



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. PR-2021-005864
Application No. SD-2021-00212

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

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

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 12/07/2021 HEARING DATE OF DEFERRAL: 01/05/2021

SUBMITTAL DESCRIPTION: Preliminary Plat revised to show easement 9 adjusted within drive aisle. Infrastructure

list updated, Cross-Sections of Roadways updated per comments, and Overall Site plan updated.

CONTACT NAME: Ryan J. Mulhall

TELEPHONE: 505-896-3050 EMAIL: cartesianryan@gmail.com



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

BRIEF DESCRIPTION OF REQUEST
 Requesting preliminary / final plat review to create 6 tracts from one existing tract by subdivision, grant easements and additional right-of-way.

APPLICATION INFORMATION			
Applicant:	Red Sky Holdings	Phone:	504-428-4111
Address:	2560 King Arthur Blvd Suite 124-104		Email:
City:	Lewisville	State:	TX
		Zip:	75056
Professional/Agent (if any):	CSI - Cartesian Surveys, Inc.	Phone:	505-896-3050
Address:	PO Box 44414	Email:	cartesianryan@gmail.com
City:	Rio Rancho	State:	NM
		Zip:	87174
Proprietary Interest in Site:	List all owners: Majic, LLC		

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:	12	Block:	Unit: 5
Subdivision/Addition:	Avalon Subdivision	MRGCD Map No.:	UPC Code: 100905706518130705
Zone Atlas Page(s):	K-09-Z	Existing Zoning:	NR-BP
		Proposed Zoning:	
# of Existing Lots:	1	# of Proposed Lots:	6
		Total Area of Site (Acres):	11.0954

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	E side of 98th Street NW	Between: Bluewater Road NW and: Volcano Road NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
 PR-2019-002402 (prior); PR-2021-005864 (current) PS-2021-00097 (sketch plat)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date:	10/22/2021
Printed Name:	Ryan J. Mulhall	<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? N/A 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)

N/A Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2)(d.) if site is within a designated landfill buffer zone

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

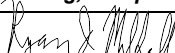
___ Letter of authorization from the property owner if application is submitted by an agent


___ 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: 	Date: 10/22/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

December 30, 2021

Development Review Board
City of Albuquerque

Re: Preliminary Plat Review for Proposed Subdivision of Tract 12 of Avalon Subdivision, Unit 5

Members of the Board:

Cartesian Surveys is acting as an agent for Red Sky Holdings and requests a preliminary plat review to create eight (8) new tracts from one (1) existing tract by subdivision of Tract 12 of Avalon Subdivision, Unit 5 at Bluewater Road NW and 98th Street NW. The property is currently zoned as NR-BP, this plat intends to dedicated additional ROW to 98th Street NW and Volcano Road NW and to grant an access and water/sewer utility easement as shown on attached plat. A preliminary plat review was conducted on November 17, 2021 and the comments from that hearing are addressed below.

ABCWUA

1. Serviceability Letter #211027 has been issued.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.

Noted

4. Utility Plan:
 - a. The proposed mains and easements need to be under the access road asphalt. The locations where the road bends away from the straight pipe segments are required to be revised to follow the roadway. Also applies to northern water main connection. This final segment of sewer main is also likely to prevent site layouts.
 - i. Public water and sanitary sewer easements shall be modified accordingly. These easements should follow the alignment of proposed easement #8.
 - b. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly.

Noted, easement [9] has been adjusted to lie within the easement [8] access easement and should be clear of improvements or vegetation that would provide an obstacle. Site plan should show no improvements or vegetation unnecessarily crossing these easements.

- c. The proposed public sanitary sewer is shown as 6" in diameter, whereas the serviceability letter requires an 8" sanitary sewer, which is the minimum per the DPM.

Infrastructure list and site plan has been updated to show 8" lines.

- d. The Utility Plan proposes several new water services and fire lines. In the event development of these properties requires different sized services, new services will be required to be installed while also removing the existing services.

Noted

5. Infrastructure List:
 - a. For public sanitary sewer, 8" diameter is the minimum per the DPM. This was also required in the Serviceability Letter.

Noted, added to Infrastructure List.

6. Easements:
 - a. 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' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.

Noted

Code Enforcement

- IDO section 5-3-C-2 and 5-3-C-3, Access and Connectivity and 5-3-D-2-B, Sidewalks. All streets, driveways, drive aisles, and access per DPM.
- IDO section 5-4, Subdivision of Land and 6-6-L, Subdivision of Land-Major.
- Property is currently zoned NR-BP. Previously SU-1. Development may be subject to previously approved Site Development Plan. If expires, all IDO standards will apply.
- Property is abutting R-1A and R-1B zone districts. Adjacent to NR-C, MX-M and NR-BP.

Noted

Hydrology

Hydrology needs an approved Grading and Drainage Plan prior to approval of Preliminary Plat.
• Hydrology did receive the submittal on 10/20/2021 (K09D048). Currently this #7 in my que and there is a major LOMR ahead of this project.
• **Hydrology recommends a deferral till December 8th.**

Noted, we await the results of review.

Parks and Recreation

08-11-2021

98th St NW and Bluewater Rd NW will require street trees upon applicable development per IDO Section 5-6(B).

11-15-2021

No additional Comments.

Noted

Transportation

1. The TIS lists contributions to Central/98th. This is not reflected on the infrastructure list.

Noted, infrastructure list has been updated.

2. TIS approval is required prior to approval of the project. All recommendations as part of the approved Traffic Impact Study shall be shown on the Infrastructure List.

Noted,

3. On the infrastructure list, reflect the length of the southbound left turn lane on 98th Street.

Noted, length is listed as 80 feet long plus a transition.

4. Include the corresponding sheet showing roadway network from the Masterplan with the submittal.

Noted, roadway network is covered in attached site plan and cross section information.

5. On the infrastructure list, define the width of access easements which includes pavement and sidewalk. Sidewalks shall be set up such that DPM requirements can be met with regard to 6-foot sidewalk connections to the right-of-way for each of the commercial developments. Provide cross-sections.

Noted, lengths for easements are now listed.

6. What improvements are proposed for the Bluewater/98th Street intersection?

Proposed 3rd northbound lane (vehicle, bike lane, deceleration lane), 6' sidewalks, ADA ramps, standard curb/gutter, are listed on the infrastructure list and shown on the revised site plan.

Planning

Plat has City Surveyor, surveyor and property owner signatures as required.

Plat has all required notes

Utility signatures will be required for final plat

Final Plat is required within one year of preliminary plat approval

A recorded IIA will be required with the final plat

Noted.

NMDOT

NMDOT has no comments at this time.
Albuquerque Public Stores

No comments.

PNM

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. PNM has existing facilities and/or easements within the site or in the public right of way along the Bluewater Rd NW frontage and in the far northeast corner of the site.
4. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.
5. Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements.
6. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10).
7. The applicant should contact the PNM New Service Delivery Department to coordinate electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

Noted

Thank you,
Ryan J. Mulhall

Majec, LLC, a New Mexico Limited Liability Company
P.O. Box 3168
Corrales, NM 87048

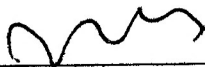
City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

RE: Letter of Authorization for Subdivision Plat

To whom it may concern,

I, Jacqueline J. Baca, do hereby give authorization to Cartesian Surveys Inc. to submit the preliminary plat for subdivision of Tract 12, of Avalon Subdivision, Unit 5 located at the southeast corner of Bluewater and 98th Street NW. The agent shall have the authority to submit any necessary documents for the subdivision platting action, vacation of easements or any deviations, waivers, or certificates associated with the project while the property is under contract to be sold to the future owner (RS Bluewater LLC). This Letter of Authorization does not constitute a consent to implementation of any plat.

Thank You,



Jacqueline J. Baca, Member
Majec, LLC, a New Mexico Limited Liability Company

10-19-21
Date

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.

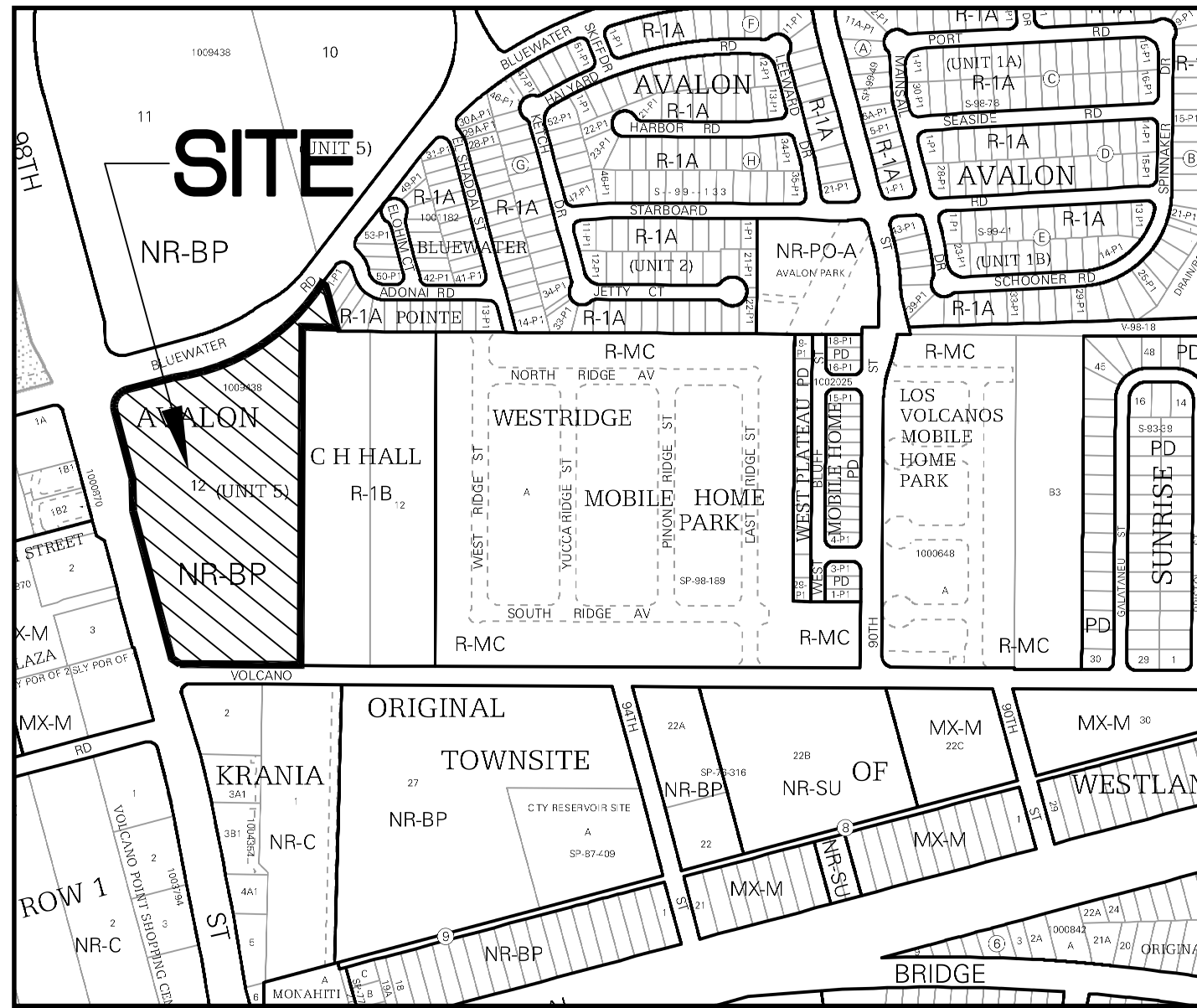
Ryan J. McKel
(Applicant or Agent)

10/20/2021

(Date)

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

PROJECT NUMBER: PR-2021-005864



Vicinity Map - Zone Atlas K-09-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2008521 AND AN EFFECTIVE DATE OF SEPTEMBER 25, 2020.
- PLAT OF AVALON SUBDIVISION UNIT 5 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014, IN BOOK 2014C, PAGE 46.
- QUITCLAIM DEED FOR SUBJECT PROPERTY TO MAJEC, LLC, FILED MAY 27, 2014, AS DOCUMENT 2014041461.
- DEED FOR SUBJECT PROPERTY TO RS BLUEWATER, LLC, FILED _____, 20____, AS DOCUMENT 20_____.

Free Consent and Dedication

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

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN 98TH STREET N.W. AND VOLCANO ROAD N.W. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Kevin Mattson Oct 20, 2021
Kevin Mattson (Oct 20, 2021 09:28 CDT)
 KEVIN MATTSON, MANAGER DATE
 RS BLUEWATER, LLC A TEXAS LIMITED LIABILITY COMPANY

STATE OF }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY: KEVIN MATTSON, MANAGER, RS BLUEWATER, LLC

By: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 21, Township 10 North, Range 2 East, N.M.P.M.
 as Projected onto the Town of Atrisco Grant
 Subdivision: Avalon Subdivision, Unit 5
 Owner: RS Bluewater, LLC
 UPC #: 100905706518130705

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 11.0954 ACRES
 ZONE ATLAS PAGE NO. K-9-Z
 NUMBER OF EXISTING TRACTS. 1
 NUMBER OF LOTS CREATED. 6
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.3174 ACRES
 DATE OF SURVEY. MAY 2021

Notes

- FIELD SURVEY PERFORMED IN MAY 2021.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT NUMBERED TWELVE (12), PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46 AS DOCUMENT NO. 2014040949.

Solar Collection Note

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

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 100905706518130705

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Preliminary Plat for Tracts A thru F, RS Bluewater Addition Being Comprised of Tract 12, Avalon Subdivision, Unit 5 City of Albuquerque Bernalillo County, New Mexico October 2021

Project Number: PR-2021-005864

Application Number: SD-2021-00

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Risenhoover P.S. 10/18/2021
 City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

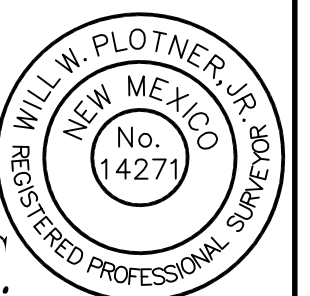
Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 wplotnerjr@gmail.com

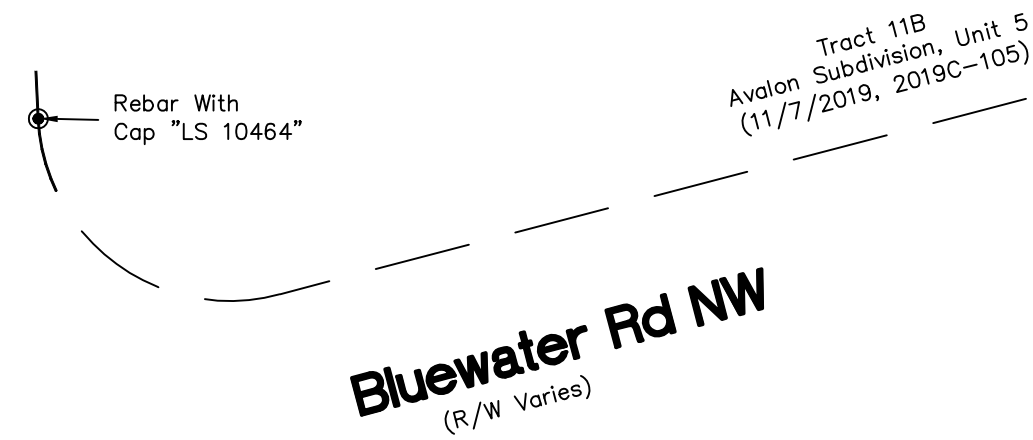
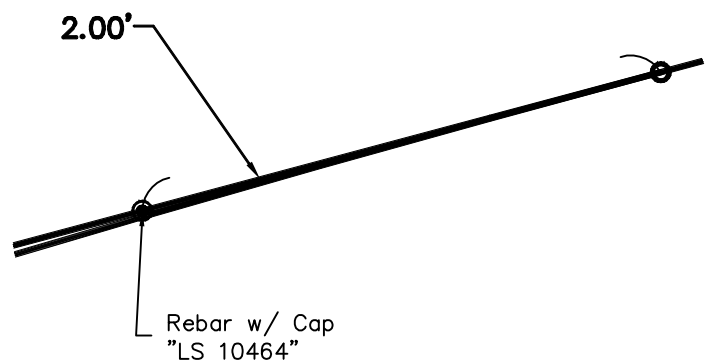


**Preliminary Plat for
Tracts A thru F,
RS Bluewater Addition
Being Comprised of
Tract 12,
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
October 2021**

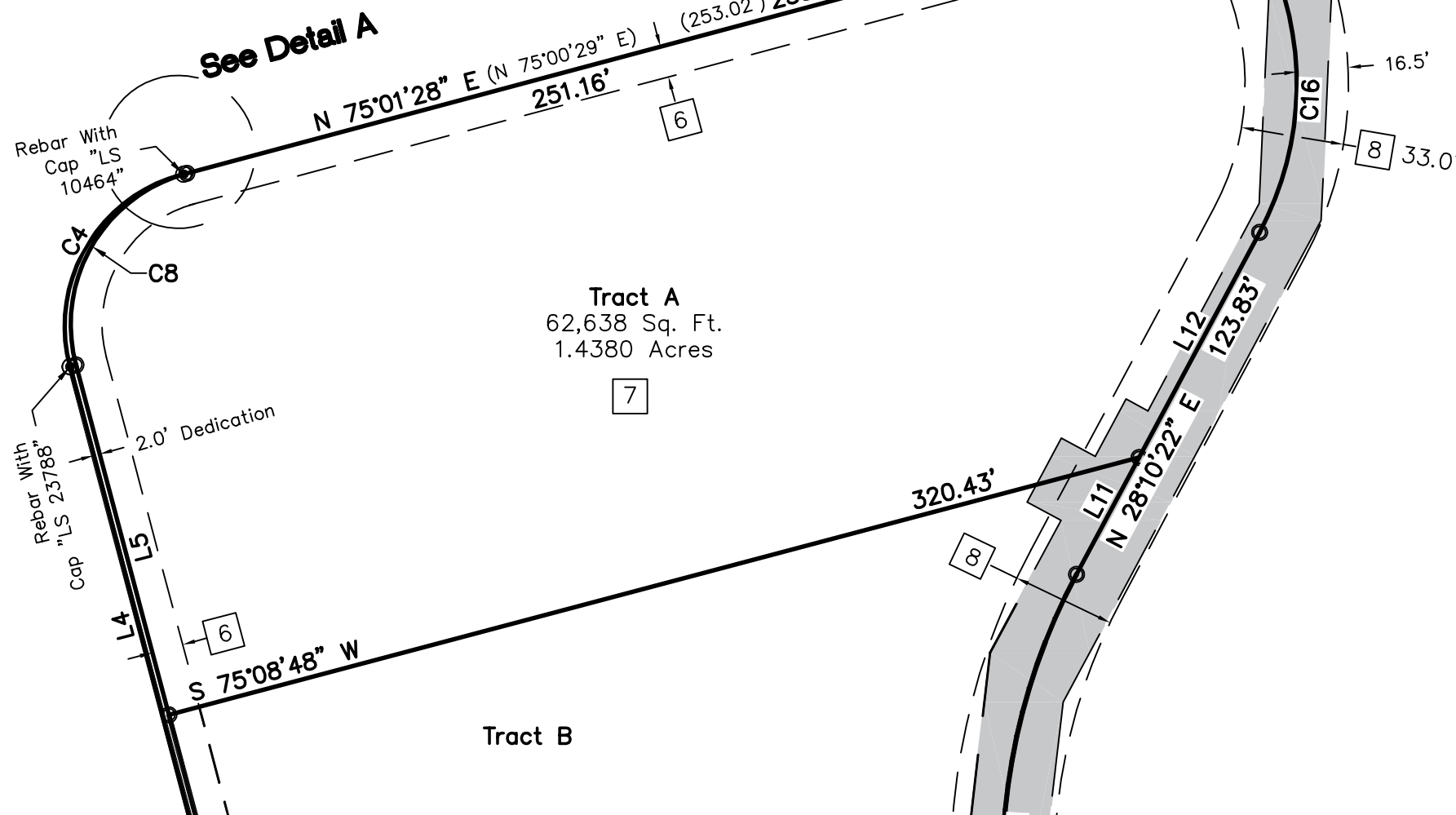
Easement Notes

- 1 EXISTING 11.69' PUE (05/22/2014, 2014C-46)
- 2 EXISTING 10' PUE (05/22/2014, 2014C-46)
- 3 EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475)
- 4 EXISTING 23.44' PUE (7/29/2005, 2005C-264)
- 5 EXISTING 10' PUE (5/31/2001, 2001C-151)
- 6 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 7 PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, EXCLUDING FUTURE BUILDING ENVELOPE AREAS, GRANTED WITH FILING OF THIS PLAT
- 8 PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, GRANTED WITH THE FILING OF THIS PLAT
- 9 PUBLIC WATER AND SANITARY SEWER EASEMENT, GRANTED WITH FILING OF THIS PLAT, SHOWN HEREON AS SEE SHEET 4 OF 5 FOR DETAIL.

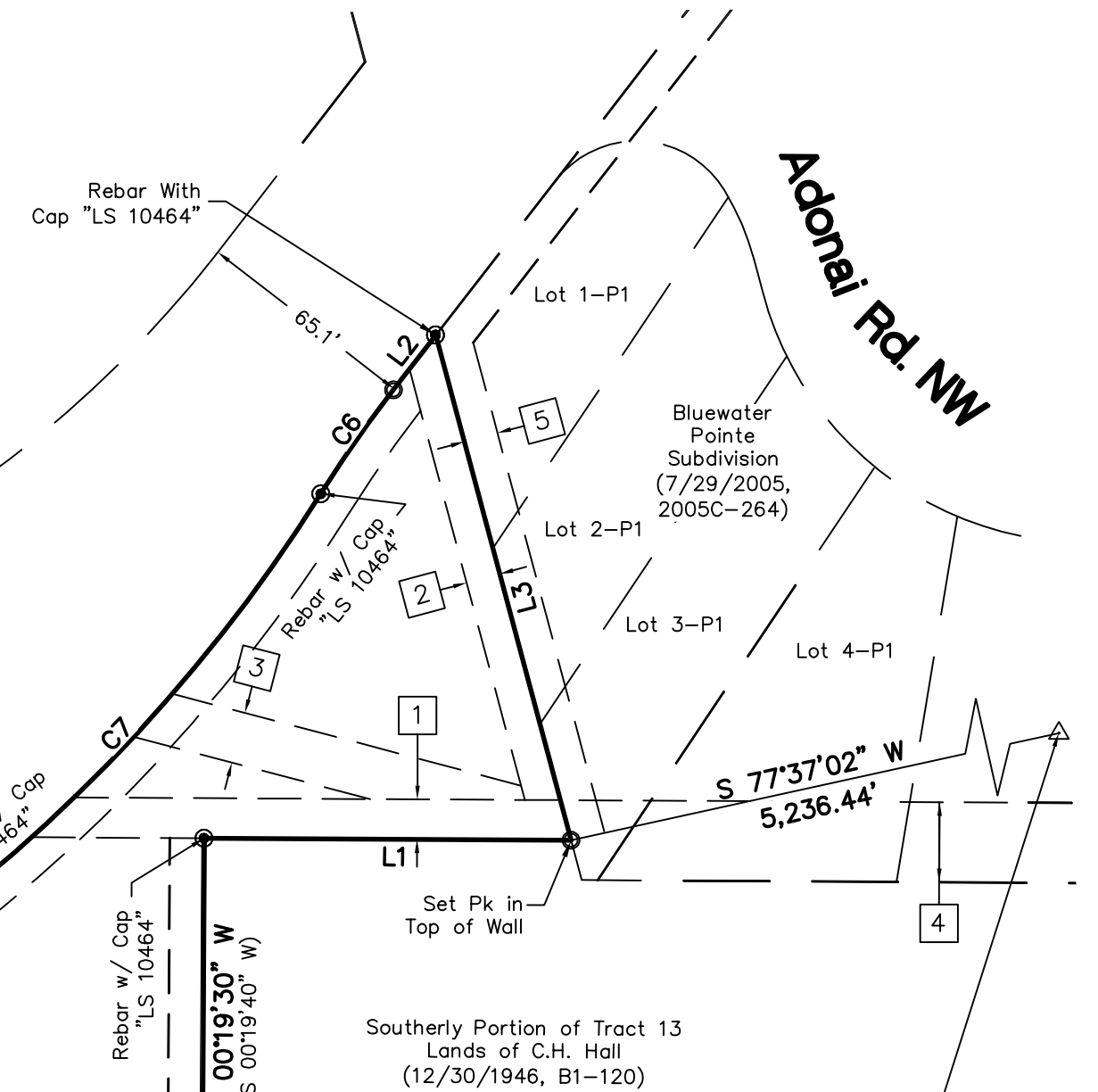
Detail A
N.T.S.



98th St. NW
(R/W Varies)



Matchline - See Sheet 3 of 5

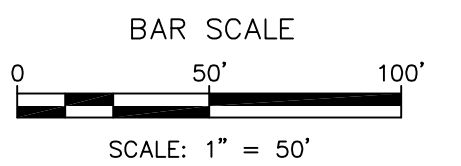


Southerly Portion of Tract 13
Lands of C.H. Hall
(12/30/1946, B1-120)

ACS Monument "9_K10"
NAD 1983 CENTRAL ZONE
X=1498430.817 *
Y=1485617.623 *
Z=5117.72 * (NAVD 1988)
G-G=0.999682230
Mapping Angle=-0°16'22.01"
*U.S. SURVEY FEET

Legend

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES PER PLAT (5/22/2014, 2014C-46)
●	FOUND REBAR WITH CAP "LS 10464" UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

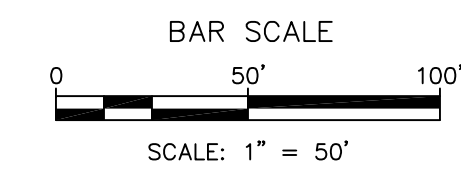
**Preliminary Plat for
Tracts A thru F,
RS Bluewater Addition
Being Comprised of
Tract 12,
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
October 2021**

Matchline - See Sheet 2 of 5



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/22/2014, 2014C-46)
●	FOUND REBAR WITH CAP "LS 10464" UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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October 2021**

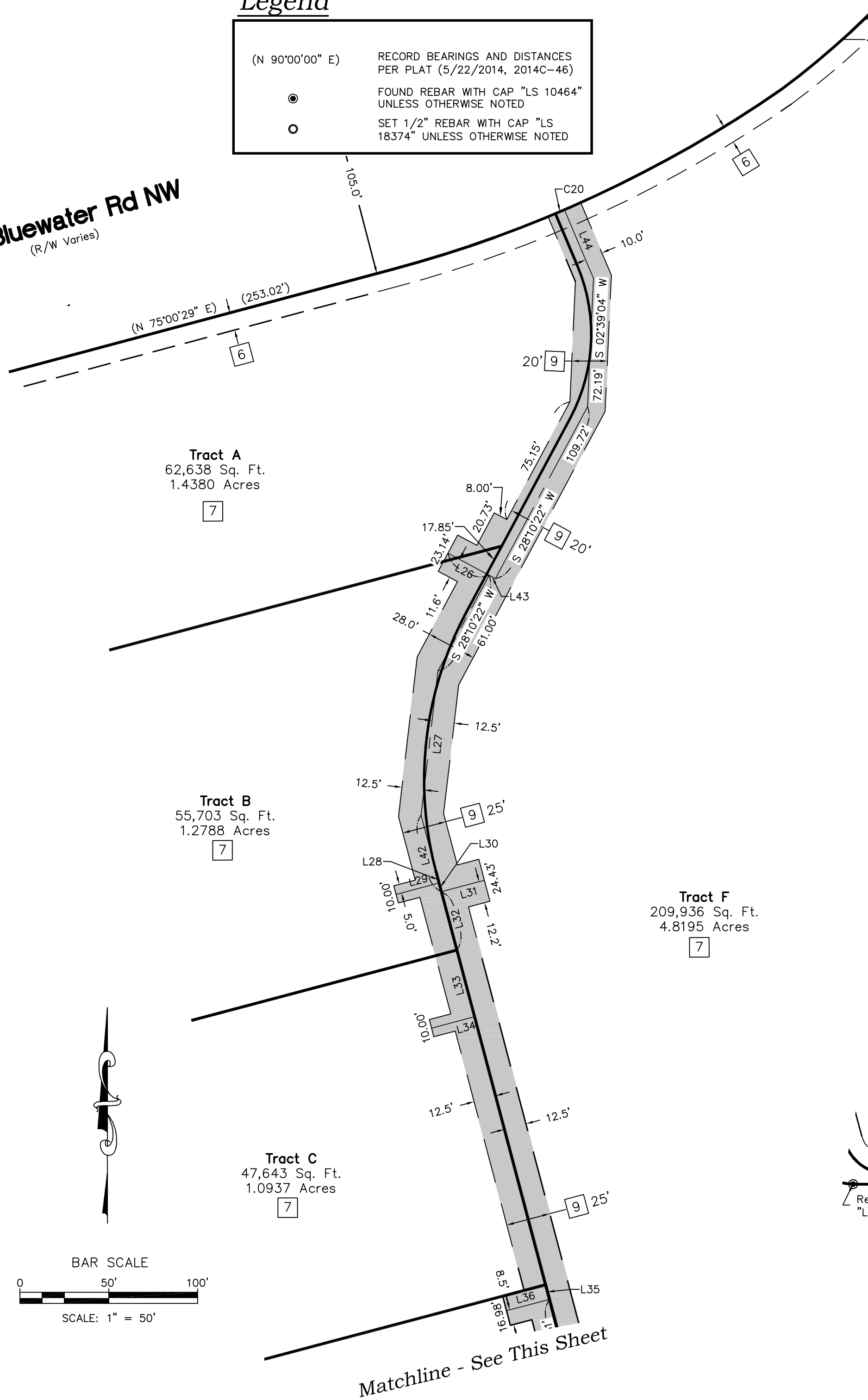
Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/22/2014, 2014C-46)
●	FOUND REBAR WITH CAP "LS 10464" UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Easement Notes

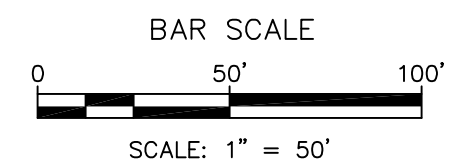
- 1 EXISTING 11.69' PUE (05/22/2014, 2014C-46)
- 2 EXISTING 10' PUE (05/22/2014, 2014C-46)
- 3 EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475)
- 4 EXISTING 23.44' PUE (7/29/2005, 2005C-264)
- 5 EXISTING 10' PUE (5/31/2001, 2001C-151)
- 6 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 7 PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, EXCLUDING FUTURE BUILDING ENVELOPE AREAS, GRANTED WITH FILING OF THIS PLAT
- 8 INTENTIONALLY OMITTED ON THIS SHEET
- 9 PUBLIC WATER AND SANITARY SEWER EASEMENT, GRANTED WITH FILING OF THIS PLAT, SHOWN HEREON AS [shaded area] SEE SHEET 4 OF 5 FOR DETAIL.

Bluewater Rd NW
(R/W Varies)



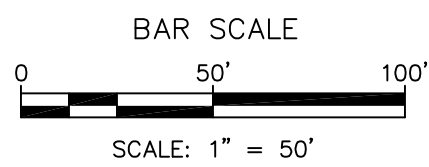
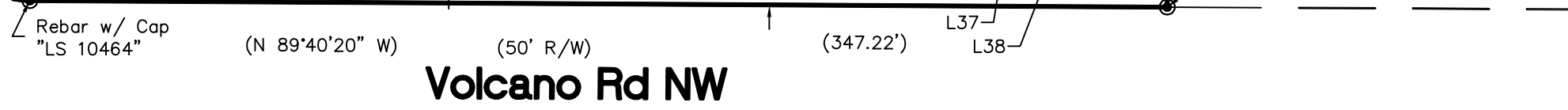
Matchline - See This Sheet

This Sheet Shows
Existing Easements,
and Easement 9



Southerly Portion of Tract 13
Lands of C.H. Hall
(12/30/1946, B1-120)

(1048.69')



Matchline - See This Sheet

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Bernalillo County, New Mexico
October 2021**

Line Table		
Line #	Direction	Length (ft)
L1	N 89°41'17" W (N 89°40'20" W)	107.16' (107.16')
L2	N 37°46'38" E (N 37°47'32" E)	20.21' (20.17')
L3	S 14°59'23" E (S 14°58'20" E)	152.61' (152.60')
L4	N 14°52'32" W (N 14°50'48" W)	199.92' (200.00')
L5	N 14°52'32" W	115.58'
L6	S 14°52'32" E	93.94'
L7	S 14°51'12" E	54.98'
L8	S 00°19'44" W	17.09'
L9	S 42°18'11" E	80.82'
L10	S 14°51'12" E	45.83'
L11	S 28°10'22" W	42.33'
L12	S 28°10'22" W	81.50'
L13	S 22°52'15" E	31.55'
L14	S 00°19'30" W	6.00'
L15	S 14°51'12" E	21.76'
L16	N 74°58'01" E	75.56'
L17	N 79°27'31" E	73.15'
L18	N 75°08'48" E	56.18'
L19	N 14°51'12" W	5.83'
L20	N 14°51'12" W	19.36'

Line Table		
Line #	Direction	Length (ft)
L21	N 75°08'48" E	75.04'
L22	N 70°49'38" E	74.43'
L23	N 75°08'48" E	61.99'
L24	N 31°53'50" E	17.42'
L25	S 14°51'12" E	44.04'
L26	S 61°49'38" E	26.27'
L27	N 06°39'35" E	81.73'
L28	N 14°51'12" W	6.76'
L29	N 75°08'48" E	25.00'
L30	S 14°51'12" E	5.04'
L31	S 75°08'48" W	25.00'
L32	S 14°51'12" E	34.04'
L33	S 14°51'12" E	38.77'
L34	N 75°08'48" E	25.00'
L35	N 14°51'12" W	8.49'
L36	N 75°08'48" E	25.00'
L37	S 89°40'16" E	12.50'
L38	S 89°40'16" E	12.50'
L39	N 00°19'44" E	48.88'
L40	S 00°19'44" W	53.59'

Line Table		
Line #	Direction	Length (ft)
L41	S 20°59'14" E	38.53'
L42	N 14°51'12" W	44.51'
L43	S 61°49'38" E	4.00'
L44	N 22°52'15" W	41.94'
L45	S 20°59'14" E	19.66'
L46	S 69°00'46" W	19.72'
L47	S 20°59'14" E	18.88'
L48	N 69°00'46" E	19.72'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	32.65' (32.65')	25.00' (25.00')	74°49'05"	30.38'	N 52°15'44" W
C2	61.62' (61.67')	150.00' (150.00')	23°32'13"	61.19'	N 03°05'05" W
C3	61.68' (61.67')	150.00' (150.00')	23°33'34"	61.24'	N 03°05'45" W
C4	78.45' (78.42')	50.00' (50.00')	89°54'00"	70.65'	N 30°04'28" E
C5	242.19' (242.19')	703.00' (703.00')	19°44'20"	240.99'	N 65°09'18" E
C6	37.10' (37.10')	380.20' (380.20')	5°35'27"	37.09'	N 34°58'39" E
C7	175.75' (175.75')	475.00' (475.00')	21°11'58"	174.75'	N 42°46'55" E
C8	78.45'	50.00'	89°54'00"	70.65'	S 30°04'28" W
C9	35.36'	163.50'	12°23'27"	35.29'	N 08°40'48" W
C10	29.47'	136.50'	12°22'07"	29.41'	S 08°40'08" E
C11	32.65'	25.00'	74°49'05"	30.38'	S 52°15'44" E
C12	148.81'	200.00'	42°37'55"	145.40'	N 20°59'14" W
C13	20.44'	200.00'	5°51'22"	20.43'	S 39°22'30" E
C14	75.38'	200.00'	21°35'37"	74.93'	S 25°39'00" E
C15	150.19'	200.00'	43°01'34"	146.69'	S 06°39'35" W
C16	89.09'	100.00'	51°02'38"	86.17'	N 02°39'04" E
C17	96.87'	703.00'	7°53'43"	96.80'	N 71°04'36" E
C18	145.32'	703.00'	11°50'37"	145.06'	N 61°12'26" E
C19	36.91'	23.50'	90°00'00"	33.23'	N 30°08'48" E
C20	5.50'	703.00'	0°26'54"	5.50'	S 66°54'18" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C21	25.66'	23.50'	62°33'00"	24.40'	N 73°34'41" W
C22	11.71'	21.10'	31°47'07"	11.56'	S 61°39'18" W
C23	40.23'	23.50'	98°05'43"	35.50'	N 26°05'57" E
C24	30.59'	216.50'	8°05'43"	30.56'	S 18°54'03" E
C25	14.38'	23.50'	35°03'45"	14.16'	N 32°23'04" W
C26	95.82'	200.00'	27°27'00"	94.90'	S 28°34'41" E

Public Utility Easements

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 for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV 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, 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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.

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Preliminary / Final Plat for RS Bluewater Addition

AGIS MAP # K-09-Z

LEGAL DESCRIPTIONS: Tract 12 of Avalon Subdivision Unit 5 as shown and designated on the plat filed in the Bernalillo County Clerk's Office on May 22, 2014 as Book 2014C, Folio 46

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 10/20/2021 (date).

CSI - Cartesian Surveys, Inc. 10/20/2021
Applicant/Agent Date

Ernest Armijo 10/20/2021
Hydrology Division Representative Date

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

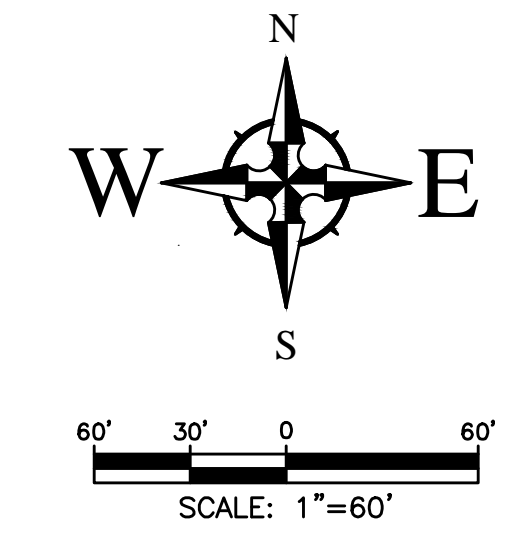
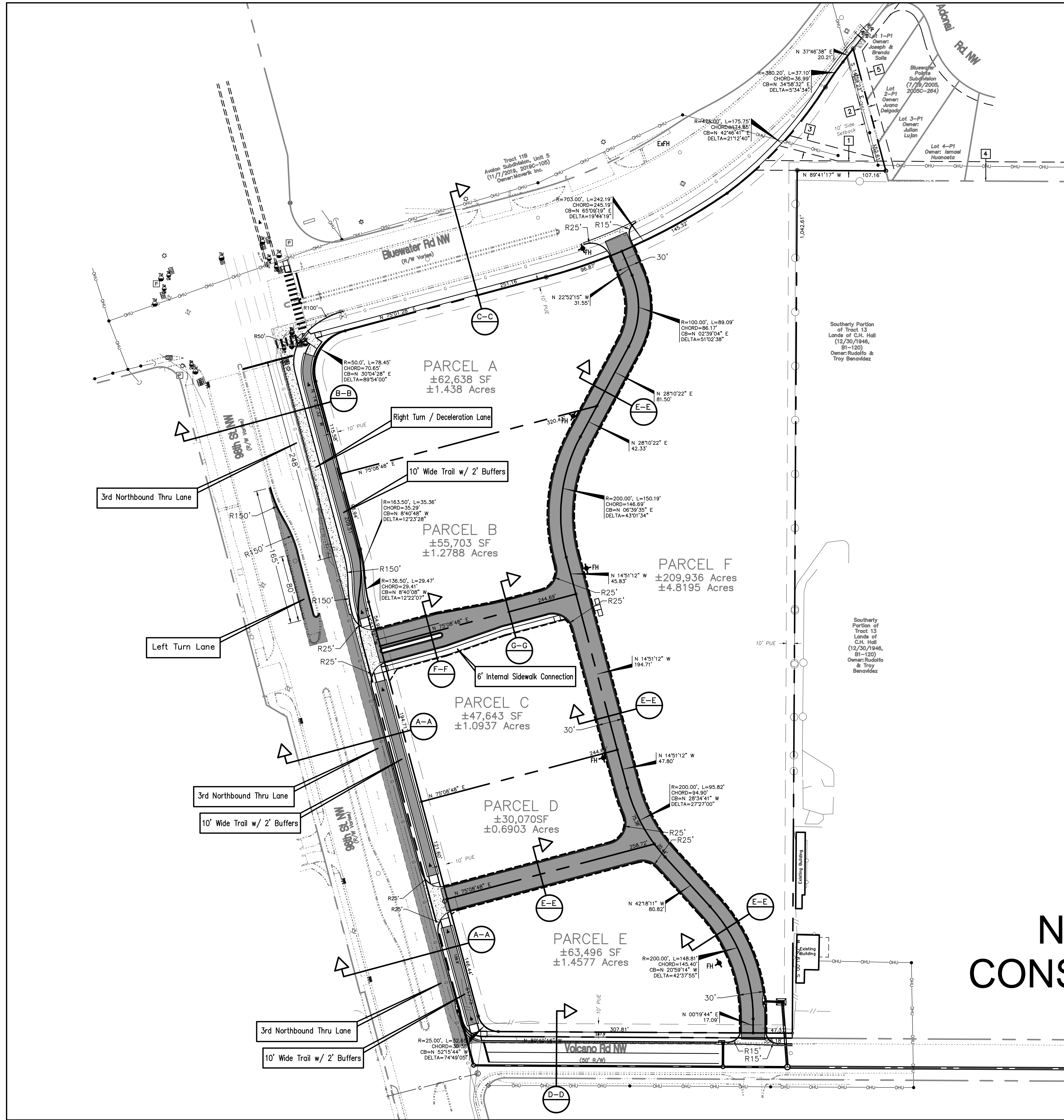
WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on 10/20/2021 (date).

CSI - Cartesian Surveys, Inc. 10/20/2021
Applicant/Agent Date

Chris Hunter 10/21/2021
ABCWUA Representative Date

PROJECT # PR-2021-005864



NOTE:
 AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

NOT FOR CONSTRUCTION

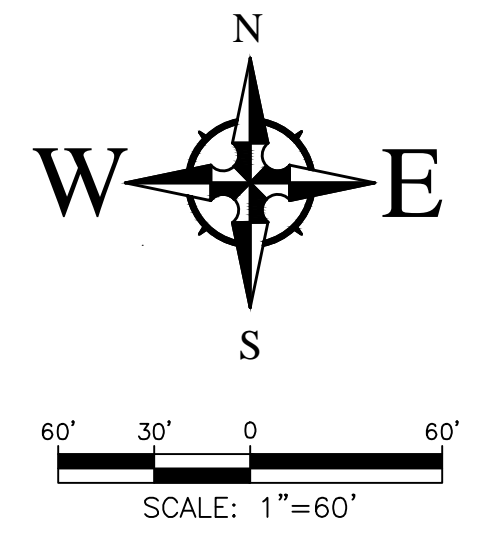
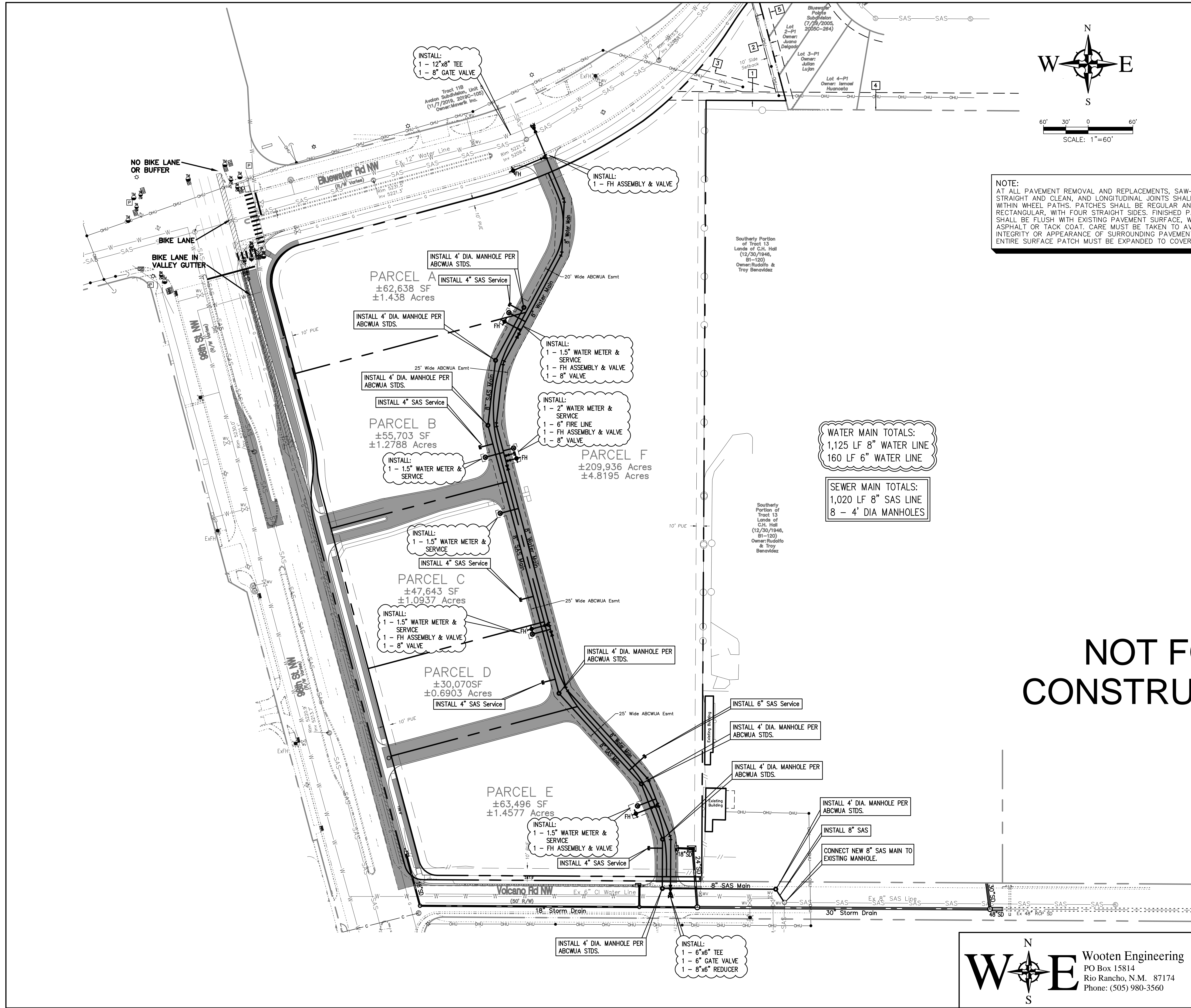


CAUTION:
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development OVERALL SITE PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET #	
---	K-9-Z	of	

SURVEY INFORMATION		FIELD NOTES	
NO.	BY	NO.	BY
REVISIONS		DATE	
NO.	DATE	NO.	DATE
	DESIGNED BY: JTW	DATE: October 2021	
	DRAWN BY: RG	DATE: October 2021	
	DRAWN NAME:	JOB NO.: 2021015	
	CHECKED BY: JTW	DATE: October 2021	

AS-BUILT INFORMATION	
CONTRACTOR	DATE
STANDARD	BY
INSPECTOR'S	DATE
FIELD	BY
VERIFICATION	DATE
BY	BY
CORRECTED	DATE
BY	BY
MICRO-FILM	DATE
INFORMATION	DATE
RECORDED	DATE
BY	DATE
NO.	NO.



NOTE:
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WATER MAIN TOTALS:
 1,125 LF 8" WATER LINE
 160 LF 6" WATER LINE

SEWER MAIN TOTALS:
 1,020 LF 8" SAS LINE
 8 - 4' DIA MANHOLES

NOT FOR CONSTRUCTION

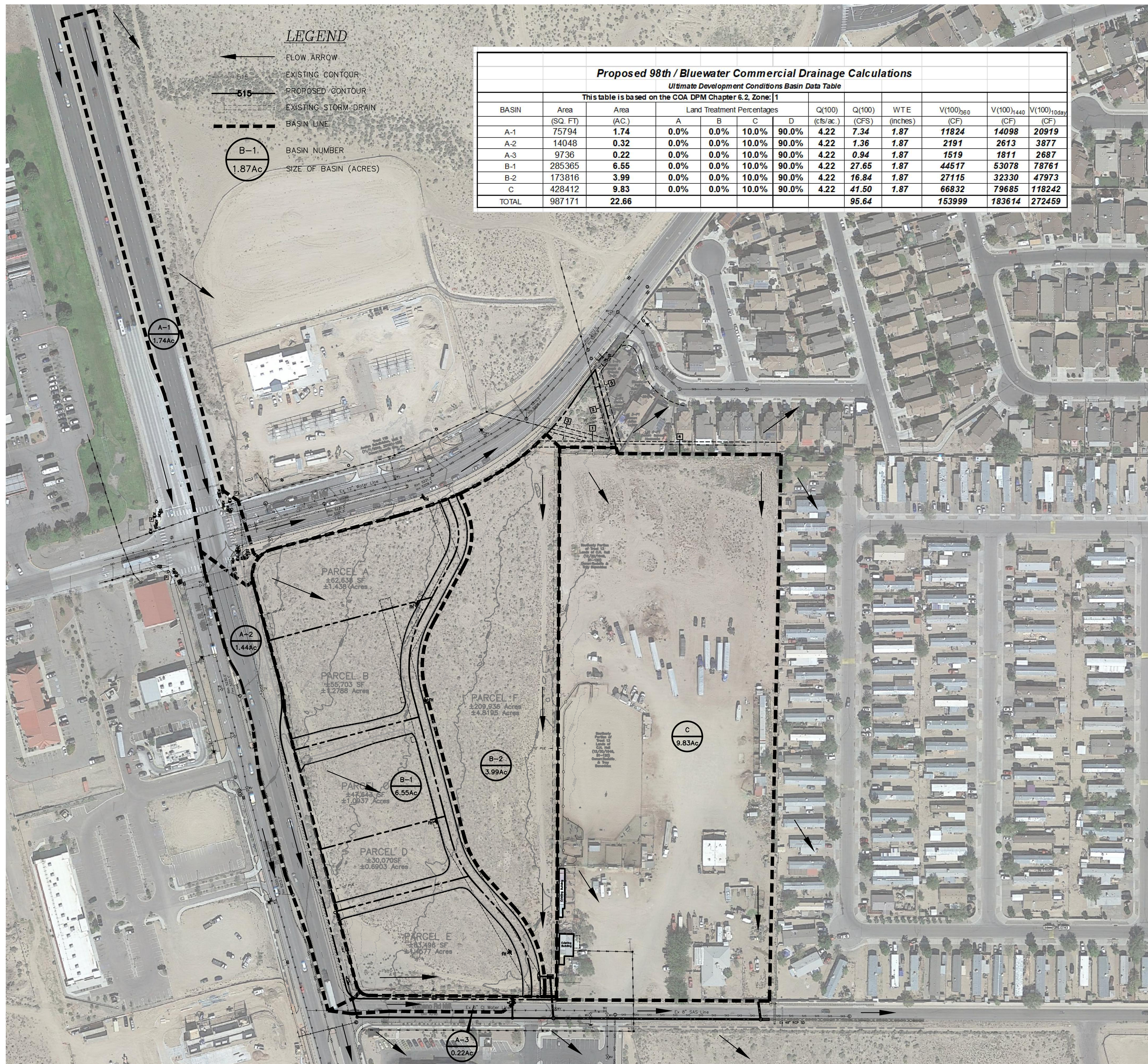
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CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development			
<i>OVERALL UTILITY PLAN</i>			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. ---		ZONE MAP NO. ---	SHEET # 2 of 4

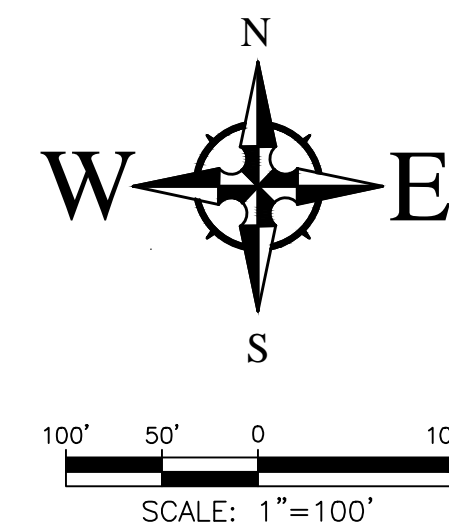
W E

Wooten Engineering
 PO Box 15814
 Rio Rancho, N.M. 87174
 Phone: (505) 980-3560

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION		
		NO.	DATE	A.C.S. MONUMENT "7"-K9", Type 3	CONTRACTOR	RECORDED BY	DATE	
		BY	DATE	STANDARD A.C.S. BRASS TABLET	STANDARD BY	NO.		
		NO.	DATE	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,482,904.725 E=1,496,061.706 PUB. EL=5140.082 NAVD 1988 GROUND TO GRID FACTOR=0.99981940 DELTA ALPHA ANGLE=-0°16'38.12"	INSPECTOR'S FIELD VERIFICATION BY	INSPECTOR'S FIELD VERIFICATION BY		
		REVISIONS	DATE					
		DESIGN	DATE: October 2021					
		REVISIONS	DATE: October 2021					
		REVISIONS	JOB NO.: 2021015					
		REVISIONS	DATE: October 2021					



Proposed 98th / Bluewater Commercial Drainage Calculations												
Ultimate Development Conditions Basin Data Table												
This table is based on the COA DPM Chapter 6.2, Zone: 1												
BASIN	Area		Land Treatment Percentages				Q(100)	Q(100)	WTE	V(100) ₃₆₀	V(100) ₁₄₄₀	V(100) _{10day}
	(SQ. FT)	(AC)	A	B	C	D	(cfs/ac)	(CFS)	(inches)	(CF)	(CF)	(CF)
A-1	75794	1.74	0.0%	0.0%	10.0%	90.0%	4.22	7.34	1.87	11824	14098	20919
A-2	14048	0.32	0.0%	0.0%	10.0%	90.0%	4.22	1.36	1.87	2191	2613	3877
A-3	9736	0.22	0.0%	0.0%	10.0%	90.0%	4.22	0.94	1.87	1519	1811	2687
B-1	285365	6.55	0.0%	0.0%	10.0%	90.0%	4.22	27.65	1.87	44517	53078	78761
B-2	173816	3.99	0.0%	0.0%	10.0%	90.0%	4.22	16.84	1.87	27115	32330	47973
C	428412	9.83	0.0%	0.0%	10.0%	90.0%	4.22	41.50	1.87	66832	79685	118242
TOTAL	987171	22.66						95.64		153999	183614	272459



FIRM MAP 35001C0328J
Per FIRM Map 35001C0328J, dated November 4, 2016, the site is located outside of the 0.2% Annual Chance Floodplain.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION
The purpose of this submittal is to provide a final drainage management plan for the 98th / Bluewater Commercial Project, located at the SEQ of 98th St and Bluewater Rd in Albuquerque, NM. The site contains approximately 10.50 acres.

EXISTING HYDROLOGIC CONDITIONS
The site is currently vacant and drains via surface flow from northwest to southeast. 98th St currently drains from north to south in an existing swale/bar ditch. Per the Basin Map this sheet, all of these Basins drain into Volcano Rd and then eastward to an existing cattle guard inlet which connects to an existing 48" Storm Drain pipe. Per the 2013 Amole Hubbell Drainage Master Plan, this area is defined as Basin TB204 and is allowed to discharge the site at a rate of 4.27 cfs/acre.

PROPOSED HYDROLOGIC CONDITIONS
As noted above, our site is allowed to discharge up to 4.27 cfs/acre into the downstream systems. This accounts for the developed flows from our site at a +/-90% pervious land treatment. Each of the three parcels will need to provide Water Quality ponding per the current COA DPM. Per the Drainage Calculations Table this sheet, all of the basins draining to the existing 48" Storm Drain in Volcano Rd will be at the rate of 4.22 cfs/acre, which is less than the allowable discharge rate of 4.27 cfs/acre. New Storm Drain systems will be designed in order to capture the flows as identified in the Drainage Calculations table.

CONCLUSION
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year design, does not burden downstream systems, meet city requirements, and the intent of the 2013 Amole Hubbell Drainage Master Plan. The proposed improvements to the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting Preliminary and Final Plat approval.

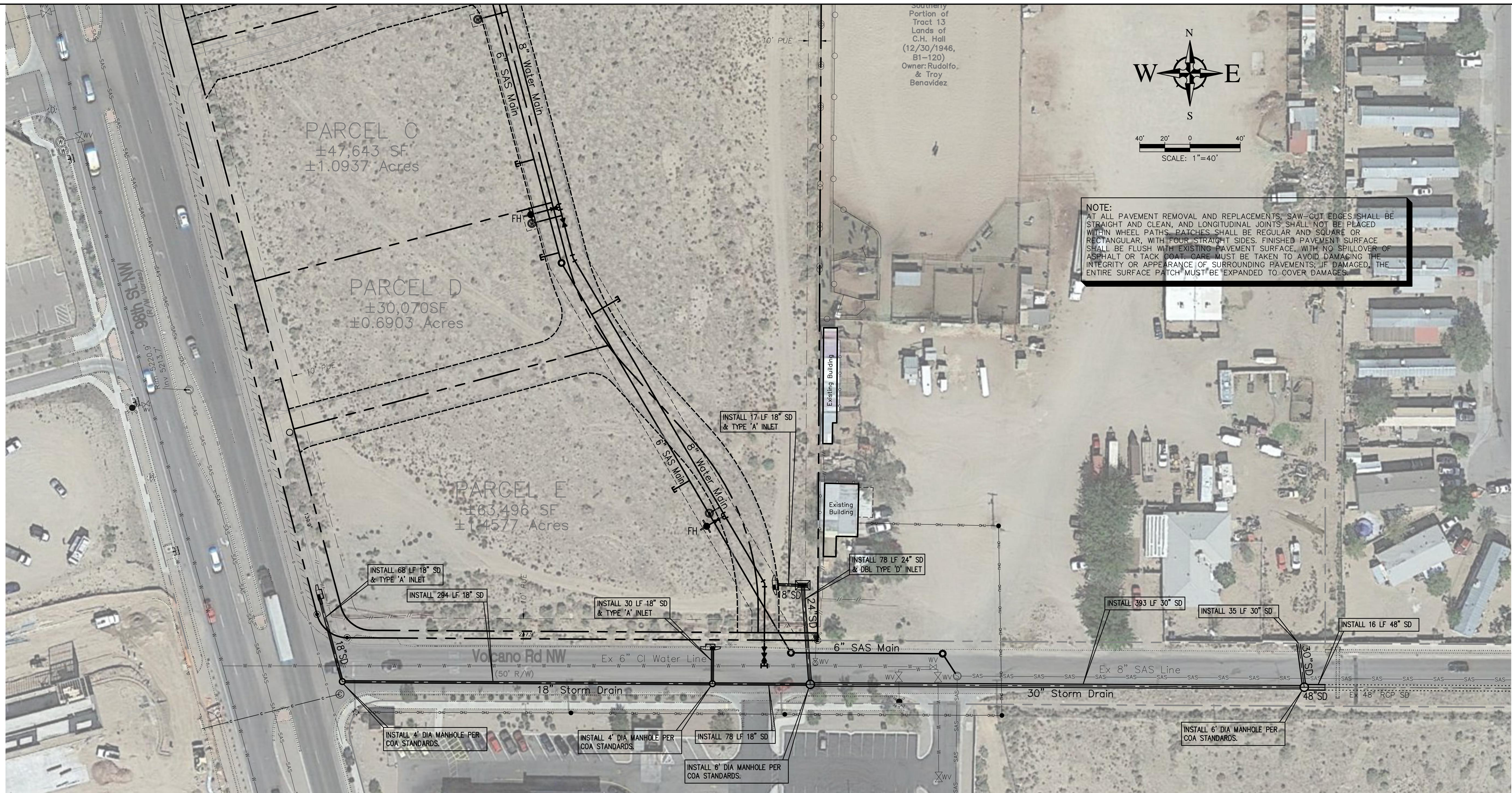
NOT FOR CONSTRUCTION

CAUTION:
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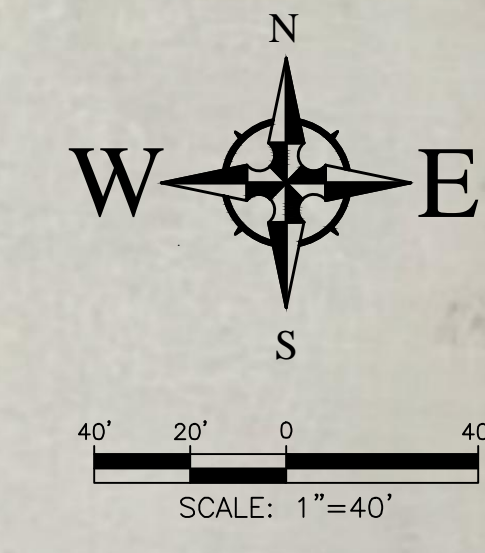
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR		A.C.S. MONUMENT	7'-x9", Type 3	DATE			10/20/2021
STAGED BY		STANDARD	A.C.S. BRASS TABLET	BY			
INSPECTOR'S		NEW MEXICO STATE PLANE COORDINATES	(CENTRAL ZONE-N.A.D. 1983)	NO.		REMARKS	DESIGN
FIELD CHANGE BY		N=1,482,904.725	E=1,496,061.706	DATE: October 2021		REVISIONS	
VERIFICATION BY		PUB. EL:5140.082 NAVD 1988	GROUND TO GRID FACTOR=0.99981940	DATE: October 2021		DATE	
CORRECTED BY		DELTA ALPHA ANGLE = -0°16'38.12"		JOB NO.: 2021015		CHECKED BY: JTW	
MICRO-FILM INFORMATION				DATE: October 2021			
RECORDED BY							
NO.							

Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development CONCEPTUAL DRAINAGE MANAGEMENT PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET #	
---	---	3 of 4	



Southern
Portion of
Tract 13
Lands of
C.H. Hall
(12/30/1946,
B1-120)
Owner: Rudolfo
& Troy
Benavidez



NOTE:
AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
	DATE	NO.	BY	A.C.S. MONUMENT	CONTRACTOR	INSPECTOR'S	RECORDED BY
	10/20/2021			7--K9", Type 3	STANDARD	BY	NO.
REVISIONS	DATE	NO.	BY	NEW MEXICO STATE PLANE COORDINATES	FIELD	FIELD	DATE
DESIGN	October 2021			(CENTRAL ZONE-N.A.D. 1983)	VERIFICATION	VERIFICATION	DATE
	October 2021			N=1,482,904.725	BY	BY	DATE
	October 2021			E=1,496,061.706	CORRECTED	CORRECTED	DATE
	October 2021			PUB. EL: 5140.082 NAVD 1988	MICRO-FILM	MICRO-FILM	DATE
	October 2021			GROUND TO GRID FACTOR=0.99981940	NO.	NO.	DATE
	October 2021			DELTA ALPHA ANGLE = -0.16'38.12"			DATE

**NOT FOR
CONSTRUCTION**

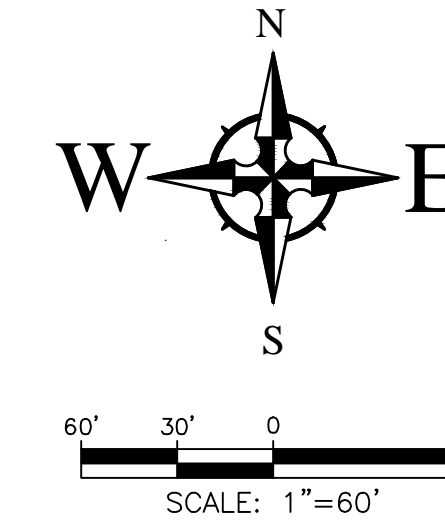
CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development OVERALL STORM DRAIN PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET #	
---	---	4 of 4	



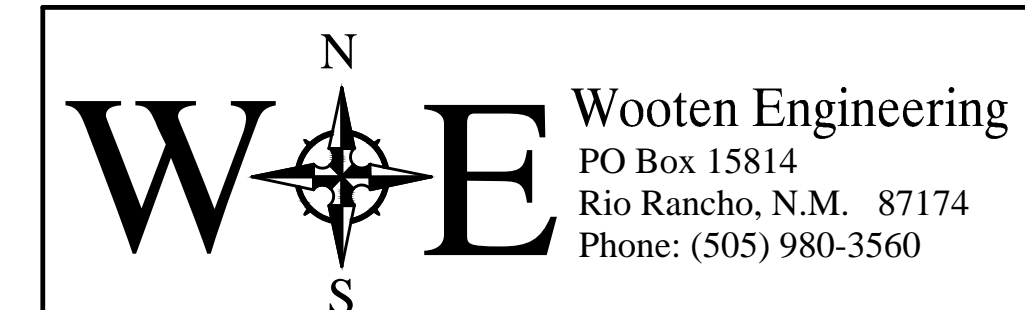
FIRE 1 PLAN NOTES:

- Buildings shall have approved Address Numbers placed in a position plainly legible from 98th St. The numbers must be 24" tall with 4" wide letters if the building is more than 200' away from the roadway.
- Fire Lanes shall have an approved driving surface capable of supporting the imposed load of Fire Apparatus weighing at least 75,000 pounds.
- Fire Lanes grades shall not exceed 10% in any direction.



CAUTION:

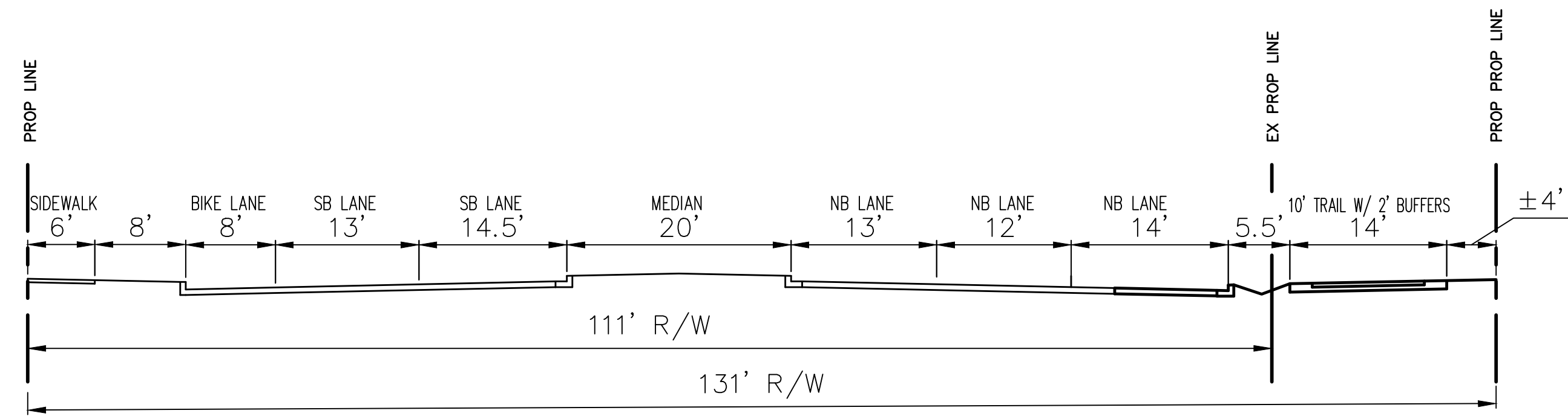
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



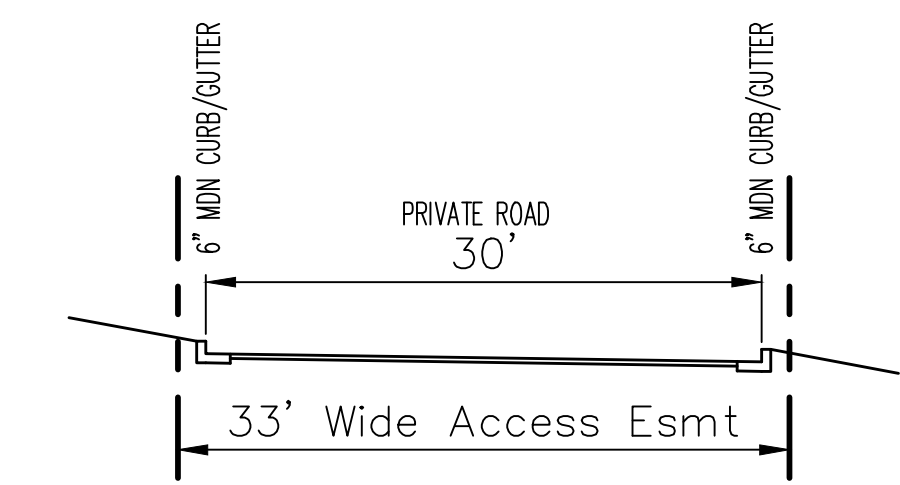
CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development			
F1 - FIRE 1 PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. ---		ZONE MAP NO. ---	SHEET # 1 of 1



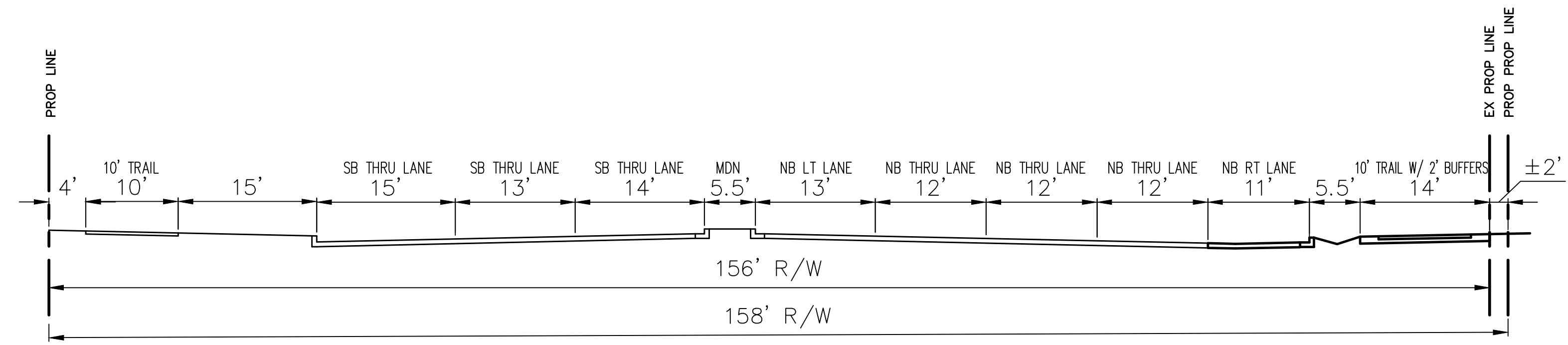
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	NO.	BY	NO.	DATE	CONTRACTOR	DATE
						STANDARD A.C.S. BRASS TABLET	
						NEW MEXICO STATE PLANE COORDINATES	
						(CENTRAL ZONE-N.A.D. 1983)	
						N=1,482,904.725	
						E=1,496,061.706	
						PUB. EL:5140.082 NAVD 1988	
						GROUND TO GRID FACTOR=0.99981940	
						DELTA ALPHA ANGLE = -0°16'38.12"	



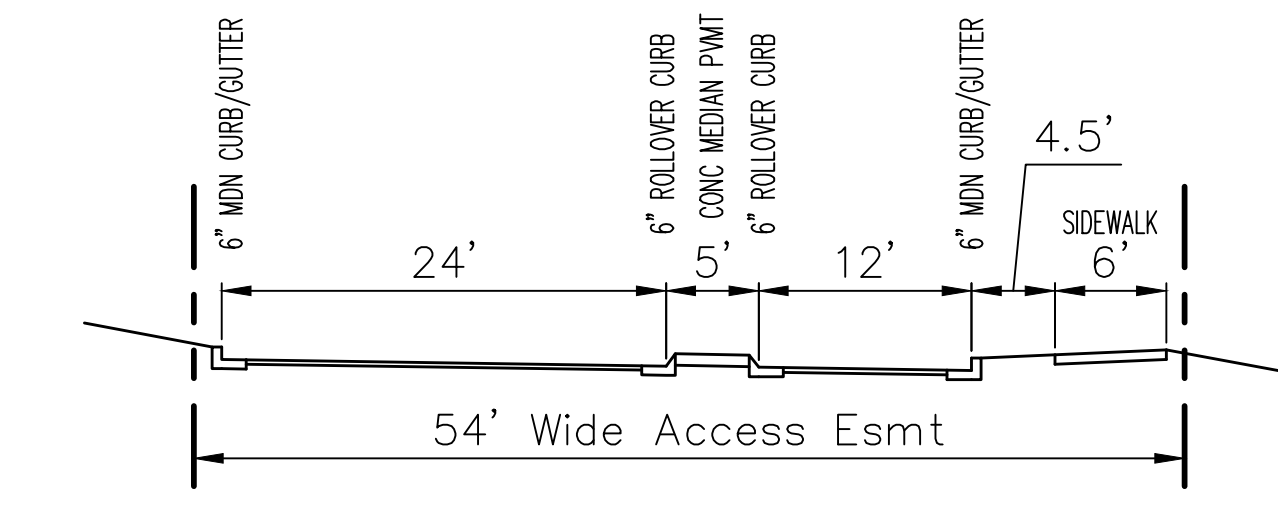
Section A-A; Proposed 98th Street Cross Section Looking North
NTS



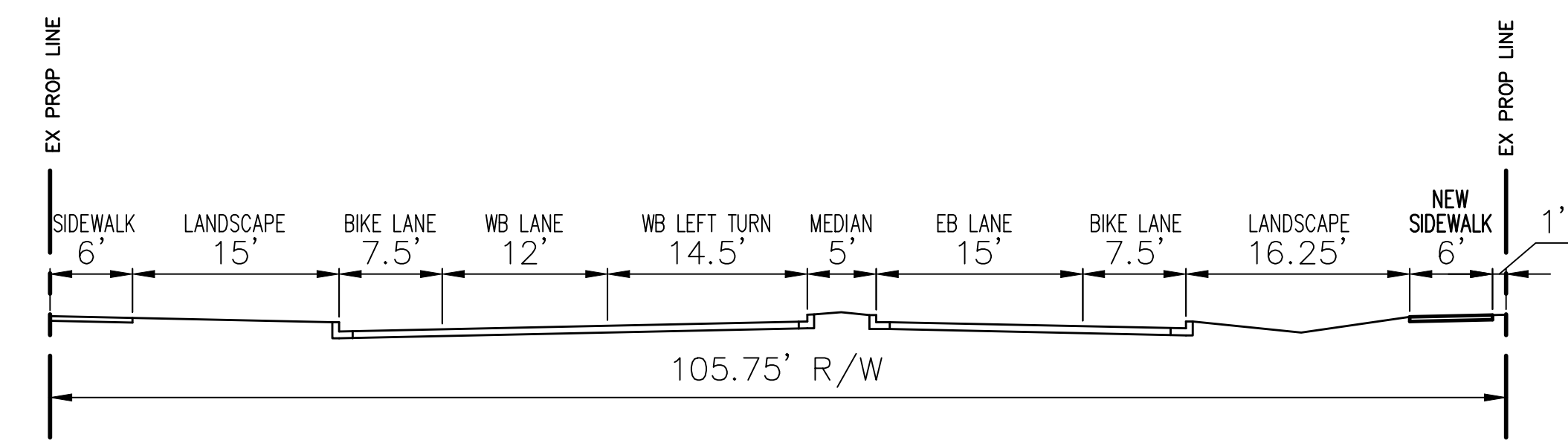
Section E-E; Proposed 30' Wide Private Road
NTS



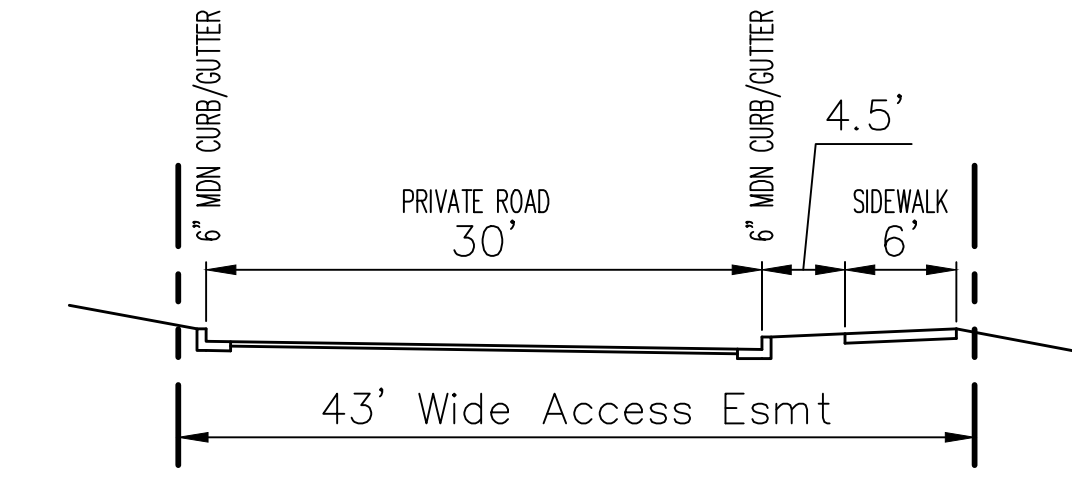
Section B-B; Proposed 98th Street Cross Section Looking North
NTS



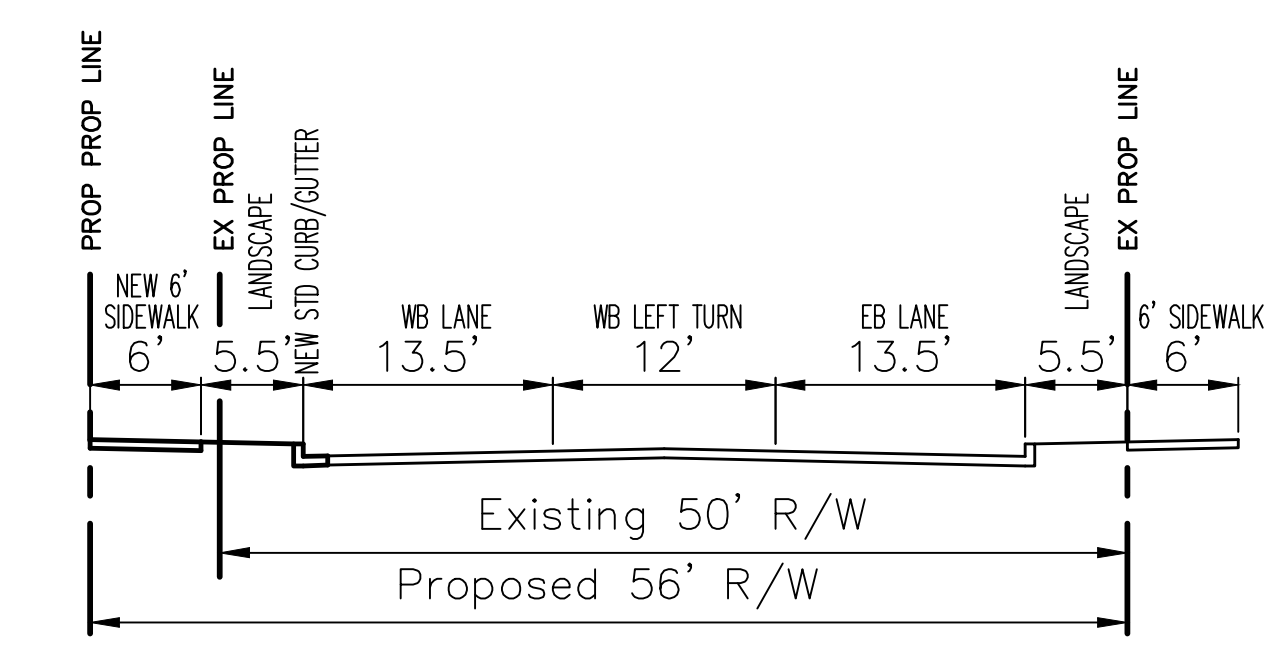
Section F-F; Proposed 30' Wide Private Road
NTS



Section C-C; Proposed Bluewater Street Cross Section - Looking East
NTS



Section G-G; Proposed 30' Wide Private Road w/ Sidewalk
NTS



Section D-D; Proposed Volcano Street Cross Section - Looking East
NTS

98TH / BLUEWATER COMMERCIAL CROSS-SECTIONS

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 10/22/2021

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

(Rev. 9-20-05)

Date Preliminary Plat Approved: _____

EXHIBIT "A"

Date Preliminary Plat Expires: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Project No.: _____

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DRB Application No.: _____

RS BLUEWATER ADDITION, TRACTS A - F

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Avalon Subdivision, Unit 5, Tract 12

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	12' Wide	3rd Northbound Lane	98th Street	Volcano Rd	Bluewater Rd	/	/	/
<input type="text"/>	<input type="text"/>	10' Wide	Trail with 2' Wide Buffers	98th Street Frontage	Volcano Rd	Bluewater Rd	/	/	/
<input type="text"/>	<input type="text"/>	11' Wide	Northbound Right Turn / Deceleration Lane	SEC 98th / Bluewater Lane			/	/	/
<input type="text"/>	<input type="text"/>	12' Wide	Southbound Left Turn Lane 80 feet long plus transition	98th St - Main Driveway at Existing Median			/	/	/
<input type="text"/>	<input type="text"/>	6' Wide	Concrete Sidewalks along Bluewater and Volcano Frontages				/	/	/
<input type="text"/>	<input type="text"/>	N/A	ADA Ramps at 98th/Bluewater, 98th/Volcano Intersections & Project Driveways				/	/	/
<input type="text"/>	<input type="text"/>	N/A	New Standard Curb/Gutter	Volcano Road	98th St	SE Property Corner	/	/	/
<input type="text"/>	<input type="text"/>	N/A	Modifications to Ex. 98th/Bluewater Intersection to accommodate 3rd NB Lane				/	/	/
<input type="text"/>	<input type="text"/>	8" Dia	Sanitary Sewer Main	Volcano Rd	Existing Manhole in Volcano Rd	Site	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #
<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"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
8" Dia	<u>Sanitary Sewer Main</u>	<u>within Development to Serve all Lots</u>		
8" Dia	<u>Water Main</u>	<u>Inside Development to Serve all Lots</u>	<u>Ex 6" Main in Volcano Rd</u>	<u>Ex 12" Main in Bluewater Rd</u>
Misc	<u>Storm Drain Pipes and Manholes to serve the Subject Site</u>	<u>Volcano Rd</u>	<u>Ex 48" SD in Volcano Rd</u>	<u>Northeast Corner of 98th/Volcano</u>
Misc	<u>Internal Shared Roadways and Sidewalks within Access Easements</u>			

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
/	/	/							
/	/	/							
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 _____
- _____
- _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JEFFREY T. WOOTEN

NAME (print)

Wooten Engineering
FIRM
[Signature]
12/29/2021
SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

BLUEWATER RD NW Public Notice Inquiry

Carmona, Dalaina L. <dlcarmona@cabq.gov>
 To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Mon, Oct 4, 2021 at 4:29 PM

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
Avalon NA	Lucy	Anchondo	avalon3a@yahoo.com	601 Stern Drive NW	Albuquerque	NM	87121		5058396601
Avalon NA	Samantha	Pina	ava99secretary@gmail.com	423 Elohim Court NW	Albuquerque	NM	87121	5053633455	
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
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

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

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

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

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

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

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Monday, October 04, 2021 12:59 PM

To: Office of Neighborhood Coordination <cartesianryan@gmail.com>

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

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

TRACT NUMBERED TWELVE (12), PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46 AS DOCUMENT NO. 2014040949.

Physical address of subject site:

BLUEWATER RD NW

Subject site cross streets:

98th Street and Bluewater

Other subject site identifiers:

This site is located on the following zone atlas page:

K-9-Z




**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:	Major Preliminary Plat
Decision-making Body:	Development Review Board (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:	Southeast corner of 98th Street NW and Bluewater Road NW
Name of property owner:	Majec, LLC
Name of applicant:	CSI - Cartesian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	November 17, 2021 at approximately 9AM by zoom meeting, with link posted at http://www.cabq.gov/planning/boards-comissions
Address, phone number, or website for additional information:	Please call (505) 896-3050 or email cartesianryan@gmail.com
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.


 _____ (Applicant signature)
 10/20/2021
 _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- 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.

[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*: October 20, 2021

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)*: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Luis Hernandez Jr. // Jerry Gallegos

Email Address* or Mailing Address* of NA Representative¹: luis@wccdg.org // jgallegoswccdg@gmail.com

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

1. Subject Property Address* Southeast corner of 98th Street and Bluewater Road NW
Location Description Vacant parcel known as Tract 12, Avalon Subdivison, Unit 5
2. Property Owner* Majec, LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Requesting DRB review of a Preliminary Plat for Major Subdivision of an existing tract into six
new tracts, granting of easements and additional right-of-way

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

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

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

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

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: November 17, 2021 at 9AM MST

Location*³: Zoom meeting (hearing link info available at the URL 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*⁴:

Please call (505) 896-3050 or email cartesianryan@gmail.com

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

1. Zone Atlas Page(s)*⁵ K-09-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*:

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:

³ Physical address or Zoom link
⁴ Address (mailing or email), phone number, or website to be provided by the applicant
⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] _____ 11.0954 acres
 - 2. IDO Zone District _____ NR-BP
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
 - 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: Avalon Neighborhood Association [Other Neighborhood Associations, if any]
South West Alliance of Neighborhoods (SWAN Coalition)

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



Ryan Mulhall <cartesianryan@gmail.com>

SWAN Coalition - Notice of Preliminary Plat application for planned Major Subdivision for Tract 12, Avalon Sub. Unit 5

Ryan Mulhall <cartesianryan@gmail.com>
To: luis@wccdg.org, jgallegoswccdg@gmail.com

Thu, Oct 21, 2021 at 6:05 PM

Good afternoon South West Alliance of Neighborhoods representatives,

We intend to submit, on behalf of our client, RS Bluewater LLC, a preliminary plat application to the City of Albuquerque. The application requests review, at a public hearing by the Development Review Board (DRB), of our proposed major subdivision for six proposed lots created from the existing Tract 12 of Avalon Subdivision, Unit 5. The property is a large parcel located on the southeast corner of 98th Street NW and Bluewater Road NW.

Attached is the preliminary plat and proposed site plan of the proposed subdivision, a zone atlas page highlighting the location of the property, and the city-required notice forms to summarize the basic information of our submission. You'll see the lots created are remaining large to accommodate anticipated development as a business park.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit for preliminary plat review with the city, and your right to request information as we make our submission to the city to be heard by the DRB.

If you have any questions regarding the planned subdivision please let us know.

Thank you,
Ryan Mulhall
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)






[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

5 attachments

-  **CABQ-Official_pub_notice_form-PR-2021-005864_Rev.pdf**
291K
-  **C1-Overall Site Plan.pdf**
460K
-  **SWAN_Coal_PR-2021-005864_Emailed-Notice-PublicHearing.pdf**
202K
-  **IDOZoneAtlasPage_K-09-Z_marked.pdf**
490K
-  **Prelim Plat Tr A-F, RS Bluewater Addition Plat (Signed)_10-20-21.pdf**
5492K

[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*: October 20, 2021

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 Neighborhood Associations

Name of NA Representative*: Elizabeth Haley // Rene Hovath

Email Address* or Mailing Address* of NA Representative¹: ekhaley@comcast.net // aboard111@gmail.com

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

1. Subject Property Address* Southeast corner of 98th Street and Bluewater Road NW
Location Description Vacant parcel known as Tract 12, Avalon Subdivison, Unit 5
2. Property Owner* Majec, LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Requesting DRB review of a Preliminary Plat for Major Subdivision of an existing tract into six
new tracts, granting of easements and additional right-of-way

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

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

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

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

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: November 17, 2021 at 9AM MST

Location*³: Zoom meeting (hearing link info available at the URL 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*⁴:

Please call (505) 896-3050 or email cartesianryan@gmail.com

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

1. Zone Atlas Page(s)*⁵ K-09-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*:

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:

³ Physical address or Zoom link
⁴ Address (mailing or email), phone number, or website to be provided by the applicant
⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] _____ 11.0954 acres
- 2. IDO Zone District _____ NR-BP
- 3. Overlay Zone(s) [if applicable] _____
- 4. Center or Corridor Area [if applicable] _____
- 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: Avalon Neighborhood Association [Other Neighborhood Associations, if any]
South West Alliance of Neighborhoods (SWAN Coalition)

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



Ryan Mulhall <cartesianryan@gmail.com>

Westside Coal. of NAs - Notice of Preliminary Plat application for planned Major Subdivision for Tract 12, Avalon Sub. Unit 5

Ryan Mulhall <cartesianryan@gmail.com>
To: ekhaley@comcast.net, aboard111@gmail.com

Thu, Oct 21, 2021 at 6:04 PM

Good afternoon Westside Coalition of Neighborhood Associations representatives,

We intend to submit, on behalf of our client, RS Bluewater LLC, a preliminary plat application to the City of Albuquerque. The application requests review, at a public hearing by the Development Review Board (DRB), of our proposed major subdivision for six proposed lots created from the existing Tract 12 of Avalon Subdivision, Unit 5. The property is a large parcel located on the southeast corner of 98th Street NW and Bluewater Road NW.

Attached is the preliminary plat and proposed site plan of the proposed subdivision, a zone atlas page highlighting the location of the property, and the city-required notice forms to summarize the basic information of our submission. You'll see the lots created are remaining large to accommodate anticipated development as a business park.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit for preliminary plat review with the city, and your right to request information as we make our submission to the city to be heard by the DRB.

If you have any questions regarding the planned subdivision please let us know.

Thank you,
Ryan Mulhall
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)






[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

5 attachments

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202K
-  **IDOZoneAtlasPage_K-09-Z_marked.pdf**
490K
-  **Prelim Plat Tr A-F, RS Bluewater Addition Plat (Signed)_10-20-21.pdf**
5492K

[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*: October 20, 2021

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)*: Avalon Neighborhood Association

Name of NA Representative*: Lucy Anchondo // Samantha Pina

Email Address* or Mailing Address* of NA Representative¹: avalon3a@yahoo.com // ava99secretary@gmail.com

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

1. Subject Property Address* Southeast corner of 98th Street and Bluewater Road NW
Location Description Vacant parcel known as Tract 12, Avalon Subdivison, Unit 5
2. Property Owner* Majec, LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Requesting DRB review of a Preliminary Plat for Major Subdivision of an existing tract into six
new tracts, granting of easements and additional right-of-way

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

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

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

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

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: November 17, 2021 at 9AM MST

Location*³: Zoom meeting (hearing link info available at the URL 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*⁴:

Please call (505) 896-3050 or email cartesianryan@gmail.com

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

1. Zone Atlas Page(s)*⁵ K-09-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*:

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:

³ Physical address or Zoom link
⁴ Address (mailing or email), phone number, or website to be provided by the applicant
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[Note: Items with an asterisk (*) are required.]

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 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____ 11.0954 acres
2. IDO Zone District _____ NR-BP
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4. Center or Corridor Area [if applicable] _____
- 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

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coaliton of Neighborhood Associatons [Other Neighborhood Associations, if any]
South West Alliance of Neighborhoods (SWAN Coalition)

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



Ryan Mulhall <cartesianryan@gmail.com>

Avalon NA - Notice of Preliminary Plat application for planned Major Subdivision for Tract 12, Avalon Sub. Unit 5

Ryan Mulhall <cartesianryan@gmail.com>
To: avalon3a@yahoo.com, ava99secretary@gmail.com

Thu, Oct 21, 2021 at 6:04 PM

Good afternoon Avalon Neighborhood Association representatives,

We intend to submit, on behalf of our client, RS Bluewater LLC, a preliminary plat application to the City of Albuquerque. The application requests review, at a public hearing by the Development Review Board (DRB), of our proposed major subdivision for six proposed lots created from the existing Tract 12 of Avalon Subdivision, Unit 5. The property is a large parcel located on the southeast corner of 98th Street NW and Bluewater Road NW.

Attached is the preliminary plat and proposed site plan of the proposed subdivision, a zone atlas page highlighting the location of the property, and the city-required notice forms to summarize the basic information of our submission. You'll see the lots created are remaining large to accommodate anticipated development as a business park.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit for preliminary plat review with the city, and your right to request information as we make our submission to the city to be heard by the DRB.

If you have any questions regarding the planned subdivision please let us know.

Thank you,
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)






[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

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490K
-  **Prelim Plat Tr A-F, RS Bluewater Addition Plat (Signed)_10-20-21.pdf**
5492K
-  **C1-Overall Site Plan.pdf**
460K

CORDOVA CHRISTOPHER S
9604 ADONAI RD NW
ALBUQUERQUE NM 87109

PINA SAMANTHA G
423 ELOHIM CT NW
ALBUQUERQUE NM 87121

NASSER ALKARIM A
415 ELOHIM CT NW
ALBUQUERQUE NM 87121

TRUJILLO IRENE A
9608 ADONAI RD NW
ALBUQUERQUE NM 87121

9521-9525 CENTRAL PROPERTY LLC
11750 HOLLY AVE NE
ALBUQUERQUE NM 87122-1582

DIAMOND SHAMROCK STATIONS INC
PO BOX 690110
SAN ANTONIO TX 78269-0110

HOLGUIN ANAHI
9600 ADONAI RD NW
ALBUQUERQUE NM 87121-2576

ATCITY THOMAS E II
419 ELOHIM CT NW
ALBUQUERQUE NM 87121

ROMERO ELIAS
9520 ADONAI RD NW
ALBUQUERQUE NM 87121

ALARCON JOSEPH J & LAURA E
ORTEGA
427 ELOHIM CT NW
ALBUQUERQUE NM 87121

CHAVEZ JOSEPH & MARY
5805 CORNELL
LUBBOCK TX 79416

HUANOSTA ISMAEL
9612 ADONAI RD NW
ALBUQUERQUE NM 87121

BENAVIDEZ BENJAMIN JR &
BENAVIDEZ BENJAMIN CHARLES III &
BENAVIDEZ GINA D
9701 VOLCANO RD NW
ALBUQUERQUE NM 87121-7618

98TH RETAIL LLC
5600 EUBANK BLVD NE 200
ALBUQUERQUE NM 87111-1518

AVE INC
PO BOX 114
LEWISVILLE TX 75067-0114

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

LUJAN JULIAN
PO BOX 12981
ALBUQUERQUE NM 87195-0981

DELGADO JUANA
9620 ADONAI RD NW
ALBUQUERQUE NM 87121

SOLIS JOSEPH & BRENDA M
9624 ADONAI RD NW
ALBUQUERQUE NM 87121

BENAVIDEZ RUDOLFO & BENAVIDEZ
TROY
9705 VOLCANO RD NW
ALBUQUERQUE NM 87121

MAJEC LLC C/O BUENO FOODS INC
ATTN: KEN GENCO
PO BOX 3168
CORRALES NM 87048

AZOD LTD
6801 N MESA ST SUITE B200
EL PASO TX 79912-4460

AIGP REALTY LLC
648 RIVIERA DR
BOYNTON BEACH FL 33435-6153

AIGP REALTY LLC
648 RIVIERA DR
BOYNTON BEACH FL 33435-6153

AIGP REALTY LLC
648 RIVIERA DR
BOYNTON BEACH FL 33435-6153

KRANIA LLC
5321 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3113

KRANIA LLC
5321 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3113

CWPS CORP
222 E 5TH ST
TUCSON AZ 85705-8412

MAVERIK INC
185 S STATE ST SUITE 800
SALT LAKE CITY UT 84111-1538

98TH & I-40 LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

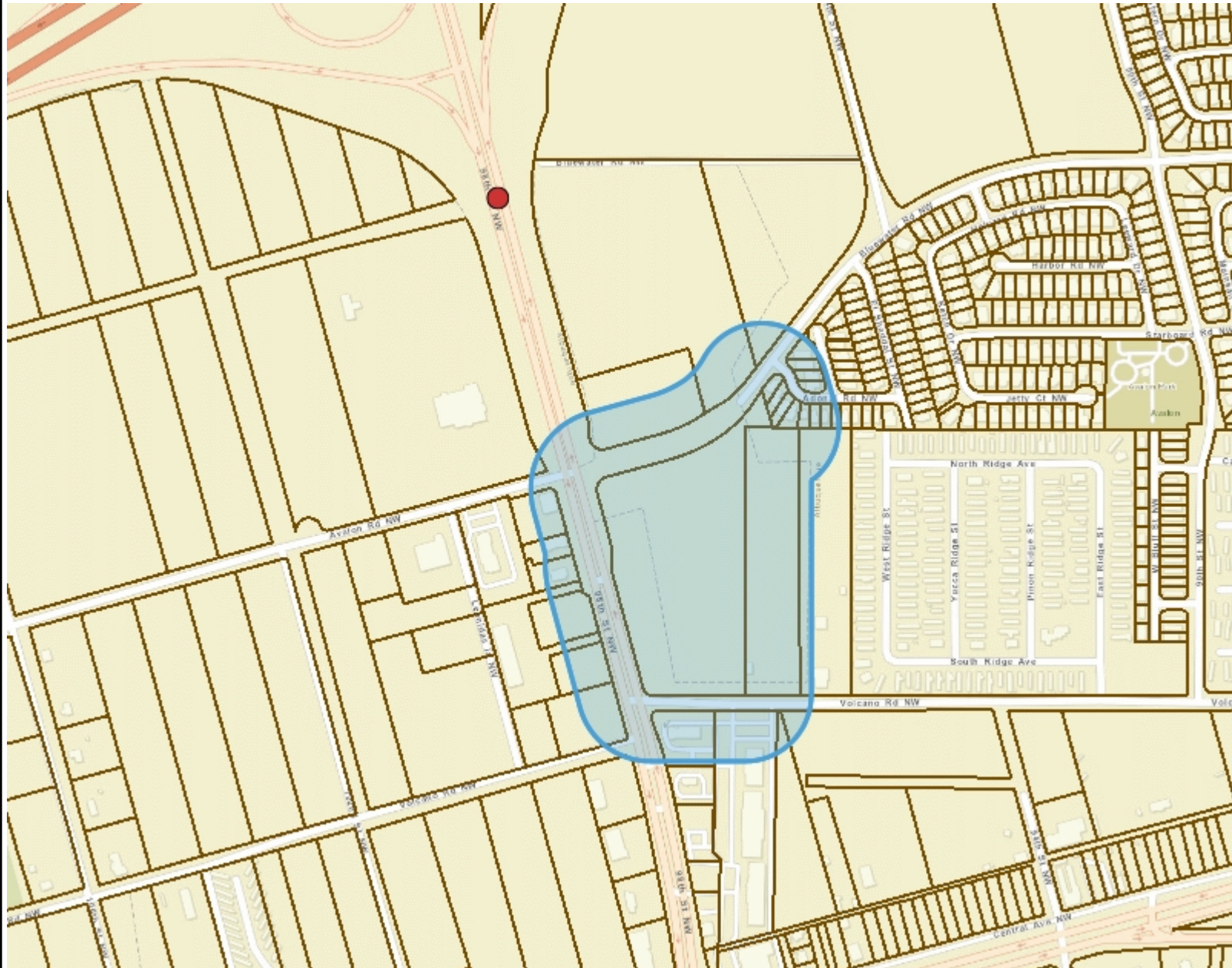


Bluewater and 98th St



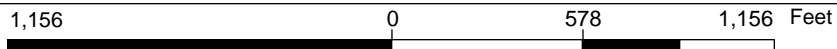
Legend

□ Bernalillo County Parcels



Notes

Buffer: 260 Ft.
ROW 98th: 160 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
10/18/2021 © City of Albuquerque

1: 6,936

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

Christopher S Cardon
9604 Adona Rd NW
Albuquerque, NM 87109

Samantha G. Finn
423 Elkhorn Ct NW
Albuquerque, NM 87121

CSI - Cartesian Surveys Inc.
P.O. Box 44414
Rio Rancho, NM 87174
87174

AlKarim A. Nasser
415 Elkhorn Ct NW
Albuquerque, NM 87121

Irene A. Trujillo
9608 Adona Rd NW
Albuquerque, NM 87121

9581-9585 Central Property LLC
11750 Holly Ave NE
Albuquerque, NM 87122-1582

Diamond Shamrock Stations Inc.
P.O. Box 640110
San Antonio, TX 78269-0110

Elias Romero
9580 Adona Rd NW
Albuquerque, NM 87121

Thomas E. Atchey II
419 Elkhorn Ct NW
Albuquerque, NM 87121

Joseph J. Alarcon and Laura E Ortega
427 Elkhorn Ct NW
Albuquerque, NM 87121

Joseph and Mary Chavez
5805 Cornell
Lubbock, TX 79416

Ismael Huanosta
9612 Adona Rd NW
Albuquerque, NM 87121

Benavidez Family (Ben Sr, Ben Charly III, (Sm D))
9701 Volcano Rd NW
Albuquerque, NM 87121-7618

Ave Inc.
P.O. Box 114
Louisville, TX 75067-0114

98th and I-40 Land LLC
6500 Riverside Plaza Ln NW
Albuquerque, NM 87120-2617
Suite 200

Julian Lujan
P.O. Box 12981
Albuquerque, NM 87195-0781

Juana Pelgado
9680 Adona Rd NW
Albuquerque, NM 87121

Joseph + Brenda M Solis
9684 Adona Rd NW
Albuquerque, NM 87121

Rudolfo and Tony Benavidez
9705 Volcano Rd NW
Albuquerque, NM 87121

ALP Realty, LLC
618 Rivera Dr
Boynton Beach, FL 33435-6153

2144 LLC
21 Menard Blvd NE
Albuquerque, NM 87110-3113

Azad L44
6801 N Mesa St Suite B300
El Paso, TX 79912-4460

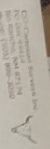
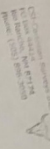
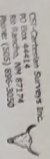
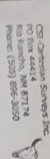
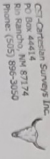
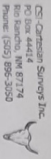
CWPS Corp
222 East St.
Tucson, AZ 85705-8412

Maverik Inc.
185 S. State St. Suite 800
Salt Lake City, UT 84111-1158

Magec: LLC C/O Buroo Foods Inc. Attn: Ken
PO Box 3168
Albuquerque, NM 87109

98th Retail LLC
5600 Embark Blvd NE
Albuquerque, NM 87111

Anah: Holman
9600 Adona Rd NW
Albuquerque, NM 87121-2576



[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*: October 22, 2021

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* Southeast corner of 98th Street and Bluewater Road NW
Location Description Vacant parcel known as Tract 12, Avalon Subdivision, Unit 5
2. Property Owner* Majec, LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, 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 Preliminary Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Requesting DRB review of a Preliminary Plat for Major Subdivision of an existing tract into six
new tracts, granting of easements and additional right-of-way

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

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

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

Date/Time*: November 17, 2021 at 9AM MST

Location*²: Zoom meeting (hearing info available at the URL 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 call (505) 896-3050 or email cartesianryan@gmail.com

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

- 1. Zone Atlas Page(s)*⁴ K-09-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*:

- 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:

- 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] _____ 11.0954 acres
 - 2. IDO Zone District _____ NR-BP
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 - 4. Center or Corridor Area [if applicable] _____
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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>

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 22, 2021

Development Review Board
City of Albuquerque

Re: Sensitive Site Analysis for Proposed Preliminary Plat Subdivision of Tract 12 of Avalon Subdivision, Unit 5

Members of the Board:

Cartesian Surveys is acting as an agent for Red Sky Holdings and requests a sketch plat review to create eight (8) new tracts from one (1) existing tract by subdivision of Tract 12 of Avalon Subdivision, Unit 5 at Bluewater Road NW and 98th Street NW. The property is currently zoned as NR-BP, this plat intends to dedicated additional ROW to 98th Street NW and Volcano Road NW and to grant an access and water/sewer utility easement as shown on attached plat.

Floodplains and flood hazard areas: N/A, within Zone X of FEMA classification

Steep Slopes: N/A, relatively level ground

Unstable Soils: N/A

Wetlands: N/A

Arroyos: N/A

Irrigation Facilities: N/A

Escarpment / Rock Outcroppings: N/A

Large Stands of mature trees: N/A

Archeological sites: See attached archeological certificate.

Thank you for your time and consideration.
Ryan J. Mulhall