



Supplemental form

SUBDIVISION

Major Subdivision action _____
 Minor Subdivision action _____
 Vacation _____
 Variance (Non-Zoning) _____

S Z ZONING & PLANNING

Annexation _____
 County Submittal _____
 EPC Submittal _____
 Zone Map Amendment (Establish or Change Zoning) _____

SITE DEVELOPMENT PLAN

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

P

Sector Plan (Phase I, II, III) _____
 Amendment to Sector, Area, Facility or Comprehensive Plan _____

D

Text Amendment (Zoning Code/Sub Regs) _____

L A

APPEAL / PROTEST of...

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals _____

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan _____

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): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: RCS Trails Tract 1, LLC (Brian Paul) PHONE: (303) 533-1615

ADDRESS: 371 Centennial Parkway Suite 200 FAX: _____

CITY: Louisville STATE CO ZIP 80027 E-MAIL: bpaul@realcapitalsolutions.com

Proprietary interest in site: Owner List all owners: RCS Trails Tract 1, LLC

DESCRIPTION OF REQUEST: Sketch Plat

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. Tract 1/Unplatted Lands of Manuel R. Pili Block: _____ Unit: _____

Subdiv/Admn/TBKA: The Trails Unit 2

Existing Zoning: SU-2 Voicano Trails Residential Developing (VTRD) Proposed zoning: SU-2 VTRD MRGCD Map No _____

Zone Atlas page(s): C9 UPC Code: 100906437149310104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1002962 13DRB-70576, 14DRB-70186

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 74 Total area of site (acres): 17.39

LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte Boulevard

Between: Cakridge Street and Rainbow Boulevard

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: _____

SIGNATURE

Scott Steffen

(Print)

DATE 2/3/15

Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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

Action	S.F.	Fees
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total	_____	\$ _____

Form revised 4/07

Hearing date _____

Planner signature / date _____

Project # _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22)

- ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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

Your attendance is required.

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)

Your attendance is

required.

- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Copy of DRB approved infrastructure list
- ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)

Your attendance is required.

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ___ Design elevations & cross sections of perimeter walls 3 copies
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Copy of recorded SIA
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ List any original and/or related file numbers on the cover application
- ___ DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

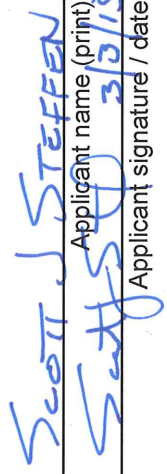
- ___ 5 Acres or more: Certificate of No Effect or Approval
- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application
- ___ Infrastructure list if required (**verify with DRB Engineer**)
- ___ DXF file and hard copy of final plat data for AGIS is required.

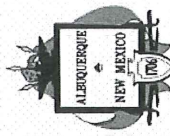
AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- ___ PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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


Applicant name (print) SCOTT J. STEFFEN
Applicant signature / date 3/3/15



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #'s assigned
 - Related #'s listed
- Application case numbers _____
- Planner signature / date _____
- Project # _____

March 3, 2015

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Sketch Plat Review and Comment for at the Tract 1 at the Trails Unit 2/Unplatted Lands of Manuel R. Pili

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of the Sketch Plat
- Zone Atlas Map

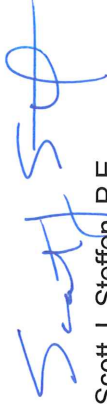
This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. A sketch plat was previously reviewed at the June 12, 2013 DRB hearing and June 4, 2014. The major difference between this sketch plat and the previous sketch plats is the inclusion of the 5 acre "Pili Tract" in the proposed development. The proposed development is a subdivision of Tract 1 at the Trails Unit 2 and the Unplatted Lands of Manuel R Pili, consisting of 74 single family residential lots to be developed in two phases. The site is located south of Paseo del Norte and east of Rainbow Boulevard and can be accessed from Hearthstone Road, through the Heritage at the Trails Subdivision Unit 2 and from Oakridge Street via an existing 40' private access easement across Tract 2 at the Trails Unit 2. The lands are currently zoned SU-2, Volcano Trails Residential Developing (VTRD).

It is our understanding that a Site Plan for Subdivision, along with preliminary plat approval will be required by the Development Review Board. There will also be sidewalk deferral and waiver requests, and a public easement vacation request at the time of the preliminary plat application.

The grading and drainage will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter has been previously requested.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on March 11, 2015.

Sincerely,



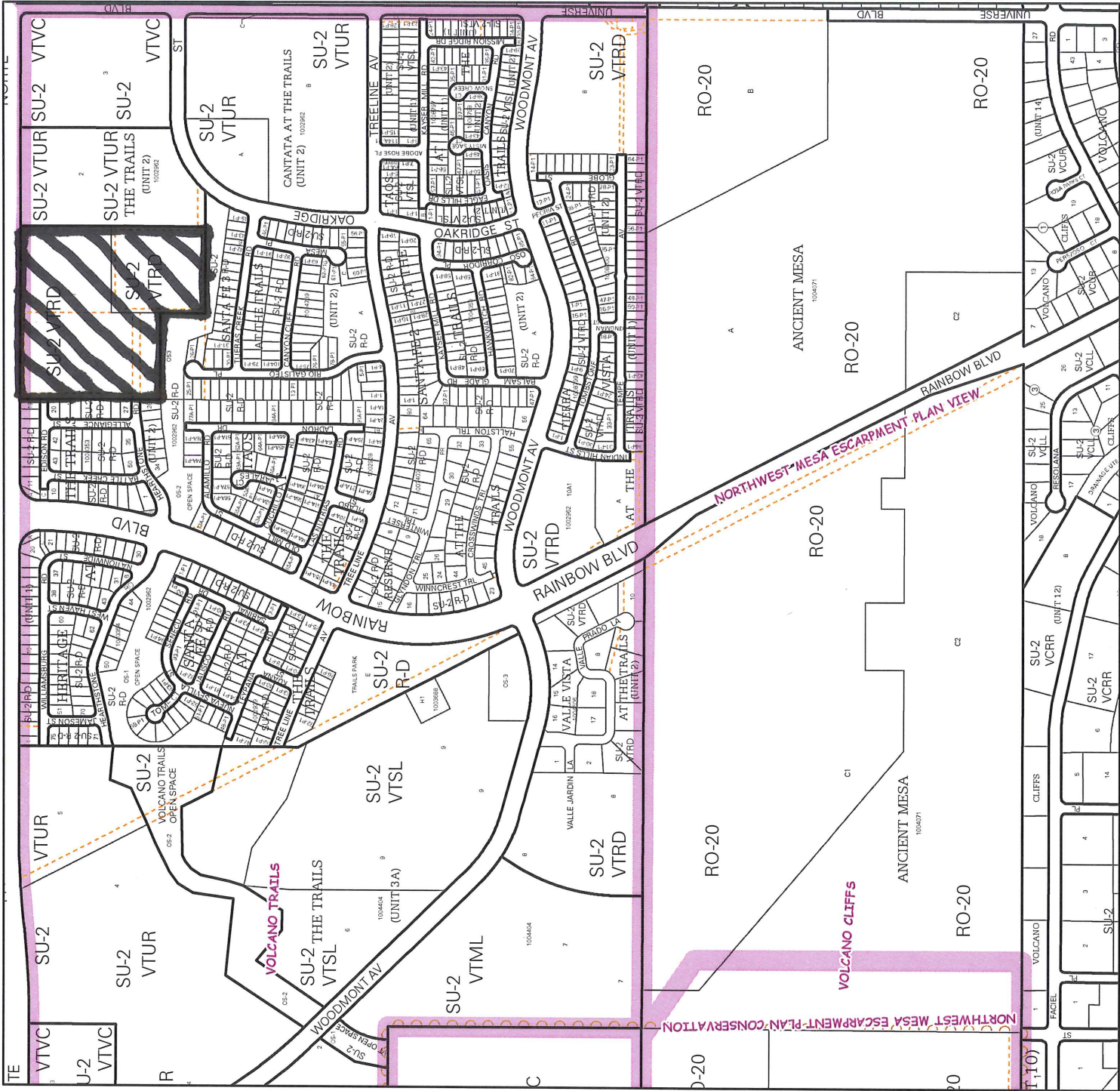
Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

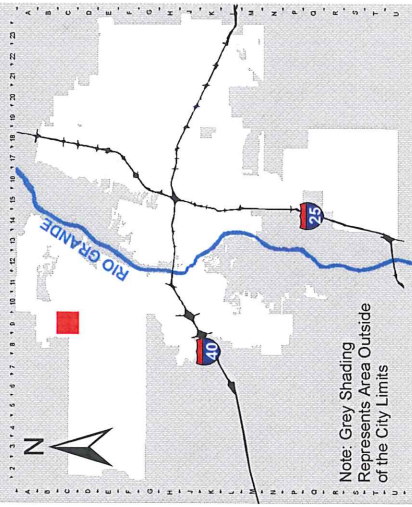
Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



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



Map amended through: 9/2/2014

Zone Atlas Page:
C-09-Z

Selected Symbols

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

Notes:

- Grey Shading
- Represents Area Outside of the City Limits

0 750 1,500
Feet