



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 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 type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST
 Subdivide the existing three parcels of land into two tracts, vacate existing private access, drainage, sidewalk and utility easements, and to grant a cross lot drainage easement

APPLICATION INFORMATION		
Applicant: Deepesh Kholwadwala c/o Sun Capital Hotels		Phone: 505-238-9381
Address: 8901 Adams St. Suite A		Email: deepesh@suncapitalhotels.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Modulus Architects, Inc. & Land Use Planning		Phone: (505) 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List <u>all</u> owners: Deepesh Kholwadwala c/o Sun Capital Hotels	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: LT 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A	Block:	Unit: 101306407821630903,
Subdivision/Addition: ABQ WEST UNIT 2	MRGCD Map No.:	UPC Code: 101306405622330910, 101306403521030911
Zone Atlas Page(s): C-13-Z	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 3	# of Proposed Lots: 2	Total Area of Site (Acres): 4.079 Acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: HIGH ASSETS ABQ NM 87120	Between: Paseo del Norte NW	and: Eagle Ranch RD NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
2021-005439, 1003272/06EPC-00203/06DRB-00941 (Zone Map C-13) Assisted Living		

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: 2/18/2021				
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

FORM 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*.

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

Sign Posting Agreement

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

TIS Traffic Impact Study Form

Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information

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

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

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

Office of Neighborhood Coordination notice inquiry response

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.

Proof of emailed notice to affected Neighborhood Association representatives

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

Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat

Sidewalk Exhibit and/or cross sections of proposed streets

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

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

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

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)

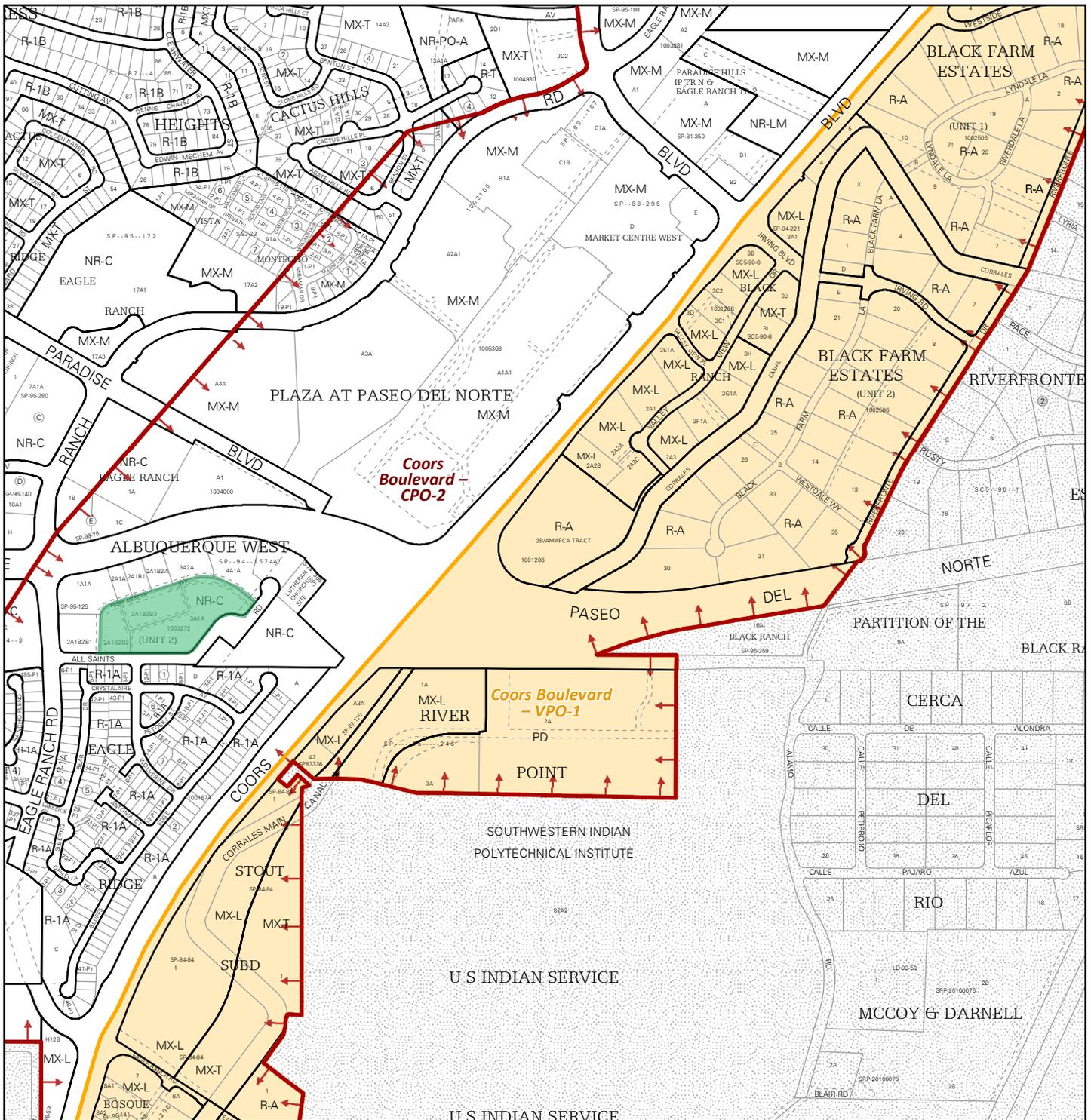
___ Preliminary Plat or site plan

___ Copy of DRB approved infrastructure list

I, 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.

Signature: <u>Regina Okoye</u>	Date: <u>2/18/2022</u>
Printed Name: <u>Regina Okoye</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

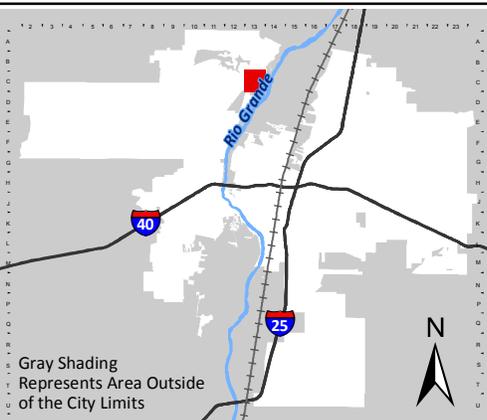


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
C-13-Z

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

0 250 500 1,000 Feet

City of Albuquerque
Development Review Board
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – SUBDIVISION OF LAND – SEC OF PASEO DEL NORTE AND EAGLE RANCH – ALBUQUERQUE, NEW MEXICO 87120

To Whom It May Concern,

Sun Capital Hotels c/o Deepesh Kholwadwala hereby authorizes Modulus Architects & Land Use Planning, INC., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at the SEC of Paseo Del Norte and Eagle Ranch, Albuquerque NM, 87120 and legally described as:

LT 2-A-1-B-2-B-3 PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2,2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT 1.2161 AC

LT 2-A-1-B-2-B-2 PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2,2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT .7995 AC

LT 3-A-1-A PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2,2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT 2.8677 AC

This authorization is valid until further written notice from Sun Capital Hotels or Angela Williamson Modulus Architects & Land Use Planning, INC., (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request to the Development Review Board.

Sincerely,



Deepesh Kholwadwala
c/o Sun Capital Hotels
deepesh@suncapitalhotels.com

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Regina Okaya
(Applicant or Agent)

2/18/2022
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____



City of Albuquerque

Planning Department

Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: _____

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: **C-13-Z** DRB#: _____ EPC#: 1003272/06EPC-00203/06DRB-00941 (Zone Map C-13) Assisted Living Work Order#: _____
Project #2020-004780_RZ-2020-00050

Legal Description: LT 3-A-1-A PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT 2.8677 AC
LT 2-A-1-B-2-B-3 PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT 1.2161 AC
LT 2-A-1-B-2-B-2 PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT .7995 AC

Development Street Address: **4821 ALL SAINTS RD NW, 9130 HIGH ASSETS WY NW, 4811 ALL SAINTS RD NW**

Applicant: Modulus Architects **Contact:** Regina Okoye

Address: 100 Sun Ave Suite 600, Albuquerque NM 87109

Phone#: 505-338-1499 Fax#: _____

E-mail: rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: MX-M/MX-M

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

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

Describe development and Uses:

Develop a 40 Unit Assisted Living (20,500 sq. ft.) and 100 Unit Independent Living (82,500 sq. ft.). Replat the property from 3 lots into 2 lots.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 40 Unit Assisted Living (20,500 sq. ft.) and 100 Unit Independent Living (82,500 sq. ft.)

Number of Residential Units: 40 Unit Assisted Living (20,500 sq. ft.) and 100 Unit Independent Living (82,500 sq. ft.)

Number of Commercial Units: N/A

Traffic Considerations

ITE Trip Generation Land Use Code 254

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

Expected Number of Employees (if known):* _____

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

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name Proposed on: ALL SAINTS RD NW

ITE Land Use # 252 senior Adult Housing- Attached, 100 DU's
AM peak 20 trips
PM peak 26 trips

#254 Assisted Living
40 DU's
AM peak 8 trips
PM peak 15 trips.

Total combined trips
AM 28
PM 41 trips

Adjacent Roadway(s) Posted Speed: Street Name ALL SAINTS RD NW Posted Speed not listed
Street Name HIGH ASSETS WY NW Posted Speed not listed

* 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: HIGH ASSETS WY NW – Local Urban Streets
ALL SAINTS RD NW - Local Urban Streets
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City
Eagle Ranch - 18800

Adjacent Roadway(s) Traffic Volume: Paseo Del Norte - 47500 Volume-to-Capacity Ratio (v/c):
(if applicable)

Adjacent Transit Service(s): N/A Nearest Transit Stop(s): Bus Stop Route 96,155

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Proposed Bike Route on ALL SAINTS RD NW
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Will be proposed along all street frontages

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

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:

M.P. P.E.

2/8/2022

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, 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.

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

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

PROJECT NAME: High Assets Assisted Living PR-2021-005439

AGIS MAP # C-13

LEGAL DESCRIPTIONS: LOTS 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A,

ALBUQUERQUE WEST UNIT 2

X 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 Public Works Department, Hydrology Division (2nd /Ground Floor Plaza del Sol) on February 16, 2022 (date).

Thompson Engineering Consultants, Inc.
Applicant/Agent

February 16, 2022
Date

Ernest Armijo
Hydrology Division Representative

2/16/2022
Date

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

X WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sewer Availability was made for this project to the Water Authority (online: <http://www.abcwua.org/Availability Statements.aspx>) on December 1, 2021 (#211112) (date).

Thompson Engineering Consultants, Inc.
Applicant/Agent

February 16, 2022
Date

Edwin Bergeron
Utilities Division Representative

2/16/2022
Date

PROJECT # PR-2021-005439

December 1, 2021

Chair
Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Vice Chair
Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Walt Benson
County of Bernalillo
Commissioner, District 4

Pat Davis
City of Albuquerque
Councilor, District 6

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Charlene Pyskoty
County of Bernalillo
Commissioner, District 5

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

David B. Thompson
Thompson Engineering Consultants
P.O. Box 65760
Albuquerque, NM 87120

RE: Water and Sanitary Sewer Availability Statement #211112

Project Name: High Assets Assisted Living

Project Address: NA

Legal Description: LOT 2-A-1-B-2-B-2, LOT 2-A-1-B-2-B-3, LOT 3-A-1-A, ALBUQUERQUE WEST UNIT 2

UPC: 101306403521030911, 101306405622330910, 101306407821630903

Zone Atlas Map: C - 13

Dear Mr. Thompson:

Project Description: The subject site is located along High Assets Road, east of Eagle Ranch Road, within the City of Albuquerque. The proposed development consists of approximately 4.89 acres and the property is currently zoned NR-C for non-residential, commercial. The property lies within the Pressure Zone 2WR in the Volcano Trunk. The request for availability indicates plans to re-plat the site into two lots, each with one structure.

Existing Conditions: Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution line (project #26-4113.90-91) along High Assets Road.
- Eight-inch PVC distribution line (projects #26-5259.90-96 and NMUI-033-97) along All Saints Way.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (No record of construction, field verified 9/16/2021) along High Assets Road.
- Eight-inch PVC sanitary sewer collector (project #26-4715.91-96) along All Saints Way.

Water Service: New metered water service to the property can be provided via routine connection to the existing eight-inch distribution main along the All Saints Way. The engineer is responsible for determining pressure losses and sizing of the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: New sanitary sewer service can be provided via routine connection to the existing eight-inch collector along All Saints Way. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1,875 gallons-per-minute. Two fire hydrants are required. There are four existing hydrants available and two new hydrants are proposed with this project. All hydrants located outside of public easements are to be considered private and painted safety orange. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the required fire flow at the two proposed hydrants.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the reduced principle backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker or a reduced pressure principle backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principle backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceed ANSI/NSF Standard 60 61 throughout the entire private

fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at (505) 289-3454 for more information.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process. However, if the work will be done within the City of Albuquerque public right-of-way, coordination with the City of Albuquerque Design Review and Construction Section must take place if this mechanism will be acceptable. Construction must be performed by a licensed and bonded public utility contractor.

Contact Customer Service at (505) 842-9287 (option 3) for more information regarding account fees.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

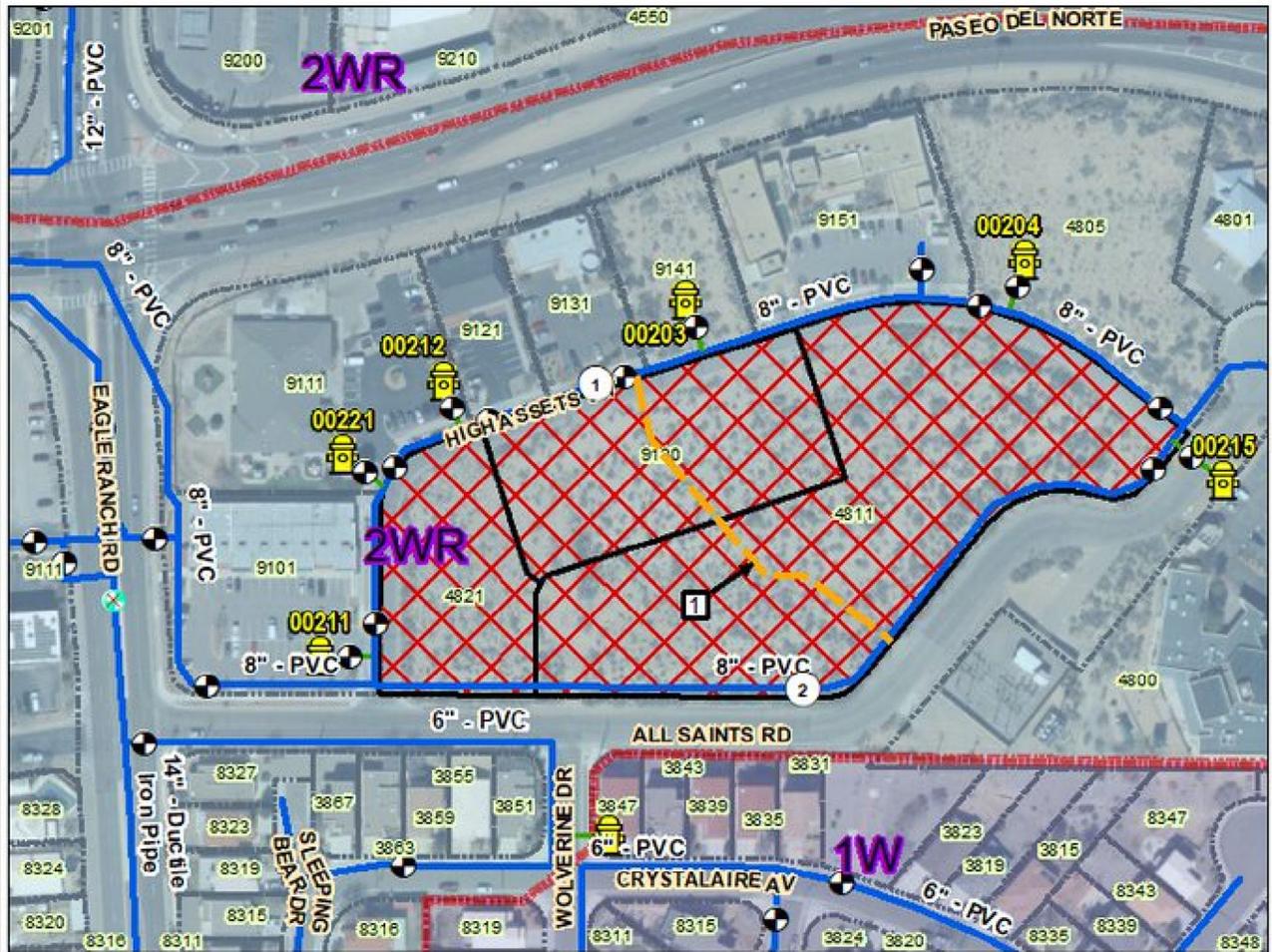
Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps
f/ Availability Statement #211112

211112 - Water



Legend

- Project Location
- Valve
- Intentionally Closed
- Hydrant

Pipe

SUBTYPE

- Distribution Line
- Hydrant Leg
- Pressure Zone Boundary
- 1W
- 2WR



--- General Map Keyed Notes

1. --- Proposed Lot Line

--- Fire Flow Analysis Points

1. --- Analysis Point

2. --- Analysis Point



Water Utility Authority

211112 - Sanitary Sewer



Legend

Project Location

Sewer Manhole

Sewer Pipe SUBTYPE

COLLECTOR

0 325 650 Feet



--- General Map Keyed Notes

1. --- Proposed Lot Line



Water Utility
Authority



Jolene Wolfley, DRB Chair
Development Review Board
City of Albuquerque
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

February 18, 2022

RE: Request for Preliminary Plat, Major Subdivision
Existing Lots 2-A-1-B-2-B-2, 2-A-1-B-2-B-3 and 3-A-1-A
Albuquerque West Unit 2
Being re-platted into new Lots 3-A-1-A-1 and 3-A-1-A-2
Albuquerque West Unit 2

Ms. Wolfley and Members of the Board,

Modulus Architects, Inc., hereafter referred to as the “Agent” for the purpose of this request, represents Sun Capital Hotels, hereafter referred to as the “Applicant”. We, “Agent” is requesting approval of a Major Subdivision of Land.

The parcels (the “subject site”) are +/- 4.9 acres in size, zoned MX-M and are located at the SEC of Paseo del Norte and Eagle Ranch along All Saints RD NW and High Assets WY NW. This site is within an area of change, within the boundary of the Coors Blvd. Major Transit Corridor and within the Paseo del Norte Premium Transit Corridor. The site is along two Local Urban Streets (High Assets WY NW and All Saints RD NW). The vacant site is within the Coors Blvd. Character Protection Overlay Zone (CPO-2). The subject site is also located within the North West Mesa Community Planning Area.

Our client is proposing to combine three existing lots into two new lots, to vacate existing private access, drainage, sidewalk and utility easements, and to grant a cross lot drainage easement benefiting and maintained by the owner(s) of the two new lots. The future proposed uses will be an Assisted Living Facility and an Independent Living Facility.

The sketch plat was heard by the DRB on 9/29/2022 (Project No: PR-2021-005439, PS-2021-0116). The comments that were provided by the DRB at that time have all been addressed in this Preliminary Plat submittal.

This request is in compliance with IDO Section 14-16-6-6(L)(1) Subdivision of Land –Major. All subsequent plans comply with all IDO and DPM regulations. This submittal includes all items on Form S1.

A traffic impact form was provided to the City of Albuquerque Transportation department at which time it was deemed by City staff that a Traffic Study was not warranted as the development did not meet the threshold.

Ladera Heights NA, The Enclave at Oxbox HOA, Villa De Paz HOA Inc., Westside Coalition of NA, Vista Grande NAWestside Coalition of NA, Taylor Ranch NA, Eagle Ridge Homeowners Assoc. were notified of this request. There were no comments or phone calls received at the time of this letter.

We look forward to reviewing our submittal with you at the Development Review Board hearing. If you have any additional questions or concerns regarding this submittal please feel free to contact me directly at (505) 338-1499 or email me at: rokoye@modulusarchitects.com.

Best regards,

**REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.
100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686**





Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2021-005439 Application #PS: -2021-00116

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.
-

Plats will require City Surveyor signature and property owner signature

See table 6-1-1 for notice requirements

If the site is vacant and ungraded a sensitive lands analysis is required

[Sensitive lands analysis form \(cabq.gov\)](#)

Future development will be subject to the IDO MX-M zone .

The site is within the Coors Boulevard Character Protection Overlay zone, see the zone for specific requirements.

The site is within 660 feet of a Major Transit Corridor.

The form below will be required

[SubmittalFormIDO5-2\(D\)ClimaticGeographic Responsiveness.pdf \(cabq.gov\)](#)

Please confirm with CABQ Planning file to see if there is an existing , approved site plan.

Regina Okoye

From: Carmona, Dalaina L. <dcarmona@cabq.gov>
Sent: Tuesday, February 8, 2022 11:31 AM
To: Regina Okoye
Subject: SEC OF PASEO DEL NORTE AND EAGLE RANCH Public Notice Inquiry
Attachments: IDOZoneAtlasPage_C-13-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	State	Zip	Mobile Phone	Phone
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
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Taylor Ranch NA	Nita	Day	secretary@trna.org	6127 Deergrass Circle NW	Albuquerque	NM	87120	5059084988	
Eagle Ridge Homeowners Association	Samantha	Anderson	sam@bluedoorhomes.net	3791 Southern SE	Rio Rancho	NM	87124		5053894316
Eagle Ridge Homeowners Association	Melanie	McLaughlin	melanie@bluedoorhomes.net	3791 Southern SE	Rio Rancho	NM	87124		5053894316

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>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

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

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



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 <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Tuesday, February 8, 2022 10:20 AM

To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>

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

Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

rokoye@modulusarchitects.com

Company Name

Modulus Architects

Company Address

City

State

ZIP

Legal description of the subject site for this project:

LT 2-A-1-B-2-B-3 PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT 1.2161 AC

LT 2-A-1-B-2-B-2 PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT .7995 AC

LT 3-A-1-A PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT 2.8677 AC

Physical address of subject site:

SEC OF PASEO DEL NORTE AND EAGLE RANCH

Subject site cross streets:

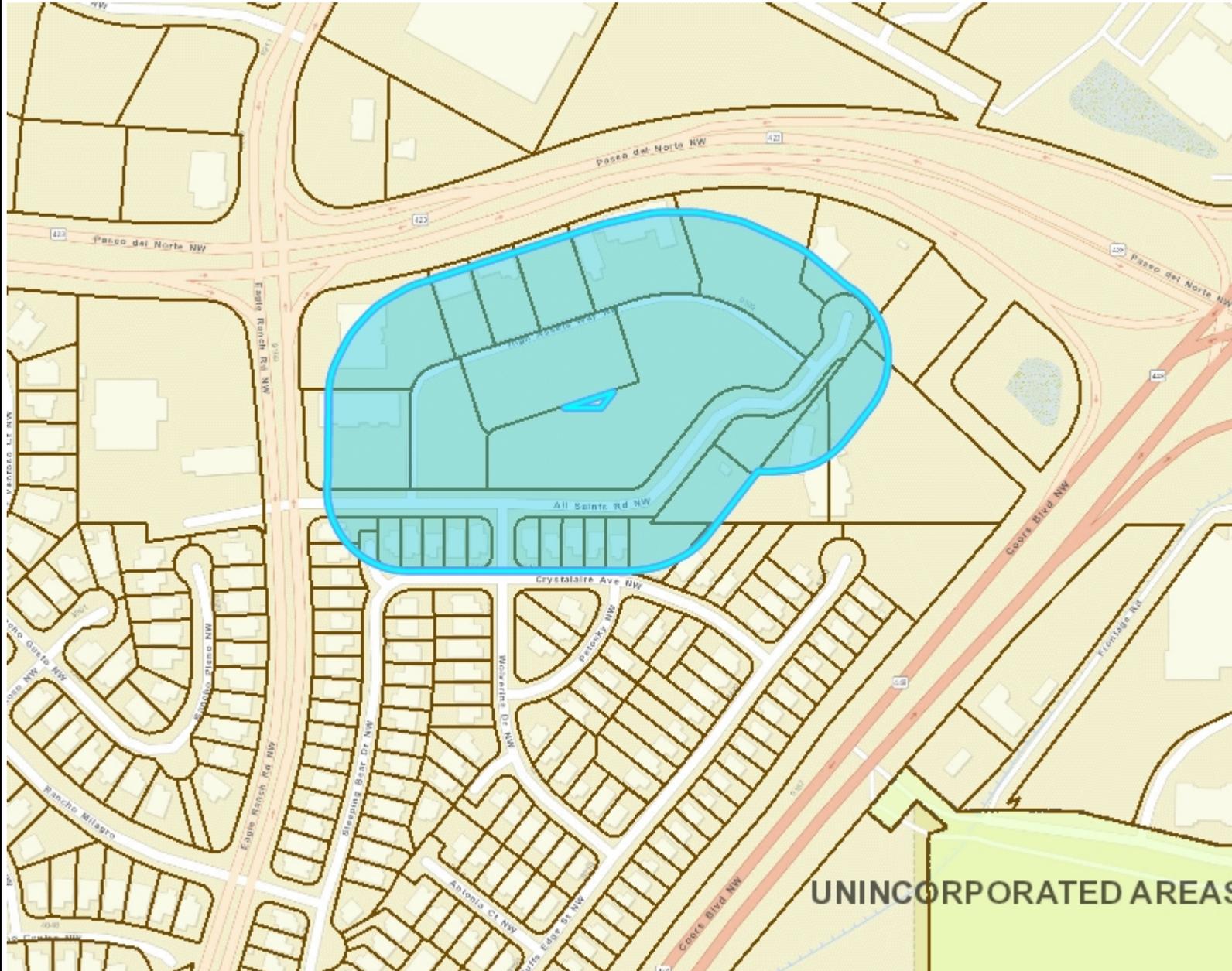
SEC OF PASEO DEL NORTE AND EAGLE RANCH

Other subject site identifiers:

This site is located on the following zone atlas page:



SEC Paseo Del Norte and Eagle Ranch

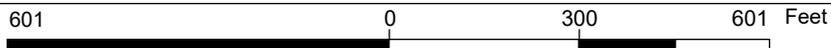


Legend

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

Notes

Buffer: 165ft.
ROW: All Saints 65 ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
2/7/2022 © City of Albuquerque

1: 3,606

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

CANFIELD MARTHA M
8327 SLEEPING BEAR DR NW
ALBUQUERQUE NM 87120-2968

GIDWANI MANESH & BHAVIKA
3847 CRYSTALAIRES DR NW
ALBUQUERQUE NM 87120-4964

DELGADO GABRIEL & RIOS CHERISH
3823 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120

ANYANONU STEPHEN CO & LESLIE K
3839 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120-4964

ALL SAINTS LUTHERAN CHURCH
4800 ALL SAINTS RD NW
ALBUQUERQUE NM 87114

GROOVY PROPERTIES LLC
4801 ALL SAINTS RD NW
ALBUQUERQUE NM 87120-3111

KCP RE LLC C/O SCHWARTZ KALES
ACCOUNTANCY CORP
6310 SAN VICENTE BLVD SUITE 250
LOS ANGELES CA 90048-5447

R J SCHAEFER ENTERPRISES C/O HIGH
ASSETS
10457 OWENS CIR
WESTMINISTER CO 80021-3764

ROMERO GEOFFREY R & MICHAEL J & MARY
BARTHELEMY
4801 ALL SAINTS RD NW
ALBUQUERQUE NM 87120-3111

LEASE TOM G & SONDRAL E
1330 CHIHUAHUA RD
RIO RANCHO NM 87144

WOOD WARREN J
3855 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120-4909

JACKL ADVERTISING LLC
PO BOX 67517
ALBUQUERQUE NM 87193-7517

HPA III ACQUISITIONS 1 LLC
120 S RIVERSIDE PLAZA SUITE 2000
CHICAGO IL 60606-3912

TACHAU PAUL & LINDA
12 COYOTE HILLS LN
SANTA FE NM 87505-8174

SMITH LUCAS
3843 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120-4964

PUBLIC SERVICE CO OF NM
ALVARADO SQUARE
ALBUQUERQUE NM 87158

BROBST DOUG F & SARAH E
72335 BAJADA TRL
PALM DESERT CA 92260-6287

TITAN INVESTMENTS LLC
PO BOX 94088
ALBUQUERQUE NM 87199-4088

VOORBROOD FRANCESCA E & CUENCA
DANIEL A
3863 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120-4909

NGUYEN BAO & JACQUELINE
3835 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120-4964

SAPPHIRE LLC
4011 BARBARA LP SE
RIO RANCHO NM 87124-1039

MV INDUSTRIES REAL ESTATE LLC
2920 STANFORD DR NE
ALBUQUERQUE NM 87107-1807

ZIA TRUST INC CUSTODIAN SHAFFER JASON
A IRA
6301 INDIAN SCHOOL RD NE SUITE 890
ALBUQUERQUE NM 87110

EXPRESSIONS OF LIFE INC
9151 HIGH ASSETS WAY NW
ALBUQUERQUE NM 87120-5802

COOKSEY JENNIFER LYNN
3867 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120-4909

SUMPTER RODNEY
PO BOX 6432
CHANDLER AZ 85246-6432

WESTSIDE COALITION OF NA
ELIZABETH HALEY
6005 CHAPARRAL CIRCLE NW
ALBUQUERQUE NM 87114

WESTSIDE COALITION OF NA
RENE HORVATH
5515 PALOMINO DRIVE NW
ALBUQUERQUE NM 87120

TAYLOR RANCH NA
RENE HORVATH
5515 PALOMINO DRIVE NW
ALBUQUERQUE NM 87120

TAYLOR RANCH NA
NITA DAY
6127 DEERGRASS CIRCLE NW
ALBUQUERQUE NM 87120

EAGLE RIDGE HOMEOWNERS ASSOC.
SAMANTHA ANDERSON
3791 SOUTHERN SE
RIO RANCHO NM 87124

EAGLE RIDGE HOMEOWNERS ASSOC.
MELANIE MCLAUGHLIN
3791 SOUTHERN SE
RIO RANCHO NM 87124

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: 2/16/2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Westside Coalition of NA, Taylor Ranch NA, Eagle Ridge Homeowners Assoc.

Name of NA Representative*: Elizabeth Haley, Rene Horvath, Nita Day, Samantha Anderson, Melanie McLaughlin

Email Address* or Mailing Address* of NA Representative¹: ekhaley@comcast.net; aboard111@gmail.com; secretary@trna.org; sam@bluedoorhomes.net; melanie@bluedoorhomes.net

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

1. Subject Property Address* 4821 All Saints Rd NW, Albuquerque, NM, 9130 HIGH ASSETS WY NW, 4811 ALL SAINTS RD
Location Description SEC OF PASEO DEL NORTE AND EAGLE RANCH
2. Property Owner* ZIA TRUST INC CUSTODIAN JASON A SHAFFER IRA
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning Inc./Zia Trust Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

The purpose of this plat is to combine three (3) existing lots into two (2) new lots, to grant a blanket cross-lot drainage easement across new Lots 3-A-1-A-1 and 3-A-1-A-2, and to vacate existing private access, drainage, sidewalk and utility easements as shown hereon..

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 4.079 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] Coors Blvd. - CPO 2 - Character Protection Overlay Zone (3-4)
 4. Center or Corridor Area [if applicable] Partially within Coors Blvd. - Major Transit Corridor
Paseo del Norte - Premium Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coalition of NA, Taylor Ranch NA [Other Neighborhood Associations, if any]
Eagle Ridge Homeowners Association

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 2/16/2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 4821 All Saints Rd NW, Albuquerque, NM , 9130 HIGH ASSETS WY NW, 4811 ALL SAINTS RD NW
Location Description SEC OF PASEO DEL NORTE AND EAGLE RANCH
2. Property Owner* ZIA TRUST INC CUSTODIAN JASON A SHAFFER IRA
3. Agent/Applicant* *[if applicable]* Modulus Architects & Land Use Planning Inc./Zia Trust Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The purpose of this plat is to combine three (3) existing lots into two (2) new lots, to grant a blanket cross-lot drainage easement across new Lots 3-A-1-A-1 and 3-A-1-A-2, and to vacate existing private access, drainage, sidewalk and utility easements as shown hereon.

5. This application will be decided at a public meeting or hearing by*:

<input type="checkbox"/> Zoning Hearing Examiner (ZHE)	<input checked="" type="checkbox"/> Development Review Board (DRB)
<input type="checkbox"/> Landmarks Commission (LC)	<input type="checkbox"/> Environmental Planning Commission (EPC)

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

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

Date/Time*: DRB Hearing March 16, 2022 @ 9:00am

Location*²: VIA Zoom, meeting held at link provided at the website below

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

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

- 6. Where more information about the project can be found*³:
Please contact the Planning Department at (505) 924-3857 Option #1 or email devhelp@cabq.gov

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

- 1. Zone Atlas Page(s)*⁴ C-13-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

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

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

² Physical address or Zoom link

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

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 4.079 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] Coors Blvd. - CPO 2 - Character Protection Overlay Zone (3-4)
 4. Center or Corridor Area [if applicable] Partially within Coors Blvd. - Major Transit Corridor
Paseo del Norte - Premium Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

*Attached to all Neighborhood Notices



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: Subdivision of Land - Major	
Decision-making Body: DRB	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 4821 All Saints Rd NW, 9130 HIGH ASSETS WY NW, 4811 ALL SAINTS RD NW	
Name of property owner: ZIA TRUST INC CUSTODIAN JASON A SHAFFER IRA	
Name of applicant: Modulus Architects & Land Use Planning Inc./Zia Trust Inc.	
Date, time, and place of public meeting or hearing, if applicable:	
DRB Hearing March 16, 2022 @ 9:00am, VIA Zoom	
Address, phone number, or website for additional information:	
Modulus Architects, Regina Okoye, 505-338.1499 EXT 1003	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> 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.

Regina Okoye
 (Applicant signature)
 2/16/2022
 (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:

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

The Zoom link for the March 16, 2022 DRB meeting is as follows:

Join Zoom Meeting

<https://cabq.zoom.us/j/84698899333>

Dial by your location

+1 346 248 7799 US

Meeting ID: 846 9889 9333

Find your local number: <https://cabq.zoom.us/j/84698899333>

*Attached to all Neighborhood Notices



City Address: 4811 ALL SAINTS RD NW

County Address: HIGH ASSETS

4/30/2021

www.cabq.gov/gis

City of Albuquerque Property Report

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2018)

Owner Name: ZIA TRUST INC CUSTODIAN JASON A SHAFFER IRA

Owner Address: 6301 INDIAN SCHOOL RD NE SUITE 890, ALBUQUERQUE NM 87193

UPC: 101306407821630903

Tax Year: 2018 **Tax District:** A1A

Legal Description: LT 3-A-1-A PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WESTUNIT TWO CONT 2.8677 AC

Property Class: V **Document Number:** 2009084569 072109 WD -

Acres: 2.87

City Zoning and Services

IDO Zone District: NR-C

IDO District Definition: Commercial

Old Zoning Designation: SU-1

Old Zoning Description: PDA TO INCLUDE C-3 USES

Land Use: 15 | Vacant

Lot: 3A1A **Block:** 0000 **Subdivision:** ABQ WEST UNIT 2

Police Beat: 621 **Area Command:** NORTHWEST

Jurisdiction: ALBUQUERQUE

Zone Atlas Page: [C13](#) (opens in new window)

City Neighborhood Association: Taylor Ranch NA

Residential Trash Pickup:

Political Districts

City Council District: [5 - Cynthia D. Borrego](#)

County Commission District: 1 - Debbie O'Malley

NM House of Representatives: Daymon B. Ely

NM Senate: Harold James Pope Jr.

School Districts

Elementary: PETROGLYPH

Middle: LBJ

High School: VOLCANO VISTA

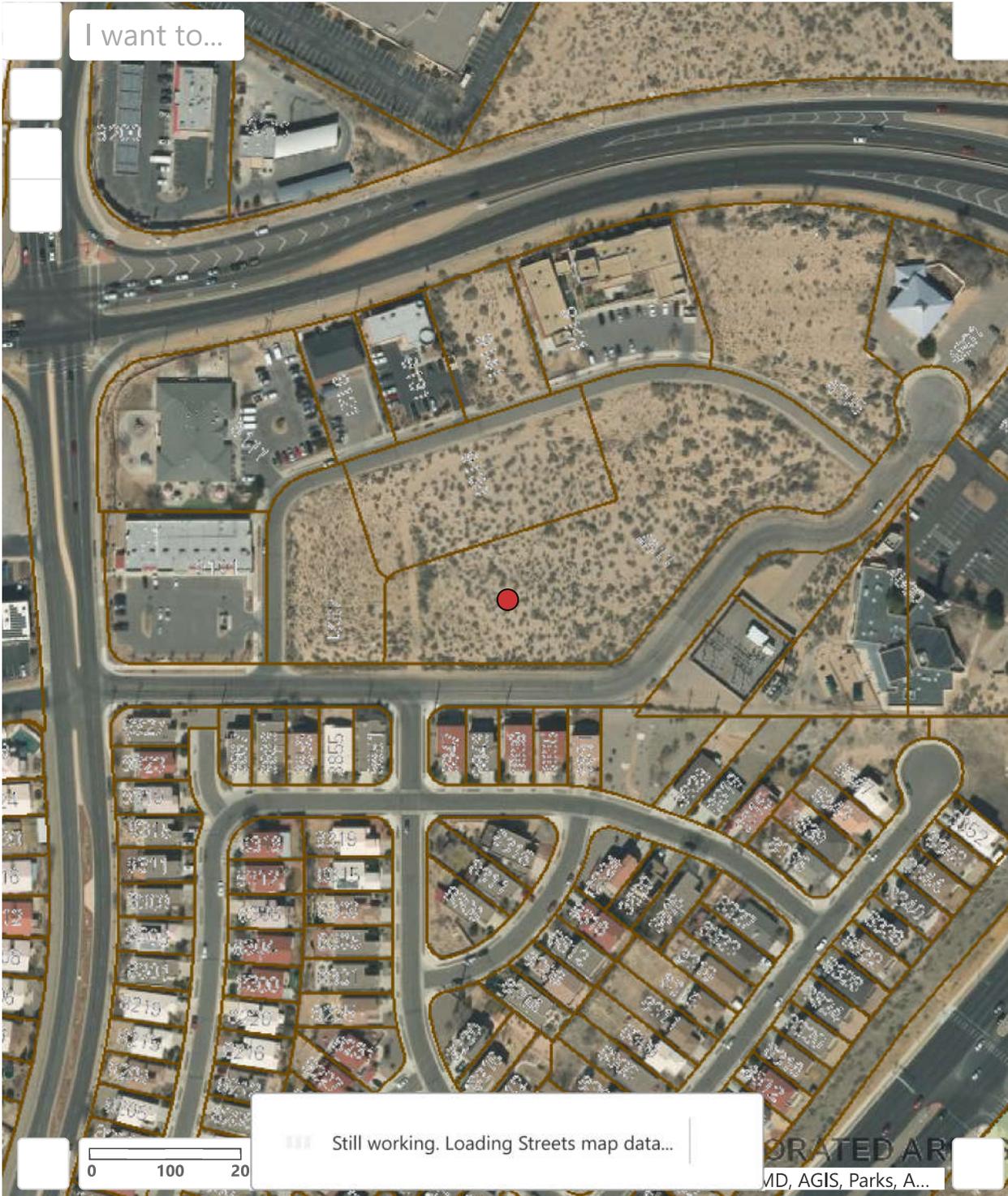
FEMA Flood Zone: X

For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email ccherne@cabq.gov

Run another Search [here](#)

This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov. Please wait while the map loads below...

I want to...



Still working. Loading Streets map data...

0 100 200

ORATED AR
MD, AGIS, Parks, A...

Regina Okoye

From: Regina Okoye
Sent: Thursday, February 17, 2022 2:25 PM
To: 'ekhaley@comcast.net'; 'aboard111@gmail.com'; 'secretary@trna.org'; 'sam@bluedoorhomes.net'; 'melanie@bluedoorhomes.net'
Subject: Public Notice of a Proposed Project in the City of Albuquerque
Attachments: 02 - CABQ-Official_public_notice_form-2019.pdf; 02 - IDOZoneAtlasPage_C-13-Z.PDF; 03 - DRB Final Plat Lots 3-A-1-A-1 and 3-A-1-A-2 Albuquerque West Unit 2....pdf; 04 - Address Report — City of Albuquerque.pdf

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice: February 17, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA): Westside Coalition of NA, Taylor Ranch NA, Eagle Ridge Homeowners Assoc.

Name of NA Representative: Elizabeth Haley, Rene Horvath, Nita Day, Samantha Anderson, Melanie McLaughlin

Email Address or Mailing Address of NA Representative: ekhaley@comcast.net; aboard111@gmail.com; secretary@trna.org; sam@bluedoorhomes.net; melanie@bluedoorhomes.net

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 4821 All Saints Rd. NW, 9130 High Assets Wy NW, 4811 All Saints Rd. NW, Albuquerque, NM

Location Description: SEC of Paseo Del Norte and Eagle Ranch

2. Property Owner: Zia Trust Inc. Custodian Jason A Shaffer IRA

3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning, Inc./Zia Trust Inc.

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 (Minor or Major) - Major

Vacation (Easement/Private Way or Public Right-of-way)

Variance

Waiver

Other:

Summary of project/request:

The purpose of this plat is to combine three (3) existing lots into two (2) new lots, to grant a blanket cross-lot drainage easement across new Lots 3-A-1-A-1 and 3-A-1-A-2, and to vacate existing private access, drainage, sidewalk and utility easements as shown.

5. This application will be decided at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)

Landmarks Commission (LC)

Development Review Board (DRB)

Environmental Planning Commission (EPC)

Date/Time: DRB Hearing March 16, 2022 at 9:00 am

Location: VIA Zoom, meeting held at link provided at the website below:

Agenda/Meeting Materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at (505) 924-3994.

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at (505) 924-3994.

Information Required for Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s): C-13-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project:

Deviation(s)

Variance(s)

Waiver(s)

Explanation: N/A

4. Pre-submittal Neighborhood Meeting: Not Required

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

a. Location of proposed buildings and landscape areas.

- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development¹: Maximum number of proposed dwelling units.
- e. For non-residential development

Total gross floor area of proposed project

Gross floor area for each proposed use

Additional Information:

- 1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: +/- 4.079 acres
 - b. IDO Zone District: MX-M
 - c. Overlay Zone(s): Coors Blvd. - CPO 2 - Character Protection Overlay Zone (3-4)
 - d. Center or Corridor Area: Coors Blvd. - Major Transit Corridor; Paseo del Norte - Premium Transit Corridor
- 2. Current Land Use(s) [vacant, if none]: Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Westside Coalition of NA

Taylor Ranch NA

Eagle Ridge Homeowners Assoc.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

3 Physical address or Zoom link

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

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

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686



******PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109******

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ALL SAINTS LUTHERAN CHURCH
4800 ALL SAINTS RD NW
ALBUQUERQUE NM 87114

WESTSIDE COALITION OF NA
ELIZABETH HALEY
6005 CHAPARRAL CIRCLE NW
ALBUQUERQUE NM 87114

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ROMERO GEOFFREY R & MICHAEL J & MARY
BARTHELEMY
4801 ALL SAINTS RD NW
ALBUQUERQUE NM 87120-3111

EAGLE RIDGE HOMEOWNERS ASSOC.
SAMANTHA ANDERSON
3791 SOUTHERN SE
RIO RANCHO NM 87124

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



R J SCHAEFER ENTERPRISES C/O HIGH
ASSETS
10457 OWENS CIR
WESTMINISTER CO 80021-3764

WESTSIDE COALITION OF NA
RENE HORVATH
5515 PALOMINO DRIVE NW
ALBUQUERQUE NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SAPPHIRE LLC
4011 BARBARA LP SE
RIO RANCHO NM 87124-1039

DELGADO GABRIEL & RIOS CHERISH
3823 CRYSTALIAIRE AVE NW
ALBUQUERQUE NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GROOVY PROPERTIES LLC
4801 ALL SAINTS RD NW
ALBUQUERQUE NM 87120-3111

TAYLOR RANCH NA
RENE HORVATH
5515 PALOMINO DRIVE NW
ALBUQUERQUE NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



TITAN INVESTMENTS LLC
PO BOX 94088
ALBUQUERQUE NM 87199-4088

LEASE TOM G & SONDR E
1330 CHIHUAHUA RD
RIO RANCHO NM 87144

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



PUBLIC SERVICE CO OF NM
ALVARADO SQUARE
ALBUQUERQUE NM 87158

MV INDUSTRIES REAL ESTATE LLC
2920 STANFORD DR NE
ALBUQUERQUE NM 87107-1807

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



CANFIELD MARTHA M
8327 SLEEPING BEAR DR NW
ALBUQUERQUE NM 87120-2968

GIDWANI MANESH & BHAVIKA
3847 CRYSTALAIRE DR NW
ALBUQUERQUE NM 87120-4964

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



EAGLE RIDGE HOMEOWNERS ASSOC.
MELANIE MCLAUGHLIN
3791 SOUTHERN SE
RIO RANCHO NM 87124

KCP RE LLC C/O SCHWARTZ KALES
ACCOUNTANCY CORP
6310 SAN VICENTE BLVD SUITE 250
LOS ANGELES CA 90048-5447

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



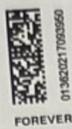
MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



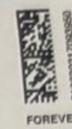
TAYLOR RANCH NA
NITA DAY
6127 DEERGRASS CIRCLE NW
ALBUQUERQUE NM 87120

JACKL ADVERTISING LLC
PO BOX 67517
ALBUQUERQUE NM 87193-7517

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



COOKSEY JENNIFER LYNN
3867 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120-4909

NGUYEN BAO & JACQUELINE
3835 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120-4964



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



WOOD WARREN J
3855 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120-4909

ANYANONU STEPHEN CO & LESLIE K
3839 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120-4964



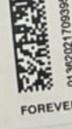
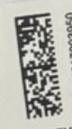
MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SUMPTER RODNEY
PO BOX 6432
CHANDLER AZ 85246-6432

EXPRESSIONS OF LIFE INC
9151 HIGH ASSETS WAY NW
ALBUQUERQUE NM 87120-5802



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



HPA III ACQUISITIONS 1 LLC
120 S RIVERSIDE PLAZA SUITE 2000
CHICAGO IL 60606-3912

SMITH LUCAS
3843 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120-4964



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



VOORBROOD FRANCESCA E & CUENCA
DANIEL A
3863 CRYSTALAIRES AVE NW
ALBUQUERQUE NM 87120-4909

TACHAU PAUL & LINDA
12 COYOTE HILLS LN
SANTA FE NM 87505-8174

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ZIA TRUST INC CUSTODIAN SHAFFER JASON
A IRA
6301 INDIAN SCHOOL RD NE SUITE 890
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BROBST DOUG F & SARAH E
72335 BAJADA TRL
PALM DESERT CA 92260-6287



ACADEMY
 6255 SAN ANTONIO DR NE
 ALBUQUERQUE, NM 87109-9998
 (800)275-8777

02/17/2022 09:41 AM

Product	Qty	Unit Price	Price
Forever® Postage Stamp	64	\$0.58	\$37.12
Grand Total:			\$37.12

Credit Card Remitted \$37.12
 Card Name: VISA
 Account #: XXXXXXXXXX1521
 Approval #: 08727G
 Transaction #: 876
 Receipt #: 000876
 AID: A0000000051010 Chip
 AL: VISA CREDIT
 PIN: Not Required CAPITAL ONE VISA

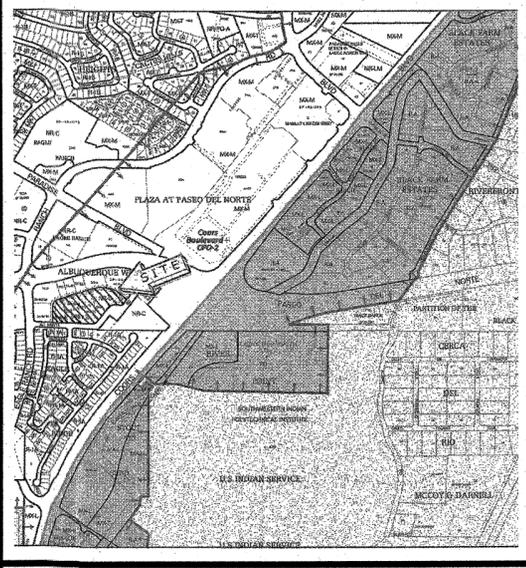
 USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

Preview your Mail
 Track your Packages
 Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/ssk>
 or scan this code with your mobile device,





FINAL PLAT
LOTS 3-A-1-A-1 AND 3-A-1-A-2
ALBUQUERQUE WEST UNIT 2
 BEING A REPLAT OF LOTS 2-A-1-B-2-B-2, 2-A-1-B-2-B-3 AND 3-A-1-A
 ALBUQUERQUE WEST UNIT 2

SITUATE WITHIN
 PROJECTED SECTION 18, T.11N., R.3E., N.M.P.M.,
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2022

SITE DATA:
 FEMA Map Number 35001C0116G
 Zoning NR-C
 No. of Existing Lots 3
 No. of Lots Created 2
 Total Area 4.8776 acres

VICINITY MAP NOT TO SCALE
ZONE ATLAS MAP C-13-Z

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC **DO NOT** waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Public Utility Easements shown on this plat are granted for the common and joint use of:

- A. **Public Service Company of New Mexico (PNM)**, a New Mexico Corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company (NMGC)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Comcast** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

NOTES:

1. The basis of bearings is the line between the most easterly southeast corner of new Lot 3-A-1-A-2 and AGRS Station 10_C12 2003 as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central zone, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
2. Bearings and distances shown in () are per record plat of
2. Documents used (on file at Bernalillo County Clerk unless noted):
 - 2.1. Plat: 2006C-280
 - 2.2. Special Warranty Deed Doc. No.2009084569
 - 2.3. Special Warranty Deed Doc.#2021146974 into Tranquil Retreat LLC.
3. These properties are located in Zone X, areas of minimal flood hazard per FEMA Flood Insurance Rate Map 35001C0116G, effective date 09/26/2008.
4. Cross-lot drainage easement is granted with the filing of this plat, benefiting Lots 3-A-1-A-1 and 3-A-1-A-2.
5. All known easements of record are shown on this plat.

LEGAL DESCRIPTION :

Lots 2-A-1-B-2-B-2, 2-A-1-B-2-B-3 and 3-A-1-A of the Plat of Lots 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A, ALBUQUERQUE WEST, UNIT 2 as the same are shown and designated on the plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on September 12, 2006 in Plat Book 2006C, Page 280.

PURPOSE OF PLAT :

The purpose of this plat is to combine three (3) existing lots into two (2) new lots, to grant a blanket cross-lot drainage easement across new Lots 3-A-1-A-1 and 3-A-1-A-2, and to vacate existing private access, drainage, sidewalk and utility easements as shown hereon..

FREE CONSENT:

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this plat is created with their free will and consent in accordance with their expressed wishes and desires.

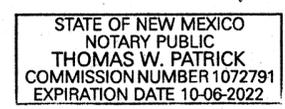
by Deepesh Kholwadwala, Chairman Date 2-14-22
 Tranquil Retreat, LLC a New Mexico Limited Liability Company

ACKNOWLEDGEMENT

State of New Mexico,
 County of Sandoval) SS

The foregoing instrument was acknowledged before me this 14th day of February, 2022
 by: Deepesh Kholwadwala

Notary Public: [Signature]
 My commission expires: 10-06-2022



SOLAR NOTE:

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

TREASURER'S CERTIFICATION:

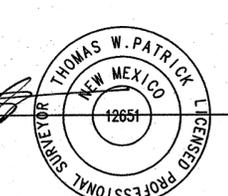
This is to certify that all taxes due and payable have been paid in full for year 2020 pursuant to New Mexico statute 78-38-44.1
 LOT 2-A-1-B-2-B-2: 101306403521030911
 LOT 2-A-1-B-2-B-3: 101306405622330910
 LOT 3-A-1-A: 101306407821630903

Bernalillo County Treasurer's Office: by: _____ date: _____

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.

[Signature] Date 02-09-2022
 Thomas W. Patrick
 New Mexico Professional Surveyor No. 12651



Project Number: _____
 Subdivision Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services _____ date
 New Mexico Gas Company _____ date
 Lumen Technologies _____ date
 Comcast _____ date

CITY APPROVALS

Loren N. Risenhoover P.S. 2/14/2022
 City Surveyor _____ date
 Parks & Recreation Department _____ date
 City Engineer _____ date
 AMAFCA _____ date
 ABCWUA _____ date
 Traffic Engineer, Transportation Department _____ date
 DRB Chair, Planning Department _____ date

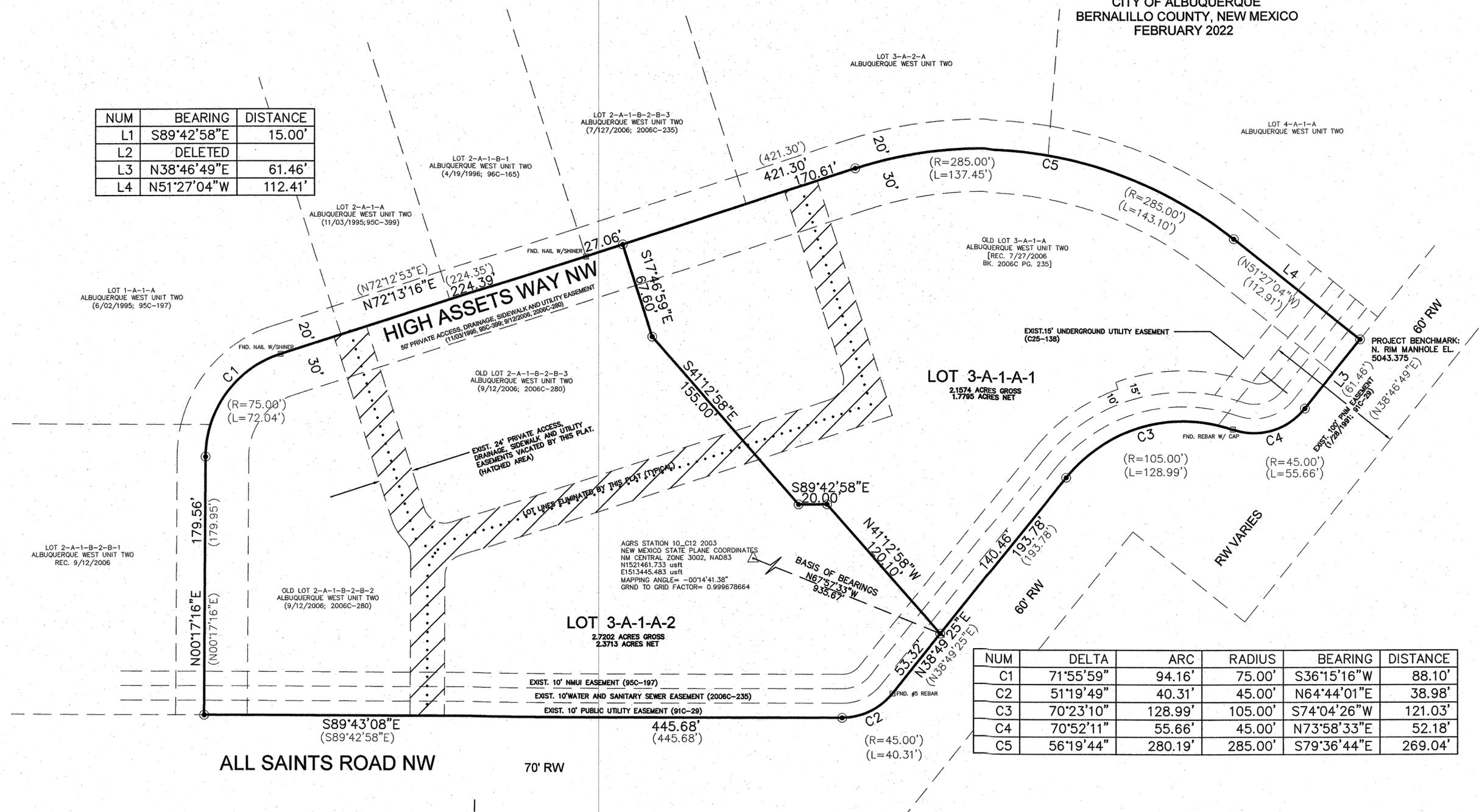
<p align="center">FINAL PLAT LOTs3-A-1-A-1 AND 3-A-1-A-2 Albuquerque West Unit 2</p>		<p align="center">1 of 2</p>
<p>DWS PATH: F:\2021 - Misc Clients\198-Sun Capital Hotels\Final Plat\SUN CAPITAL HOTEL FINAL PLAT BOUNDARY.dwg GPS: T10 Created: 10/22/2020 Last Rev: 2/9/2022 SCALE: 1"=40' CREW: LRC DRAWN: DKS JOB NO: N2021-198</p>	<p align="center">Community Sciences Corporation Land Surveying (505) 897.0000</p>	

ALBUQUERQUE WEST UNIT 2 FINAL

FINAL PLAT
LOTS 3-A-1-A-1 AND 3-A-1-A-2
ALBUQUERQUE WEST UNIT 2
 BEING A REPLAT OF LOTS 2-A-1-B-2-B-2, 2-A-1-B-2-B-3 AND 3-A-1-A
 ALBUQUERQUE WEST UNIT 2

SITUATE WITHIN
 PROJECTED SECTION 18, T.11N., R.3E., N.M.P.M.,
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2022

NUM	BEARING	DISTANCE
L1	S89°42'58"E	15.00'
L2	DELETED	
L3	N38°46'49"E	61.46'
L4	N51°27'04"W	112.41'



AGRS STATION 10_C12 2003
 NEW MEXICO STATE PLANE COORDINATES
 NW CENTRAL ZONE 3002, NAD83
 N1521461.733 usft
 E1513445.483 usft
 MAPPING ANGLE = -00°14'41.38"
 GRID TO GRID FACTOR = 0.999678664

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	71°55'59"	94.16'	75.00'	S36°15'16"W	88.10'
C2	51°19'49"	40.31'	45.00'	N64°44'01"E	38.98'
C3	70°23'10"	128.99'	105.00'	S74°04'26"W	121.03'
C4	70°52'11"	55.66'	45.00'	N73°58'33"E	52.18'
C5	56°19'44"	280.19'	285.00'	S79°36'44"E	269.04'

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- △ ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PSI2651" UNLESS OTHERWISE NOTED

NO.	DATE	REVISIONS	DESCRIPTION
1	12/23/21		NEW LOT LINES, NEW AREAS
2	02/09/2022		NEW LOT LINES, NEW AREAS

FINAL PLAT
LOTS 3-A-1-A-1 AND 3-A-1-A-2
 Albuquerque West Unit 2

DWG PATH: F:\N2021 - Misc Clients\188-Sun Capital Hotels\Final Plat\SUN CAPITAL HOTEL FINAL PLAT BOUNDARY E3.dwg
 GPS: TIO
 Created: 09/18/2021
 Last Rev: 02/09/2022
 SCALE: 1"=50'
 CREW: CFS, MGH
 DRAWN: TWP, SLN
 JOB NO.: N2021-198

Community Sciences Corporation
 Land Surveying
 (505) 897.0000

2
2

I. PURPOSE AND SCOPE

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING AND PROPOSED DRAINAGE CONDITIONS FOR PROPOSED HIGH ASSETS ASSISTED LIVING FACILITY, LOCATED ON HIGH ASSETS WAY NW, IN ALBUQUERQUE. THE ZONE ATLAS PAGE FOR THE SITE IS C-13-Z.

II. SITE DESCRIPTION AND HISTORY

THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF HIGH ASSETS WAY NW, AND NORTH SIDE OF ALL SAINTS ROAD NW, EAST OF EAGLE RANCH ROAD NW NEAR PASEO DEL NORTE BOULEVARD NW.

THE SITE IS CURRENTLY VACANT WITH DEVELOPED PROPERTIES SURROUNDING.

III. COMPUTATIONAL PROCEDURES

HYDROLOGIC ANALYSIS WAS PERFORMED UTILIZING THE DESIGN CRITERIA BASED ON CHAPTER 6, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL RELEASED 2020. TABLES WITHIN CHAPTER 6, WERE USED TO AID IN THE STUDY OF THE SITE HYDROLOGY.

IV. PRECIPITATION

THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100YR-6HR STORM. THE PROJECT SITE IS LOCATED IN ZONE 1 (WEST OF RIO GRANDE).

V. EXISTING DRAINAGE CONDITIONS

CURRENTLY THE SITE IS VACANT AND GENERALLY DRAINS FROM NORTH-WEST TO SOUTH-EAST. ALL SAINTS ROAD NW, IS PARTIALLY DEVELOPED AND WILL NEED TO HAVE THE CURB AND GUTTER ADDED TO THE NORTH SIDE WITH THIS DEVELOPMENT. CURB AND GUTTER ALONG HIGH ASSETS WAY NW, ARE COMPLETED ALONG THE PARCELS NORTH AND WESTERN SIDES. SIDEWALKS WILL ALSO NEED TO BE CONSTRUCTED ALONG ALL STREET FRONTAGES WITH THIS PROJECT.

THE PRE-DEVELOPED PEAK RUNOFF RATE FROM THE SITE IS 10.64 CFS. CURRENT DISCHARGE IS 2.36 CFS.

VI. PROPOSED DRAINAGE CONDITIONS

THIS SITE WILL BE DEVELOPED IN TWO PHASES. THE FIRST PHASE WILL BE TO CONSTRUCT A SINGLE STORY ASSISTED LIVING FACILITY ON THE EASTERN PORTION OF THE SITE. PHASE 2 WILL INCLUDE CONSTRUCTION OF A 4 STORY INDEPENDENT LIVING FACILITY.

FOR THE PURPOSED OF THIS STUDY, THE SITE HAS BEEN DIVIDED INTO THREE BASINS. PRO BASIN 1 AND 2 ARE LOCATED ON THE WESTERN PART OF THE SITE AND ARE USED TO EVALUATE THE HYDROLOGY AND HYDRAULICS FOR THE PHASE 2 PORTION OF THE SITE.

A PRE-DESIGN CONFERENCE WAS CONDUCTED WITH CITY HYDROLOGY AND THE SITE DISCHARGE IS LIMITED TO 1.59 CFS/ACRE. TO REDUCE THE FLOW RATE EACH BASIN WILL CONTAIN A RETENTION/DETENTION POND THAT WILL ATTENUATE THE PEAK SURGE DOWN TO THE 1.59 CFS/ACRE.

PRO BASIN 1 CONTAINS 67,248 SQUARE FEET AND GENERATES A PEAK RUNOFF RATE OF 5.25 CFS DURING THE 100 YR 6 HOUR EVENT. POND A HAS BEEN SIZED TO ALLOW FOR THE INCOMING 5.25 CFS TO BE DETAINED AND TO ONLY RELEASE 2.45 CFS. POND A NEEDS TO DETAIN 3,677 CUBIC FEET AND HAS BEEN SIZED TO CONTAIN 4,332 CUBIC FEET OF STORM WATER RUNOFF. AN 8" PVC STORM DRAIN DISCHARGE LINE WILL DRAIN THE ALLOWABLE 2.45 CFS TO THE EAST TO A CONCRETE TAILWALL STRUCTURE CONNECTED TO THE DRIVELANE CURB AND GUTTER. AN EMERGENCY OVERFLOW HAS BEEN INCLUDED VIA A 2" WIDE CONCRETE CHANNEL WILL DIRECT THE EXCESS RUNOFF TO HIGH ASSETS WAY. POND A WILL ALSO CONTAIN THE REQUIRED WATER QUALITY VOLUME OF 1,648 CUBIC FEET. THE BERM SURROUNDING THE LOWER PART OF THE POND WILL BE SET AT 6" ABOVE THE FLOWLINE OF THE CONCRETE CHANNEL. WATER FROM THE PARKING AREA WEST OF THE BUILDING WILL BE CONVEYED VIA A VALLEY GUTTER TO TWO 24" DIAMETER HDPE CATCH BASINS AND THEN VIA 18" HDPE STORM DRAIN PIPING TO POND A.

PRO BASIN 2, CONTAINS 40,365 SQUARE FEET AND GENERATES A PEAK RUNOFF RATE OF 3.45 CFS DURING THE 100 YEAR, 6 HOUR EVENT. SIMILAR TO BASIN 1, EXCESS RUNOFF IS ROUTED TO A POND TO RESTRICT RUNOFF TO BELOW 1.59 CFS/ACRE. POND B WILL HAVE AN INCOMING FLOW RATE OF 3.45 CFS AND AN OUTFLOW OF 1.47 CFS. THE POND CAN CONTAIN 3,860 CUBIC FEET, THAT IS MORE THAN THE REQUIRED OF 2,607 CUBIC FEET TO ATTENUATE THE PEAK RUNOFF RATE, AND TO CONTAIN THE 1,130 CUBIC FEET OF WATER QUALITY VOLUME. WATER FROM THE PARKING AREA SOUTH OF THE BUILDING WILL BE CONVEYED VIA A VALLEY GUTTER TO TWO 24" DIAMETER HDPE CATCH BASINS AND THEN VIA 18" HDPE STORM DRAIN PIPING TO POND B. SIMILAR TO PRO BASIN 1, A SMALL DIAMETER STORM DRAIN PIPE WILL ALLOW FOR A CONTROLLED RELEASE OF THE EXCESS RUNOFF FROM THE POND TO THE BASIN BELOW. THE 6" DISCHARGE PIPE FROM THIS BASIN WILL BE CONNECTED DIRECTLY INTO AN UNDERGROUND CONVEYANCE SYSTEM.

PRO BASIN 3 IS FOR THE FIRST PHASE OF THE PROJECT. THIS BASIN CONTAINS 83,342 SQUARE FEET AND GENERATES A PEAK RUNOFF RATE OF 6.57 CFS. POND C HAS BEEN SIZED TO CONTAIN 4,155 CUBIC FEET OF STORM RUNOFF. THE REQUIRED STORM WATER DETENTION VOLUME DURING THE 100 YEAR, 24 HOUR EVENT IS 3,846 CUBIC FEET. RUNOFF WILL BE RESTRICTED TO 3.04 CFS TO COMPLY WITH THE RESTRICTION OF 1.59 CFS/ACRE. EXCESS RUNOFF WILL BE ALLOWED TO FLOW OUT INTO HIGH ASSETS WAY THROUGH A 12" DIAMETER STORM DRAIN PIPE AND A CONCRETE CHANNEL FOR EMERGENCY OVERFLOW DIRECTING DISCHARGE TO A PAIR OF 24" WIDE SIDEWALK CULVERTS. WATER FROM THE PARKING AREA WEST OF THE BUILDING WILL BE CONVEYED VIA A VALLEY GUTTER TO TWO 24" DIAMETER HDPE CATCH BASINS AND THEN VIA 18" HDPE STORM DRAIN PIPING TO POND C.

PRO BASIN 3 WAS DESIGNED WITH A SUB-BASIN. THIS SUB-BASIN WAS INCLUDED TO ALLOW FOR AN UNDERSTANDING OF THE DRAINAGE SCHEME FOR THE ASSISTED LIVING COURTYARD ON THE EASTERN SIDE OF THE BUILDING. TO ALLOW FOR WATER HARVESTING AND TO REDUCE STORM DRAINAGE PIPING SIZES A SHALLOW DEPRESSION (6" DEEP) WILL BE CONSTRUCTED WITHIN THE COURTYARD. A SMALL STAND PIPE WITH A BEEHIVE GRATE WILL BE USED TO FILTER THE RUNOFF FROM THE COURTYARD. A 6" PVC DRAIN WILL CONVEY THE 0.55 CFS DOWN TO POND C.

VII. CONCLUSIONS

THE PROPOSED SUBDIVISION HAS BEEN DESIGNED TO REDUCE RUNOFF TO 1.59 CFS/ACRE THAT IS WELL BELOW THE PRE-DEVELOPED CONDITIONS OF 2.36 CFS. EACH BASIN CONTAINS A STORM WATER MANAGEMENT POND AND WILL ATTENUATE THE PEAK RUNOFF AS WELL AS CONTAIN THE WATER QUALITY VOLUME.

Drainage Summary

Project: High Assets Way Assisted Living
Project Number: 02/13/22
Date: Dave
By: Dave

Site Location

Precipitation Zone: 1 Per COA DPM Chapter 6

Existing summary

Basin Name: Ex Basin 1

Area (sf): 195969
Area (acres): 4.50
%A Land treatment: 0
%B Land treatment: 100
%C Land treatment: 0
%D Land treatment: 5

Soil Treatment (acres)

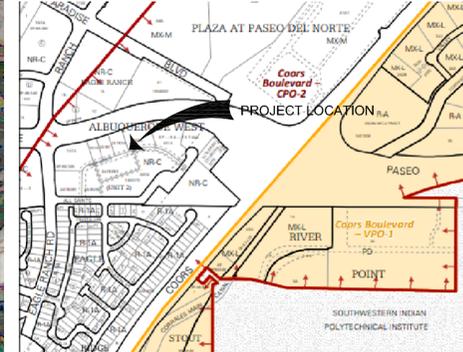
Area "A": 0.00
Area "B": 4.50
Area "C": 0.00
Area "D": 0.22

Excess Runoff (acre-feet)

100yr. 6hr.: 0.3157 acre-ft.
10yr. 6hr.: 0.1243 acre-ft.
2yr. 6hr.: 0.0210 acre-ft.
100yr. 24hr.: 0.3217 acre-ft.

Peak Discharge (cfs)

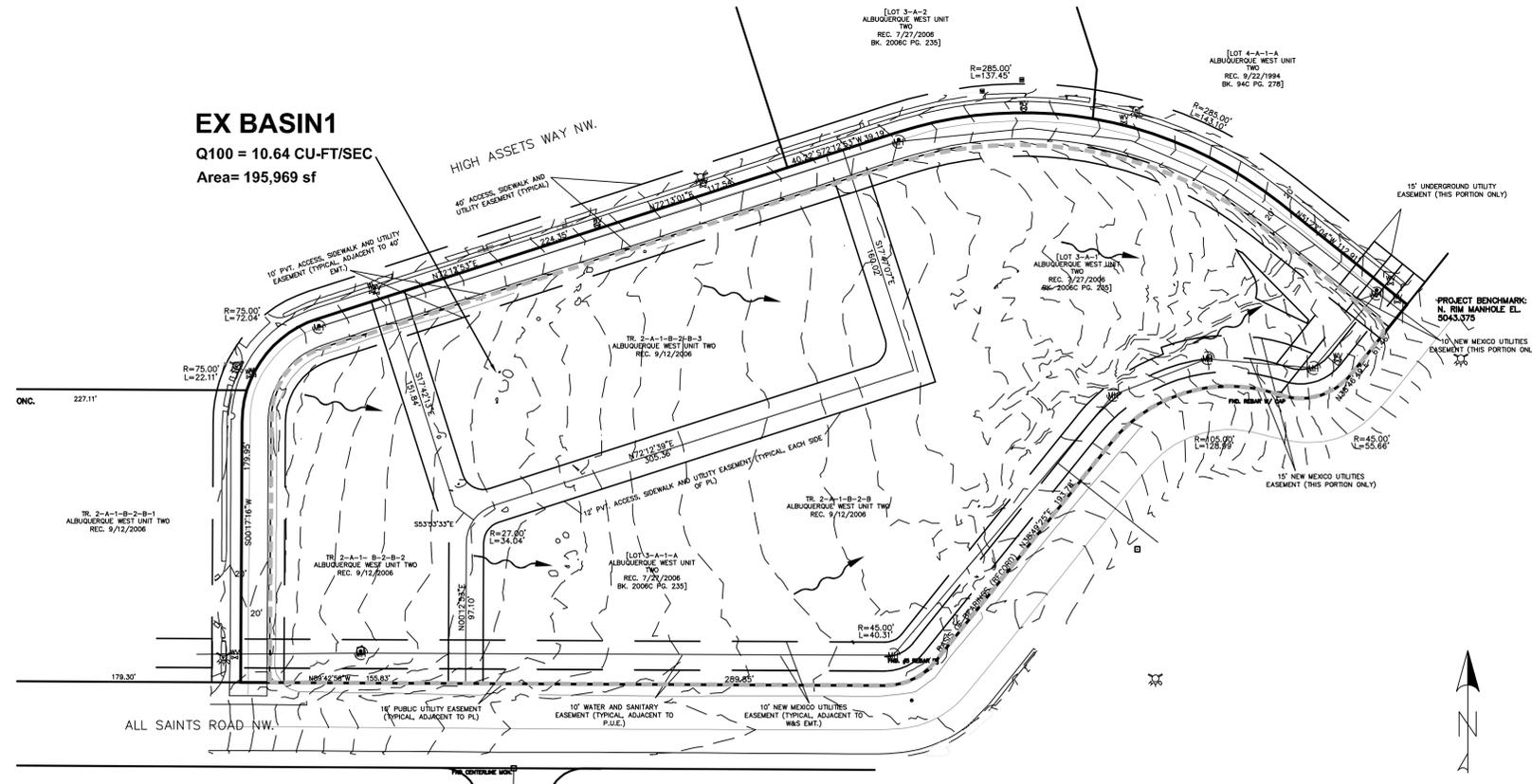
100 yr.: 10.64 cfs
10yr.: 4.22 cfs
2yr.: 0.44 cfs



FLOOD ZONE DETERMINATION
The surveyed area, as shown hereon, appears to lie within "ZONE X" (areas determined to be outside the 0.2% annual chance floodplain), shown on National Flood Insurance Program Flood Insurance Rate Map 35001C0116G REVISED 09/26/2008.

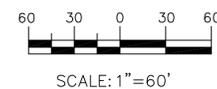
EX BASIN1

Q100 = 10.64 CU-FT/SEC
Area= 195,969 sf



A3 EXISTING CONDITIONS DRAINAGE PLAN

1" = 60'-0"



SCALE: 1"=60'

Thompson Engineering Consultants, Inc.
P.O. BOX 65760
ALBUQUERQUE, NM 87119
PHONE: (505) 271-2199
FAX: (505) 850-9246

NO.	REVISION	BY	DATE

PROJECT: DRAWN BY: DEM
DATE: CHECKED BY:
HORIZ. SCALE: APPROVED BY:
VERT. SCALE: FILE:

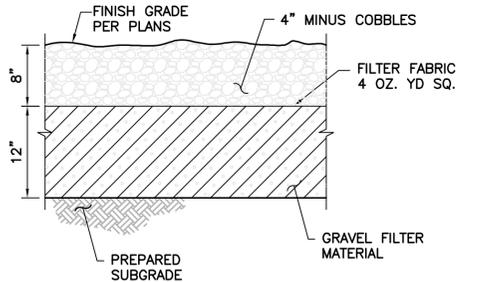
HIGH ASSETS ASSISTED LIVING FACILITY

STORM WATER MANAGEMENT EXISTING CONDITIONS PLAN

CITY/COUNTY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

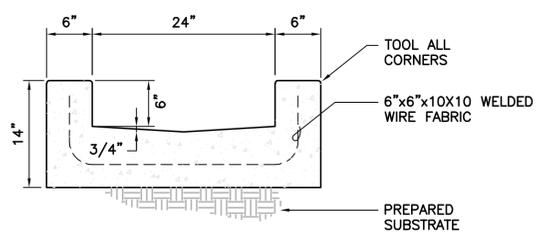
FOR CITY/COUNTY USE ONLY

SHEET No. **CD1 of 4**



E1 RIPRAP SECTION
SCALE: 1"=1'

* NOTE D50 FOR RIPRAP TO BE 3".



E2 24" CONCRETE RUNDOWN
SCALE: 1"=1'

SIDEWALK CULVERT FOR EMERGENCY OVERFLOW ONLY

24" CONCRETE RUNDOWN OVERFLOW SPILLWAY
ELEVATION 5064.79
BERM ELEV 5065.29

POND A
V = 4,332 CU-FT
Depth 3.21'
Q out=2.45 cfs

PRO BASIN 1
Q100 = 5.25 CU-FT/SEC
Area = 67,248 sf

PRO BASIN SUB 3 (for pond calc only)
Q100 = 0.96 CU-FT/SEC
Area = 15,173 sf

PRO BASIN 3
Q100 = 6.57 CU-FT/SEC
Area = 83,342 sf

POND D
V = 424 CU-FT
Depth 0.5'
Q out=0.48 cfs

6" BEEHIVE GRATE TO RESTRICT DISCHARGE
Q out = 0.48 CFS.
Rim ELEV = 5058.75
6" INV = 5056.75
(3" above pond bottom)

POND C
V = 3,664 CU-FT
Depth 3.5'
Q out=6.97 cfs

PAIR OF 24" WIDE SIDEWALK CULVERTS FOR EMERGENCY OVERFLOW ONLY

PROJECT BENCHMARK: N. RIM MANHOLE ELEVATION 5043.375
OVERFLOW SPILLWAY ELEVATION 5064.25
BERM ELEV 5064.75

PRO BASIN 2
Q100 = 3.45 CU-FT/SEC
Area = 40,365 sf

POND B
V = 3,860 CU-FT
Depth 3.81'
Q out=1.47 cfs

24" CONCRETE CHANNEL OVERFLOW SPILLWAY
ELEVATION 5064.25
BERM ELEV 5064.75

Orifice Equation for Pond Discharge Pipes

$$Q = V \cdot A = (2 \cdot g \cdot H)^{1/2} \cdot C_c \cdot A$$

Q = Flow Rate
Cc = Contraction Coefficient
g = gravity
H = Water Depth
Discharge Pipe Diameter
Max Flow Required

	Pond A	Pond B	Pond C	Pond D	
Q	2.32	1.52	7.02	0.45	cfs
Cc	0.61	0.61	0.61	0.5	
g	32.2	32.2	32.2	32.2	ft/sec ²
H	3.21	2.5	3.33	0.33	ft
Discharge Pipe Diameter	0.67	0.5	1	0.5	ft
Max Flow Required	2.45	1.47	6.97	0.48	cfs

Use Restrictor plate with this diameter opening: 0.58

Drainage Summary

Project: High Assets Way Assisted Living
Project Number: 40365
Date: 02/13/22
By: Dave

Site Location: High Assets Way Assisted Living
Precipitation Zone: 1 per COA DPM Chapter 6

Proposed summary

Basin Name	Area (sf)	Pro Basin 1	Pro Basin 2	Pro Basin 3	Sub Basin 3
Area (acres)	67248	40365	83342	15173	0.348
%A Land treatment		30.0	20.0	35.0	70.0
%B Land treatment					
%C Land treatment					
%D Land treatment		70.0	80.0	65.0	30.0

Soil Treatment (acres)

Area "A"	Area "B"	Area "C"	Area "D"
0.00	0.00	0.00	0.00
0.46	0.19	0.67	0.24
0.00	0.00	0.00	0.00
1.08	0.74	1.24	0.10

Excess Runoff (acre-feet)

100yr. 6hr.	10yr. 6hr.	2yr. 6hr.	100yr. 24hr.
0.2299	0.1467	0.2729	0.0343
0.1388	0.0924	0.1627	0.0177
0.0832	0.0570	0.0959	0.0082
0.2587	0.1694	0.3060	0.0371

Peak Discharge (cfs)

100 yr.	10yr.	2yr.
5.45	3.45	6.57
3.15	2.06	3.74
1.70	1.16	1.95

Water Quality Ponding Volume (cf)
Water Quality Acre Feet

100yr.	10yr.	2yr.
1647.6	1130.2	1896.0
0.0378	0.0259	0.0435

Sidewalk Culvert Calculation

Q=K/n*A*R ^{2/3} *(L/2) ^{5/3}	0.5
Depth of Curb (ft)	2
Width of Culvert (ft)	1.486
Conversion Coefficient (k)	1.486
Manning's Roughness Coefficient (n)	0.013
Cross Sectional Area of Fluid Flow (A)	1
Wetted Perimeter (P)	3
Hydraulic Radius (R)	0.33
Slope (S)	0.016
Max Flow Rate (Q)	6.95
Number of Culverts (#)	1.00
Max with # of Culverts	6.95

Broad Crested Wier
Q = C*L*H^{3/2}

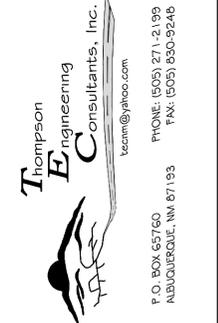
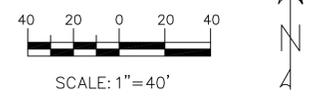
Per DPM Section 6-16(A)

Q = Flow Rate	3.40 cfs
C = Wier Coefficient (Broad Crested 2.7)	2.7
L = Width of Culvert	2 ft
H = Water Depth	0.5 ft
Max Flow Required	3.04 cfs

Pond Routing and Volumes

	Pond A	Pond B	Pond C	Pond D	
Incoming Flow Rate	Qin	5.45	3.45	6.57	0.96 cfs
Allowable Discharge Rate	Qout	2.45	1.47	3.04	0.55
Hydrology Zone	1	1	1	1	7.523962 Total discharge per Figure A-1
Area Total	At	1.544	0.927	1.913	0.348 acres
Area Type A	Aa	0	0	0	0%
Area Type B	Ab	30	20	35	70%
Area Type C	Ac	0	0	0	0%
Area Type D Impervious	Ad	70	80	65	30%
Excess runoff rates	A	0.44	0.44	0.44	0.44
	B	0.67	0.67	0.67	0.67
	C	0.99	0.99	0.99	0.99
	D	1.97	1.97	1.97	1.97
Weighted E (Excess Runoff)	1.58	1.71	1.52	1.06	
Time of Concentration	0.2	1.2	2.2	3.2	hours
Time to Peak	0.215	0.907	1.619	2.348	hours
Time of Base	0.788	0.788	0.787	0.738	hours
Duration of Peak	0.175	0.200	0.163	0.075	hours
Time for end of peak	0.390	1.107	1.782	2.423	hours
Time when storage begins	0.097	0.387	0.750	1.359	hours
Time incoming is less than discharge	0.598	0.912	1.237	1.713	hours
Volume Required during storm	acre-inch	1.013	0.718	1.146	0.087
Volume Required during storm	cf	3677	2607	3846	314
Volume Stored in Basin during storm	cf	4332	3860	0	4088
Top Area		1950	1552	1814	1579
Bottom Area		749	474	522	118
Top Elev		5064.79	5064.25	5048.25	5059.00
Bot Elev		5061.58	5060.44	5044.75	5058.50
Volume Available by ponds	cf	4332	3860	3664	424
Volume Available total by basin	cf	4332	3860		4088

A1 DRAINAGE PLAN PROPOSED CONDITIONS
1" = 40'-0"



NO.	REVISION	DATE	BY

PROJECT: HIGH ASSETS WAY ASSISTED LIVING
DRAWN BY: DEM
CHECKED BY:
APPROVED BY:
FILE:



HIGH ASSETS ASSISTED LIVING FACILITY
STORM WATER MANAGEMENT PROPOSED CONDITIONS PLAN

CITY/COUNTY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

FOR CITY/COUNTY USE ONLY

GENERAL NOTES:

1. CURB ACCESS RAMPS WILL BE DETAILED ON PUBLIC WORK ORDER PLAN SUBMISSIONS.
2. DRIVEPADS WILL BE DETAILED ON PUBLIC WORK ORDER PLANS.

12" TALL X 8" THICK TAILWALL, 4' LONG X 2' WIDE STRUCTURE, TAPER WALL HEIGHT DOWN TO MATCH CURB.

8" PVC SD PIPE WITH RESTRICTOR PLATE AT POND. 7" HOLE IN PLATE TO LIMIT FLOW

**6" BEEHIVE GRATE TO RESTRICT DISCHARGE
Q out = 0.48 CFS.
Rim ELEV = 5058.75
6" INV = 5056.75
(3" above pond bottom)**

**6" PVC SD
INV = 5046.75**

**POND C
V = 3,664 CU-FT
Depth 3.25'
Q out=6.97 cfs**

SIDEWALK CULVERT FOR EMERGENCY OVERFLOW ONLY

**PRO BASIN 3
Q100 = 6.57 CU-FT/SEC
Area = 3,342 sf**

**POND D
V = 424 CU-FT
Depth 0.5'
Q out=0.48 cfs
SHALLOW POND
ELEV=5058.60**

**Phase 1 Assisted Living
FF=5059.97**

**Phase 2 Independent Living
FF=5067.87**

6" PVC SD PIPE STUB OUT FOR PHASE 2

LEGEND:

	EXISTING:	NEW:
Property line	—	—
Building	—	—
Edge of pavement	—	—
Curb & gutter	—	—
CMU or block wall	—	—
Utility easement	—	—
Storm drain line	SD	SD
Index contours	25	25
Intermediate contours	24	24
Grading spot elevations	× FG 25.00	TC=25.00 FL=24.50

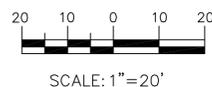
ABBREVIATIONS:

BOW	Bottom of wall
EG	Existing ground
FG	Finish grade
FF	Finish floor
FL	Flowline
INV	Invert
TA	Top of asphalt
TC	Top of curb
TSW	Top of sidewalk
TOW	Top of wall
RIM	Rim

PHASE 1, DRAINAGE PLAN PROPOSED CONDITIONS

A1

1" = 20'-0"



Thompson Engineering Consultants, Inc.
P.O. BOX 65760
ABINGDON, MD 21013
PHONE: (410) 271-2199
FAX: (410) 271-2199

NO.	REVISION	BY	DATE

PROJECT: _____
 DATE: _____
 HORIZ. SCALE: _____
 VERT. SCALE: _____

DRAWN BY: DEM
 CHECKED BY: _____
 APPROVED BY: _____
 FILE: _____

HIGH ASSETS ASSISTED LIVING FACILITY

STORM WATER MANAGEMENT PROPOSED CONDITIONS PLAN

CITY/COUNTY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

SHEET No. **CD3 of 4**

FOR CITY/COUNTY USE ONLY

GENERAL NOTES:

1. SEE SHEET CD3 FOR COMPLETE LEGEND AND LIST OF ABBREVIATIONS.
2. CURB ACCESS RAMPS WILL BE DETAILED ON PUBLIC WORK ORDER PLAN SUBMISSIONS.
3. DRIVEPADS WILL BE DETAILED ON PUBLIC WORK ORDER PLANS.

POND A
V = 4,332 CU-FT
Depth 3.21'
Q out=2.45 cfs

PRO BASIN 1
Q100 = 5.25 CU-FT/SEC
Area = 67,248 sf

Phase 2 Independent Living

FF=5067.87

PRO BASIN 2
Q100 = 3.45 CU-FT/SEC
Area = 40,365 sf

POND B
V = 3,860 CU-FT
Depth 3.81'
Q out=1.47 cfs

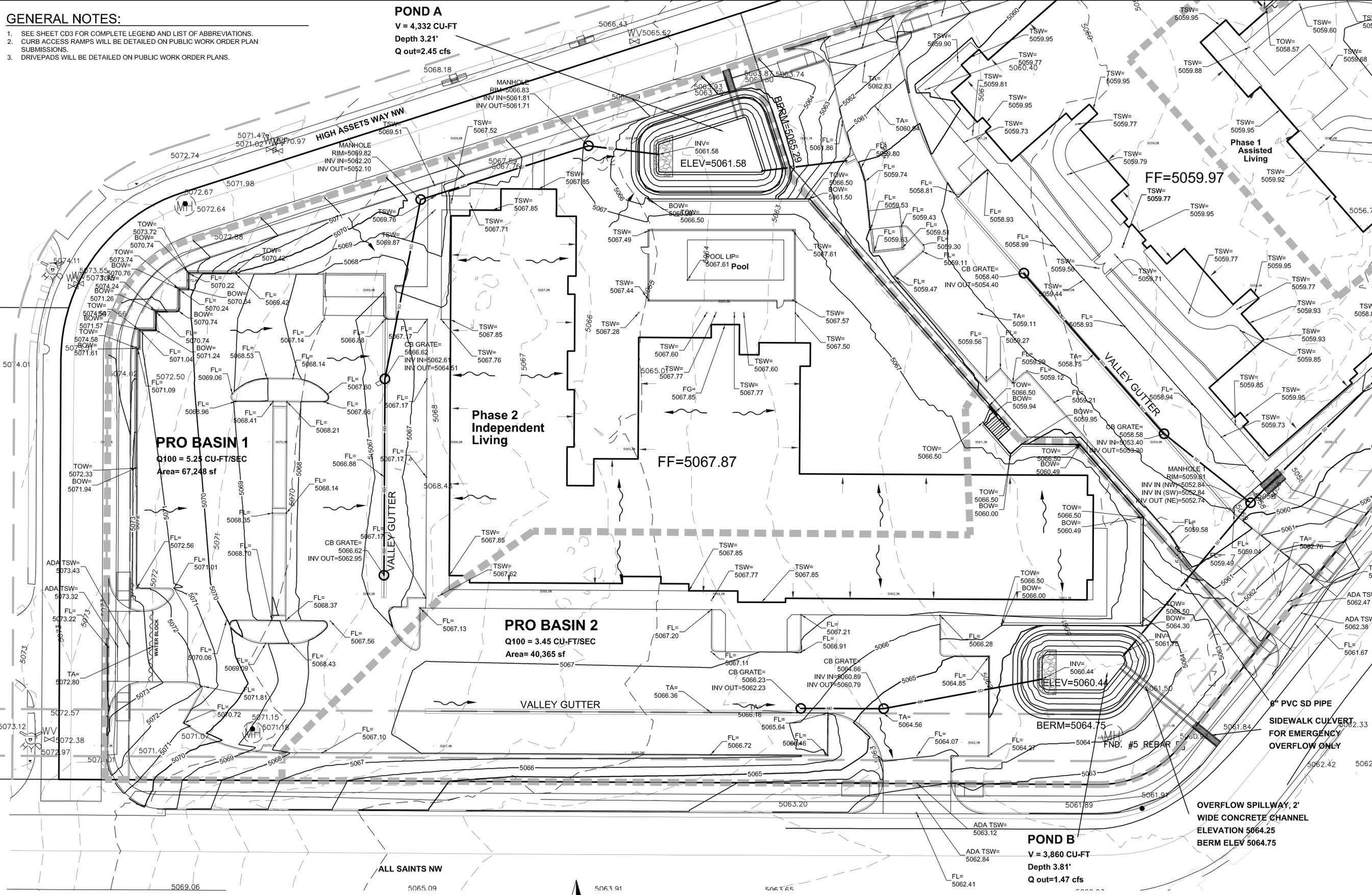
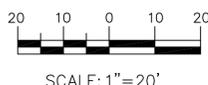
OVERFLOW SPILLWAY, 2' WIDE CONCRETE CHANNEL
ELEVATION 5064.25
BERM ELEV 5064.75

6" PVC SD PIPE
SIDEWALK CULVERT
FOR EMERGENCY
OVERFLOW ONLY

PHASE 2, DRAINAGE PLAN
PROPOSED CONDITIONS

A1

1" = 20'-0"



Trampson Engineering Consultants, Inc.
 P.O. BOX 65760
 ANDOVER, MA 01915
 PHONE: (905) 271-2199
 FAX: (905) 850-9246

NO.	REVISION	DATE	BY

PROJECT: **High Assets Assisted Living Facility**

DATE: **9/27/2024**

HORIZ. SCALE: **AS SHOWN**

VERT. SCALE: **AS SHOWN**

DRAWN BY: **DEM**

CHECKED BY: **DEM**

APPROVED BY: **DEM**

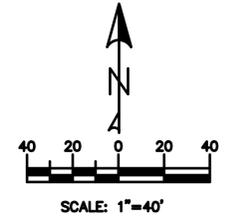
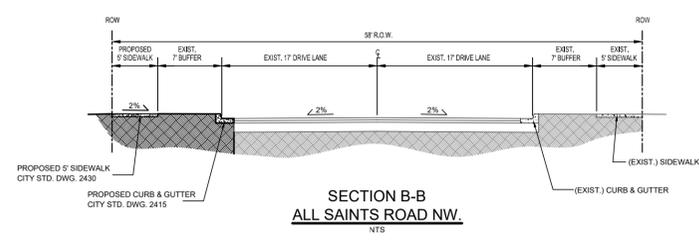
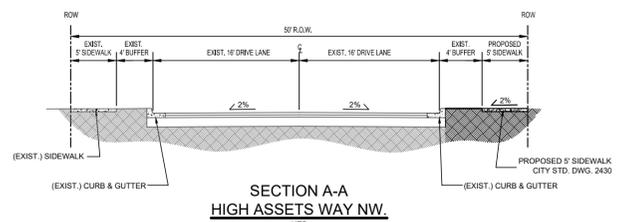
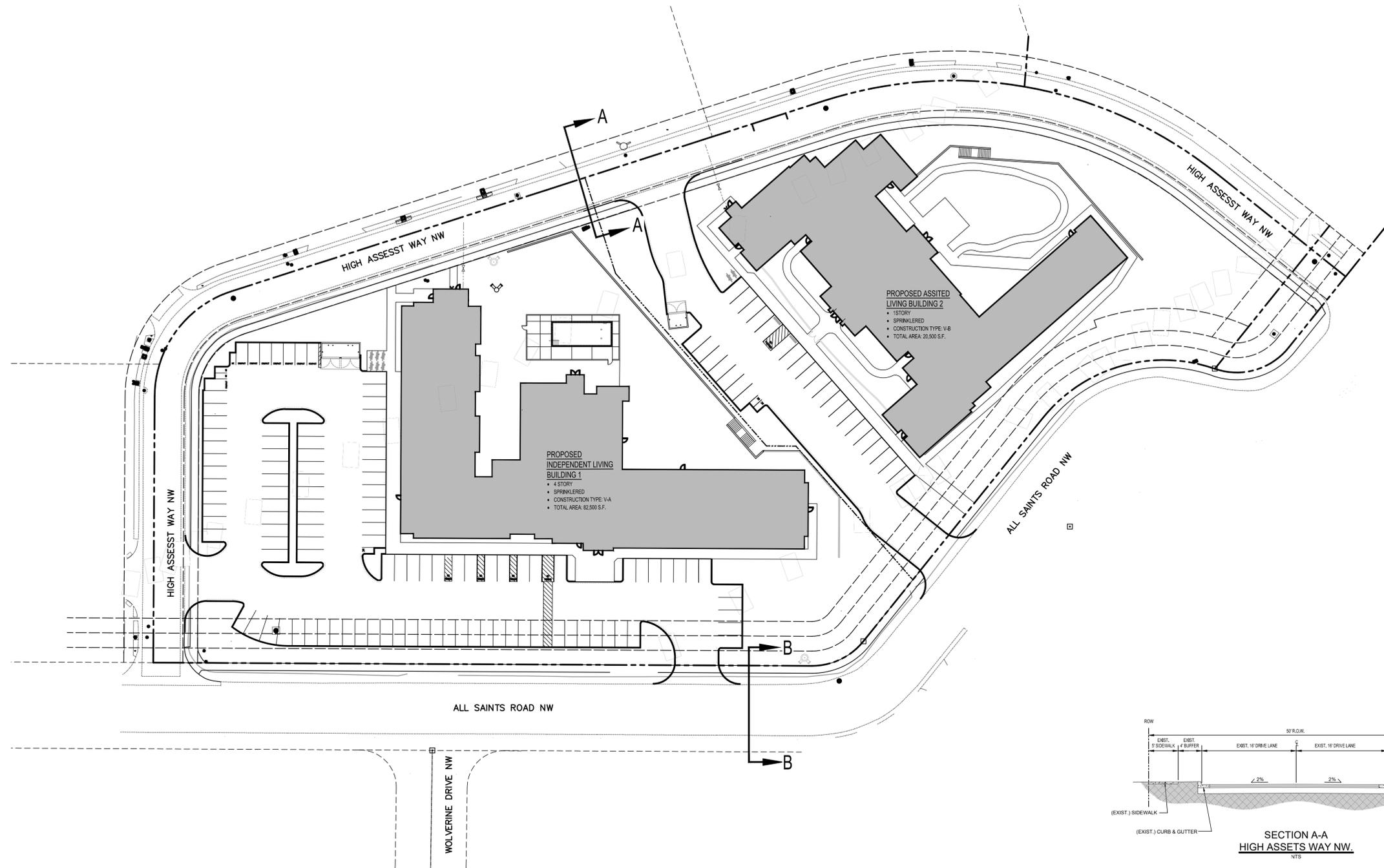
FILE:

CITY/COUNTY REVIEW

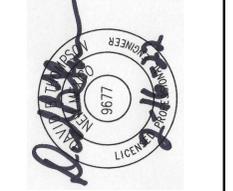
DEPARTMENT	SIGN-OFF	DATE

FOR CITY/COUNTY USE ONLY

SHEET No. **CD4 of 4**



NO.	REVISION	BY	DATE
PROJECT:	DRAWN BY: DEM		
DATE:	CHECKED BY:		
HORIZ. SCALE:	APPROVED BY:		
VERT. SCALE:	FILE:		



SUN CAPITAL HOTEL
 HIGH ASSETS WAY

 STREET SECTIONS

CITY/COUNTY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		



SENSITIVE LANDS ANALYSIS FORM

The following administrative instructions outline submittal requirements that must accompany an application for subdivision of land or site design, as applicable, for sensitive lands (ref. §14-16-5-2 of the IDO). The analysis should be conducted and signed by the professional(s) skilled in that landform, i.e., civil engineer, landscape architect, or geotechnical engineer.

Applications must include:

1. An inventory of each sensitive land feature, including:
 - a. Location of features on a scaled map overlaid on an aerial photo;
 - b. Photographs to capture all angles of the feature(s);
 - c. Pertinent dimensional descriptions (see detail in table); and
 - d. Other details (see table).

2. For each sensitive land featured, identify those features that will be saved. Identify how the feature will be protected during construction. For any features that will not be saved, provide justification as to why it is not practicable to save this feature.

Sensitive Lands Table

FEATURE	MAP LOCATION	PHOTOS	DIMENSIONS	OTHER DETAILS
Floodplains and flood hazard areas	X			FEMA map, LOMR
Steep slopes	X	X	Percentage or vertical to horizontal rise	Description of erosive forces
Unstable soils	X	X	Geotechnical report ref. existence of clay, blowing sand, and/or high-water table	Description of soil characteristics
Wetlands (constant supply of water)	X	X		Description of animal and plant species in ecosystem
Arroyos	X	X	Historical CFS Side slopes Width and depth	Identify the arroyo in the natural drainage system
Irrigation facilities (acequias)	X	X	Height and width of levee Location of tope of slope Is it a community or MRGCD facility?	Identify the acequia in the irrigation system
Escarpment	X	X	Slope Length	Existence of petroglyphs; description of escarpment face
Rock outcroppings	X	X	Height, length and width	Describe co-existence of trees and shrubs
Large stands of mature trees	X	X	Trunk caliper by species Number in each cluster Native species and non-native species?	Identify tree species and health <i>*Evaluation of City Forrester required</i>
Archeological sites	X			>5 acres, archeological certificate

The Sensitive Lands Analysis is based on these Comprehensive Plan Goals:

POLICY 11.3.1

Natural and Cultural Features:

Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes. [ABC]

- a) Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment in light of the relationship to and effect upon the following:
 - i. Indigenous vegetation and other materials appropriate to landscapes;
 - ii. Topography and landscape features such as arroyos, the Rio Grande and Bosque, the foothills, and escarpments;
 - iii. Soils and erosion potential;
 - iv. Colors and textures of the natural environment; and
 - v. Scenic views from the public right-of-way
- b) Minimize the visibility of structures in highly scenic areas and on the western horizon as seen throughout the city through building design and materials that blend with the natural colors of the landscape and limit reflectivity.
- c) Protect important views from public rights-of-way through regulations on street orientation, site layout, building height, and signs.
- d) Encourage site design that enhances and leverages views to cultural landscapes.
- e) Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.
- f) Plat single-loaded streets to maintain scenic edges next to Open Space.
- g) Encourage reconstruction and revegetation to a natural setting.

11.3.1.1 Adopt site development standards and/or view protection overlays for orientation of new streets, building and wall height and placement, massing, frontage, color, signs, utilities, and/or tree preservation as needed to protect cultural landscapes and significant views from the public right-of-way along key corridors. [ABC]

POLICY 11.3.3

Bosque: Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods. [ABC]

- a) Minimize grading, changes to natural topography, and land disturbance to preserve natural features.
- b) Encourage reconstruction and revegetation to a natural setting on lands adjacent to the Bosque.

POLICY 11.3.6

Volcano Mesa: Preserve open space, natural and cultural landscapes, and other features of the natural environment within Volcano Mesa. [A]

- a) Respect Albuquerque's culture and history, including Hispanic and Native American, through context-sensitive development.
- b) Encourage development that is sensitive to the open, natural character of the area and geological and cultural conditions.
- c) Protect important views, vistas, and view corridors from within Volcano Mesa to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains.
- d) Protect the area's natural and archaeological resources, including the Monument and significant rock outcroppings, while encouraging urban development in the Volcano Heights Urban Center to create a vibrant, walkable district with an identity, character, and sense of place inextricably linked to the volcanic landscape.

SENSITIVE LANDS ANALYSIS

PRELIMINARY/FINAL PLAT

LOTS 3-A-1-A-1 and 3-A-1-A-2, ALBUQUERQUE WEST UNIT 2

Floodplains and flood hazard areas: NONE

Steep Slopes: NONE

Unstable Soils: NONE

Wetlands (constant supply of water): NONE

Arroyos: NONE

Irrigation facilities (arroyos): NONE

Escarpment: NONE

Rock outcroppings: NONE

Large stand of mature trees: NONE

Archaeological sites: NONE



Name: Thomas W. Patrick

Registration: NMPS #12651



2.09.2022

Date

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2021-005439
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

**LOTS 3-A-1-A-1, ALBUQUERQUE WEST UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOTS 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, AND 3-A-1-A, ALBUQUERQUE WEST UNIT 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	2'	STANDARD CURB AND GUTTER	ALL SAINTS ROAD NORTH SIDE	WEST PROPERTY LINE	HIGH ASSETS WAY EAST INTERSECTION	/	/	/
<input type="text"/>	<input type="text"/>	5'	SIDEWALK	ALL SAINTS ROAD NORTH SIDE	WEST PROPERTY LINE	HIGH ASSETS WAY EAST INTERSECTION	/	/	/
<input type="text"/>	<input type="text"/>	5'	SIDEWALK	HIGH ASSETS WAY	WEST PROPERTY LINE	ALL SAINTS ROAD EAST INTERSECTION	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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

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

NOTES

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

- 1 _____

- 2 _____

- 3 _____

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

NAME (print)

FIRM

 2/17/2022
SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

- date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2021-005439
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

**LOT 3-A-1-A-2, ALBUQUERQUE WEST UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOTS 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, AND 3-A-1-A, ALBUQUERQUE WEST UNIT 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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NOTES

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Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____	_____	_____
NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
_____	_____	_____
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
 2/17/2022	_____	_____
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	_____	_____
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER