

AA

**CITY OF ALBUQUERQUE  
ADMINISTRATIVE APPROVAL (AA)- SITE DEV PLAN AMENDMENT  
REVIEW SHEET**

APPLICATION #: <b>AAA 10045</b>	PROJECT #: <del>1002962</del> <b>1002962</b>
PROJECT NAME: <b>Lantata at the Trails</b>	
APPLICANT or AGENT: <b>Consensus Planning</b>	
PHONE # and E-MAIL: <b>764-9801</b>	
ZONE ATLAS PAGE: <b>C-9</b>	
ADMINISTRATIVE APPROVAL (AA) for:	<input type="checkbox"/> EPC CASE <input type="checkbox"/> DRB CASE

**HYDROLOGY (505) 924-3986**

PLANS DISAPPROVED:	DATE: <b>4-26-11</b> <i>Center of City</i>	DATE:
PLANS APPROVED:	DATE: <b>5-16-11</b> <i>Center of City</i>	DATE:
COMMENTS: <b>It is not clear how or where the building types will be modified. Provide a typical lot and cluster so Hydrology can determine if a revised Grading plan is required.</b>		

**UTILITIES (505) 924-3989**

PLANS DISAPPROVED:	DATE:	DATE:
PLANS APPROVED:	DATE: <b>AP 04/22/11</b>	DATE:
COMMENTS:		

**TRANSPORTATION (505) 924-3630**

PLANS DISAPPROVED:	DATE: <b>NSF 04/22/11</b>	DATE:
PLANS APPROVED:	DATE: <b>05/10/11</b>	DATE:
COMMENTS: <b>- NEED 6' MIN. CLEAR SIDEWALK PATH ADJACENT TO VEHICLE OVER HANG (PROVIDE &amp; LABEL)</b>		
<b>- DIMENSION STALLS @/FOR GUEST PARKING</b>		
<b>ALL</b>		
<b>- PROVIDES WC RAMP FOR ADA STALLS (LABEL)</b>		

**PLANNING (505) 924-3814 (EPC) or (505) 924-3880 (DRB)**

PLANS DISAPPROVED:	DATE:	DATE:
PLANS APPROVED: <i>J/C</i>	DATE: <b>6-22-11</b>	DATE:
COMMENTS:		

Picked up comments 4-27-11 VS



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2<sup>nd</sup> 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: 764-9801  
 ADDRESS: 302 8th Street NW FAX: 842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Longford Homes PHONE: 761-9911  
 ADDRESS: 6840 Tree Line Ave NW FAX: 761-9922  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: rbeltramo@longfordhomes.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Administrative Amendment to a Site Development Plan for Building Permit & Subdivision

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. B Block: NA Unit: NA  
 Subdiv/Addn/TBKA: Cantata at The Trails  
 Existing Zoning: RD Proposed zoning: NA MRGCD Map No NA  
 Zone Atlas page(s): C-9 UPC Code: 100906498738310202

**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, 07 DRB-00613

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: NA Total area of site (acres): 17.5  
 LOCATION OF PROPERTY BY STREETS: On or Near: Universe Boulevard  
 Between: Tree Line Ave. and Oakridge Street

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

SIGNATURE [Signature] DATE 4/15/11  
 (Print) James C. Strozier, AICP 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
<u>11AA - 10045</u>	<u>AA</u>		<u>\$ 45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>NA</u>			Total <u>\$ 45.00</u>

Form revised 4/07

[Signature] 4-18-11 Project # 1002962  
 Planner signature / date



April 14, 2011

Mr. Jack Cloud  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Administrative Amendment for Cantata at The Trails, Lot B, Cantata at The Trails  
Subdivision, Zone Map Page C-9

Dear Mr. Cloud:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for an Administrative Amendment to the existing Site Development Plan for Subdivision and Building Permit. The property is located on the west side of Universe Boulevard within The Trails Master Plan.

The site plan was approved at the DRB hearing on June 27, 2007 and received final sign-off on October 5, 2007. The project number is 1002962, 07DRB-00613.

The administrative amendment will allow for the continued development of the property. Thank you for your assistance on this important Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Beltramo", written over the typed name.

Mr. Rick Beltramo  
Director Of Engineering  
Longford Homes  
Cantata At The Trails

# CITY OF ALBUQUERQUE

## *Planning Department*

Deborah L. Stover, Director  
600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor  
Albuquerque, NM 87102



Richard J. Berry, Mayor

November 17, 2010

Rick Beltramo  
Director of Engineering  
Longford Homes of New Mexico

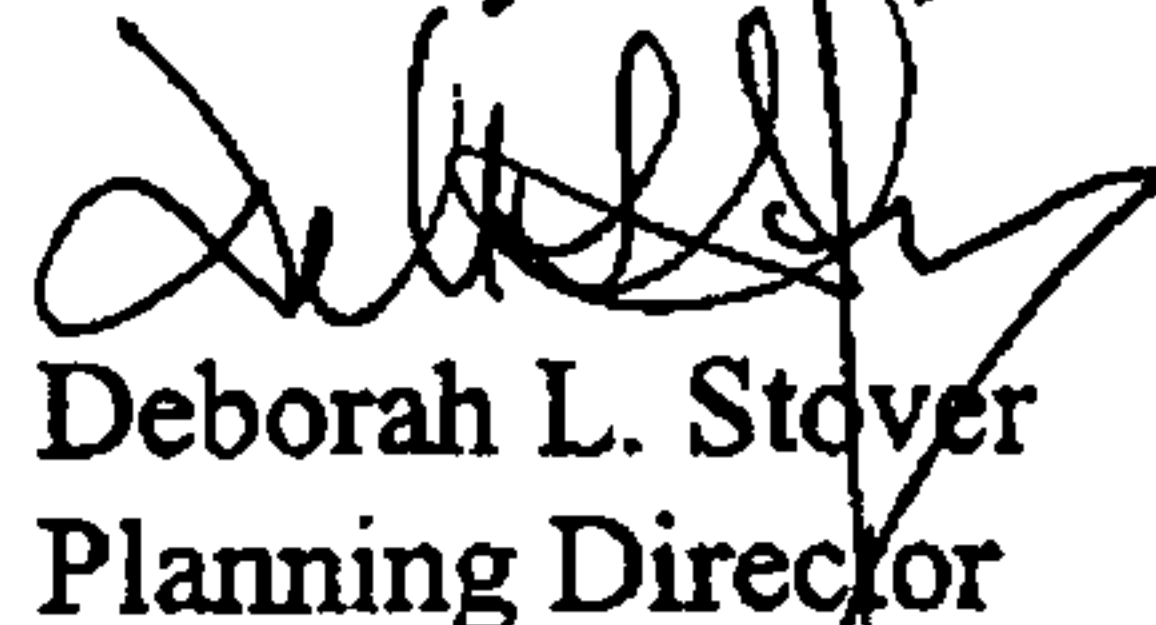
Re: Cantada at the Trails Unit 2

Dear Mr. Beltramo:

Pursuant to your request, I have confirmed that the zoning provisions of the Volcano Heights Sector Development Plan were invalidated by court order. However, under the circumstances particular to the Cantada at the Trails Unit 2, the development may proceed under the zoning provisions of that Sector Plan, and the approved site development Plan # 07-DRB-00613, which were in effect between the time the plan became effective and its invalidation.

PO Box 1293

Sincerely Yours,

  
Deborah L. Stover  
Planning Director

Albuquerque

NM 87103

cc: Richard Dourte, City Engineer  
Jack Cloud Chair, Development Review Board  
Carmen Marrone, Planning Manager  
Matthew Conrad, Zoning Enforcement Officer  
Kevin J. Curran, Asst. City Attorney

[www.cabq.gov](http://www.cabq.gov)

**FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)**

**AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**

**AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**

- Letter briefly describing and justifying the request
- One (1) copy of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB)
- Copy of EPC or DRB Official Notice of Decision associated with the approved site development plan
- Five (5) copies of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter of authorization from the property owner, if the application is submitted by an agent
- Fee (see fee schedule)
- Any original and/or related file numbers must be listed on the cover application

**NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area:**

- Notification letter addressed to owners of adjacent properties and certified mail receipts
- Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

**WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)**  
**(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE )**

- Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- Letter of authorization from the property owner if application is submitted by an agent
- Fee (see fee schedule)
- Any relevant file numbers (case history of previous development applications) must be listed on cover application
- Copy of EPC *Official Notice of Decision*, if the subject site went through the EPC process
- Proposed Site Development Plan set: title sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17"). No electrical sheets needed.
- For collocation on a public utility pole: the PNM approved site dev. plan set for the proposed WTF (1 copy)
- Photo simulation- before and after the proposed WTF
- Site Development Plan sheets must be stamped by a registered engineer or architect.
- Copy of approved Site Development Plan being amended by adding the proposed WTF, if applicable (1 copy)
- Zone Atlas map page, with location of the subject site clearly indicated
- 1 map showing Zoning of the subject site and adjacent properties
- 1 map showing Land Use (ex. residential, commercial, etc.) of the subject site and adjacent properties
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- For collocation on a public utility pole: written discussion of items a through e in §14-16-3-17(A)(14)
- Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on the proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] Note: Notarized statement and affidavit must be on separate pages.
- Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- Copy of letters to both contacts for each neighborhood association(s), with certified return receipts
- List of property owners within 100 feet of the subject site and copy of letter sent to each property owner [§14-16-3-17(A)(13)(f)]
- Supplemental Application Form for Wireless Projects- filled out completely, with the required attachments attached and labeled.

NOTE: There are additional requirements for WTFs proposed to be located on City of Albuquerque property. Please contact Catalina Lehner at (505) 924-3935 for details.

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

James K. Strozier, AICP  
 Applicant's Name (please print!)

[Signature] . 4/15/11  
 Applicant's Signature Date

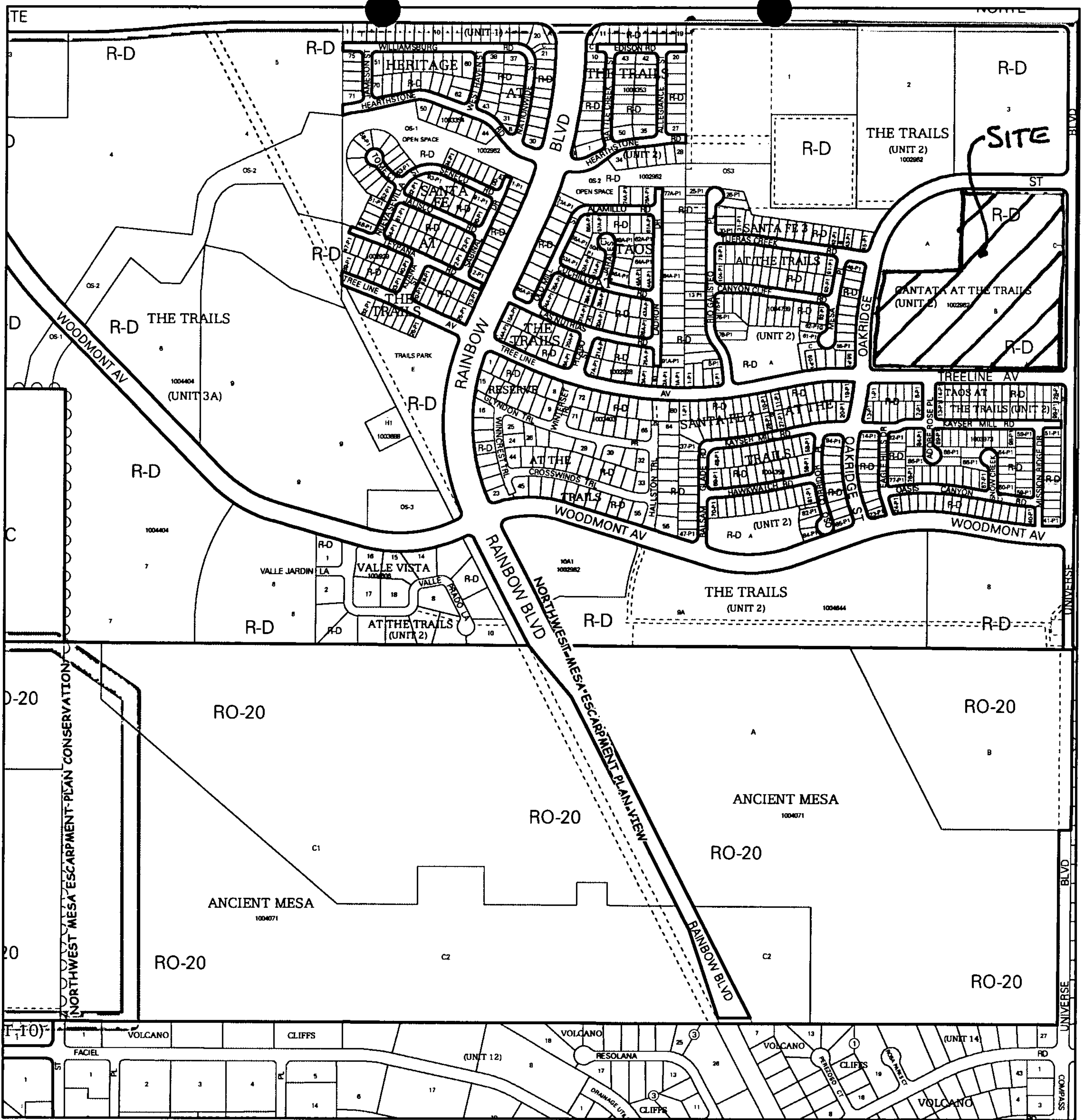


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers:  
11AA - 10045  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 4-18-11  
 Planner's Signature / Date

Project #: 1002962



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-09-Z**

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 1/24/2011



April 15, 2011

Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Administrative Amendment for Cantata at The Trails, Lot B, Cantata at The Trails Subdivision, Zone Map Page C-9

Landscape Architecture  
Urban Design  
Planning Services

Dear Mr. Cloud:

302 Eighth St. NW  
Albuquerque, NM 87102  
(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

The purpose of this letter is to request an Administrative Amendment to the DRB approved Site Development Plan for Subdivision and Building Permit for Cantata at The Trails. The property is located on the west side of Universe Boulevard within The Trails Master Plan. The site plan was approved at the DRB hearing on June 27, 2007 and received final sign-off on October 5, 2007. The project number is 1002962, 07DRB-00613.

The attached Administrative Amendment is proposed to allow the following:

1. Expand the allowable building types to include smaller units that have [single story and single car garage units;]
2. Amend the site plan to add additional guest parking areas;
3. Meet the Solid Waste department requirements for both receptacle and recycling locations;
4. Add two wall mounted signs; and
5. Reduce turf areas and modify the landscape plan.

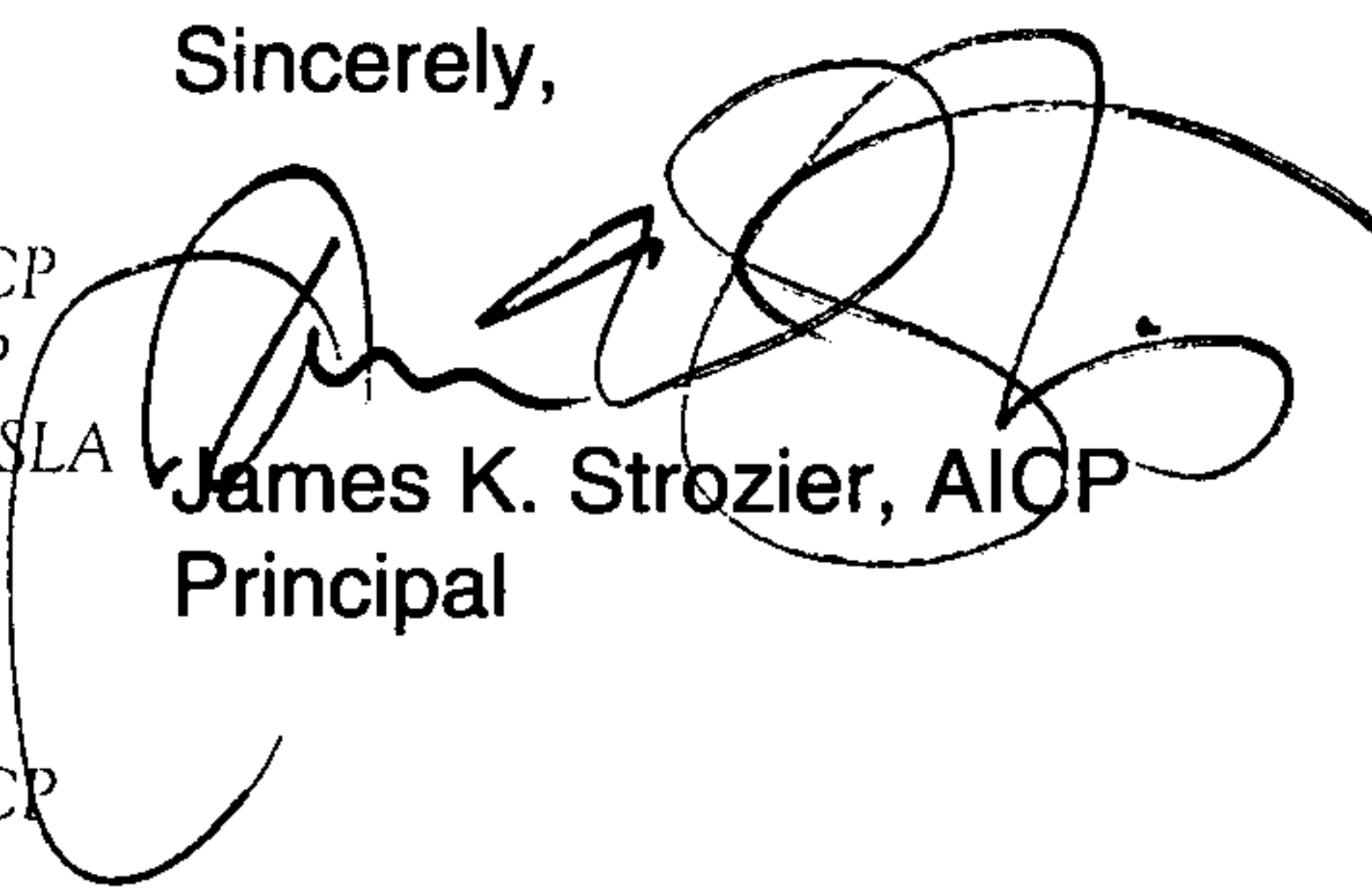
This request is consistent with the regulations for an Administrative Amendment. The proposed additional building options are slightly smaller than those originally approved. The number of units and density does not change as a result of this amendment. The addition of guest parking, signage, and recycling areas will improve the functionality of the project for future residents. Since the use and development pattern are not being changed, the adjacent properties will not be aggrieved by the proposed modifications to the project.

We are excited to continue the construction of this project, which provides a multi-family housing choice as part of the Trails Master Plan. Please do not hesitate to contact me at 764-9801 if you have any questions or desire any additional information.

Sincerely,

PRINCIPALS

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

  
James K. Strozier, AICP  
Principal

ASSOCIATES

Jacqueline Fishman, AICP



REC'D JUL 02 2007

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 27, 2007

4. **Project # 1002962**  
07DRB-00613 Major-SiteDev Plan Subd  
07DRB-00615 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07 & 06/20/07] (C-9)

At the June 27, 2007, Development Review Board meeting, the site plan for subdivision was approved. With the signing of the infrastructure list dated 06/27/07 and approval of the Grading Plan Engineer Stamp dated 06/07/07, the site plan for building permit was approved with final sign off delegated to the City Engineer for the SIA and to Planning for 3 copies, the 15 day appeal period and the plat.

If you wish to appeal this decision, you must do so by July 12, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Sheran Matson, AICP, DRB Chair

Cc: Cantata at the Trails Inc, 7007 Jefferson St NE, 87109  
Stephanie Walton, Bohannan Huston, 7500 Jefferson NE, 87109  
Marilyn Maldonado, Planning Department, 4<sup>th</sup> Floor, Plaza del Sol Bldg.  
File





***transmittal memo***

**Date:** May 31, 2011  
**To:** Jack Cloud, DRB Chair

**Via:** Hand Delivery  
**From:** Jim Strozier

**Re:** Cantata at the Trails

**Project #:** 10045

**We are transmitting the following:**

Color Schemes as requested.

**For your:**

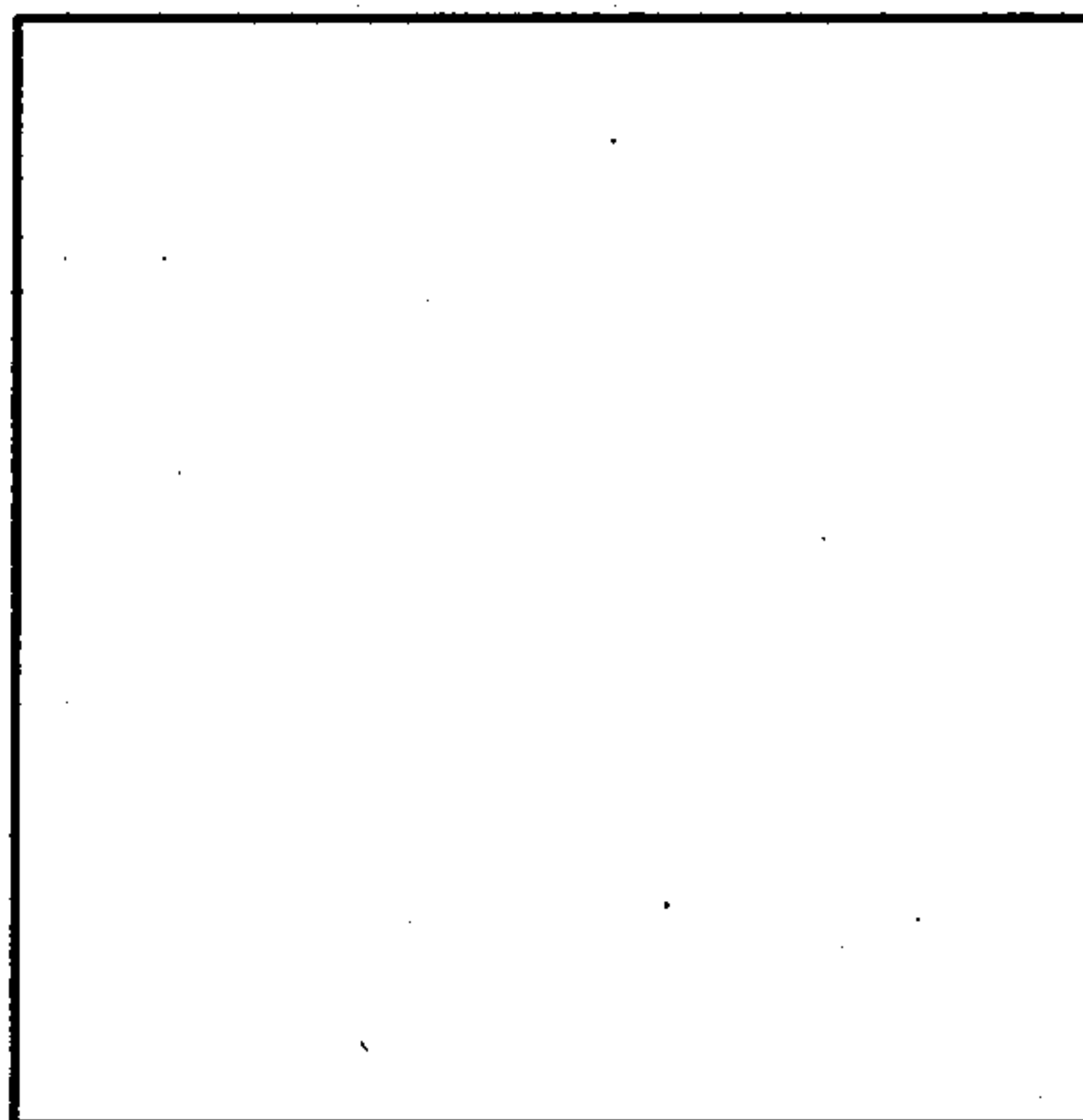
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**Comments:**

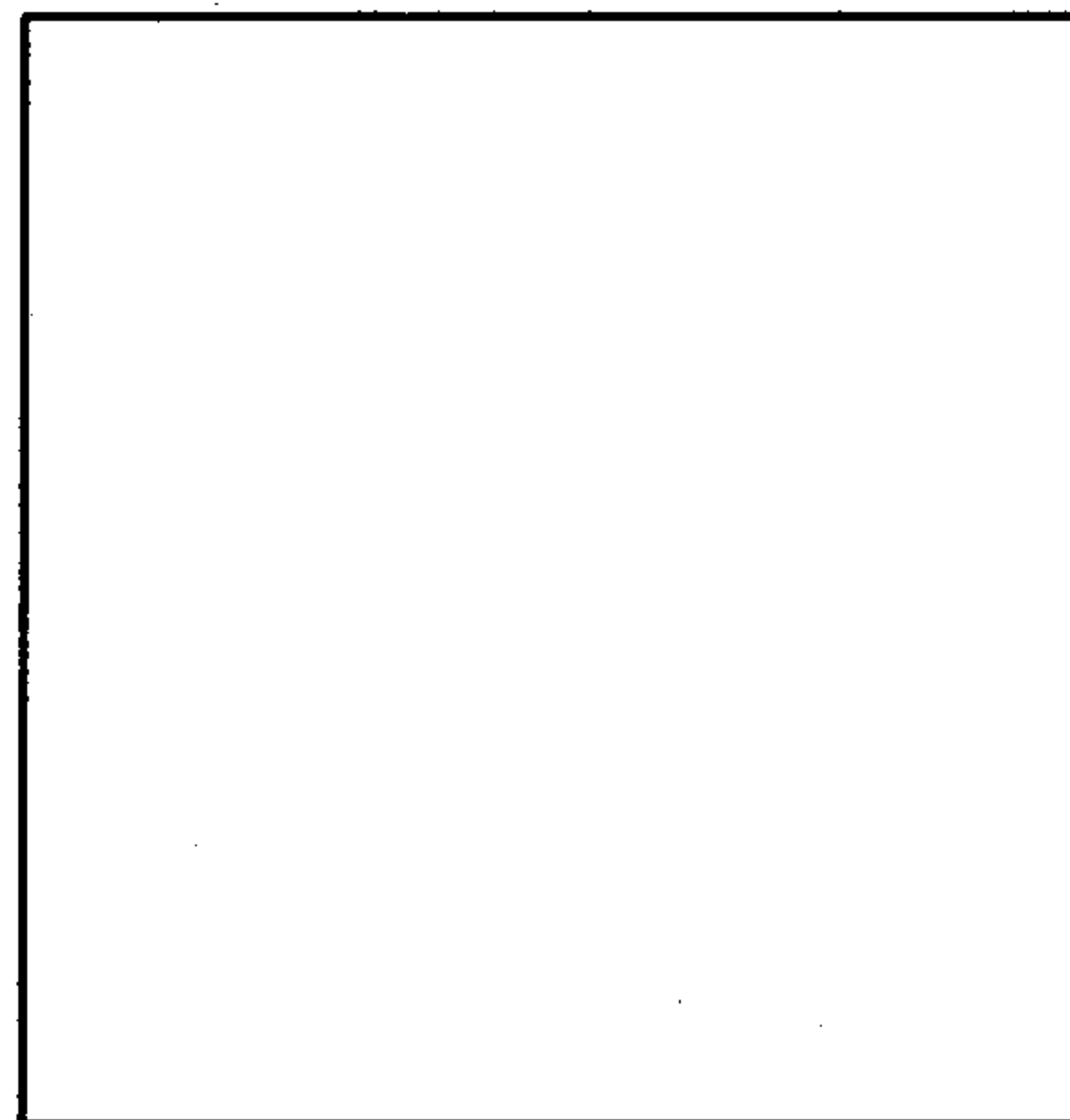
Please let me know if you have any questions or require any additional information.

· 02  
· 03  
· 04  
· 05

**PRIMARY - EL REY STUCCO  
105 BAMBOO**

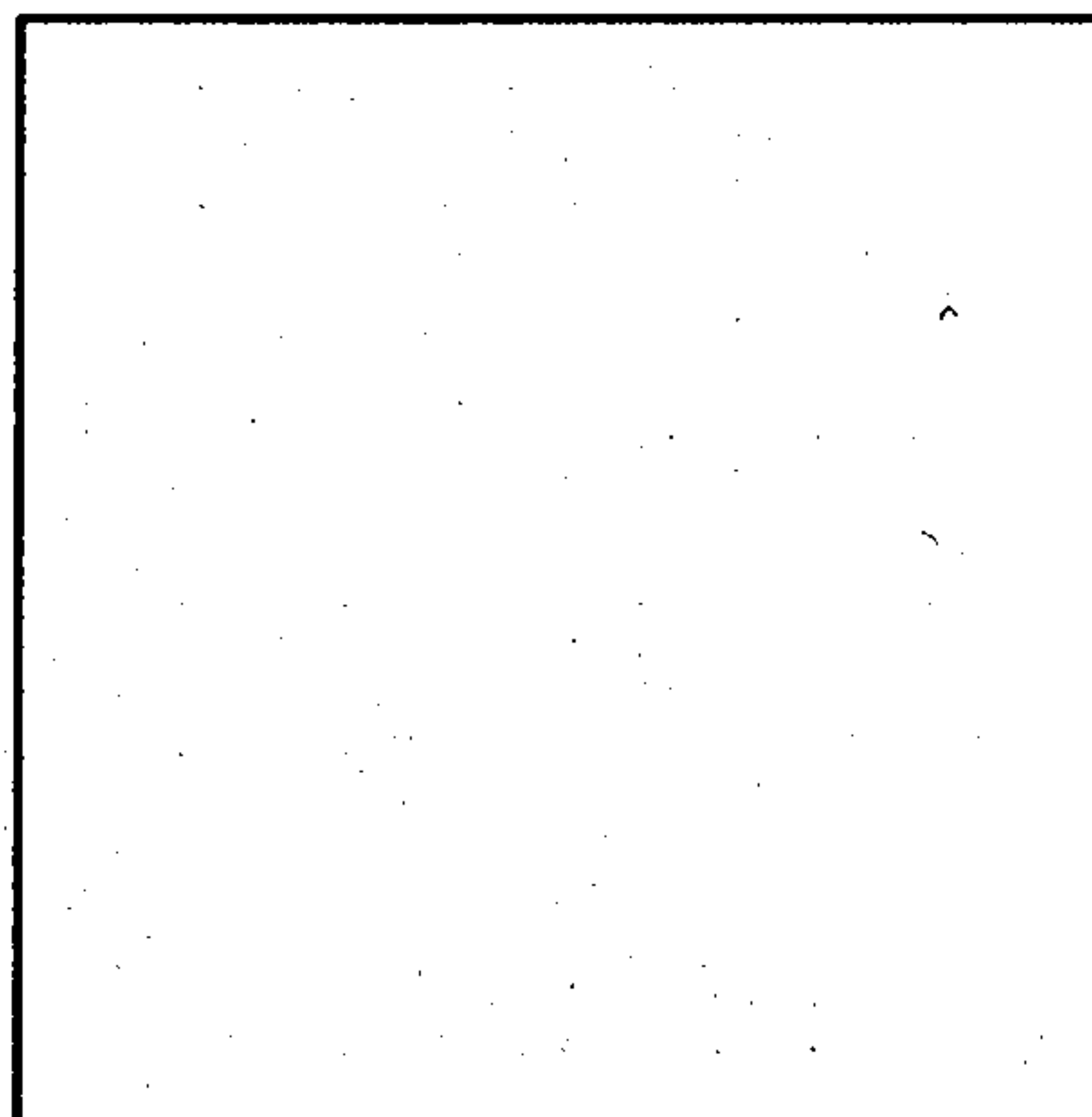


**SECONDARY - EL REY STUCCO  
115 COTTONWOOD**



**ACCENTS**

**TRIM  
DE5442 CANDLE IN THE WIND**



**FASCIA / GARAGE  
DE6210 MIDNIGHT BROWN**



**DOOR / SHUTTER  
DE6224 TREASURE CHEST**

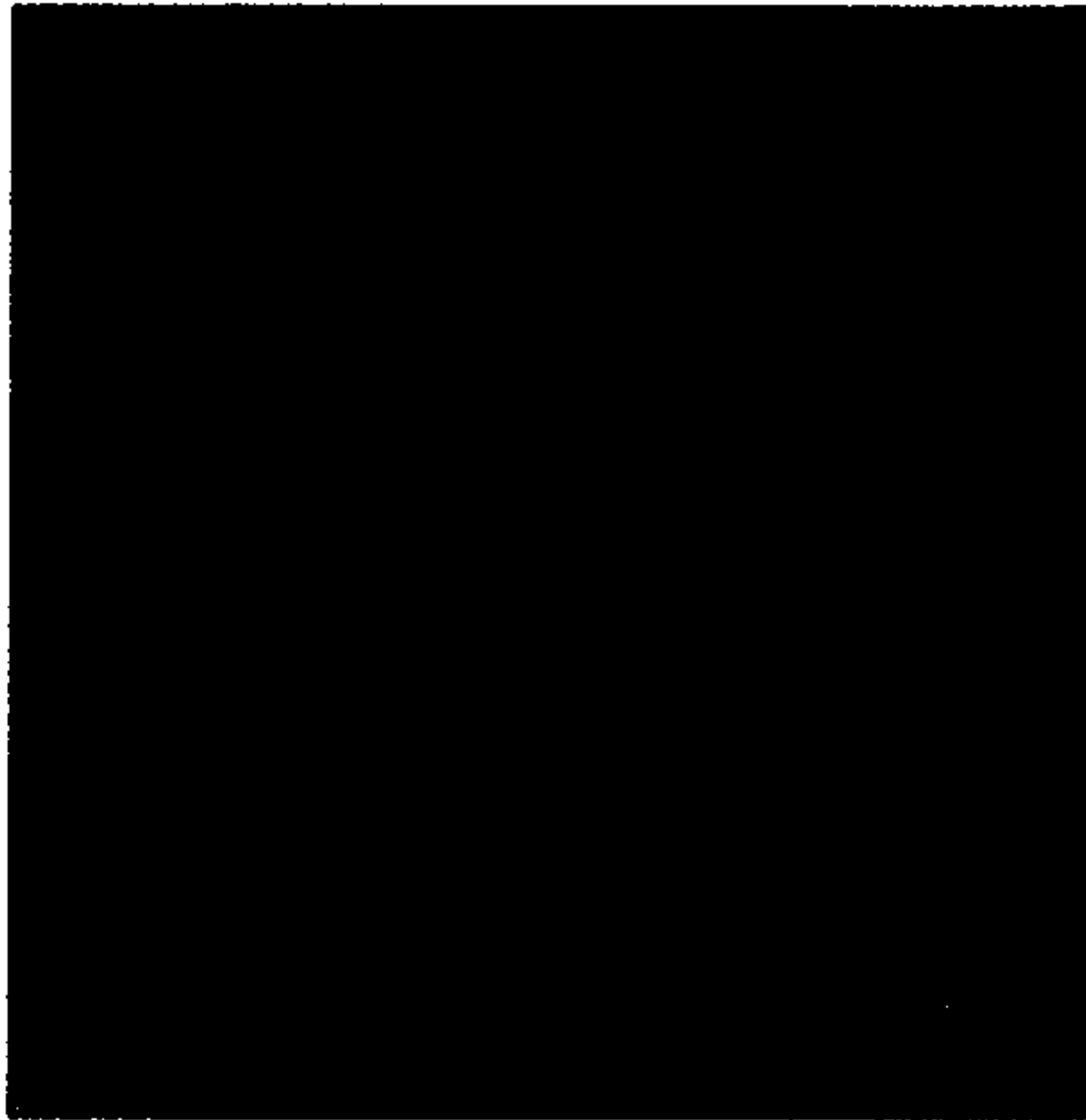


**ROOF - EAGLE ROOFING  
2553 SANDSTONE FLASHED**

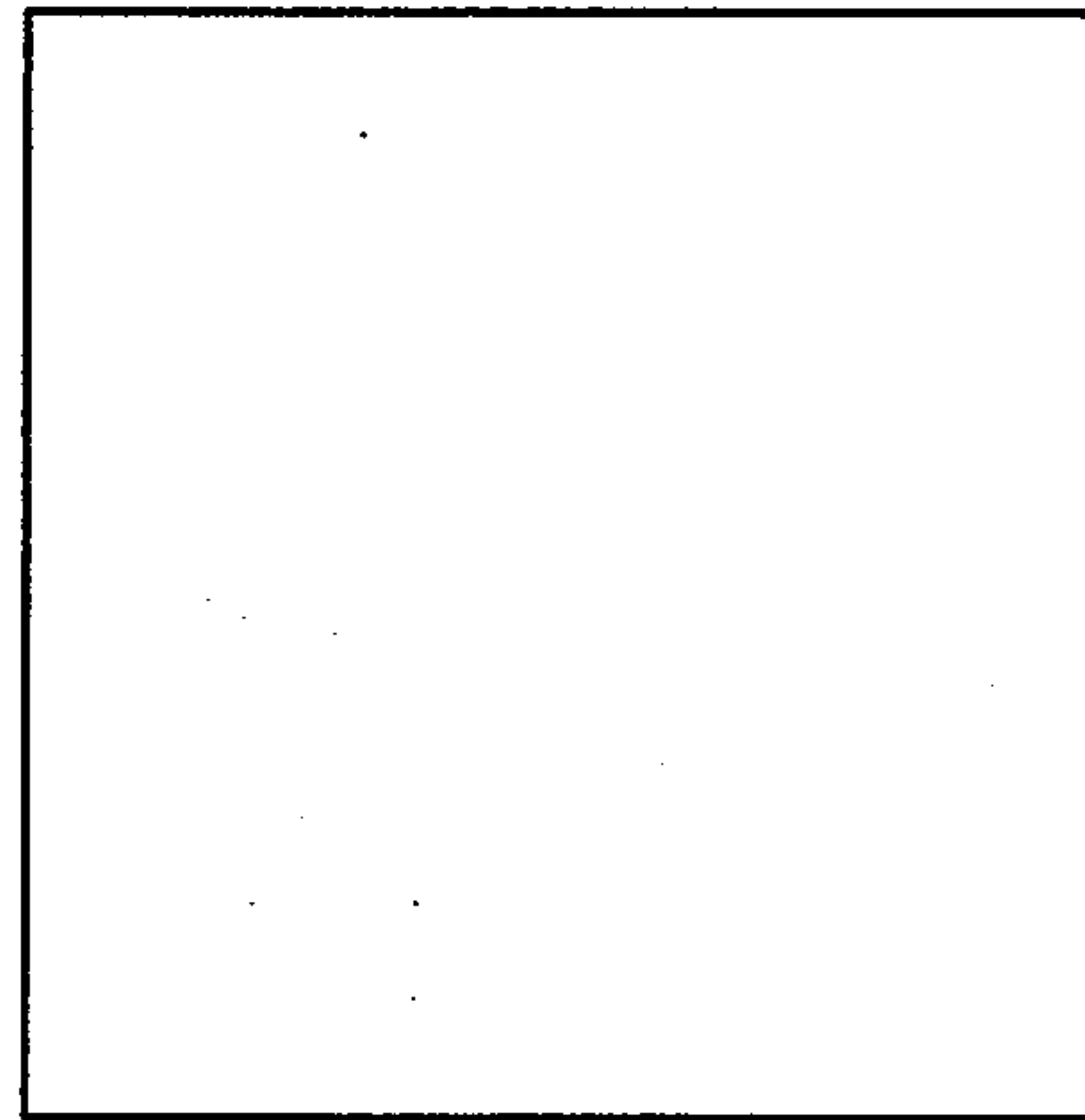


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PRIMARY - EL REY STUCCO  
116 ADOBE



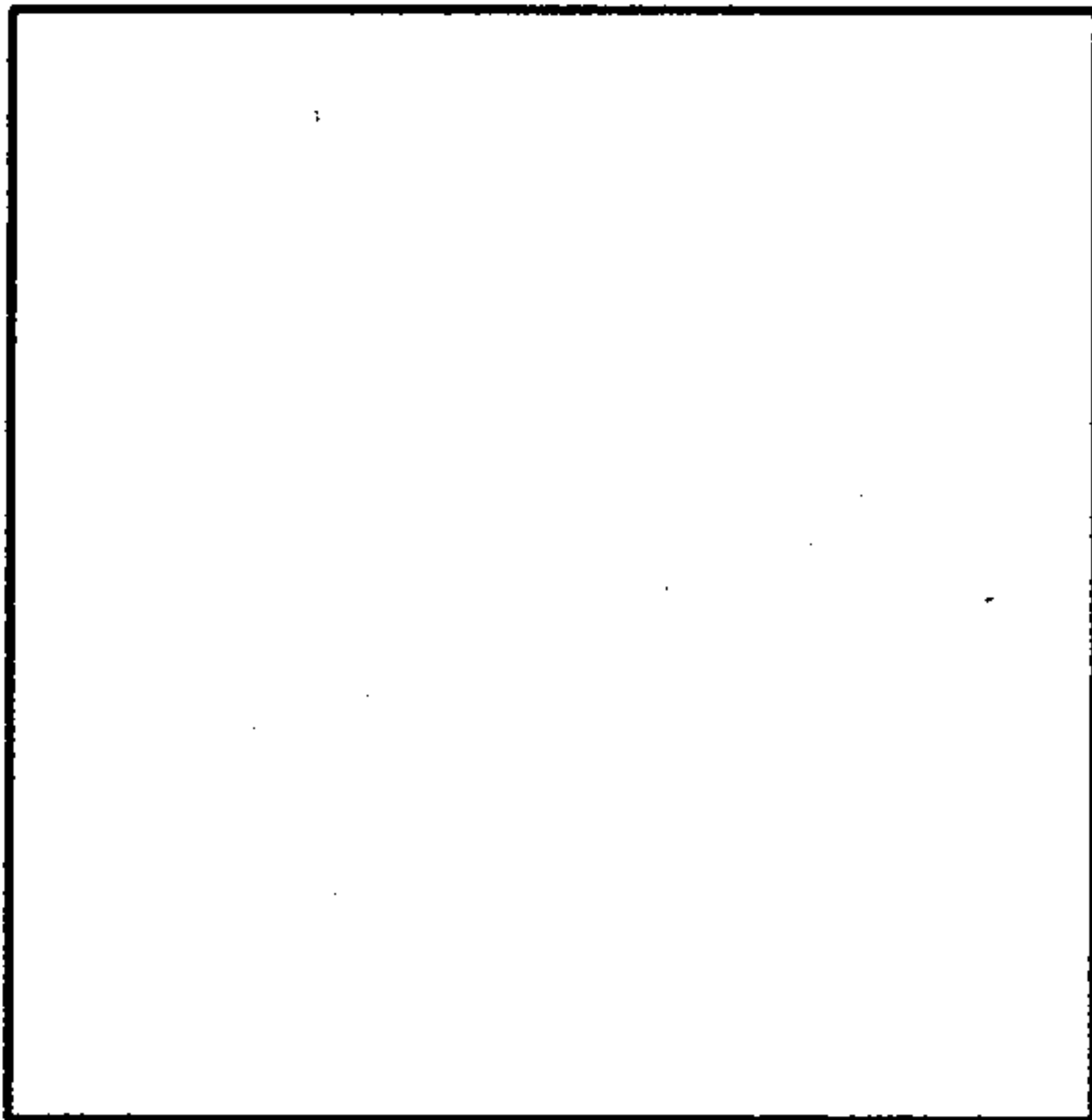
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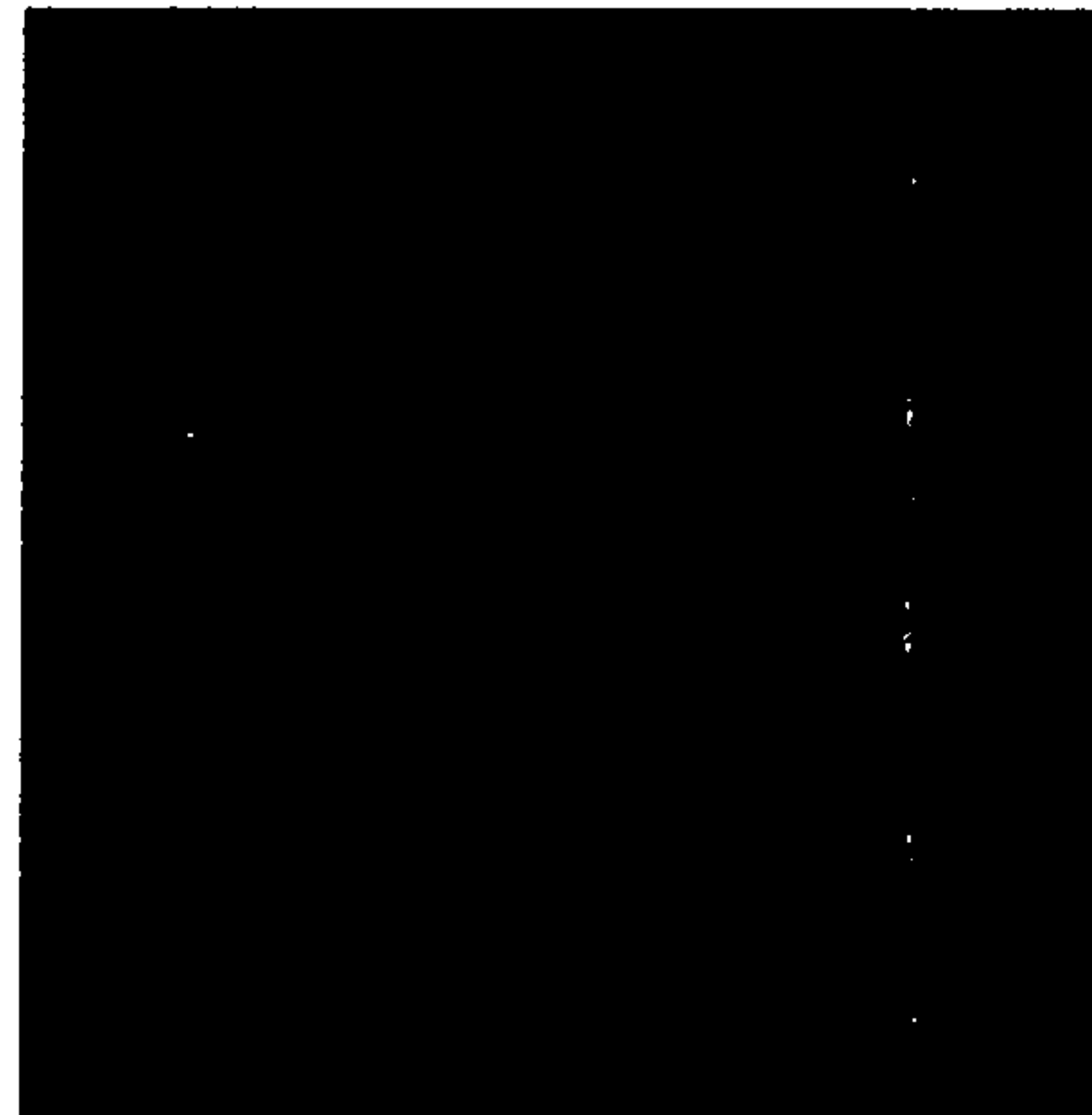
ACCENTS

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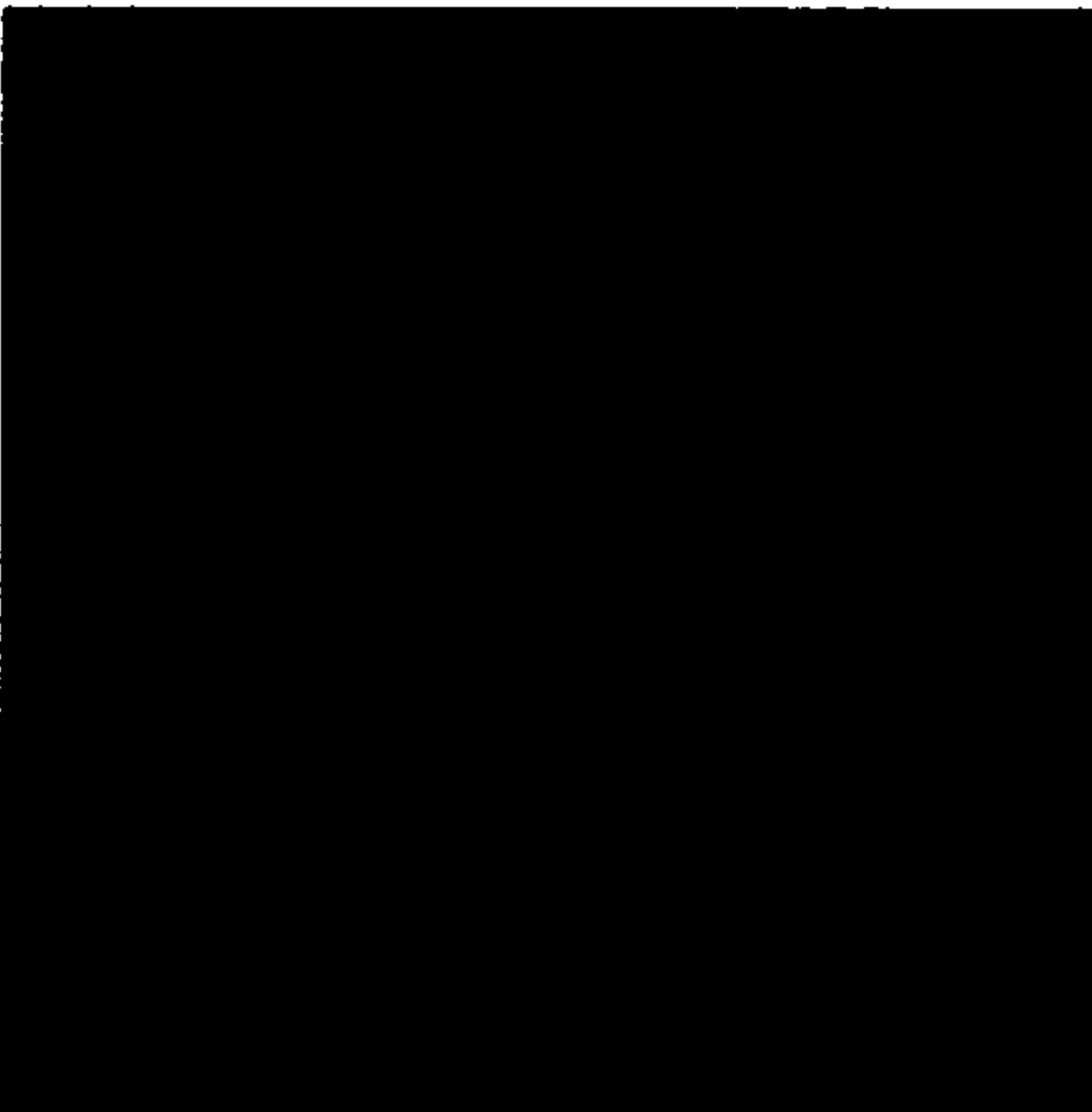
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DE6199 PALE BEACH



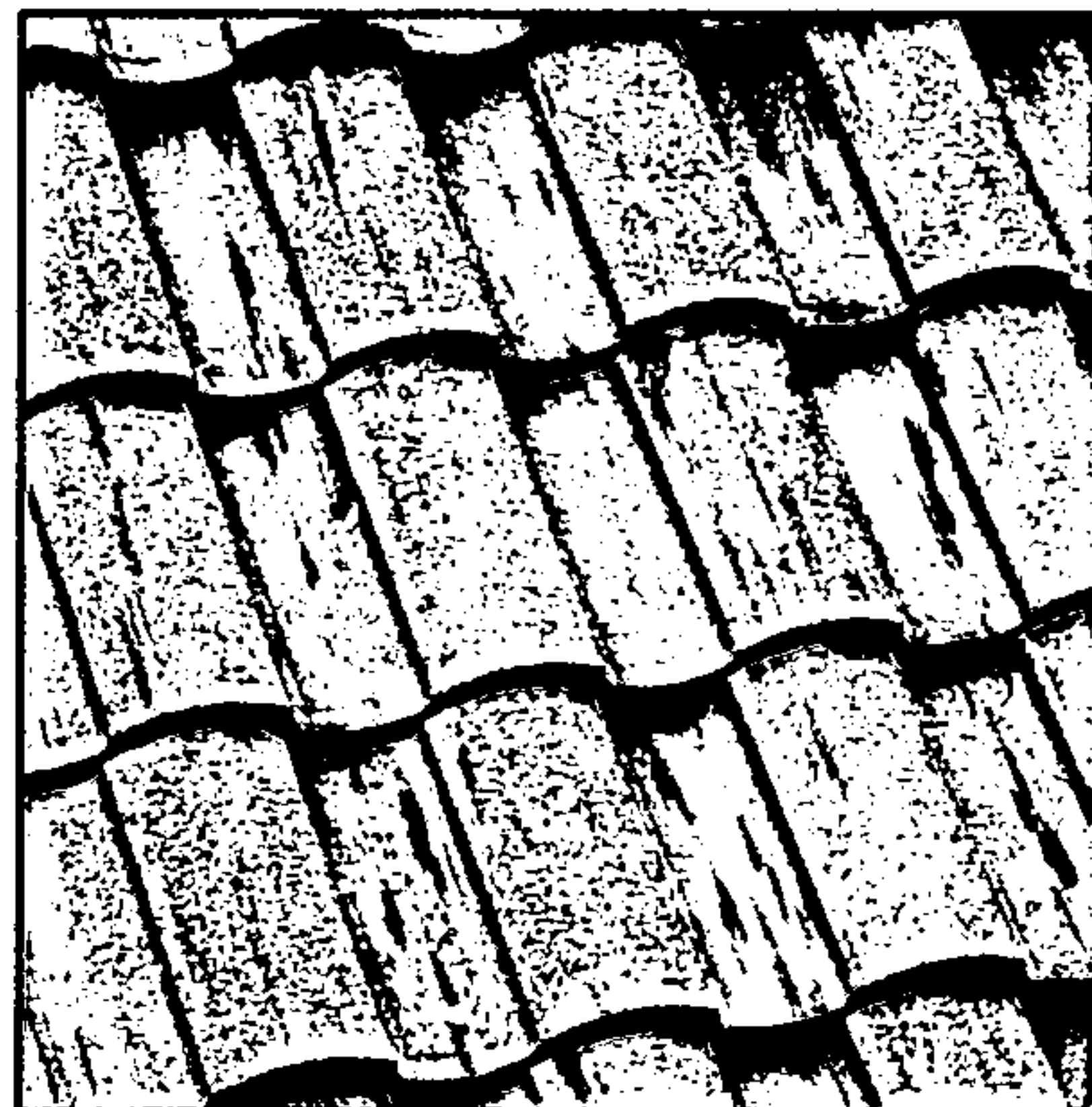
FASCIA / GARAGE  
DE6062 TEA BAG



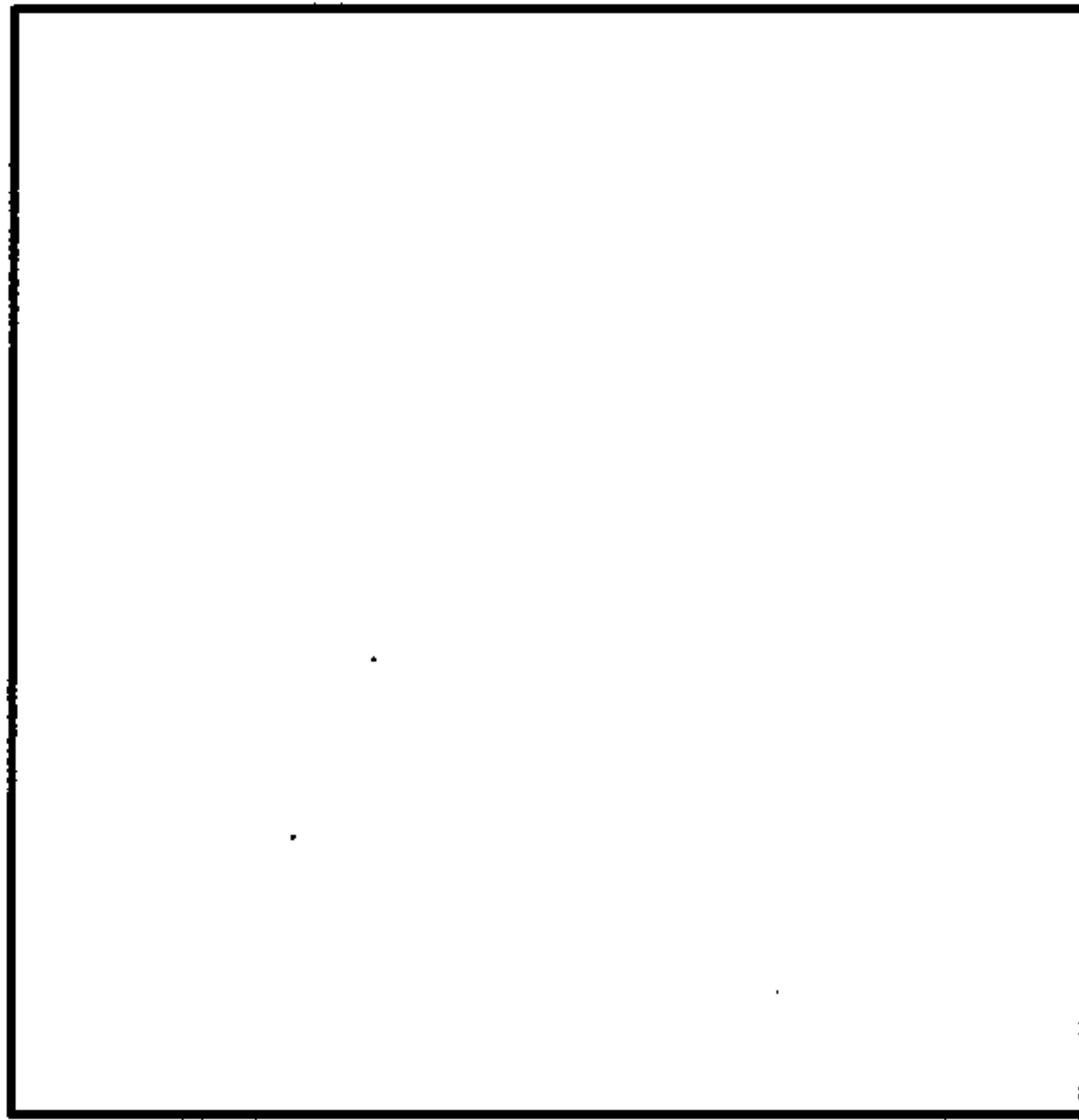
DOOR / SHUTTER  
DEA148 SUNKEN SHIP



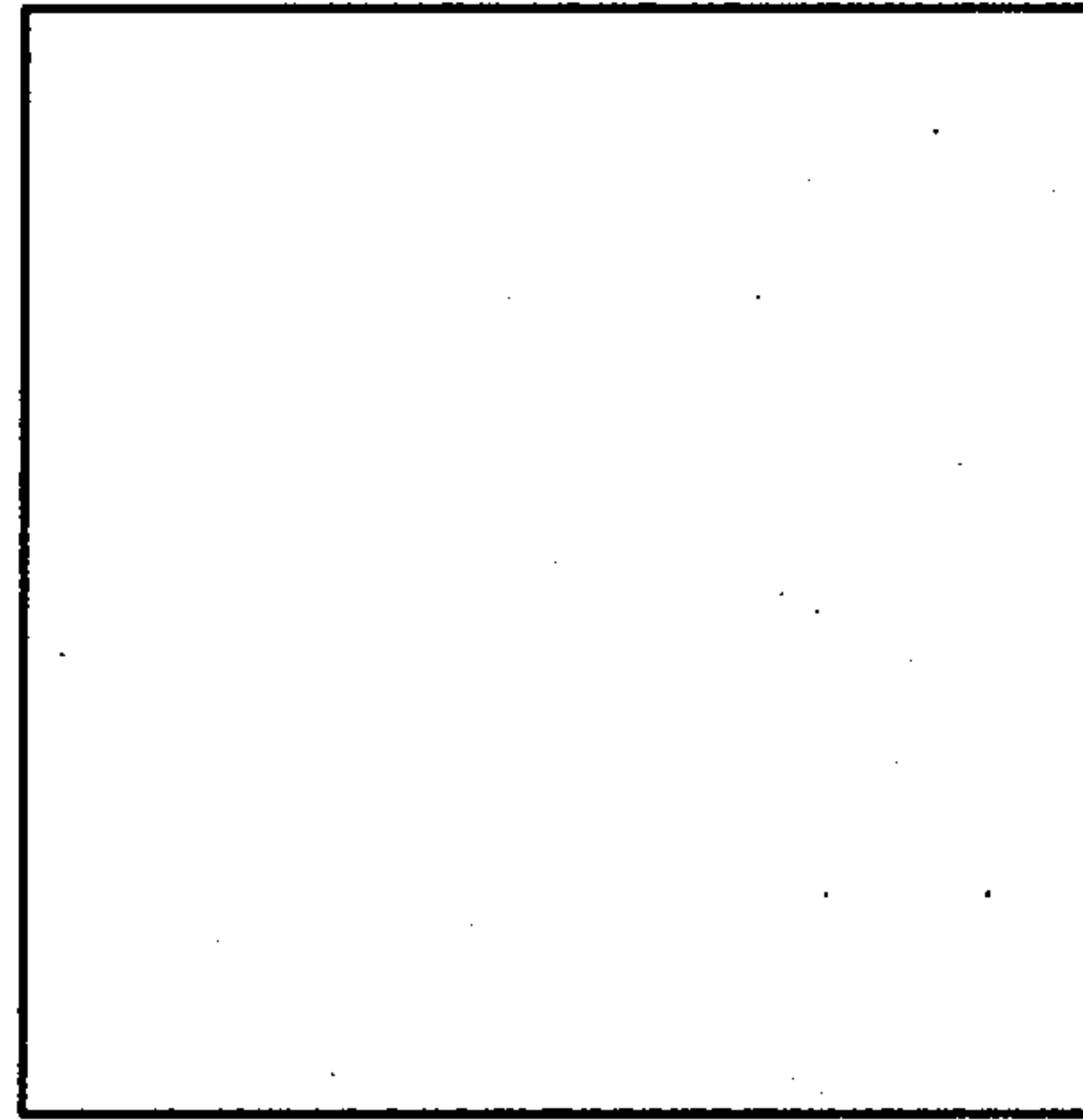
ROOF - EAGLE ROOFING  
2530 WEATHERED ADOBE



PRIMARY - EL REY STUCCO  
135 SAHARA



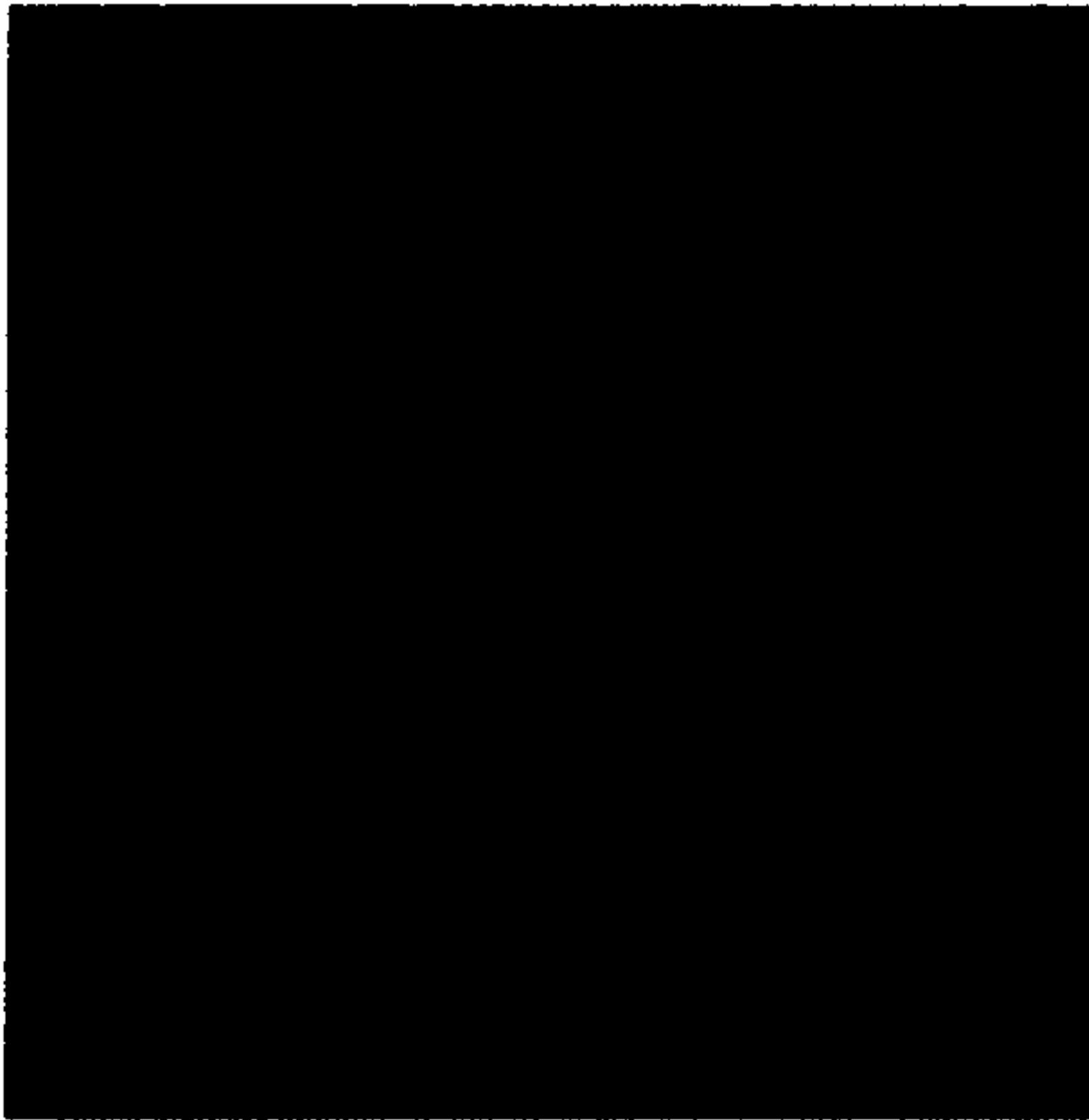
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105 BAMBOO



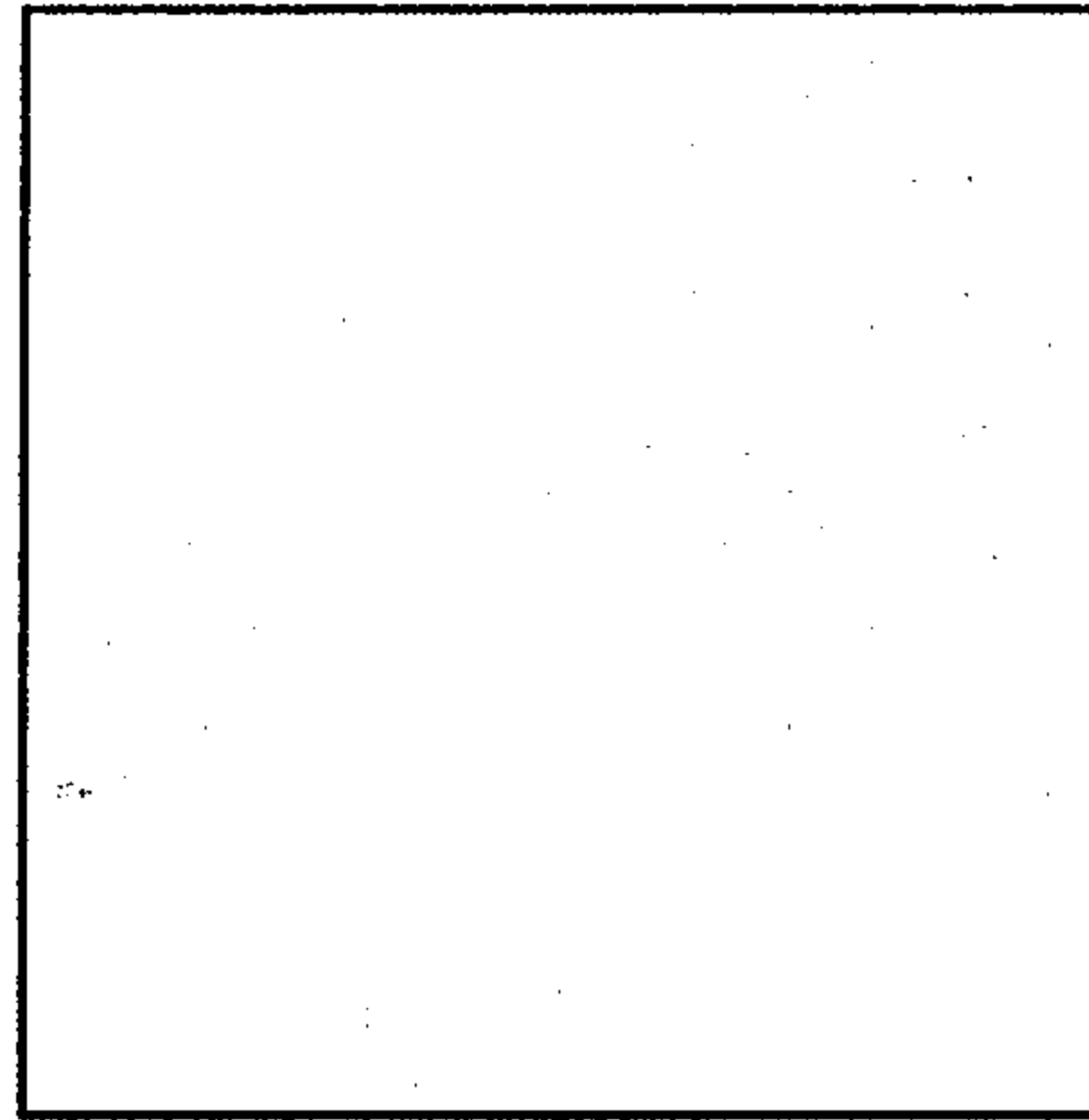
ACCENTS

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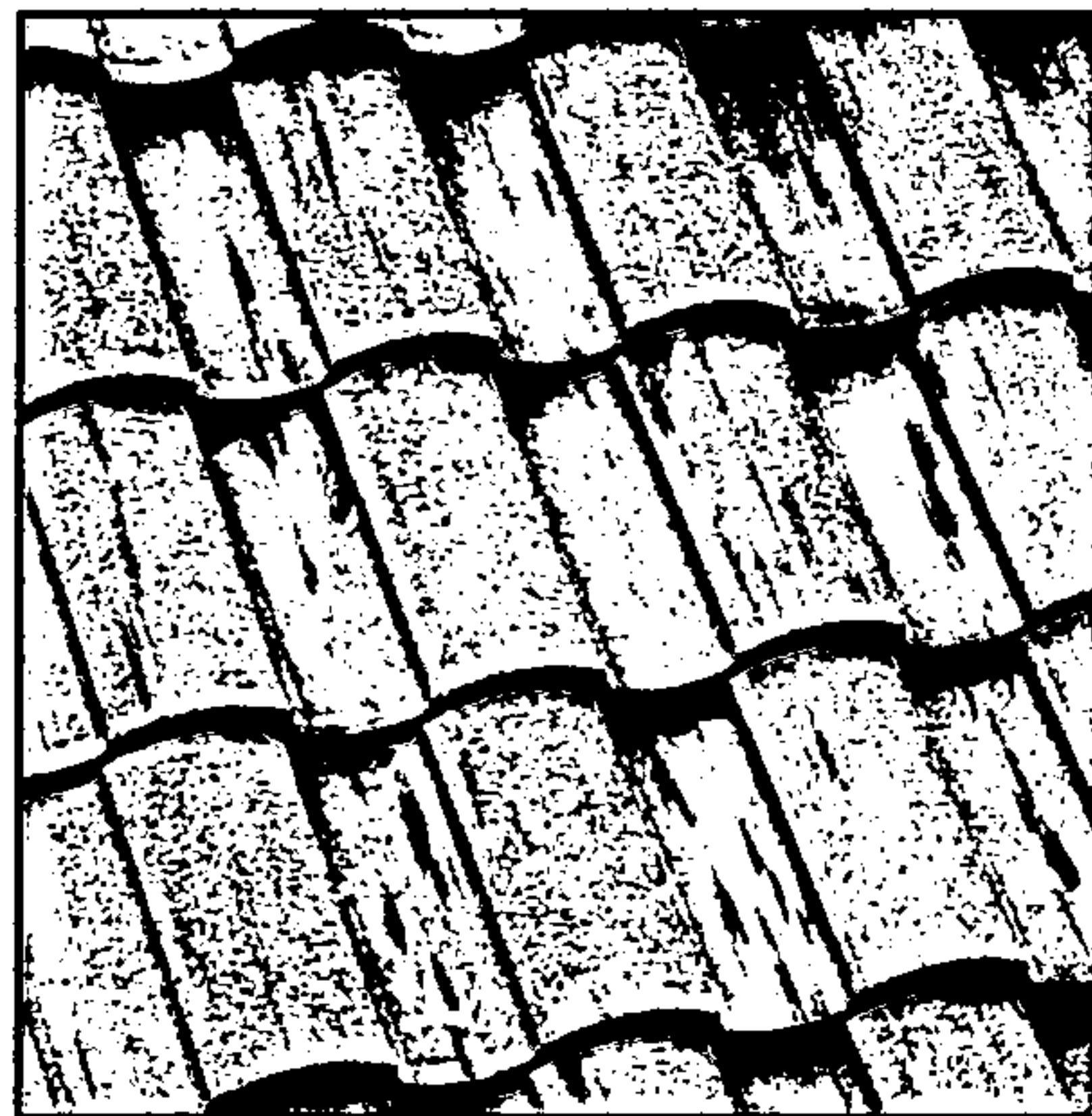
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DE6135 VERONA BEACH



DOOR / SHUTTER  
DE6293 VELVET CLOVER

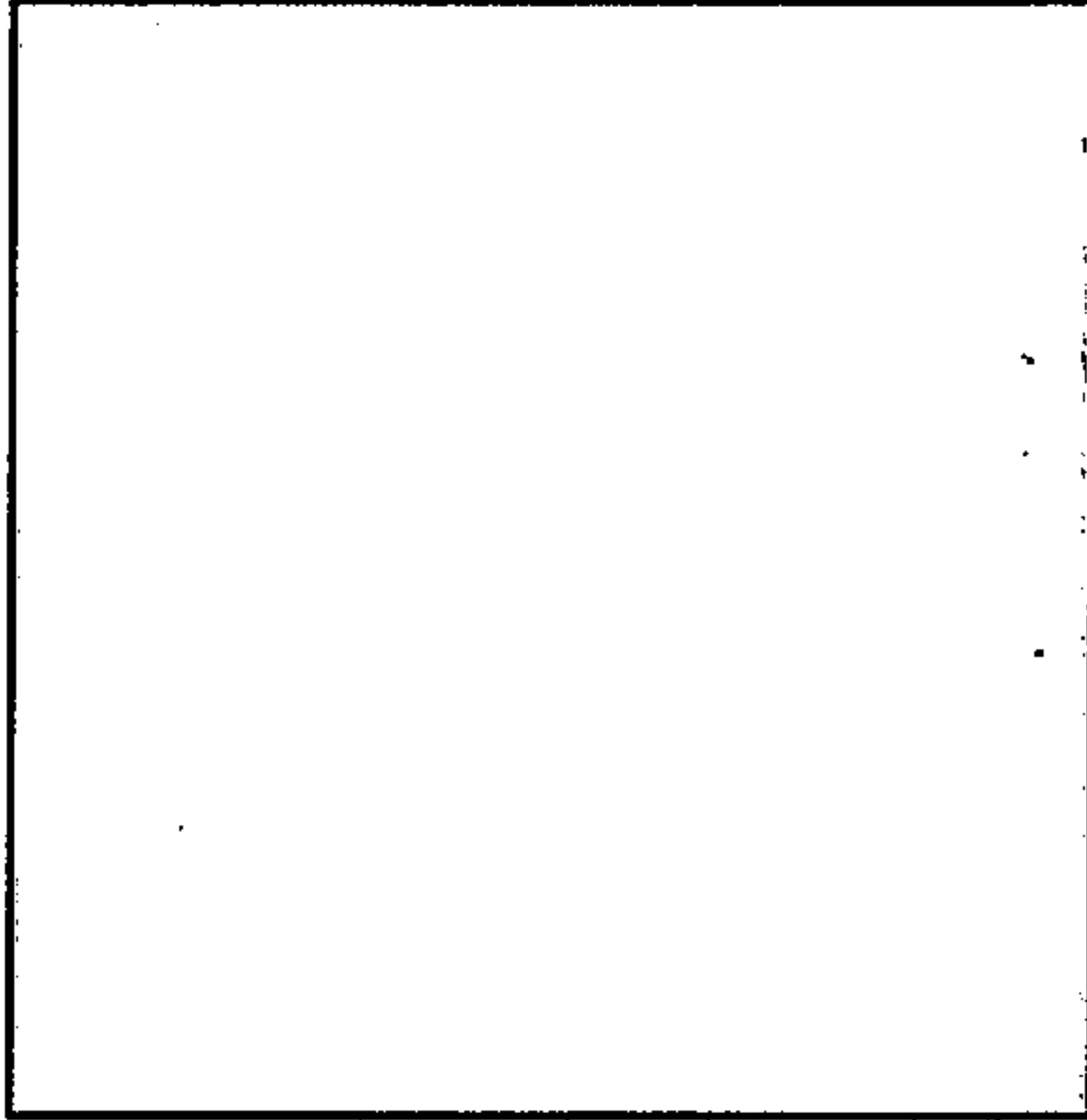


ROOF - EAGLE ROOFING  
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- 01  
- 01  
- 01  
- 01

PRIMARY - EL REY STUCCO  
106 BUCKSKIN



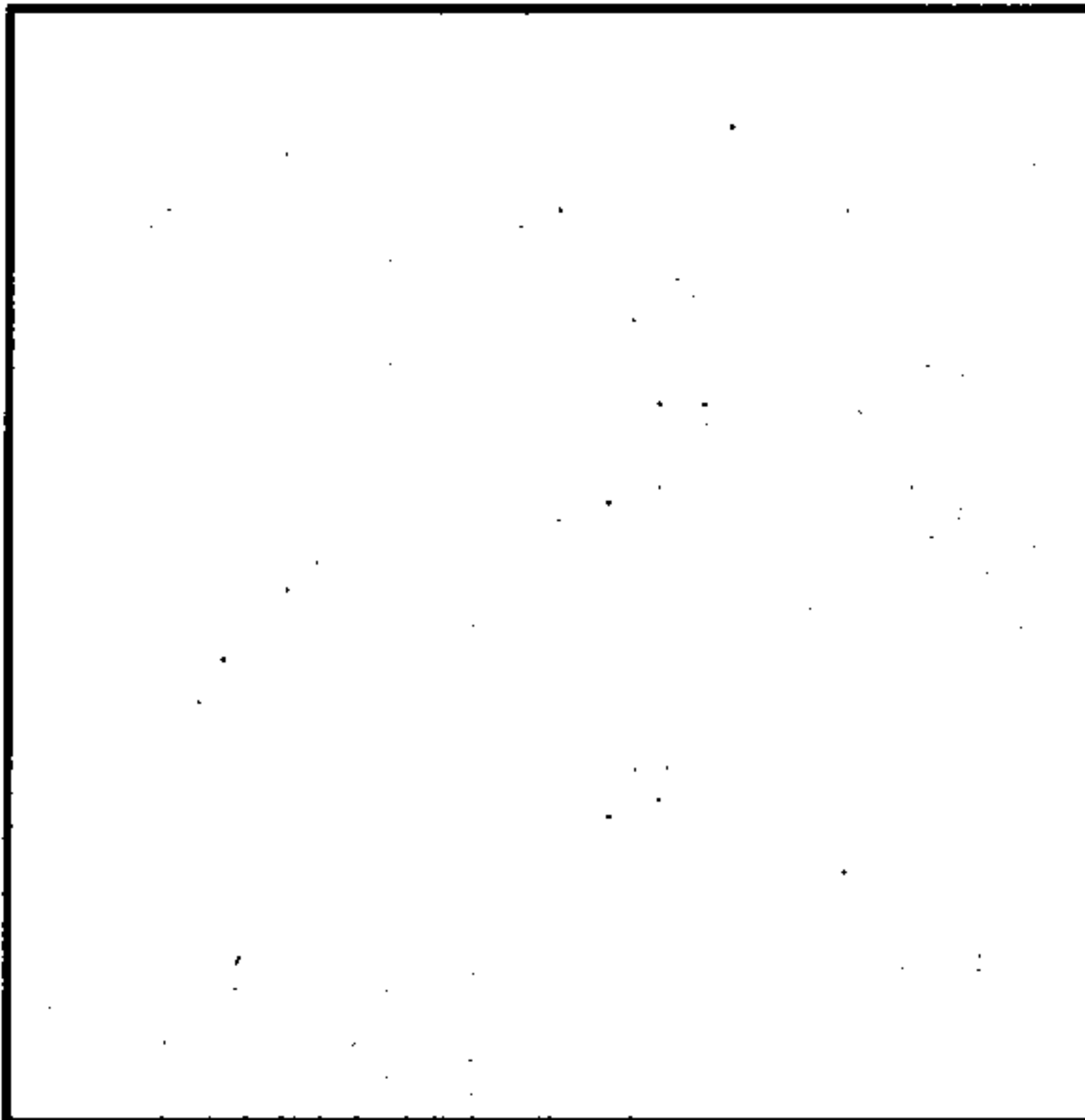
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125 LA LUZ



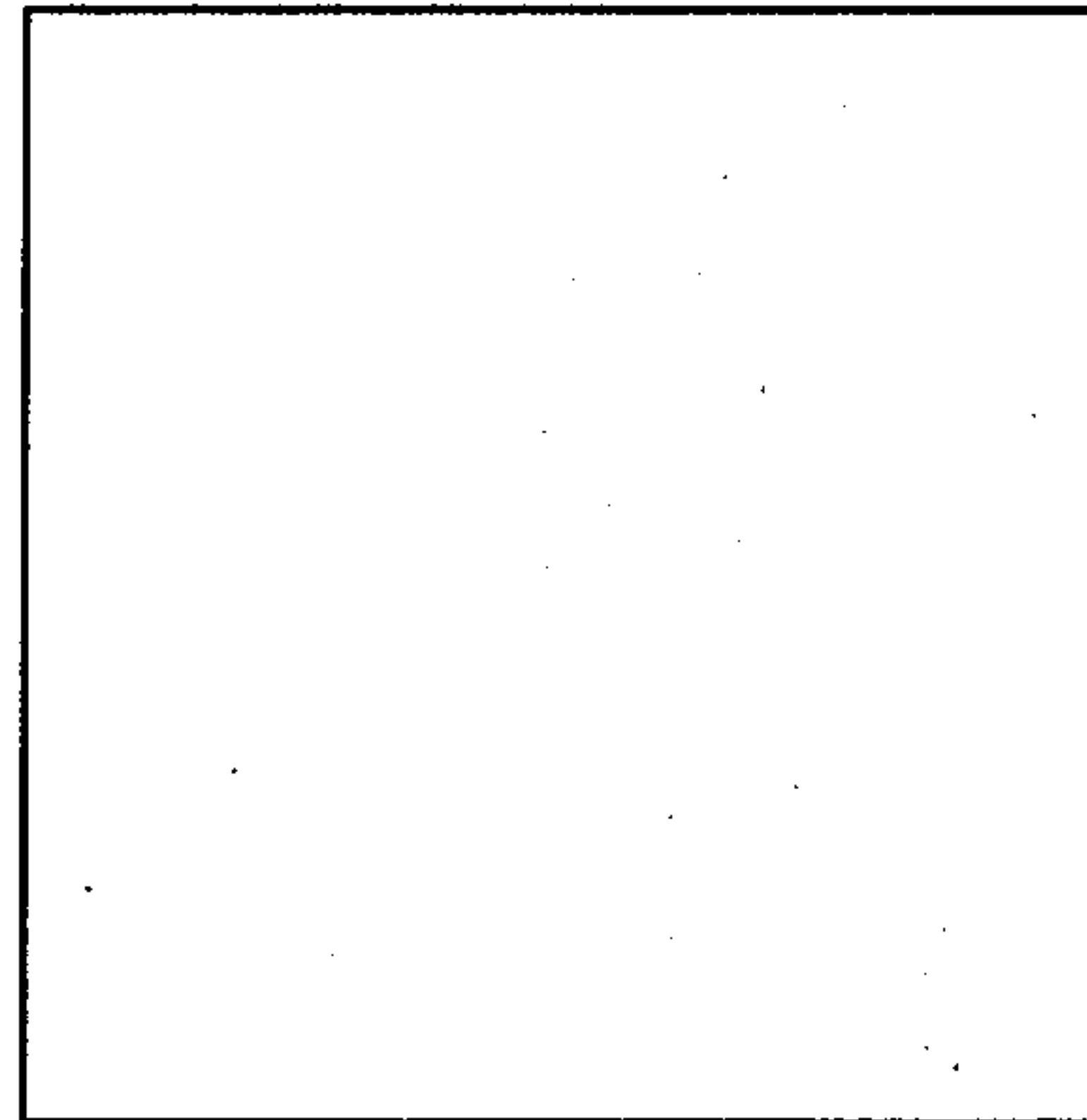
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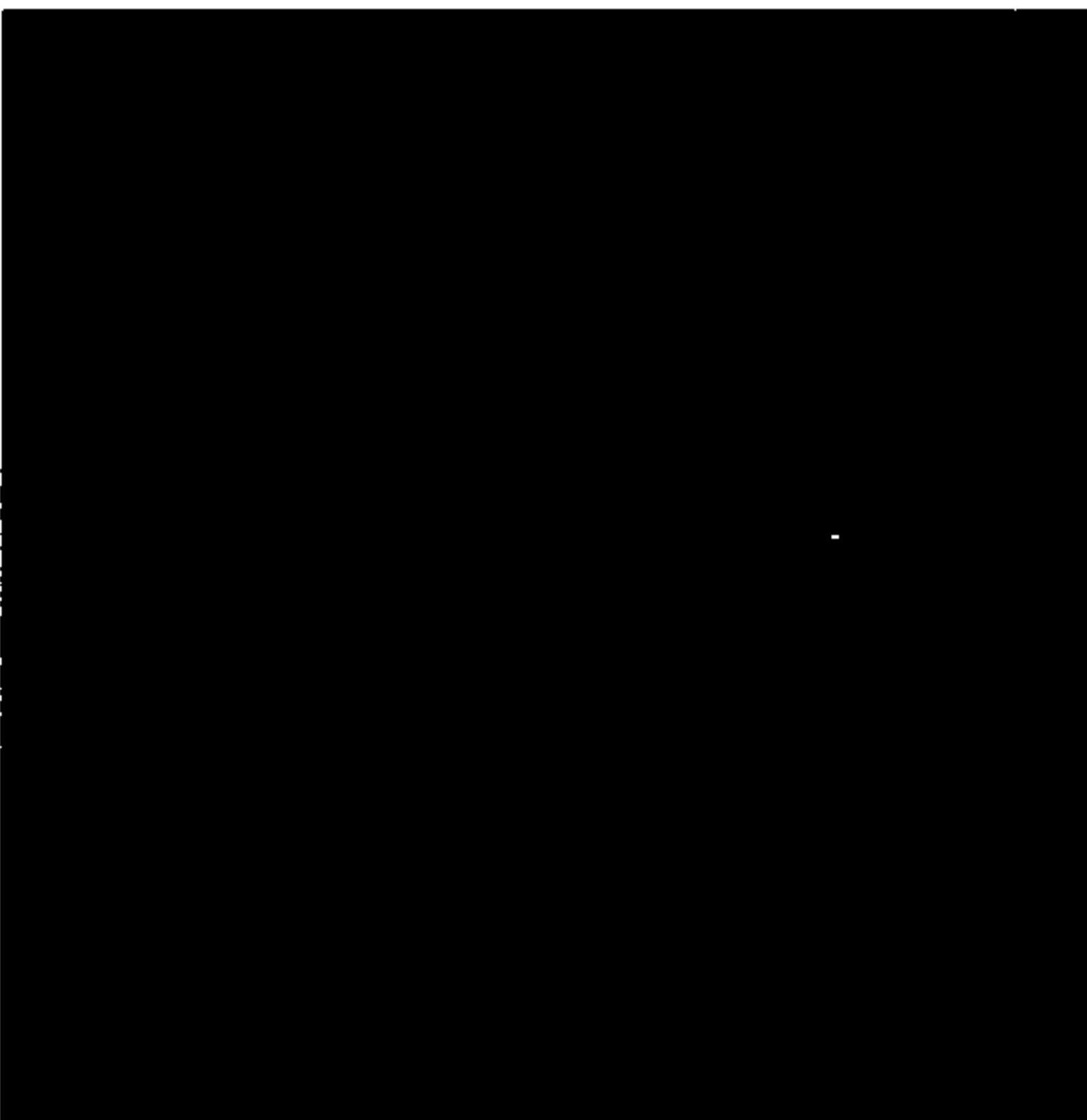
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DE6128 SAND DUNE



FASCIA / GARAGE  
DE6143 ALMOND LATTE



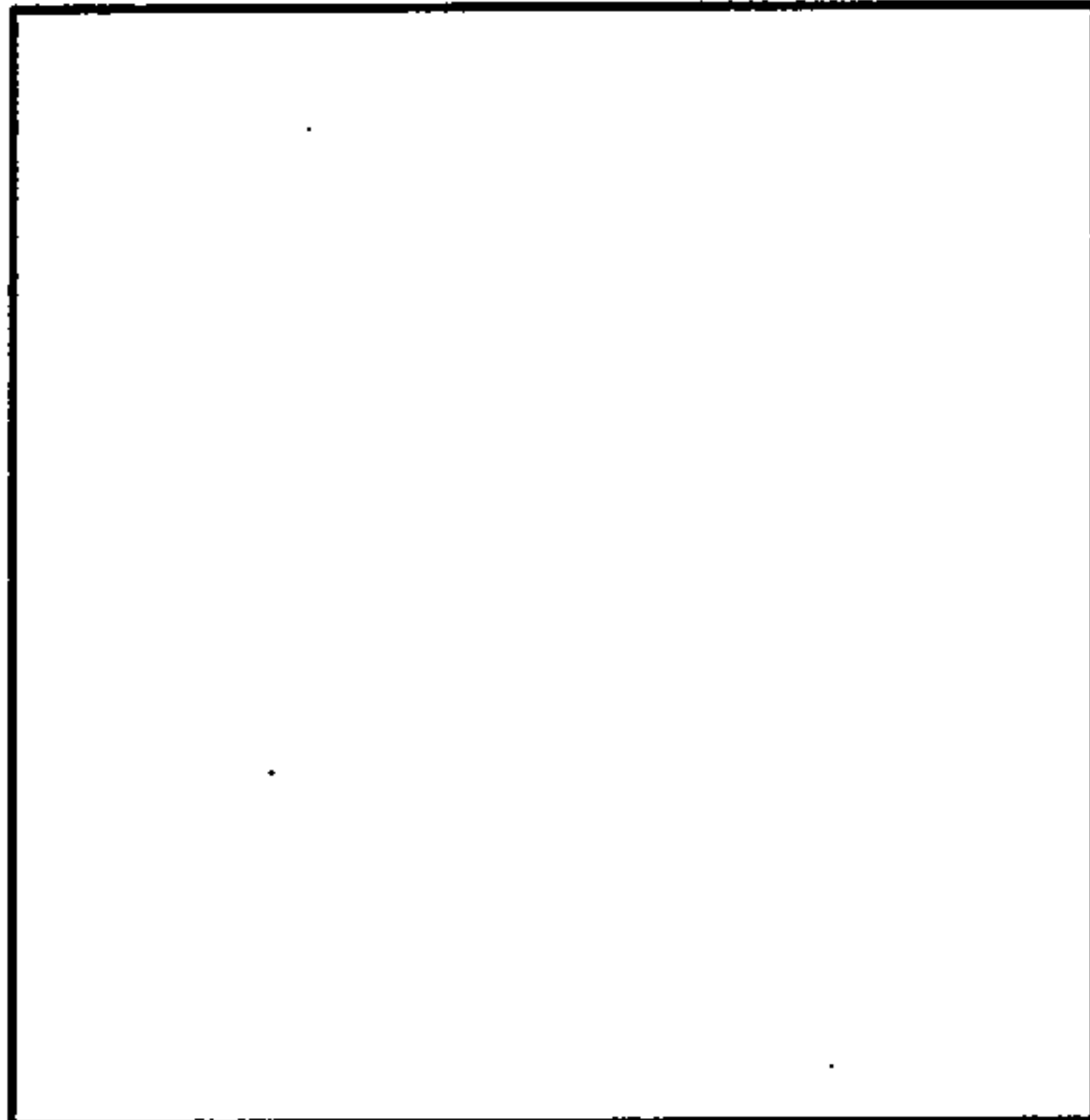
DOOR / SHUTTER  
DE6314 DARK PEWTER



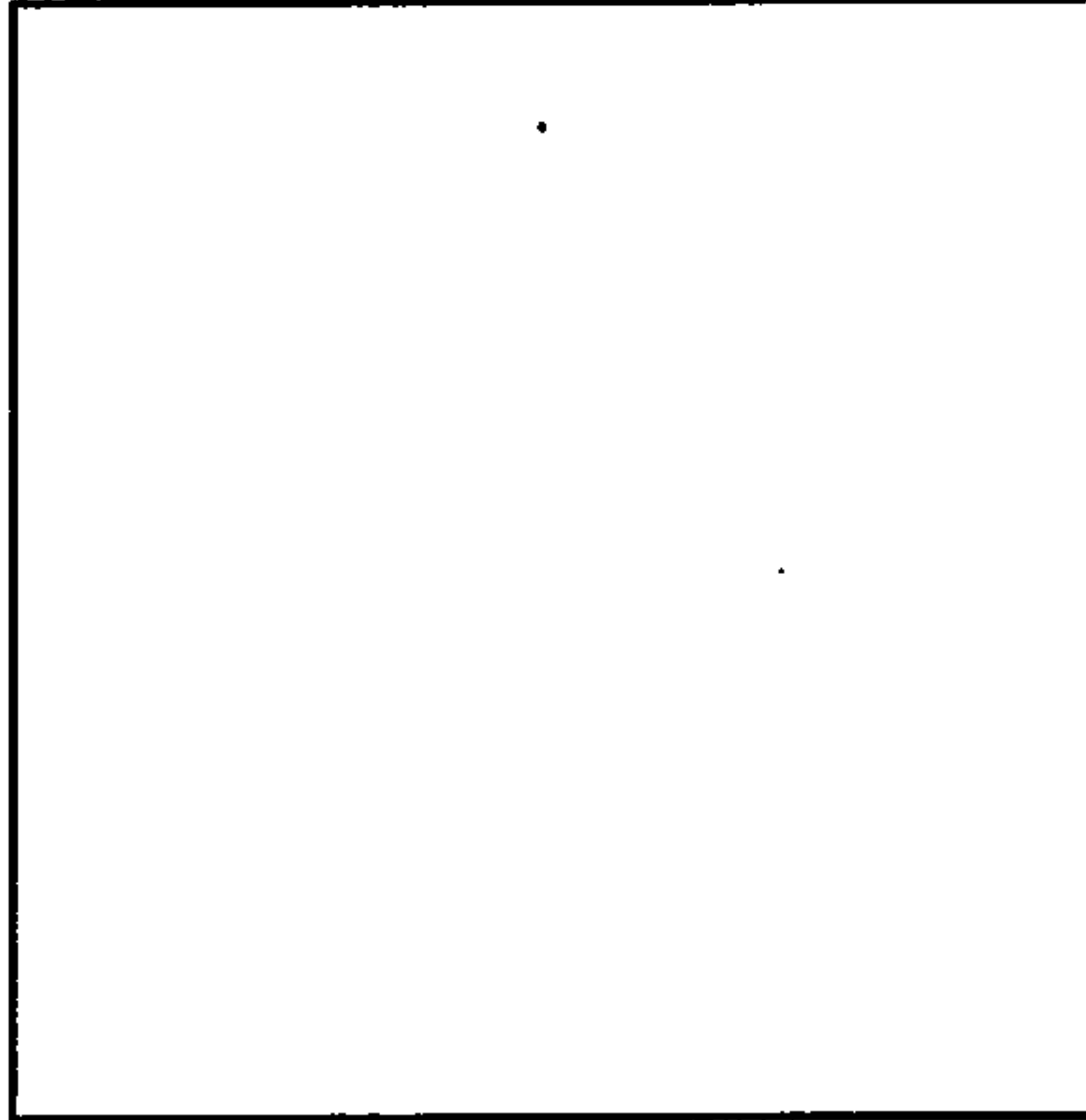
ROOF - EAGLE ROOFING  
2553 SANDSTONE FLASHED



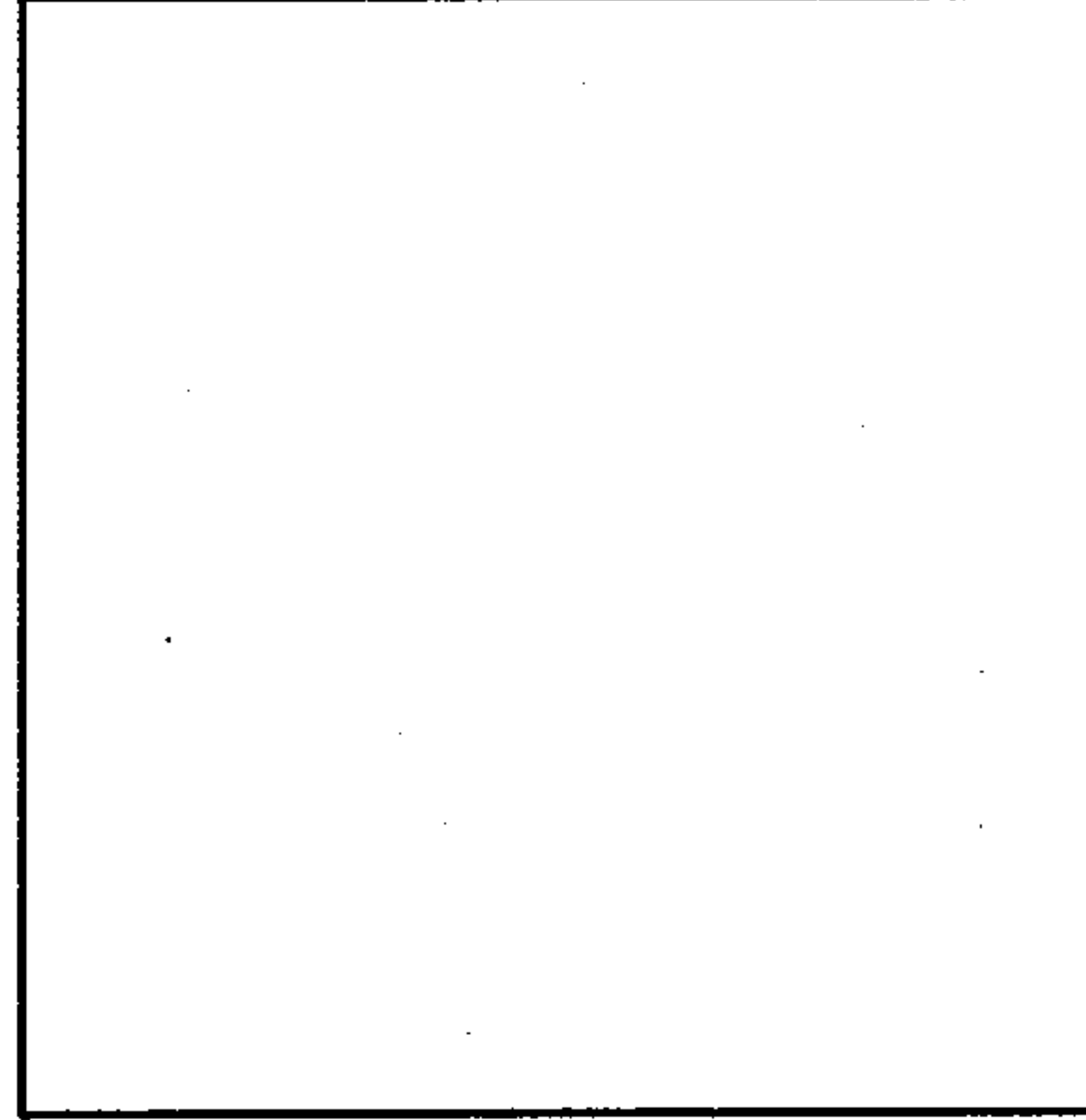
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DE6158 BUCKSKIN



SECONDARY  
DE6103 COPPER LAKE

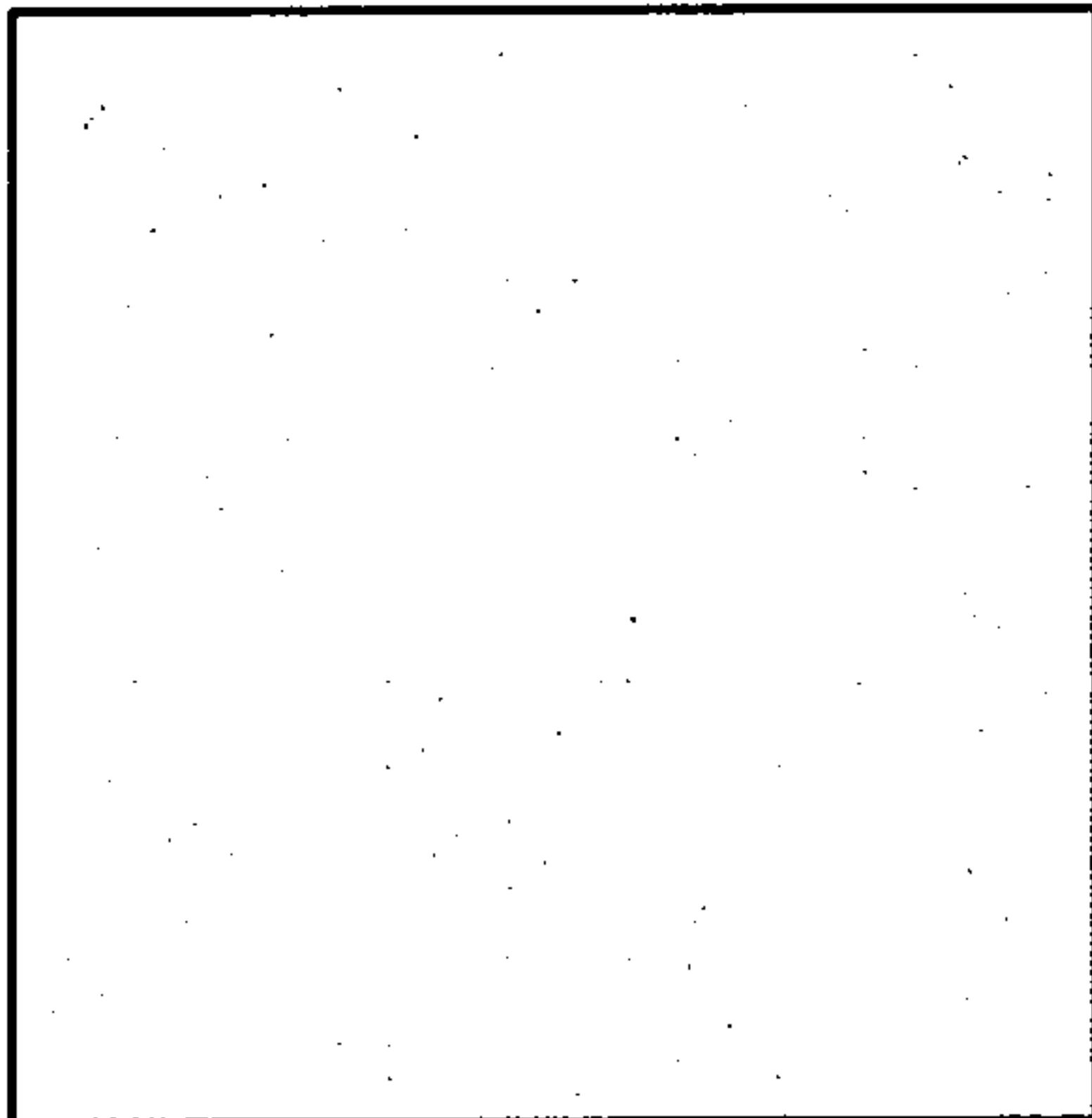


SECONDARY  
DE6067 CRUSHED STONE

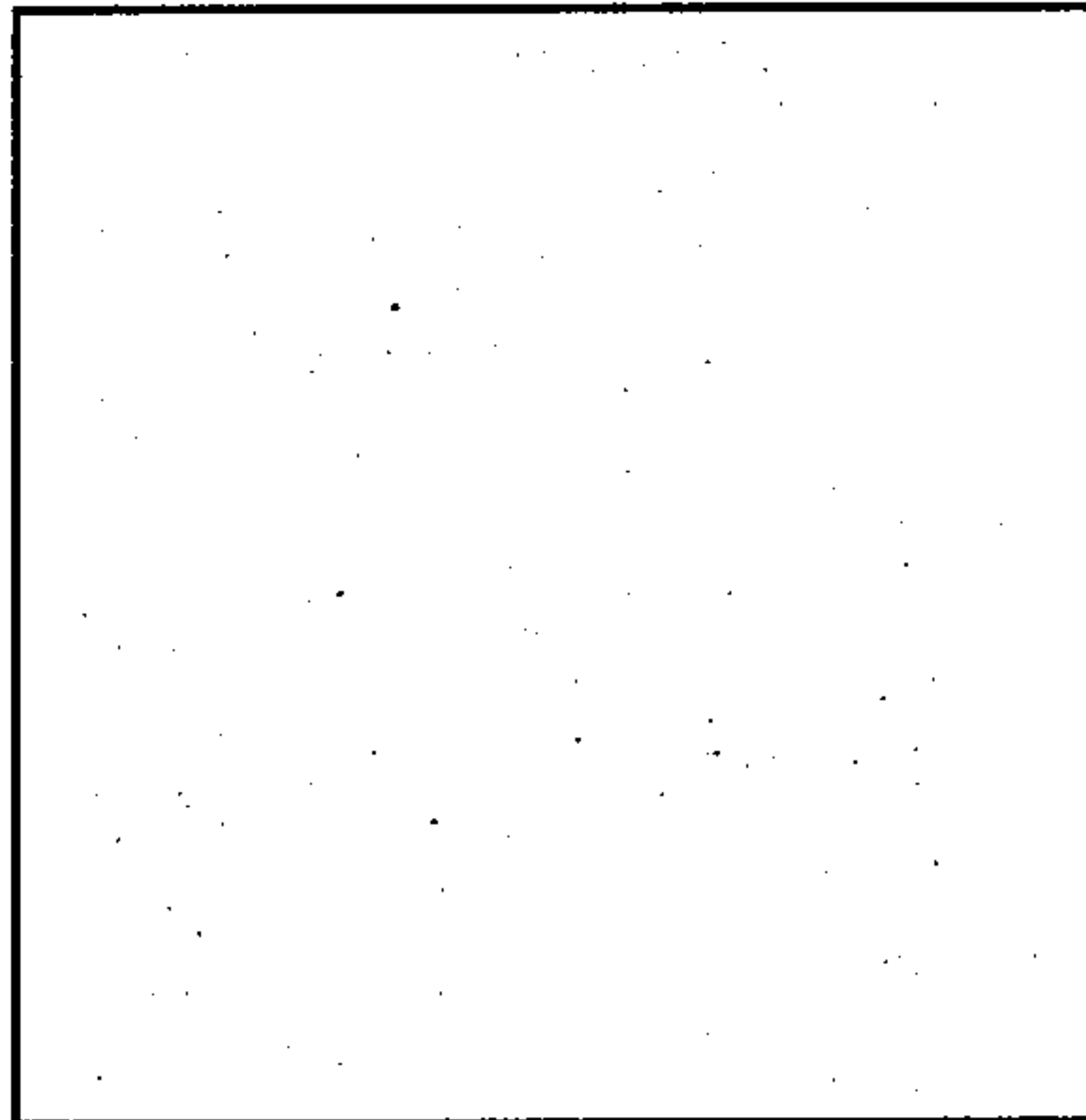


ACCENTS

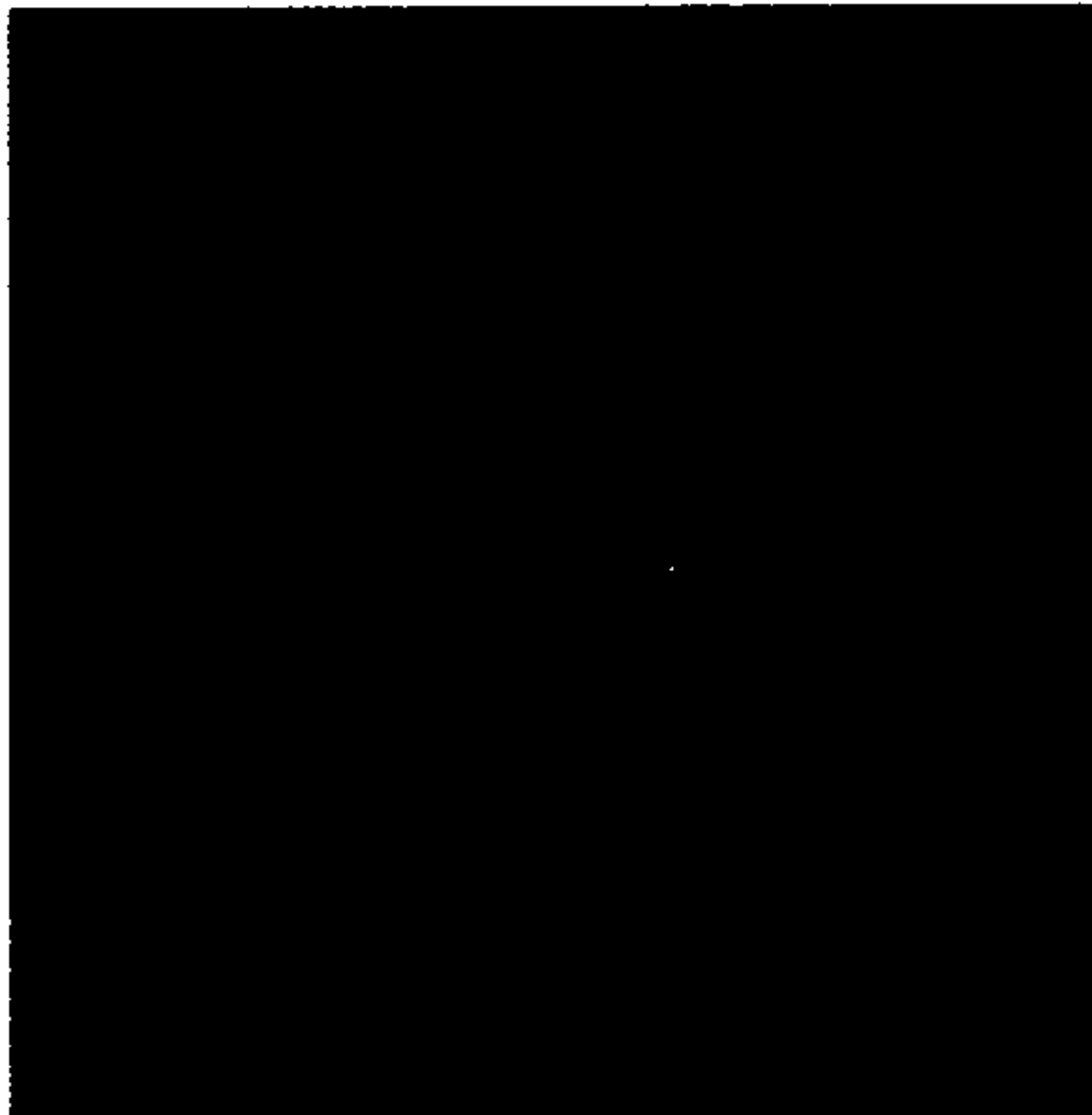
TRIM  
DEC772 NAVAJO WHITE



FASCIA / GARAGE  
DEC772 NAVAJO WHITE



DOOR / SHUTTER  
DE6027 ANTIQUE GARNET DOOR



ROOF - EAGLE ROOFING  
2530 WEATHERED ADOBE

