

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1001150 Application #: 13DRB-70725/13DRB-70727

Project Name: VISTA DEL NORTE

Agent: CONSENSUS PLANNING Phone #:

****Your request was approved on 10-30-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: STA or Director's signature

PARKS / CIP:

PLANNING (Last to sign):

PLATS:

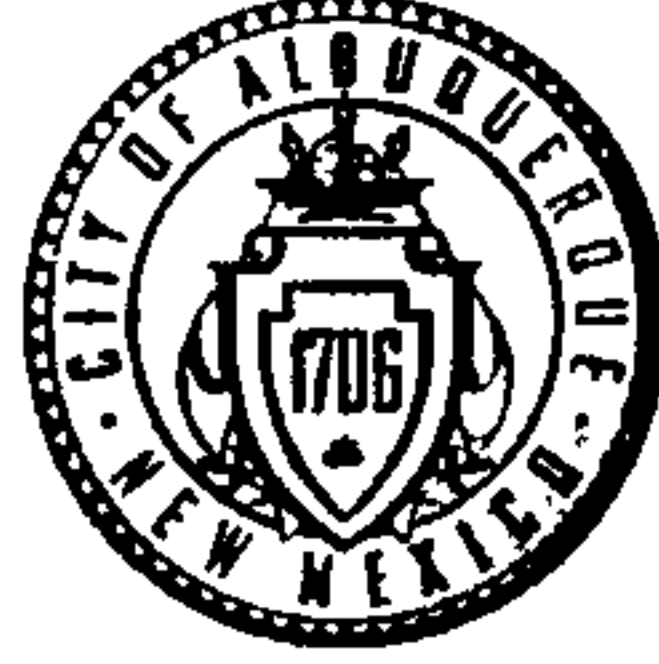
Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.



DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

October 30, 2013

MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

- 1. Project# 1001150**
13DRB-70725 EPC APPROVED SDP
FOR BUILD PERMIT
13DRB-70727 EPC APPROVED SDP
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, PARKS AND RECREATION request(s) the above action(s) for all or a portion of TRACT M-1, **VISTA DEL NORTE** zoned SU-1 FOR COMMUNITY PARK AND NOT AIR BALLOON LAUNCHING AND LANDING, located on EAST SIDE OF VISTA DEL NORTE BETWEEN OSUNA AND VISTA MONTE containing approximately 21.1 acre(s). (E-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/30/13, THE EPC APPROVED SITE DEVELOPMENT PLANS FOR BUILDING PERMIT AND SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SUBDIVISION IMPROVEMENTS AGREEMENT (SIA) OR DIRECTOR'S SIGNATURE AND TO PLANNING.**
- 2. Project# 1005280**
13DRB-70726 EPC APPROVED SDP
FOR BUILD PERMIT
13DRB-70728 EPC APPROVED SDP
FOR SUBDIVISION
13DRB-70724 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CONSENSUS PLANNING, INC & SURV-TEK INC agent(s) for JMD - MCMAHON, LLC request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, **MCMAHON MARKET PLACE** zoned SU-1 FOR C-1, located on MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW containing approximately 1.626 acre(s). (A-11) **THE EPC APPROVED SITE DEVELOPMENT PLANS FOR BUILD PERMIT AND FOR SUBDIVISION AND THE PRELIMINARY/FINAL PLAT ACTIONS WERE APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CONFIRMATION OF EASEMENT ADEQUACY AND TO PLANNING FOR NOTE ON LANDSCAPE PLAN FOR IRRIGATION AND UTILITY SIGNATURES.**

CITY DEPARTMENT INFRASTRUCTURE LIST

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
 Date Site Plan Approved: 10-30-13
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 100150 ~~100150~~
 DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Vista Del Norte Park

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Northerly and Southerly portions of Tract M1, Vista Del Norte Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>	12' Wide	Westbound Right Turn Lane 150 LF Storage depth	Park entry on Osuna Road Approx. 600 LF east of Vista del Norte Drive	Park Entry	Approx. 250 LF East	/	/	/
<input type="text"/>	<input type="text"/>	6"	Meter, Vault and UEC	Approx. 500 LF east of Vista del Norte Drive			/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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: OF PLAT AND/OR SITE PLAN Vista Del Norte Park

The improvements identified above will be the responsibility of the City of Albuquerque, Parks & Recreation Department. By signing below, I, Barbara Baca, Department Director, understand that my Department is financially responsible for the above listed items. This agreement will constitute as a Subdivision Improvements Agreement (SIA). Acquiring funding for these items is my responsibility. The items listed above will be completed within two years after the City Engineer signs the construction drawings. The estimated cost of these improvements is \$ 212,919.55.

NOTES

1 _____

 2 _____

 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<p><u>CHRIS GREEN</u> NAME (print)</p> <p><u>CONSENSUS PLANNING</u> DEPARTMENT</p> <p><u>Chris Green</u> SIGNATURE - date</p> <p>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____</p>	<p><u>[Signature]</u> 10-30-13 DRB CHAIR - date</p> <p><u>[Signature]</u> 10-30-13 TRANSPORTATION DEVELOPMENT - date</p> <p><u>Allen Pester</u> 10/30/13 UTILITY DEVELOPMENT - date</p> <p><u>Ant & ch</u> 10-30-13 CITY ENGINEER - date</p>	<p><u>Carol S. Dumont</u> 10-30-13 PARKS & RECREATION - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY DEPARTMENT INFRASTRUCTURE LIST

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
 Date Site Plan Approved: 10-30-13
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1001150 ~~700700~~
 DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST

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

Vista Del Norte Park

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Northerly and Southerly portions of Tract M1, Vista Del Norte Subdivision
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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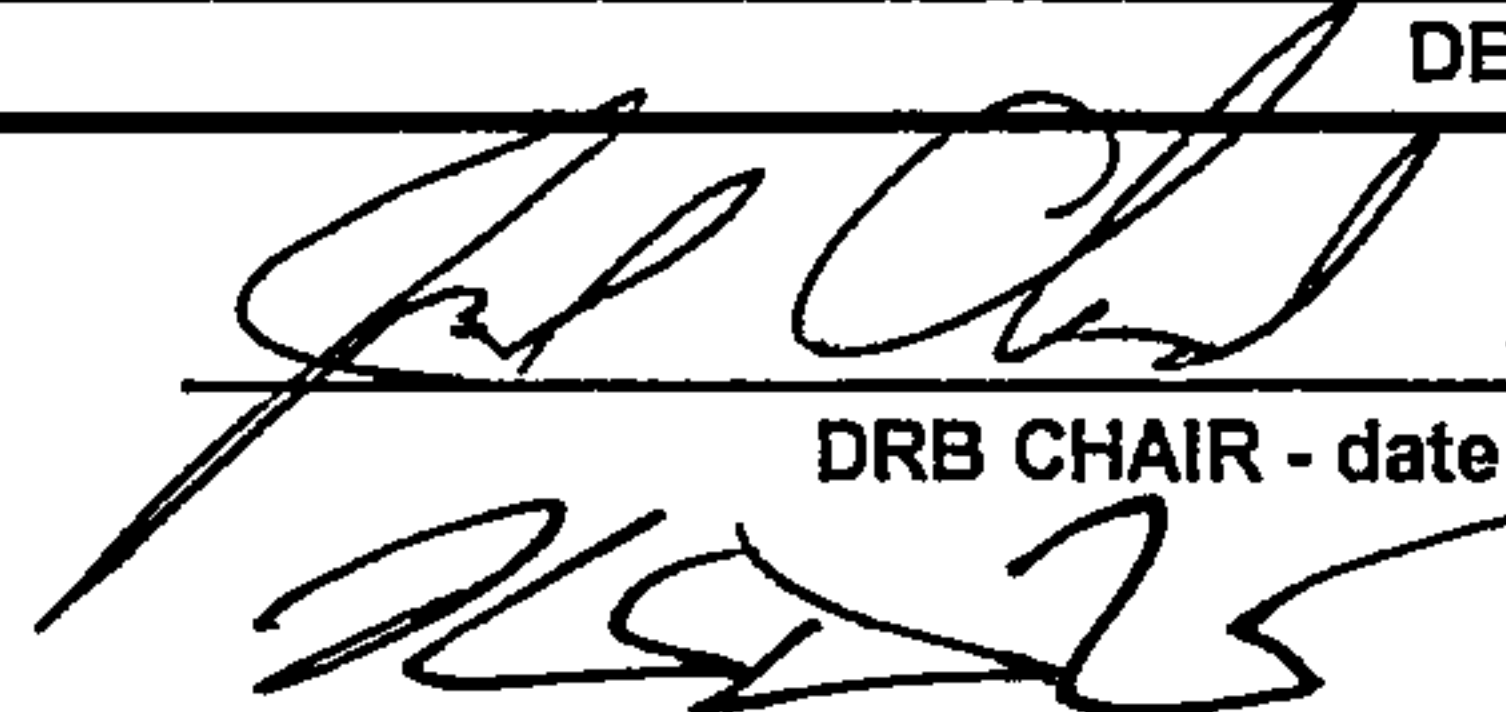


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<input type="text"/>	<input type="text"/>		150 LF Storage depth	Approx. 600 LF east of Vista del Norte Drive					
<input type="text"/>	<input type="text"/>	6"	Meter, Vault and UEC	Approx. 500 LF east of Vista del Norte Drive			/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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NOTES

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<u>CHRIS GREEN</u> <small>NAME (print)</small>	 <small>DRB CHAIR - date</small>	<u>Carol S. Dumont 10-30-13</u> <small>PARKS & RECREATION - date</small>	
<u>CONSENSUS PLANNING</u> <small>DEPARTMENT</small>	 <small>TRANSPORTATION DEVELOPMENT - date</small>	<small>AMAFCA - date</small>	
 <small>SIGNATURE - date</small>	<u>Allen Pater 10/30/13</u> <small>UTILITY DEVELOPMENT - date</small>	<small>_____ - date</small>	
<small>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____</small>	<u>Anto C. Ch...</u> <small>CITY ENGINEER - date</small>	<small>_____ - date</small>	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY DEPARTMENT INFRASTRUCTURE LIST

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____ 1007798
DRB Application No.: _____

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Vista Del Norte Park

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Northerly and Southerly portions of Tract M1, Vista Del Norte Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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: OF PLAT AND/OR SITE PLAN Vista Del Norte Park

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NOTES

1 _____

 2 _____

 3 _____

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

NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
DEPARTMENT	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

Final DRB Sign-off

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 764-98
 ADDRESS: 302 Eighth St. NW FAX: (505) 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com

APPLICANT: City of Albuquerque, Parks and Recreation Department PHONE: (505) 768-5379
 ADDRESS: P.O. Box 1293 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: dflores@cabq.gov
 Proprietary interest in site: Owner List all owners: City of Albuquerque

DESCRIPTION OF REQUEST: Master Development Plan, Site Development Plan for Building Permits, Site Development Plan for subdivision final DRB sign-off.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or (Tract No.) Southerly and northerly portion of tract M-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Vista Del Norte
 Existing Zoning: SU-1 for community park and hot air balloon launching and landing Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): E-16-Z UPC Code: 101606239033010104; 1060623922701005

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project # 1001150; 13EPC-40126/40127/40128/40129

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 21.1
 LOCATION OF PROPERTY BY STREETS: On or Near: East side of Vista Del Norte Drive NE
 Between: Osuna Road and Vista Monte Drive

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 3/12/13

SIGNATURE Chris Green DATE 10-22-13
 (Print Name) CHRIS GREEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
13 DRB - 70725

70727

Action	S.F.	Fees
<u>SBP</u>	_____	\$ <u>0</u>
<u>CMF</u>	_____	\$ <u>20.00</u>
<u>SPS</u>	_____	\$ <u>0</u>
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ <u>20.00</u>

Hearing date October 30, 2013

[Signature]
10-22-13
 Staff signature & Date

Project # 1001150

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)** *SDP for Building Permit;*
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)** *SDP for subdivision; Master Development Plan*
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

CHRIS GREEN
Applicant name (print)
Chris Green 10-22-13
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70725
 - - 70727

[Signature] 10-22-13
Planner signature / date
Project # 1001150



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
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SITE DEVELOPMENT PLAN

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 Zone Atlas page(s): E-16-2 UPC Code: 1016016239033010104; 1016016239227010105

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Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 3/12/13

SIGNATURE Chris Green DATE 10-22-13
 (Print Name) CHRIS GREEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 ORB - 70725</u>	<u>SBP</u>	_____	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>: 70727</u>	<u>SPS</u>	_____	<u>\$ 0</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	_____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
	Hearing date <u>October 30, 2013</u>			Total <u>\$20.00</u>

[Signature] 10-22-13 Project # 1001150
 Staff signature & Date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)** *SDP for Building Permit;*
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)** *SDP for subdivision; Master Development Plan*
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

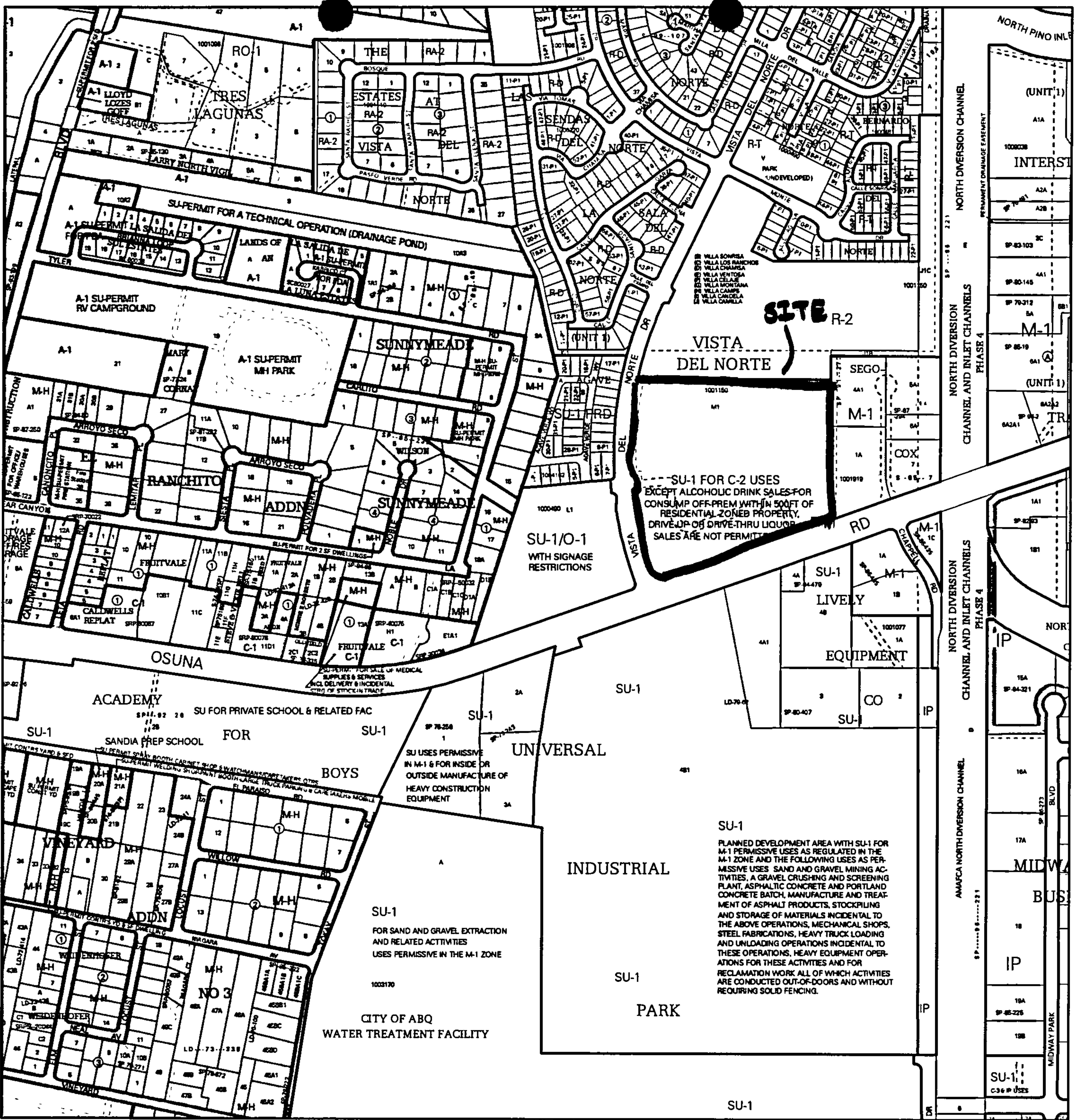
CHRIS GREEN
 Applicant name (print)
Chris Green 10-22-13
 Applicant signature / date




Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70725
- - - - - 70727

[Signature] 10-22-13
 Planner signature / date
 Project # 1001150

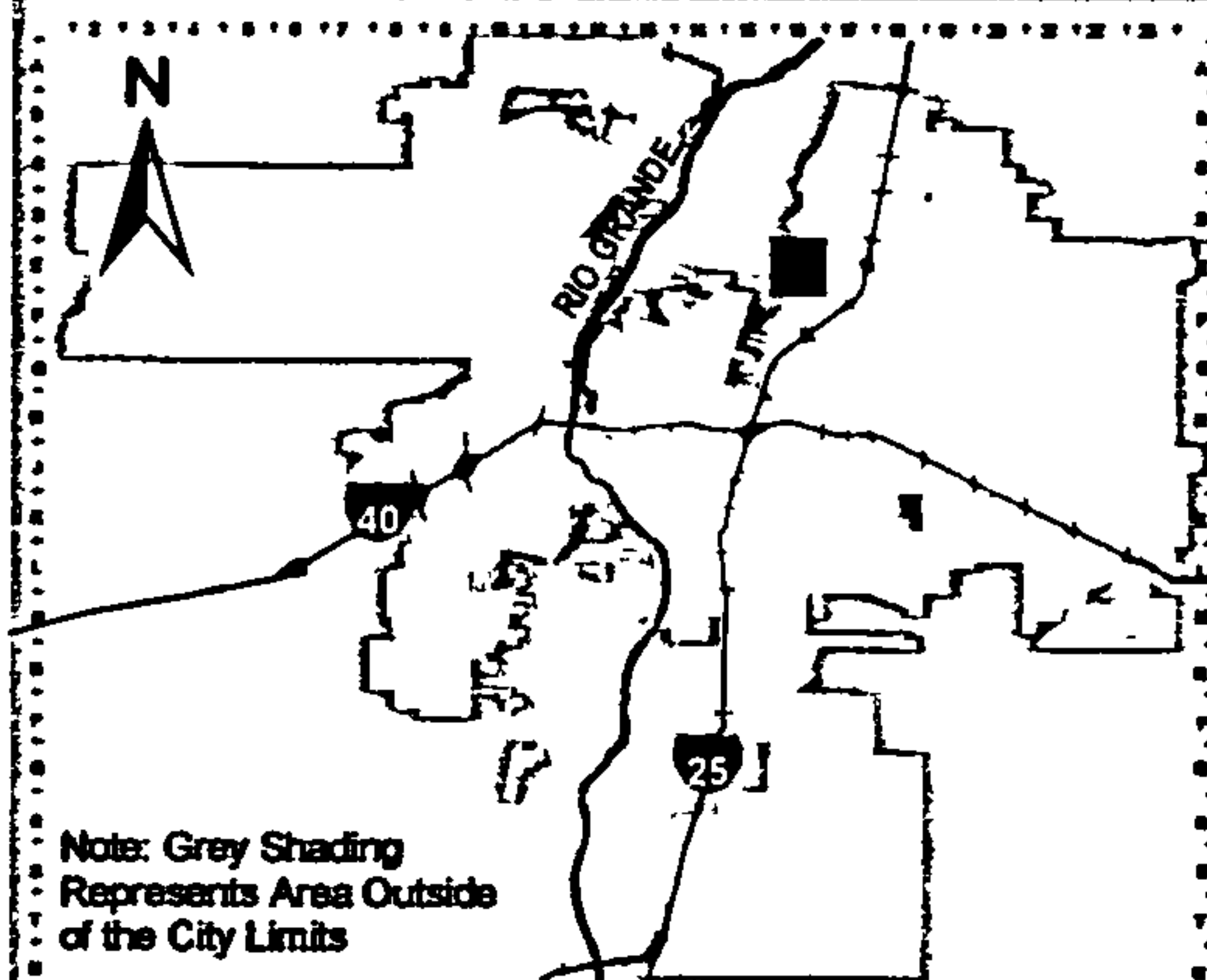


For more current information and details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System



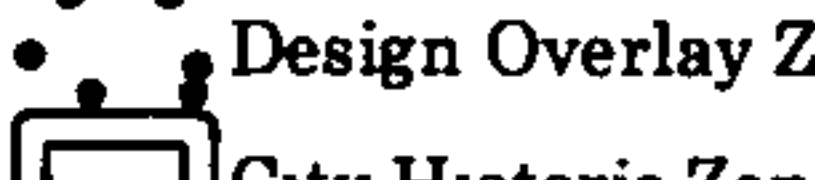

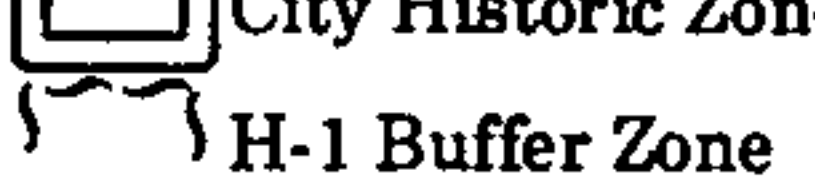




Map amended through: 1/10/2013



Note: Grey Shading Represents Area Outside of the City Limits

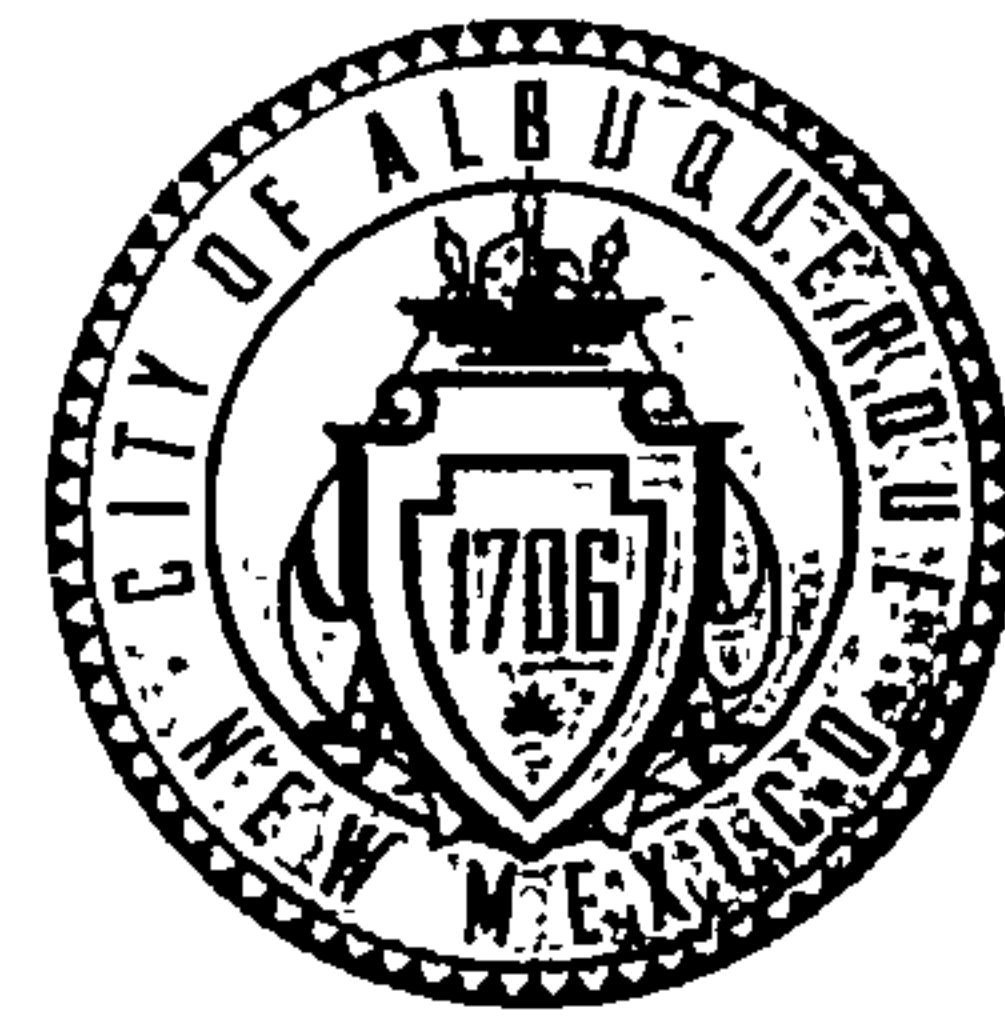
Zone Atlas Page:
E-16-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

CITY OF ALBUQUERQUE



September 6, 2013

Jeff Mulberry, P.E.
Bohannon Huston, Inc.
7600 Jefferson St NE
Albuquerque, NM 87109

**Re: Vista Del Norte Community Park, Preliminary Grading and Drainage Plan
Engineer's Stamp Date -no stamp- (E16D032)**

Dear Mr. Mulberry,

Based upon the information provided in your submittal received 8-23-13, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

The following comments should be addressed when submitting for Building Permit:

1. It appears the inlets and actual flow data for SD3 and SD4 were transposed in the table.
2. The narrative in the conclusion section mentions the 100 yr-24 hour storm. The 100 yr-6hour storm should be used for design.
3. Is it possible to move the proposed swale in Section B-B, so that 1' or more of "flat" area is proposed between the wall and the edge of the swale?
4. Provide a "blow-up" of the northwest corner of the site where the inlets are located at a 1:20 scale minimum.
5. CPN 6920.81 shows only a stub constructed where the site storm drains tie in. Provide a detail of the box or similar at the confluence of the storm drains as well as the HGL.
6. Provide water block/high point grades at the site entrances.
7. Provide the WSE in the swale in section B-B in appropriate locations.

PO Box 1293

Albuquerque

New Mexico 87103

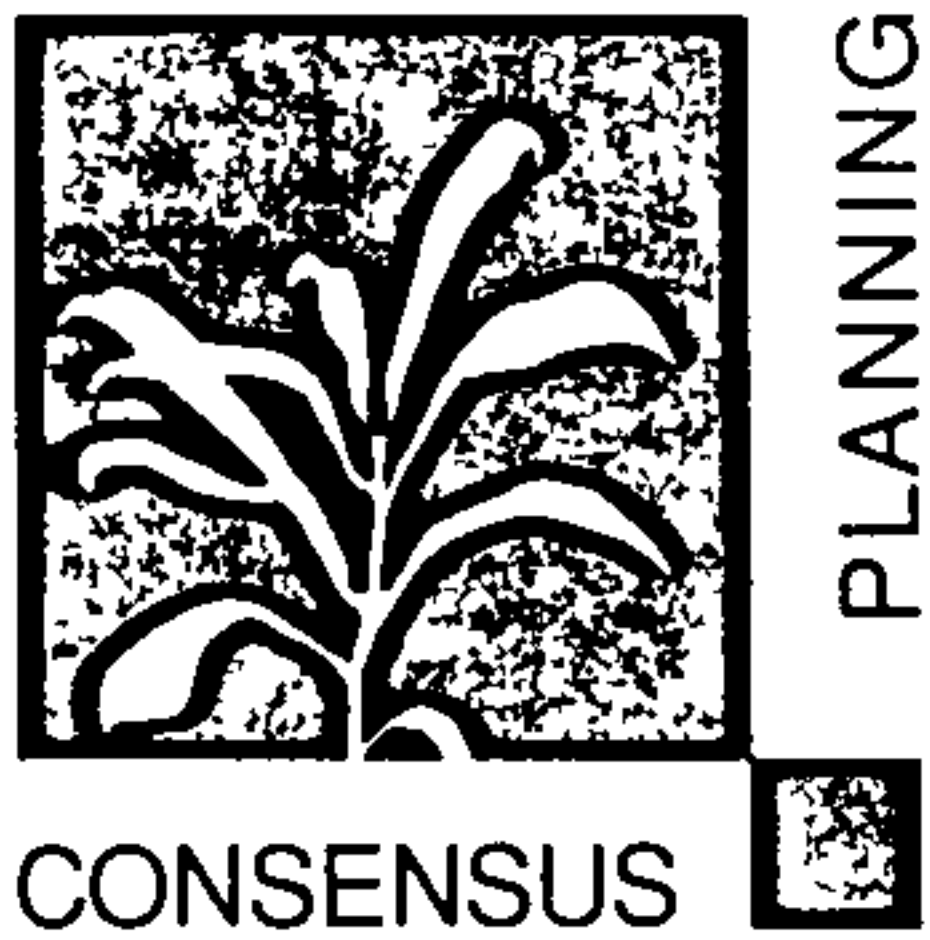
www.cabq.gov

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: e-mail



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

October 21, 2013

Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: Vista Del Norte Community Park – Master Development Plan
Project #1001150**

Dear Mr. Cloud:

The purpose of this letter is to explain the modifications that have been made to the Master Development Plan and Site Development Plan for Building Permit for Tract M-1, Vista Del Norte Subdivision. The project was approved by the Environmental Planning Commission (EPC) on August 8, 2013.

The Conditions of Approval and the applicant's responses are provided below:

Zone Map Amendment (13EPC 40126)

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB pursuant to Section 14-16-4-1(C)(11) of the Zoning Code. If such requirement is not met within six months after the date of final EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

Agreed.

Master Development Plan (13EPC 40127)

1. Provide a separate proposed Site Development Plan for Subdivision (SDPSD) for Tract M1 or provide the Site Development Plan for Building Permit with all access agreements and easements shown.

The combined Site Plan for Subdivision (Master Development Plan) and Site Plan for Building Permit include all access easements and lot lines.

2. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.

Agreed.

3. Revise second to last sentence in the last paragraph under Screening/Wall and Fences to read "The maximum height for fencing on the north side shall be eight feet (8')."

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

Done.

4. Language shall be added to the master development plan to allow for additional porta-potties.

Language was added to the Operations and Management, E. Temporary Structures section as follows: Temporary structures, such as portable tents, portable toilets, canopies, jumpers require an approved Park Use Permit and possibly an additional Special Event permit approved by the City.

Site Development Plan for Building Permit (13EPC 40128)

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

Agreed.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

I met with Chris Hyer, staff planner, on October 8, 2013 to review the modifications made to the Master Development Plan and Site Development Plan for Building Permit.

3. A key shall be provided on the site plan that describes what each symbol and line means on the site plan and all plants shall be listed on the Landscape Plan – this is to include the symbols behind the benches.

A key has been provided on the site plan (sheet 1), and all plant material symbols are identified on the Landscape Plan (sheet 2).

4. Consistency of the 'tree grove' size and number of picnic tables, the placement of the gabion walls and Port-A-Potties shall be made for all sheets in the submittal packet.

All sheets in the submittal are consistent.

5. There shall be detail provided (with dimensions) for the following items in the submittal packet:

- a. 4' high lighted bollards and their locations. *Bollard detail provided on Site Plan, however, bollards are not lighted.*
 - b. Gabion basket wall/barrier. Gabion basket detail provided on Landscape Plan.
 - c. Round-Abouts. *Dimensions provided on site plan.*
 - d. Chase vehicle gates. *Will be per COA Dwg. 2251.*
 - e. Gates for Port-A-Potty enclosures and typical Port-A-Potty. *Enlarged plan provided on Site Plan, and enclosure fence will match park perimeter fence.*
 - f. Picnic tables and benches. *Manufacturer and model # provided.*
6. Provision of additional porta-potties shall be identified on the site plan.

A second porta-potty location was identified on the north end of the parking lot along Vista Del Norte Drive.

7. Details for the two signs shall be shown on the Detail Sheet – including colors and dimensions.

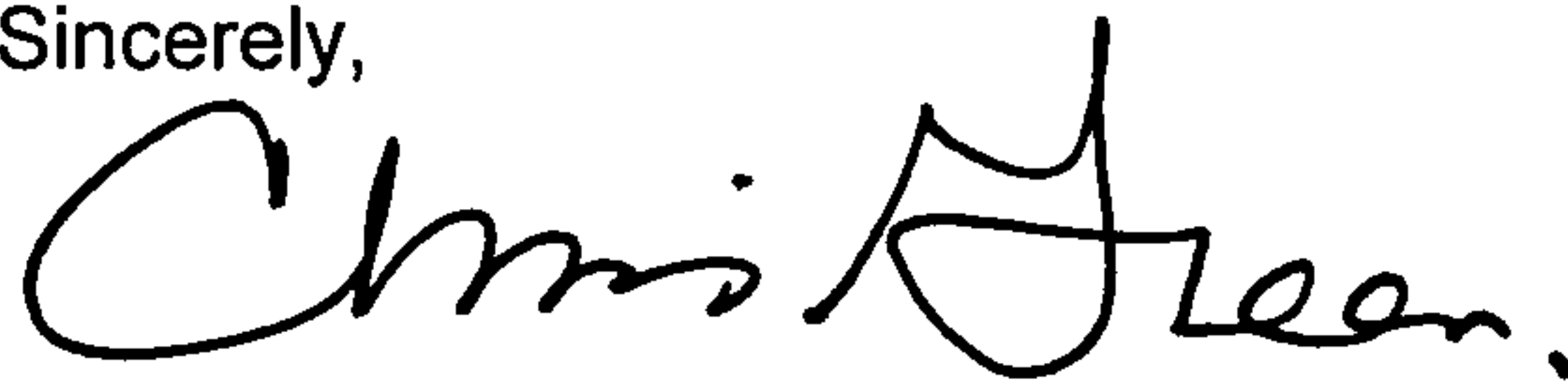
A detail for the entry signs has been provided on the site plan (sheet 1).

8. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. *Agreed.*
 - b. Show all existing and proposed easements on the SDPBP. *Done.*
 - c. Show or clarify phasing of development. - *Phasing is described on the Site Plan, and is subject to change based on funding.*
 - d. Show all proposed infrastructure on site plan, and label, dimension and provide details. – *Infrastructure improvements are identified on the grading and utility plans.*
 - e. Define all line types and hatching used on site plan. – *A legend has been provided on the site plan identifying all symbols and linework.*
 - f. For DRB approval of the Site Plan for Building Permit, the Conceptual Grading and Drainage Plan should address the capacity of the existing onsite and adjacent public storm drains to support this project. – *A Preliminary Drainage Management Plan was added to the set which addresses this issue.*
 - g. The attached Vista Del Norte Park, Vista Del Norte Drive and Osuna Road Access Study recommends the driveway from Osuna Road to be right-in/right-out only. The driveway should be spaced 150 feet east of the beginning of the transition to the westbound right turn lane onto Vista Del Norte Drive. – *Done.*
 - h. Signage should be installed on eastbound Osuna Road, west of Vista Del Norte Drive, indicating Vista Del Norte Park is accessed via Vista Del Norte Drive. – *Note is provided on the Site Plan.*

- i. The length of the right turn lane should be 150 feet and designed to COA DPM standards. – *Done.*
- j. The Vista Del Norte Drive driveway should be located at the existing curb cut approximately 550 feet north of Osuna Road. – *Done.*
- k. Clarify if ADA accessible pedestrian gate is provided in the perimeter fencing at the northwest corner of the property where the 10 foot asphalt path connects to the public ROW sidewalk Path overlaps fence but no gate indicated. – *There is no gate at the pedestrian access point.*
- l. The SDPBP and Landscaping Plans do reflect the current changes to the tree grove and picnic tables but not the Conceptual G&D and Utility plans; please be consistent. – *All plans are consistent in terms of the "tree grove".*
- m. Please indicate surface treatment for chase vehicle access at roundabouts and how it deals with crossover of 10 foot asphalt path. – *The surface treatment for the chase vehicle access shall be aggregate base course material and a note was added to the Site Plan.*

Thank you for your consideration of this request. Please feel free to contact me with any questions or if you require additional information.

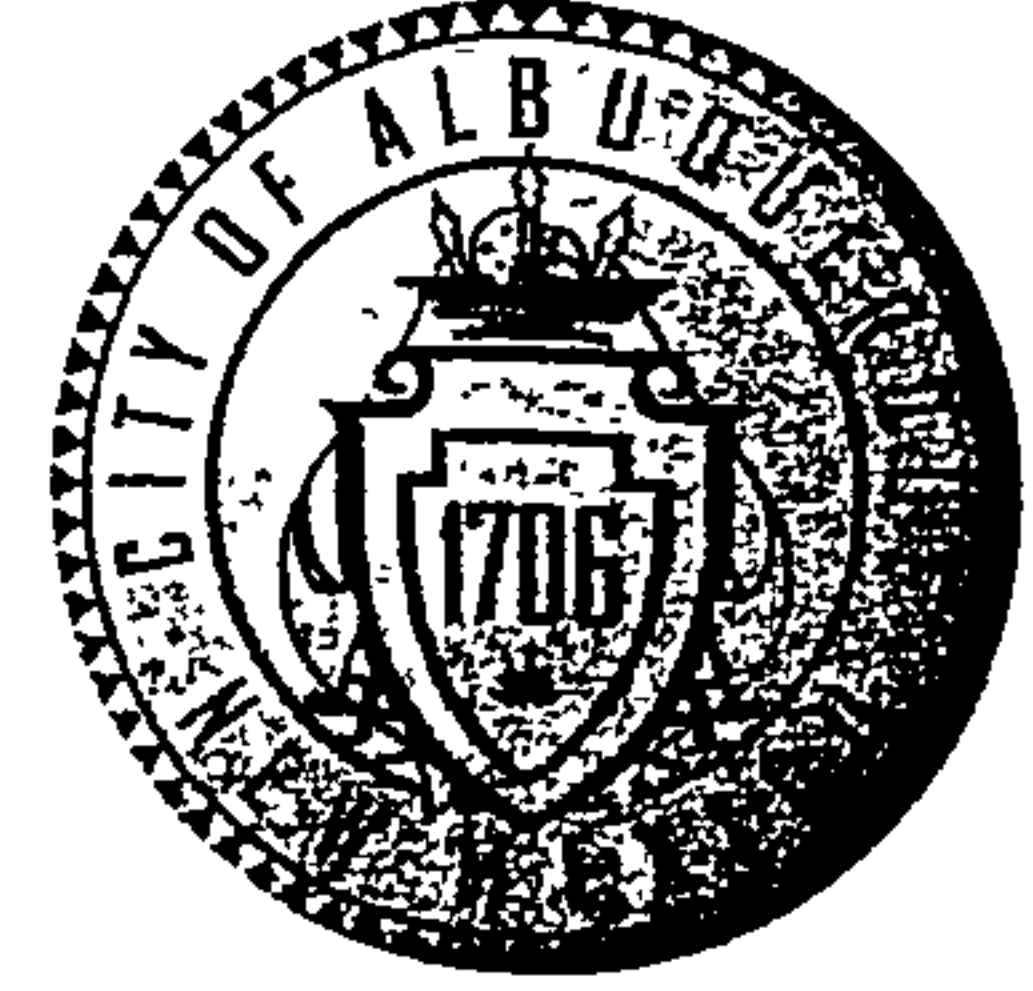
Sincerely,

A handwritten signature in black ink that reads "Chris Green". The signature is written in a cursive, flowing style.

Chris Green, PLA, ASLA, LEED AP
Principal

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

August 9, 2013

City of Albuquerque
Parks and Recreation Department
PO Box 1293
Albuquerque, NM 87103

Project# 1001150
13EPC-40126 Zone Map Amendment
13EPC-40127 Master Development Plan
13EPC-40128 Site Development Plan for
Building Permit
13EPC-40129 Amendment to the Site
Development Plan for Sub-Division

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

LEGAL DESCRIPTION:

For the Northerly & Southerly portions of Tract M-1, Plat of Tracts J-1-A, J-1-B, J-1-C & M-1, Vista Del Norte Subdivision.

Staff Planner: Chris Hyer

On August 8, 2013, the Environmental Planning Commission (EPC) voted to **APPROVE** Project 1001150, 13EPC-40126, a request for a Zone Map Amendment, 13EPC-40127, a Master Development Plan, 13EPC-40129, an Amendment to the Site Development Plan for Sub-Division and 13EPC-40128, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

Project #1001150, 13EPC 40126 - Zone Map Amendment

FINDINGS:

1. This request is for a zone map amendment from SU-1/C-2 Permissive Uses, Except Alcoholic Drink Sales for Consumption Off-Premise within 500 Feet of Residential Property Shall be Permissive, Except No Drive-Up Liquor Sales Shall Be Allowed to SU-1/Community Park & Hot Air Balloon Launching and Landing for all or a portion of the northerly & southerly portions of Tract M-1, Plat of Tracts J-1-A, J-1-B, J-1-C & M-1, Vista Del Norte Subdivision, located in the northeast quadrant of the intersection of Osuna Road and Vista Del Norte Drive, containing 21.1-acres.

OFFICIAL NOTICE OF DECISION

Project #1001150

August 8, 2013

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2. The requested zone change is accompanied by a master development plan – Project #1001150, 13EPC-40127, a site development plan for building permit request – Project #1001150, 13EPC-40128 and an amendment to the site development plan for subdivision – Project #1001150, 13EPC-40129. This request is contingent on the approval of the master development plan and the site development plan for building permit as the site plan controls the zoning on all SU-1 zoned sites. Also, this zone change request applies to this site only – no other sites in the current subdivision will be affected.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is in the Developing Urban Area of the Comprehensive Plan.
5. The request is justified per R-270-1980:
 - A. The request is consistent with the health, safety, morals and general welfare of the City. This proposal furthers the City's intent by rezoning the property to reflect the specific use and creates a master development plan that furthers, and is in compliance with, community values and goals, and City plans and policies.
 - B. The proposed zoning provides the needed stability for this property and the surrounding neighborhoods. Rezoning the property to SU-1/Community Park & Hot Air Balloon Launching and Landing furthers the intent of the City Council Resolutions that allocated funding to purchase the property, and City plans and policies contained in the Comprehensive Plan and the North Valley Area Plan.
 - C. The zone change is not in significant conflict with adopted elements of the Comprehensive Plan or the North Valley Area Plan:
 - A) Albuquerque/Bernalillo County Comprehensive Plan:
 - COMPREHENSIVE PLAN DEVELOPING URBAN AREA POLICIES
 - Goal & Policies II.B.1. g, h and i: The Park will meet recreational needs by providing five playing fields, serving several neighborhoods. It is accessible to the regional trail system and provides needed visual relief and green space in the area.
 - Policies II.B.5.a, d and e: The requested zone change will not have an adverse effect on the surrounding area and will respect existing neighborhood values by creating a community park on a site that is currently vacant, providing a transition/buffer from Osuna Road to the multi-family and residential neighborhoods to the north.
 - C. Environmental Protection and Heritage Conservation
 4. Noise
 - Goal & Policies II.C.4.a: The Park will enhance the quality of life of the surrounding area by reducing noise and preventing new land use/noise conflicts, which helps to protect the public health and welfare.
 8. Developed Landscape
 - Goal & Policies II.C.8.a and b: The Park will help to maintain and improve the natural and the developed landscapes' quality of the views from the Park to the

OFFICIAL NOTICE OF DECISION

Project #1001150

August 8, 2013

Page 3 of 13

north, east and west and provides a screening of the adjacent industrial use for the apartments on the Park's north boundary. The Park adds to the beauty of the area by providing a large green space for the surrounding neighborhoods and the general public to enjoy.

D. Community Resource Management

4. Transportation and Transit Policies

Goal & Policies II.D.4.d and g: Pedestrian opportunities are integrated into the design of the Park as well as being well connected to the existing public trail network. The Park will only have one driveway per roadway, creating a safe and pleasant area for non-motorized travel conditions.

B) North Valley Area Plan:

Overarching Goals 1 and 2: The Park use helps to maintain the rural nature of the North Valley by keeping the front entry to a dense subdivision free from development; the apartments are set back approximately 900 feet from Osuna Road. Removing community commercial use from this property will also reduce noise level impacts associated with commercial development such as delivery trucks, garbage trucks, and large numbers of customer vehicles.

Zoning and Land Use Policy 2: The impact to the adjacent residential area is greatly minimized by the proposed park development. A landscaped tree buffer is included along the north edge between the turf area and the adjacent apartments. The turf area also provides a large buffer between the parking areas and the apartments.

Community Design Policy 1: Locating a community scale park in this location provides a transition between the industrial development east and south of the property to the residential area to the north and northwest.

- D. The proposed zone map amendment is more advantageous to the general community because it matches the zoning with the land use desired by the community. The surrounding community was clear in its rejection of large retail facility/commercial use in this location, and successfully appealed the 2007 application. The legislation and the funding that enabled the City to acquire this property are strictly tied to the development of a community park that will serve ballooning activities, recreational use, and open space purposes.
- E. The proposed zone change will not include any permissive uses that would be harmful to adjacent property, the neighborhood, or the community. The proposed zoning is specifically for limited recreational use to include hot air balloon launching and landing, parking, playing fields, play area, and a perimeter pathway.
- F. The request will not result in unprogrammed capital expenditures by the City.
- G. The cost of land or other economic considerations are not the primary determining factors for the requested zone map amendment.
- H. The location on a collector or major street is not the sole justification for the request.
- I. The SU-1 designation is being maintained for this property, which ensures neighborhood input through a public hearing process. There is no other property in the City zoned for

OFFICIAL NOTICE OF DECISION

Project #1001150

August 8, 2013

Page 4 of 13

this specific use, with the exception of Balloon Fiesta Park. While technically this is a spot zone, the zoning descriptor makes it clear that this park is to be used for hot air balloon uses, even though hot air balloon uses are allowed in all zones throughout the City. This change clearly helps to facilitate the realization of the Comprehensive Plan by respecting neighborhood values and carrying capacity of the property.

J. The request does not constitute a strip zone.

7. Property owners within 100' of the subject site were notified of this request. Also, the Alameda North Valley Association, the Northeast Valley Neighborhood Association, the North Edith Commercial Corridor Association, the Vista Del Norte Alliance, the Wildflower Area Neighborhood Association, the District 4 Coalition of Neighborhood Associations and the North Valley Coalition were notified as well.
8. A facilitated meeting was offered to the impacted neighborhoods, but they did not see a need for this meeting. Therefore, the assigned facilitator filed a no meeting report. Staff has received no communications from interested parties, and thus, there is no known opposition or support of this request.

CONDITIONS:

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB pursuant to §14-16-4-1(C) (11) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

Project #1001150, 13EPC 40127 – *Master Development Plan*

FINDINGS:

1. This request is for a master development plan for all or a portion of the northerly & southerly portions of Tract M-1, Plat of Tracts J-1-A, J-1-B, J-1-C & M-1, Vista Del Norte Subdivision, located in the northeast quadrant of the intersection of Osuna Road and Vista Del Norte Drive, containing 21.1-acres.
2. The requested master development plan is accompanied by a zone change – Project #1001150, 13EPC-40126, a site development plan for building permit request – Project #1001150, 13EPC-40128 and an amendment to the site development plan for subdivision – Project #1001150, 13EPC-40129. The zone change request is contingent on the approval of this request and the site development plan for building permit as the site plan controls the zoning on all SU-1 zoned sites. Also, this master development plan applies to this site only – no other sites in the current subdivision will be affected.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

OFFICIAL NOTICE OF DECISION

Project #1001150

August 8, 2013

Page 5 of 13

4. The subject site is in the Developing Urban Area of the Comprehensive Plan.
5. The master development plan is not in significant conflict with adopted elements of the Comprehensive Plan or the North Valley Area Plan or other city master plans including the following:

A) COMPREHENSIVE PLAN: DEVELOPING URBAN AREA POLICIES

Goal & Policies II.B.1. g, h and i: The Park will meet recreational needs by providing five playing fields, serving several neighborhoods. It is accessible to the regional trail system and provides needed visual relief and green space in the area.

Policies II.B.5.g and m: The property is relatively flat and the future park will be designed to respect natural features of the site and provides connections to the regional trail network. The park was specifically sited because it is within the flight pattern of hot air balloons launching from Balloon Fiesta Park. The master development plan provides Design Guidelines to help achieve quality design standards and will be an attractive amenity and green space in this area of Albuquerque and the North Valley.

C. Environmental Protection and Heritage Conservation

4. Noise

Goal & Policies II.C.4.a: The Park will enhance the quality of life of the surrounding area by reducing noise and preventing new land use/noise conflicts, which helps to protect the public health and welfare.

8. Developed Landscape

Goal & Policies II.C.8.a and b: The master development plan design guidelines will help to maintain and improve the natural and the developed landscapes' quality of the views from the Park to the north, east and west and provides a screening of the adjacent industrial use for the apartments on the Park's north boundary. The Park adds to the beauty of the area by providing a large green space for the surrounding neighborhoods and the general public to enjoy.

D. Community Resource Management

4. Transportation and Transit Policies

Goal & Policies II.D.4.d and g: Pedestrian opportunities are integrated into the design of the Park as well as being well connected to the existing public trail network. The Park will only have one driveway per roadway, creating a safe and pleasant area for non-motorized travel conditions.

B) NORTH VALLEY AREA PLAN:

Overarching Goals 1 and 2: The Park use helps to maintain the rural nature of the North Valley by keeping the front entry to a dense subdivision free from development; the apartments are set back approximately 900 feet from Osuna Road. Removing community commercial use from this property will also reduce noise level impacts associated with commercial development such as delivery trucks, garbage trucks, and large numbers of customer vehicles.

Zoning and Land Use Policy 2: The impact to the adjacent residential area is greatly minimized by the proposed park development. A landscaped tree buffer is included

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along the north edge between the turf area and the adjacent apartments. The turf area also provides a large buffer between the parking areas and the apartments.

Community Design Policy 1: Locating a community scale park in this location provides a transition between the industrial development east and south of the property to the residential area to the north and northwest. The residential uses are setback by approximately 900 feet from Osuna Road. As previously stated, lighting will be limited to parking areas for safety purposes only, and will be restricted in height to 16 feet in the west parking area and bollard height in the south parking area.

6. The master development plan consists of the purpose, Design Guidelines, Operation Guidelines and the approval process for all of Tract M-1, Vista Del Norte Subdivision, the subject site – also known as the Vista Del Norte Community Park. This master development plan provides guidance for the ultimate design of the site and is attached to the site development plan for building permit, which provides physical location information for the site improvements that are discussed in the master development plan.
7. Future construction of illustrated improvements will be reviewed by the Parks & Recreation Department to ensure compliance with the Design Guidelines. Any proposed changes to the master development plan will be reviewed by the Planning Director for the determination of the appropriate amendment procedure – whether an Administrative Amendment is all that is required, or if the changes require review and a public hearing by the EPC.
8. Property owners within 100' of the subject site were notified of this request. Also, the Alameda North Valley Association, the Northeast Valley Neighborhood Association, the North Edith Commercial Corridor Association, the Vista Del Norte Alliance, the Wildflower Area Neighborhood Association, the District 4 Coalition of Neighborhood Associations and the North Valley Coalition were notified as well.
9. A facilitated meeting was offered to the impacted neighborhoods, but they did not see a need for this meeting. Therefore, the assigned facilitator filed a no meeting report. Staff has received no communications from interested parties, and thus, there is no known opposition or support of this request.

CONDITIONS:

1. Provide a separate proposed Site Development Plan for Subdivision (SDPSD) for Tract M1 or provide the Site Development for Building Permit with all access agreements and easements shown.
2. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.
3. Revise second to last sentence in last paragraph under Screening/Wall and Fences to read "The maximum height for fencing on the north side shall be eight feet (8')."
4. Language shall be added to the master development plan to allow for additional porta-potties.

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Project #1001150, 13EPC 40129 - *Site Development Plan for Subdivision Amendment*

FINDINGS:

1. There is a request to amend 21.1-acres of a 42.35-acre site development plan for subdivision, Rancho Mirage @ Vista Del Norte, located in the northeast quadrant of the intersection of Osuna Road and Vista Del Norte Drive, that was approved by the DRB on March 28, 2003 (02128-00136 and 02110-00138). This amendment is specific to the northerly & southerly portions of Tract M-1, Plat of Tracts J-1-A, J-1-B, J-1-C & M-1, Vista Del Norte Subdivision.
2. The Rancho Mirage @ Vista Del Norte, Site Development Plan for Subdivision is partially built out with multi-family and residential homes on Tracts M-2 and J-1. There are Design Standards regulating these tracts and the tracts will remain with this site development plan for subdivision and be controlled by this set of Design Guidelines.
3. This requested amendment will remove all of Tract M-1 from this site development plan for subdivision and is shown in its own master development plan/site development plan for building permit, which are companions to this request.
4. The requested amendment to the site development plan for subdivision is accompanied by a zone change – Project #1001150, 13EPC-40126, a master development plan - Project #1001150, 13EPC-40127 and a site development plan for building permit request – Project #1001150, 13EPC-40128. The zone change request is contingent on the approval of the master development plan/site development plan for building permit request as the site plan controls the zoning on all SU-1 zoned sites. Also, this master development plan and its associated Design Guidelines apply to the subject site only – no other sites in the current subdivision will be affected.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is in the Developing Urban Area of the Comprehensive Plan.
7. The site development plan for subdivision amendment is not in significant conflict with adopted elements of the Comprehensive Plan or the North Valley Area Plan or other city master plans including the following:
 - A) COMPREHENSIVE PLAN: DEVELOPING URBAN AREA POLICIES

Goal & Policies II.B.1. g, h and i: The Park will meet recreational needs by providing five playing fields, serving several neighborhoods. It is accessible to the regional trail system and provides needed visual relief and green space in the area.

Policies II.B.5.g and m: The property is relatively flat and the future park will be designed to respect natural features of the site and provides connections to the regional trail network. The park was specifically sited because it is within the flight pattern of hot air balloons launching from Balloon Fiesta Park. The Park has been designed with the highest of standards and will be an attractive amenity and green space in this area of Albuquerque and

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the North Valley.

C. Environmental Protection and Heritage Conservation

4. Noise

Goal & Policies II.C.4.a: The Park will enhance the quality of life of the surrounding area by reducing noise and preventing new land use/noise conflicts, which helps to protect the public health and welfare.

8. Developed Landscape

Goal & Policies II.C.8.a and b: The Park will help to maintain and improve the natural and the developed landscapes' quality of the views from the Park to the north, east and west and provides a screening of the adjacent industrial use for the apartments on the Park's north boundary. The Park adds to the beauty of the area by providing a large green space for the surrounding neighborhoods and the general public to enjoy.

D. Community Resource Management

4. Transportation and Transit Policies

Goal & Policies II.D.4.d and g: Pedestrian opportunities are integrated into the design of the Park as well as being well connected to the existing public trail network. The Park will only have one driveway per roadway, creating a safe and pleasant area for non-motorized travel conditions.

B) NORTH VALLEY AREA PLAN:

Overarching Goals 1 and 2: The Park use helps to maintain the rural nature of the North Valley by keeping the front entry to a dense subdivision free from development; the apartments are set back approximately 900 feet from Osuna Road. Removing community commercial use from this property will also reduce noise level impacts associated with commercial development such as delivery trucks, garbage trucks, and large numbers of customer vehicles.

Zoning and Land Use Policy 2: The impact to the adjacent residential area is greatly minimized by the proposed park development. A landscaped tree buffer is included along the north edge between the turf area and the adjacent apartments. The turf area also provides a large buffer between the parking areas and the apartments.

Community Design Policy 1: Locating a community scale park in this location provides a transition between the industrial development east and south of the property to the residential area to the north and northwest. The residential uses are setback by approximately 900 feet from Osuna Road. As previously stated, lighting will be limited to parking areas for safety purposes only, and will be restricted in height to 16 feet in the west parking area and bollard height in the south parking area.

8. Property owners within 100' of the subject site were notified of this request. Also, the Alameda North Valley Association, the Northeast Valley Neighborhood Association, the North Edith Commercial Corridor Association, the Vista Del Norte Alliance, the Wildflower Area Neighborhood Association, the District 4 Coalition of Neighborhood Associations and the North Valley Coalition were notified as well.
9. A facilitated meeting was offered to the impacted neighborhoods, but they did not see a need for this meeting. Therefore, the assigned facilitator filed a no meeting report. Staff has

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received no communications from interested parties, and thus, there is no known opposition or support of this request.

Project #1001150, 13EPC 40128 - Site Development Plan for Building Permit

FINDINGS:

1. This request is for a site development plan for building permit for all or a portion of the northerly & southerly portions of Tract M-1, Plat of Tracts J-1-A, J-1-B, J-1-C & M-1, Vista Del Norte Subdivision, located in the northeast quadrant of the intersection of Osuna Road and Vista Del Norte Drive, containing 21.1-acres.
2. The requested site development plan for building permit is accompanied by a zone change – Project #1001150, 13EPC-40126, a master development plan – Project #1001150, 13EPC-40127 and an amendment to the site development plan for subdivision – Project #1001150, 13EPC-40129. The zone change request is contingent on the approval of this request and the master development plan as the site plan controls the zoning on all SU-1 zoned sites.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is in the Developing Urban Area of the Comprehensive Plan.
5. The master development plan is not in significant conflict with adopted elements of the Comprehensive Plan or the North Valley Area Plan or other city master plans including the following:

A) COMPREHENSIVE PLAN: DEVELOPING URBAN AREA POLICIES

Goal & Policies II.B.1. g, h and i: The Park will meet recreational needs by providing five playing fields, serving several neighborhoods. It is accessible to the regional trail system and provides needed visual relief and green space in the area.

Policies II.B.5.g and m: The property is relatively flat and the future park will be designed to respect natural features of the site and provides connections to the regional trail network. The park was specifically sited because it is within the flight pattern of hot air balloons launching from Balloon Fiesta Park. The Park has been designed with the highest of standards and will be an attractive amenity and green space in this area of Albuquerque and the North Valley.

C. Environmental Protection and Heritage Conservation

4. Noise

Goal & Policies II.C.4.a: The Park will enhance the quality of life of the surrounding area by reducing noise and preventing new land use/noise conflicts, which helps to protect the public health and welfare.

8. Developed Landscape

Goal & Policies II.C.8.a and b: The Park will help to maintain and improve the natural and the developed landscapes' quality of the views from the Park to the north, east and west and provides a screening of the adjacent industrial use for the apartments on the

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Park's north boundary. The Park adds to the beauty of the area by providing a large green space for the surrounding neighborhoods and the general public to enjoy.

D. Community Resource Management

4. Transportation and Transit Policies

Goal & Policies II.D.4.d and g: Pedestrian opportunities are integrated into the design of the Park as well as being well connected to the existing public trail network. The Park will only have one driveway per roadway, creating a safe and pleasant area for non-motorized travel conditions.

B) NORTH VALLEY AREA PLAN:

Overarching Goals 1 and 2: The Park use helps to maintain the rural nature of the North Valley by keeping the front entry to a dense subdivision free from development; the apartments are set back approximately 900 feet from Osuna Road. Removing community commercial use from this property will also reduce noise level impacts associated with commercial development such as delivery trucks, garbage trucks, and large numbers of customer vehicles.

Zoning and Land Use Policy 2: The impact to the adjacent residential area is greatly minimized by the proposed park development. A landscaped tree buffer is included along the north edge between the turf area and the adjacent apartments. The turf area also provides a large buffer between the parking areas and the apartments.

Community Design Policy 1: Locating a community scale park in this location provides a transition between the industrial development east and south of the property to the residential area to the north and northwest. The residential uses are setback by approximately 900 feet from Osuna Road. As previously stated, lighting will be limited to parking areas for safety purposes only, and will be restricted in height to 16 feet in the west parking area and bollard height in the south parking area.

6. The site development plan for building permit is combined with the master development plan. Together, this packet shows the site, describes the specific improvements that will be made to the subject site and shows the physical location of the site improvements that are discussed in the master development plan.
7. Future construction of illustrated improvements will be reviewed by the Parks & Recreation Department to ensure compliance with the Design Guidelines. Any proposed changes to the master development plan/site development plan for building permit will be reviewed by the Planning Director for the determination of the appropriate amendment procedure – whether an Administrative Amendment is all that is required, or if the changes require review and a public hearing by the EPC.
8. Property owners within 100' of the subject site were notified of this request. Also, the Alameda North Valley Association, the Northeast Valley Neighborhood Association, the North Edith Commercial Corridor Association, the Vista Del Norte Alliance, the Wildflower Area Neighborhood Association, the District 4 Coalition of Neighborhood Associations and the North Valley Coalition were notified as well.

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9. A facilitated meeting was offered to the impacted neighborhoods, but they did not see a need for this meeting. Therefore, the assigned facilitator filed a no meeting report. Staff has received no communications from interested parties, and thus, there is no known opposition or support of this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A key shall be provided on the site plan that describes what each symbol and line means on the site plan and all plants shall be listed on the Landscape Plan – this is to include the symbols behind the benches.
4. Consistency of the ‘tree grove’ size and the number of picnic tables, the placement of the gabion walls and Port-A-Potties shall be made for all sheets in the submittal packet.
5. There shall be detail provided (with dimensions) for the following items in the submittal packet:
 - a. 4’ high-lighted bollards and their location
 - b. Gabion basket wall/barrier
 - c. Round-Abouts
 - d. Chase vehicle gates
 - e. Gates for Port-A-Potty enclosure and typical Port-A-Potty
 - f. Picnic tables and benches
6. Provision of additional porta-potties location shall be identified on the site plan.
7. Details for the two signs shall be shown on the Detail Sheet – including colors and dimensions.
8. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.
 - b. Show all existing and proposed easements on SDPBP.
 - c. Show or clarify phasing of development.

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- d. Show all proposed infrastructure on site plan, and label, dimension and provide details.
- e. Define all line types and hatching used on site plan.
- f. For DRB approval of the Site Plan for Building Permit, the Conceptual Grading and Drainage Plan should address the capacity of the existing onsite and adjacent public storm drains to support this project.
- g. The attached Vista del Norte Park, Vista del Norte Drive and Osuna Rd. Access Study recommend the driveway from Osuna Rd. to be right-in/right-out only. The driveway should be spaced 150 feet east of the beginning of the transition to the westbound right turn lane onto Vista del Norte Drive.
- h. Signage should be installed on eastbound Osuna Rd., west of Vista del Norte Drive, indicating Vista del Norte Park is accessed via Vista del Norte Drive.
- i. The length of the right turn lane should be 150 feet and designed to COA DPM standards.
- j. The Vista del Norte Drive driveway should be located at the existing curb cut approximately 550 feet north of Osuna Rd. approximately 550 feet north of Osuna Rd.
- k. Clarify if an ADA accessible pedestrian gate is provided in the perimeter fencing at the northwestern corner of property where the 10 ft asphalt path connects to the public ROW sidewalk....path overlaps fence but no gate indicated.
- l. The SPBP and Landscaping Plans do reflect the current changes to the tree grove and picnic tables but not the Conceptual G&D and Utility plans; please be consistent.
- m. Please indicate surface treatment for chase vehicle access at roundabouts and how it deals with crossover of 10 ft asphalt path.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 23, 2013**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; Rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such

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requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



Suzanne Lubar
Acting Director, Planning Department

SL/CH/mc

cc: Consensus Planning, Inc., 302 Eighth Street NW, Albuquerque, NM, 87102
Steve Wentworth, 8919 Boe Lane NE, Albuquerque, NM, 87113-2328
David Lindner, 10407 4th Street NW, Albuquerque, NM, 87114
Linda Trujillo, 508 Bear Canyon Lane NE, Albuquerque, NM, 87113
R.J. Marney, 6812 Tokay Street NE, Albuquerque, NM, 87113
Bob Warrick, 444 Niagra NE, Albuquerque, NM, 87113
Janice Caudill, 100 Diers Road NW, Albuquerque, NM, 87114
Richard Hix, 905 Bosque NE, Albuquerque, NM, 87113
Liz Hix, 905 Bosque NE, Albuquerque, NM, 87113
Larry Caudill, 4915 Watercress NE, Albuquerque, NM, 87113
Tony Perry, 4909 Watercress NE, Albuquerque, NM, 87113
Wim Kramer, 10220 Jarash Place NE, Albuquerque, NM, 87109
Erica Vasquez, P.O. Box 92315, Albuquerque, NM, 87199
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM, 87107
David Wood, 158 Pleasant NW, Albuquerque, NM, 87107

October 30, 2013