaeological District. The proposed subdivision project has the potential to affect SR 1234 and two sites, LA 185819 and LA 185820, recommended as eligible for listing on the National Register. The City reviewed the *Cultural Resources Management Plan for the La Cuentista Subdivision, Bernalillo County, New Mexico*, NMCRI 149113, NV5 Project No. 444621-0005629.00, and concurred with the plan’s recommendations for detailed recordation and archaeological testing of LA 185819 and LA 185820 to assess the nature and extent of cultural deposits. The City will conduct tribal consultation for the undertaking.

Project Description

Pulte proposes to develop lands and construct housing, roads, and utilities in Tract B-1 in the La Cuentista Subdivision in Albuquerque, Bernalillo County, New Mexico (Figure 1). Prior to construction, fill dirt will be imported to cover the entire tract. The project area (Figure 2) is approximately 56 acres (23 hectares) of open scrubland on the West Mesa of Albuquerque, just south of the Town of Alameda land grant. Figure 3 depicts a detailed layout of the proposed housing development. Figure 4 is a project area overview from LA 185819. Figure 5 is a project area overview from LA 185820.

Project Location

The project is on private land in Albuquerque, Bernalillo County, New Mexico. Legal descriptions for the project are Township 11 North, Range 02 East, Section 15, and the corresponding United States Geological Survey (USGS) 7.5-minute topographic quadrangle is Los Griegos (35106-B6; 1960-1962).

The West Mesa, a physiographic division of the Albuquerque Basin, is a preserved remnant of the former widespread basin surface into which the present Rio Grande is deeply entrenched (Kelley 1977). The basin fill, or Santa Fe Formation, is thousands of feet thick, and composed of sand, silt, mud, and gravel. These deposits date to the Miocene or Pliocene, and contain chert, chalcedony, quartzite, and other lithic raw materials often used by prehistoric inhabitants. The Albuquerque Volcanoes, located nearby on the West Mesa, erupted through the Santa Fe Formation beginning in the Pleistocene, around 190,000 BP (Chronic 1987:52), depositing volcanic flows over a wide area. The volcanic deposits are visible in the project area through the thin cap of later aeolian sediment, and the exposed edge of the flow to the south and east forms a steep escarpment of exposed basalt most famous for bearing thousands of historic and prehistoric petroglyphs.

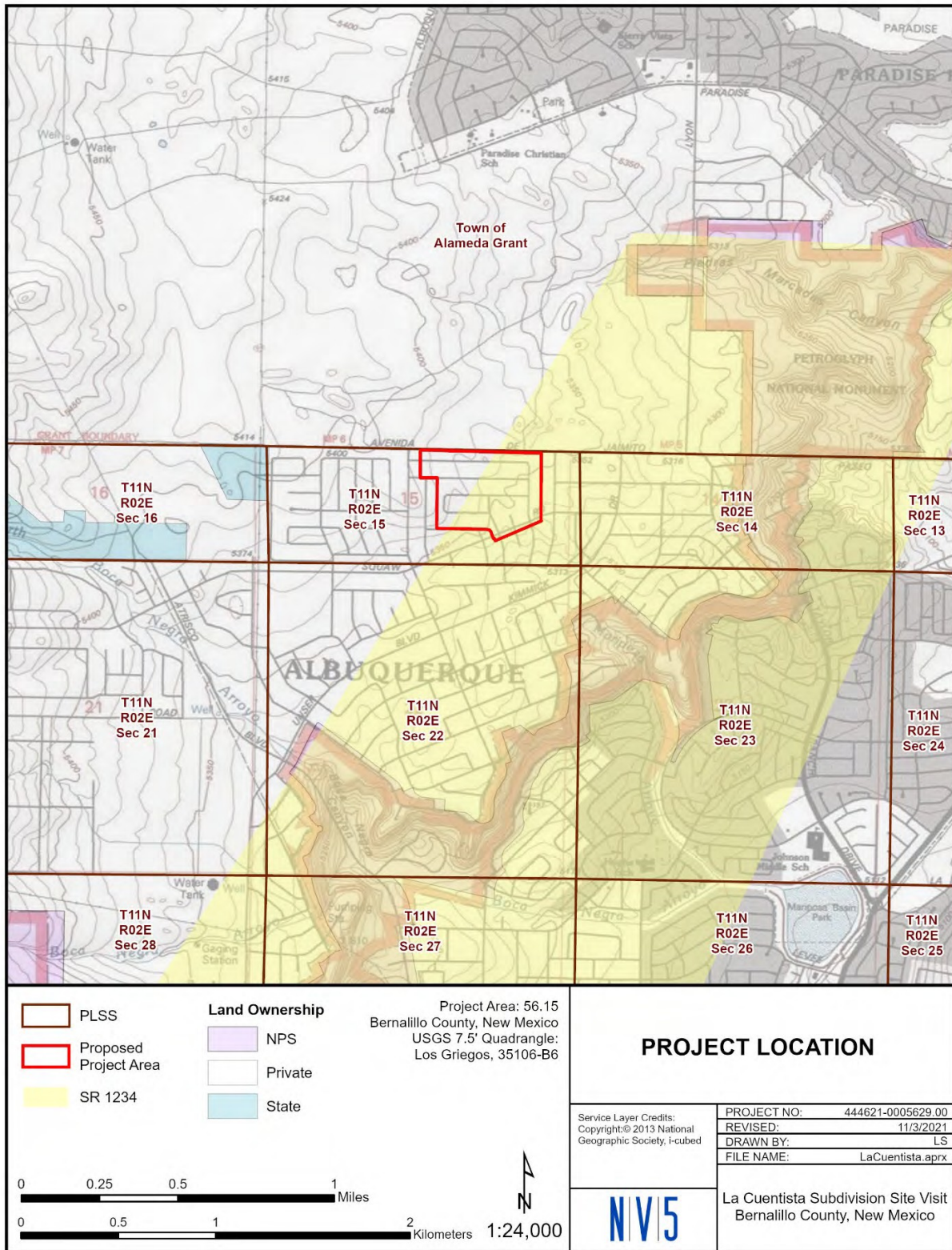


Figure 1 Project Location

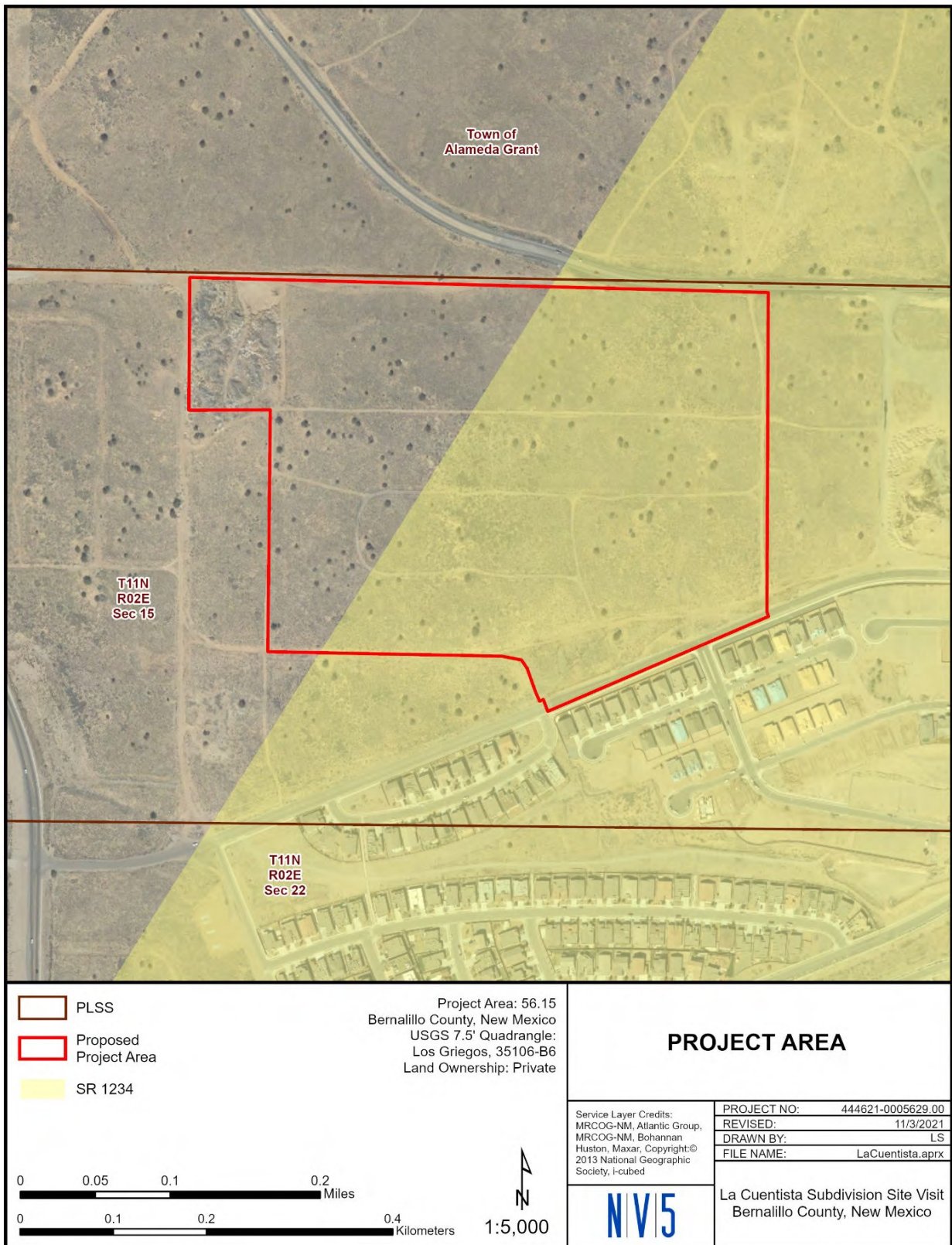


Figure 2 Project Area



Figure 3 La Cuentista Subdivision Plan



Figure 4 Project area overview from LA 185819, view west



Figure 5 Project area overview from LA 185820, view southeast

Agency Consultations

The City is consulting with the New Mexico State Historic Preservation Office (SHPO) for this project under the Prehistoric and Historic Sites Preservation Act. The Prehistoric and Historic Sites Preservation Act of 1989 (Sections 18-8-1 through 18-8-8, NMSA 1978) (Appendix A) prohibits the use of state funds for projects or programs that would adversely affect sites on the State or National Registers unless the state agency or local government demonstrates that there is no feasible and prudent alternative and that all possible planning has been done to minimize the harm to the register site, the goal being to find ways of accommodating development while still preserving the historic character of our downtowns and historic districts (<http://www.nmhistoricpreservation.org/programs/review-compliance.html>).

Following the review of “A 56.15 Acre Cultural Resource Survey for La Cuentista Subdivision on the West Mesa in Albuquerque, Bernalillo County, New Mexico” (NMCRIS # 136239) and a site inspection, Matthew Schmader, Superintendent, Open Space Division, City Archaeologist, issued the following recommendations for La Cuentista Subdivision Tract B-2 VCUR on August 17, 2016 (Appendix A):

- CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)--no significant sites in project area)
- NOTE: Sites have been recorded in Tract B-1, which will require a treatment plan and Certificate of Approval.

The SHPO reviewed the cultural resources survey report entitled *A 56.15 Acre Cultural Resource Survey for La Cuentista Subdivision on the West Mesa in Albuquerque, Bernalillo County, New Mexico* (NMCRIS # 136239) on September 20, 2021. The SHPO concurred with the report’s recommendations of NRHP eligibility for LA 185819 and LA 185820 under Criteria A and D. The eligibility of a third site, LA 103732, is undetermined, as this site was not relocated during the cultural resource survey (HPD log 115703) (Appendix A). LA 103723, recorded in 1990 (NMCRIS 44915), was a lithic artifact scatter with one Glaze E sherd located between two broad drainages, and erosion may have affected the site.

Figure 6 and Figure 7 present the cultural resources within the proposed undertaking.

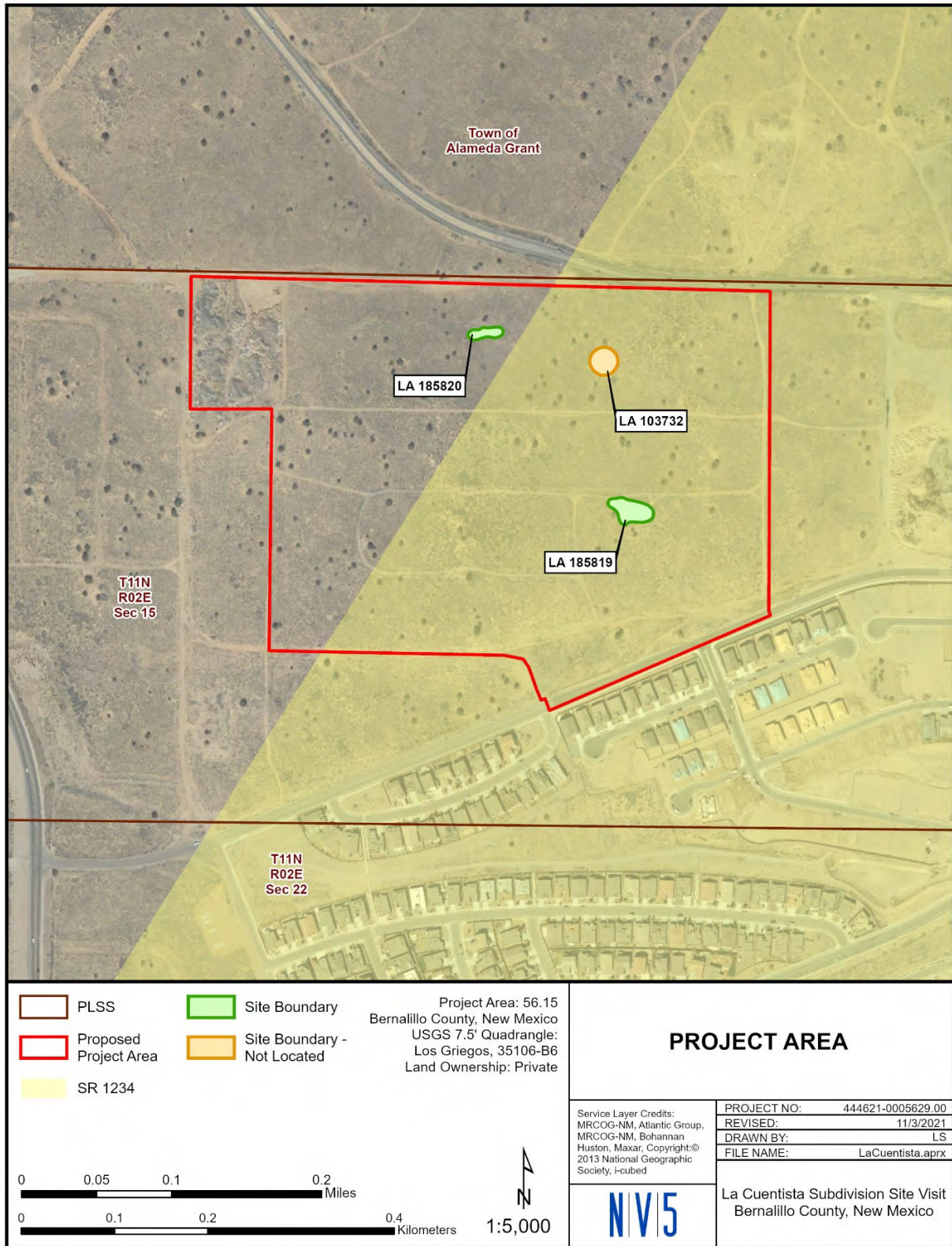


Figure 6 Project area showing cultural resource locations

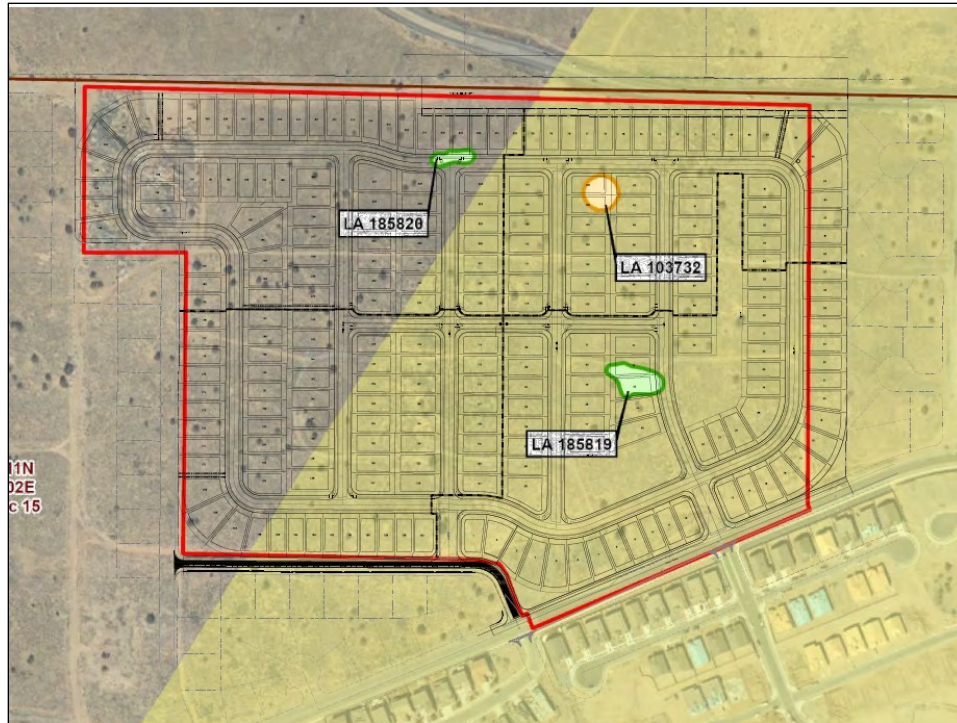


Figure 7 La Cuentista Subdivision Plan, site locations, and SR 1234

SR 1234/ NR 86003142 Las Imagines Archaeological District

SR 1234, the Las Imagines Archaeological District, was nominated to the SR and NRHP in 1986 (Appendix B). It is on the west side of the Rio Grande along the West Mesa escarpment, a 28-km- long (17.4-mi-long) lava flow that serves as the major physiographic boundary of the western middle Rio Grande valley (Figure 8). In both prehistoric and historic times, this geographic area has been a major locus of activity. SR 1234 consists of more than 65 recorded archaeological sites, including the Las Imagines petroglyph site, a major distribution of more than 10,000 documented prehistoric and historic petroglyphs. The style and form of many of the prehistoric petroglyphs are similar to glyphs associated with Pueblo III and IV sites dating to between 1100 and 1600 C.E., and many of the historic glyphs take the form of Christian crosses, likely associated with early Spanish colonial occupation of the area (Schmader and Hays 1986).

Other site types documented within SR 1234 include lithic scatters, fieldhouses, agricultural features, historic shepherding camps, ranching sites, a historic dump, two cave sites with multicomponent occupation, Native American shrines, and several sites of indeterminate function. Two of the sites documented in the project area, a wall and a shrine, fall within the site types detailed below.

“Agricultural features, primarily fields and terrace walls, represent land that was modified for the production of cultigens or for enhancing the growth of native plants. Fields appear as areas formed by low basalt terrace walls designed to stabilize and accumulate soil and retain moisture. Most of these

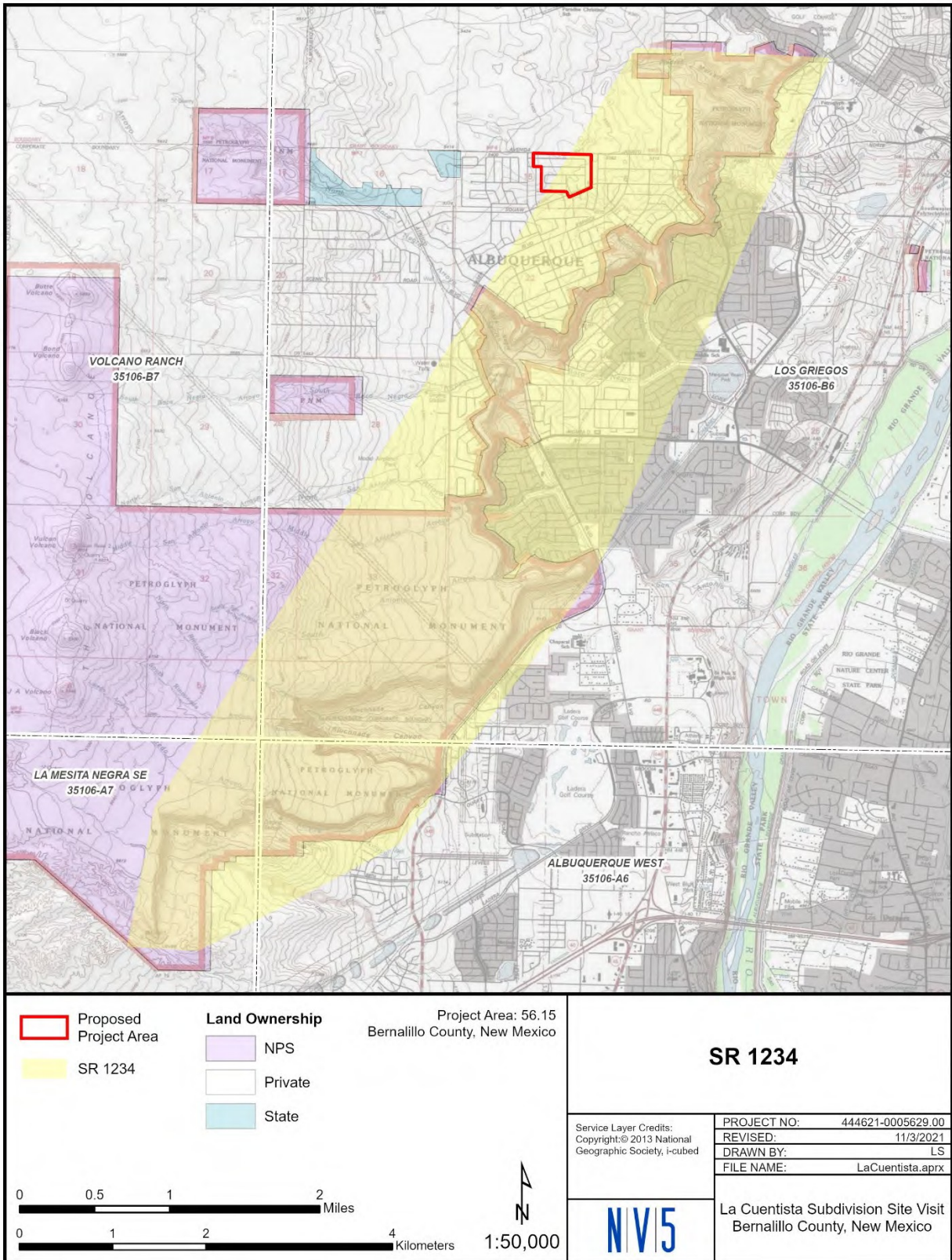


Figure 8 SR 1234, NR 86003142 Las Imágenes Archaeological District

sites occur along the top and bottom margins of the escarpment. The position of the fields appears to have taken maximum advantage of run-off from the escarpment. The fields are believed to be of prehistoric origin, probably associated with the major Pueblo IV habitation areas located along the Rio Grande. In addition to the groupings of terraces to form large areas for fields, a large number of isolated rock alignments have been documented in the district. These rock alignments are frequently found along the top edge of the escarpment. It is believed that these alignments functioned as additional soil or water control devices” (Schmader and Hays 1986, p.4).

“Shrine denotes cairns of basalt boulders between three and seven courses high, usually found on the top edge of the escarpment. Shrines are most often clustered together in tight groups and are associated with small semi-circular or circular walls. A few have artifacts associated with them, but these are the exceptions. The exact age of the shrines in the district has not been determined. Some appear to be of prehistoric origin, while others may be historic or more recently constructed. Information from the nearby Pueblo of Sandia supports the assumption that these are Native American religious shrines and that some are still actively used” (Schmader and Hays 1986, p.4).

The two sites of concern in the project area, LA 185819 and LA 185820, likely relate to the final phase of the prehistoric Pueblo period in the Albuquerque area, the Pueblo IV period, also referred to as the "Rio Grande Classic." As defined by Wendorf and Reed (1955), the Pueblo IV period in the Rio Grande begins approximately A.D. 1300 and is divided into an early and late phase. The early phase terminates by A.D. 1450. The late phase ends approximately A.D. 1600, as Hispanic exploration and settlement of the area developed.

“During the Pueblo IV period, many of the large villages in the Albuquerque area were clustered along the river valley itself. However, the West Mesa escarpment appears to have been an essential part of the expanded subsistence area needed to sustain such large village sites. Archaeological evidence suggests that the majority of prehistoric features within the district date to this period. While some fieldhouses were noted in the Las Imagines District, actual habitation during this period appears to have been in the villages themselves, rather than in such outlying sustaining areas.

“Archeological data from the Las Imagines district suggest that the majority of the fields, fieldhouses, agricultural features and petroglyphs date to the Pueblo IV period (A.D. 1300 to A.D. 1600) (Cordell 1979). While little direct evidence exists in the historic accounts, it is probable that the resources of the district were used by Native Americans well after initial Spanish contact. In fact, ethnographic evidence suggests that inhabitants of Sandia Pueblo still use the escarpment for religious purposes” (Schmader and Hays 1986).

LA 185819

LA 185819 is an assemblage of basalt cairns, prehistoric lithic and ceramic artifacts, and an historic trash component. In 2016, Marron and Associates recorded 14 features constructed from locally sourced vesicular basalt, including 12 cairns, 1 linear rock alignment, and 1 circular rock formation (Chavez 2016). Figure 9 is an example of the cairns found on the site. An axe-cut juniper tree stump was also recorded. The site is located atop a low-lying hill with basalt outcrops. Ten lithic artifacts (debitage) and one glazeware sherd were noted at the site. Figure 10 illustrates the site and its location in the project area and with respect to SR 1234. Figures 11 and 12 are topographic and aerial site plans.

Rock cairns similar to those at LA 185819 have been recorded at several sites within SR 1234. These features are basalt boulders stacked three to seven courses high, are typically clustered together in a tight group, and may be associated with small circular or semi-circular basalt ring features. Like LA 185819, most other shrine sites within SR 1234 have few or no associated artifacts. The lack of an associated artifact assemblage precludes dating of the sites; however, information provided by the nearby Pueblo of Sandia indicates that these cairns are Native American religious shrines, some of which are still in use (Schmader and Hays 1986).

LA 185819 is recommended as eligible for listing on the NRHP under Criteria A and D. The site lies within the boundary of SR 1234, the Las Imagines Archaeological District. With its cluster of basalt cairns, circular basalt ring, and limited associated artifacts, LA 185819 is similar to the pueblo shrines documented within SR 1234, and LA 185819 may be considered a contributing element of SR 1234.

Assessment of Project Impact: LA 185819 is within the project area and cannot be avoided.



Figure 9 Stacked basalt cobble cairn, LA 18581

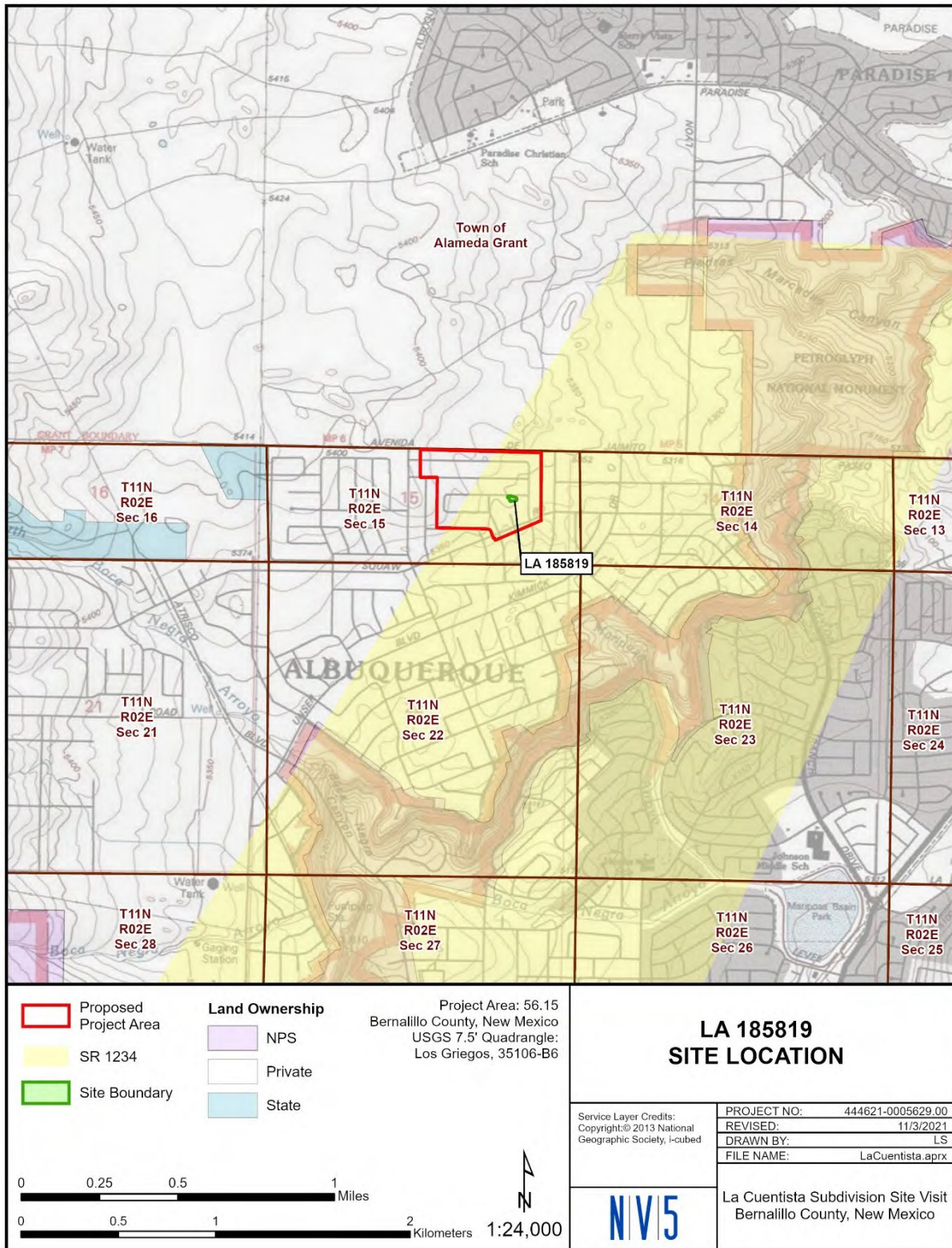


Figure 10 LA 185819 location

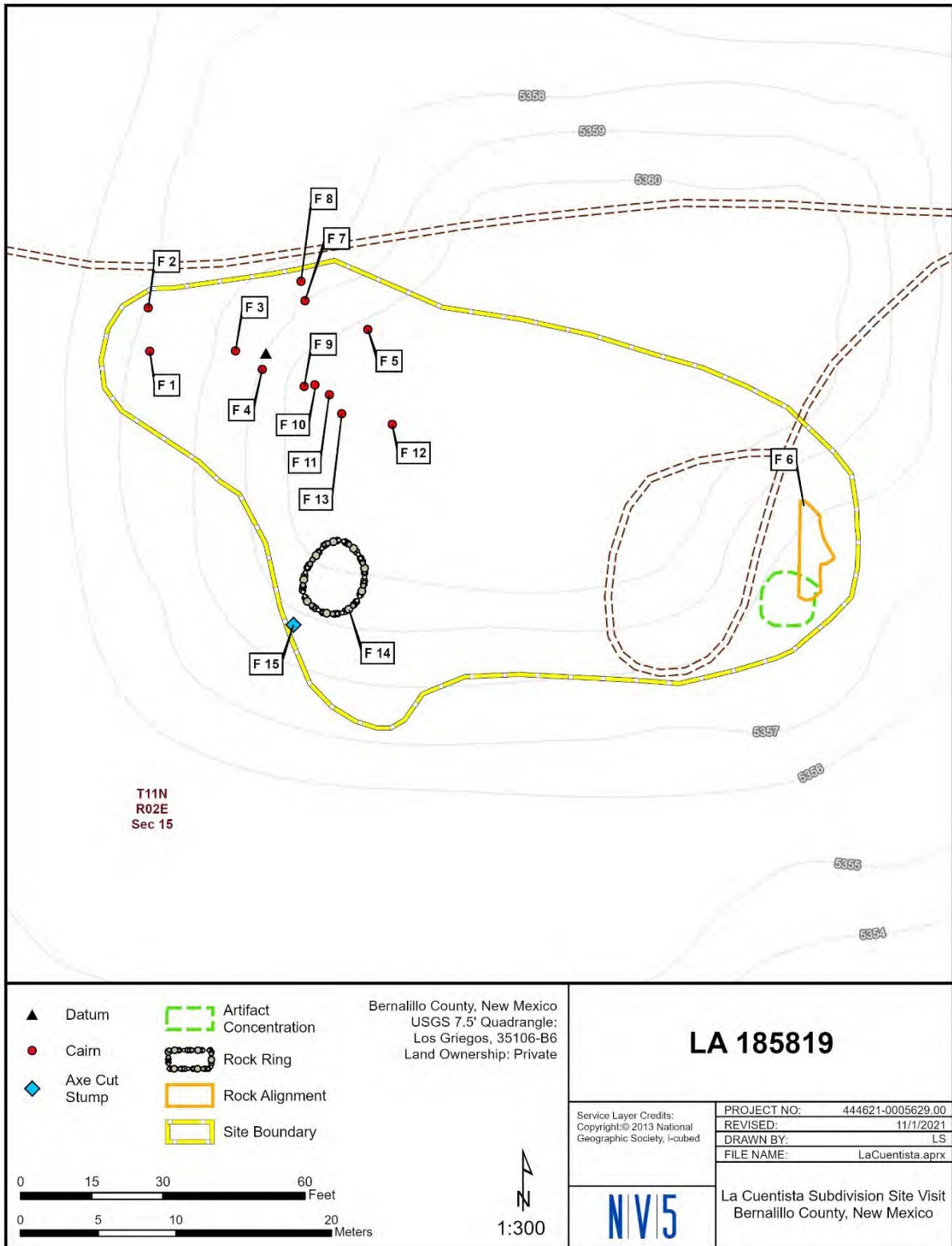


Figure 11 LA 185819 site map

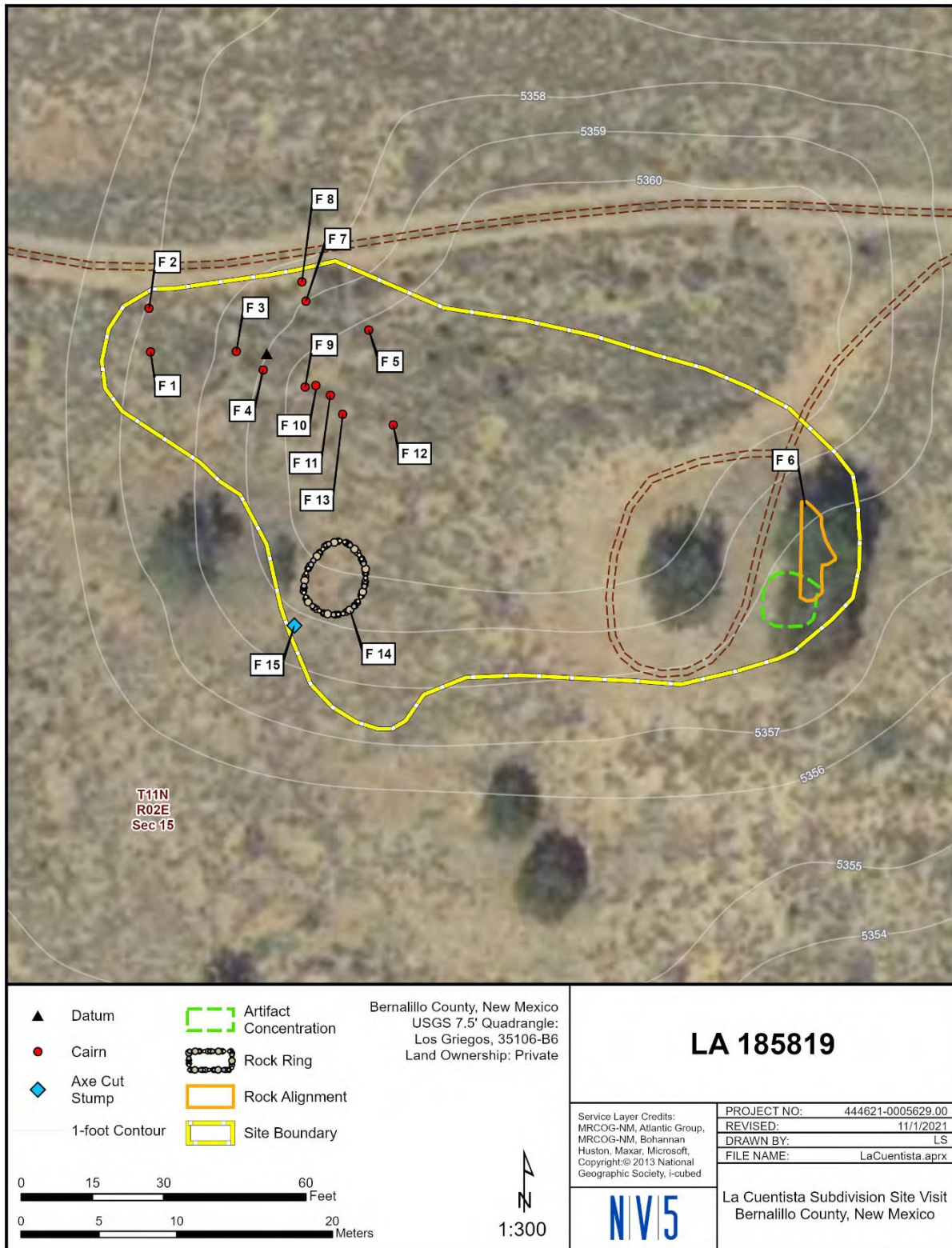


Figure 12 LA 185819 site map, aerial depiction

LA 185820

LA 185820 is a dry-stacked rock alignment that measures 33 m by 0.7 m and is oriented west-southwest to east-northeast. The rock alignment is constructed of locally available vesicular basalt cobbles and boulders, most of which range from 15 cm to 30 cm in diameter (Figure 13). The alignment is two courses high; however, wall fall indicates the wall was up to four courses high. LA 185820 is 18 m west the western boundary of SR 1234, the Las Imagines Archaeological District (Figure 14). The feature lies at the base of a low hill, with the hill extending to the north of the alignment and a basin extending to the south (Figures 15 and 16). No artifacts were recorded at the site.

Isolated rock alignments similar to that of LA 185820 have been recorded at several sites within SR 1234. These are proposed to be soil and water control devices potentially associated with the major Pueblo IV (1300 – 1600 C.E.) occupation along the Rio Grande (Schmader and Hays 1986). Although LA 185820 plots just west of SR 1234, its proximity to the archaeological district and similarity in feature composition imply temporal and cultural relatedness to sites within SR 1234. Thus, LA 185819 may contribute to the overall understanding of previous land use within SR 1234 and is recommended as eligible for NRHP listing under Criteria A and D and as a contributing element to the Las Imagines Archaeological District.

Assessment of Project Impact: The site is located within the northern quarter of the project area and cannot be avoided.



Figure 13 Section of LA 185820

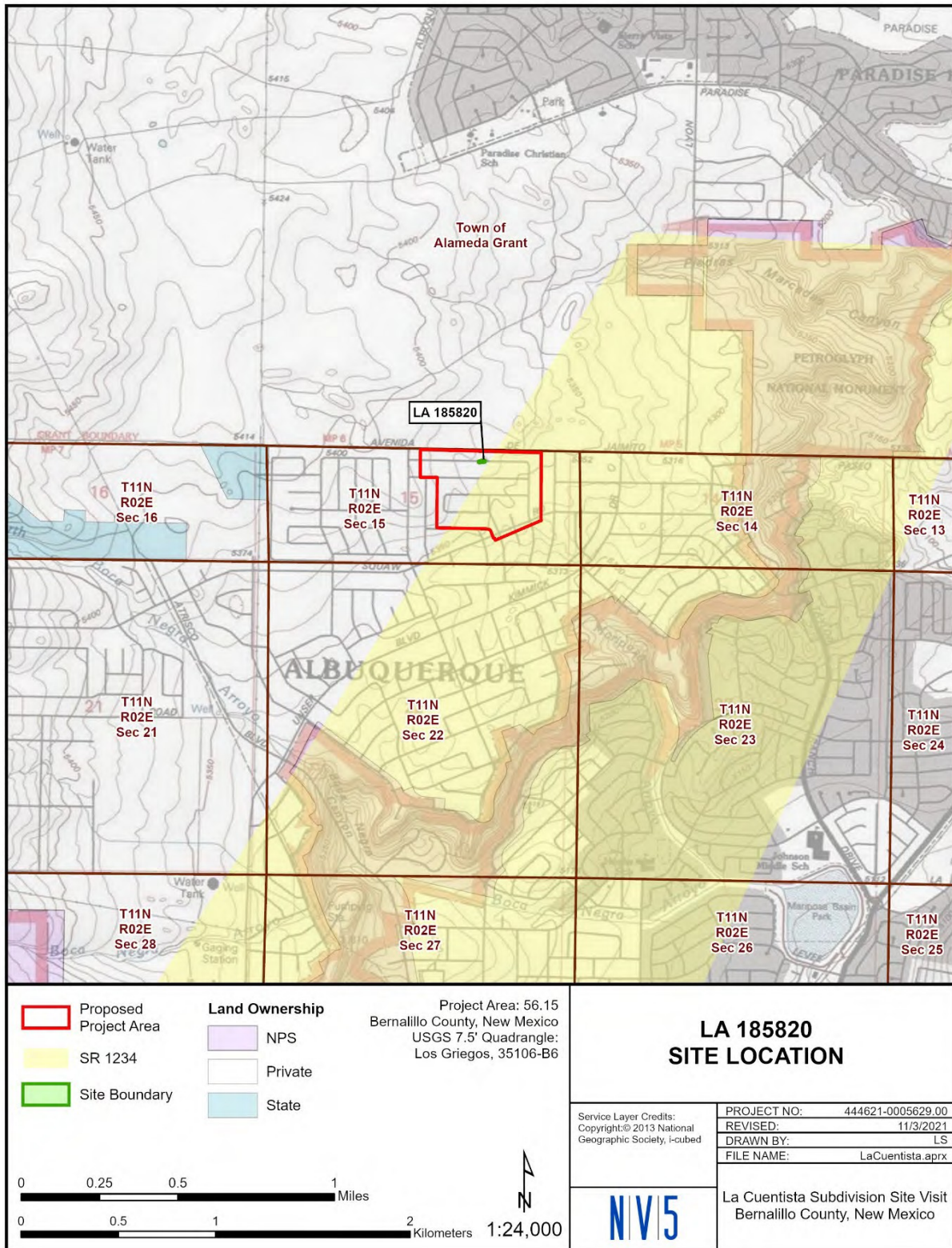


Figure 14 LA 185820 location

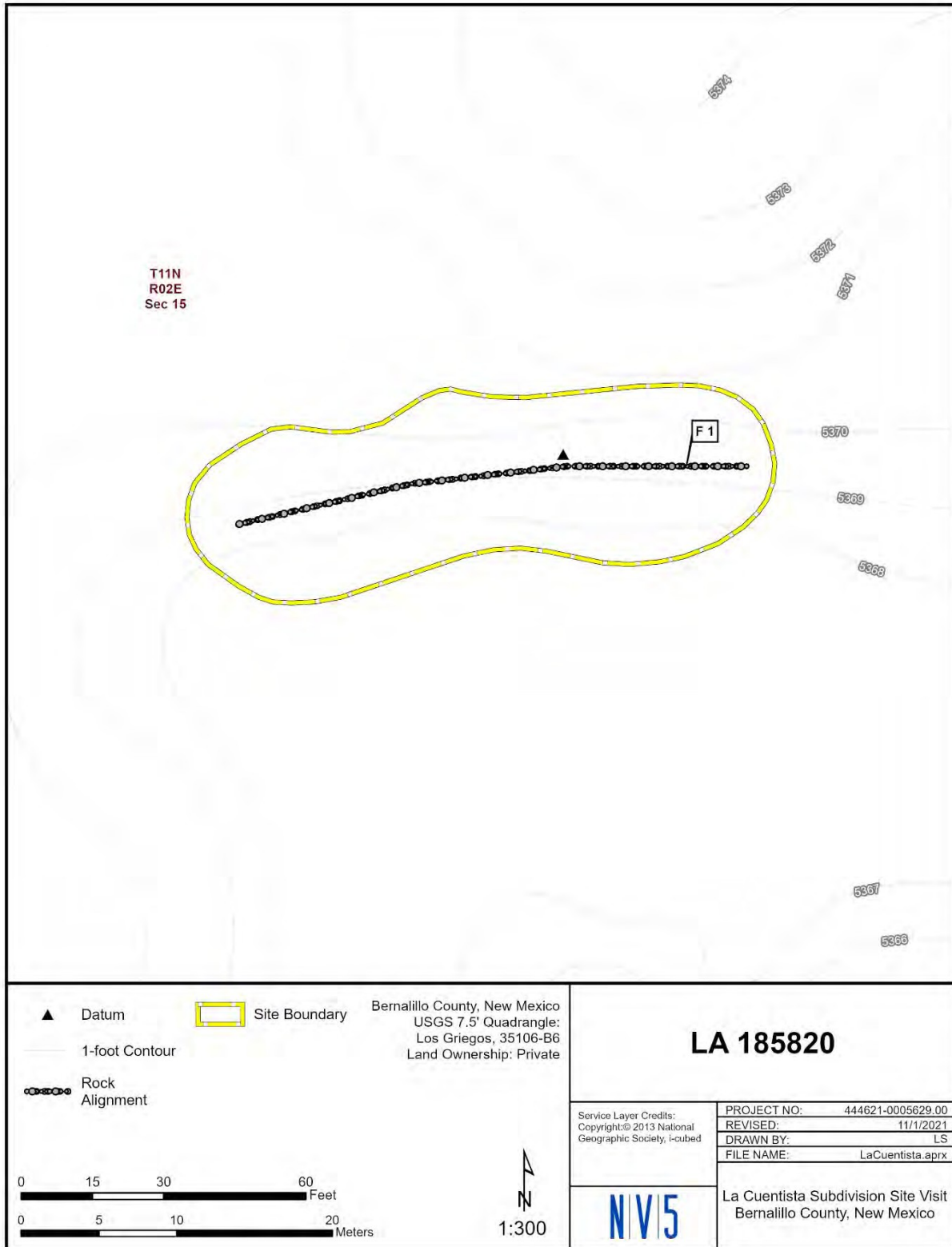


Figure 15 LA 185820 site map

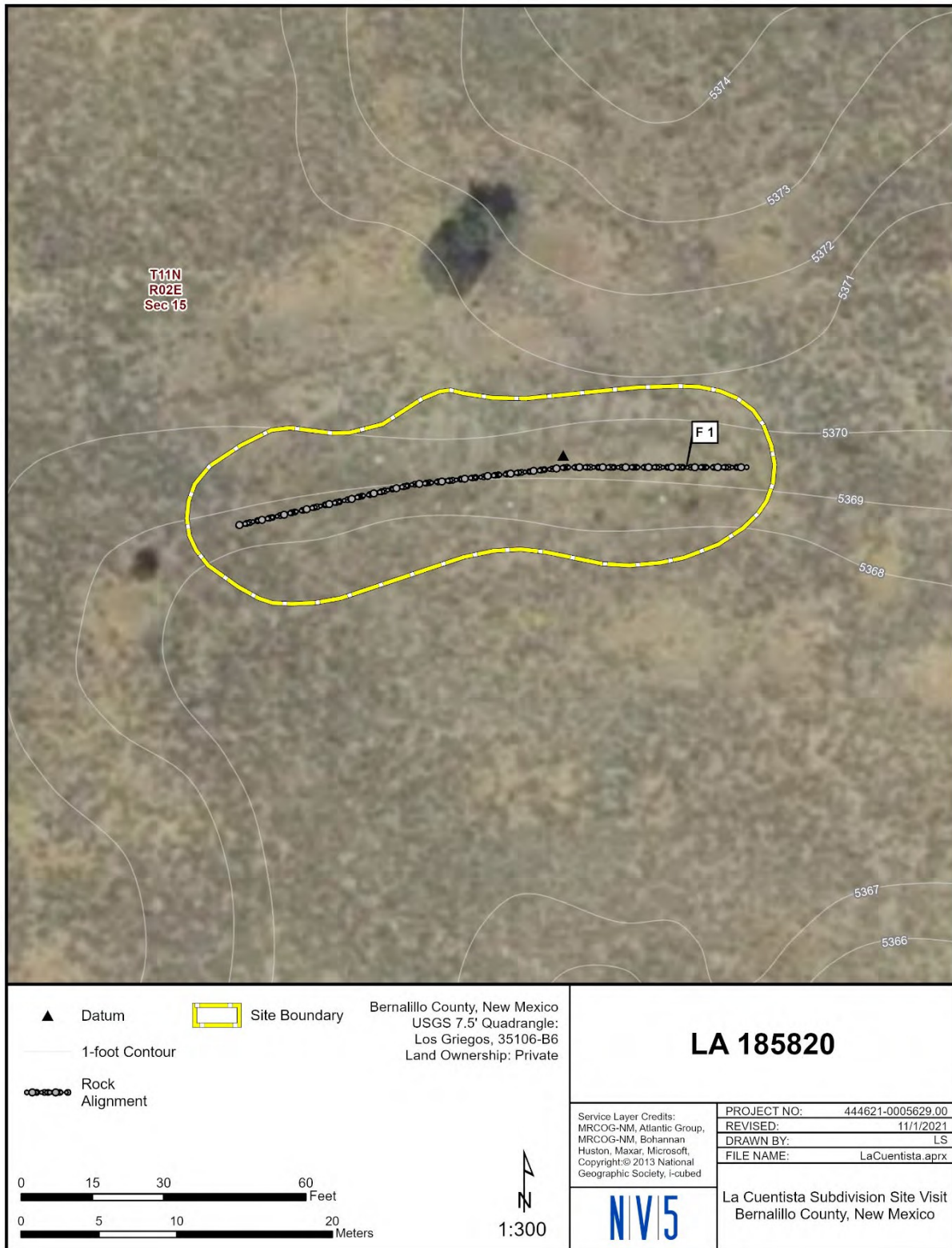


Figure 16 LA 185820 site map, aerial depiction

Resource Management Options

The CRMP outlined options for managing 185819 and LA 185820:

- Avoidance: avoid or minimize harm to cultural resources and preserve in place. Monitoring: presence of and visual inspection by a supervisory archaeologist on the ground immediately prior to and during ground-disturbing actions to ensure site protection, avoidance of site deposits or recovery of information from newly discovered cultural properties (4.10.17.7 New Mexico Administrative Code (NMAC)).
- Test Excavation: designed to secure specific descriptive information concerning the nature and extent of an archaeological site (4.10.16.10 NMAC); test excavations are limited to 5% of the site surface (4.10.16.9 NMAC).
- Excavation: designed to recover information about those significant values for which a property is considered eligible for inclusion in the national register or listed on the state register. Excavation is guided by an explicit research design that identifies specific research topics, research questions and appropriate analyses (4.10.16.12 NMAC).

Test Excavation Plan

The test excavation plan has been prepared in conformance with 4.10.16.10 New Mexico Administrative Code (NMAC) and authorized pursuant to 4.10.8 NMAC, Section 18-6-5 (NMSA 1978) of the Cultural Properties Act. For details regarding archaeological testing, a copy of NMAC 4.10.16 1 Standards for Excavation and Test Excavation is included in Appendix A.

The proposed La Cuentista Subdivision undertaking entails the installation of utilities, road building, and housing construction. Prior to these activities, the tract will be covered with imported fill dirt. Avoiding or minimizing harm to LA 185819 and LA 185820 is not an option under the current development plan. Monitoring while LA 185819 and LA 185820 are covered with imported fill dirt will not protect, avoid, or serve to recover information.

The CRMP recommended detailed documentation of LA 185819 and LA 185820 with the assumption that the sites will not be preserved. Due to the structural nature of the features at LA 185819 and LA 185820, detailed surface mapping will be an important aspect of documenting the sites. Subsurface explorations via hand-excavated test units will determine whether buried cultural deposits are associated with the rock structures. The testing will be conducted according to standard archaeological methods required for the identification cultural features and activity areas and analysis of all associated cultural material, faunal remains, and macrobotanical evidence. The use of mechanical excavators is not anticipated.

LA 185819, a possible shrine comprised of basalt cairns, prehistoric lithic and ceramic artifacts, and an historic trash component, is recommended for test excavation. The site includes 14 features constructed from locally sourced vesicular basalt: 12 cairns, 1 linear rock alignment, and 1 circular rock formation. Ten lithic artifacts (debitage) and one glazeware sherd were noted at the site.

Detailed maps will depict the location and shape of the features, artifact concentrations, test excavation

units, point-provenienced artifacts, site boundaries and the relationship of the site to nearby physiographic and human-made features. Each map will contain the LA site number, north arrow, numbered metric scale, legend for symbols used on the map, name(s) of the recorder(s) and date of recording.

Controlled surface collection of artifacts will be accomplished using a grid system or by point provenience.

Test excavation will be conducted in a manner such that the total surface disturbance resulting from the tests will not exceed five percent (5%) of the total surface area of the site. The site is approximately 1500 square meters (sq m), which allows for up to 75 sq m of testing. Test units will be excavated adjacent to each feature to examine subsurface soil deposition and determine whether buried cultural deposits are associated with the rock features. Excavations will be terminated upon reaching bedrock or 20 cm after reaching culturally sterile soil. Each test unit will be 1 meter by 1 meter, unless buried deposits require expansion of the unit. Additional test units may be excavated based on surface artifact densities or newly exposed features. Fourteen to sixteen test units are anticipated for LA 185819.

Excavation will be conducted in 10-centimeter arbitrary levels. Sediments removed from the hand-excavation units will be passed through a screen of no greater than one-quarter inch (6.35mm). Screening all fill through one-eighth inch mesh will be practiced when practical. In the event that a unit produces moderate to high artifact yields, sediments from a minimum of one hand-excavation unit comparably placed and of the same size will be passed through a screen of no greater than one-eighth inch (3.175 mm). Test unit excavations will be recorded on standard unit-level forms, and documentation will include, at a minimum, information about cultural inclusions, sediment color, sediment texture, and disturbances.

Stratigraphic profiles will be recorded by scale diagram, photographs, and narrative descriptions. All strata and soil horizons will be described using standard scientific terms. Color will be described using Munsell terminology or equivalent.

Treatment of tests units containing datable cultural materials will include the collection of fill for laboratory analysis. Thermal feature fill will not be screened but collected for laboratory analysis. Based on pin flag probes and shovel tests conducted in 2016, soils are shallow, and NV5 estimates that no more than five flotation samples and five C-14 samples will be collected and analyzed.

Test units will be backfilled once excavation and evaluation are completed.

LA 185820, a 33 m stacked basalt wall presumed to be associated with agriculture and/or water management, is recommended for test excavation. The same procedures outlined for LA 185819 will be followed at LA 185820. Test units will be excavated adjacent to the rock alignment to examine subsurface soil deposition and determine whether buried cultural deposits are associated with the wall. Site evaluation and mapping will take into consideration whether the shallow basin to the west is a consequence of the wall.

Test excavation will be conducted in a manner such that the total surface disturbance resulting from the tests will not exceed five percent (5%) of the total surface area of the site. The site is approximately 350 sq m, which allows for up to 17.5 sq m of testing. Six to eight test units are planned for the site; additional test units may be excavated based on surface artifact densities or newly exposed features. NV5 estimates that no more than five flotation samples and five C-14 samples will be collected and analyzed.

Analysis

All surface and subsurface artifacts and faunal remains will be collected for analysis. Formal analysis of ceramic and lithic artifacts, other artifact classes, faunal and botanical remains will be conducted. Chronometric dating may be conducted based upon the presence of suitable materials. Field and analysis forms are attached in Appendix C.

Curation

Artifacts will be prepared for curation at the Museum of Indian Arts and Culture-Laboratory of Anthropology. Alternately, some artifacts may be retained by Pulte for development of an educational display at the La Cuentista Subdivision.

Schedule

NV5 estimates that fieldwork will take up to two weeks. Data analysis and reporting will follow, and NV5 will submit the draft report within four months of completing fieldwork.

Personnel

NV5 personnel who will participate in fieldwork, analysis, and reporting include:

- Joanne Eakin, PI: project oversight, data analysis, osteology (if needed), report production, QA/QC.
- Antonio De Cunzo, PI: project supervisor, field and lab coordination, data analysis, report production.
- Lindsay Shepard, FS: field supervisor, artifact analysis, GIS specialist.
- R. Stanley Kerr, FS: field supervisor, lab management, lithic analysis.

Subcontractors may include Ken Brown and Marie Brown for analytical support of faunal and artifact analysis.

Unanticipated Discoveries

Should subsurface deposits occur in excess of those anticipated that require excavation beyond the limited test excavation plan, the contractor will contact Pulte and the City to discuss development of an expanded treatment plan. The City will notify SHPO in the event the treatment plan requires expanding.

Human Remains

In the event that human remains are uncovered during testing, work in the area will cease immediately and the City archaeologist will be notified. Local law enforcement, the Office of the Medical Investigator, and the State Historic Preservation Officer (SHPO) will also be contacted pursuant to 18-6-11.2C (Cultural Properties Act NMSA 1978). The City archaeologist and/or the SHPO will determine the necessary steps

to evaluate, document, protect, or remove the remains, in compliance with the law.

Supplemental Mitigation

Pulte proposes to set aside an area of the subdivision to memorialize LA 185819 and LA 185820. Pulte will construct a rock feature using the basalt cobbles from the sites and install an information presentation describing the sites and the history of the area. Suitable artifacts may be retained by Pulte for development of the educational display at the La Cuentista Subdivision. Pulte will consult with the City regarding the development of the display.

References

Chavez, Christine

2016 "A 56.15 Acre Cultural Resource Survey for La Cuentista Subdivision on the West Mesa in Albuquerque, Bernalillo County, New Mexico" (NMCRIS # 136239)

Chronic, Halka

1987 Roadside Geology of New Mexico. Mountain Press Publishing Company, Missoula, Montana.
<http://www.nmhistoricpreservation.org/programs/review-compliance.html>
Accessed 10.11.2021

Kelley, Vincent C.

1977 Geology of Albuquerque Basin, New Mexico. Memoir 33. New Mexico Bureau of Mines and Mineral Resources, Socorro.

4 NM Admin Code 4.10.16

NMAC 4.10.16 Standards for Excavation and Test Excavation: Cultural Properties Review Committee, State Historic Preservation Division, Department of Cultural Affairs

Schmader, Matthew and John Hays

1986 National Register of Historic Places Inventory Nomination Form for SR 1234, Las Imagines (Albuquerque West Mesa Escarpment) Archaeological District. United States Department of the Interior, National Park Service.

Appendix A Consultation Documents



Michelle Lujan
Grisham
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

September 2, 2021

Douglas H. M. Boggess
Principal Investigator
Lone Mountain Archaeological Services, Inc.
dboggess@lone-mtn.com

Re: Log 115703, Request for HPD consultation for City of Albuquerque, NRHP eligibility determinations for sites LA 103732, LA 185819, LA 185820

Dear Mr. Boggess.

On behalf of the New Mexico State Historic Preservation Officer (SHPO) I want to thank you for cooperating with SHPO regarding the aforementioned project. I have reviewed the cultural resource survey report entitled "*A 56.15 Acre Cultural resource Survey for La Cuentista Subdivision on the West Mesa in Albuquerque, Bernalillo County, New Mexico*" (NMCRIS# 136239). The SHPO concurs with the report's recommendations of site eligibility for the National Register of Historic Places (NRHP).

Specifically, Sites LA 185819 and LA 185820 are eligible for the NRHP under Criteria A & D. The eligibility of site LA 103732 is undetermined as this site was not relocated during the cultural resource survey.

We can be reached at (505) 827-6320, or, if you have any concerns or questions, please contact me by phone at (505)-452-6115 or e-mail me at richard.reycraft@state.nm.us.

Sincerely,

Richard Reycraft

Richard Reycraft

HPD Archaeologist



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
August 17, 2016

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): DRB Project # 1000922
Case Number(s):
Agent: Wilson and Company
Applicant:
Legal Description: La Cuentista Subdivision Tract B-2
Zoning: VCUR
Acreage: 11.19 acres
Zone Atlas Page: C-10

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

**SUPPORTING DOCUMENTATION: La Cuentista Subdivision on the West Mesa, Albuquerque, Bernalillo County, NM. by Christina Chavez (Tony Goar, Marron and Associates, P.I.).
NMCRIS #136239.**

SITE VISIT: Yes, August 5, 2016.

NOTE:

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area) .***
- ***NOTE: Sites have been recorded in Tract B-1, which will require a treatment plan and Certificate of Approval.***

MFSchmader

Matthew Schmader, PhD
Superintendent, Open Space Division City Archaeologist



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

Tim Keller, Mayor
Sarita Nair, CAO

DATE: December 2, 2021

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2021-004968
Agent: Bohannon Huston Inc
Applicant: Elk Haven LLC
Legal Description: Tract B-1 & B-2 La Cuentista Subdivision
Zoning: R-ML
Acreage: 59
Zone Atlas Page(s): Z-C-10

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, NMCRIS records

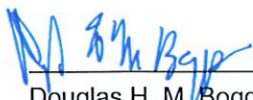
SITE VISIT: N/A

RECOMMENDATIONS:

Previously surveyed under NMCRIS 136239. Two archaeological sites are present (LA 185819 and LA 185820). These sites have been determined to be significant and will require the development of a treatment plan. Once the treatment plan is developed and approved, a certificate of approval can be issued.

SUBMITTED BY:

SUBMITTED TO:



12-2-2021

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

New Mexico Prehistoric and Historic Sites Preservation Act

N.M. Stat. §§ 18-8-1 through 8

This law, among other things, prohibits the use of state funds for any program or project that requires the use of any portion of or any land from a prehistoric or historic site listed in the State Register of Cultural Properties or the National Register of Historic Places, unless there is no feasible and prudent alternative to such use, and unless the program or project includes all possible planning to preserve and protect and to minimize harm to the significant prehistoric or historic site resulting from such use.

18-8-1 Short title.

18-8-1 Purpose.

18-8-1 Definitions.

18-8-1 Administration; cost sharing formula; limitations.

18-8-1 Management.

18-8-1 No power of eminent domain.

18-8-1 Preservation of significant prehistoric or historic sites.

18-8-1 Regulation.

18-8-1. Short title.

This act [18-8-1 to 18-8-8 NMSA 1978] may be cited as the "New Mexico Prehistoric and Historic Sites Preservation Act".

18-8-2. Purpose.

The purpose of the New Mexico Prehistoric and Historic Sites Preservation Act [18-8-1 NMSA 1978] is the acquisition, stabilization, restoration or protection of significant prehistoric and historic sites by the state of New Mexico and corporations.

18-8-3. Definitions.

As used in the New Mexico Prehistoric and Historic Sites Preservation Act [18-8-1 NMSA 1978]:

- A. "corporation" means a nonprofit corporation, formally recognized as tax exempt under Section 501(c)3 of the Internal Revenue Code of 1986, whose declared purposes include the investigation, preservation or conservation of significant prehistoric or historic sites;
- B. "division" means the historic preservation division of the cultural affairs department; and
- C. "significant prehistoric or historic sites" means properties listed in the state register of cultural properties or national register of historic places.

18-8-4 Administration; cost sharing formula; limitations.

- A. The New Mexico Prehistoric and Historic Sites Preservation Act [18-8-1 NMSA 1978] shall be administered by the state historic preservation officer in consultation with the cultural properties review committee.
- B. The division and the cultural properties review committee shall cooperatively develop criteria for the acquisition, stabilization, restoration or protection of significant historic or prehistoric sites. Such criteria shall be reviewed by them at a public meeting held annually in accordance with the Open Meetings Act [10-15-1.1 NMSA 1978].
- C. The division shall annually solicit proposals from state agencies, subdivisions of state government and corporations for the acquisition, stabilization, restoration or protection of significant prehistoric and historic sites.
- D. Subject to the availability of funds, the state may pay up to ninety percent of the cost of acquisition, stabilization, restoration or protection of a significant prehistoric or historic site. Title to that site shall vest in the state or a political subdivision of the state and a corporation that participates in acquiring a minimum of at least a ten percent undivided interest in the site or defrays not less than ten percent of the cost of acquisition, stabilization, restoration or protection of the site.

Prehistoric and Historic Sites Act

E. In the event of joint acquisition by the state or a political subdivision of the state and a corporation, the state or the subdivision and the corporation shall hold undivided interests in the property, in proportion to the state's and the corporation's share, and the property shall be held in the name of the state and the corporation.

F. Criteria for the acquisition and protection of significant prehistoric and historic sites

- (1) the degree to which the property is threatened by deterioration or destruction;
- (2) the rarity or uniqueness of the property or property type; and
- (3) the value of the property for public interpretation and visitation.

18-8-5. Management.

A. The corporation shall be required to prepare a long-term management plan for any site acquired, stabilized, restored or protected as provided for in Subsection D of Section 4 [18-8-4 NMSA 1978] of the New Mexico Prehistoric and Historic Sites Preservation Act [18-8-1 NMSA 1978]. The management plan shall be subject to the approval of the division. That plan shall provide for disposition of the corporation's interest in the property, in the event that the corporation ceases to exist, either to another corporation or to the state. The division and the corporation shall enter into a contract providing for management, interpretation and preservation of any property acquired, stabilized, restored or protected under the provisions of the New Mexico Prehistoric and Historic Sites Preservation Act.

B. A contract for the management, interpretation or preservation of a site may be enforced by injunction or other appropriate proceeding in any court of competent jurisdiction

18-8-6. No power of eminent domain.

No property or right of access may be acquired under the New Mexico Prehistoric and Historic Sites Preservation Act [18-8-1 NMSA 1978] through exercise of the state's power of eminent domain or other condemnation process.

18-8-7. Preservation of significant prehistoric or historic sites.

No public funds of the state or any of its agencies or political subdivisions shall be spent on any program or project that requires the use of any portion of or any land from a significant prehistoric or historic site unless there is no feasible and prudent alternative to such use, and unless the program or project includes all possible planning to preserve and protect and to minimize harm to the significant prehistoric or historic site resulting from such use. The provisions of this section may be enforced by an action for injunction or other appropriate relief in a court of competent jurisdiction [jurisdiction].

18-8-8. Regulation.

The state historic preservation officer shall issue regulations for the implementation of the New Mexico Prehistoric and Historic Sites Preservation Act [18-8-1 to 18-8-8 NMSA 1978].

TITLE 4 CULTURAL RESOURCES
CHAPTER 10 CULTURAL PROPERTIES AND HISTORIC PRESERVATION
PART 16 STANDARDS FOR EXCAVATION AND TEST EXCAVATION

4.10.16.1 ISSUING AGENCY: Cultural Properties Review Committee. Contact State Historic Preservation Division, Department of Cultural Affairs.
[4.10.16.1 NMAC - N, 1/01/06]

4.10.16.2 SCOPE: This rule applies to all public and private entities, including but not limited to individuals, corporations, partnerships, trusts, associations, educational institutions, foundations, museums and any agency of the federal government proposing to conduct archaeological investigations on any lands owned or controlled by the state of New Mexico. Political subdivisions of the state such as counties or municipalities may incorporate the following into their regulations and ordinances affecting private land.
[4.10.16.2 NMAC - N, 1/01/06]

4.10.16.3 STATUTORY AUTHORITY: Section 18-6-5 (NMSA 1978) of the Cultural Properties Act.
[4.10.16.3 NMAC - N, 1/01/06]

4.10.16.4 DURATION: Permanent.
[4.10.16.4 NMAC - N, 1/01/06]

4.10.16.5 EFFECTIVE DATE: January 1, 2006, unless a later date is cited at the end of a section.
[4.10.16.5 NMAC - N, 1/01/06]

4.10.16.6 OBJECTIVE: To establish standards and procedures to excavate archeological sites and areas of historic and scientific interest and to conduct test excavations of archaeological sites on land owned, controlled or operated by a department, agency, institution or political subdivision of the state.
[4.10.16.6 NMAC - N, 1/01/06]

4.10.16.7 DEFINITIONS:

A. "Archaeological investigation" means the study of archaeological sites, isolates and other cultural properties and areas of historic and scientific interest including without limitation survey and inventory, examination, collection, limited tests, test excavation, excavation and monitoring.

B. "Archaeological site" or "site" means a location where there exists material evidence of the past life and culture of human beings in the state. A significant archaeological site typically is 50 or more years old. Examples of archaeological sites include without limitation campsites, pueblos, homesteads, artifact scatters, resource procurement or processing areas, agricultural fields, locales with one or more features in association with other cultural materials, and locales that have the potential for subsurface features or cultural deposits.

C. "Areas of historic and scientific interest" means areas lacking surface evidence of cultural properties but where there is a high probability of finding subsurface material remains and cultural deposits or areas suitable for geomorphological or paleoenvironmental study.

D. "Committee" or "CPRC" means the cultural properties review committee, created pursuant to Section 18-6-9 of the Cultural Properties Act.

E. "Cultural property" or "cultural resource" means a structure, place, site or object having historic, archaeological, scientific, architectural or other cultural significance.

F. "Excavation" means displacing, disturbing or moving earth, soil, dirt, other deposits or material remains from their current contexts or significant orientation in, or on, the ground within the boundaries of an archaeological site, isolate or area of historic and scientific interest using hand tools or mechanical earth-moving equipment.

G. "Historic preservation division" or "HPD" means the division within the department of cultural affairs created pursuant to Section 18-6-8A of the Cultural Properties Act.

H. "Human burial" or "unmarked human burial" means a human body or human skeletal remains and includes any funerary object, material object or artifact buried, entombed or sepulchered with that human body or skeletal remains.

I. "Material remains" means any tangible evidence of past human life or activities. Such evidence includes without limitation:

(1) naturally occurring objects or raw materials extracted for use in the production of human-made objects or for other uses by humans that can be found within an archaeological site, or another context from which intended or actual human use can be reasonably inferred;

(2) items manufactured or modified by humans, including whole or fragmentary tools, implements, containers, and other objects such as pottery, ceramics, basketry, cordage, weavings, textiles, glassware, flaked stone, ground stone, pecked stone, worked bone, metal, wood, hide, feathers and pigments;

(3) byproducts, waste products and debris resulting from the manufacture or use of human-made items or from the human use of natural materials;

(4) organic material deposited through human actions, organic material remaining from the decay of perishable objects manufactured or modified by humans, and organic material deposited through natural processes when found within an archaeological site including without limitation soil or sediment samples, botanical and animal remains and coprolites; or

(5) human remains including without limitation bone, mummified flesh, teeth, the remains of cremations, any associated artifacts and objects, and the soil, sediments, or other matrix in which the human skeletal or mummified remains and associated artifacts and objects were deposited or are now associated.

J. "Mechanical earth-moving equipment" means any motorized machine or device that is capable of displacing, disturbing or moving earth, soil, dirt or other deposits or materials from their current contexts or significant orientation in, or on, the ground, including without limitation trenchers, backhoes, graders, scrapers, bulldozers and front-end loaders.

K. "Monitoring" means the presence of and visual inspection by a supervisory archaeologist on the ground immediately prior to and during ground-disturbing actions to ensure site protection, avoidance of site deposits or recovery of information from newly discovered cultural properties.

L. "Museum of Indian arts and culture-laboratory of anthropology" or "MIAC" means the museum division within the department of cultural affairs, museum of New Mexico, that serves as the repository for archaeological materials and associated records and documents taken or collected from state land.

M. "National register of historic places" or "national register" means the official federal register of historic properties maintained by the U.S. department of the interior, national park service.

N. "New Mexico cultural resource information system" or "NMCRIS" means the statewide archaeological and cultural properties database maintained by archaeological records management section (ARMS) within the historic preservation division that maintains the database and associated records and documents pursuant to Section 18-6-7A of the Cultural Properties Act.

O. "Permit" means the written authorization required for all public and private entities to conduct archaeological investigations of a particular kind, within a defined geographic location and for a specified period of time, all of which are specified in the written authorization.

P. "State agency" means a department, agency, institution or political subdivision of the state.

Q. "State archaeologist" means the archaeologist designated pursuant to Section 18-6-15 of the Cultural Properties Act.

R. "State historian" means the historian designated pursuant to Section 18-6-14 of the Cultural Properties Act.

S. "State historic preservation officer" or "SHPO" means the individual appointed pursuant to Section 18-6-8 of the Cultural Properties Act and serves as the director of the historic preservation division.

T. "State land" means property owned, controlled, or operated by a department, agency, institution or political subdivision of the state. Examples of state land, include but are not limited to: state trust lands managed by the commissioner of public lands; New Mexico department of transportation rights of way and easements; state parks; state monuments; state game and fish lands; county and municipal property including open space areas, leased lands, and rights of way; and lands owned or managed by public schools and state colleges and universities.

U. "State register" or "official register" means the New Mexico register of cultural properties maintained by the CPRC for the purpose of recording cultural properties deemed worthy of preservation.

V. "Written and photographic records" means original or legible duplicate site data, such as site forms, artifact forms, notes, drawings, tables, maps, plans, charts and other written materials, and prints, slides and other photographic records.

[4.10.16.7 NMAC - Rp, 4 NMAC 10.8.7, 1/01/06]

4.10.16.8 TEST EXCAVATION OF ARCHAEOLOGICAL SITES: Test excavation is the planned examination of a portion of an archaeological site to obtain more detailed and accurate information about the characteristics and integrity of surface and subsurface cultural deposits, the distribution and density of material

remains and the types of data present. Conduct test excavations to assess the research potential of the site to contribute to the knowledge of the heritage of the state, to make a determination whether the site should be listed on the state register or should be determined eligible for national register listing, or to serve as the basis for developing an excavation plan for the site without additional test excavations. Test excavation shall be designed to meet these objectives with the least possible impact to the archaeological site and without substantially damaging or diminishing the integrity of the cultural deposits and the values and attributes of the site that contribute to its significance.

A. General permits. Test excavation may be conducted under a general permit when a test excavation plan is prepared in conformance with 4.10.16.10 NMAC and authorized pursuant to 4.10.8 NMAC. The work shall be performed in accordance with the approved test excavation plan.

B. Project-specific permits. Test excavation may be conducted under a project-specific permit when a research design is prepared consistent with the standards in 4.10.16.13 NMAC and authorized pursuant to 4.10.8 NMAC. The work shall be performed in accordance with the approved research design. [4.10.16.8 NMAC - N, 1/01/06]

4.10.16.9 TEST EXCAVATION STANDARDS UNDER A GENERAL PERMIT: Test excavation projects performed under a general permit shall be conducted in accordance with the following specifications and performed under the direct supervision of an archaeologist listed in the SHPO directory of qualified supervisory personnel (4.10.8.11 NMAC). Test excavations that deviate from these standards are allowed by obtaining a project-specific excavation permit pursuant to 4.10.8 NMAC.

A. Test excavation shall be conducted in a manner that the total surface disturbance resulting from the tests shall not exceed five percent (5%) of the total surface area of the site or five percent (5%) of the portion of the site that may be affected by a project, whichever is less. Test excavation that proposes to excavate more than 5% of a site constitutes excavation and shall follow the standards in 4.10.16.12 NMAC.

B. Site maps shall be produced using a high-quality optical transit, total station or alidade. Prepare a scaled map for each site and depict the grid layout, the datum, the location and shape of all features, artifact concentrations, test excavation units, auger tests, shovel tests, point-provenienced artifacts, site boundaries and the relationship of the site to nearby physiographic and man-made features. Each map shall contain the LA site number, north arrow, numbered metric scale, legend for symbols used on the map, name(s) of the recorder(s) and date of recording.

C. Controlled surface collections shall be accomplished using a grid system or by point provenience. The standard is 1-by-1 meter grid units for spatial control. Use of larger grid units is allowable only when explicitly justified and supported in the test excavation plan.

D. For systematic auger holes and similar tests, explain the placement, interval, minimum number of units and size of the area tested in square meters.

E. Test excavation of features is discouraged for features including but not limited to hearths, rock alignments, pit depressions, dispersed firecracked rock scatters, soil discolorations and other potential feature areas. Tests of features may be conducted only when essential to determine the research potential of the feature and fill shall be collected for laboratory analysis. All tests shall use hand tools and shall adopt the least destructive method to obtain the necessary information. Core the edge of a feature to determine depth, integrity and content. Complete excavation of features is prohibited.

F. Excavation shall be conducted by natural stratigraphy or arbitrary levels until natural strata are defined. Use 10-centimeter control or less for arbitrary levels. Consider maintaining 10-centimeter control within natural strata. Proposals to use levels thicker than the 10-centimeter control shall be clearly justified and supported in the test excavation plan and may be conducted only after the controlled excavation demonstrates the fill as noncultural or highly disturbed.

G. Sediments removed from all hand-excavation units shall be passed through a screen of no greater than one-quarter inch (6.35mm). Use a smaller screen size when deemed appropriate. Do not screen sediments from thermal features; collect thermal-feature fill for laboratory analysis. Additionally, sediments from a minimum of one hand-excavation unit comparably placed and of the same size as a unit that produced moderate to high artifact yields shall be passed through a screen of no greater than one-eighth inch (3.175 mm). Proposals to exclude overburden or disturbed contexts shall only be considered after controlled tests and fill screened to the standards have demonstrated that the fill is noncultural or highly disturbed. Screening all fill through one-eighth inch mesh is encouraged as standard practice.

H. Stratigraphic profiles shall be recorded by scale diagram, photographs and narrative descriptions. All strata and soil horizons shall be described using standard scientific terms. Describe the color using Munsell terminology or equivalent.

I. Mechanical excavation units may be used to define stratigraphy, locate subsurface features and cultural deposits and remove sterile overburden. Trenches excavated with mechanical earth-moving equipment shall conform to the following standards:

(1) collect surface artifacts prior to excavation of trenches or stripping areas with mechanical earth-moving equipment;

(2) depths for mechanical excavation trenches shall conform to OSHA standards for excavation safety (29 CFR 1926, Subpart P);

(3) document the location, depth, soil profile, artifact yield and other pertinent information;

(4) clean at least one profile with a shovel or trowel and inspect the profile for cultural features and material remains;

(5) document the trench profile in narrative, profile drawing and photographs; all strata and soil horizons shall be described using standard scientific terminology; deposit descriptions include but are not limited to sediment color, texture, moisture, content, nature of inclusions, organic content and an inventory of cultural materials; describe the color using Munsell terminology;

(6) examine the excavated area after the removal of each extracted bucket load;

(7) examine backdirt for the presence of artifacts; and

(8) if cultural materials extend deeper than the bottom of the trench, systematically auger the bottom of the trench to determine approximate depth of materials.

J. The bottom of the excavation units and trenches shall be lined with landscape cloth or shall be marked in some other fashion to indicate depth of disturbance.

K. Photographs may be in black-and-white print, color print, color transparency or digitally captured images. For greatest archival stability, black-and-white prints are recommended. At a minimum, photograph features and profiles.

L. Human burials. Excavation of human burials is prohibited under test excavation. If human burials are encountered, all work shall stop immediately in the area of the discovery. Notify local law enforcement pursuant to 4.10.11 NMAC. Document the location of the remains.

M. Backfill. After completion of test excavation, backfill and restore the site as nearly as possible to the pre-excavation condition, unless other provisions have been made in the test excavation plan: [4.10.16.9 NMAC - N, 1/01/06]

[For one study on the use of one-eighth inch screen size, see Carmichael and Franklin (1997), *Archaeological Screening Techniques and Their Effects on the Recovery of Lithic Artifacts*, In *Archaeology of the Jornada Mogollon: Proceedings from the 10th Jornada Mogollon Conference*.]

4.10.16.10 TEST EXCAVATION PLANS UNDER A GENERAL PERMIT:

A. Purpose. Test excavation plans are methodological in orientation and are designed to secure specific descriptive information concerning the nature and extent of an archaeological site or area of historic and scientific interest. Test excavation plans typically do not contain statements of theoretical perspective, research questions, hypotheses for testing or other research-related issues. Those domains are part of a research design prepared in conjunction with a project-specific permit. The research implications of the work performed under a test excavation plan shall be presented and discussed as part of the conclusions in a test excavation technical report.

(1) Test excavation plans shall be specific and shall include a clear explanation of why the particular approach proposed is the best one for the project and for the site(s).

(2) The test excavation shall fulfill one or more of the following purposes:

(a) to assess the potential for additional study of the site(s) to contribute to the cultural heritage and knowledge of the state and to evaluate the significance of the archaeological site(s) pursuant to 4.10.15.16 NMAC;

(b) to assess the nature and extent of cultural deposits; and

(c) to prepare an appropriate excavation plan for sites that have the potential to contribute important historic and scientific information.

B. Components. The level of detail shall be proportionate to the scale of the project and shall conform to the test excavation standards in 4.10.16.9 NMAC. At a minimum, a test excavation plan shall include the items listed below.

(1) **Title page.** Do not obtain a NMCRIS number for the test excavation plan.

(2) **Statement of purpose and approach.** Provide a clear statement of the goals for the test excavation project and explain why the proposed strategy is appropriate to achieve the purpose. Describe the specific procedures proposed to test the site(s). If more than one site is involved, specify the activities to be performed at each site.

(3) **Current knowledge of the site(s).** Summarize previous work at the site, the site's eligibility, immediate environmental setting, land status, site size, the number and type of known features, the types and quantity of artifacts and activity areas, the potential depth of cultural deposits in different areas of the site, site integrity and extent of disturbed versus unexcavated areas.

(4) **Field strategy.** Describe the specific procedures proposed to test the site. If more than one site is involved, specify the activities to be performed at each site. Discuss the methods to:

- (a) determine site limits;
- (b) identify, document and assess features;
- (c) define surface artifact distributions, densities and intrasite activity areas; and
- (d) determine the depth of cultural deposits.

(5) Specify the proposed methods to conduct the following activities:

- (a) map the site;
- (b) surface collections and recordation including grid size or point provenience, the minimum number of grid units to be collected and recorded and sampling fraction (percent of site area collected and recorded);
- (c) hand excavations, including the type(s) of hand excavation units and site-sampling fraction (the percent of site area tested for each unit type); explain the placement, interval, minimum number of units and size of the area tested in square meters for systematic auger holes and similar tests; for test pits and trenches, specify the size (dimensions), placement and minimum number of test pits and trenches to be excavated; and
- (d) mechanical excavation including the type, placement and minimum number of units trenches and their length, width and depth; specify the percent of site area to be tested including horizontal scraping, with mechanical equipment.

(6) **Specialized samples or specimens.** Specify the proposed methods and conditions under which radiocarbon, pollen and other samples or specimens will be collected, processed and analyzed.

(7) **Human burials.** Discuss the procedures to be followed if human burials are encountered; excavation of human burials is prohibited.

(8) **Contingencies.** Discuss the proposed procedures and notification in the event of unanticipated discoveries.

(9) **Backfill.** Discuss the proposed procedures to backfill and stabilize the site(s).

(10) **Laboratory analyses.** Discuss the descriptive and comparative analytical methods proposed for each artifact class and each type of specimen expected to be recovered.

(a) Include the proposed classification system that will be used to describe the assemblage content and specific attributes to be observed.

(b) Include copies of all analysis forms in the appendix if they differ from the forms provided in the permit application submitted pursuant to 4.10.8 NMAC.

(c) Discuss sampling strategy and sampling fraction if all artifacts and specimens collected will not be analyzed.

(11) **Schedule.** Explain the expected time frame to implement the field, analysis and reporting phases of the project.

(12) **Personnel.** Identify all supervisory personnel and analysts who will perform the fieldwork, laboratory analyses and prepare the report. Include subcontractors if any are proposed and off-site laboratories for specialized analyses. If specific personnel or subcontractors have not been identified for all activities, provide a list of personnel or subcontractors who may be retained or list the minimum qualifications of the personnel that will be retained.

(13) **Curation.** Identify the proposed repository; if the repository will not be the MIAC, provide justification pursuant to 4.10.8 NMAC.

(14) **References cited.**

(15) **Appendices as needed.**

[4.10.16.10 NMAC - N, 1/01/06]

4.10.16.11 TEST EXCAVATION UNDER A PROJECT-SPECIFIC PERMIT:

A. Test excavation shall be conducted under a project-specific permit when the applicant:

- (1) proposes to substitute alternate test excavation methods for the standards in 4.10.16.9 NMAC;

(2) proposes test excavation on state trust land undertaken independent of an activity authorized by rights of way, easements, grazing leases, business leases, oil and gas leases, mineral leases or other authority to enter state trust land; or

(3) does not have a general permit that authorizes test excavation.

B. The applicant shall prepare a research design consistent with 4.10.16.13 NMAC.
[4.10.16.11 NMAC - N, 1/01/06]

4.10.16.12 EXCAVATION STANDARDS:

A. Excavation shall be designed to recover information about those significant values for which a property is considered eligible for inclusion in the national register or listed on the state register. Excavation shall be guided by an explicit research design that identifies specific research topics, research questions and appropriate analyses. Field studies may include collection of surface and subsurface artifacts, subsurface tests to identify buried cultural lenses and features, controlled excavation of features and activity areas, and collection of specialized samples and specimens (radiocarbon, archeomagnetic, dendrochronological, flotation, pollen, paleoenvironmental, source materials). Use of mechanical earth-moving equipment may be appropriate. Laboratory analyses and analytical tasks include processing, cataloguing, analyses and curation of materials, analysis of specialized samples and preparation and production of technical and popular reports summarizing the results of the excavation program. All excavation and shall be performed under the direct supervision of an archaeologist listed in the SHPO directory of qualified supervisory personnel (4.10.8.11 NMAC).

B. The research design establishes the standards for excavation. Example standards are provided below. Exceptions to these standards may be proposed but shall be explained and justified in the research design.

(1) Site maps shall be produced with high-quality optical transit, total station or alidade. Prepare a map for each site and depict the grid layout, the location of the datum, the location and shape of all features, artifact concentrations, test excavation units, point-provenienced artifacts, site boundaries and the relationship of the site to nearby physiographic and man-made features. Each map shall contain the site number, north arrow, numbered metric scale, legend for symbols used on the map, name(s) of the recorder(s) and date of recording.

(2) Controlled surface collections shall be accomplished using a grid system or by point provenience. The size of the grid system is determined by the needs of the research design and shall be clearly justified and supported. Use of a grid system with 1-by-1 meter spatial control is standard. Maintain tight spatial control.

(3) All features visible on the surface shall be completely excavated unless the research design proposes a sampling strategy. Any decision to sample features shall be fully explained and justified in the research design. Consider whether the sample will produce sufficient specimens and special samples for analysis and if the sampling will provide sufficient relevant data to address the research questions. Features shall be excavated in profile in order to obtain a view of the cross section and shall be recorded in three dimensions. Profiles of the cross section shall be recorded by scale diagram and color transparencies. Plan view and cross section drawings of each excavated feature shall be prepared. All structures and features shall be recorded noting size, shape, construction detail, fill, probable function and relationship to other features and artifact activity areas. Separate feature forms shall be prepared for each feature. All features shall be numbered and labeled to correspond to the feature form.

(4) Excavation shall be conducted by natural stratigraphy or arbitrary levels until natural strata are defined. Proposals to use levels greater than 10-centimeter control shall be clearly justified and supported in the research design. Consider maintaining 10-centimeter control within natural strata.

(5) Sediments removed from all hand-excavation units shall be passed through a screen of no greater than one-quarter inch (6.35mm). Consider using a smaller screen size. Do not screen sediments from thermal features; collect thermal-feature fill for laboratory analysis. Additionally, sediments from a minimum of one hand-excavation unit comparably placed and of the same size to a unit that produced moderate to high artifact yields shall be passed through a screen of no greater than one-eighth inch (3.175 mm). Proposals to exclude sediments from being screened shall be clearly justified and supported in the research design.

(6) Stratigraphic profiles shall be recorded by scale diagram, photographs and narrative descriptions. Deposit descriptions include but are not limited to sediment color, texture, moisture content, nature of inclusions, organic content, and an inventory of cultural materials, if any. Describe the color using Munsell terminology.

(7) Mechanical excavation units may be used to define stratigraphy, locate subsurface features and cultural deposits and remove sterile overburden. Trenches excavated with mechanical earth-moving equipment shall conform to the following standards:

(a) collect surface artifacts prior to excavation of trenches or scraping areas with mechanical earth-moving equipment;

- (b) depths for mechanically excavated trenches shall conform to OSHA standards for excavation safety (29 CFR 1926, Subpart P);
- (c) document the location, depth, soil profile, artifact yield and other pertinent information;
- (d) clean at least one profile with a shovel or trowel and inspect the profile for cultural features and material remains;
- (e) document the profile in narrative, profile drawing and photographs; deposit descriptions include but are not limited to sediment color, texture, moisture content, nature of inclusions, organic content, and an inventory of cultural materials, if any;
- (f) examine the excavated area after the removal of each extracted bucket load; and
- (g) examine backdirt for the presence of artifacts.

(8) **Post-excavation mechanical excavation.** Mechanical stripping or scraping may be employed following excavations. The stripping serves the purpose of disclosing features not found during the testing, trenching or excavation and provides a check on the reliability of the excavation sampling design. Features exposed during the mechanical stripping shall be mapped in relation to the site datum. All features shall be fully described and a sample of datable specimens and artifacts shall be collected. If all features are not proposed to be excavated, explain how features will be chosen for excavation and why. Sufficient analytical studies shall be performed to interpret function.

(9) The bottom of the excavation units and trenches shall be lined with landscape cloth or marked in some other fashion to indicate depth of disturbance, unless the site will be destroyed by construction.

(10) Photographs may be in black-and-white print, color print, color transparency or digitally captured images. For greatest archival stability, black-and-white prints are recommended. At a minimum, photograph features and profiles.

(11) **Human burials.** If human burials are encountered, all work shall stop immediately in the area of the discovery. Notify local law enforcement pursuant to 4.10.11 NMAC. Do not excavate human burials if they can be left in place. If excavation of human burials proves necessary, such excavation shall only be conducted pursuant to 4.10.11 NMAC.

(12) **Backfill.** After completion of excavation, the site shall be backfilled and restored as nearly as possible to the pre-excavation condition, unless other provisions have been made in the permit application pursuant to 4.10.8 NMAC.

[4.10.16.12 NMAC - N, 1/01/06]

4.10.16.13 RESEARCH DESIGNS FOR EXCAVATION PROJECTS:

A. Purpose. A research design explains the purpose of the project, the scope of work proposed and how the fieldwork and analysis of the archaeological site(s) or area(s) of historic and scientific interest contributes to a greater understanding of the cultural heritage of the state. Research designs shall take into account broad regional research needs and strive to fill in gaps in current state of knowledge. Research designs shall be realistic and attainable from the nature of the site(s) to be investigated and shall be flexible enough to accommodate unanticipated discoveries. At a minimum, a research design shall include the following components and shall be prepared consistent to the excavation standards in 4.10.16.12 NMAC.

B. Components. The length of each section shall be appropriate to the complexity and scale of the study.

- (1) **Title page.** Do not obtain a NMCRIS number for research designs.
- (2) **Table of contents, lists of figures and tables.** Prepare for documents with more than 10 pages of text.
- (3) **Purpose of the study.** Provide a succinct overview of the proposed study including:
 - (a) goals, name and brief description of the history of the project;
 - (b) list of sites to be studied by LA number and land status;
 - (c) the project sponsor (client), state agency and other land jurisdictions if any; and
 - (d) project location and project map depicting the location and boundaries of the site(s) to be excavated by LA site number, land ownership boundaries, north arrow, key and name of appropriate 7.5-minute USGS source quadrangle(s).

(4) **Research context.** The context provides a foundation for the development of specific research questions. Scale the discussion to the complexity, size and limitations of the proposed study. The length of each discussion may vary but include the following elements:

- (a) review of pertinent literature including, but not limited to, statewide and regional cultural-historical overviews and historic contexts, research designs, published archaeological, ethnographic and historical

monographs and articles, cultural resource management technical reports and field reports sufficient to identify gaps in the current state of knowledge;

- (b) query NMCRIS database and map server to identify sites of similar types and age in the project area to establish baseline information for comparative purposes;
- (c) discussion of the theoretical orientation and assumptions guiding the proposed research;
- (d) identification of general research problems and topics relevant to the region; discuss the research problems in the context of the culture history and knowledge of the area and current research gaps; draw on existing knowledge of research conducted at similar types of sites near the project area; and
- (e) specification of research questions; provide a clear link between the questions and the theoretical assumptions.

(5) **Current knowledge of the site(s).** Summarize previous work at the site, the site's national register eligibility, immediate environmental setting, site size, the number and type of known features, the types and quantity of artifacts and activity areas, the potential depth of cultural deposits in different areas of the site, and site integrity and extent of disturbed versus unexcavated areas.

(6) **Specific research questions.** Provide a clear link between the research questions and the general research problems. Identify the specific kinds of data needed to address the questions and explain how the site(s) to be excavated are likely to contain data relevant to address the questions. Take into account current knowledge of the site or site type in this discussion.

(7) **Specific procedures to test or excavate the site(s).** If more than one site is to be excavated, specify the activities to be performed at each site. Discuss the proposed methods to:

- (a) determine site limits;
- (b) identify, document and assess features;
- (c) define surface artifact distributions, densities and intrasite activity areas; and
- (d) determine the depth of cultural deposits.

(8) **Procedures to operationalize the plan.** At a minimum, discuss:

- (a) procedures used to map the site;
- (b) methods for surface collections and recordation; specify the method of collection, grid size or point provenience, in-field analysis if proposed, the minimum number of grid units to be collected and recorded and sampling fraction (percent of site area to be collected and recorded);

- (c) the type(s) of hand excavation units and sampling fraction (the percent of site area to be excavated for each unit type); for systematic auger holes, explain the placement, interval, and minimum number of units and size of the area excavated in square meters; for excavation units and trenches, specify the size (dimensions), placement and minimum number to be excavated;

- (d) the type, placement and minimum number of mechanical excavation units (trenches) and their length, width and depth; specify the percent of site area to be excavated with mechanical equipment including horizontal scraping;

- (e) specialized samples (radiocarbon, pollen and other samples or specimens); specify the methods and conditions under which samples will be collected, processed and analyzed;

- (f) procedures if human burials are encountered consistent with 4.10.11 NMAC;

- (g) procedures for monitoring during construction will be implemented; the proposed monitoring shall be consistent with the standards in 4.10.17 NMAC; and

- (h) procedures for notification in the event of contingencies for unanticipated discoveries.

(9) **Backfill.** Discuss procedures to backfill and stabilize the site.

(10) **Analytical procedures.** Provide a specific link between the research questions, data needed to address the research questions and proposed analytical procedures to generate the necessary data from observations and material remains recovered from the site. Specify the types, quantities and quality of data needed to address the research questions. Discuss the descriptive and comparative analyses for each class of artifact and type of specimen expected to be recovered from the sites. Include the proposed typology that will be used to describe the assemblage content and specific attributes to be observed. Consider the kinds of measurement that will be used, justifications for sampling and minimum thresholds for statistical validity. Include copies of all analysis forms in the appendix if they differ from the forms provided in the application submitted pursuant to 4.10.8 NMAC. Discuss sampling strategy and sampling fraction if all artifacts and specimens collected will not be analyzed. Explain the provisions that will be made for the collection and analysis of data that are not directly related to your stated research problems. Minimally, a representative sample of all recovered materials shall be analyzed.

(11) **Schedule.** Explain the expected time frame to implement the field, analysis and reporting phases of the project.

(12) **Personnel.** Identify all supervisory personnel and analysts who will perform the fieldwork, laboratory analyses and prepare the report. Include subcontractors if any are proposed and off-site laboratories for proposed specialized analyses. If specific personnel or subcontractors have not been identified for all activities, provide a list of personnel or subcontractors who may be retained, or list the minimum qualifications of the personnel that will be retained.

(13) **Curation.** Identify the proposed repository; if the repository will not be the MIAC, provide justification pursuant to 4.10.8 NMAC.

(14) **References cited.**

(15) **Appendices,** as needed.

[4.10.16.13 NMAC - N, 1/01/06]

4.10.16.14 PRELIMINARY REPORTS: A preliminary report may be prepared for excavation and test excavation projects when requested by the state agency or included in the test excavation plan or research design. Letter reports are prohibited. At a minimum, a preliminary report shall include the following information.

A. Brief description of the project. Identify project location, the NMCRIS number, LA site numbers for tested or excavated sites, state agency and project sponsor, list of project personnel, dates of fieldwork and the state permit number.

B. Project map. Show land ownership boundaries, project area boundaries, boundaries of all tested or excavated sites, north arrow, name of USGS 7.5 minute (1:24,000) quadrangle map and key to map symbols.

C. Field studies. Discuss field activities performed at each site and condition of site at conclusion of tests or excavations. Information may be summarized in a table. Include the type of excavation units, the number of units excavated, excavation depth, and the types and quantity of artifacts recovered.

D. Site map. Include a scaled site map with site boundaries, property ownership boundaries, site datum, location of all collection units, point-provenienced artifacts, hand excavation units, auger holes, shovel tests and mechanical excavation units.

E. Changes in the plan. Identify departures from the approved test excavation plan or research design. Identify and explain substantial differences between the work proposed and the work that was performed in the field. Identify and explain any proposed changes in analysis strategy.

F. Final report schedule. Indicate the proposed date when the final report will be submitted to the state agency if it differs from the schedule approved in the research design or test excavation plan.

G. Report review. The report shall be reviewed in conformance with 4.10.8.18 NMAC.

[4.10.16.15 NMAC - N, 1/01/06]

4.10.16.15 FINAL TECHNICAL REPORT STANDARDS: These requirements constitute the minimal standards for the reports on the test excavation or excavation of sites located on state land. The length of each section and discussion shall be appropriate to the complexity and scale of the project. State agencies may have additional reporting requirements.

A. Title Page. The title page shall contain the following information:

- (1) the NMCRIS number in the upper left hand corner;
- (2) the report title, author(s) and the principal investigator, if different from the author;
- (3) the name of the organization that performed the work;
- (4) the agency or agencies requiring and receiving the report;
- (5) the state permit number and other permit numbers for the project; and
- (6) the report date (month, day, year).

B. NMCRIS investigation abstract. Complete all sections of the NMCRIS investigation abstract, which serves as the report abstract.

C. Table of contents (required only for reports with more than 10 pages of text). Include:

- (1) major report sections, subheadings and appendices with page numbers;
- (2) a list of figures and plates with page numbers; and
- (3) a list of tables with page numbers.

D. Introduction and description of project. State the purpose of the investigation and include a brief description of the following:

- (1) the name(s) of the project sponsor(s) or funding source(s);
- (2) the nature, purpose and location of the project and a list of the excavated sites;
- (3) a description of the site(s) prior to excavation and a discussion of any previous work at the site(s);

(4) indicate if the project is being implemented in phases and identify the relationship of the current work to the overall project; and

(5) include a table that lists all of the project sites with field numbers, LA numbers and land status; include a brief description of each site and the work undertaken in this table.

E. Environmental setting. The length of the discussion shall be appropriate to the complexity and scale of the excavation project.

(1) Describe the natural environment. Describe the topography, geology and soils; contemporary flora and fauna; current climatological conditions; discuss the effect of current environmental conditions and past environmental processes (such as erosion or deposition) on the visibility and preservation of archaeological remains.

(2) Describe the cultural environment. Identify modern land use impacts such as mining, logging, agricultural activities or urban development and discuss the effect that modern land uses have on the visibility and integrity of archaeological sites and other cultural properties. Note evidence of vandalism or looting.

(3) Include photographs of the physical or cultural environment of the project area as appropriate.

F. Culture history and literature review.

(1) Discuss the past human occupation of the general area in which the project was conducted referencing established culture-historical frameworks or chronologies for each period relevant to the sites investigated. Reference statewide and regional cultural historical overviews, regional research designs, published archaeological, ethnographic and historical monographs and articles, cultural resource management technical reports, field reports and historic maps and records and other archival sources as appropriate, given the results of the project.

(2) Present a culture history of the area with reference to the previous archaeological work in the vicinity and types of sites investigated during the project. Culture histories shall be specific to the general project area and region and sites investigated.

G. Test excavation plan or research design. Summarize major elements of the approved test excavation plan or approved research design. Explain any significant differences between the work proposed and the work performed in the field or during analysis. If applicable, explain the relationship of your project to the research design of an on-going or larger mitigation or research project. If the site(s) being excavated represent a sample of a larger population of sites within a project area, describe the methods used to derive the sample.

H. Field methods, data collection and analysis strategies. Discuss the methods used to:

(1) map the site(s);

(2) record the features;

(3) excavate the units. Describe the implements, size of screens, size of excavation units employed. Define arbitrary or natural excavation units and levels;

(4) collect and analyze the artifacts from the surface and from the excavation units;

(5) collect and analyze chronometrical, botanical, faunal and other specimens and the techniques used to preserve these materials; and

(6) explain the extent to which each of these and any other special techniques were employed.

I. Data presentation for each site.

(1) Describe the layout, configuration and appearance of the site(s) including a description of any pre-excavation surface remains.

(2) Describe the specific environmental setting of the site(s) supplemented with appropriate illustrations and references to relevant publications.

(3) Describe each excavation unit with regard to stratigraphy and contents. Multiple units with the same stratigraphic sequence may be grouped. The relationship between the excavation units shall be discussed.

(4) Present the results of the analyses in the context of the test excavation plan or the research questions in the research design. Include a summary of the numbers of artifacts by category and provenience. Differentiate between surface and subsurface materials. Discuss the types of analyses conducted for each artifact class and any sample and present the results by analytical units or strata. Provide narrative and tabular summaries for chronometrical, botanical and other specialized analyses. Integrate the results of these analyses in the discussion of the results of the investigation.

J. Results and recommendations. Summarize the results of the study and contributions to the knowledge of the cultural heritage of the region and the state.

(1) Evaluate project results with regard to the approved test excavation plan or research design. Discuss substantive deviations from original plan.

(2) Discuss the cultural affiliation of the site(s) and the relationship of the site(s) to the culture history of the area.

(3) Provide a synopsis of the data recovered from the excavations, the artifacts and samples.
(4) Discuss and analyze the interface between archaeological and documentary evidence for historical archaeological sites.

(5) For test excavation projects, evaluate the research potential of the site(s). This evaluation will serve as the basis for developing a research design for excavation, if necessary.

(a) Identify future research potential. Discuss research issues, problems or topics that can be realistically addressed through future study. The discussion shall be synthetic and comprehensive in scope, oriented toward realistic goals. Document how the research potential has been determined and why the current level of study is not sufficient to address or resolve these issues. Research questions shall take into account broad regional research needs and shall strive to fill gaps in current state of knowledge. Place the sites within the context of the currently known pattern of archaeological remains in the project area. Discuss recommendations with the state agency prior to including in the report.

(b) Discuss whether or not, in the opinion of the investigator, the site is or continues to be eligible for the national register and whether the site should be placed on the state register. Apply the criteria for integrity and significance to evaluate each property pursuant to 36 CRF 60.4. Identify the property as a district, site, building, structure or object. Indicate whether the property should be listed on the state register or should be determined as eligible for national register listing pursuant to 4.10.15.16 NMAC.

(6) For excavation projects performed under a research design:

(a) evaluate the success of the research design and any significant deviations during the field or analyses;

(b) discuss what was learned from the excavation and analyses in relation to the pre-existing archaeology and history of the area. Place the sites within the context of the currently known pattern of archaeological remains in the project area. If the findings were not consistent with the known culture history of the area, possible explanations for these anomalous findings must be explored; and

(c) discuss how much of the site is preserved, unexcavated and undisturbed. Suggest future research and management strategies.

K. Illustrations and photographs.

(1) Include a map showing the location of the project within the state of New Mexico.

(2) Include site maps, which shall be drawn to scale at a legible size and contain a north arrow (true or magnetic) and scale. All excavation units (rooms, trenches, test pits, collection areas) shall be labeled on the map and accurately related to the text. Previously excavated portions of the site shall be clearly identified. Remaining, unexcavated portions of the site shall also be shown; all relevant natural, archaeological and modern features shall be clearly marked as well as any areas of disturbance.

(3) Plans, drawings and photographs of stratigraphic profiles with explanations shall be included. Illustrations of representative, unusual and unique features or other manifestations shall be included as appropriate to the complete understanding of the narrative discussion.

(4) Illustrations and photographs of unusual and diagnostic artifacts are required as necessary to insure complete understanding.

L. References cited.

M. Appendices. At a minimum, provide:

(1) a project map depicting the location and boundaries of the site(s) tested or excavated by LA site number, land ownership boundaries, north arrow (true or magnetic), key to map symbols and name of appropriate USGS 7.5-minute (1:24,000) topographic quadrangle(s); mark as confidential all pages that discuss or depict exact locations of archaeological sites pursuant to Section 18-6-11.1 NMSA 1978;

(2) a list of collected artifacts and specimens; and

(3) reports from laboratories and consultants.

N. Attachments.

(1) **Site records.** Submit updated LA archaeological site records for each site consistent with the standards in 4.10.15 NMAC. Include a site plan map and a reproduction of a USGS 7.5-minute (1:24,000) topographic quadrangle map showing the site location(s) and attach to each LA site form. Include any other site-specific records generated, such as artifact analysis forms. If coded analysis forms are attached, place a copy of the code key with every site form.

(2) **Photographic materials.** Do not append photographs to site forms. All archivally packaged photographic materials and photographic logs shall be submitted to the approved curatorial facility consistent with the standards for that repository.

(3) **Oversize maps and plans.** Attach oversize (greater than 11x17 inches) maps and plans of individual sites to the survey report, not to the LA site record. Oversize project and survey area maps should be attached as appendices and not attached to the body of the report.

(4) **Other location materials.** Engineering plan maps, aerial photographs and other non-standards source graphics may be attached to the report.

O. Report review. The report shall be reviewed in conformance with 4.10.8.18 NMAC. The permittee shall curate the collections in accordance with the procedures outlined in 4.10.8.18 NMAC. [4.10.16.15 NMAC - N, 1/01/06]

4.10.16.16 POPULAR REPORTS. Write a short popular summary suitable for distribution in a newspaper, newsletter or magazine for each excavation project. A popular report is optional for test excavation projects, but is encouraged. The purpose of the report is to provide information to the interested general public about the state's heritage and contributions from on going research and studies on state land. The public disclosure of the location of archaeological sites on state and private lands is prohibited by Section 18-6-11.1 NMSA 1978. The public disclosure of the location of archaeological sites on federal lands is prohibited by 36 CFR 296.18. The report may be brief, approximately 250 to 500 words in length. Longer articles or other types of public education and outreach approached may be used if proposed in the excavation plan or research design. Include photographs or graphs as appropriate. The popular report shall be submitted with to the state agency with the final technical report. [4.10.16.16 NMAC - N, 1/01/06]

4.10.16.17 CURATION OF COLLECTIONS AND RECORDS: All material remains collected during the excavation or test excavation project and associated written and photographic records resulting from the project, regardless of whether or not all of the work specified in the test excavation plan or research design was completed, shall be curated consistent with 4.10.8.18 and 4.10.8.19 NMAC. [4.10.16.17 NMAC - N, 1/01/06]

4.10.16.18 DEVIATIONS: The CPRC, SHPO and state archaeologist reserve the right to waive or deviate from this rule or any parts of this rule under circumstances deemed necessary by the CPRC, SHPO and state archaeologist. Any waiver or deviance from this rule shall occur while maintaining the spirit, intent and objective of this rule and the Cultural Properties Act. [4.10.16.18 NMAC - N, 1/01/06]

HISTORY OF 4.10.16 NMAC:

Pre-NMAC History: The material in this part was derived from that previously filed with the state records center and archives under:

CPRC 82-R1, Regulations Pertaining to the Issuance of Permits to Conduct Archaeological Investigations, filed 5-28-82.

CPRC Rule 87-8, Regulations Pertaining to the Issuance of Permits to Conduct Archaeological Investigations, filed 3-26-87.

History of Repealed Material: Rule 4 NMAC 10.8, Regulations Pertaining to the Issuance of Permits to Conduct Archaeological Investigations (filed 11/03/97), repealed 10/01/05.

Other History:

CPRC Rule 87-8, Regulations Pertaining to the Issuance of Permits to Conduct Archaeological Investigations (filed 3-26-87) was renumbered and reformatted to 4 NMAC10.8, Regulations Pertaining to the Issuance of Permits to Conduct Archaeological Investigations, effective 11/15/97.

That applicable portion of Rule 4 NMAC 10.8, Regulations Pertaining to the Issuance of Permits to Conduct Archaeological Investigations (filed 11/03/97) was renumbered, reformatted and replaced by 4.10.16 NMAC, Standards for Excavation and Test Excavation, effective 1/01/06.

Appendix B SR 1234, NR 86003142 Las Imagines Archaeological District

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See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic

and or common Las Imagines (Albuquerque West Mesa Escarpment) Archaeol. District

2. Location

street & number

not for publication

city, town Albuquerque

vicinity of

state New Mexico

code 035

county Bernalillo

code 001

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple (more than 50 owners)

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Bernalillo County Courthouse

street & number 1 Civic Plaza NW

city, town Albuquerque

state New Mexico

6. Representation in Existing Surveys

title Albuquerque West Mesa
Escarpment survey

has this property been determined eligible? yes no

date 1985

federal state county local

depository for survey records Historic Preservation Division

city, town Santa Fe

state New Mexico

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION: The Las Imagines Archaeological District is located on the west side of the Rio Grande, within the western city limits of Albuquerque, New Mexico. The district consists of the Las Imagines petroglyph site (LA 52100: a major distribution of more than 10,000 documented prehistoric and historic petroglyphs) and 65 other archeological sites situated along the West Mesa escarpment, a 28-kilometer-long volcanic lava flow. The escarpment is the major physiographic boundary of the western middle Rio Grande valley and has been a major locus of prehistoric and historic activity. While it is difficult to date precisely the prehistoric petroglyphs, their form and style correspond to those of similar glyphs associated with the Pueblo III and IV cultural periods of the prehistoric Southwest, dating roughly between A.D. 1100 and A.D. 1600. The historic petroglyphs range from Christian crosses, which may be associated with early Spanish colonial occupation of the Albuquerque area, to twentieth century glyphs, such as initials. In addition to the Las Imagines petroglyph site, the district also includes eighteen prehistoric lithic scatters, fifteen agricultural features, five fieldhouses, four Native American shrines, eleven historic shepherding camps, two ranching activity sites, one historic dump, two cave sites with multicomponent occupations and seven sites of indeterminate function. A total of 63 of the sites (including the Las Imagines petroglyph complex as one site, LA 52100) are considered to be contributing properties; three sites are considered non-contributing.

More specific descriptions of the individual sites in the district may be found in Tables 1 and 2.

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SITE TYPES: All of the cultural resources in the Las Imagines Archaeological District can be categorized in at least one of several site types: petroglyphs, lithic sites, agricultural fields and agricultural features, fieldhouses, shrines, shepherding camps, ranching sites, caves, trash dumps and unknown.

Petroglyphs represent the largest and most important category of cultural resources found in the district. In fact, the district's name "Las Imagines" (Spanish for "the images") reflects the prominence of the petroglyphs as the central feature of the district. All petroglyphs in the district have been assigned a single archeological site number, LA 52100, or the Las Imagines site. The more than 10,000 documented petroglyphs included in LA 52100 extend along the physical limits of the West Mesa escarpment (Photos 9, 10). The escarpment is made from a volcanic basalt which has through thousands of years been split into boulders and giant slabs. The basalt is an excellent medium for rock art because it has a very dark, weathered patina that, once chipped or incised, will expose a grey to light brown stone. The resulting lighter-colored designs stand out against the normally dark lustrous surface.

Petroglyphs in the district come in a variety of forms, shapes and sizes that have been grouped into 10 categories: figures, faces, hands, tracks, zoomorphs, geomorphs, curves, crosses, initials and indeterminate. One other category, grinding slicks, or bedrock metates, were also recorded. Figure 2 is a graphic summary of the frequency and relative percentage of the occurrence of each form.

Examples of the various types of petroglyphs found within the district are illustrated on Figures 1 and 3. Figures are renderings of human-like forms (Photos 1 and 8). Faces range from simple circles, with marks representing eyes, mouth or ears, to elaborate representations of ceremonial masks and supernatural beings (Photos 2, 3). Hands are most typically stylized renderings of the human hand (Photo 4). Tracks are exclusively representations of animal tracks, predominantly bird and bear (Photos 4, 7). Zoomorphs are representations of the various animals and insects indigenous to the Rio Grande Valley (Photo 5). Geomorphs are geometric shapes (Photo 6). Curves are curvilinear designs (Photo 6). The majority of these types of petroglyphs are of prehistoric origin, although some animal glyphs and other forms clearly date to the historic period.

Initials and the majority of cross motifs are related to historic use of the area (Photo 8). While some cross motifs appear to be of prehistoric origin, the majority of the crosses appear to be of historic origin, reflecting Christian religious symbolism introduced by the Spanish during the colonial period. Some of these crosses are adjacent to or superimposed over earlier Native American petroglyphs. Based on evaluation of colonial documentation from the Abiquiu area, Carrillo suggests that this may reflect colonial efforts to exorcise sites

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associated with non-Christian worship. He also suggests that some of the crosses may have been used by Hispanic shepherds as protective symbols (Carrillo, 1986: 5.9).

The final category of rock art elements represents indeterminate or unidentifiable markings. These may be of either prehistoric and historic origin.

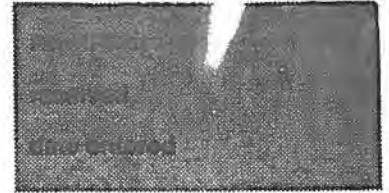
Partial inventories of rock art concentrations along the escarpment have been conducted over a series of years. However, during a 1985 archeological inventory of the West Mesa Escarpment, a total of 10,423 individual petroglyphs was recorded in the Las Imagines District. This number is estimated to represent only 60% of the petroglyphs actually present in the district (Schmader and Hayes 1985: 8.2). Since basalt is very resistant to weathering, the petroglyphs in the Las Imagines Archeological District overall are in excellent condition. The most serious impacts result from vandalism and theft, but given the large number of petroglyphs present, these impacts have overall been limited.

Lithic Scatters are prehistoric components associated with lithic materials, usually not associated with ceramics. The relatively high frequency of lithic sites along the escarpment is due to the frequent occurrence of gravel terraces associated with the Rio Grande Valley (Photo 10). These gravel terraces provided a wide variety of different types of raw materials for the manufacture of stone tools. Given the lack of temporally diagnostic tools, the temporal affiliation of the lithic scatters within the district remains unknown. However, it is likely that they were used to varying degrees throughout prehistoric times. The presence of PaleoIndian and Archaic campsites is generally well-documented along other portions of the middle Rio Grande Valley and West Mesa, so some of the lithic scatters may date to these early periods. However, these features may well have seen their greatest use during the later prehistoric periods, as population density along the Rio Grande Valley continued to increase.

LA 52051 is a good example of a lithic site in the Las Imagines District. LA 52051 is located on the mesa at the top edge of the escarpment, overlooking Ladera Arroyo. The site contains over 200 artifacts made from a wide variety of raw materials, such as chert, chalcedony and quartzite. An examination of the artifacts on the site revealed a higher percentage of secondary and tertiary flake reduction than of primary reduction typically associated with the preliminary stages of tool manufacture. By contrast, lithic sites at the base of the escarpment have a much higher frequency of primary reduction flakes. The lithic processing sites generally occur on or near gravel terraces below the escarpment. The excellent overlook situation of LA 52051 suggests a possible hunting stand or lithic workshop.

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Agricultural features, primarily fields and terrace walls, represent land that was modified for the production of cultigens or for enhancing the growth of native plants. Fields appear as areas formed by low basalt terrace walls designed to stabilize and accumulate soil and retain moisture (Photo 11). Most of these sites occur along the top and bottom margins of the escarpment. The position of the fields appear to have taken maximum advantage of run-off from the escarpment. The fields are believed to be of prehistoric origin, probably associated with the major Pueblo IV habitation areas located along the Rio Grande.

LA 52082 is an example of an agricultural field. This site consists of a number of rock alignments created by positioning several tiers of rocks across small drainages. The alignments, considered to represent crude terraces, served to build up soil and increase arability. The natural positions of large boulder concentrations appear to have been used to help channel water through the terraced area. It is not known if these areas were designed for cultigens or to enhance native plant growth. Preservation of such features will permit future research on this question.

In addition to the groupings of terraces to form large areas for fields, a large number of isolated rock alignments have been documented in the district. These rock alignments are frequently found along the top edge of the escarpment. It is believed that these alignments functioned as additional soil or water control devices.

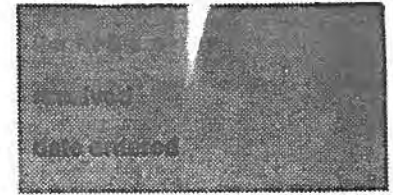
Fieldhouse is the designation given to small prehistoric habitations or storage facilities. These structures were made from basalt boulders and cobbles and appear today as low mounds associated with prehistoric artifacts. The apparent fieldhouses are generally found in association with possible agricultural areas within the district.

LA 52092 is a good example of a fieldhouse. This site is located at the base of the escarpment. The site consists of several walls of one to two courses that have been subject to erosion. The walls may have formed one or two shelters or a one room structure. The structure is associated with a major petroglyph concentration, a light scatter of lithic debris, several pottery sherds and four bedrock metates or mortars.

Shrine denotes cairns of basalt boulders between three and seven courses high, usually found on the top edge of the escarpment. Shrines are most often clustered together in tight groups and are associated with small semi-circular or circular walls. A few have artifacts associated with them, but these are the exceptions. The exact age of the shrines in the district has not been determined. Some appear to be of prehistoric origin, while others may be historic or more recently constructed. Information from the nearby Pueblo of

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Sandia supports the assumption that these are Native American religious shrines and that some are still actively used.

LA 52077 is a good example of a shrine (Photo 12). The site covers the entire expanse of a peninsula of the escarpment. It consists of four large stone rings which are about two meters in diameter, at least thirteen smaller stone rings, four wall alignments and at least 25 rock cairns. Many of the smaller rings are C-shaped and open to the south or east.

Shepherding camps are one of the most frequent varieties of historic feature associated with the Las Imagines District. Herding was an important economic activity in Albuquerque and northern New Mexico from the eighteenth century to the first quarter of this century. The shepherding sites usually contain evidence of a basalt boulder corral close to or on the face of the escarpment. The corrals are all dry-laid masonry, generally between two and eight courses high. In the past, they probably incorporated brush to make them more secure. Small versions are sometimes found which are assumed to be lambing pens for the care of newborns. In addition, the artifactual remains of campsites are often found in association with such corrals and pens.

LA 52093 is a good example of a shepherding site. The site consists of a rectangular walled enclosure, a small circular boulder pen located several meters to the south, and the remains of a probable brush corral 35 meters to the north. The rectangular structure is interpreted as a tent base. Bottle fragments dating to the late 1800's, ceramics, and metal items including a hasp, hardware, possible wagon parts and a bootjack were also found at the site.

Ranching sites have the same types of features as are found on shepherding sites. Ranching sites are distinguished by the larger size and more substantial nature of corrals (Photo 13). Since ranching activities are defined as being associated with cattle raising, the size and structure are proportional to a larger animal. In general, ranching sites located in the district tend to have more permanent structures than those related to shepherding activities.

LA 52095 is an example of a ranching site in the district. This site is a bisected structure, constructed of large basalt boulders at the head of a draw below the escarpment. The size of the boulders suggests that they would have required considerable effort to install. This in turn suggests that this was intended to be a more permanent structure. The site appears to date between 50 to 100 years ago.

Trash dumps are common in the Las Imagines Archaeological District. However, all but one are of post-World War II origin. Since Albuquerque is in close proximity to the escarpment, with commercial and residential development moving closer every year, an inevitable amount of trash disposal has occurred

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there through time. In order for a dump to be considered a historic site, it must be composed of artifacts dating to more than fifty years before the present.

LA 52046 is the only site classified as a historic dump located in the Las Imagines District. This site is located about 10 meters east of the base of the escarpment in an area of washes draining into Mirehaven Arroyo. LA 52046 consists of a dense scatter of purple glass, decalcomania earthenware, porcelain, metal cans (hole-in-cap) and other glass. The majority of the historic artifacts appear to date between 1880 and 1920. The dump may have been used into the late 1920's.

Caves consist primarily of rock shelters and natural openings in the lava flow which are found throughout the district. Such natural features were considered significant if they contained artifacts dating to at least 50 years ago.

An example of a contributing cave site is LA 45588 (Photo 14). The site occurs about 30 meters above the base of the escarpment. It is comprised of two adjacent rock shelters containing both prehistoric and historic materials. The first shelter measures 2.10 meters high, 1.75 meters wide, and 3.8 meters long. A low boulder wall was built across the entrance. Five historic petroglyphs occur along the interior wall of this structure and, with one possible exception, they are all Christian crosses.

The second shelter measures 1.75 meters high, 2.85 meters wide and 3.25 meters long. A large metate and seventeen historic petroglyphs were documented inside the shelter. One of these is an encased cross, while the remaining sixteen are all Christian crosses. In many instances the crosses overlie and obliterate prehistoric petroglyphs.

Unknown sites represent a range of archeological components which were difficult to categorize. Several of these are small stone structures or stone alignments without any associated artifacts. A good example is LA 52063. This site is a semicircular basalt cobble ring situated between two large boulders, enclosing an area roughly 10 meters by 10 meters. A hearth is associated, but no artifacts were found. The actual function and temporal affiliation cannot be determined without further study.

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HISTORIC CONTEXT: The Las Imagines Archaeological District is considered part of the Middle Rio Grande cultural province (Cordell, 1978).

The earliest human occupations in the Middle Rio Grande are referred to as the PaleoIndian and Archaic periods. Both periods are aceramic, most often reflected by distinctive varieties of stone tools, characteristic of hunting and gathering lifestyles. The PaleoIndian period is believed to represent the earliest human occupation in the Southwest. In the Southwest it is generally dated between 7,000-12,000 B.P. (Stuart and Gauthier 1984; Cordell 1979; Judge 1973). Diagnostic artifacts include distinctive spear points, knives and hide scrapers. Sandia Cave, located in the Sandia Mountains to the east of Albuquerque, is one example, albeit controversial, of a PaleoIndian site in the Albuquerque area. Judge (1973) also documented a number of other PaleoIndian sites along the middle Rio Grande. None of the sites in the Las Imagines district could be assigned clearly to the PaleoIndian period, although future analysis of the various lithic scatters may reveal such affiliation.

The Archaic period is defined as beginning approximately 7,000 B.P. The distinction between this period and the PaleoIndian is made by means of differences in lithic tools. It is generally hypothesized that the Archaic period represents a change in adaptation from dependence on specific large migratory game to a generalist adaptation based on wide-spectrum exploitation of plants and animals (Campbell and Ellis 1952; Irwin-Williams 1967, 1973, 1979). Diagnostic artifacts are primarily projectile points. A number of Archaic sites have been documented along the west side of the Rio Grande, near Rio Rancho, to the north of the district. While few diagnostic artifacts were found during recent inventory of the Las Imagines district, it is quite possible that some of the lithic scatters found in the district represent such early use of the area. Future evaluation of the artifact assemblages at lithic sites in the district will give a better indication of the use of the escarpment and surrounding areas during the aceramic periods.

The next major developmental change in the archaeological record is referred to as the Basketmaker Period, generally dated between B.C. 1000 and A.D. 700 in the Albuquerque area (Reinhart 1968, 1969). It is subdivided into two general phases: Basketmaker II and Basketmaker III. The primary developments during this period of time include the introduction of agriculture, extensive manufacture of ceramics, increased sedentism, establishment of permanent subterranean structures (pithouses) and organization of sedentary communities.

The shift from Archaic to Basketmaker is particularly well represented in the Middle Rio Grande area. Several major Basketmaker sites such as the Artificial Leg sites are located in areas adjacent to the Las Imagines District (Vytlacil and Brody 1958; Frisbie 1967; Coraell 1978). While ceramics dated to the Basketmaker period have been documented on sites within the Las Imagines

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district, no pithouses were identified during the most recent inventory of the district. However, it is possible that buried pithouses may be present, since previous excavations in the Albuquerque area have uncovered numerous pithouses located in terrain that is very similar to that of the district (gravel bluffs, low terraces and sandy hills, normally in proximity to intermittent tributaries of the Rio Grande). (Peckham 1957; Reinhart 1968; Skinner 1965; Vivian and Clendenen 1965; Vytlačil and Brody 1958; Frisbie 1967). Since these features are usually buried, they are not readily apparent unless erosion or earth disturbance uncovers them.

The final prehistoric phase is referred to as the Pueblo period, which is divided into four phases: Pueblo I, Pueblo II, Pueblo III and Pueblo IV. The Pueblo period is generally dated between A.D. 700 and A.D. 1600 or Spanish contact. The Pueblo period is marked by progressive changes in pottery technology and design, emphasis on surface rather than subsurface structures, increased dependence on agriculture and social organization, and extended trade and exchange throughout the Southwest. The Albuquerque area, however, does not reflect much change during the early phases of the Pueblo period. Pithouses continue to be used through the Pueblo II period (Cordell 1979, Wiseman 1976). These early phases can be identified by ceramic types such as Anasazi greywares and Red Mesa Black-on-white (Cordell 1978).

Not until Pueblo III, approximately A.D. 1200, are surface structures introduced. They become more common throughout this period, although pithouses are still prevalent (Wendorf and Reed 1955, Frisbie 1967; Cordell 1978). The period is characterized by ceramic types such as Santa Fe Black-on-white, Chupadero Black-on-white and Socorro Black-on-white (Oakes 1978; Wendorf and Reed 1955).

The final phase of the prehistoric Pueblo period in the Albuquerque area is the Pueblo IV period, also referred to as the "Rio Grande Classic." As defined by Wendorf and Reed (1955), the Pueblo IV period in the Rio Grande begins approximately A.D. 1300 and is divided into an early and late phase. The early phase terminates by A.D. 1450. The late phase ends approximately A.D. 1600, as Hispanic exploration and settlement of the area developed.

Overall, the Pueblo IV period is marked by the creation of the Rio Grande glazeware series, ceramic wares that were widely traded. Demographically, this period is characterized by a major concentration of large population centers along the middle and upper Rio Grande and major tributaries such as the Rio Chama. It is estimated that as many as 30 to 40 pueblos of varying cultural and linguistic affiliation were established along the middle Rio Grande (Stuart and Gauthier, 1981: 47). The Albuquerque area was the center of the Tiguex or Southern Tiwa province during the Pueblo IV period. Many of these pueblos were visited and documented by the Coronado Expedition of 1540-1542.

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Tiwa was one of a number of languages that was spoken by the native inhabitants of the middle Rio Grande at the time of contact. Other linguistic groups included the Tewa, Towa, Keres, Piro and Tompiro, among others.

During the Pueblo IV period, many of the large villages in the Albuquerque area were clustered along the river valley itself. However, the West Mesa escarpment appears to have been an essential part of the expanded subsistence area needed to sustain such large village sites. Archaeological evidence suggests that the majority of prehistoric features within the district date to this period. While some fieldhouses were noted in the Las Imagines District, actual habitation during this period appears to have been in the villages themselves, rather than in such outlying sustaining areas.

The presence of fields, terraces and water control features along the escarpment suggests clearly the need for agricultural intensification during the Pueblo IV period. The presence of the basaltic escarpment also served as a logical focus for artistic and symbolic expression that is so well represented by the vast number of petroglyphs in the district. While interpretation of prehistoric petroglyphs is necessarily speculative, the numbers of Rio Grande Style petroglyphs may be indicative of the types of changes in social organization that may have accompanied the population aggregation of this period, such as the development of the kachina cult among the eastern Anasazi (Schaafsma and Schaafsma 1971).

Archeological data from the Las Imagines district suggest that the majority of the fields, fieldhouses, agricultural features and petroglyphs date to the Pueblo IV period (A.D. 1300 to A.D. 1600) (Cordell 1979). While little direct evidence exists in the historic accounts, it is probable that the resources of the district were used by Native Americans well after initial Spanish contact. In fact, ethnographic evidence suggests that inhabitants of Sandia Pueblo still use the escarpment for religious purposes.

Historic occupation of the Rio Grande is divided into four major phases: Spanish Colonial (1598-1821), Mexican Period (1821-1846), Territorial Period (1846-1912) and Statehood (1912-present).

The historic period in the Albuquerque area begins with the explorations of Vasquez de Coronado between 1540-1542. Coronado and the other members of his expedition wintered in a Tiguex pueblo located on the west side of the Rio Grande in the Albuquerque vicinity. Documents from the Coronado expedition identify between twelve and sixteen pueblo communities located within 20 leagues of this pueblo. Collectively, this area was referred to as the Tiguex or Southern Tiwa Province, (Hodge, Hammond and Rey 1945:64). At the time of contact, most of these Tiguex pueblos were reported to have been occupied for a considerable length of time, ranging in size from 100 to 600 people (Schroeder

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1979: 242-243). However, due to the hostilities that occurred during Coronado's expedition, several of the Tiguex pueblos were destroyed and the Tiguex natives dispersed until the Spanish left in 1542 (Spicer 1962: 155). Subsequent expeditions in the latter half of the sixteenth century also passed through the Tiguex province, such as the Rodriguez-Chamuscado (1581-82), Espejo (1582-83) and Castano de Sosa (1591) expeditions.

Because of ambiguities in Spanish chronicles, it is difficult to correlate the specific pueblos noted during the various expeditions with the archaeological remains of contact period pueblos found along the Rio Grande. Some of the known archaeological sites within several miles of the Las Imágenes district which may have been occupied and visited during Coronado's expedition include Kuaua (LA 198 or Coronado State Monument), the Mann Site (LA 290), the Alameda School Site (LA 421), LA 717, Pueblo Corrales (LA 288), and Pueblo Santiago and Sandia Pueblo.

During the latter half of the sixteenth century, the Tiguex returned to the valley and re-established sixteen pueblos (Espinosa 1940: 109). In 1598, the Spanish returned to establish a permanent settlement in the northern Rio Grande, near present-day San Juan Pueblo, about 80 miles to the north. In 1610, the capitol was moved to Santa Fe. Between 1610 and 1680, Hispanic settlement of the middle Rio Grande increased. Farmsteads or haciendas were established along the river valley, while missions were established near many of the Native American communities, including those in the Tiguex region in the vicinity of the Las Imágenes district.

In order to better organize and provide for religious needs, the Spanish missionaries arranged to aggregate the population into a smaller number of settlements. During the pre-Pueblo Revolt period, the Native American population was greatly reduced, the combined result of epidemics, crop failures, raids by nomadic Indian groups and the exploitive economic practices imposed by the Spanish. By 1680, the year of the temporarily-successful Pueblo Revolt, the sixteen communities of the Tiguex province had been reduced to only four: Puaray, Sandia, Isleta and Alameda. During Otermin's attempted reconquest of New Mexico in 1682, a number of Native American settlements were burned and the original settlements were abandoned. Consequently, it is likely that the Las Imágenes district itself was little utilized during this period of time.

After the Hispanic reconquest of New Mexico in 1692, the Tiguex province remained largely abandoned by its native inhabitants for a number of years. The Pueblo of Alameda was noted during the 1706 census, but with only 50 Tiwa inhabitants (Schroeder 1979: 244). In 1709, Isleta was reoccupied. In 1748, Sandia Pueblo was issued a land grant. These two pueblos today are the remnants of the original Tiguex settlements of the Rio Grande (Brayer 1938: 68).

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Major Hispanic settlement of the Albuquerque area began in 1706 with the establishment of the Albuquerque land grant and the Villa of Albuquerque. Land grants were used to facilitate Hispanic settlement throughout New Mexico. In addition to the Villa of Albuquerque, a number of other grants were established during the eighteenth century near the Las Imagines district. Such grants included the Alameda, Los Griegos, Los Candelarias, Los Ranchos and Los Duranes grants. These grants were generally occupied by a number of families organized into small plaza-oriented communities or, more typically, isolated family ranchos. Most of these settlements were clustered along the Rio Grande, with an economy based on agriculture and animal husbandry.

Throughout the colonial and later historic periods, the Las Imagines district appears to have been used largely as a peripheral sustaining area for herding and ranching, while commercial, industrial and residential development occurred in areas closer to the Rio Grande and established transportation corridors—whether the Camino Real of the eighteenth century, the Chihuahua Trail and railroad of the nineteenth century or the highways of the twentieth century. The two major economic activities were agriculture and animal husbandry. Archaeological remains found within the Las Imagines District indicate that the escarpment was extensively used for grazing and seasonal herding camps throughout the historic period. This pattern of land use persisted throughout the eighteenth and nineteenth centuries and into the first third of the 20th century. Traditional animal husbandry activities have generally not been practical economic endeavors in the area since the 1940s (Carillo 1986).

Over the past forty years, Albuquerque has become the major industrial and economic center of New Mexico. Continuing population growth has encouraged the development of suburban residential development in the West Mesa area, near the Las Imagines district. However, given the rugged terrain of the escarpment, to date, very little actual construction has occurred on the escarpment itself. Residential and commercial expansion is anticipated to continue at a rapid rate on the West Mesa, however. A variety of uses, including designation as open space or park, have been suggested for the district itself.

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PREVIOUS ARCHAEOLOGICAL WORK: Most of the significant archaeological investigation in the Las Imagines District has occurred over the past 20 years.

In the mid-1960's, Reinhart conducted research on Archaic cultures in the middle Rio Grande for a PhD. dissertation. He surveyed over a 105 square mile area, documenting 147 sites. This survey included much of the Las Imagines District. Reinhart recorded eleven sites within the district boundaries, including four petroglyph sites, six lithic reduction sites, and a shepherding site. This work is reported in scholarly articles (Reinhart 1967a, 1967b) and in his dissertation (Reinhart 1968).

Rodgers (1978) surveyed 1520 acres for La Boca Negra Park, a City of Albuquerque park located in the northern portion of the district. Rodgers located 22 of the sites now included in this nomination, the majority of which were related to shepherding or prehistoric agriculture. In addition, 670 petroglyphs were recorded along a two kilometer stretch of the escarpment. Many of these were prehistoric, but there were also Christian crosses and historic initials.

Rodgers (1980) also surveyed 115 acres of the Kathryn Nicole Subdivision, bordering on the northeast portion of the district, also in the vicinity of La Boca Negra Park. Seven sites, mostly shepherding locations, and 247 petroglyphs were found.

The Center of Anthropological Studies has been involved in an ongoing series of investigations of several portions of the Las Imagines District. These surveys were associated with several housing subdivisions planned for an area adjacent to this district (Neal 1981). The results of these surveys and excavations will be completed soon (Albert Ward, personal communication).

Over the past twenty years, the Albuquerque Archaeological Society has also been active in methodically recording the rock art of the West Mesa Escarpment. A total of 40 rock art concentrations was recorded between 1968 and 1976 under the direction of Colonel Jim Bain and Ruth Armstrong. Some 1500 petroglyphs were photographed and documented, with major areas of concentrations included within the present Las Imagines District, such as Piedras Marcadas Canyon, Eagle Ranch, Petroglyph Park, and Rinconada Canyon. As a direct result of their efforts, a joint State and City of Albuquerque venture resulted in the establishment of Petroglyph Park, preserving a major concentration of petroglyphs within the nominated area.

The most recent archaeological survey of the West Mesa Escarpment was conducted in 1985 under the direction of Matt Schmader and John Hayes of Rio Grande Consultants. The project was funded by the State of New Mexico, Historic Preservation Division and the City of Albuquerque, Open Space

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Division. While much of the previous work had focused on particular segments of the escarpment, this survey was designed to document petroglyphs and archaeological sites along the entire length of the escarpment, and to provide a basic planning tool for the City of Albuquerque (Schmader and Hays 1986). A total of over 10,000 petroglyphs, 60 previously unrecorded sites, and 30 previously recorded sites was documented during this inventory. The results of this survey formed the basis for the present nomination. It has also served to increase public awareness of the value of this resource, with additional City and State-sponsored studies now in progress. Recently, Congressional interest in the preservation of the district has led to a National Park Service project to examine the feasibility of managing the area as a national monument.

ENVIRONMENT: The Las Imagines Archaeological District is a portion of a physiographic unit referred to as the Albuquerque Basin, which is in turn part of the Rio Grande depression. The Rio Grande depression extends from southern Colorado to northern Mexico. It is one of a number of grabens, or sunken rift structures, oriented north to south between the mountain chains of the southern Rockies. These grabens are arranged in echelon or in a stepped series along the course of the Rio Grande. The Albuquerque Basin extends for about 100 miles from La Bajada Hill on the north to Socorro on the south, and includes some 15 miles to either side of the Rio Grande (Kelley and Kudo 1978:7).

The dominant geologic feature of the archaeological district is volcanic in origin. Two fissure zones are located on the Mesa west of the Rio Grande Valley. The zones contain five large eruptive cones and eleven associated smaller vents, all oriented almost true north to south paralleling the river valley (Kelley and Kudo 1978:12). The lava flow fields of alkali basalt encompass an area of nearly 23 miles. Best evidence indicates that the lava field was created by at least six volcanic events. The direction of the flow is almost entirely to the east, with only one minor eruption depositing basalt to the west. The thickness of the lava flow is typically between 6 feet and 20 feet, although the flow at the southernmost area of the escarpment approaches 50 feet in thickness. Potassium-argon dating of the basalts place the final eruption at 190,000 to 40,000 years (Kelley and Kudo 1978).

An important fact to consider in describing the escarpment is that the land form is not solid basalt. The escarpment consists of a thin basalt caprock left behind by the first two lava flows and underlying alluvial sediments. Erosion has removed a portion of the edge of the lava flow and enough underlying sediments to create a talus slope nearly 200 feet high. The talus is derived from large pieces of basalt caprock breaking off and mass wasting down slope. The geologic and physical properties have contributed greatly to the use of the escarpment by both prehistoric and historic peoples. A major factor in its utility for prehistoric and historic use are the associated soil groups.

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Three basic soil units are found within the district: mesa edge soils, escarpment face soils and escarpment base soils. The dominant soil groups associated with each major segment of the escarpment are listed in Table 3.

Soil and slope conditions are important determinants of the structure of the plant communities within the Las Imagines District. Alameda sandy loams are associated primarily with grasses mixed with some shrubs and annuals. Black grama is the dominant grass and Apache plume, the dominant shrub. Latene sand loam is also associated with this type of community. Akela-Rock outcrop is associated primarily with black grama and galleta grasses, while saltbush, winterfat and wolfberry are dominant shrubs. The same shrubs dominate the Madurey-Wink associates, but the predominant grass is Indian rice grass. Bluepoint loamy fine sands and Bluepoint-Kokan both have grass and shrub mixtures. Indian ricegrass is the dominant grass and sand sagebrush the dominant shrub. (See Haeker 1977 for a more in-depth discussion). While the soils are considered only marginally suitable for agriculture by today's standards, the water-retaining qualities of the talus slopes and terraced drainages appear to have provided very suitable terrain for prehistoric agriculture. In addition, the native plants typical of the area would have provided suitable resources for foraging activities during prehistoric times. Such native grasses and shrubs provided good range for historic herding activities in the area.

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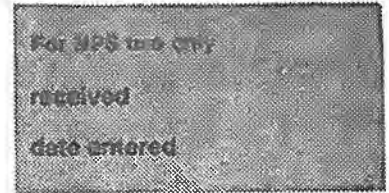
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DATA LIMITATIONS AND INTRUSIONS: Overall, the condition and integrity of the sites within the district are good. Some defacement of petroglyphs has occurred as a result of modern activities, such as attempted removal of particular panels and target practice. Most of the petroglyphs are in excellent condition, considering their proximity to a major metropolitan area. The archeological resources most heavily impacted are the lithic sites associated with gravel terraces and petroglyph concentrations located on basalt outcrops isolated from the escarpment. Some intrusions have occurred as a result of gravel quarrying and urban expansion, although these damages have to date been minor. The largest intrusion is along the northern portion of the district (see the Los Griegos 7.5 USGS) and is due to subdivision development (marked as purple unimproved dirt roads). Other areas of disturbance are transmission lines and roads that bisect the escarpment. These have destroyed petroglyphs in some areas. There is also modern (post-World War II) trash found along various parts of the escarpment; this constitutes primarily a visual intrusion rather than limiting the significance of the district as a whole.

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TABLE 1: SITE DESCRIPTIONS (CONTRIBUTING SITES)

LA 52100: Las Imagines site is the very major complex of petroglyphs which extends along the entire length of the West Mesa escarpment and which gives the district its name. A total of 10,423 individual petroglyphs have been recorded along the escarpment; it is estimated that this figure represents only 60% of the total number of petroglyphs present. The majority of petroglyphs are believed to date to the Pueblo III-Pueblo IV periods (A.D. 1100-A.D. 1600). This time period is characterized by a particularly extensive prehistoric occupation of the middle Rio Grande Valley adjacent to the escarpment. This site designation subsumes 19 previously assigned numbers that identified some of the larger concentrations of petroglyphs.

LA 52098: Several (6) water or soil control walls located at the base of the West Mesa escarpment. Each of the walls is approximately 10 meters in length. The alignments were laid out so that each wall parallels the others at regular intervals. Two lithics were also found nearby.

LA 52097: Light lithic scatter of quartzite cores located at the base of the escarpment, with primary and secondary flakes. Appears to be a late prehistoric lithic procurement area.

LA 52096: Three semi-circular stone structures located at the base of the escarpment. The construction takes advantage of the natural boulder configurations, completed by adding smaller stackable stones. The structures average 2.5 meters in diameter. No artifacts were found in association.

LA 52095: Large bisected corral located at the base of the escarpment, incorporating a number of large boulders that could have only been moved with machinery. A large amount of historic trash is associated.

LA 52094: Shepherding camp located at the base of the escarpment. The main feature on the site is a square basalt cobble tent base, one to three courses high, and a basalt boulder sheep corral. Numerous historic artifacts are also present that date to the late nineteenth to early twentieth centuries.

LA 52093: Multicomponent site containing a light scatter of lithic materials and the remains of a shepherding site at the base of the escarpment. The historic occupation includes a brush corral, a walled enclosure (possible tent base), and a lambing pen. Historic artifacts include ceramics, glass and metal, which appear to date from 1870-1885.

LA 52092: Probable fieldhouse. Only several walls, 1 to 2 courses high, remain. A scatter of lithics and ceramics is associated.

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LA 52090: Dense scatter of primary lithic materials on top of the escarpment. Lithic materials include primary, secondary and tertiary reduction flakes indicating a significant range of lithic procurement and manufacture.

LA 52089: Lithic procurement site located on a gravel terrace approximately 200 meters from the escarpment base.

LA 52088: Prehistoric lithic procurement site associated with a gravel terrace.

LA 52087: Prehistoric lithic scatter situated on a gravel terrace below the escarpment.

LA 52085: Small prehistoric lithic and ceramic scatter at the base of the escarpment. Ceramics have been classified as Glaze A wares, dated between AD 1300-A.D. 1375.

LA 52084: Historic sheepherding corral, 6.5 meters in diameter, constructed of basalt cobbles, 2 to 6 courses high, at the top of the escarpment. It has also been suggested that this feature may be a Native American shrine.

LA 52083: Probable prehistoric soil or water control device. This feature is a wall built along the escarpment. It is 25 meters in length and two to three courses high.

LA 52082: Prehistoric soil or water control devices, one to three courses high, built in several arroyos that drain off the escarpment.

LA 52081: Prehistoric soil or water control device. This feature is a wall 33 meters in length, one to three courses high, located at the top of the escarpment.

LA 52080: Natural boulder shelter enhanced by a two course high wall located at the base of the escarpment. Also associated with the shelter are also 13 meter long wall alignments. Only one lithic artifact was found, making temporal assignment impossible.

LA 52078: Semicircular arrangement of small basalt cobbles, with another possible structure partially obscured by windblown sand and a light scatter of lithic artifacts. No diagnostic artifacts were located on the site.

LA 52077: Probable historic or prehistoric Native American shrine situated on top of one of the peninsular projections of the escarpment. At least seventeen stone rings and 25 rock cairns are present. Four wall alignments and several flakes are also associated with this site.

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LA 52075: Consists of ten to twenty wall alignments, one to two courses high, situated on the face of the escarpment. The walls appear to represent contour terracing and could be associated with prehistoric cultivation.

LA 52074: Consists of a large complex of wall alignments and terraces that appear to be designed to modify existing natural landforms and drainages along the top and bottom of the escarpment. The site is believed to be prehistoric.

LA 52073: Consists of four basalt cairns of unknown age. They may possibly be Native American shrines, or they may be surveyor's monuments marking the northern border of the Atrisco Land Grant.

LA 52072: Consists of a series of wall alignments, one to two courses high, situated along the top of the escarpment. They are believed to be prehistoric soil or water catchment devices.

LA 52071: Very dense lithic scatter of various raw materials situated on top of the escarpment, at the head of a major side canyon. Artifacts include hundreds of primary, secondary and tertiary flakes.

LA 52070: Semi-circular stone ring, six by ten meters in size, and a light scatter of lithic materials located on top of the escarpment.

LA 52069: Consists of two wall alignments, two courses high, and two rock cairns, situated on the top edge of the escarpment. The wall alignments are interpreted as prehistoric soil or water control devices.

LA 52068: Wall alignment, approximately 35 meters long and one to three courses high. No artifacts were noted, but it is assumed based on its similarity with other such features, that the construction is a prehistoric soil or water control device.

LA 52067: Consists of at least three wall alignments on a terrace on the east portion of the site and four smaller walls on the west. A light scatter of lithics is also present. This site appears to be a soil or water catchment system associated with prehistoric cultivation.

LA 52066: Lava tube cave approximately 35 meters long with a light scatter of lithics and prehistoric ceramics in front of the entrance. The cave is located just below the top of the escarpment.

LA 52065: Light scatter of lithics and ceramics and a possible stone corral. Ceramic artifacts include glaze-on-red ceramics which date to approximately A.D. 1300- A.D. 1425. Some historic trash which appears to date to the 1930's is associated with the stone corral.

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LA 52064: Historic sheepherding site, formed by a walled enclosure measuring five meters by five meters. Associated with this feature is a scatter of historic artifacts, including glass, cartridges and cans dating between 1910 and 1950. Several flakes were also found around the site.

LA 52063: Large stone ring, ten meters in diameter, and a hearth of unknown age which are located at the base of the escarpment. No artifacts were found in association.

LA 52062: Consists of the remains of a possible masonry structure and a lithic scatter. The remains of the structure consist only of a foundation wall, one course high and approximately three by three meters in diameter. The site is located at the base of the escarpment.

LA 52061: Scatter of lithics and groundstone and an oval depression which measures approximately eight by twelve meters. The depression is ringed by basalt cobbles. The function and temporal affiliation of the depression are unknown, although the presence of lithics suggests that it may be of prehistoric origin.

LA 52060: At least twelve rock cairns situated on a small peninsula on top of the escarpment. There is also a catchment wall at the edge of the escarpment in this area. The distribution of lithics and glass fragments in the area suggests that the cairns may be historic shrines, while the wall is of prehistoric origin.

LA 52059: Consists of three rock cairns and a lithic scatter on the top edge of the escarpment. It appears to be of prehistoric origin.

LA 52058: Prehistoric lithic scatter and a rock alignment which may be a sheepherding structure. The site is set back from the top edge of the escarpment approximately 35 meters.

LA 52057: A fairly dense lithic scatter at the top edge of the escarpment.

LA 52056: Stone ring, two courses high, situated at the base of the escarpment. It is of unknown temporal affiliation, but appears to be a structure of some kind.

LA 52055: A light lithic scatter located on top of the escarpment.

LA 52054: A catchment wall site, probably prehistoric, that stretches for approximately 250 meters along the top edge of the escarpment.

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LA 52053: A small but dense lithic scatter situated at the top edge of the escarpment.

LA 52052: A probable prehistoric lithic procurement site located on a gravel terrace, below the edge of the escarpment.

LA 52051: A dense lithic scatter of various raw materials, most of which may have been procured on the mesa top surrounding the site.

LA 52050: A pair of prehistoric stone shelter rings approximately three courses high located on the face of the escarpment, just below the top edge. Lithic artifacts were also found in association.

LA 52049: The highest of three large natural terraces on the face of the escarpment. Features include apparent prehistoric catchment walls forming agricultural fields, a lithic scatter, and a natural rockshelter.

LA 52048: Prehistoric catchment walls, and a lithic and ceramic scatter located on the middle, natural terrace on the face of the escarpment. There is also a shepherding site on the terrace.

LA 52047: Prehistoric catchment walls, and a lithic and ceramic scatter, located on the lowest of three natural terraces on the face of the West Mesa escarpment.

LA 52046: Historic dump site, probably circa 1920 to 1930, found at the base of the West Mesa escarpment.

LA 52045: Large and thin scatter of lithics on a gravel terrace, probably a prehistoric lithic procurement site, located on the southern edge of the district.

LA 52044: An early 1900's barbed wire and post corral with an associated trash dump and wagon parts.

LA 52043: Small rincon formed by the West Mesa escarpment, containing a catchment wall, a hearth and a lithic and ceramic scatter, probably prehistoric. The rincon has also been used as an historic corral.

LA 52042: Small lithic scatter on top of Las Imagines escarpment (LA 52100).

LA 52041: Sparse lithic scatter on top and bottom of the West Mesa escarpment at its far end on the south. There is also a boulder alignment which may be historic.

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LA 45600: This site is a catchment wall of probable prehistoric origin, situated at the base of the West Mesa escarpment.

LA 45599: Consists of two sheepherding corrals situated below the West Mesa escarpment. A number of petroglyphs were also noted; these have been incorporated into LA 52100.

LA 45588: Rockshelter situated at the base of the West Mesa escarpment. The site demonstrates both prehistoric and historic use. Historic use appears associated with sheepherding occupations. Petroglyphs at the site have been incorporated into LA 52100.

LA 45587: Depression with enclosing wall that is several courses high, probably of prehistoric origin. Reported by J.B. Rodgers in 1980.

LA 45586: A large sheepherding corral, one to five courses high located on the face of the escarpment.

LA 45585: Lithic scatter and procurement area located on a gravel terrace below the escarpment.

LA 45584: Sheepherding corral on the face of the escarpment, just below the crest. The walls are approximately six courses high. First reported by J. B. Rodgers (1980).

LA 45583: Historic sheep corral averaging five courses high, located just below the top of the escarpment.

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TABLE 2: SITE DESCRIPTIONS (NON-CONTRIBUTING SITES)

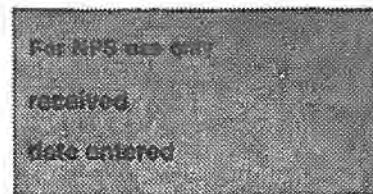
LA 52079: Atrisco Cave. It is possible that Atrisco Cave may have been used prehistorically. However, since no artifacts were noted, the site is considered non-contributing.

LA 52076: A concrete and stone house foundation at the base of Las Imagines escarpment (LA 52100). It appears to post-date World War II. The structure is shown on the 1960 edition of the USGS Los Griegos 7.5' map. Since it is not fifty years old and does not appear to meet the criteria of exceptional significance, it is considered non-contributing.

LA 52086: Prehistoric lithic procurement area, largely destroyed by development in the area.

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**TABLE 3: MAJOR SOIL GROUPS FOUND IN THE LAS IMAGINES
ARCHAEOLOGICAL DISTRICT (from Schmader and Hays 1986)**

<u>Location</u>	<u>Soils (in descending order of occurrence)</u>	<u>Ranges in Slope</u>
Mesa Edge	Alameda sandy loams (AMB)	1-5%
	Akela-Rock Outcrop Complex (AKC)	1-9%
	Madurez-Wink Association (MNA)	1-5%
	Latene sandy loam (LTB)	1-5%
Escarpment Face	Kokan-Rock outcrop (KR)	15-45%
Escarpment Base	Bluepoint-Kokan (BKD)	15-40%
	Bluepoint loamy fine sand (BCC)	1-9%

8. Significance

Period	Areas of Significance—Check and justify below			
<input checked="" type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input checked="" type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input checked="" type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input checked="" type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
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<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates A.D. 1100-1930 Builder/Architect N/A

Statement of Significance (in one paragraph)

SIGNIFICANCE: The proposed Las Imagines Archaeological District documents the prehistoric and historic utilization of the volcanic West Mesa escarpment west of the Rio Grande Valley in Albuquerque, New Mexico. For approximately 12,000 years, the middle Rio Grande Valley has been an important focal point of human adaptation and settlement. In the late prehistoric and protohistoric period, a number of very large villages were situated along the middle Rio Grande Valley. Throughout historic times, settlement has also tended to cluster along the river valley. However, outlying areas adjacent to the river, such as the West Mesa escarpment, have formed critical components of the overall area needed to sustain the prehistoric and historic settlements of the river valley. The Las Imagines District is an excellent example of how significant portions of the landscape which are peripheral to areas of primary settlement may be incorporated into much larger systems of economic, artistic and religious activity. Because of the diversity of archaeological resources it contains, including more than 10,000 documented petroglyphs, the Las Imagines Archaeological District is considered potentially eligible for the National Register of Historic Places on the basis of criteria c and d, as defined in 36 CFR 60.4.

The district appears to have been an important part of the sustaining area necessary for survival of prehistoric populations along the river valley. The gravel terraces of the escarpment provided a ready source of lithic materials for prehistoric tool manufacturing, while native plants and wildlife characteristic of the escarpment formed part of the overall prehistoric subsistence base. The most extensive utilization of the district appears to have occurred during the Pueblo IV period, approximately A.D. 1300 to A.D. 1600. The majority of petroglyphs in the district are believed to date to this period. While such rock art may have been created for a variety of reasons, many of the motifs appear to relate to the complex religious activities of the eastern Anasazi, such as the development of kachina ceremonialism. The very extensive rock art of the district forms a rich visual gallery of prehistoric artistry and ceremonialism.

During the late prehistoric and protohistoric periods, the district was also used extensively for horticultural or agricultural purposes, while actual habitation clustered along the valley. The rock outcroppings and side drainages of the escarpment appear to have facilitated cultivation, as evidenced by the extensive number of soil or water control devices, terraces, agricultural fields and fieldhouses present in the district. It appears that such agricultural

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8

Page 2

intensification of the escarpment was necessary to sustain the large populations of the Rio Grande valley. However, such features may also have been used to enhance the growth of native plants. Future research on the agricultural features in the Las Imagines Archaeological District could provide important information regarding the types of plants utilized and the nature and extent of prehistoric cultivation.

During historic times, the district served as a peripheral but essential part of the overall agrarian economy of the middle Rio Grande. Early settlements again clustered along the valley in small plazas and ranchos such as Corrales, Alameda, Los Ranchos and Atrisco. However, the dry grasslands of the West Mesa formed grazing areas for sheep and cattle. Herding was second only to agriculture as the primary economic activity of eighteenth and nineteenth century New Mexico. The availability of grazing lands and shelters such as lava caves and overhangs along the mesa escarpment appears to have made the district an extensively frequented herding area. Little is known about the seasonal activities of herders in the Albuquerque area. The remains of herding-related features such as corrals serve as visual reminders of this once-important element of New Mexico's economy. Further investigation of herding and ranching campsites may also reveal information pertaining to availability and use of manufactured items prior to and after the opening of the Santa Fe Trail in 1821.

The resources of the district represent a diversity of time periods and site types which are important for understanding the prehistory and history of the Albuquerque area. However, the single most significant component of the Las Imagines district is its extensive distribution of petroglyphs. More than 10,000 have been recorded to date; it is estimated that this represents only 60% of those that are actually present along the escarpment. Portions of the district have already been recognized by the creation of Petroglyph Park in the central section of the district.

The majority of rock art can be classified as Rio Grande Style, typified by the prominence of masks and anthropomorphic characterizations. The Rio Grande Style also includes numerous representations of mammals, reptiles, birds and insects, highly decorative shields, stars, pecked hand prints, spirals and concentric circles (Schaafmas 1972: 129-131). The artistic variations of masks and anthropomorphic figures present a particularly good topic for future research on the development of this style and for comparison with other distinct rock art styles which have been identified in New Mexico. This research could present some evidence on ethnic/cultural distinctions within the generally archaeologically defined Anasazi cultural area and other similarly defined units such as the Mogollon.

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(Significance)

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The petroglyphs in the proposed district are also critical to understanding the development of Puebloan religion and ceremony. The Rio Grande Style of petroglyph appears to have developed relatively suddenly during the Pueblo IV period and spread rapidly throughout the Rio Grande Valley (Schaafsma, 1972: 161). The mask petroglyphs present in the district are similar to many of the anthropomorphic beings known as kachinas. In Anasazi culture, these beings personify the dominant objects in nature, such as the sun, earth, and corn, and are responsible for bringing rain. During ceremonies, the kachinas are personified by human dancers wearing masks which represent the various entities. Kachinas are still an important element of modern Pueblo ceremonies. Many pueblos have an annual cycle of ceremonies which require different groups of kachinas for the different seasons. The similarity between petroglyphs in the Las Imagines district to kachina masks still used is striking (see Figure 3). Further analysis of petroglyphs conducted in conjunction with research on modern kachina mask design may shed additional light on the evolution of modern Puebloan ceremonies.

Public awareness of the extent of the rock art in the Las Imagines District has increased greatly over the past two years. The State of New Mexico, Historic Preservation Division is sponsoring a matching funds study which provides for additional photodocumentation and preparation of a public education exhibit, while the City of Albuquerque is sponsoring a planning study. Recent Congressional interest in the protection of the area also has led to development of a National Park Service study to investigate the feasibility of managing the area as a national monument, among other management options.

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ITEM 10: BOUNDARY DESCRIPTION AND JUSTIFICATION

The boundaries of the proposed district include the physical limits of the West Mesa Escarpment and the 50 meters wide survey area to the east and west. The northern boundary of the district is just south of Paradise Hills (see Los Griegos USGS Quad). The district crosses the Alameda and Atrisco Land Grant boundaries as it runs south. The district terminates at a light duty county road (see La Mesita Negra SE Quad).

The boundaries of the Las Imagines West Mesa Escarpment District were established after completion of a comprehensive archeological inventory. The entire escarpment landform and a 50 meter area to the east and west were completely inventoried. LA 51200, the petroglyph site which comprises all the escarpment landform, is the core of the district. The limits of this site are marked by the 9% slope, which is associated with Kokan-Rock and Kokan-Bluepoint soil groups found along the escarpment. The 9% demarcation also represents a visual break between the escarpment and adjacent areas. All other archeological sites included in the district are delimited by the extent of surficial artifact distributions.

An analysis of the survey data indicates that some site types are closely associated with certain soil groups. Lithic quarry sites are generally located on gravel terraces within the Bluepoint-Kokan (BKD) soil types. Other lithic and ceramic scatters are found associated with Alameda Sandy Loams (AmB). Agricultural fields within the district are always situated on Bluepoint soils, either Bluepoint-Kokan or Bluepoint Loamy Fine Sands (BCC). Due to the strong association between soil types and the soil formations in the escarpment area, it is likely that a number of archeological sites remain buried in aeolian deposits. The district boundaries were established based on the location of known cultural resources and the presence of certain soil formations, in particular the Bluepoint-Kokan, Bluepoint Loamy Fine Sands and Alameda Sandy Loams.

In summary, the district boundaries enclose the surveyed area including, the escarpment, defined as LA 51200, containing at least 10,500 petroglyphs, and 65 other documented archeological sites (see Table 1).

USGS MAP REFERENCES: Los Griegos, Albuquerque West, La Mesita Negra SE 7.5' quads

9. Major Bibliographical References

See continuation sheets

10. Geographical Data

Acreeage of nominated property approx. 1225 acres

Quadrangle name La Mesita Negra SE; Los Griegos;

Quadrangle scale 1:24,000

UTM References Albuquerque West quadrangles

A 1 3 | 3 4 4 | 6 4 0 | 3 8 | 9 5 | 2 4 0
 Zone Easting Northing

B 1 3 | 3 4 6 | 6 1 0 | 3 8 | 9 1 5 | 2 1 9 1 0
 Zone Easting Northing

C 1 3 | 3 4 4 | 2 5 1 0 | 3 8 | 8 9 | 6 1 4 0

D 1 3 | 3 4 2 | 6 1 2 0 | 3 8 | 8 1 7 | 4 1 2 1 0

E 1 3 | 3 4 2 | 0 6 1 0 | 3 8 | 8 7 | 0 1 4 0

F 1 3 | 3 3 9 | 9 1 4 0 | 3 8 | 8 1 5 | 6 1 8 1 0

G 1 3 | 3 3 9 | 2 0 1 0 | 3 8 | 8 5 | 7 1 8 1 0

H 1 3 | 3 3 9 | 5 1 5 1 0 | 3 8 | 8 7 | 1 1 6 1 0

Verbal boundary description and justification

I 13 343000 (E) 3892560 (N)

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By Revised by Jim O'Hara and Nancy Wood: Sept. 19 Historic Preservation Division, Santa Fe

name/title Matthew Schmader and John Hays

organization Rio Grande Consultants date January 1986

street & number 3512 Chalmers SW telephone (505)-877-0828


city or town Albuquerque state New Mexico

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title State Historic Preservation Officer date 9/10/86

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

FIGURE 1

Examples of Petroglyphs Found in
Las Imagines District

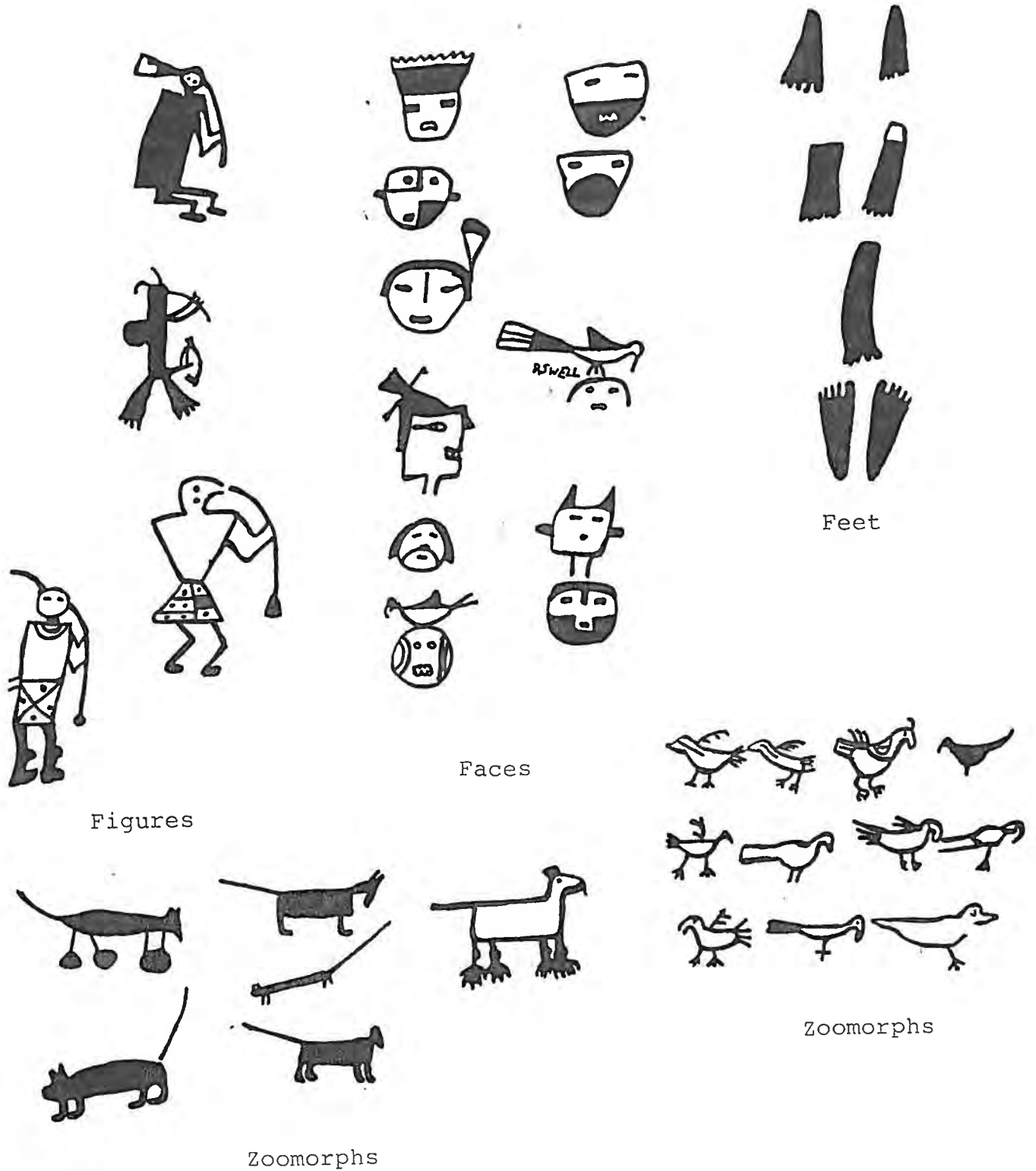
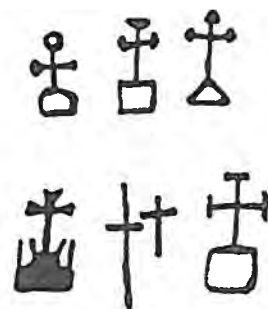


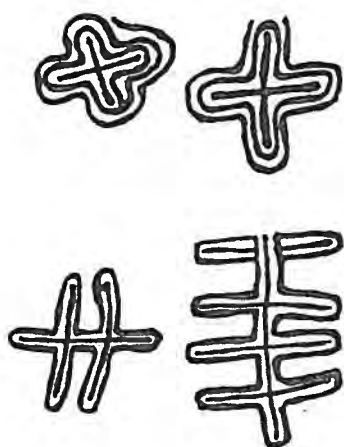
FIGURE 1 (cont.)



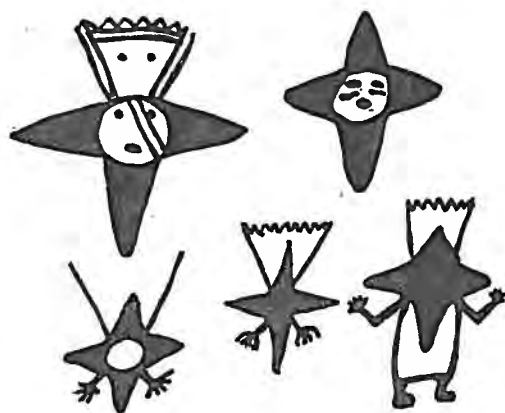
Tracks



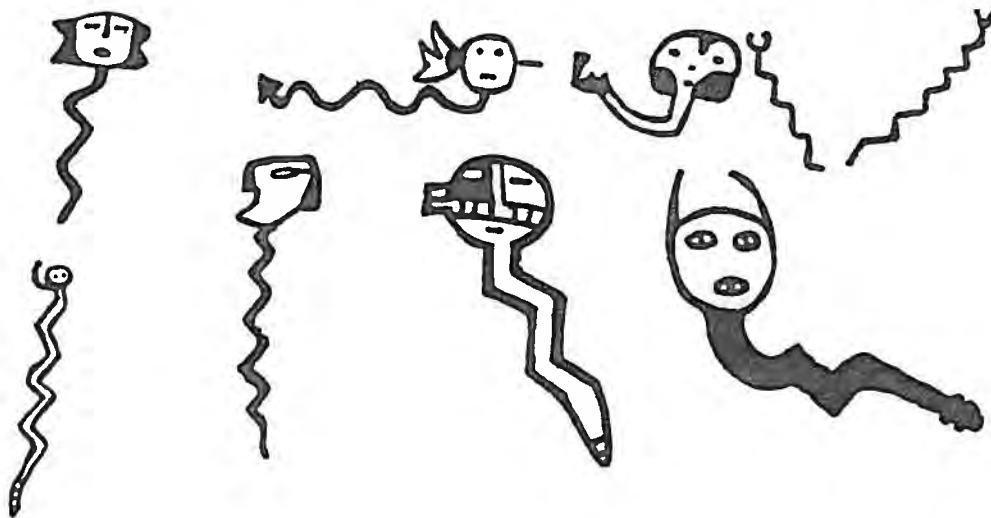
Crosses



Geomorphs



Geomorphs



Geomorphs

FIGURE 2

Frequency of Petroglyph Motifs

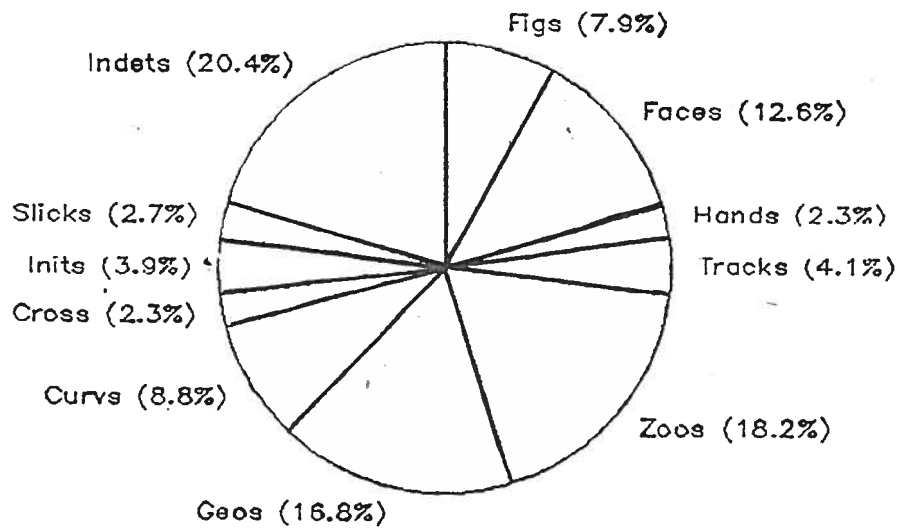
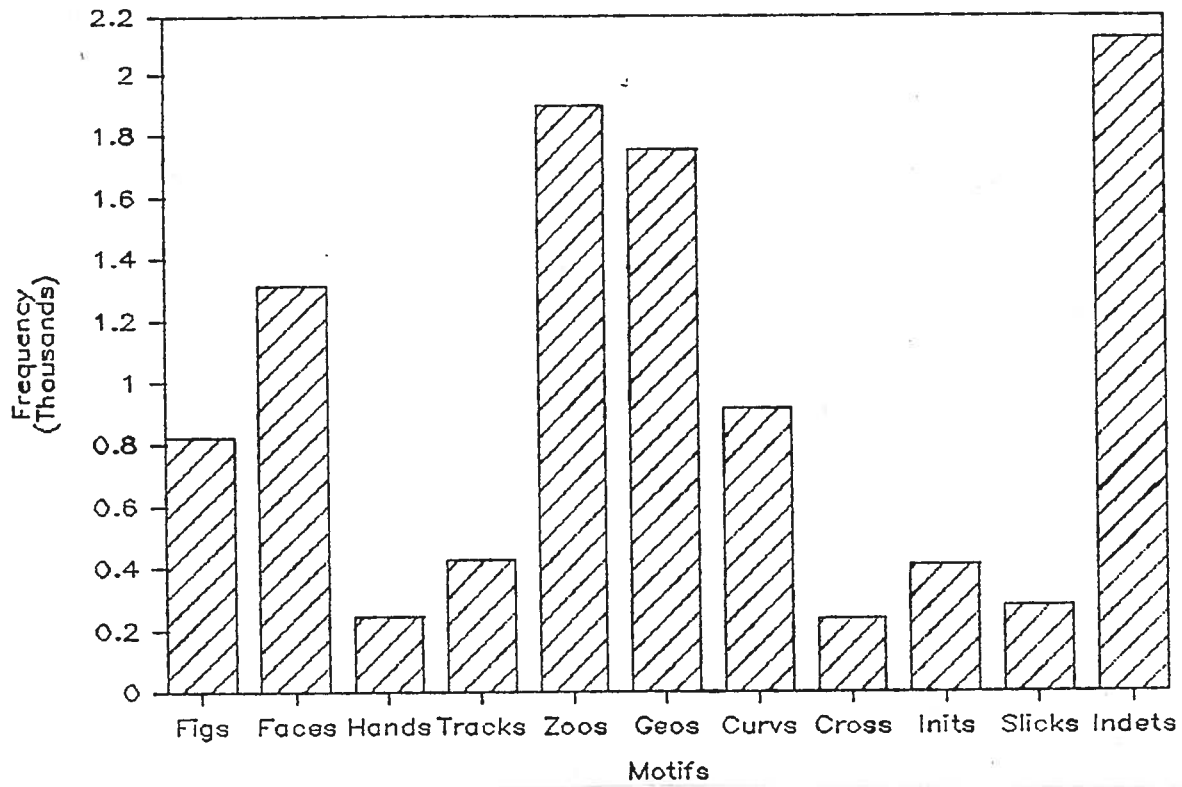
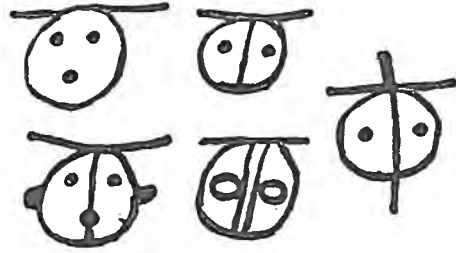


FIGURE 3

Comparison of Las Imagines Petroglyphs
with Modern Kachina Masks



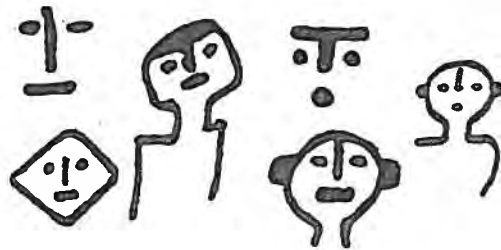
Yamuhakto
Modern Kachina mask
(from Stevenson, 1904: Plate LV)



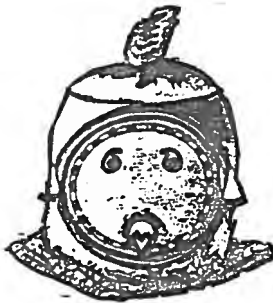
Escarpment petroglyphs



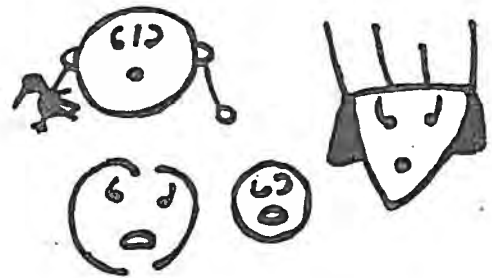
Modern Kachina mask
Hehea of the South
(from Stevenson, 1904, Pl. LIII)



Escarpment petroglyphs

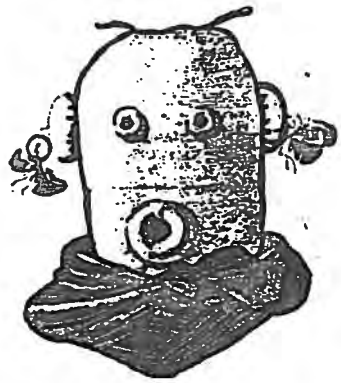


Shiwanni of the Kianakwe
Modern Kachina mask
(from Stevenson, 1904: Plate XLIII)

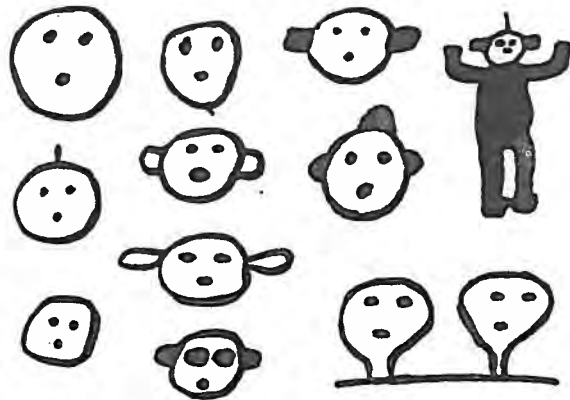


Escarpment petroglyphs

FIGURE 3 (cont.)



From Stevenson (1904:Plate V)
Modern Kachina mask



Eскарpment petroglyphs



(after Nequawewa 1936)

Masau Mask Firewood Symbols
Modern Kachina mask symbols



(after Fewkes 1897)



Eскарpment
Petroglyphs

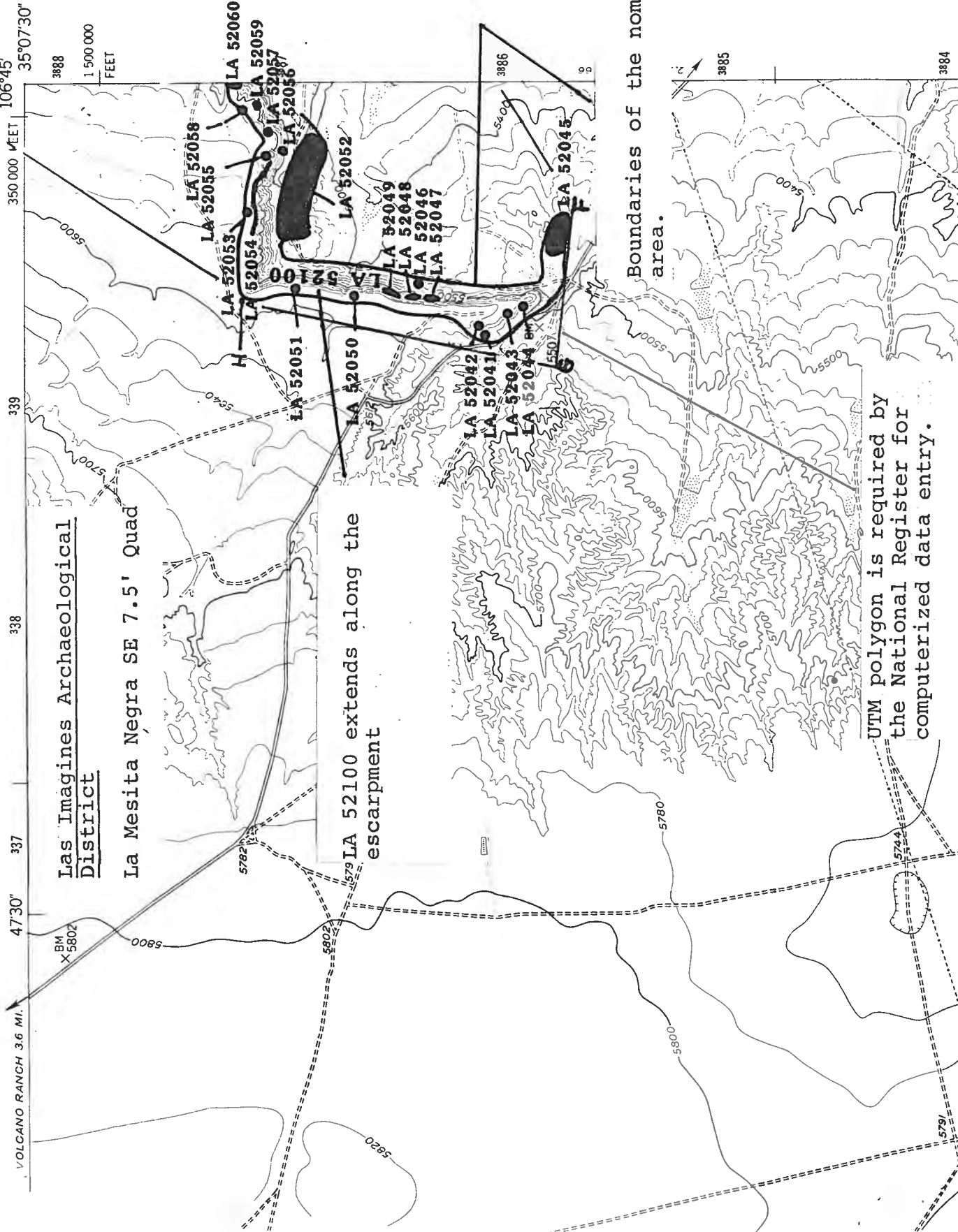


From Mails' (1983) Masau Mask

Modern Kachina

LA MESITA NEGRA SE QUADRANGLE
 NEW MEXICO-BERNALILLO CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)

LOS GRIEGOS!
 493' 1" NW



VOLCANO RANCH 3.6 MI. 47'30" 337 338 339 350 000 FEET 106°45' 35°07'30"

Las Imagines Archaeological District

La Mesita Negra SE 7.5' Quad

LA 52100 extends along the escarpment

Boundaries of the nominated area.

UTM polygon is required by the National Register for computerized data entry.

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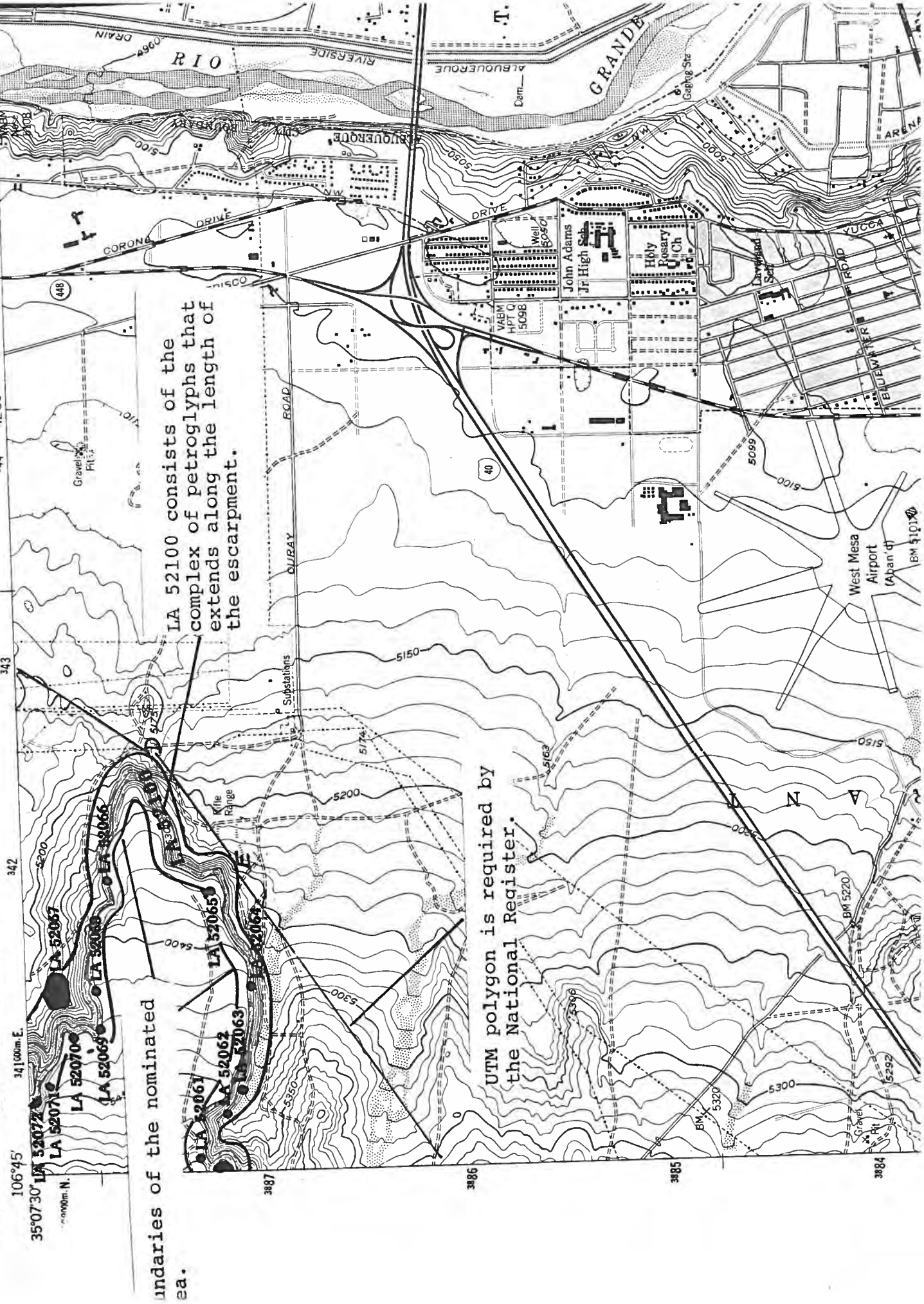
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Las Imagines ALBUQUERQUE DISTRICT

Albuquerque West 7.5' Quad

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DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

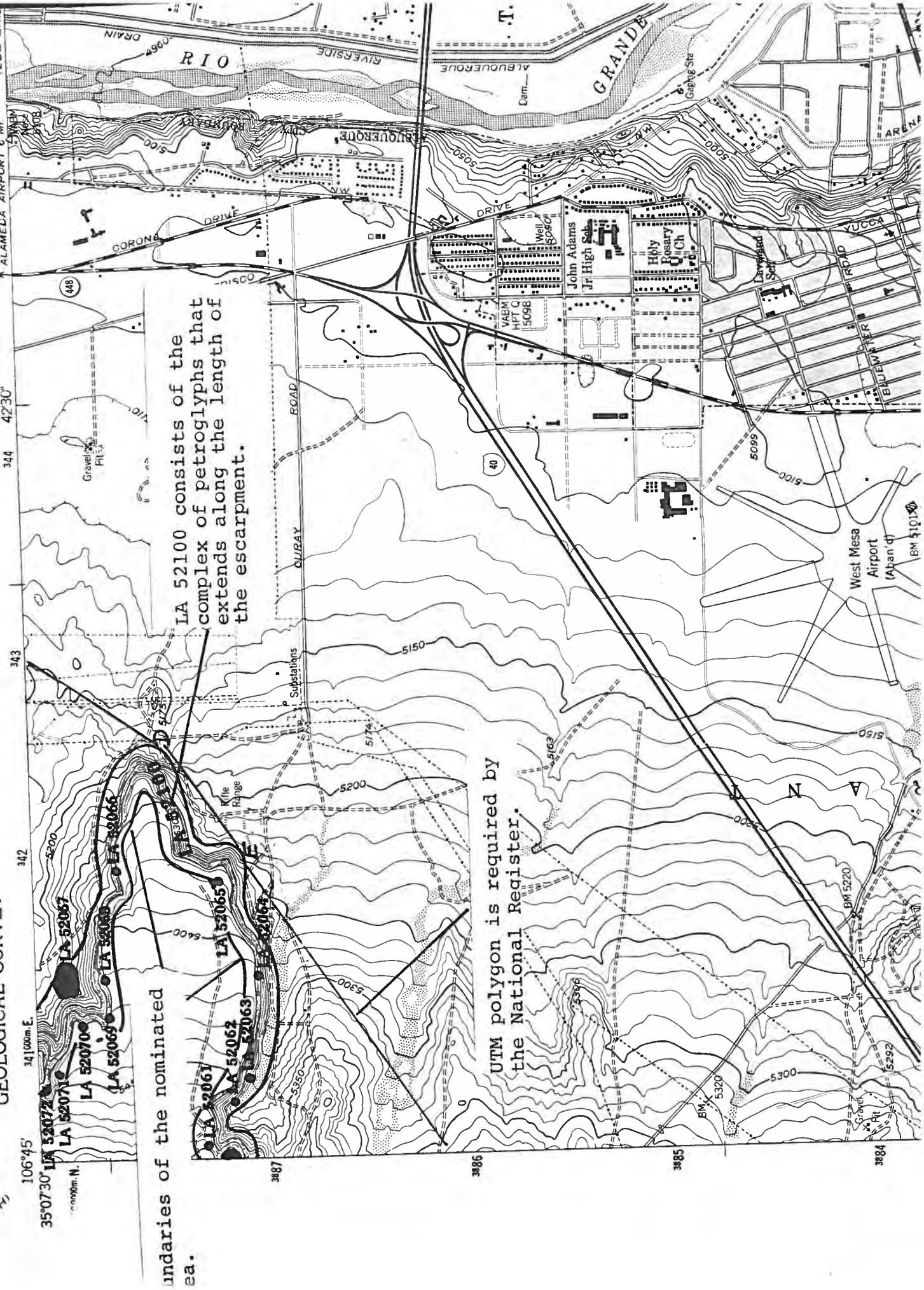
4654 111 NE
VOLCANO RANCH

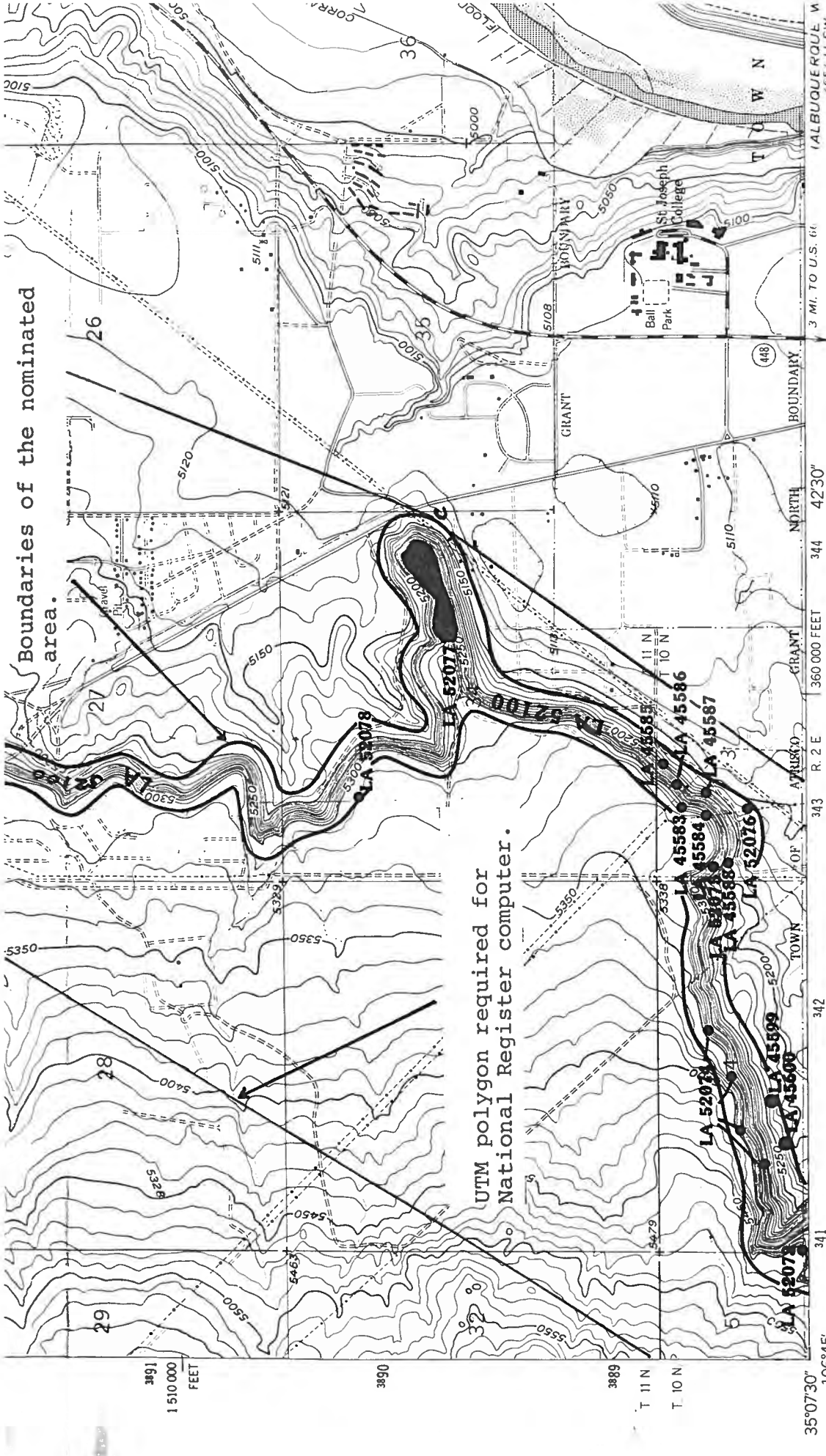


LA 52100 consists of the complex of petroglyphs that extends along the length of the escarpment.

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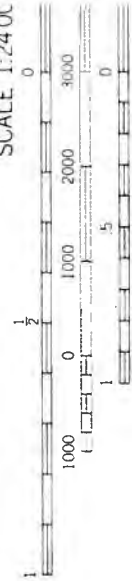




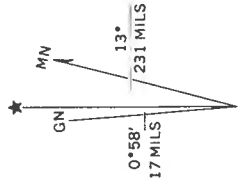
Boundaries of the nominated area.

UTM polygon required for National Register computer.

SCALE 1:2400



CONTOUR INTERVAL
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UTM GRID AND 1972 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATIONAL M FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLC A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND :

Las Imagines Archaeological District

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

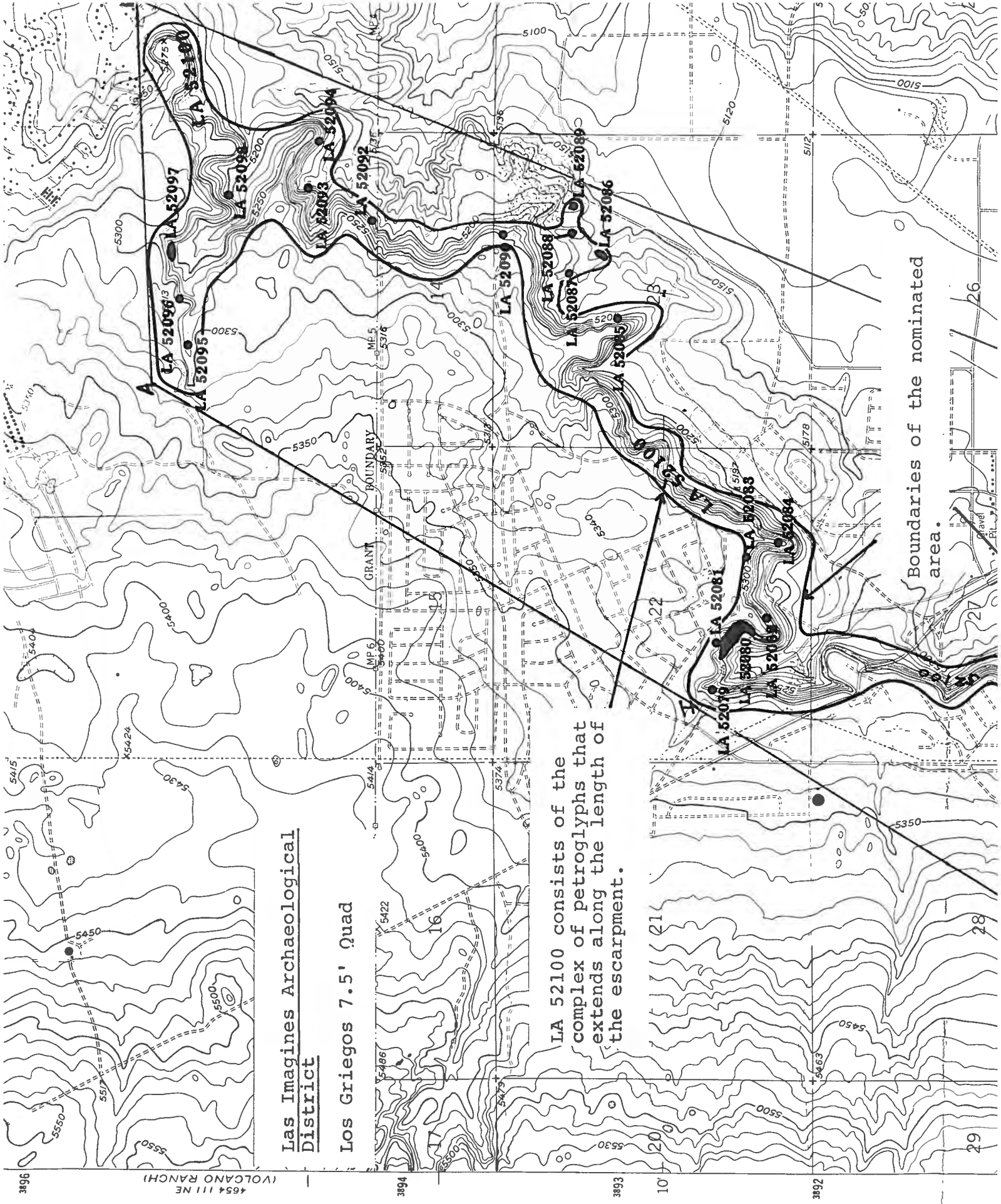
Culture and drainage in part compiled from aerial photographs taken 1959. Topography by planetable surveys 1954. Revised 1960

Polyconic projection. 1927 North American datum 10,000-foot grid based on New Mexico coordinate system, central zone 1000-meter Universal Transverse Mercator grid ticks, zone 13, shown in blue

Red tint indicates areas in which only landmark buildings are shown West boundary of Elena Gallegos Grant adjacent to Rio Grande omitted because of insufficient data

Revisions shown in purple compiled from aerial photographs taken 1967 and 1972. This information not field checked

Purple tint indicates extension of urban areas



Las Imagines Archaeological District

Los Griegos 7.5' Quad

LA 52100 consists of the complex of petroglyphs that extends along the length of the escarpment.

Boundaries of the nominated area.

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Appendix C Field and Analysis Forms

Flaked Stone Form

Project #: _____ Site #: _____ Date: _____ Recorder(s): _____

Chipped Stone Sample Type: _____ Location (Sample Unit): _____ Sample Unit Type (e.g. 1 x 1 m): _____

Type										
	Chert	Chalcedony	Rhyolite	Quartzite	Obsidian	Basalt	P. Wood	Other	Totals	Comments
Cortical Flake										
Non-cortical Flake										
Bifacial Thinning										
Pressure Flake										
Utilized Flake										
Uniface										
Biface										
Core										
Scraper										
Hammerstone										
Tested Cobble										
Totals										

Artifact #	Projectile Points		(Photos and GPS Point)
	Dimensions	Description (Material, Color, Complete? Stage)	



Ground Stone Form

Project #: _____ Site #: _____ Date: _____ Recorder(s): _____

Ground Stone Sample Type: _____ Location (Sample Unit): _____ Sample Unit Type (e.g. 1 x 1 m): _____

Type	Ground Stone and Misc.							Totals	Comments
	Basalt	V. basalt	Sandstone	Granite	Limestone				
1-hand mano									
2-hand mano									
Mano fragment									
Metate-basin									
Metate-slab									
Metate-trough									
Metate fragment									
Pestle									
IndeterminateGS									
Other									
FCR									
Totals									
Metate #	Length	Width	Thickness		Mano #	Length	Grinding area		

Level Excavation Form

Project #: _____ Site #: _____

Unit _____ Feature _____ Provenience _____

Level _____ Depth sd/dd _____ 1x1 _____ Other _____

Arbitrary _____ Natural _____ Definition _____

1/4" screen _____ 1/8" screen _____ Other _____ 100% _____

Pollen sample _____ Flotation Sample _____ C-14 Sample _____ Sample # _____

Munsell Soil Color _____ Soil Texture _____

Soil Structure _____ Changes _____

Artifacts

ID Bone _____ UnIDBone _____ CSFD _____ CS Tool _____

GS Tool _____ Mod. Bone _____ ID Ceramic _____ Ceramic _____

Glass _____ Metal _____ Hist. Ceramic _____

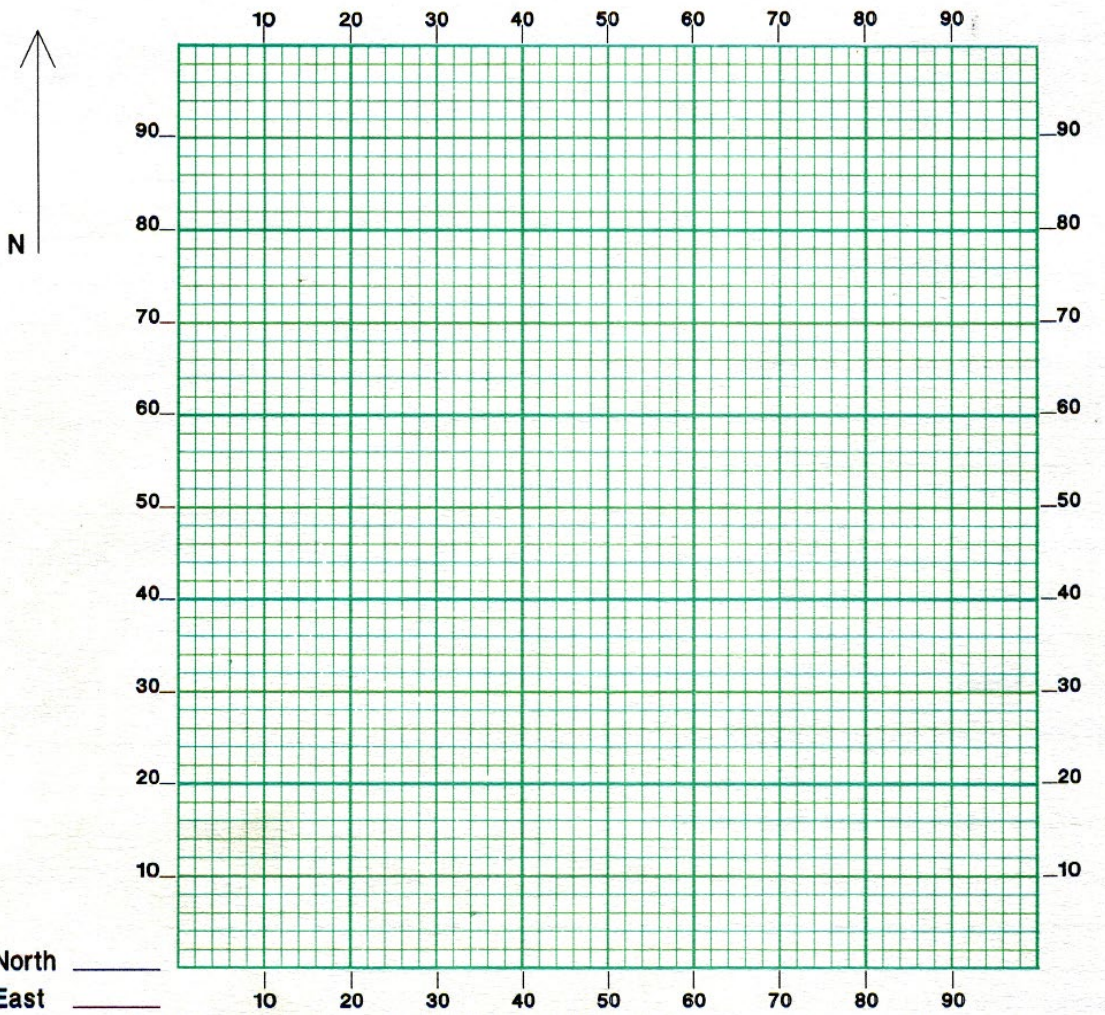
Other _____ Description _____

Excavator/Recorder _____ Date _____

Level Excavation Form

Project #: _____

Site #: _____



Site # _____ Unit _____ Level _____ SubD _____ cm

Feature _____ FS#: _____

Artifact Description and Remarks _____

Excavator _____ Date _____

N | V | 5

Delivering Solutions
Improving Lives



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: La Cuentista

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: C-10-Z DRB#: PR-2021-004968 EPC#: _____ Work Order#: _____

Legal Description: Tract B-1 & B-2 La Cuentista Subdivision

Development Street Address: _____

Applicant: Pulte Group Contact: Kevin Patton

Address: 7601 Jefferson NE Suite 320, Albuquerque NM 87109

Phone#: 505-238-2857 Fax#: _____

E-mail: kevin.patton@pultegroup.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: R-ML

Project Type: New: () Change of Use: () Same Use/Unchanged: (x) Same Use/Increased Activity: ()
Change of Zoning: ()

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

Describe development and Uses: Single Family Residential

Days and Hours of Operation (if known): n/a

Facility

Building Size (sq. ft.): n/a

Number of Residential Units: 228

Number of Commercial Units: n/a

Traffic Considerations

ITE Trip Generation Land Use Code 210 – Single Family Detached Housing

Expected Number of Daily Visitors/Patrons (if known):* n/a

Expected Number of Employees (if known):* n/a

Expected Number of Delivery Trucks/Buses per Day (if known):* n/a

Trip Generations during PM/AM Peak Hour (if known):* AM Peak-167/ PM Peak-224

Driveway(s) Located on: Rosa Parks Rd NW

Adjacent Roadway(s) Posted Speed: Rosa Parks Rd NW Posted Speed 30mph

Kimmick Dr NW Posted Speed 30 mph

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Kimmick Drive and Rosa Parks Road both Functional Classification 0/Local Urban Streets (arterial, collector, local, main street)

Comprehensive Plan Center Designation: None (urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: Paseo - 16200 Volume-to-Capacity Ratio (v/c): _____ (if applicable)

Adjacent Transit Service(s): None Nearest Transit Stop(s): None

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Current\proposed Bike lane on Rosa Parks and Kimmick Dr (bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Current or proposed sidewalk on both sides of Rosa Parks

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No []

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

Notes:

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

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

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

H { whuq d d # h q g h u

Officially approved.

From: Grush, Matthew P. <mgrush@cabq.gov>
Sent: Tuesday, August 3, 2021 8:23 AM
To: Eric Wrage <ewrage@bhinc.com>
Cc: Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>
Subject: RE: Final La Cuentista TIA

Good morning Eric,

The TIS for La Cuentista development TIS is approved by the City, see attached. If you have any questions feel free to contact me.

Thank you,



Matt Grush, P.E., PTOE
Senior Engineer

505-924-3362

mgrush@cabq.gov

cabq.gov/planning

From: Eric Wrage <ewrage@bhinc.com>
Sent: Monday, August 2, 2021 1:36 PM
To: Planning Development Review Services <PLNDRS@cabq.gov>
Cc: Eric Wrage <ewrage@bhinc.com>; Grush, Matthew P. <mgrush@cabq.gov>; Kevin Patton (Kevin.Patton@PulteGroup.com) <Kevin.Patton@PulteGroup.com>; Yolanda Padilla Moyer <ypadilla@bhinc.com>
Subject: Final La Cuentista TIA

PLNDRS/Matt – Please use the following link to download the final TIA for La Cuentista.

<https://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKewrageD282021133341>

NOTE: These files will expire in 30 days(01-Sep-2021) from the time this email was generated.

Thank you.

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

Eric J. Wrage RSP1, P.E., PTOE
Vice President Traffic & Transportation

Bohannon Huston

p. 505.823.1000 | d. 505.798.7859

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

Our Values: A Spirit of Service | Integrity | Innovation | Quality & Excellence

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FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: La Cuentista

AGIS MAP # C-10-Z

LEGAL DESCRIPTIONS: Tract B-1 & B-2
La Cuentista Subdivision

___ **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Yolanda Padilla Moyer, P.E.
Applicant/Agent

Date

Submittal is concurrent.

Hydrology Division Representative

Date

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

___ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 7/16/21 (date).

Yolanda Padilla Moyer, P.E.
Applicant/Agent

11/29/2021
Date

Blaine Carter
ABCWUA Representative

12/1/21
Date

PROJECT # _____

December 10, 2021

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

Re: La Cuentista (Replat of Tract B-1 and B-2 at La Cuentista Subdivision) –
Preliminary Plat, Design Variance

Dear Ms. Wolfley:

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

- Application for Development Review
- Form S1
- Zone Atlas Map
- Authorization Letter
- Archaeological Certificate
- DR/WS and TIS forms
- Preliminary Plat Cover Letter
- Proof of Sketch Plat
- Letter from the Office of Neighborhood Coordination and Neighborhood Coordination
- Preliminary Plat and Grading Plan
- Sidewalk Exhibit and Cross-sections
- Sensitive Lands Analysis
- Infrastructure List

- Form V2
- Zone Atlas Map
- Authorization Letter
- Letter for IDO Waiver request
- IDO Waiver Exhibit
- Letter for DPM Waiver request
- DPM Waiver Exhibit
- Proof of Neighborhood Meeting
- Letter from the Office of Neighborhood Coordination and Neighborhood Coordination
- Submittal Fees

Ms. Jolene Wolfley DRB Chair
City of Albuquerque
December 10, 2021
Page 2

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the private, gated residential development. La Cuentista encompasses 59 acres subdivided into 248 lots of varying sizes and 29 Private Open Space Parcels. Roadway right-of-way and pavement widths are indicated on the preliminary plat and cross section exhibit.

We are requesting to phase this subdivision in four phases. Phase 1 encompasses 58 lots, Phase 2 encompasses 53 lots, Phase 3 encompasses 65 lots and Phase 4 encompasses 72 lots.

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

Sincerely,



Yolanda Padilla Moyer, P.E.
Vice President
Community Development and Planning

YPM/cc
Enclosures

cc: Kevin Patton, Pulte Group w/enclosures

Ms. Jolene Wolfley DRB Chair
City of Albuquerque
December 10, 2021
Page 2

January 19, 2021

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

Re: La Cuentista - Sketch Plat Submittal

Dear Ms. Wolfley:

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

- Development Review Application
- Form S2
- Copy of the Exhibit/sketch plat of site
- Zone Atlas page

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City review and comment. Tract B-1 and B-2 represents the residential development at La Cuentista and proposes approximately 231 single family residential lots on about 59 acres. Roadway right-of-way and pavement widths are indicated on the plan.

Please schedule for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Yolanda Padilla Moyer, PE
Vice President
Community Development and Planning

YPM/cc
Enclosures

cc: Kevin Patton, Pulte Homes



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 S1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	PRE-APPLICATIONS
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch Plat Review for Tract B-1 & B-2 at La Cuentista Subdivision		

APPLICATION INFORMATION		
Applicant: Pulte Group		Phone: (505) 761-9606
Address: 7601 Jefferson NE Suite 180		Email: kevin.patton@pultegroup.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Bohannon Huston Inc.		Phone: (505) 798-1000
Address: 7500 Jefferson NE		Email: ypadilla@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner/Developer		List <u>all</u> owners: Pulte Group
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract B-1 & B-2	Block:	Unit:
Subdivision/Addition: La Cuentista Subdivision	MRGCD Map No.:	UPC Code: 101006434613240404; 101006444912440403
Zone Atlas Page(s): C-10-Z	Existing Zoning: R-ML	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 231	Total Area of Site (Acres): 59 ac
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Rosa Parks Rd NW	Between: Unser Blvd NW	and: Kimmick Dr NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature: <i>Yolanda Padilla Moyer</i>		Date: 01/19/2021
Printed Name: Yolanda Padilla Moyer, PE		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
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 unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

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

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

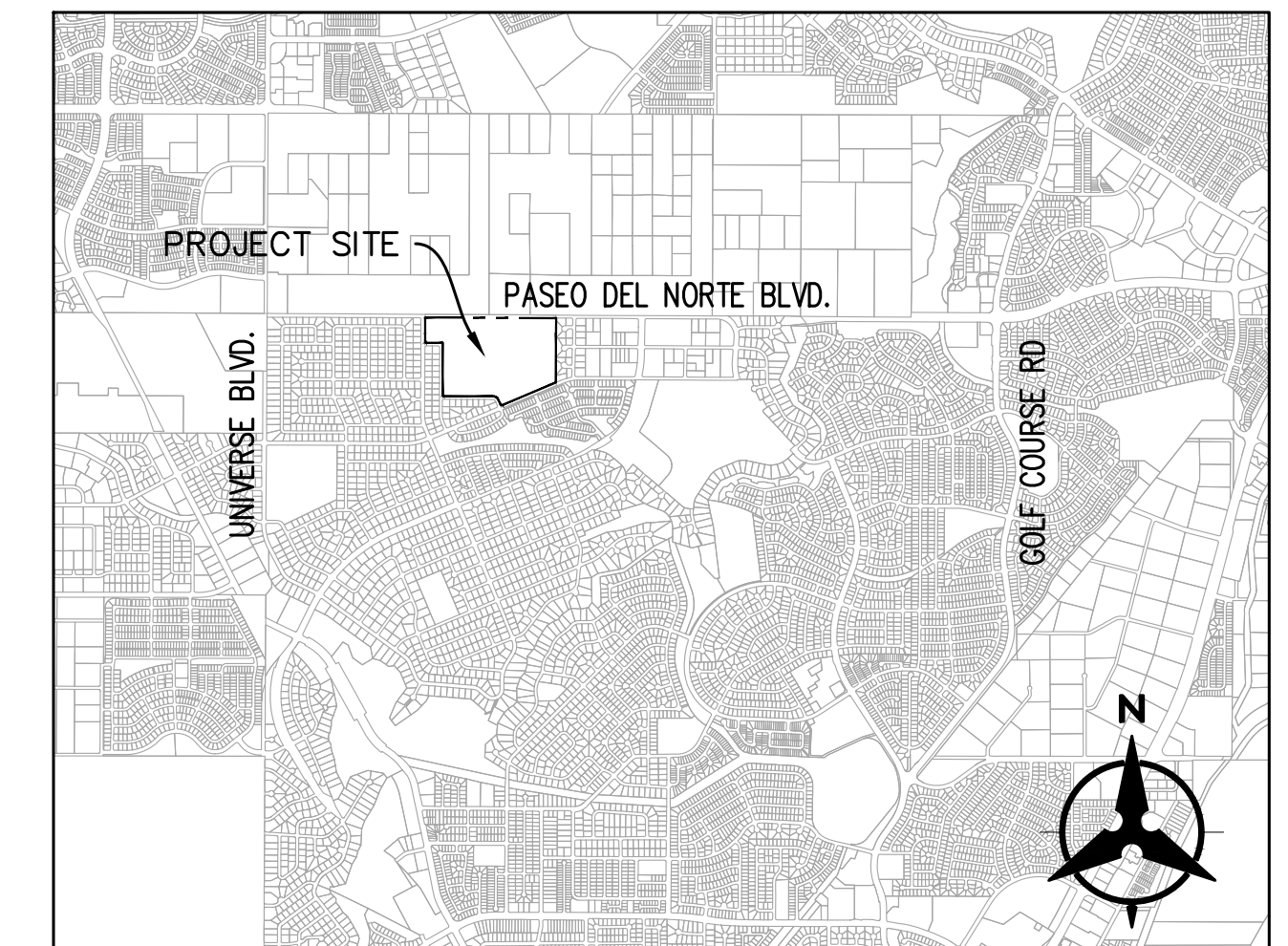
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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

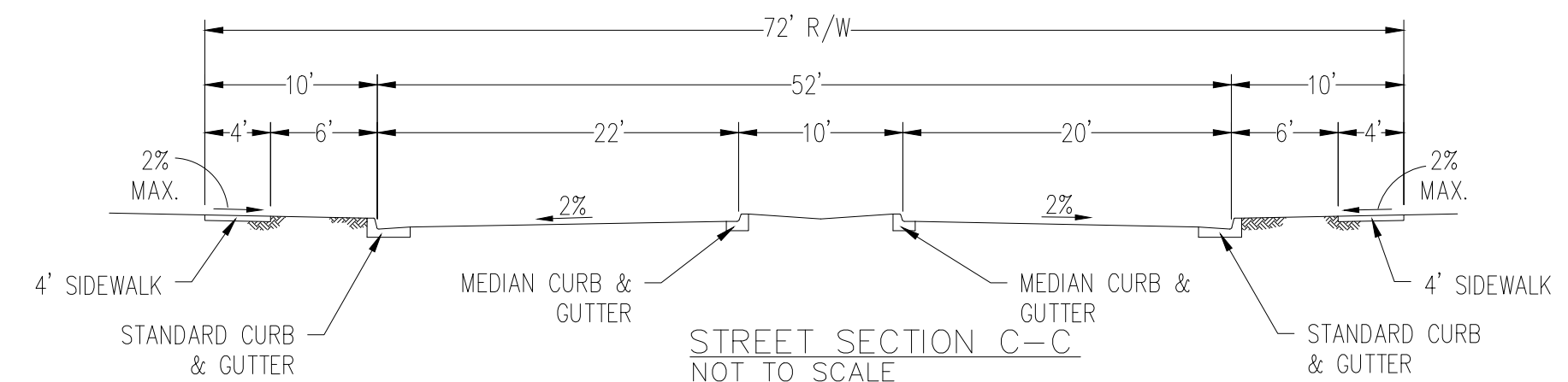
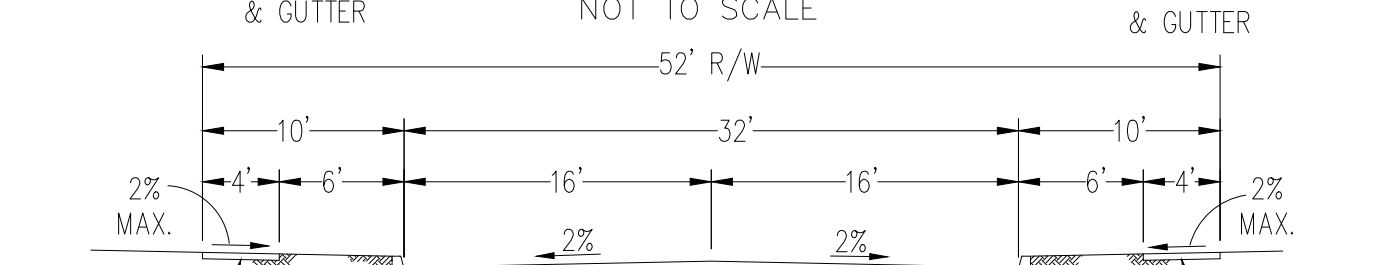
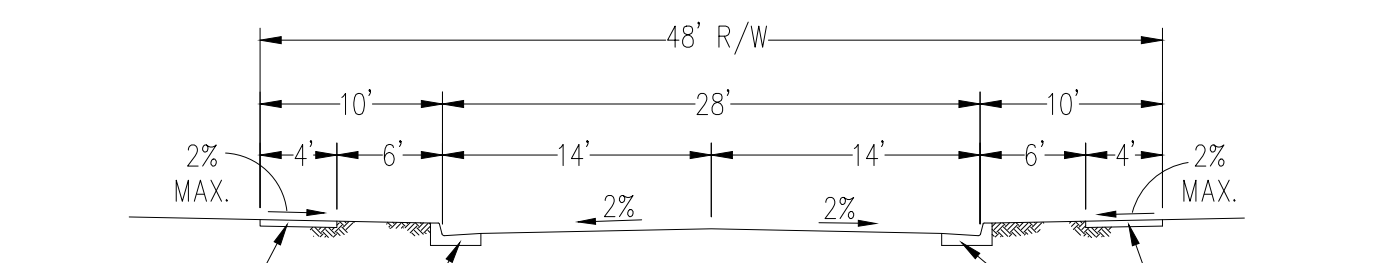
<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 01/19/2021</p>
<p>Printed Name: Yolanda Padilla Moyer, PE</p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

SKETCH PLAT LA CUENTISTA SUBDIVISION

JANUARY 2021

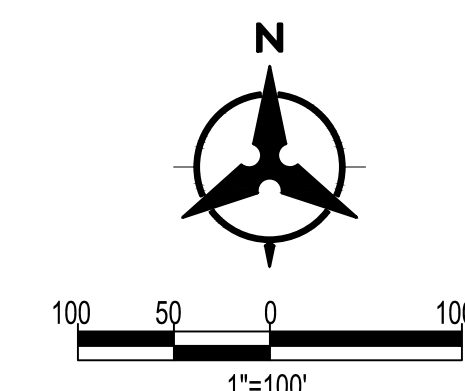


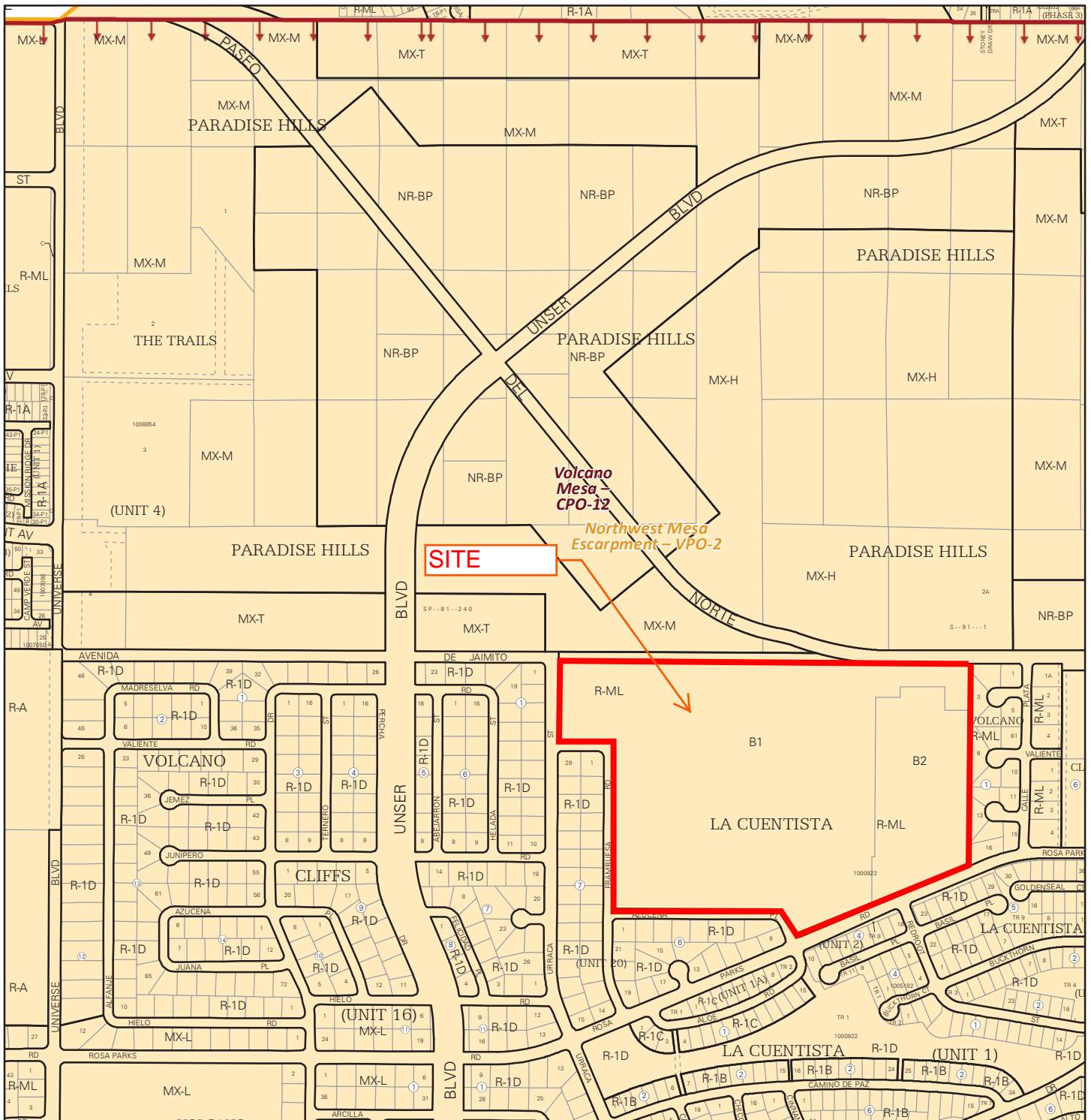
LOCATION MAP
SCALE: 1" = 3000'



Subdivision Data:

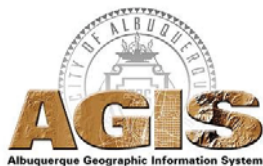
- Existing Zone: R-ML
- Proposed Development: Residential
- Proposed Acreage: approx. 59 ac
- Proposed Lots: 231+/-
- Lot Dimension: 55'x130' & 65'x122'
- Minimum Lot Setbacks: 15' Front, 5' Side & 15' Back



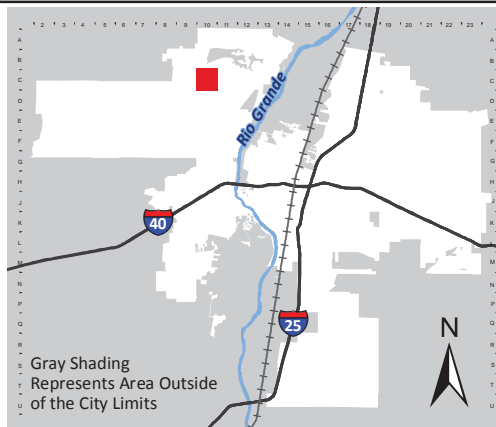


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
C-10-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

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.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 1/27/2021

AGENDA ITEM NO: 17

DRB PROJECT NUMBER:

PR-2021-004968

PS-2021-00013 – SKETCH PLAT

PROJECT NAME:

BOHANNAN HUSTON INC. agent for PULTE GROUP requests the aforementioned action(s) for all or a portion of: TRACT B-A & B-2, LA CUENTISTA SUBDIVISION, zoned R-ML, located on ROSA PARKS RD NS between UNSER BLVD NW and KIMMICK DR NW, containing approximately 59 acre(s). (C-10)

REQUEST:

1. SKETCH PLAT REVIEW

COMMENTS:

1. CE reviewed this project and has no objections or comments.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 004968
La Cuentista Subdivision

AGENDA ITEM NO: 17

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. There is an upcoming Paseo del Norte study along the frontage of this site. Coordination will be needed with the Department of Municipal Development on right-of-way requirements and exact infrastructure list requirements. San Pedro Boulevard is planned for widening to 4 lanes in the immediate future.
2. Based on number of lots shown, a Traffic Impact Study shall be required. Fill out a Traffic Scoping form to submit along with submittal of an application.
3. Sidewalk is required along entire frontage of the site. Width shall be designated according to road classification.
4. 5-foot sidewalk is required on local roads that are proposed in accordance with new DPM requirements.
5. On-site, Roads 9 and 10 should line up with one another to avoid traffic conflicts.
6. Use minimum roadway centerline radii per the DPM standards.
7. Streetlighting is required at intersections and right-turn angles on roads. Refer to DPM on development of plans for streetlighting.

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

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: January 27, 2021

ACTION:

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

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

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

DRB Project Number: 2021-004968 Hearing Date: 01-27-2021
 Project: Tract B-1 & B-2 La Cuentista
Subdivision Agenda Item No: 17

<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:

- This subdivision needs to follow the approved Drainage Report for Tracts B-1 & B-2 Cuentista Subdivision by Wilson dated December 2016.
- Per this Drainage Report, a detention pond will be required. The sketch plat does not show any detention pond.
- AMAFCA approval will be required prior to Hydrology approval.
- Hydrology will need an approved Grading and Drainage Plan & Updated Drainage Report.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

APPROVED
 DENIED

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



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301**

DRB Project No: PR-2021-004968	Date: 01/27/21	Item No: #17
Zone Atlas Page: C-10	Legal Description: Lot(s) TRACT B-A & B-2, LA CUENTISTA SUBDIVISION Location: ROSA PARKS RD NS between UNSER BLVD NW and KIMMICK DR NW	
Request For: PS-2021-00013 – SKETCH PLAT		

ABCWUA Comment:

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

1. An availability statement is required prior to approval.
2. The development is located outside of the Adopted Service Area but is within a previously approved development agreement boundary. If no additional master plan infrastructure is required of this development, then further Board action is not required. If additional master plan infrastructure is required, Board approval may be required.
 - a. The availability statement or serviceability letter will provide the official requirements.
3. Please provide a utility plan which includes finished floor elevations, pressure zone boundaries, waterlines (and their respective pressure zones) and any other pertinent information.

4. Infrastructure requirements may include public waterline and/or sanitary sewer along Paseo Del Norte. Public easements (within HOA tracts) with access to Paseo Del Norte may be required.

MAJOR & ASSOCIATED MINOR CASES

1. PR-2020-004604 SI-2020-01467 – SITE PLAN
CONSENSUS PLANNING INC. agent(s) for TITAN DEVELOPMENT request(s) the aforementioned action(s) for all or a portion of: LOTS 17, 18, 19, AND 20 BLK 9, NORTH ALBUQUERQUE ACRES TRACT 3, UNIT 3, and PARCEL 4 of DESERT RIDGE PLACE UNIT 1, zoned MX-L located on HOLLY AVE NE between VENTURA ST NE and DESERT SHADOW WAY, containing approximately 3.5 acre(s). (C-20){Deferred from 1/13/21]
PROPERTY OWNERS : FRANK A & CATHERINE F ROWE TRUSTEES ROWE RVT
REQUEST: SITE PLAN FOR A NEW 111 DWELLING UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT
No additional comments after previous reviews. No objection.

2. PR-2020-004604 SD-2021-00015 – VACATION OF PUBLIC EASEMENT
SD-2021-00014 – PRELIMINARY/FINAL PLAT
CONSENSUS PLANNING INC. agent for TITAN DEVELOPMENT requests the aforementioned action(s) for all or a portion of: LOTS 17 thru 20, NORTH ALBUQUERQUE ACRES (DESERT RIDGE PLACE), zoned MX-L, located on HOLLY AVE NE between VENTURA ST NE and DESERT SHADOW WAY, containing approximately 3.5 acre(s). (C-20)
PROPERTY OWNERS: FRANK A & CATHERINE F ROWE TRUSTEES ROWE RVT
REQUEST: LOT CONSOLIDATION AND VACATION OF A PUBLIC UTILITY EASEMENT
No objection.

3. Project # PR-2020-003887 (1010532) SI-2020-00367 – SITE PLAN
SCOTT ANDERSON agent(s) for MICHAEL DRESKIN request(s) the aforementioned action(s) for all or a portion of: LOT 5, BLOCK 23, BROAD ACRES ADDN, zoned MX-M, located at 2818 4TH ST NW, containing approximately 1.27 acre(s). (H-14) [Deferred from 7/8/20, 7/22/20, 7/29/20, 8/19/20, 9/2/20, 9/16/2, 10/28/20], 11/4/20, 11/18/20, 12/9/20, 1/13/21]
PROPERTY OWNERS: MICHAEL DRESKIN
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS
Site visit on January 14th determined that the beneficial placement for street landscaping is adjacent to the street as a buffer on both 4th St NW and Phoenix Ave NW (per neighbor concerns, pedestrian safety, placement of utility poles, and the North 4th Interim Guidelines). On 4th St NW, pedestrians will move diagonally to new sidewalk. Phoenix Ave NW was not revised on the recent submittal with landscape at street edge/curb and removal of tree grates – please explain.
Since landscaping will be placed adjacent to the street under PNM lines, new tree selection may be small (not what is typically chosen for shade/street tree); Crape Myrtle and Redbud are acceptable street trees for this case. Please submit updated Plan.

4. PR-2020-003887 SD-2021-00010 – VACATION OF PUBLIC EASEMENT
SBS CONSTRUCTION AND ENGINEERING LLC agent(s) for MICHAEL DRESKIN request(s) the aforementioned action(s) for all or a portion of: LOT 1-A, 6, 7, 8, 9 & 10, BLOCK 2, CITY REALTY CO.'S ADDITION NO. 1, zoned MX-M, located at 2818 4TH ST NW, between PHOENIX AVE and 4th ST, containing approximately 1.269 acre(s). (H-14)[Deferred from 1/20/21]
PROPERTY OWNERS: MICHAEL DRESKIN
REQUEST: VACATION OF 10' PUBLIC SANITARY SEWER EASEMENT
No objection.

5. PR-2020-003887 SD-2021-00008 – PRELIMINARY/FINAL PLAT
SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for MICHAEL DRESKIN request(s) the aforementioned action(s) for all or a portion of: LOT 1-A, 6, 7, 8, 9 & 10, BLOCK 2, CITY REALTY CO.'S

ADDITION NO. 1, zoned MX-M, located at 2818 4th ST between PHOENIX AVE and 4th ST, containing approximately 1.269 acre(s). (H-14) [Deferred from 1/13/21, 1/20/21]
PROPERTY OWNERS: MICHAEL DRESKIN
REQUEST: CONSOLIDATE LOTS, INCLUDE VACATED EASEMENT AND DEDICATE RIGHT OF WAY
No objection.

MAJOR CASES

6. Project # 4030 PR-2020-004030 (1002566, 1004501, 1004503) SI-2020-00540 - SITE PLAN TIERRA WEST, LLC agent(s) for CALABACILLAS GROUP C/O DONALD HARVILLE request(s) the aforementioned action(s) for all or a portion of: TRACT E-1 PLAT OF TRACTS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1 zoned MX-M, located at GOLF COURSE RD NW between GOLF COURSE RD NW, BLACK ARROYO and WESTSIDE BLVD containing approximately 8.77 acre(s). (A-12,13)
PROPERTY OWNERS: CALABACILLAS GROUP C/O DONALD HARVILLE
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS
****AGENT REQUESTS DEFERRAL TO FEBRUARY 24TH, 2021.**

7. PR-2020-004888 SD-2020-00226 – VACATION OF PUBLIC RIGHT OF WAY
TIM BORROR agent(s) for TRB HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: PARCELS B-1, B-2, & B-3, zoned MX-M, located at 12701, 12712, & 12714 SAN JACINTO AVE NE ON COPPER between TRAMWAY and CHELWOOD, containing approximately 0.29acre(s). (K-22)
PROPERTY OWNERS: TIM BORROR TRB HOLDINGS
REQUEST: VACATION OF PUBLIC RIGHT OF WAY TO THE NORTH OF THREE LOTS, WHICH ARE CURRENTLY NOT IN USE
No comments. No objection.

8. PR-2019-002610 SD-2021-00004 – PRELIMINARY/FINAL PLAT SD-2021-00005 – VACATION OF PUBLIC EASEMENT SD-2021-00006 – VACATION OF RIGHT OF-WAY ditch ROW SD-2021-00007 – VACATION OF RIGHT OF-WAY Meadow road
JAG PLANNING & ZONING/ANDREW GARCIA agent(s) for MCHT LLC, MARTIN HAYNES request(s) the aforementioned action(s) for all or a portion of: LOT 26-B PLAT OF LOTS 26-A & 26-B ALVARADO GARDENS UNIT 1, ALVARADO GARDENS, zoned R-A, located between CAMPBELL RD NW and MATTHEW AVE NW, containing approximately 0.8388 acre(s). (G-13)
PROPERTY OWNERS: MCHT LLC
REQUEST: VACATION OF ROW
No additional comments. No objection.

9. PR-2020-004708 SI-2020-001411 – SITE PLAN
JESSICA LAWLIS, DEKKER/PERICH/SABATINI agent(s) for JUSTIN BAIARDO, EXECUTIVE DIRECTOR EXPLORE ACADEMY request(s) the aforementioned action(s) for all or a portion of: 3-C REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II zoned NR-BP located at 6600 GULTON CT NE, containing approximately 10.0 acre(s). (E-17)[Deferred from 1/6/21]
PROPERTY OWNERS: ARTEZ 6600 GULTON LLC
REQUEST: THE PHASED RENOVATION OF THE EXISTING FACILITY TO ACCOMMODATE A SCHOOL, INCLUDING THE CONSTRUCTION OF A NEW GYM TOTALING APPROX 17,000 SQ FT.
****AGENT REQUESTS DEFERRAL TO FEBRUARY 3rd, 2021.**

10. PR-2019-002479 SD-2020-00196– VACATION OF RIGHT-OF- WAY
SD-2020-00195 - PRELIMINARY/FINAL PLAT
ARCH + PLAN LAND USE CONSULTANTS agent(s) for SMI ASSETS LLC request(s) the aforementioned action(s) for all or a portion of: TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS B, C AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW ¼ SEC 27T10N R3E, zoned NR-SU located at 700

YALE BLVD SE & 621 COLUMBIA DR SE, containing approximately 25.56 acre(s). (L-15 & L-16) [Deferred from 12/2/20, 12/16/20, 1/6/21]

PROPERTY OWNERS: SMI ASSETS LLC

REQUEST: LOT CONSOLIDATION

****AGENT REQUESTS DEFERRAL TO FEBRUARY 10th, 2021.**

11. PR-2020-004138 SD-2020-00225 – BULK LAND PLAT

HUITT-ZOLLARS, INC. agent(s) for MDS INVESTORS LLC request(s) the aforementioned action(s) for all or a portion of: TRACT A-1-A-5, TRACT A-4, TRACT A-1-A-4 & TRACT A-1-A-3, MESA DEL SOL INNOVATION PARK, zoned PC, located on BOBBY FOSTER, containing approximately 55 acre(s). (R-15 & R-16)[Deferred from 1/20/21]

PROPERTY OWNERS: MDS INVESTORS LLC

REQUEST: BULK LAND PLAT

Mesa del Sol is expected to construct a 2-acre park to be donated to the City in a future phase. PRD would like to continue to work with the applicant on the document to guarantee the park. No objection to request.

MINOR CASES

12. PR-2019-002765 SD-2020-00218 – PRELIMINARY/FINAL PLAT

RED SHAMROCK request(s) the aforementioned action(s) for all or a portion of: LOTS 8A, 8B, 9A, 9B, 9C, zoned NR-C, located on ST. JOSEPHS DR NW between ATRISCO DR NW and COORD BLVD NW, containing approximately 14.5 acre(s). (G-11)[Deferred from 12/16/20, 1/6/21]

PROPERTY OWNERS: RED SHAMROCK

REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS

St Josephs is a Minor Arterial requiring street trees if development is applicable per IDO Section 5-6. No objection to the request.

13. PR-2019-002976 SD-2020-00210 – PRELIMINARY/FINAL PLAT

VA-2020-00447 – SIDEWALK WAIVER (Sketch plat 10/23/19)

CSI – CARTESIAN SURVEYS, INC. agent(s) for BEELING ARMIJO request(s) the aforementioned action(s) for all or a portion of: LOT 9, EASTERLY PORTION OF 20 FT LOT 8 AND PORTION OF LOT 10, BLOCK 2, SANDIA MANOR zoned R-1D, located at 17400 HILLDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE, containing approximately 0.5108 acre(s). (K-23) {Deferred from 12/9/2, 1/13/210}

PROPERTY OWNERS: BEELING ARMIJO

REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS

This property is adjacent to the NR-PO-B Zone / Major Public Open Space at the eastern and southern property line/s. Pursuant to the updated IDO Section 5-2(J)(2)(a), a single-loaded street or 45-ft landscaped buffer is required from MPOS unless a ZHE Variance is acquired. Please add a note to the plat. Existing Unpaved Trail connects at the end of Hilldale Rd NE. There was not an updated submittal in the files?

14. PR-2019-002609 SD-2020-00217 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for JAB RE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: LOT 14, FLORAL GARDENS, zoned R-1, located at 2454 ROSE NW between FLORAL RD and SARITA AVE, containing approximately 0.4117 acre(s). (H-13)[Deferred from 12/16/20]

PROPERTY OWNERS: JABRE INVESTMENTS LLC

REQUEST: CREATE 2 LOTS FROM 1 EXITING LOT

****AGENT REQUESTS DEFERRAL TO FEBRUARY 24TH, 2021.**

15. Project # PR-2019-002607 SD-2020-00026 - PRELIMINARY/FINAL PLAT SD-2020-00107 –

VACATION OF PRIVATE EASEMENT (Sketch Plat 7/17/19)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for JOHN O. PEARSON request(s) the aforementioned action(s) for all or a portion of: LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC, zoned R-A, located on RIO GRANDE BLVD between ARTESANOS CT and

CAMPBELL RD, containing approximately 0.8967 acre(s). (G-13) [Deferred from 1/29/20, 2/26/20, 4/8/20, 5/20/20, 7/8/20, 7/29/20, 8/26/20, 9/16/20, 9/30/20, 10/14/20, 11/18/20, 12/9/20, 12/16/20, 1/13/21]
PROPERTY OWNERS: JOHN D PEARSON
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT
No comment. No objection.

SKETCH PLAT

16. PR-2021-004967 PS-2021-00012 – SKETCH PLAT
ARCH + PLAN LAND USE CONSULTANTS agent for JOSEPH & LAURIE GRADY requests the
aforementioned action(s) for all or a portion of: MAP 31 TR 107 A2A 107 A1A1, & 107A2A, zoned R-A,
located at 3815 PEDRONCELLI NW between RIO GRANDE BLVD and ELFEGO RD, containing
approximately 1.2324 acre(s). (F-13)
PROPERTY OWNERS: FRANK CHAVEZ
REQUEST: REPLAT 2 LOTS INTO 2 LOTS
No comments. No objection.

17. PR-2021-004968 PS-2021-00013 – SKETCH PLAT
BOHANNAN HUSTON INC. agent for PULTE GROUP requests the aforementioned action(s) for all or a
portion of: TRACT B-A & B-2, LA CUENTISTA SUBDIVISION, zoned R-ML, located on ROSA PARKS RD
NS between UNSER BLVD NW and KIMMICK DR NW, containing approximately 59 acre(s). (C-10)
PROPERTY OWNERS: PULTE GROUP
REQUEST: SKETCH PLAT REVIEW
Difficult to tell extent of Paseo del Norte
Proposed trail on Paseo del Norte.
Residential does not apply

18. PR-2021-004964 PS-2021-00010 – SKETCH PLAT
CSI – CARTESIAN SURVEYS, INC. agent for WESTWAY HOMES the aforementioned action(s) for all or a
portion of: LOT LOTS 1 & 2, MESA DEL SOL MONTAGE, UNIT 3B, zoned PC, located on O'KEEFE AVE
between WITKIN ST SE and STRYKER RD SE, containing approximately 0.2231 acre(s). (S-16)
PROPERTY OWNERS: CARAZON DEL MESA and MARIA M GREGORY
REQUEST: LOT LINE ADJUSTMENT CREATING 2 LOTS FROM 2 EXISTING LOTS
No comments. No objection.

19. PR-2021-004966 PS-2021-00011 – SKETCH PLAT
GAVINO AND PEGGY LOPEZ requests the aforementioned action(s) for all or a portion of: LOTS 14 & 15,
ALBRIGHT & MOORE ADDITION zoned R-1A, located at 1419 LOS TOMASES DR between 6th ST and 7th
ST, containing approximately .1894 acre(s). (J-14)
PROPERTY OWNERS: LORNA BLOOMBERG
REQUEST: LOT LINE ELIMINATION
No comments. No objection.

20. PR-2021-004961 PS-2021-00009 – SKETCH PLAT
FIERRO & COMPANY agent for CARLOS SEGURA requests the aforementioned action(s) for all or a
portion of: LOT 17, NORTH ALBUQUERQUE ACRES, zoned NR-C, located at 5901 CARMEL AVE between
PAN AMERICAN FRWY and SAN PEDRO, containing approximately 0.63 acre(s). (C-18)
PROPERTY OWNERS: MESA VERDE CONSTRUCTION & DEVELOPMENT LLC
REQUEST: RIGHT OF WAY DEDICATION
San Pedro Dr NE is a Major Collector requiring street trees if new development is applicable per IDO 5-6(B).

21. ACTION SHEET MINUTES: January 20th, 2021



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2021-4968

Application #PS: -2021-00013

Meeting Date/Item Number: 17

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-

Final plat will need all required signatures

The site is within CPO 13, Volcano Mesa Character Protection Overlay and VPO 2, Northwest Mesa Escarpment Visual Protection Overlay. Future development must the requirements of these overlays as well as the underlying zoning.

See section 5-2, Site Design and Sensitive Lands for sensitive lands analysis . The Sensitive Lands Analysis form are available on the DRB webpage [Development Review Board — City of Albuquerque \(cabq.gov\)](http://cabq.gov)

See section 5-4-E for block design and layout- the IDO recommends that lots are oriented with the longest dimension along an east-west access to facilitate solar access.

Julie Cordova-Miller

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, December 1, 2021 4:20 PM
To: Julie Cordova-Miller
Subject: Unser Blvd. and Kimmick Dr. NW Public Notice Inquiry
Attachments: 001 IDOZoneAtlasPage_C-10-Z.PDF

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City
La Cuentista Subdivision Unit 1 HOA Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW	Albuquerque
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

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

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

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@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 [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, December 01, 2021 3:01 PM
To: Office of Neighborhood Coordination <jmiller@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Julie Cordova Miller

Telephone Number

505-798-7951

Email Address

jmiller@bhinc.com

Company Name

Bohannon Huston

Company Address

7500 Jefferson Street NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACT B-1& B-2 AT LA CUENTISTA SUBDIVISION.

Physical address of subject site:

Rosa Parks Road

Subject site cross streets:

Unser Blvd. and Kimmick Dr. NW

Other subject site identifiers:

This site is located on the following zone atlas page:

C-10-Z

FIRST CLASS MAIL

December 10, 2021

Tom Anderson
10013 Plunkett Drive NW
Albuquerque, NM 87114

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Mr. Anderson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Elk Haven LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – Rosa Parks Road
4. Location Description – between Unser Blvd. and Kimmick Dr. NW and Paseo del Norte and Rosa Parks
5. Zone Atlas Page – C-10-Z
6. Legal Description – TRACT B-1& B-2 AT LA CUENTISTA SUBDIVISION
7. Area of Property – 59 acres

The Development Review Board Public Hearing will be heard on January 5, starting at 9:00 am via a Zoom call. 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:

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

Please contact me with any questions or concerns at 505-823-1000 or ypadilla@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Preliminary Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW
December 10, 2021
Page 2

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive, flowing style.

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

December 10, 2021

Elizabeth Haley
6005 Chaparral Circle NW
Albuquerque, NM 87114

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Ms. Haley:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

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Helpful information regarding the request being submitted to the DRB:

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2. Agent - Bohannon Huston, Inc
3. Subject Property Address – Rosa Parks Road
4. Location Description – between Unser Blvd. and Kimmick Dr. NW and Paseo del Norte and Rosa Parks
5. Zone Atlas Page – C-10-Z
6. Legal Description – TRACT B-1& B-2 AT LA CUENTISTA SUBDIVISION
7. Area of Property – 59 acres

The Development Review Board Public Hearing will be heard on January 5, starting at 9:00 am via a Zoom call. 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:

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

Please contact me with any questions or concerns at 505-823-1000 or ypadilla@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Preliminary Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW
December 10, 2021
Page 2

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive style with a large initial "Y".

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

December 10, 2021

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Ms. Horvath:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Elk Haven LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – Rosa Parks Road
4. Location Description – between Unser Blvd. and Kimmick Dr. NW and Paseo del Norte and Rosa Parks
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6. Legal Description – TRACT B-1& B-2 AT LA CUENTISTA SUBDIVISION
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Sincerely,

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Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

December 10, 2021

Gary Illingworth
8700A Education Place
Albuquerque, NM 87114

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Mr. Illingworth:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Elk Haven LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – Rosa Parks Road
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Please contact me with any questions or concerns at 505-823-1000 or ypadilla@bhinc.com.

Useful Links

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Preliminary Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW
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Sincerely,

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Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

December 10, 2021

Maria Warren
10013 Plunkett Drive NW
Albuquerque, NM 87114

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Ms. Warren:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Elk Haven LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – Rosa Parks Road
4. Location Description – between Unser Blvd. and Kimmick Dr. NW and Paseo del Norte and Rosa Parks
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Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive style with a large initial "Y".

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, December 9, 2021 5:58 PM
To: gillingworth@hoamo.com; ekhaley@comcast.net; aboard111@gmail.com; ta_a@msn.com; samralphroxy@yahoo.com
Cc: Yolanda Padilla Moyer; Kelly Klein
Subject: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision
Attachments: IDOZoneAtlasPage_C-10-Z.pdf

Re: Bulk Land Subdivision Plat and Vacation of Easements – La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Neighborhood Association Representative:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannan Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

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City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download
<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page



Julie Cordova Miller
Senior Administrative Assistant
Community Development & Planning
Structural Engineering

Bohannon Huston

p. 505.823.1000 | d. 505.798.7951

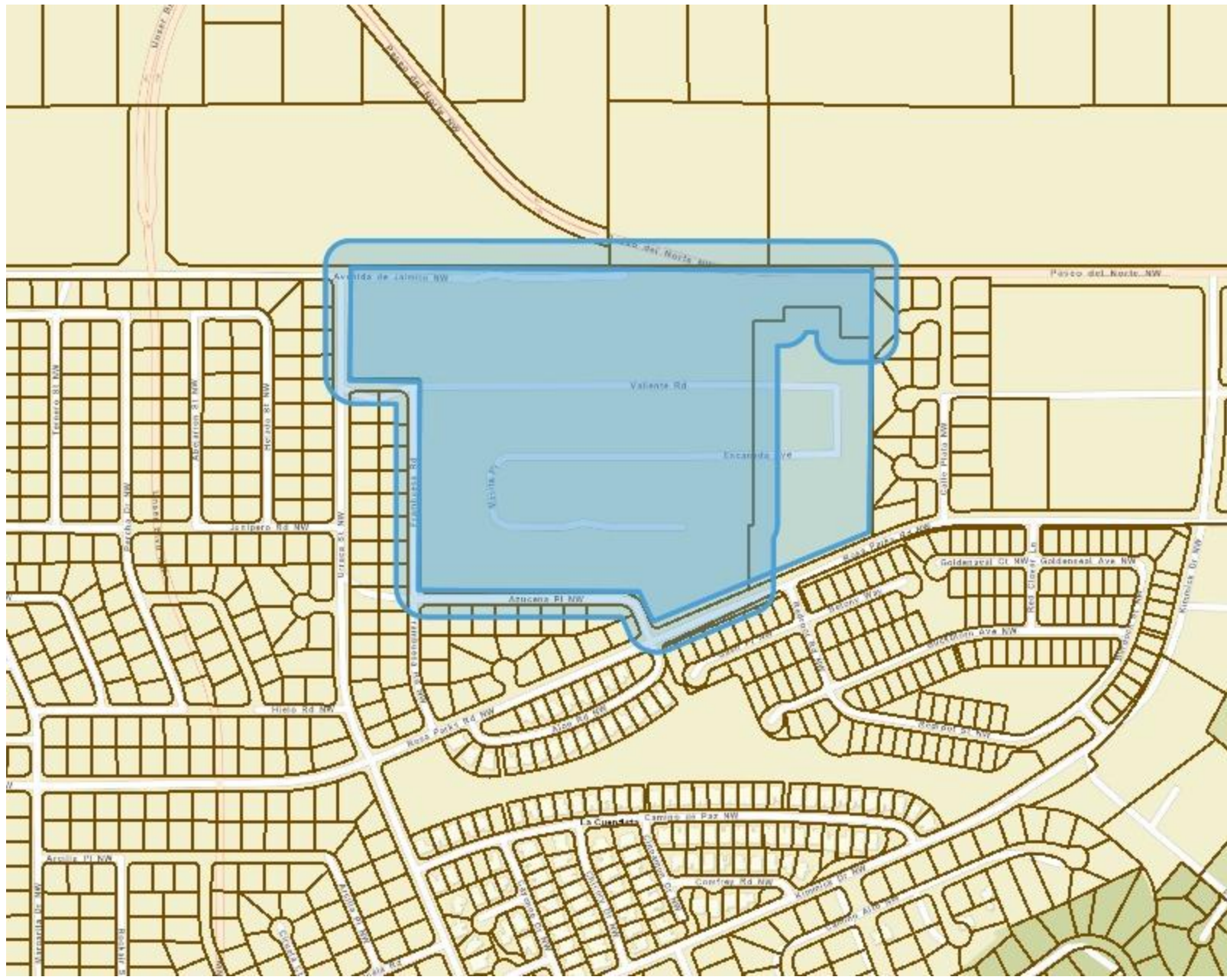
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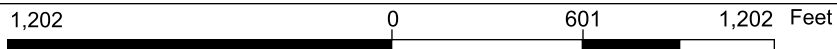
City of Albuquerque



Legend

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

Notes



WGS_1984_Web_Mercator_Auxiliary_Sphere
12/8/2021 © City of Albuquerque

1: 7,212

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

100' Buffer List

geometry	Name	Length	Units	Area	Area Units
Geocortex. Drawing 2					
Geocortex. Drawing 1					

geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Addr	SITUSADD2	Legal Descr	Property Cl	Acres
Geocortex.Gis.Geometries.Polygon	101006427605140206	RAUCH MARCEDES FUNCKE & LYNCH KAREN K TRUSTEE LYNCH LVT	6228 GHOST FLOWER TRL NE	ALBUQUERQUE NM 87111-8349	N/A	ALBUQUERQUE NM 87120	* 010 007C V		0.2755
Geocortex.Gis.Geometries.Polygon	101006427612740214	SEDLER PAUL W & HENRIETTA	6200 MONTANO PLAZA DR NW APT 624	ALBUQUERQUE NM 87120-5759	N/A	ALBUQUERQUE NM 87120	* 002 007C V		0.2755
Geocortex.Gis.Geometries.Polygon	101006427607940209	ALFARO LOA A & ENRIQUEZ ARACELY & GARCIA BLANCA A	10331 CALLE HERMOSA PL NW	ALBUQUERQUE NM 87114-2337	N/A	ALBUQUERQUE NM 87120	* 007 007C V		0.2755
Geocortex.Gis.Geometries.Polygon	101006447617240844	FALLS GERRY & CAROL & APODACA PATRICK V & APODACA DICK F & ISABELLE	1646 RANCHO GUADALUPE TRL NW	ALBUQUERQUE NM 87107-3370	N/A	ALBUQUERQUE NM 87120	* 003 001V V		0.4224
Geocortex.Gis.Geometries.Polygon	101006427610840212	LYNCH KAREN K TRUSTEE LYNCH LVT	6228 GHOST FLOWER TRL NE	ALBUQUERQUE NM 87111-8349	N/A	ALBUQUERQUE NM 87120	* 004 007C V		0.2755
Geocortex.Gis.Geometries.Polygon	101006427606040207	RAUCH MARCEDES FUNCKE & LYNCH KAREN K TRUSTEE LYNCH LVT	6228 GHOST FLOWER TRL NE	ALBUQUERQUE NM 87111-8349	N/A	ALBUQUERQUE NM 87120	* 009 007C V		0.2755
Geocortex.Gis.Geometries.Polygon	101006427613840215	LEHRER WILLIAM M & LINDA P	7300 GRANGE AVE NW	ALBUQUERQUE NM 87120-3523	N/A	ALBUQUERQUE NM 87120	* 001 007C V		0.3306
Geocortex.Gis.Geometries.Polygon	101006433205040315	STAMPS CAROLYN M	2186 CHICKASAW LP	ROCK HILL SC 29732	N/A	ALBUQUERQUE NM 87120	* 005 006C V		0.2617
Geocortex.Gis.Geometries.Polygon	101006424615531045	RUIZ DEVELOPMENT LC	PO BOX 66960	ALBUQUERQUE NM 87193-6960	N/A	ALBUQUERQUE NM 87120	* 004 001V V		0.2767
Geocortex.Gis.Geometries.Polygon	101006429305040319	GALINDO GERARDO & BOJORQUEZ BRENDA	9727 SAMIA ST NW	ALBUQUERQUE NM 87114-5999	N/A	ALBUQUERQUE NM 87120	* 001 006C V		0.3138
Geocortex.Gis.Geometries.Polygon	101006427608940210	SANDOVAL MARK ANTHONY & THERESA MONTANO	6908 TIERRA OSCURA ST NW	ALBUQUERQUE NM 87120-6804	N/A	ALBUQUERQUE NM 87120	* 006 007C V		0.2755
Geocortex.Gis.Geometries.Polygon	101006436505340312	GARCIA MILLAN J	6408 SUMMERWOOD CT NW	ALBUQUERQUE NM 87120	N/A	ALBUQUERQUE NM 87120	* 008 006C V		0.2938
Geocortex.Gis.Geometries.Polygon	101006426513840216	SIERRA MARIO H & ALMA A	4905 AZTEC RD NE	ALBUQUERQUE NM 87110-1821	N/A	ALBUQUERQUE NM 87120	* 029 007C V		0.3306
Geocortex.Gis.Geometries.Polygon	101006448415240840	KHODAIIE MORTEZA	1800 CONESTOGA DR SE	ALBUQUERQUE NM 87123	N/A	ALBUQUERQUE NM 87120	* 007 001V V		0.2388
Geocortex.Gis.Geometries.Polygon	101006424616431046	MONCRIEFF ROBERT C & BEVERLY J TRUSTEES MONCRIEFF RVT	19270 GREENHORN RD	GRASS VALLEY CA 95945-8627	N/A	ALBUQUERQUE NM 87120	* 003 001V V		0.2767
Geocortex.Gis.Geometries.Polygon	101006437004640311	GARCIA MILLAN J	6408 SUMMERWOOD CT NW	ALBUQUERQUE NM 87120	N/A	ALBUQUERQUE NM 87120	* 009 006C V		0.2759
Geocortex.Gis.Geometries.Polygon	101006447614240839	ELLIOTT MAHLON J & LOIS ANN	10104 BLUME ST NE	ALBUQUERQUE NM 87112	N/A	ALBUQUERQUE NM 87120	* 008 001V V		0.4775
Geocortex.Gis.Geometries.Polygon	101006448318440845	FALLS GERRY & CAROL & APODACA PATRICK V & APODACA DICK F & ISABELLA	1646 RANCHO GUADALUPE TRL NW	ALBUQUERQUE NM 87107-3370	N/A	ALBUQUERQUE NM 87120	* 02A 001V V		0.2938
Geocortex.Gis.Geometries.Polygon	101006430405040318	GALINDO GERARDO & BOJORQUEZ BRENDA	9727 SAMIA ST NW	ALBUQUERQUE NM 87114-5999	N/A	ALBUQUERQUE NM 87120	* 002 006C V		0.2617
Geocortex.Gis.Geometries.Polygon	101006427609840211	ORTIZ ROMEO ANTHONY III & KAREN DIANNE	6423 PICARDIA PL NW	ALBUQUERQUE NM 87120-7042	N/A	ALBUQUERQUE NM 87120	* 005 007C V		0.2755
Geocortex.Gis.Geometries.Polygon	101006435105140313	FORDICE JAMES MICHAEL & SANCHEZ ELAINE MARIE	2840 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	N/A	ALBUQUERQUE NM 87120	* 007 006C V		0.2571
Geocortex.Gis.Geometries.Polygon	101006427611740213	CORDOVA MARK D	760 AMETHYST DR NE	RIO RANCHO NM 87124-4642	N/A	ALBUQUERQUE NM 87120	* 003 007C V		0.2755
Geocortex.Gis.Geometries.Polygon	101006427607040208	VILLEGAS JULIE D & CRUZ PATSY TRUSTEE CRUZ RVT	7112 LAS NUTRIAS RD NW	ALBUQUERQUE NM 87114-5922	N/A	ALBUQUERQUE NM 87120	* 008 007C V		0.2755
Geocortex.Gis.Geometries.Polygon	101006431305040317	MORA ROBERT	6618 ELWOOD DR NW	ALBUQUERQUE NM 87107-6107	N/A	ALBUQUERQUE NM 87120	* 003 006C V		0.2617
Geocortex.Gis.Geometries.Polygon	101106410522731501	BEDROCK PARTNERSHIP & N M GEN PARTNERSHIP C/O GERALD GOLD	1509 HARVARD CT NE	ALBUQUERQUE NM 87106-3712		ALBUQUERQUE NM 87114	TRACT 2-A V		60.67
Geocortex.Gis.Geometries.Polygon	101006424614531044	MADLIGER THOMAS R & CONNIE SUE	9094 GLENRIDGE BLVD	DAYTON OH 45458-5022	N/A	ALBUQUERQUE NM 87120	* 005 001V V		0.2767
Geocortex.Gis.Geometries.Polygon	101006439422841515	BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704	N/A	ALBUQUERQUE NM 87114	TR IN N OF V		10
Geocortex.Gis.Geometries.Polygon	101006424617431047	MONCRIEFF ROBERT C & BEVERLY J TRUSTEES MONCRIEFF RVT	19270 GREENHORN RD	GRASS VALLEY CA 95945-8627	N/A	ALBUQUERQUE NM 87120	* 002 001V V		0.2767
Geocortex.Gis.Geometries.Polygon	101006432305040316	MORA ROBERT	6618 ELWOOD DR NW	ALBUQUERQUE NM 87107-6107	N/A	ALBUQUERQUE NM 87120	* 004 006C V		0.2617
Geocortex.Gis.Geometries.Polygon	101006448316240843	FALLS PROPERTY TRUST & APODACA PATRICK V & APODACA DICK F & ISABELLE	PO BOX 14777	ALBUQUERQUE NM 87191-4777	N/A	ALBUQUERQUE NM 87120	* 004 001V V		0.2901
Geocortex.Gis.Geometries.Polygon	101006424618531048	LUNA TROY R & JACQUELINE J	6315 CASA BLANCA NW	ALBUQUERQUE NM 87120-3290	N/A	ALBUQUERQUE NM 87120	* 001 001V V		0.2937
Geocortex.Gis.Geometries.Polygon	101006434105040314	WRIGHT BILLY J & MAHALA L	4112 BLUE RIDGE PL NE	ALBUQUERQUE NM 87111	N/A	ALBUQUERQUE NM 87120	* 006 006C V		0.2541
Geocortex.Gis.Geometries.Polygon	101006431522541516	BEDROCK INVESTORS LIMITED C/O GERALD GOLD	1509 HARVARD CT NE	ALBUQUERQUE NM 87106-3712		ALBUQUERQUE NM 87114	TR 1 (SE'LY V		39.5947
Geocortex.Gis.Geometries.Polygon	101006444912440403	ELK HAVEN LLC	21 VISTA VALLE CIR	LAMY NM 87540-7506		ROSA PARI ALBUQUERQUE NM 87120	TR B-2 BUL V		11.1897
Geocortex.Gis.Geometries.Polygon	101006434613240404	ELK HAVEN LLC	21 VISTA VALLE CIR	LAMY NM 87540-7506		ROSA PARI ALBUQUERQUE NM 87120	TR B-1 BUL V		47.9
Geocortex.Gis.Geometries.Polygon	101006439203342202	MARTINEZ SEAN	6331 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6331 BASIL	ALBUQUERQUE 87120	LT 10 BLK 4 R		0.2175
Geocortex.Gis.Geometries.Polygon	101006439703742203	THORNLEY SENECA R & WASHUTA ANDREW K	6327 BASIL PL NW	ALBUQUERQUE NM 87114-5441	6327 BASIL	ALBUQUERQUE 87120	LT 11 BLK 4 R		0.1506
Geocortex.Gis.Geometries.Polygon	101006440309342204	SANCHEZ LAWRENCE J & LISA A	6323 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6323 BASIL	ALBUQUERQUE 87120	LT 12 BLK 4 R		0.1532
Geocortex.Gis.Geometries.Polygon	101006440804142205	MARTIN GERALD A & VICTORIA E TRUSTEES MARTIN RVT	6319 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6319 BASIL	ALBUQUERQUE 87120	LT 13 BLK 4 R		0.1532
Geocortex.Gis.Geometries.Polygon	101006441404342206	HELLER MARIA R TRUSTEE HELLER RVT	6315 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6315 BASIL	ALBUQUERQUE 87120	LT 14 BLK 4 R		0.1532
Geocortex.Gis.Geometries.Polygon	101006441904642207	COLLINS KELLI & WILSON MICHAEL L	6311 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6311 BASIL	ALBUQUERQUE 87120	LT 15 BLK 4 R		0.1532
Geocortex.Gis.Geometries.Polygon	101006442504842208	HASKINS WENDY JO & RICHARD P	6309 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6309 BASIL	ALBUQUERQUE 87120	LT 16 BLK 4 R		0.1532
Geocortex.Gis.Geometries.Polygon	101006443005142209	OHEARN MICHAEL J	1734 HOOPER RD SW	ALBUQUERQUE NM 87105-3055	6305 BASIL	ALBUQUERQUE 87120	LT 17 BLK 4 R		0.1532
Geocortex.Gis.Geometries.Polygon	101006443605342210	ALIDON ROBERT T	6301 BASIL PL NW	ALBUQUERQUE NM 87120-5441	6301 BASIL	ALBUQUERQUE 87120	LT 18 BLK 4 R		0.1628
Geocortex.Gis.Geometries.Polygon	101006441305042201	DOUBLE M PROPERTIES INC	4400 ALAMEDA BLVD NE SUITE E	ALBUQUERQUE NM 87113-1519	ROSA PARI	ALBUQUERQUE 87120	TR 8 FINAL V		0.1857

FIRST CLASS MAIL

December 10, 2021

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW.

To whom it may concern:

The City of Albuquerque's GIS system map has identified you as being within 100' of the above mentioned project.

This letter is to advise you that Bohannon Huston, Inc., agent for Pulte Group, is seeking approval for Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk within La Cuentista Subdivision, Unser Blvd. and Kimmick Dr. NW. See the attached Zone Atlas Page for the project location. The request is to subdivide\revise Tracts B-1 and B-2 into two (2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Elk Haven LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – Rosa Parks Road
4. Location Description – between Unser Blvd. and Kimmick Dr. NW and Paseo del Norte and Rosa Parks
5. Zone Atlas Page – C-10-Z
6. Legal Description – TRACT B-1& B-2 AT LA CUENTISTA SUBDIVISION.
7. Area of Property – 59 acres

The Development Review Board Public Hearing will be heard on January 5th, starting at 9:00 am via a Zoom call. 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:

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

Please contact me with any questions or concerns at 505-823-1000 or ypadilla@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

Preliminary Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW
December 10, 2021
Page 2

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

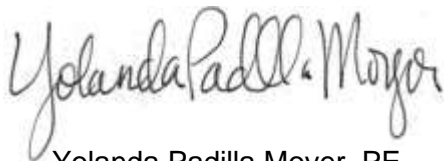
City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive, flowing style.

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

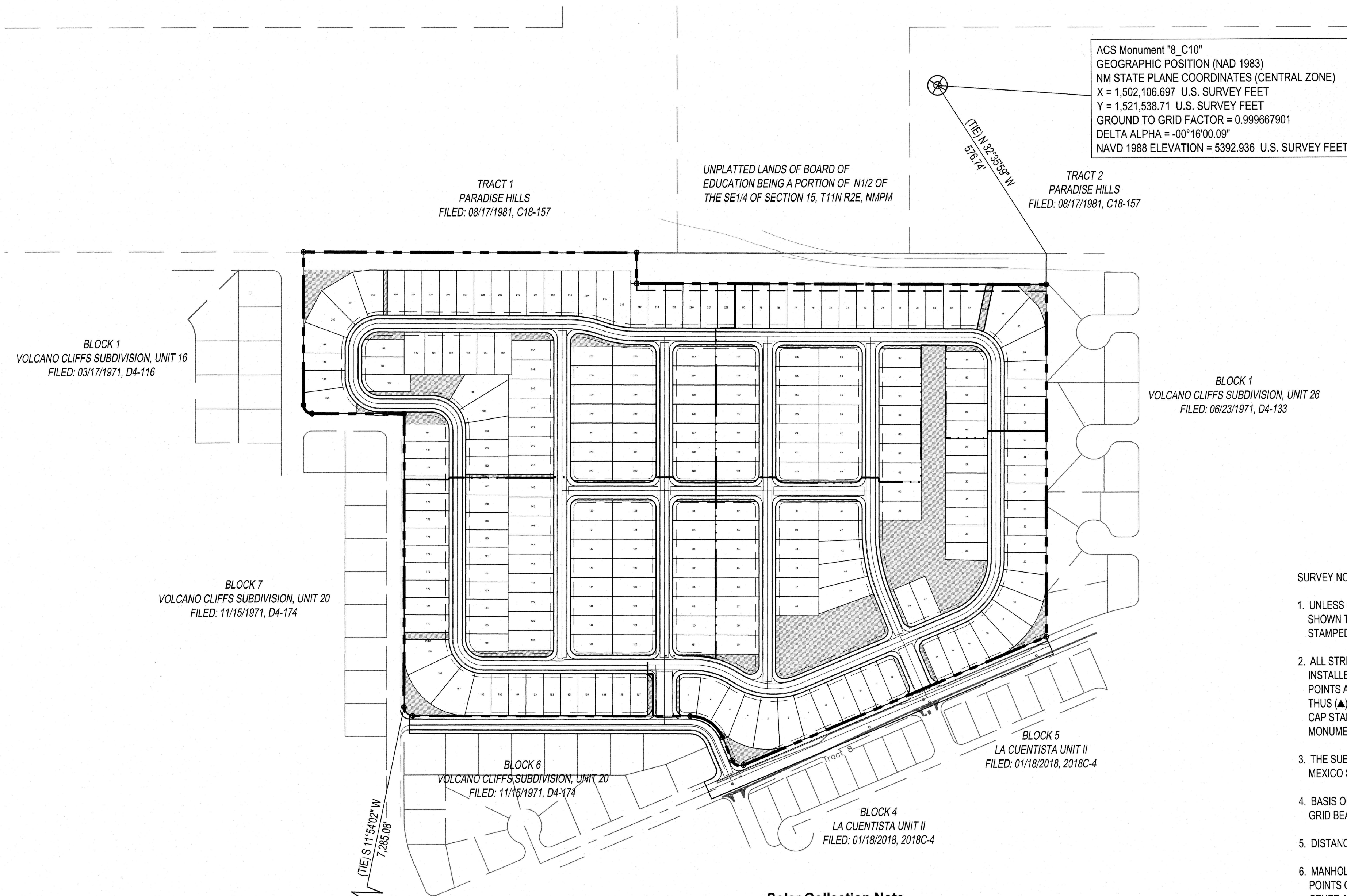
Attachments: Zone Atlas Page

PRELIMINARY PLAT LA CUENTISTA SUBDIVISION

(REPLAT OF TRACT B-1-A AND TRACT B-2-A)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2021



ACS Monument "8" C10"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,502,106.697 U.S. SURVEY FEET
Y = 1,521,538.71 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.999667901
DELTA ALPHA = -00°16'00.09"
NAVD 1988 ELEVATION = 5392.936 U.S. SURVEY FEET

TRACT 1
PARADISE HILLS
FILED: 08/17/1981, C18-157

UNPLATTED LANDS OF BOARD OF
EDUCATION BEING A PORTION OF N1/2 OF
THE SE1/4 OF SECTION 15, T11N R2E, NMPM

TRACT 2
PARADISE HILLS
FILED: 08/17/1981, C18-157

BLOCK 1
VOLCANO CLIFFS SUBDIVISION, UNIT 16
FILED: 03/17/1971, D4-116

BLOCK 7
VOLCANO CLIFFS SUBDIVISION, UNIT 20
FILED: 11/15/1971, D4-174

BLOCK 1
VOLCANO CLIFFS SUBDIVISION, UNIT 26
FILED: 06/23/1971, D4-133

BLOCK 6
VOLCANO CLIFFS SUBDIVISION, UNIT 20
FILED: 11/15/1971, D4-174

BLOCK 5
LA CUENTISTA UNIT II
FILED: 01/18/2018, 2018C-4

BLOCK 4
LA CUENTISTA UNIT II
FILED: 01/18/2018, 2018C-4

ACS Monument "3" E10"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,499,059.808 U.S. SURVEY FEET
Y = 1,512,627.946 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.999672416
DELTA ALPHA = -00°16'20.35"
NAVD 1988 ELEVATION = 5318.888 U.S. SURVEY FEET

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.

Purpose of Plat
1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

PLAT IS LOCATED WITHIN PROJECTED SECTIONS 15, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

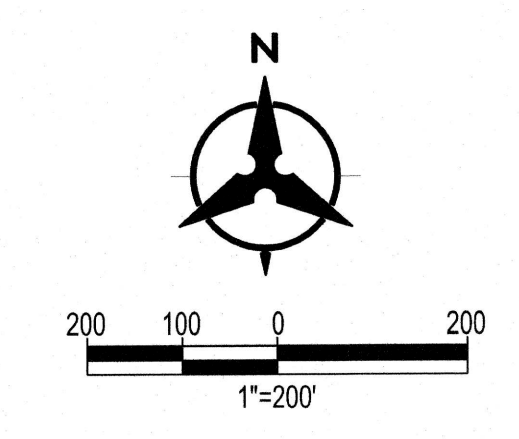


- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (X) SHALL BE MARKED BY A #5 REBAR STAMPED "PLOTNER, PS 14271".
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (A) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 14271".
 - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - DISTANCES SHALL BE GROUND DISTANCES.
 - 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.

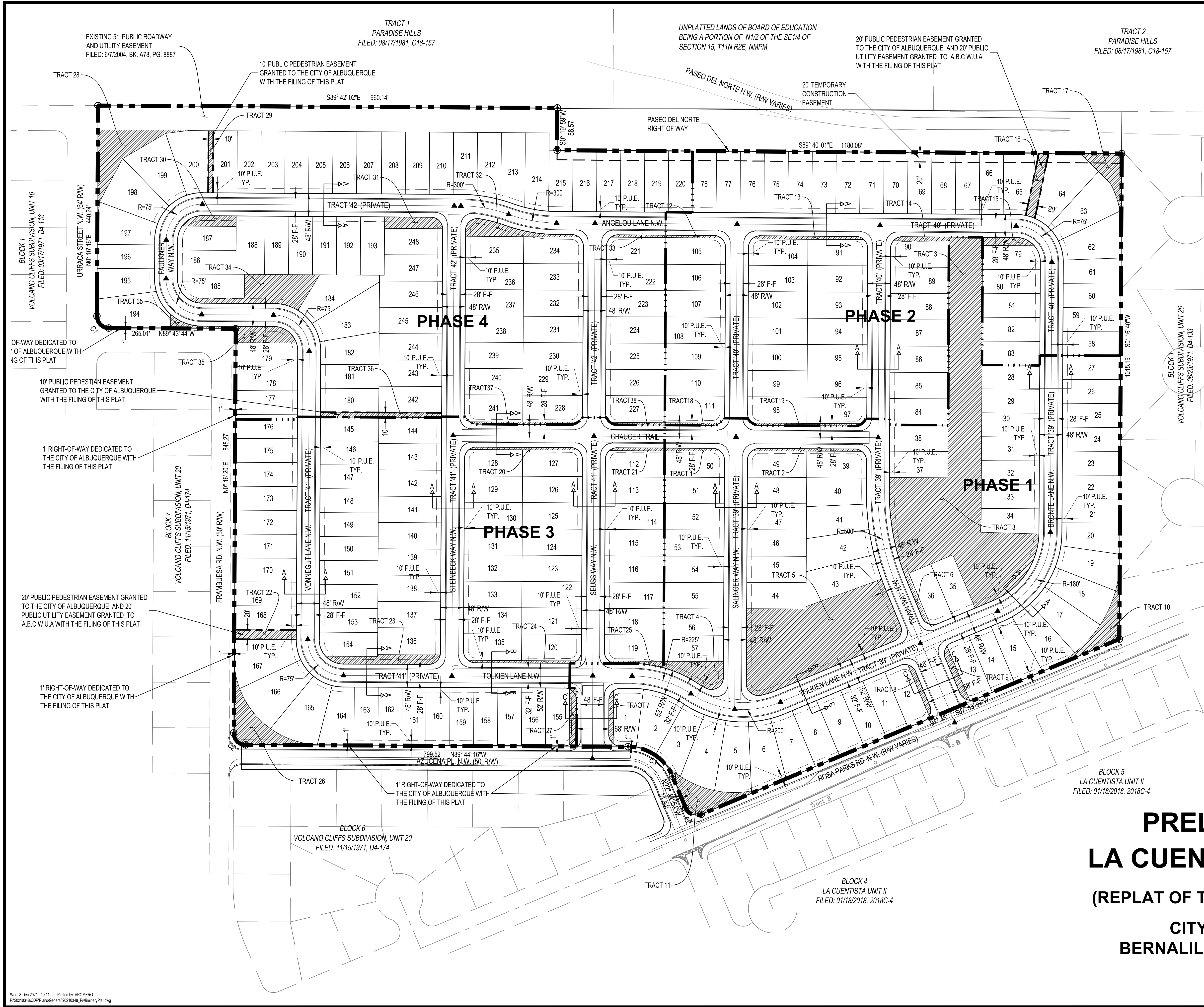
APPROVED FOR MONUMENTATION AND STREET NAMES
Loren N. Risenhoover P.S. 12/6/2021
CITY SURVEYOR DATE

OWNER:
ELK HAVEN, LLC
STAN DIAMOND, MANAGING MEMBER
BY: *Stan Diamond*
NAME: Stan Diamond
TITLE: _____
DATE: _____

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PERIMETER FENCE
	PROPOSED HOA TRACT



PL 3 Dec 2021 - 9:03 am, Plotted by: ARONERO
P:\2021\08\02\Plat\General\202108_02\preliminaryPlat.dwg



CURVE TABLE				
ID	RADIUS	ARC	DELTA	TANGENT
C1	25.00'	39.27'	90° 00' 00"	25.00'
C2	25.00'	39.27'	90° 00' 37"	25.00'
C3	100.60'	117.62'	66° 59' 22"	66.57'
C4	25.00'	39.27'	90° 00' 00"	25.00'

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PERIMETER FENCE
	PROPOSED HOA TRACT

**PRELIMINARY PLAT
LA CUENTISTA SUBDIVISION
(REPLAT OF TRACT B-1-A AND TRACT B-2-A)**

**CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

DECEMBER, 2021

Wed, 8-Dec-2021 - 10:11am, Plotted by: ARONERO
P:\2021\1048\CDP\NewGeneral\2021034_PreliminaryPlat.dwg

LEGAL DESCRIPTION:

TRACT 'B-1-A' AND TRACT 'B-2-A', OF THE BULK LAND PLAT FOR TRACT B-1-A and TRACT B-2-B LA CUENTISTA SUBDIVISION WITHIN SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO

1. EXISTING ZONING: R-ML

PROPOSED ZONING: R-ML

PROPOSED RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL ACREAGE:

EXISTING TRACT 'B-1-A' = 29.5744 ACRES
EXISTING TRACT 'B-2-A' = 27.1077 ACRES

ACREAGE:

PHASE	TRACT	ACRES	ENCUMBERED BY EASEMENT	
PHASE 1	TRACT '1'	0.0152	B	
	TRACT '2'	0.0252	B	
	TRACT '3'	1.9571	B	
	TRACT '4'	0.1105	B	
	TRACT '5'	1.0781	B	
	TRACT '6'	0.0169	B	
	TRACT '7'	0.0218	B	
	TRACT '8'	0.0228	B	
	TRACT '9'	0.0334	B	
PHASE 2	TRACT '10'	0.1106	B	
	TRACT '11'	0.1344	B	
	TRACT '39'	3.7594	A, C, D	
	TRACT '12'	0.0127	B	
PHASE 3	TRACT '13'	0.0337	B	
	TRACT '14'	0.0215	B	
	TRACT '15'	0.0378	B	
	TRACT '16'	0.0626	B	
	TRACT '17'	0.0942	B	
	TRACT '18'	0.0127	B	
	TRACT '19'	0.0252	B	
	TRACT '40'	2.0054	A, C, D	
	PHASE 4	TRACT '20'	0.0249	B
		TRACT '21'	0.0150	B
TRACT '22'		0.0590	B	
TRACT '23'		0.0937	B	
TRACT '24'		0.0249	B	
TRACT '25'		0.0169	B	
TRACT '26'		0.1563	B	
TRACT '27'		0.0370	B	
TRACT '41'		2.7568	A, C, D	
PHASE 4		TRACT '28'	0.2032	B
	TRACT '29'	0.0298	B	
	TRACT '30'	0.0509	B	
	TRACT '31'	0.0636	B	
	TRACT '32'	0.0916	B	
	TRACT '33'	0.0125	B	
	TRACT '34'	0.2274	B	
	TRACT '35'	0.1134	B	
PHASE 4	TRACT '36'	0.0582	B	
	TRACT '37'	0.0249	B	
	TRACT '38'	0.0125	B	
	TRACT '42'	2.7624	A, C, D	

EASEMENT LEGEND

- A PRIVATE DRAINAGE EASEMENT SEE NOTE 4
- B PRIVATE DRAINAGE EASEMENT SEE NOTE 10
- C PUBLIC SUBSURFACE SANITARY AND WATERLINE EASEMENT SEE NOTE 4
- D PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT SEE NOTE 4

NUMBER OF LOTS:

LA CUENTISTA PHASE 1 = 57
LA CUENTISTA PHASE 2 = 54
LA CUENTISTA PHASE 3 = 65
LA CUENTISTA PHASE 4 = 72
TOTAL 248

PROPOSED DENSITY: 4.41 D.U./ACRE

3. MINIMUM LOT DIMENSIONS: 50'x122'
MINIMUM LOT AREA: 6,100 SF

4. TRACTS 39 THROUGH 42 TO BE OWNED BY THE H.O.A. AND CONTAINS THE FOLLOWING BLANKET EASEMENTS:

- PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
- A PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE. SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
- A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE H.O.A. FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVE THE RESIDENCE IN 'LA CUENTISTA SUBDIVISION'.

5. LOT SETBACKS:

FRONT: 15'
SIDE: 5'
REAR: 15'

6. PROPOSED SOLAR ACCESS PROVISIONS,
SHALL BE IN ACCORDANCE WITH INTEGRATED DEVELOPMENT ORDINANCE 14-16-5-10.

7. THE H.O.A. SHALL MAINTAIN ALL TRAILS LOCATED WITHIN H.O.A. TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK / TRAIL.

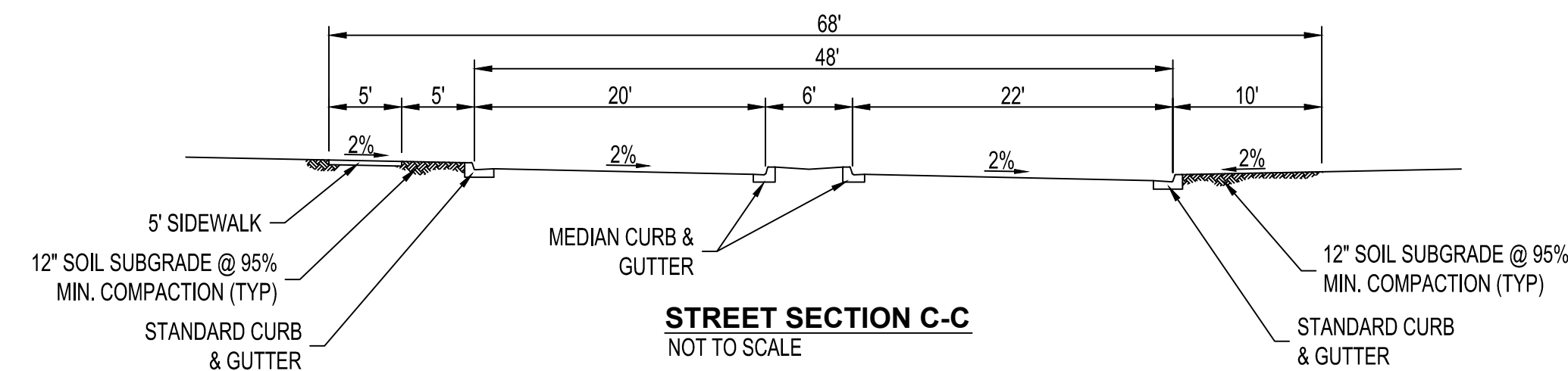
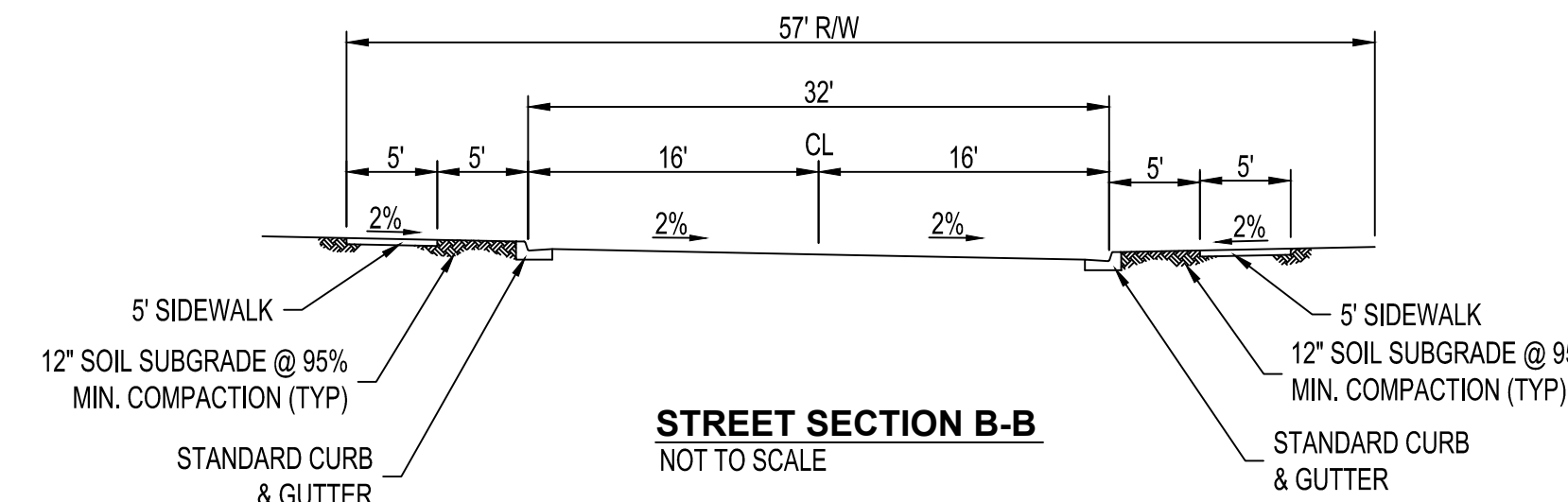
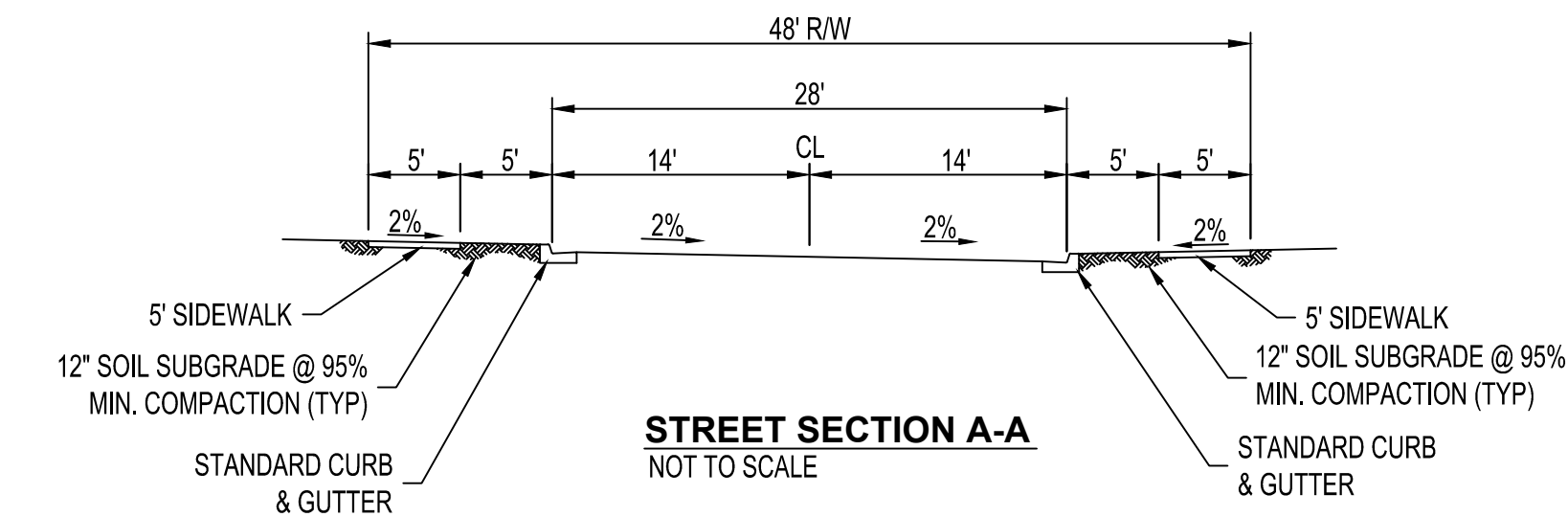
8. TRACT '1' THROUGH TRACT '41' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

10. TRACTS '1' - '38' CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED TO THE H.O.A. SEE THIS SHEET FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY

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, BUILDING OR OTHER OBSTRUCTION (UNLESS SHOWN ON THE APPROVED GRADING PLAN) MAY BE PLACED OR MAINTAINED IN THE 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.



Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

STAN DIAMOND, MANAGING MEMBER
ELK HAVEN, LLC

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: STAN DIAMOND, MANAGING MEMBER, ELK HAVEN, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

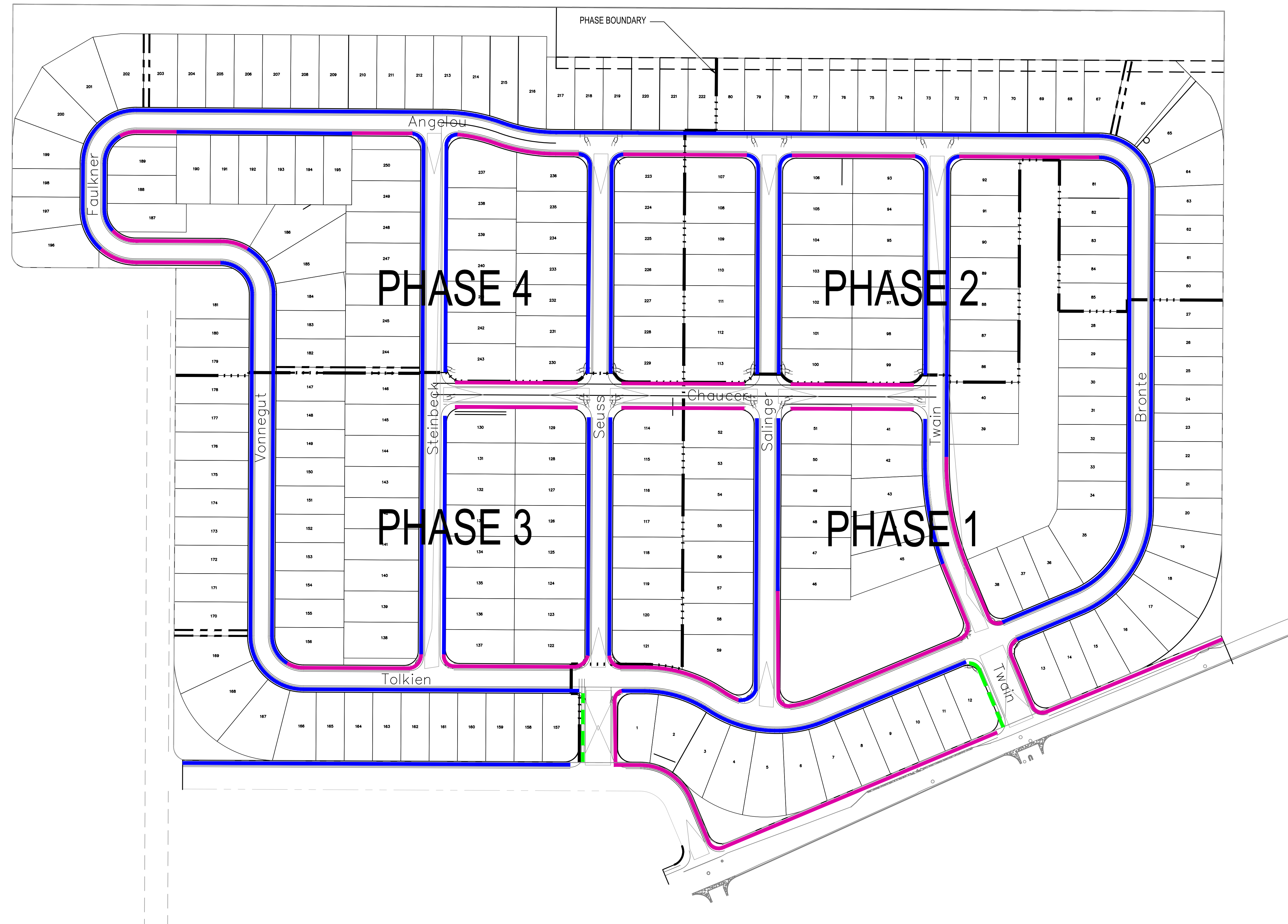
**PRELIMINARY PLAT
LA CUENTISTA SUBDIVISION
(REPLAT OF TRACT B-1-A AND TRACT B-2-A)**




**CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

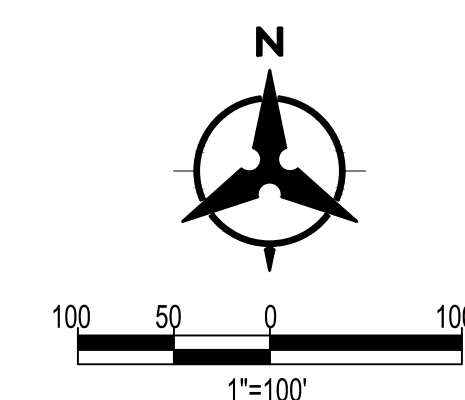
DECEMBER, 2021

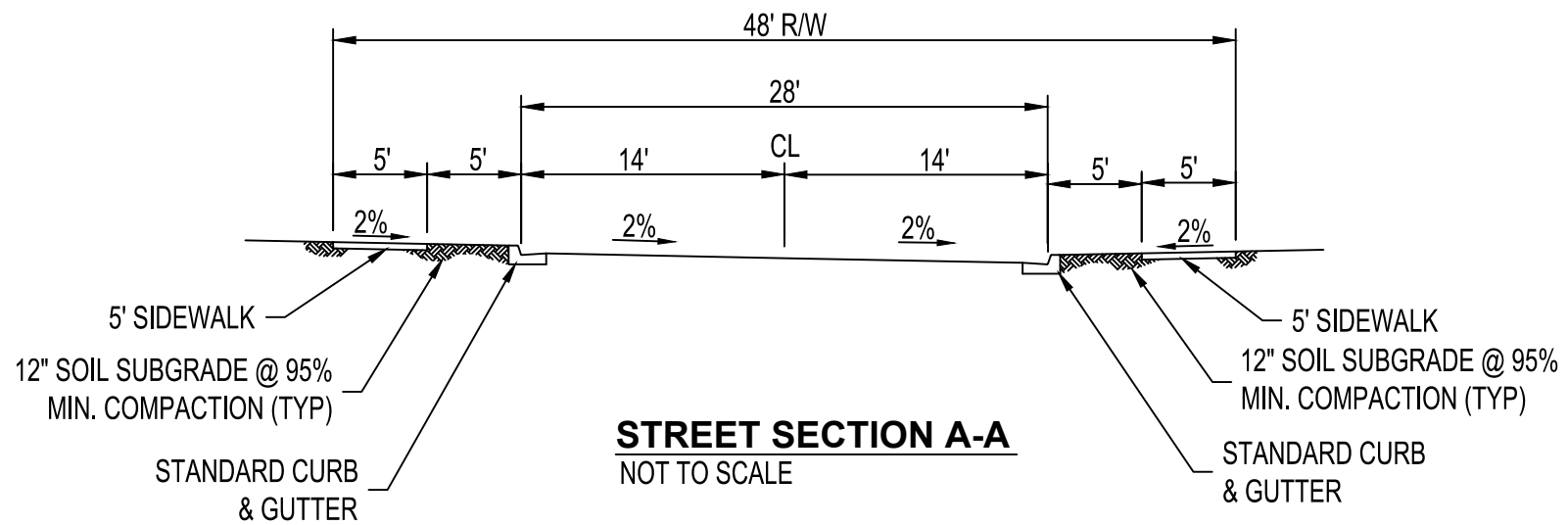
SIDEWALK EXHIBIT LA CUENTISTA SUBDIVISION

NOVEMBER 2021

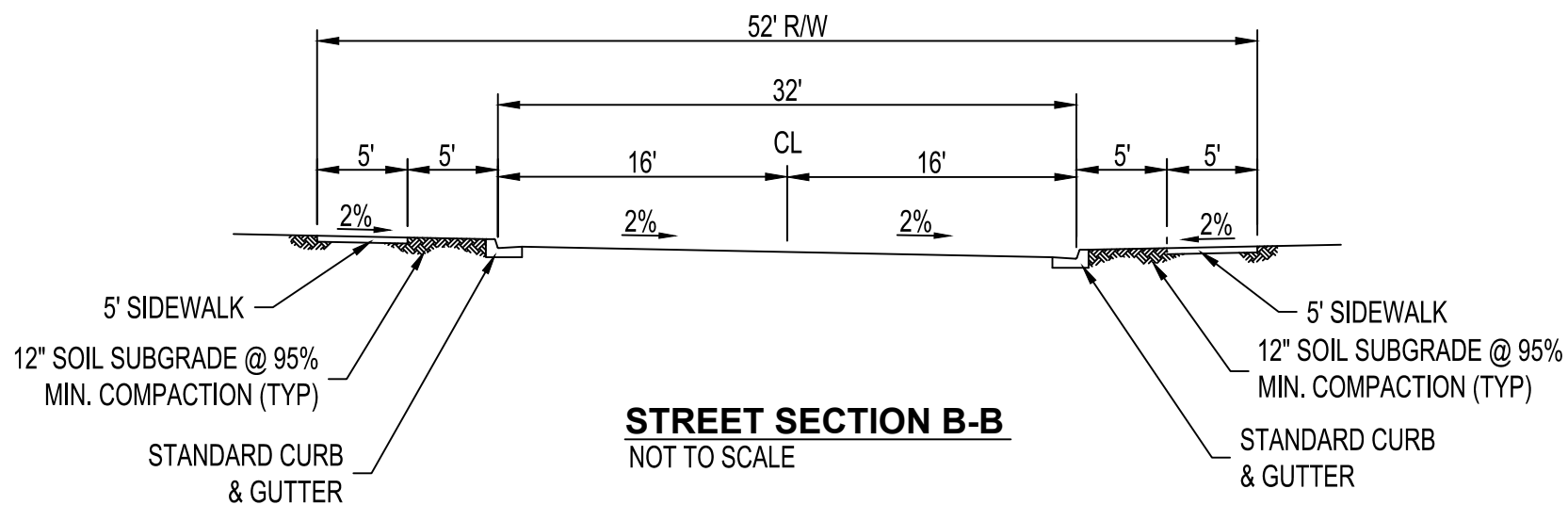


-  DEFERRED- SIDEWALKS ARE TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME CONSTRUCTION IS COMPLETED. THE DEFERRAL IS REQUESTED TO REDUCE DAMAGE TO SIDEWALKS DUE TO BUILDING CONSTRUCTION ACTIVITIES.
-  TO BE BUILT- SIDEWALK
-  SIDEWALK WAIVED

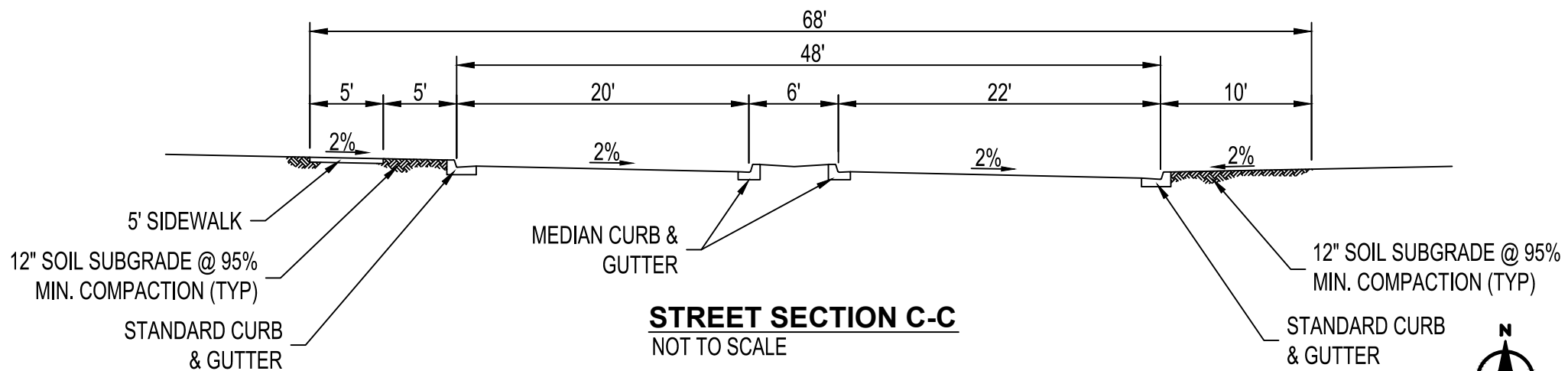




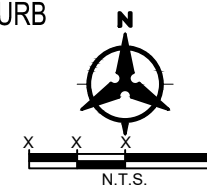
STREET SECTION A-A
NOT TO SCALE



STREET SECTION B-B
NOT TO SCALE

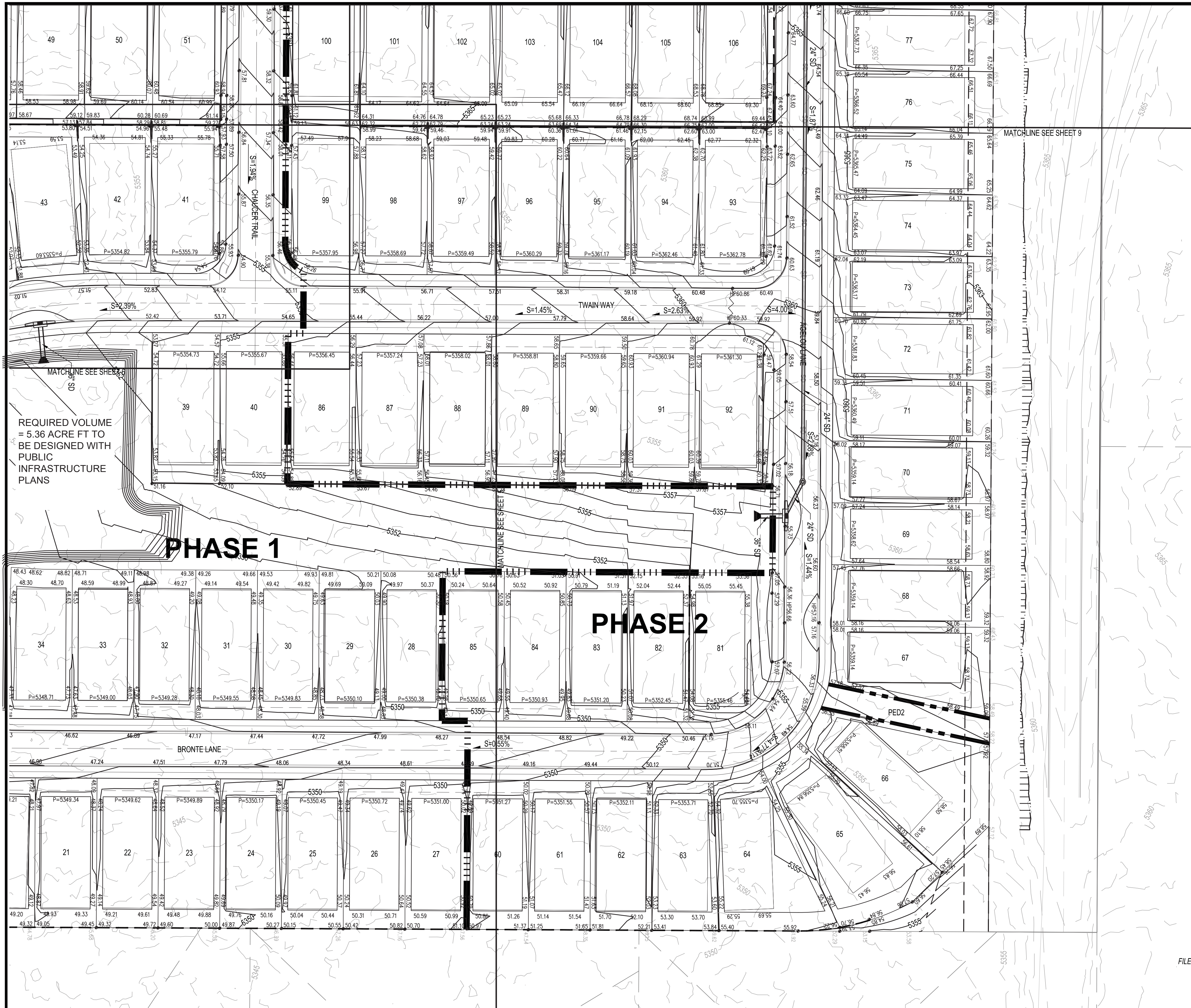


STREET SECTION C-C
NOT TO SCALE



LA CUENTISTA SUBDIVISION			
STREET CROSS SECTIONS			
DRAWN BY:	KH	DATE:	12/02/2021
CHECKED BY:	XXX	BHI PROJECT NO.:	20210348
		SHEET NO.:	---

Thu, 2-Dec-2021 - 6:43 am. Plotted by: KHOLT
\\la-abq-fs2\projects\20210348\CDP\Exhibit\StreetCrossSections.dwg

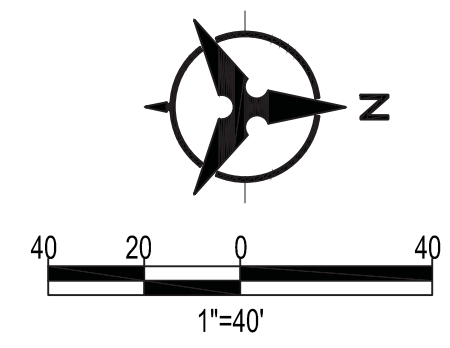


REQUIRED VOLUME = 5.36 ACRE FT TO BE DESIGNED WITH PUBLIC INFRASTRUCTURE PLANS

PHASE 1

PHASE 2

- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR — 5025
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET [Symbol]
 - PROPOSED STORM DRAIN LINE [Symbol]
 - PROPOSED STORM DRAIN MANHOLE [Symbol]
 - PROPOSED WATER BLOCK [Symbol]
 - PERIMETER WALL [Symbol]
 - RETAINING WALL [Symbol]
 - GARDEN WALL [Symbol]
 - PAD [Symbol]
 - TURNED BLOCK [Symbol]
 - STREET SLOPE [Symbol]
 - DIRECTION OF FLOW [Symbol]



CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

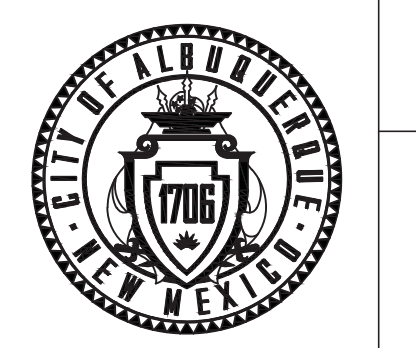
CONSULTANTS



ACS MONUMENT "8_C"10"
NAD 1983 CENTRAL ZONE
X = 152106.897
Y = 1521538.71
Z = 5392.936 (NAD 1988)
G-G = 0.99667901
MAPPING ANGLE = -0°16'00.09"



NO.	DATE	DESCRIPTION	CONTRACTOR
		AS-BUILT INFORMATION <td> </td>	
		WORK STAKED BY: <td> </td>	
		INSPECTOR'S ACCEPTANCE BY: <td> </td>	
		FIELD VERIFICATION BY: <td> </td>	
		DRAWINGS CORRECTED BY: <td> </td>	

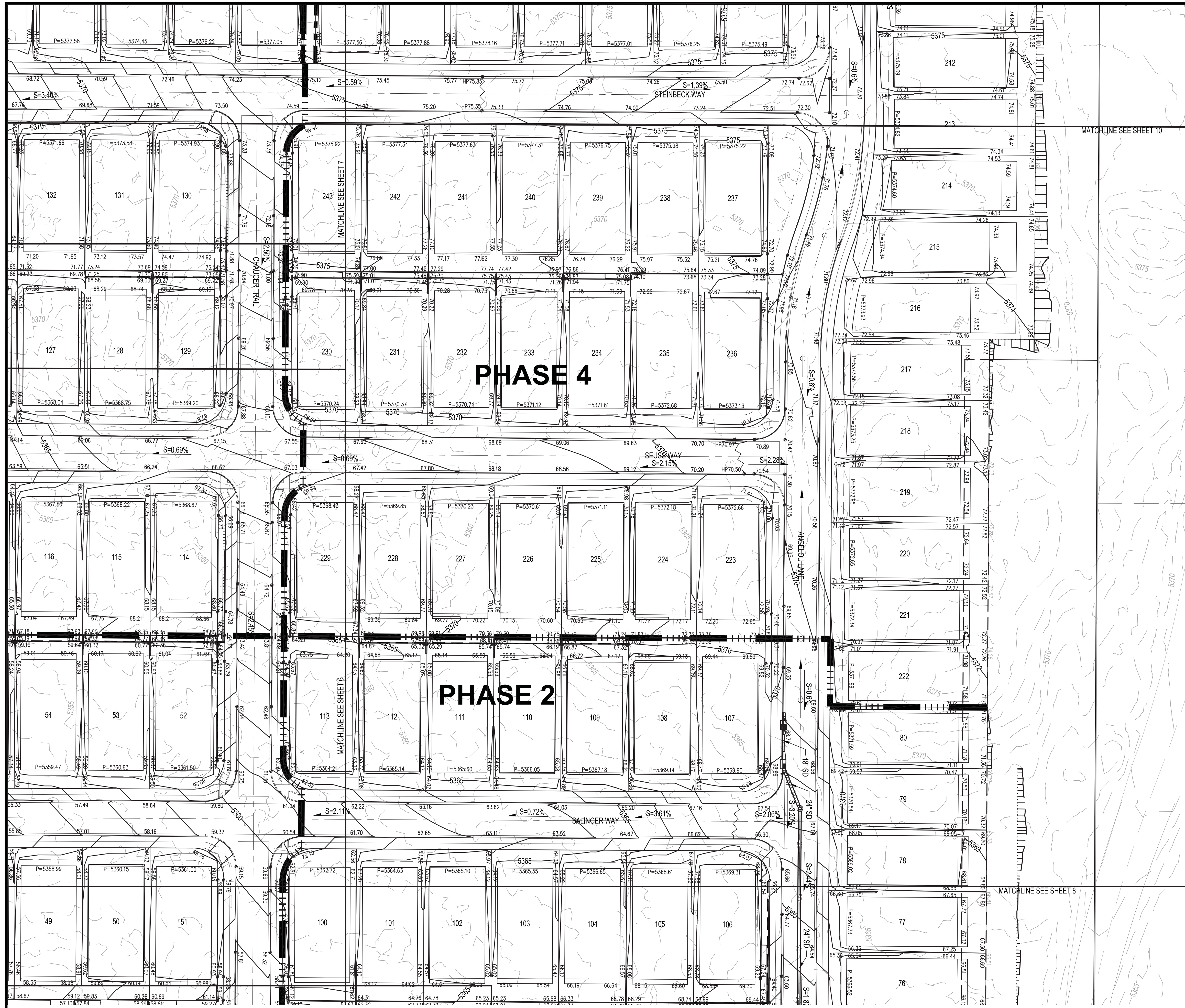


CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

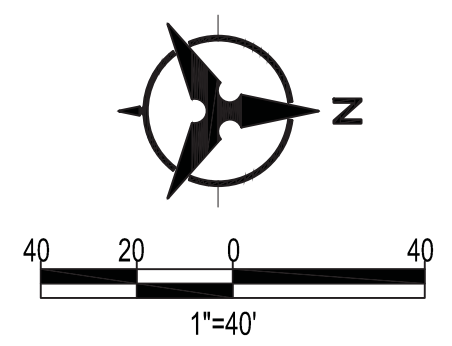
LA CUMENTISTA GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. C-10-Z
		CITY PROJECT NO. XXXXXX
		SHEET NO. 5 OF 7

Fri, 10-Dec-2021 10:20am. Plotted by: AROMERO
P:\2022\10348\CDP\Plans\General\20210348_Grading\2.dwg



- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
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 - PROPOSED WATER BLOCK [Symbol]
 - PERIMETER WALL [Symbol]
 - RETAINING WALL [Symbol]
 - GARDEN WALL [Symbol]
 - PAD [Symbol]
 - TURNED BLOCK [Symbol]
 - STREET SLOPE [Symbol]
 - DIRECTION OF FLOW [Symbol]



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

**LA CUMENTISTA
GRADING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. C-10-Z
		CITY PROJECT NO. XXXXXX
		SHEET NO. 6 OF 7

**Bohannon
Huston**
www.bhinc.com
800.877.5332

CONSULTANTS
BENCH MARKS
ACS MONUMENT "8_C10"
NAD 1983 CENTRAL ZONE
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G-G = 0398667901
MAPPING ANGLE = -0°16'00.00"

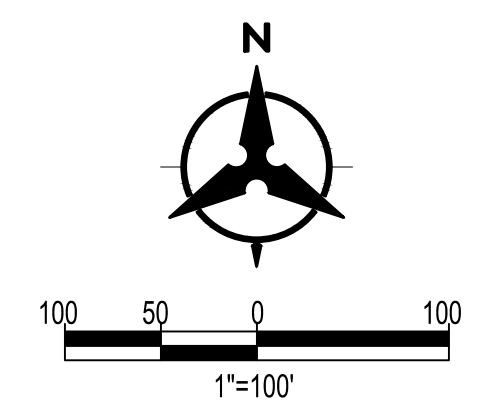
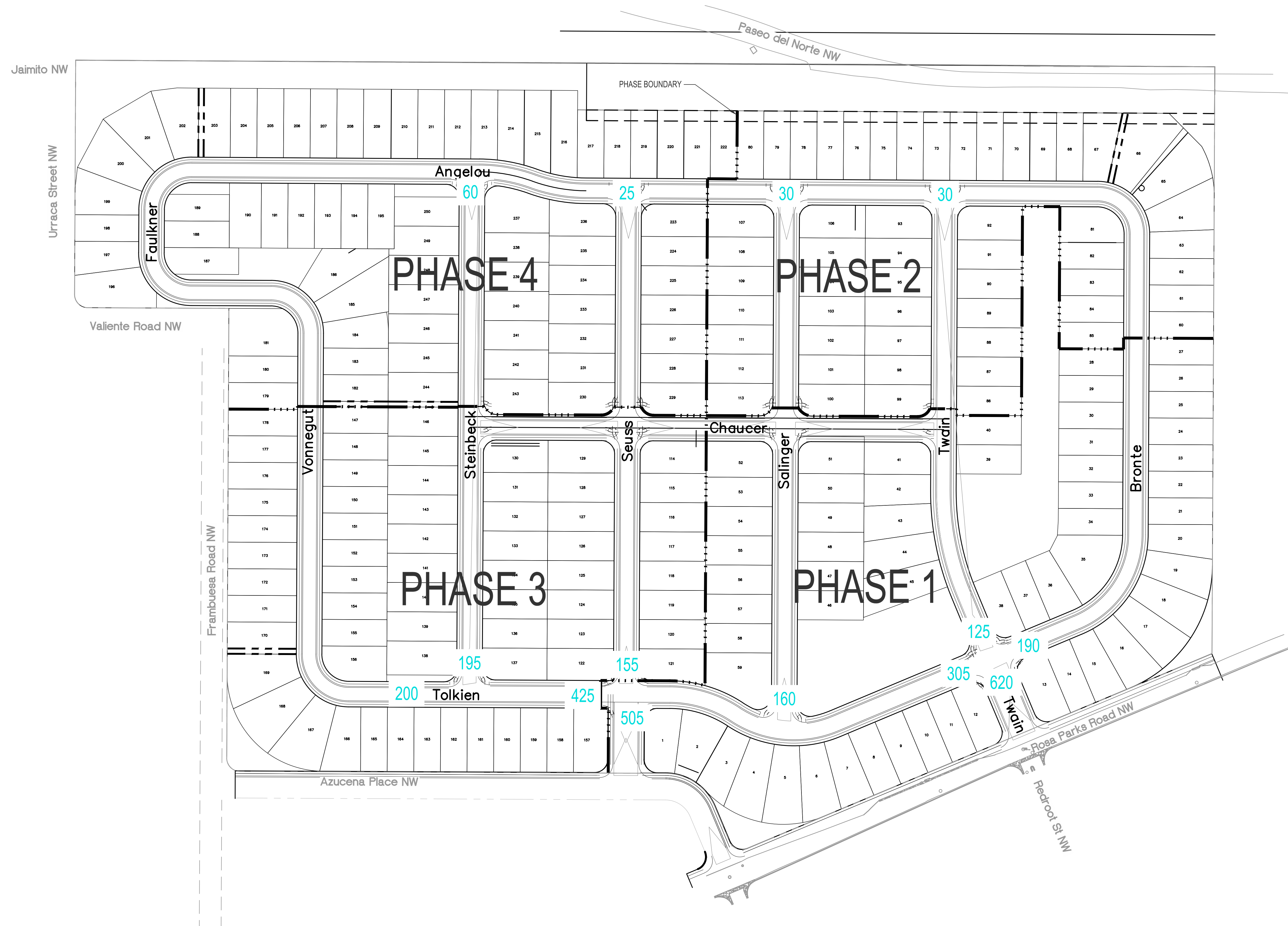


NO.	DATE	DESCRIPTION	BY
		AS-BUILT INFORMATION	
		WORK STAKED BY:	
		INSPECTOR'S ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	

F:\19-Dec-2021-10:20am_Plot1 by: ARONERO
P:\2021048\CDP\Plans\General\2021048_Grading\02.dwg

TRAFFIC DISTRIBUTION EXHIBIT LA CUENTISTA SUBDIVISION

NOVEMBER 2021



5. Rock Outcroppings: These outcroppings are defined in the IDO as being at least 6 feet high and over 500 square feet in size. Analyzing the 2-foot contours available in the Advanced Map Viewer, it is apparent there are no rock outcroppings of this size on the subject property.



Figure 2: Advanced Map Viewer two-foot contours on subject property.

6. Significant Archaeological Sites: During the archeological review of the subject property, two sites were discovered. The Applicant is working with the City Archaeologist to ensure data recovery and the two sites are cleared and are preserved.
7. Steep Slopes and Escarpments: This property has virtually no grade changes across the 10.4 acres. In reviewing the available topographic information, including the 2-foot contours available in the Advanced Map Viewer, the site does not include any slopes that meet the IDO definition of a steep slope or escarpment, which is a minimum slope of 9% or more. This site is significantly below that threshold and therefore has no steep slopes or escarpments on the subject property.
8. Wetlands: Utilizing the U.S. Fish & Wildlife Service Wetlands Mapper, it was determined that no wetlands exist on this property. The mapper identifies the two arroyos, previously discussed, as riverine wetlands systems but no other wetlands exist in the vicinity of the subject site or on the property.

Figure 12

INFRASTRUCTURE LIST

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

**LA CUENTISTA SUBDIVISION PHASE 1, 2, 3, 4 & OFFSITE
(TRACT B-1-A & B-2-A)**

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
PHASE 1									
<u>PUBLIC WATERLINE IMPROVEMENTS-PHASE 1</u>									
<input type="text"/>	<input type="text"/>	12" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TWAIN WAY	ROSA PARKS RD	TOLKIEN LANE	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TWAIN WAY	TOLKIEN LANE	PHASE 1/ 2 BOUNDARY	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOLKIEN LANE	SEUSS WAY PHASE 1/ 3 BOUNDARY	TWAIN WAY	/	/	/
<input type="text"/>	<input type="text"/>	12" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BRONTE LANE	TWAIN WAY	PHASE 1/ 2 BOUNDARY- CHAUCER TRAIL	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SALINGER LANE	TOLKIEN LANE	PHASE 1/ 2 BOUNDARY/ CHAUCER TRAIL	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BRONTE LANE	TOLKIEN LANE	PHASE 1/ 2 BOUNDARY	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SEUSS WAY	AZUCENA PLACE	PHASE 1/ 2 BOUNDARY TOLKIEN LANE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<u>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1</u>									
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TWAIN WAY	CHAUCER TRAIL PHASE 1/ 2 BOUNDARY	ROSA PARKS RD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOLKIEN LANE	SEUSS WAY PHASE 1/ 3 BOUNDARY	TWAIN WAY	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BRONTE LANE	PHASE 1/ 2 BOUNDARY	TWAIN WAY	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SALINGER LANE	CHAUCER TRAIL PHASE 1/ 2 BOUNDARY	TOLKIEN LANE	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AZUCENA PLACE	ROSA PARKS RD	SEUSS WAY	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC									

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
OFFSITE PUBLIC IMPROVEMENTS-PHASE 1									
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AZUCENA PLACE	ROSA PARKS RD	SEUSS WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AZUCENA PLACE	ROSA PARKS RD	SEUSS WAY	/	/	/
		20' FACE TO EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE	AZUCENA PLACE	ROSA PARKS RD	SEUSS WAY	/	/	/
		VARIES 6'-14' FACE TO EOP	COLLECTOR PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON ONE SIDE	ROSA PARKS ROAD	AZUCENA PLACE	EAST BOUNDARY LINE	/	/	/
		NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 2									
PUBLIC WATERLINE IMPROVEMENTS-PHASE 2									
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGELOU LANE	PHASE 2/ 4 BOUNDARY	PEDESTRIAN/ WL EASEMENT BTW LOT 66/67	/	/	/
		12" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BRONTE LANE	PEDESTRIAN/ WL EASEMENT BTW LOT 66/67	PHASE 1/ 2 BOUNDARY	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TWAIN WAY	PHASE 1/ 2 BOUNDARY	ANGELOU LANE	/	/	/
		8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SALINGER LANE	PHASE 1/ 2 BOUNDARY	ANGELOU LANE	/	/	/
		12" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PEDESTRIAN/ WL EASEMENT BTW LOT 66/67	ANGELOU LANE	NORTH PROPERTY LINE	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BRONTE LANE	PHASE 1/ 2 BOUNDARY	ANGELOU LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ANGELOU LANE	BRONTE LANE	PHASE 2/ 4 BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TWAIN WAY	PHASE 1/ 2 BOUNDARY	LOT 92	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SALINGER LANE	PHASE 1/ 2 BOUNDARY	LOT 107	/	/	/
		* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC							

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PRIVATE STORM DRAIN IMPROVMENTS-PHASE 2									
		18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ANGELOU LANE	SALINGER LANE	POND	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY						
			ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER						

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - PHASE 2				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK+ ON BOTH SIDES	BRONTE LANE	PHASE 1/ 2 BOUNDARY	ANGELOU LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	ANGELOU LANE	BRONTE LANE	PHASE 2/ 4 BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	TWAIN WAY	PHASE 1/ 2 BOUNDARY	ANGELOU LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	SALINGER LANE	PHASE 1/ 2 BOUNDARY	ANGELOU LANE
	NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM		
	*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
OFFSITE PUBLIC IMPROVEMENTS-PHASE 2				
	DRAINAGE SWALE	BTW NORTH PROPERTY LINE AND PDN	CULVERTS UNDER PDN AT PHASE 2/4 BOUNDARY	EAST PROPERTY LINE

Private Inspector	City Inspector	City Cnst Engineer
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PHASE 3

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 3				
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOLKIEN LANE	PHASE 1/3 BOUNDARY SEUSS WAY	LOT 170
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TOLKIEN LANE	STEINBECK WAY	PEDESTRIAN/ WL EASEMENT BTW LOT 169 AND 170
12" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VONNEGUT LANE	PEDESTRIAN/ WL EASEMENT BTW LOT 169 AND 170	PHASE 3/ 4 BOUNDARY
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STEINBECK WAY	TOLKIEN LANE	PHASE 3/ 4 BOUNDARY
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STEINBECK WAY	TOLKIEN LANE	CHAUCER TRAIL
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CHAUCER TRAIL	STEINBECK WAY	SEUSS WAY
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SEUSS WAY	TOLKIEN LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
12" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PEDESTRIAN EASEMENT BTW LOT 169 AND 170	VONNEGUT LANE	FRAMBUESA ROAD

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 3				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TOLKIEN LANE	PHASE 1/ 3 BOUNDARY	VONNEGUT LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SEUSS WAY	TOLKIEN LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STEINBECK WAY	TOLKIEN LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VONNEGUT LANE	TOLKIEN LANE	PHASE 3/ 4 BOUNDARY
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC				

Private Inspector	City Inspector	City Cnst Engineer

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 3				
18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TOLKIEN LANE	LOT 153/154	PHASE 1/ 3 BOUNDARY SEUSS WAY
18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SEUSS WAY	LOT 121	TOLKIEN LANE
NOTE: A GRADING AND DRAINAGE CERTIFICAION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY				
ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER				

Private Inspector	City Inspector	City Cnst Engineer

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - PHASE 3				
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	TOLKIEN LANE	SEUSS WAY PHASE 1/ 3 BOUNDARY	STEINBECK WAY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK+* ON BOTH SIDES	TOLKIEN LANE	STEINBECK WAY	VONNEGUT LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	VONNEGUT LANE	TOLKIEN LANE	PHASE 3/ 4 BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	STEINBECK WAY	TOLKIEN LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	SEUSS WAY	TOLKIEN LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	CHAUCER TRAIL	STEINBECK WAY	PHASE 1/ 3 BOUNDARY
NOTE: STREET LIGHTS AS REQUIRED PER THE COA DPM				
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS				

Private Inspector	City Inspector	City Cnst Engineer

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
OFFSITE PUBLIC IMPROVEMENTS-PHASE 3				
12" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	FRAMBUESA ROAD	ROSA PARKS RD	PHASE 3/4 BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer
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PHASE 4

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 4				
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	ANGELOU LANE	FAULKNER WAY	LOT 218/219
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	FAULKNER WAY	ANGELOU LANE	VONNEGUT LANE
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	VONNEGUT LANE	FAULKNER WAY	PHASE 3/ 4 BOUNDARY
8" DIA (4W)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	STEINBECK WAY	ANGELOU LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
8" DIA (3WR)	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SEUSS WAY	ANGELOU LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 4				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ANGELOU LANE	PHASE 2/ 4 BOUNDARY	FAULKNER WAY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FAULKNER WAY	ANGELOU LANE	VONNEGUT LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VONNEGUT LANE	FAULKNER WAY	PHASE 3/ 4 BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SEUSS WAY	LOT 223	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STEINBECK WAY	LOT 250	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL

* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PRIVATE DRAIN IMPROVEMENTS-PHASE 4				
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - PHASE 4				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK+ ON BOTH SIDES	ANGELOU LANE	PHASE 2/ 4 BOUNDARY	FAULKNER WAY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	FAULKNER WAY	ANGELOU LANE	VONNEGUT LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	VONNEGUT LANE	FAULKNER WAY	PHASE 3/ 4 BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	SEUSS WAY	ANGELOU LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	STEINBECK WAY	ANGELOU LANE	PHASE 3/ 4 BOUNDARY CHAUCER TRAIL
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			
	*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS			

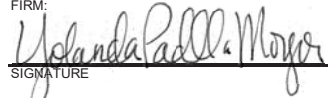
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Size	Type of Improvement	Location	From	To
OFFSITE PUBLIC IMPROVEMENTS-PHASE 4				
12" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJ'S & RJ'S	FRAMBUESA ROAD	PHASE 3/4 BOUNDARY	VALIENTE ROAD
12" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJ'S & RJ'S	VALIENTE ROAD	FRAMBUESA ROAD	URRACA STREET
12" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJ'S & RJ'S	URRACA STREET	VALIENTE ROAD	AVENIDA DE JAIMITO

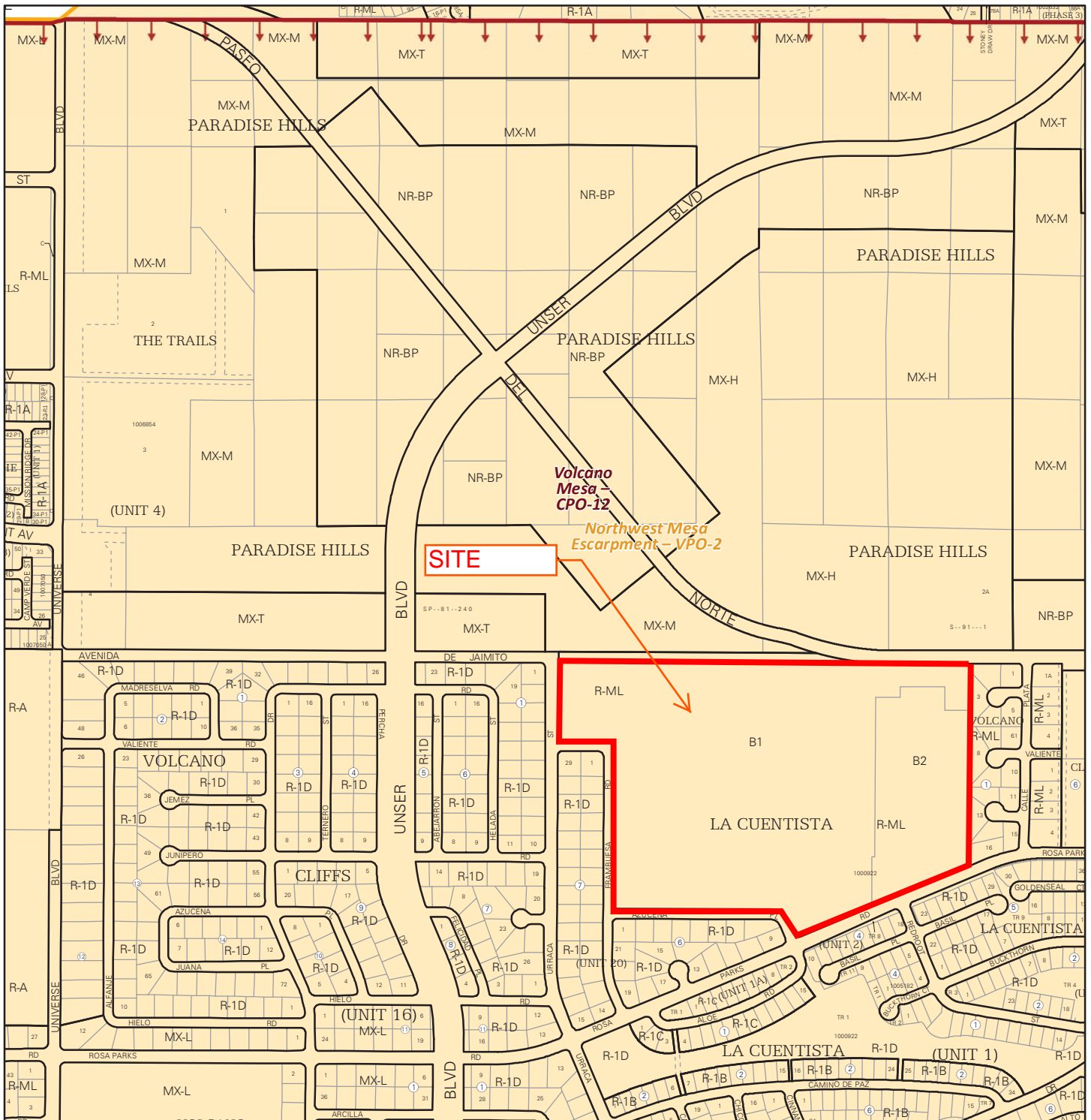
Private Inspector	City Inspector	City Cnst Engineer
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AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
--------------------	--

YOLANDA PADILLA MOYER, P.E. PREPARED BY: PRINT NAME	_____ DRB CHAIR	_____ DATE	PARKS & RECREATION _____ DATE
BOHANNAN HUSTON INC. FIRM:	_____ TRANSPORTATION DEVELOPMENT	_____ DATE	AMAFCA _____ DATE
 SIGNATURE	_____ ABCWUA	_____ DATE	CITY ENGINEER _____ DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION <input type="text"/>	_____ CODE ENFORCEMENT	_____ DATE	_____ DATE

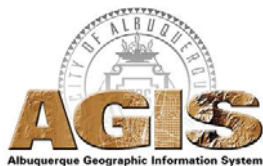
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

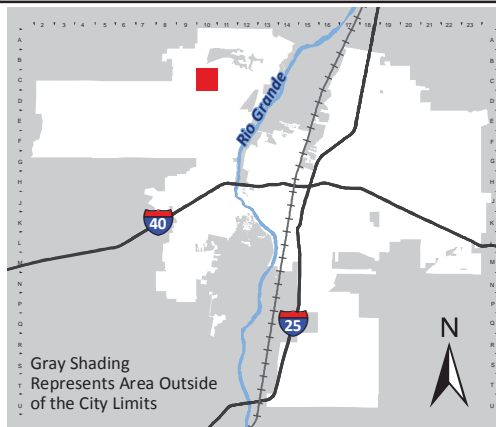


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
C-10-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



July 1, 2021

City of Albuquerque
Planning, Engineering and Building Departments
P.O. Box 1293
Albuquerque, NM 87102

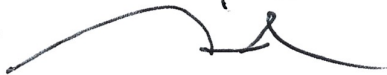
Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza NW
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement, Permit Applications, and Planning

To Whom It May Concern:

I hereby authorize Pulte Group and Bohannon Huston as agents for all purposes described in this letter. In particular, Pulte Group and its officers, members and designees, are authorized by to take all actions relating to the preparation, execution, submission, and processing of: submittals, applications, entitlement and planning on La Cuentista.

Sincerely



Name
Title

STAN DIAMOND
SOLE MEMBER/OWNER
EIK HAVEN, LLC, A P.M.
LLC

December 10, 2021

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

Re: La Cuentista (Replat of Tract B-1 and B-2 at La Cuentista Subdivision)
–**IDO Waiver**

Dear Ms. Wolfley:

We are requesting the following deferral, wavier and variances to the City Standard Design

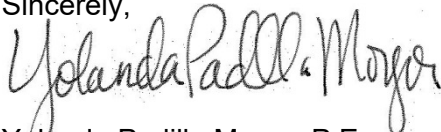
IDO Waiver: (See IDO Waiver Exhibit for exact locations)

Access to Public Streets 5-4(F)(2)

- The IDO states that “Residential lots shall avoid layout where the rear lot line is adjacent to a collector or arterial street.”
 - There are 11 lots which backup to Rosa Parks (which is classified as a collector). These lots have an additional eight (8) feet of clearance or buffer (either in the lot or between the back property line and ROW) to allow for a larger setback to the roadway.
 - There are 21 lots which backup to the newly dedicated Paseo del Norte ROW. These lots add an additional eight (8) feet of backyards to allow for a greater buffer to the roadway. The future ultimate PdN roadway proposes an almost twenty-two feet (21.5’) of landscape\sidewalk area from the curb to ROW and then a 4’ buffer and 8’ bike lane for a total of 33.5’ from the lane of traffic.

We request that this request be heard at with the Preliminary Plat application. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Yolanda Padilla Moyer, P.E.
Vice President
Community Development and Planning

YPM
Enclosures

cc: Kevin Patton, Pulte Group

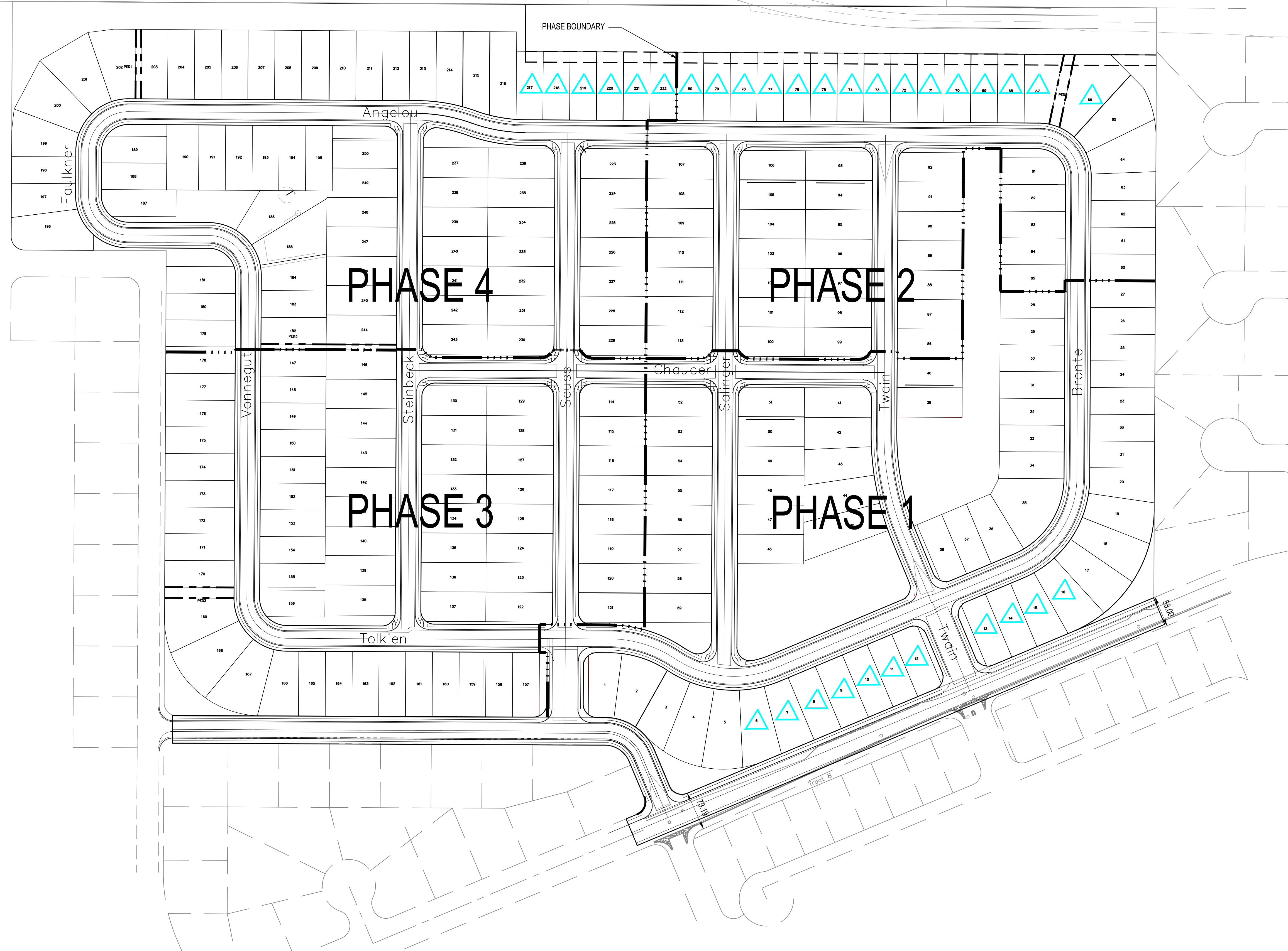
Engineering ▲

Spatial Data ▲

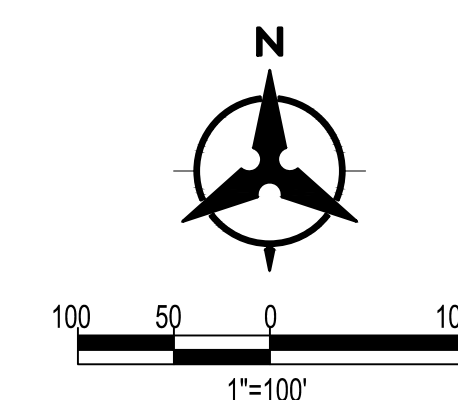
Advanced Technologies ▲

IDO WAIVER EXHIBIT LA CUENTISTA SUBDIVISION

DECEMBER 2021



△ WAIVER TO ACCESS TO PUBLIC
STREETS 5-4(F)(2)(b)





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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Waiver-DRB
Decision-making Body: Development Review Board (DRB)
Pre-Application meeting required: [X] Yes [] No
Neighborhood meeting required: [X] Yes [] No
Mailed Notice required: [X] Yes [] No
Electronic Mail required: [X] Yes [] No
Is this a Site Plan Application: [] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 99999 Rosa Parks Road, NW
Name of property owner: Pulte Group
Name of applicant: Pulte Group - Agent: Consensus Planning, Inc.
Date, time, and place of public meeting or hearing, if applicable: No meeting was requested.
Address, phone number, or website for additional information:
Jim Strozier: cp@consensusplanning.com or Charlene Johnson: johnson@consensusplanning.com
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
N/A Summary of pre-submittal neighborhood meeting, if applicable. No meeting was requested.
[X] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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.

[Handwritten Signature] (Applicant signature) November 12, 2021 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
N/Aa. Location of proposed buildings and landscape areas.
N/Ab. Access and circulation for vehicles and pedestrians.
N/Ac. Maximum height of any proposed structures, with building elevations.
N/Ad. For residential development: Maximum number of proposed dwelling units.
N/Ae. For non-residential development: <ul style="list-style-type: none"> <input type="checkbox"/> Total gross floor area of proposed project. <input type="checkbox"/> Gross floor area for each proposed use.

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

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

Date of Request*: November 12, 2021

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

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

Name of NA Representative*: See attached Public Notice Inquiry

Email Address* or Mailing Address* of NA Representative¹: See attached Public Notice Inquiry

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

Email address to respond yes or no: Jim Strozier: cp@consensusplanning.com or
Charlene Johnson: johnson@consensusplanning.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 99999 Rosa Parks Road, NW
Location Description South of Paseo del Norte Blvd., between Frambuesa Rd. and Calle Plata NW
2. Property Owner* Pulte Group
3. Agent/Applicant* *[if applicable]*
Agent: Consensus Planning, Inc. / Jim Strozier, FAICP, Principal
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*}:

Waiver requests for deferral of sidewalk installation until construction is completed and to the minimum center line curb radius in conjunction with a Major Preliminary Plat for Subdivision.

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}:
 Please contact Jim Strozier at cp@consensusplanning.com or Charlene Johnson at johnson@consensusplanning.com or 505 764-9801.

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

1. Zone Atlas Page(s)^{*5} C-10
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:

The Applicant will request two waivers in conjunction with the preliminary plat application for single family homes.

1) Waiver for deferral of sidewalk installation. 2) Waiver to the minimum center line radius.

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:

- N/A a. Location of proposed buildings and landscape areas.*
- N/A b. Access and circulation for vehicles and pedestrians.*
- N/A c. Maximum height of any proposed structures, with building elevations.*
- N/A d. **For residential development***: Maximum number of proposed dwelling units.
- N/A e. **For non-residential development***:
 - 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] 60 acres
 - b. IDO Zone District R-ML
 - c. Overlay Zone(s) [if applicable] CPO-13 and VPO-2
 - d. Center or Corridor Area [if applicable] None
2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

From: [Carmona, Dalaina L.](#)
To: [Charlene Johnson](#)
Subject: Rosa Parks Road NW Public Notice Inquiry
Date: Friday, November 12, 2021 10:46:03 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[Highlighted Zone Atlas C-10.pdf](#)

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
La Cuentista Subdivision Unit 1 HOA Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW	Albuquerque	NM	87114		5058884479
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	NM	87114	5053040106	5058972593
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque	NM	87114	5054402240	

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

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

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

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 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 [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, November 11, 2021 6:01 PM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Charlene Johnson

Telephone Number
5057649801

Email Address

johnson@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th Street NW, 3rd Street and Lomas, Universe St. and Paseo del Norte Blvd.

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

#1) TR B-1 BULK LAND PLAT OF LA CUENTISTA SUBDIVISION TRACTSB-1 AND B-2 CONT 47.9000 AC

#2) TR B-2 BULK LAND PLAT OF LA CUENTISTA SUBDIVISION TRACTSB-1 AND B-2 CONT 11.1897 AC

Physical address of subject site:

Rosa Parks Road NW, 87120

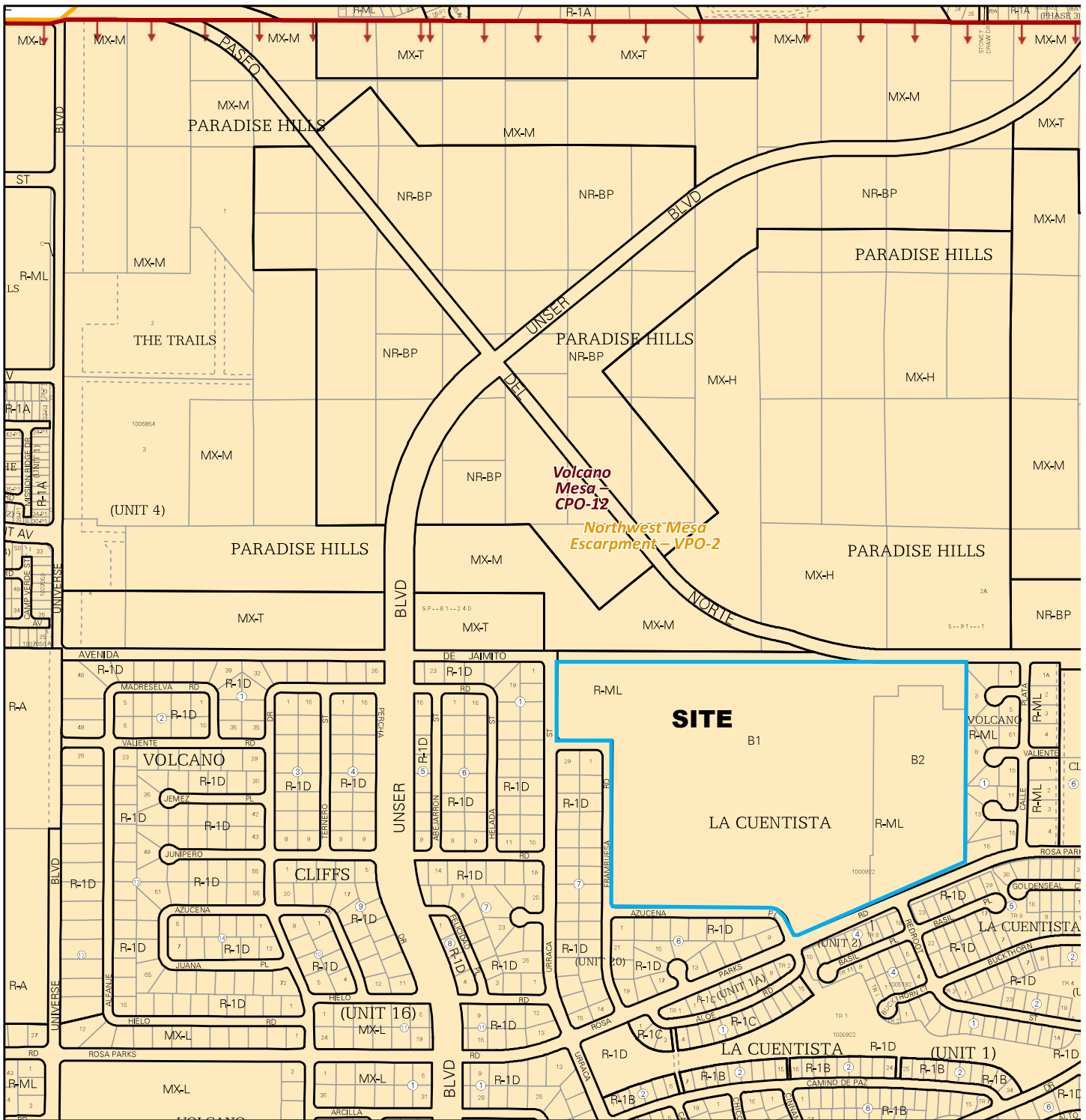
Subject site cross streets:

Urraca Rd. and Avenida de Jaimito

Other subject site identifiers:

This site is located on the following zone atlas page:

C-10-Z



Volcano Mesa - CPO-12
 Northwest Mesa Escarpment - VPO-2

SITE

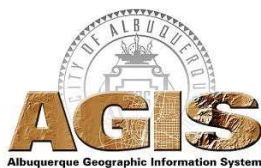
LA CUENTISTA

B1

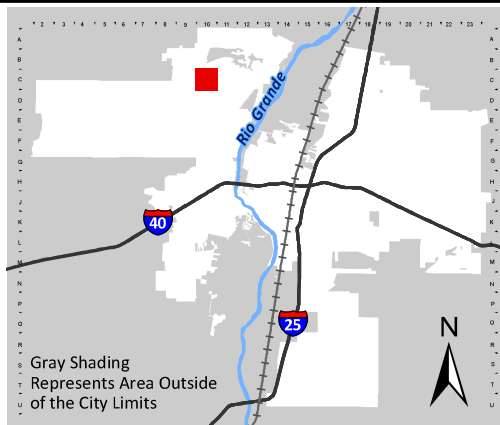
B2

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

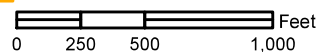


IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones
 are established by the
 Integrated Development Ordinance (IDO).



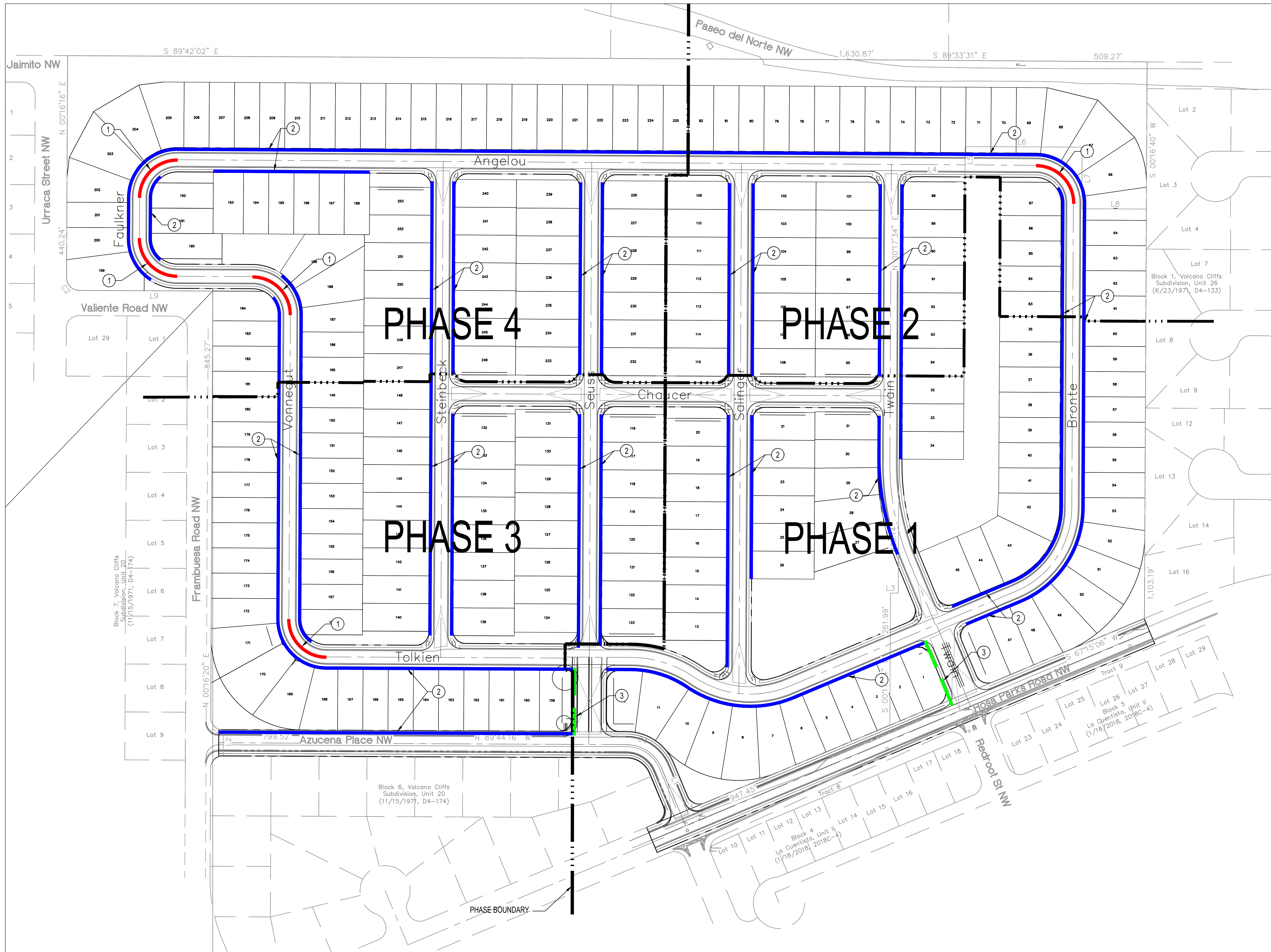
Zone Atlas Page:
C-10-Z

- 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

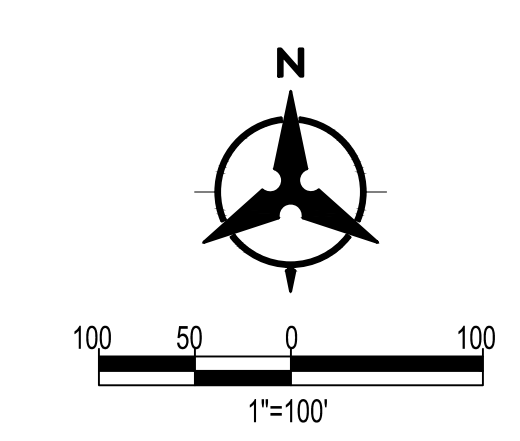


WAIVER EXHIBIT LA CUENTISTA SUBDIVISION

JUNE 2021



- ① STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET
- ② SIDEWALK DEFERRED
- ③ SIDEWALK WAIVED



From: [Charlene Johnson](#)
To: "Mark Jackson"
Cc: "Sharon Stepler"; "Gary Illingworth"; [Jim Strozier \(cp@consensusplanning.com\)](mailto:Jim.Strozier@consensusplanning.com)
Subject: RE: FW: Pre-Application Meeting Offer for La Cuentista, Tract B
Date: Monday, November 22, 2021 2:44:00 PM

Mark,
Thank you for your comments. Please see our responses below in red.

Charlene Johnson, Planner
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
505 764.9801
johnson@consensusplanning.com

From: Mark Jackson <mjaxon56@gmail.com>
Sent: Monday, November 22, 2021 9:55 AM
To: Charlene Johnson <Johnson@consensusplanning.com>
Subject: Fwd: FW: Pre-Application Meeting Offer for La Cuentista, Tract B

----- Forwarded message -----

From: **Mark Jackson** <mjaxon56@gmail.com>
Date: Mon, Nov 22, 2021 at 9:52 AM
Subject: Fwd: FW: Pre-Application Meeting Offer for La Cuentista, Tract B
To: <johnson@concensusplanning.com>
Cc: Sharon Stepler <1991sb@gmail.com>, Gary Illingworth <gillingworth@hoamco.com>

Charlene- My name is Mark Jackson, I am a member of the La Cuentista II HOA Board. We are across the street from this new development, off the SW corner of Rosa Parks and Kimmick. I reviewed the plans attached to your email and have a couple of questions/comments:

- 1) I see there are a couple locations where it is proposed there will be no sidewalks, not just deferment after construction. I would think people would be concerned with those locations, and there is no explanation of those sidewalks locations. **This will be a gated subdivision so the waiver of sidewalks on one side will only impact the residents of the new subdivision and is only being requested at the two entry locations. It will also limit access (increase security) to the gated subdivision with only one pedestrian gate at each entrance.**
- 2) Regarding the curve radius variances I would be curious what the difference is between the city ordinance and what is proposed. Will delivery trucks and people with trailers be able to maneuver around these curves? **This is a typical request and is associated with most communities that have near 90 degree curves in them. This 75' radius at 90 degree turns is allowed in the DPM with approval from the Traffic Engineer.**

3) Regarding the overall deferment request, it was common practice in our development for the sidewalks to be installed as each property was developed. If you wait until all the homes are all built, it would create a dusty/muddy environment for people to live in and walk around the area. I would suggest the developer plan to install sidewalks in front of each home as they are built. **To clarify, we are not requesting to defer sidewalk construction until the end but rather sidewalks will be installed in front of the home when it is built. The intent of the deferred sidewalk is so that each sidewalk will be built with each home so that the sidewalk in front of the home does not get damaged during home construction.**

Thank you for the opportunity to comment.

Mark Jackson
LC II HOA
505 620-5971

----- Forwarded message -----

From: **Gary Illingworth** <Gillingworth@hoamco.com>

Date: Fri, Nov 12, 2021 at 12:52 PM

Subject: FW: Pre-Application Meeting Offer for La Cuentista, Tract B

To:

Hi Board,

I am sending you this notice. It is a repeat of the notice that came in July. They had to resend it for dating purposes as you can read below if you wish.

If you did not have the map of the planned community north of Rosa Parks before, it is at the end of the attached.

Thank you,

Gary Illingworth
Hoamco

"How did we do?"

Let us know at the [HOAMCO Owner Satisfaction Questionnaire](#)

"This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited."

From: Charlene Johnson [mailto:Johnson@consensusplanning.com]
Sent: Friday, November 12, 2021 12:18 PM
To: Gary Illingworth; ekhaley@comcast.net; aboard111@gmail.com; ta_a@msn.com; samralphroxy@yahoo.com
Cc: Jim Strozier
Subject: RE: Pre-Application Meeting Offer for La Cuentista, Tract B

Dear Neighbors,

On July 29th, you received the email below as a pre-application notification for two waivers associated with a Preliminary Plat application for the Las Cuentista, Tract B property. The Applicant anticipates submitting for the Preliminary Plat to the Development Review Board (DRB) in early December. The IDO requires that the pre-application meeting notification be sent no more than 90-days prior to the application. Therefore, we are re-notifying you of this application and would like to extend an offer to meet or respond to any questions you may have about this project. You have 15 days from receipt of this email to request a meeting.

Respectfully,

Charlene Johnson, Planner
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
505 764.9801
johnson@consensusplanning.com

From: Charlene Johnson
Sent: Thursday, July 29, 2021 4:53 PM
To: gillingworth@hoamco.com; ekhaley@comcast.net; aboard111@gmail.com; ta_a@msn.com; samralphroxy@yahoo.com
Cc: Jim Strozier (cp@consensusplanning.com) <cp@consensusplanning.com>
Subject: Pre-Application Meeting Offer for La Cuentista, Tract B

Dear Neighbors,

This email is notification that Consensus Planning is preparing a Waiver-DRB application on behalf of Pulte Group, for the property known as La Cuentista, Tract B. The property is located south of Paseo del Norte Boulevard between Frambuesa Road and Cale Plata NW (see attached Zone Atlas C-10-Z). The site is zoned R-ML and is within the Volcano Mesa CPO-13 and the Northwest Mesa Escarpment VPO-2. In conjunction with a preliminary plat application for single-family homes, the Applicant will be requesting two waivers to allow a temporary deferral of sidewalk installation and a waiver to the minimum center line radius found in *the Albuquerque Development Process Manual Table 7.4.62* to allow a 75-foot radius. An exhibit showing the locations of where the waivers will be requested is attached to this email.

In accordance with the Integrated Development Ordinance Section 6-4(C), we are

providing you an opportunity to discuss the waiver application prior to submittal. Should you have any questions or would like to request a meeting regarding this application, please do not hesitate to contact me or Jim Strozier at cp@consensusplanning.com or by phone (505) 764-9801. Per the IDO, you have 15 days from receipt of this email to request a meeting. If you would like to meet, we will work with you and the City facilitator to schedule a meeting as soon as possible. If you do not want to schedule a meeting, please also let me know so we can continue with our application process.

Respectfully,

Charlene Johnson, Planner

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

505 764.9801

johnson@consensusplanning.com

Julie Cordova-Miller

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, December 1, 2021 4:20 PM
To: Julie Cordova-Miller
Subject: Unser Blvd. and Kimmick Dr. NW Public Notice Inquiry
Attachments: 001 IDOZoneAtlasPage_C-10-Z.PDF

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City
La Cuentista Subdivision Unit 1 HOA Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW	Albuquerque
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

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

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

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, December 01, 2021 3:01 PM
To: Office of Neighborhood Coordination <jmiller@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Julie Cordova Miller

Telephone Number

505-798-7951

Email Address

jmiller@bhinc.com

Company Name

Bohannon Huston

Company Address

7500 Jefferson Street NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACT B-1& B-2 AT LA CUENTISTA SUBDIVISION.

Physical address of subject site:

Rosa Parks Road

Subject site cross streets:

Unser Blvd. and Kimmick Dr. NW

Other subject site identifiers:

This site is located on the following zone atlas page:

C-10-Z

FIRST CLASS MAIL

December 10, 2021

Tom Anderson
10013 Plunkett Drive NW
Albuquerque, NM 87114

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Mr. Anderson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Elk Haven LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – Rosa Parks Road
4. Location Description – between Unser Blvd. and Kimmick Dr. NW and Paseo del Norte and Rosa Parks
5. Zone Atlas Page – C-10-Z
6. Legal Description – TRACT B-1& B-2 AT LA CUENTISTA SUBDIVISION
7. Area of Property – 59 acres

The Development Review Board Public Hearing will be heard on January 5, starting at 9:00 am via a Zoom call. 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:

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

Please contact me with any questions or concerns at 505-823-1000 or ypadilla@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Preliminary Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW
December 10, 2021
Page 2

IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department
<https://www.cabq.gov/planning>

Zone Atlas Pages for Download
<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive, flowing style.

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

December 10, 2021

Elizabeth Haley
6005 Chaparral Circle NW
Albuquerque, NM 87114

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Ms. Haley:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

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Preliminary Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW
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City of Albuquerque Planning Department
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Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive style with a large initial "Y".

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

December 10, 2021

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Ms. Horvath:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

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Preliminary Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW
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Sincerely,

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Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

December 10, 2021

Gary Illingworth
8700A Education Place
Albuquerque, NM 87114

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Mr. Illingworth:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

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Preliminary Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW
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Page 2

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Sincerely,

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Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

December 10, 2021

Maria Warren
10013 Plunkett Drive NW
Albuquerque, NM 87114

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Ms. Warren:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

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Engineering ▲

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Preliminary Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW
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City of Albuquerque Planning Department
<https://www.cabq.gov/planning>

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<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive, flowing style.

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, December 9, 2021 5:58 PM
To: gillingworth@hoamo.com; ekhaley@comcast.net; aboard111@gmail.com; ta_a@msn.com; samralphroxy@yahoo.com
Cc: Yolanda Padilla Moyer; Kelly Klein
Subject: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision
Attachments: IDOZoneAtlasPage_C-10-Z.pdf

Re: Bulk Land Subdivision Plat and Vacation of Easements – La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Neighborhood Association Representative:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannan Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

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Please contact me with any questions or concerns at 505-823-1000 or ypadilla@bhinc.com.

Useful Links

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<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page



Julie Cordova Miller
Senior Administrative Assistant
Community Development & Planning
Structural Engineering

Bohannon Huston

p. 505.823.1000 | d. 505.798.7951

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

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Julie Cordova-Miller

From: Microsoft Outlook
To: samralphroxy@yahoo.com
Sent: Thursday, December 9, 2021 5:58 PM
Subject: Relayed: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

samralphroxy@yahoo.com (samralphroxy@yahoo.com)

Subject: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision

Julie Cordova-Miller

From: Microsoft Outlook
To: aboard111@gmail.com
Sent: Thursday, December 9, 2021 5:58 PM
Subject: Relayed: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard111@gmail.com (aboard111@gmail.com)

Subject: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision

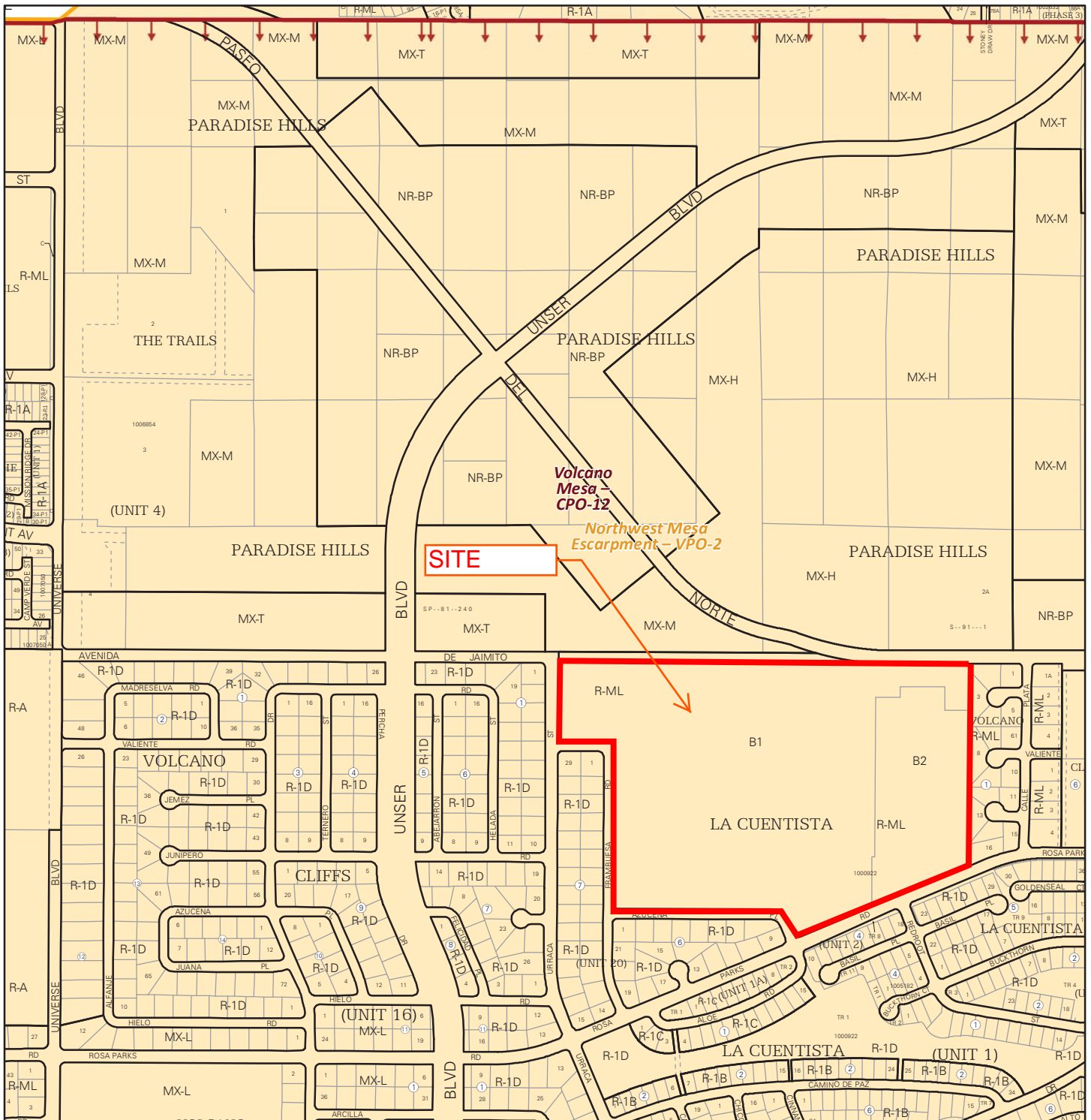
Julie Cordova-Miller

From: Microsoft Outlook
To: ekhaley@comcast.net
Sent: Thursday, December 9, 2021 5:58 PM
Subject: Relayed: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

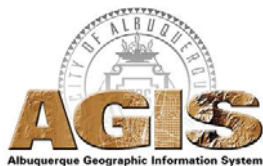
ekhaley@comcast.net (ekhaley@comcast.net)

Subject: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision

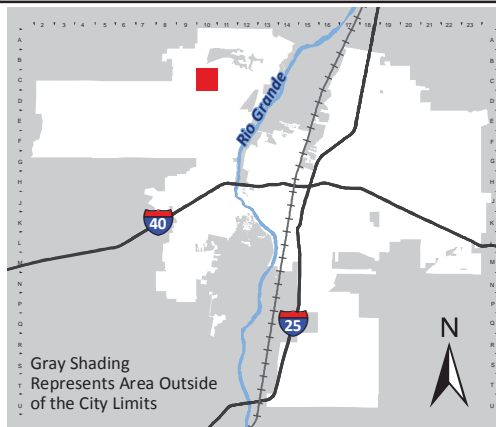


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
C-10-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



July 1, 2021

City of Albuquerque
Planning, Engineering and Building Departments
P.O. Box 1293
Albuquerque, NM 87102

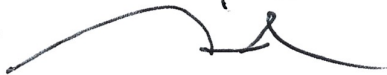
Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza NW
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement, Permit Applications, and Planning

To Whom It May Concern:

I hereby authorize Pulte Group and Bohannon Huston as agents for all purposes described in this letter. In particular, Pulte Group and its officers, members and designees, are authorized by to take all actions relating to the preparation, execution, submission, and processing of: submittals, applications, entitlement and planning on La Cuentista.

Sincerely

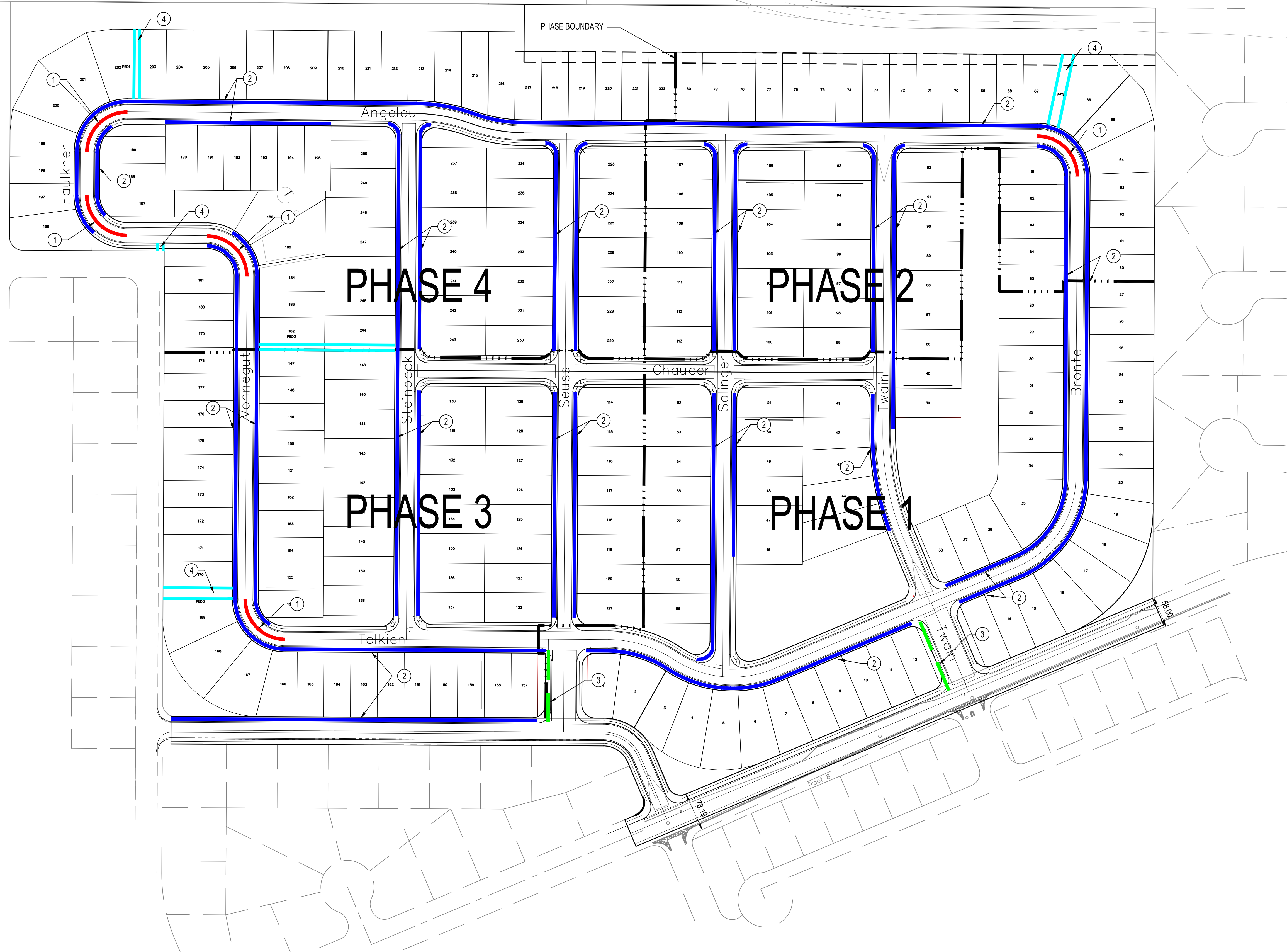






Name
Title

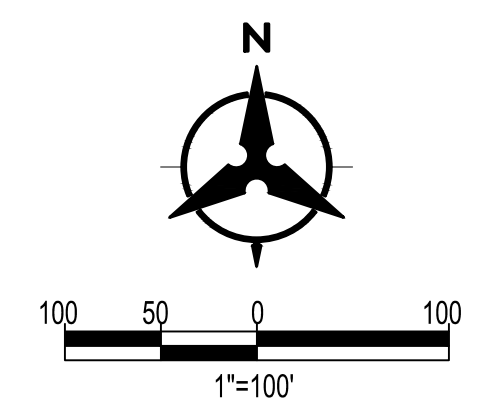
STAN DIAMOND
SOLE MEMBER/OWNER
EIK HAVEN, LLC, A P.M.
LLC

DRB WAIVER EXHIBIT LA CUENTISTA SUBDIVISION

DECEMBER 2021



- ①  STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET
- ②  SIDEWALK DEFERRED
- ③  SIDEWALK WAIVED
- ④  BLOCK LENGTH WAIVER/ PEDESTRIAN ACCESS



December 10, 2021

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

Re: La Cuentista (Replat of Tract B-1 and B-2 at La Cuentista Subdivision)
–**DPM Waiver and Sidewalk Deferral/Waiver Request**

Dear Ms. Wolfley:

We are requesting the following deferral, wavier and variances to the City Standard Design

DPM Waiver: (See DPM Waiver Exhibit for exact locations)

Standard Centerline Radius for a Local Access Street 7-4(I)(2)

- The DPM indicates that “local residential streets with 90 or near 90-degree turns may be designed with a minimum centerline radius of 75’ with the approval of the Traffic Engineer.”
 - There are five locations where there is a 75’ centerline radius, where the road is 90 or near 90-degree. Two are located on Vonnegut, one on Bronte, and two on Faulkner. Given that the locations mentioned will have no public thoroughfare the vehicular speeds will be low allowing for a tighter turning radius.

Block Dimensions 7-4(A)(d)

- The DPM states the maximum block length for local streets is 600’. After meeting with city planning, it was our understanding that this was to allow for pedestrian connectivity. We are requesting a waiver to strategically place the pedestrian access points as it relates to the proposed layout and adjacent property so as to follow the pedestrian specific movements and connectivity. Along Tolkien the two entry roads are located with pedestrian access to both Azucena and Rosa Parks. Along Bronte, no access will be available as to the west is a detention pond and to the east is private residential lots. Along Angelou pedestrian access points are provided at both the west and east ends along the north side of the road. The south side Angelou, the connecting roadways are all spaced at 600’ or less. Along Vonnegut, pedestrian access points are provided at both the north and south end. Lastly, along Steinbeck a pedestrian access, to connect Steinbeck to Vonnegut, is provided and meets the 600’ block length. The remaining internal street network meets the 600’ max block length.

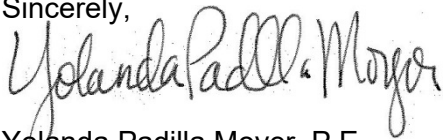
Ms. Jolene Wolfley, DRB Chair
City of Albuquerque
December 10, 2021
Page 2

Sidewalk Design Variance and Deferred / Waived Sidewalk - Please refer to the enclosed exhibit for sidewalk deferral and waiver

- Deferred Sidewalk – we are requesting to defer sidewalk along the frontage of homes and request that they be constructed with and as each home is constructed.
- Waived Sidewalk – We are requesting sidewalk to waived on one side of the entry roads to allow only on secured access into the gated subdivision.

We request that this request be heard at with the Preliminary Plat application. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive, flowing style.

Yolanda Padilla Moyer, P.E.
Vice President
Community Development and Planning

YPM
Enclosures

cc: Kevin Patton, Pulte Group



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Waiver-DRB
Decision-making Body: Development Review Board (DRB)
Pre-Application meeting required: [X] Yes [] No
Neighborhood meeting required: [X] Yes [] No
Mailed Notice required: [X] Yes [] No
Electronic Mail required: [X] Yes [] No
Is this a Site Plan Application: [] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 99999 Rosa Parks Road, NW
Name of property owner: Pulte Group
Name of applicant: Pulte Group - Agent: Consensus Planning, Inc.
Date, time, and place of public meeting or hearing, if applicable: No meeting was requested.
Address, phone number, or website for additional information:
Jim Strozier: cp@consensusplanning.com or Charlene Johnson: johnson@consensusplanning.com
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
N/A Summary of pre-submittal neighborhood meeting, if applicable. No meeting was requested.
[X] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

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.

[Handwritten Signature] (Applicant signature) November 12, 2021 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY	
Provide a site plan that shows, at a minimum, the following:	
N/Aa.	Location of proposed buildings and landscape areas.
N/Ab.	Access and circulation for vehicles and pedestrians.
N/Ac.	Maximum height of any proposed structures, with building elevations.
N/Ad.	For residential development: Maximum number of proposed dwelling units.
N/Ae.	For non-residential development: <ul style="list-style-type: none"> <input type="checkbox"/> Total gross floor area of proposed project. <input type="checkbox"/> Gross floor area for each proposed use.

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

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

Date of Request*: November 12, 2021

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

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

Name of NA Representative*: See attached Public Notice Inquiry

Email Address* or Mailing Address* of NA Representative¹: See attached Public Notice Inquiry

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

Email address to respond yes or no: Jim Strozier: cp@consensusplanning.com or
Charlene Johnson: johnson@consensusplanning.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 99999 Rosa Parks Road, NW
Location Description South of Paseo del Norte Blvd., between Frambuesa Rd. and Calle Plata NW
2. Property Owner* Pulte Group
3. Agent/Applicant* *[if applicable]*
Agent: Consensus Planning, Inc. / Jim Strozier, FAICP, Principal
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*}:

Waiver requests for deferral of sidewalk installation until construction is completed and to the minimum center line curb radius in conjunction with a Major Preliminary Plat for Subdivision.

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}:
 Please contact Jim Strozier at cp@consensusplanning.com or Charlene Johnson at johnson@consensusplanning.com or 505 764-9801.

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

1. Zone Atlas Page(s)^{*5} C-10
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:

The Applicant will request two waivers in conjunction with the preliminary plat application for single family homes.

1) Waiver for deferral of sidewalk installation. 2) Waiver to the minimum center line radius.

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:

- N/A a. Location of proposed buildings and landscape areas.*
- N/A b. Access and circulation for vehicles and pedestrians.*
- N/A c. Maximum height of any proposed structures, with building elevations.*
- N/A d. **For residential development***: Maximum number of proposed dwelling units.
- N/A e. **For non-residential development***:
 - 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] 60 acres
 - b. IDO Zone District R-ML
 - c. Overlay Zone(s) [if applicable] CPO-13 and VPO-2
 - d. Center or Corridor Area [if applicable] None
 2. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

From: [Carmona, Dalaina L.](#)
To: [Charlene Johnson](#)
Subject: Rosa Parks Road NW Public Notice Inquiry
Date: Friday, November 12, 2021 10:46:03 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[Highlighted Zone Atlas C-10.pdf](#)

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
La Cuentista Subdivision Unit 1 HOA Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW	Albuquerque	NM	87114		5058884479
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque	NM	87114	5053040106	5058972593
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque	NM	87114	5054402240	

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

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

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

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 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 [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, November 11, 2021 6:01 PM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Charlene Johnson

Telephone Number
 5057649801

Email Address

johnson@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th Street NW, 3rd Street and Lomas, Universe St. and Paseo del Norte Blvd.

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

#1) TR B-1 BULK LAND PLAT OF LA CUENTISTA SUBDIVISION TRACTSB-1 AND B-2 CONT 47.9000 AC

#2) TR B-2 BULK LAND PLAT OF LA CUENTISTA SUBDIVISION TRACTSB-1 AND B-2 CONT 11.1897 AC

Physical address of subject site:

Rosa Parks Road NW, 87120

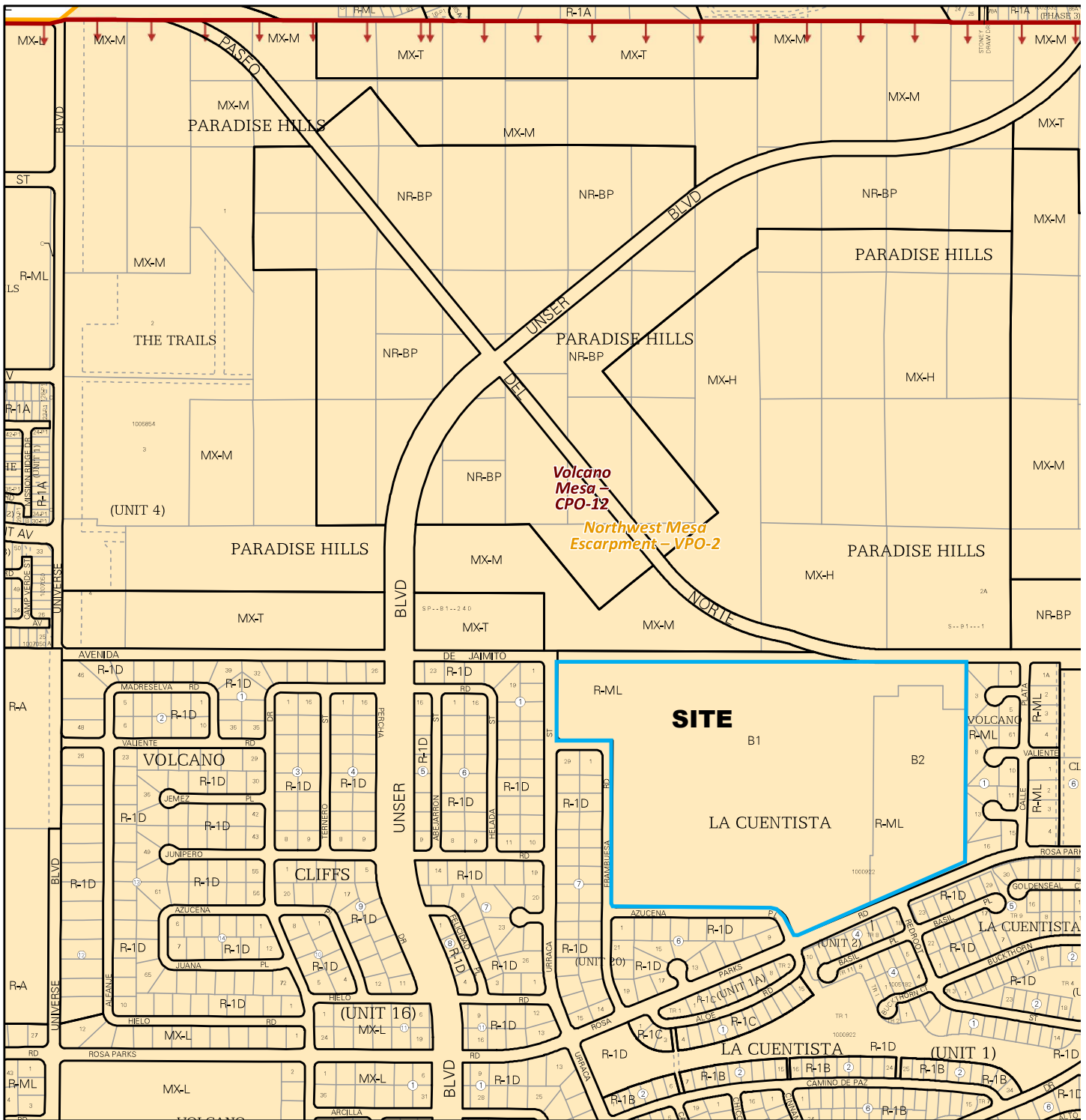
Subject site cross streets:

Urraca Rd. and Avenida de Jaimito

Other subject site identifiers:

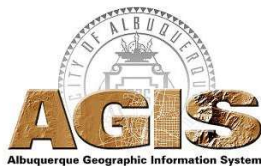
This site is located on the following zone atlas page:

C-10-Z

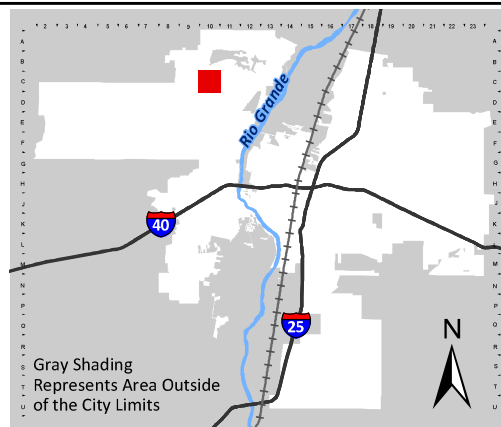


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



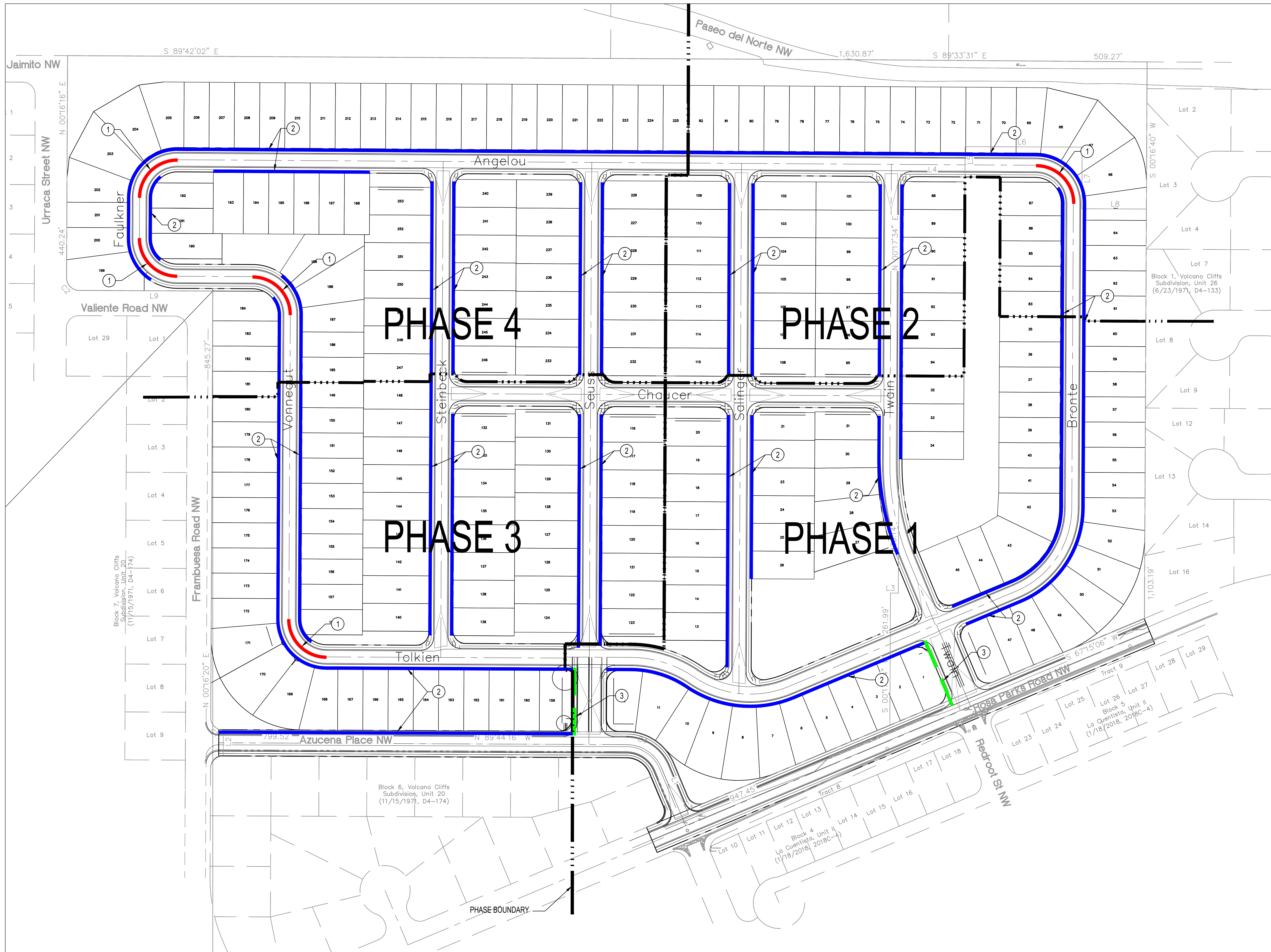
Zone Atlas Page:
C-10-Z

- 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

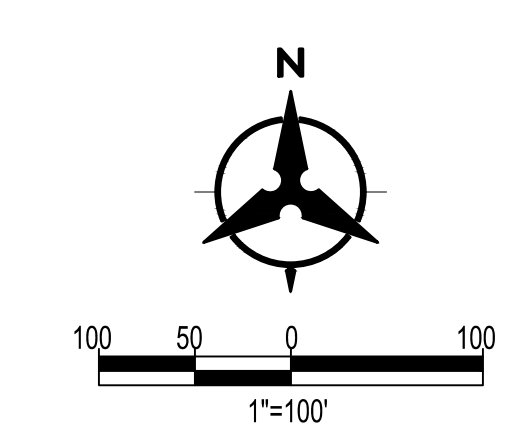


WAIVER EXHIBIT LA CUENTISTA SUBDIVISION

JUNE 2021



- ① STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET
- ② SIDEWALK DEFERRED
- ③ SIDEWALK WAIVED



From: [Charlene Johnson](#)
To: "Mark Jackson"
Cc: "Sharon Stepler"; "Gary Illingworth"; [Jim Strozier \(cp@consensusplanning.com\)](mailto:Jim.Strozier@consensusplanning.com)
Subject: RE: FW: Pre-Application Meeting Offer for La Cuentista, Tract B
Date: Monday, November 22, 2021 2:44:00 PM

Mark,
Thank you for your comments. Please see our responses below in red.

Charlene Johnson, Planner
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
505 764.9801
johnson@consensusplanning.com

From: Mark Jackson <mjaxon56@gmail.com>
Sent: Monday, November 22, 2021 9:55 AM
To: Charlene Johnson <Johnson@consensusplanning.com>
Subject: Fwd: FW: Pre-Application Meeting Offer for La Cuentista, Tract B

----- Forwarded message -----

From: **Mark Jackson** <mjaxon56@gmail.com>
Date: Mon, Nov 22, 2021 at 9:52 AM
Subject: Fwd: FW: Pre-Application Meeting Offer for La Cuentista, Tract B
To: <johnson@concensusplanning.com>
Cc: Sharon Stepler <1991sb@gmail.com>, Gary Illingworth <gillingworth@hoamco.com>

Charlene- My name is Mark Jackson, I am a member of the La Cuentista II HOA Board. We are across the street from this new development, off the SW corner of Rosa Parks and Kimmick. I reviewed the plans attached to your email and have a couple of questions/comments:

- 1) I see there are a couple locations where it is proposed there will be no sidewalks, not just deferment after construction. I would think people would be concerned with those locations, and there is no explanation of those sidewalks locations. **This will be a gated subdivision so the waiver of sidewalks on one side will only impact the residents of the new subdivision and is only being requested at the two entry locations. It will also limit access (increase security) to the gated subdivision with only one pedestrian gate at each entrance.**
- 2) Regarding the curve radius variances I would be curious what the difference is between the city ordinance and what is proposed. Will delivery trucks and people with trailers be able to maneuver around these curves? **This is a typical request and is associated with most communities that have near 90 degree curves in them. This 75' radius at 90 degree turns is allowed in the DPM with approval from the Traffic Engineer.**

3) Regarding the overall deferment request, it was common practice in our development for the sidewalks to be installed as each property was developed. If you wait until all the homes are all built, it would create a dusty/muddy environment for people to live in and walk around the area. I would suggest the developer plan to install sidewalks in front of each home as they are built. **To clarify, we are not requesting to defer sidewalk construction until the end but rather sidewalks will be installed in front of the home when it is built. The intent of the deferred sidewalk is so that each sidewalk will be built with each home so that the sidewalk in front of the home does not get damaged during home construction.**

Thank you for the opportunity to comment.

Mark Jackson
LC II HOA
505 620-5971

----- Forwarded message -----

From: **Gary Illingworth** <Gillingworth@hoamco.com>

Date: Fri, Nov 12, 2021 at 12:52 PM

Subject: FW: Pre-Application Meeting Offer for La Cuentista, Tract B

To:

Hi Board,

I am sending you this notice. It is a repeat of the notice that came in July. They had to resend it for dating purposes as you can read below if you wish.

If you did not have the map of the planned community north of Rosa Parks before, it is at the end of the attached.

Thank you,

Gary Illingworth
Hoamco

"How did we do?"

Let us know at the [HOAMCO Owner Satisfaction Questionnaire](#)

"This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited."

From: Charlene Johnson [mailto:Johnson@consensusplanning.com]
Sent: Friday, November 12, 2021 12:18 PM
To: Gary Illingworth; ekhaley@comcast.net; aboard111@gmail.com; ta_a@msn.com; samralphroxy@yahoo.com
Cc: Jim Strozier
Subject: RE: Pre-Application Meeting Offer for La Cuentista, Tract B

Dear Neighbors,

On July 29th, you received the email below as a pre-application notification for two waivers associated with a Preliminary Plat application for the Las Cuentista, Tract B property. The Applicant anticipates submitting for the Preliminary Plat to the Development Review Board (DRB) in early December. The IDO requires that the pre-application meeting notification be sent no more than 90-days prior to the application. Therefore, we are re-notifying you of this application and would like to extend an offer to meet or respond to any questions you may have about this project. You have 15 days from receipt of this email to request a meeting.

Respectfully,

Charlene Johnson, Planner
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
505 764.9801
johnson@consensusplanning.com

From: Charlene Johnson
Sent: Thursday, July 29, 2021 4:53 PM
To: gillingworth@hoamco.com; ekhaley@comcast.net; aboard111@gmail.com; ta_a@msn.com; samralphroxy@yahoo.com
Cc: Jim Strozier (cp@consensusplanning.com) <cp@consensusplanning.com>
Subject: Pre-Application Meeting Offer for La Cuentista, Tract B

Dear Neighbors,

This email is notification that Consensus Planning is preparing a Waiver-DRB application on behalf of Pulte Group, for the property known as La Cuentista, Tract B. The property is located south of Paseo del Norte Boulevard between Frambuesa Road and Cale Plata NW (see attached Zone Atlas C-10-Z). The site is zoned R-ML and is within the Volcano Mesa CPO-13 and the Northwest Mesa Escarpment VPO-2. In conjunction with a preliminary plat application for single-family homes, the Applicant will be requesting two waivers to allow a temporary deferral of sidewalk installation and a waiver to the minimum center line radius found in *the Albuquerque Development Process Manual Table 7.4.62* to allow a 75-foot radius. An exhibit showing the locations of where the waivers will be requested is attached to this email.

In accordance with the Integrated Development Ordinance Section 6-4(C), we are

providing you an opportunity to discuss the waiver application prior to submittal. Should you have any questions or would like to request a meeting regarding this application, please do not hesitate to contact me or Jim Strozier at cp@consensusplanning.com or by phone (505) 764-9801. Per the IDO, you have 15 days from receipt of this email to request a meeting. If you would like to meet, we will work with you and the City facilitator to schedule a meeting as soon as possible. If you do not want to schedule a meeting, please also let me know so we can continue with our application process.

Respectfully,

Charlene Johnson, Planner

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

505 764.9801

johnson@consensusplanning.com

Julie Cordova-Miller

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, December 1, 2021 4:20 PM
To: Julie Cordova-Miller
Subject: Unser Blvd. and Kimmick Dr. NW Public Notice Inquiry
Attachments: 001 IDOZoneAtlasPage_C-10-Z.PDF

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City
La Cuentista Subdivision Unit 1 HOA Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW	Albuquerque
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW	Albuquerque
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW	Albuquerque

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

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

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

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, December 01, 2021 3:01 PM
To: Office of Neighborhood Coordination <jmiller@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Julie Cordova Miller

Telephone Number

505-798-7951

Email Address

jmiller@bhinc.com

Company Name

Bohannon Huston

Company Address

7500 Jefferson Street NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACT B-1& B-2 AT LA CUENTISTA SUBDIVISION.

Physical address of subject site:

Rosa Parks Road

Subject site cross streets:

Unser Blvd. and Kimmick Dr. NW

Other subject site identifiers:

This site is located on the following zone atlas page:

C-10-Z

FIRST CLASS MAIL

December 10, 2021

Tom Anderson
10013 Plunkett Drive NW
Albuquerque, NM 87114

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Mr. Anderson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Elk Haven LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – Rosa Parks Road
4. Location Description – between Unser Blvd. and Kimmick Dr. NW and Paseo del Norte and Rosa Parks
5. Zone Atlas Page – C-10-Z
6. Legal Description – TRACT B-1& B-2 AT LA CUENTISTA SUBDIVISION
7. Area of Property – 59 acres

The Development Review Board Public Hearing will be heard on January 5, starting at 9:00 am via a Zoom call. 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:

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

Please contact me with any questions or concerns at 505-823-1000 or ypadilla@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Preliminary Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW
December 10, 2021
Page 2

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive style with a large initial "Y".

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

December 10, 2021

Elizabeth Haley
6005 Chaparral Circle NW
Albuquerque, NM 87114

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Ms. Haley:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Elk Haven LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – Rosa Parks Road
4. Location Description – between Unser Blvd. and Kimmick Dr. NW and Paseo del Norte and Rosa Parks
5. Zone Atlas Page – C-10-Z
6. Legal Description – TRACT B-1& B-2 AT LA CUENTISTA SUBDIVISION
7. Area of Property – 59 acres

The Development Review Board Public Hearing will be heard on January 5, starting at 9:00 am via a Zoom call. 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:

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

Please contact me with any questions or concerns at 505-823-1000 or ypadilla@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Preliminary Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW
December 10, 2021
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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive, flowing style.

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

December 10, 2021

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Ms. Horvath:

The City of Albuquerque’s Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Elk Haven LLC
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Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive style with a large initial "Y".

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

December 10, 2021

Gary Illingworth
8700A Education Place
Albuquerque, NM 87114

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Mr. Illingworth:

The City of Albuquerque’s Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Elk Haven LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – Rosa Parks Road
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Preliminary Plat - La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW
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Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive, flowing style.

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

FIRST CLASS MAIL

December 10, 2021

Maria Warren
10013 Plunkett Drive NW
Albuquerque, NM 87114

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Subdivision Plat, Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk– La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Ms. Warren:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

Helpful information regarding the request being submitted to the DRB:

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2. Agent - Bohannon Huston, Inc
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Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive style with a large initial "Y".

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, December 9, 2021 5:58 PM
To: gillingworth@hoamo.com; ekhaley@comcast.net; aboard111@gmail.com; ta_a@msn.com; samralphroxy@yahoo.com
Cc: Yolanda Padilla Moyer; Kelly Klein
Subject: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision
Attachments: IDOZoneAtlasPage_C-10-Z.pdf

Re: Bulk Land Subdivision Plat and Vacation of Easements – La Cuentista Subdivision, Unser Blvd. And Kimmick Drive NW

Dear Neighborhood Association Representative:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannan Huston, Inc. will be submitting an application for a Preliminary Plat along with Design Waivers, Sidewalk Waivers and Temporary Deferral of Sidewalk to be reviewed and decided by the Development Review Board (DRB). The request is to subdivide/revise Tracts B-1 and B-2 into two(2) tracts, Tract B-1-A and Tract B-2-A.

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Please contact me with any questions or concerns at 505-823-1000 or ypadilla@bhinc.com.

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IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department
<https://www.cabq.gov/planning>

Julie Cordova-Miller

From: Microsoft Outlook
To: samralphroxy@yahoo.com
Sent: Thursday, December 9, 2021 5:58 PM
Subject: Relayed: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

samralphroxy@yahoo.com (samralphroxy@yahoo.com)

Subject: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision

Julie Cordova-Miller

From: Microsoft Outlook
To: aboard111@gmail.com
Sent: Thursday, December 9, 2021 5:58 PM
Subject: Relayed: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard111@gmail.com (aboard111@gmail.com)

Subject: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision

Julie Cordova-Miller

From: Microsoft Outlook
To: ekhaley@comcast.net
Sent: Thursday, December 9, 2021 5:58 PM
Subject: Relayed: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

ekhaley@comcast.net (ekhaley@comcast.net)

Subject: Public Notice of Preliminary Plat, Design and Sidewalk Waivers and Temporary Deferral of Sidewalk - La Cuentista Subdivision

Zone Atlas Pages for Download
<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Yolanda Padilla Moyer, PE
Vice President
Community Development & Planning

Attachments: Zone Atlas Page



Julie Cordova Miller
Senior Administrative Assistant
Community Development & Planning
Structural Engineering

Bohannon Huston

p. 505.823.1000 | d. 505.798.7951

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