

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
2/23/05	The Trails, Tract 5 Proj 100 3974	Sketch Plot	Comments Given In Likab Mesa Moratorium Area

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 23, 2005
DRB Comments**

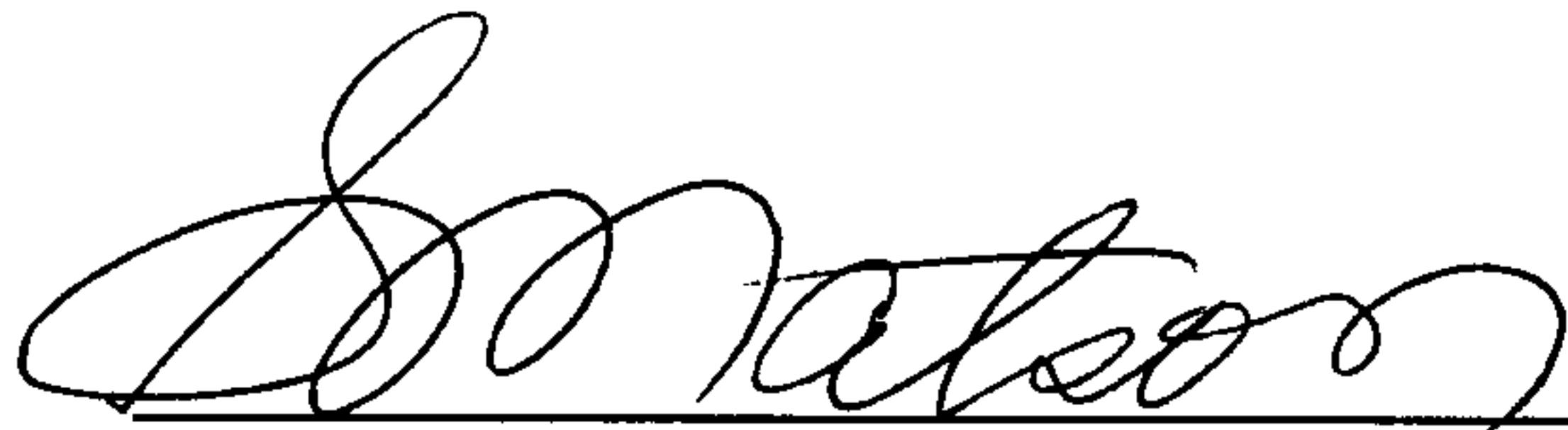
ITEM # 24 + 25

PROJECT # 1003973 & 1003974 APPLICATION # 05-00299 & 00300

RE: Tracts 5 & 7, The Trails, Unit 2/2 sketches

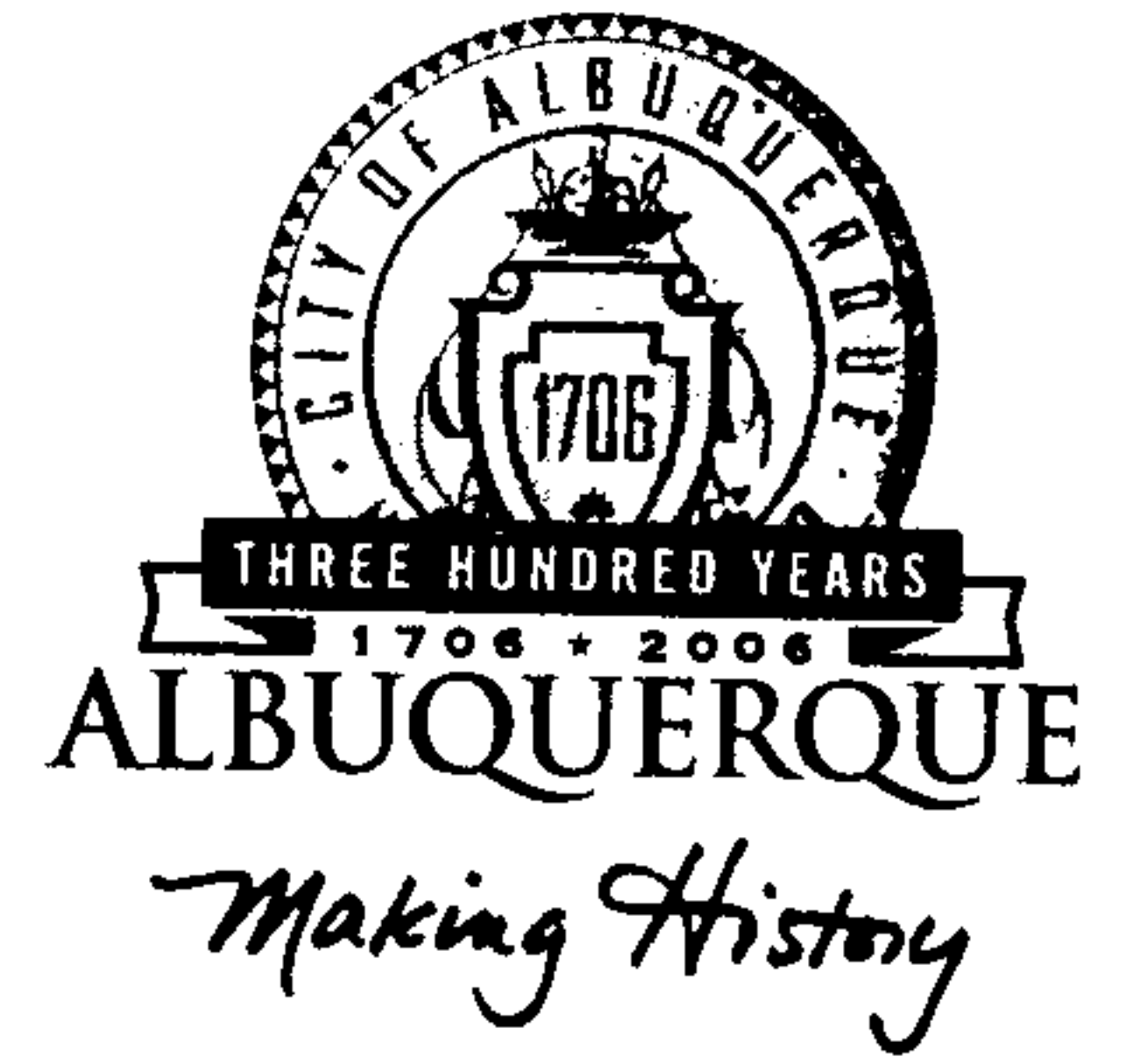
How do these two sketch plats relate to the cap on the number of dwelling units allowed in the Trails prior to the sector development plan approval?

In moratorium area.



Sheran Matson, AICP DRB Chair

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003974

AGENDA ITEM NO: 25

SUBJECT:

- | | | |
|--------------------------------|---------------------------------|----------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

discussed

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 23, 2005



Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form **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)

APPEAL / PROTEST of... **A**

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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: STILLBROOKE HOMES PHONE: 858-1800

ADDRESS: 8901 ADAMS ST. NE FAX: _____

CITY: ABQ STATE NM ZIP 87113 E-MAIL: ATYARBROOK@STILLBROOK.COM

Proprietary interest in site: PURCHASER List all owners: LONGFORD GROUP

AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828

ADDRESS: 128 MONROE ST. FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: ARSDA@IACIVIL.COM

DESCRIPTION OF REQUEST: SKETCH PLAT

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

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

Lot or Tract No. TRACT 5 Block: _____ Unit: Two

Subdiv. / Addn. THE TRAILS

Current Zoning: R-D Proposed zoning: N/A

Zone Atlas page(s): C-9 No. of existing lots: 1 No. of proposed lots: 10B

Total area of site (acres): 20.276 Density if applicable: dwellings per gross acre: 5.34 dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No.

UPC No. 100906451742510118/10090644812910116 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: OAKRIDGE ST. NW

Between: TREELINE and UNIVERSE BLVD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____

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

SIGNATURE Fred C. Arfman DATE 02-14-05

(Print) FRED C. ARFMAN Applicant Agent

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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>05DRB - 00300</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 6</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>2-23-05</u>			Total \$ <u>6</u>

[Signature]
Planner signature / date

Project # 1003974

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed** Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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 for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed 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.

Fred C. Hoffman
Applicant name (print)
FRED C. HOFFMAN, 02.14.05
Applicant signature / date

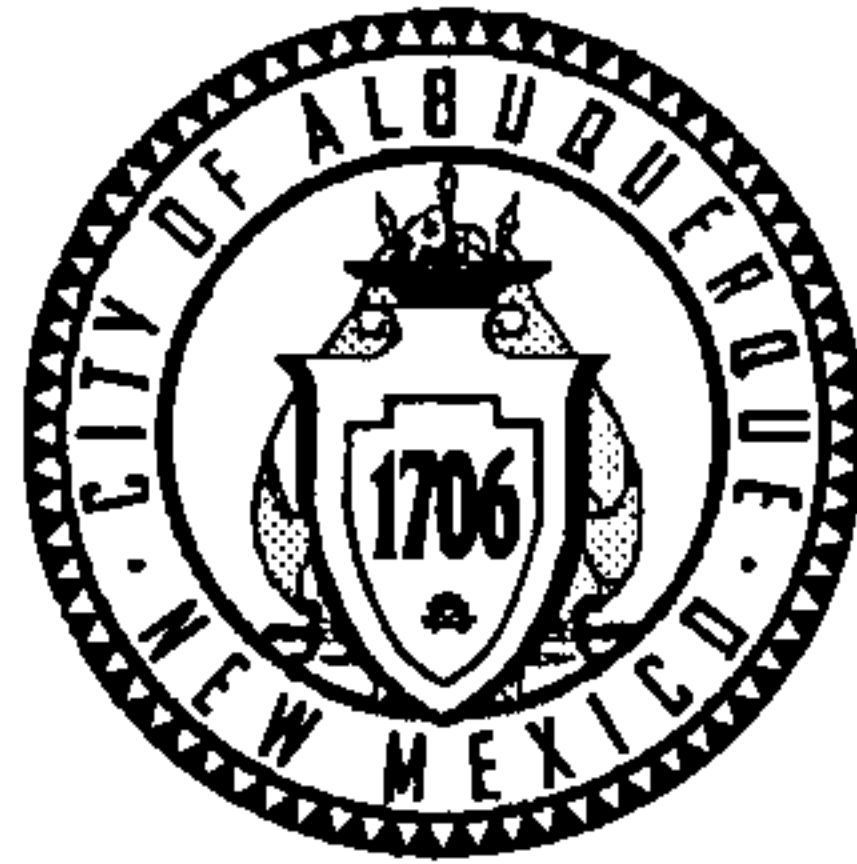
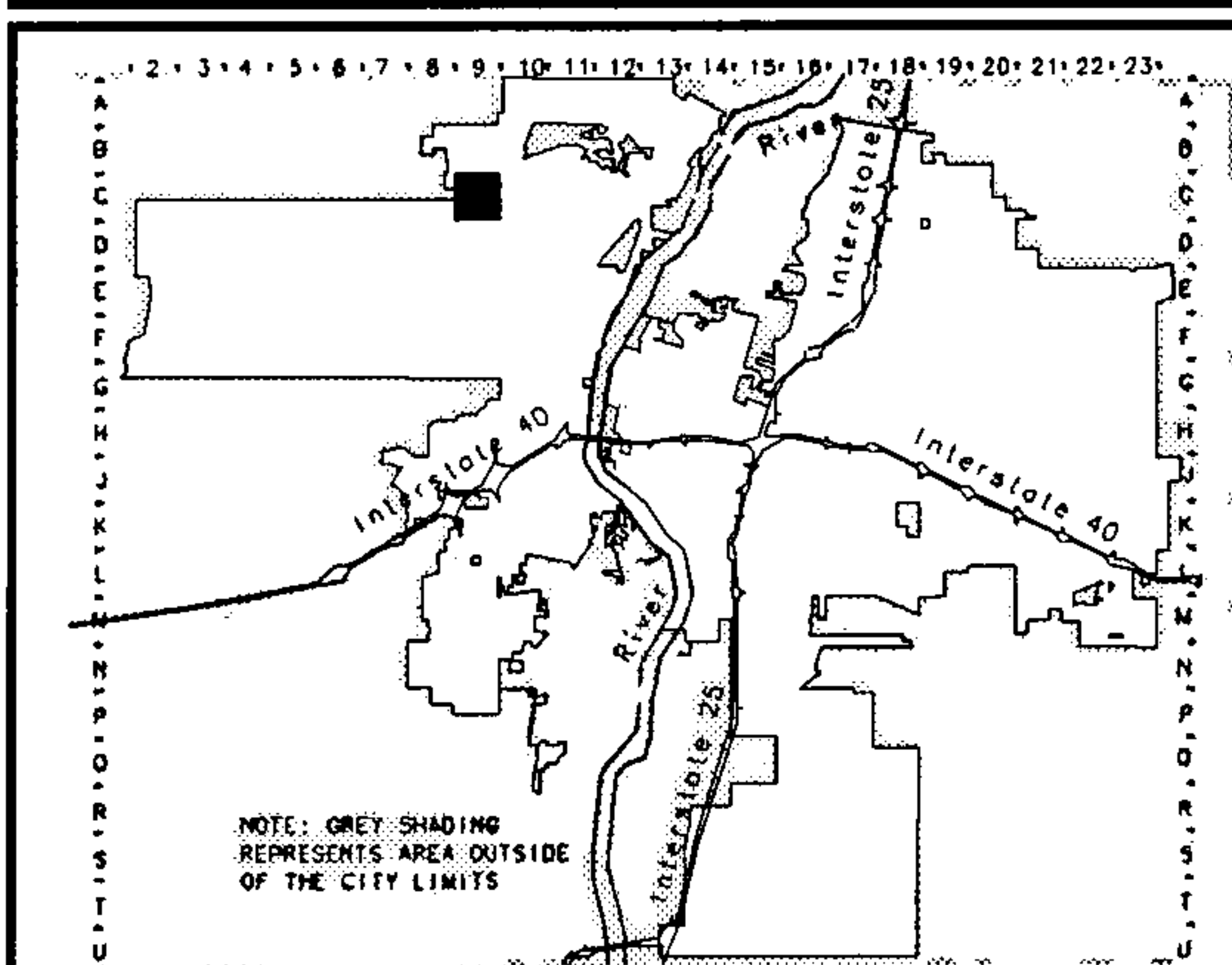
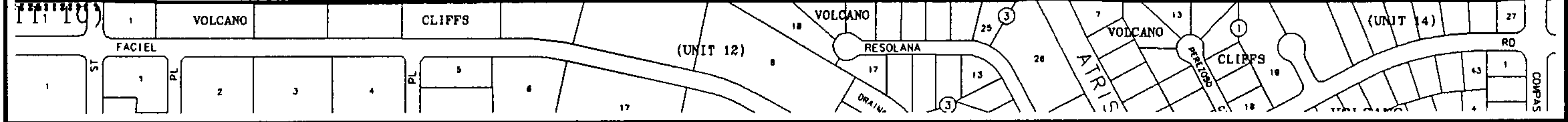
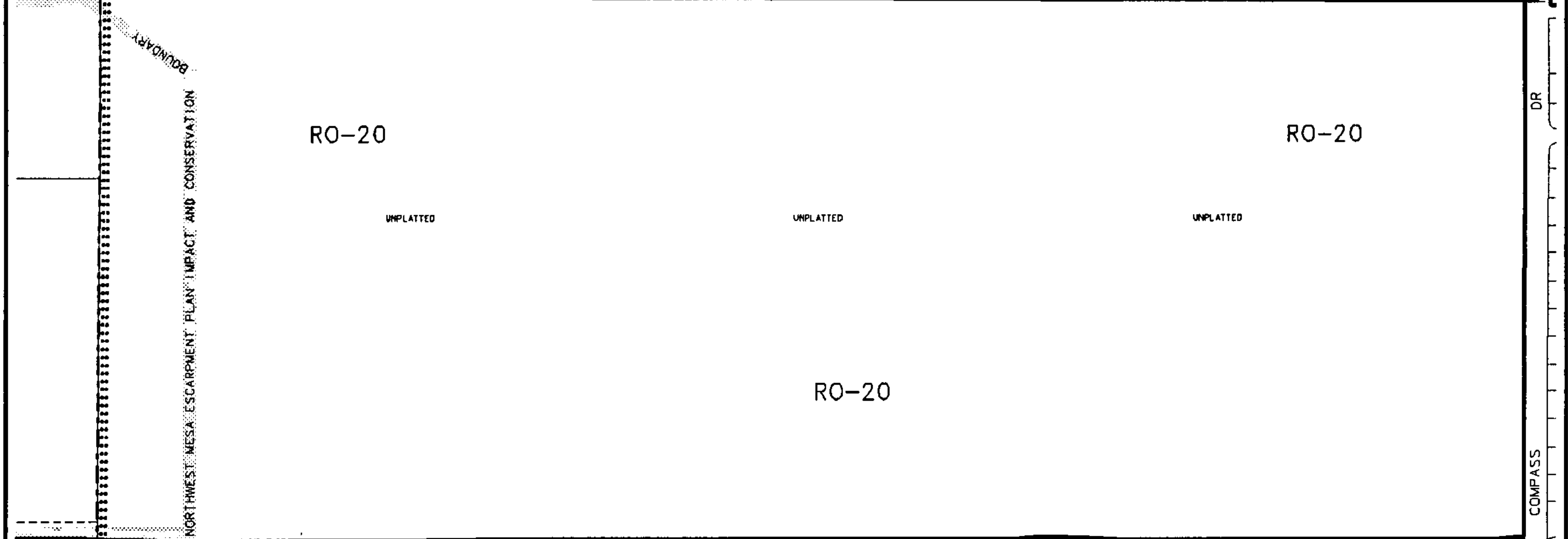
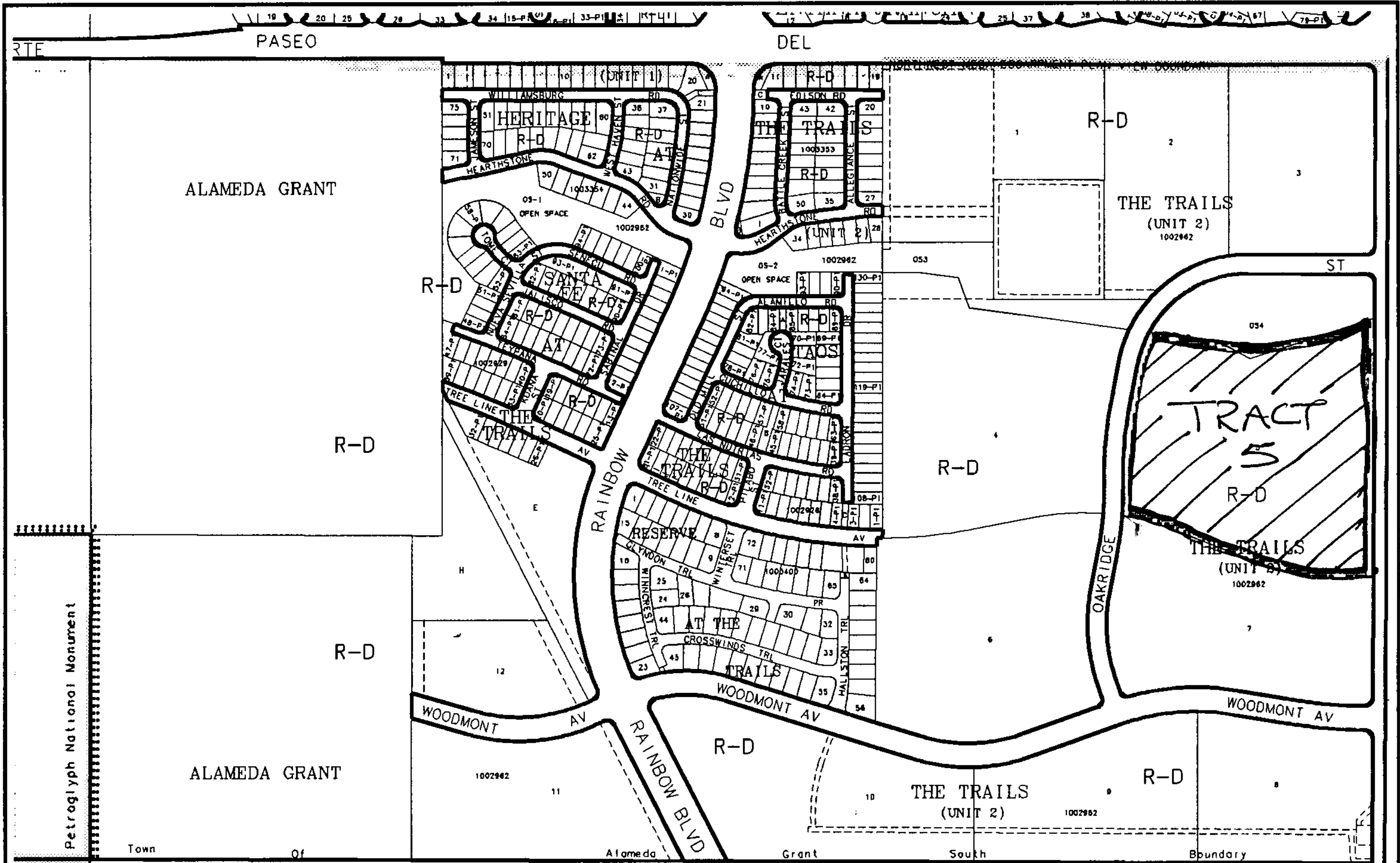


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
OS DRB - 00300

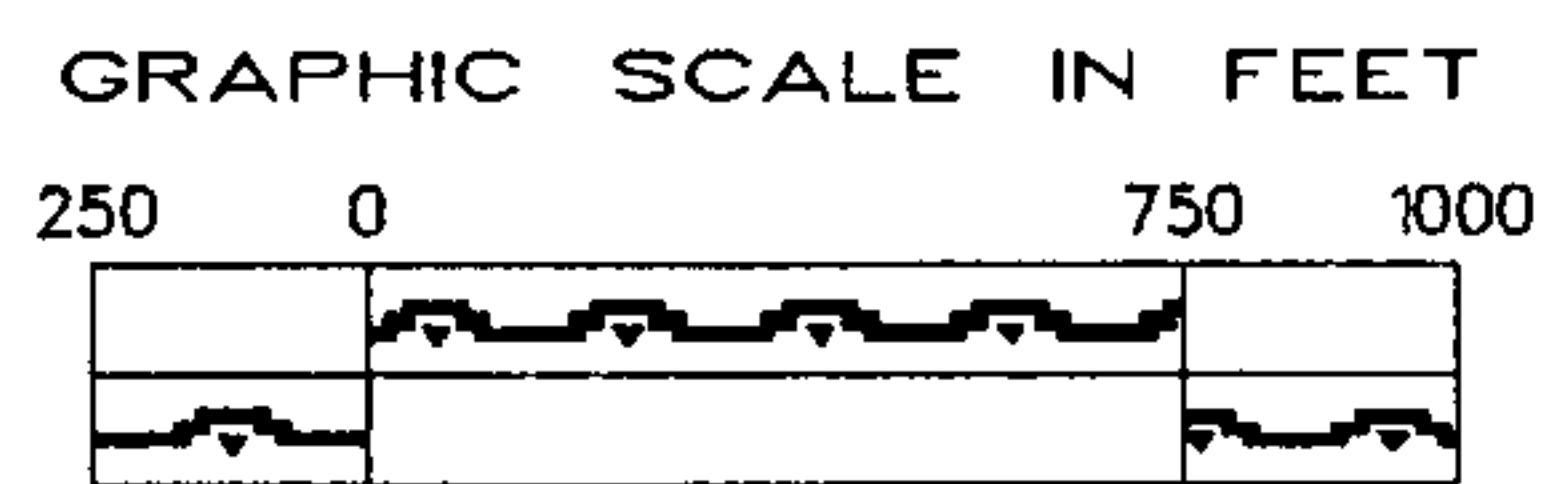
Form revised 11/04
[Signature] 2-15-05
Planner signature / date

Project # 1003974



Albuquerque Geographic Information System
PLANNING DEPARTMENT

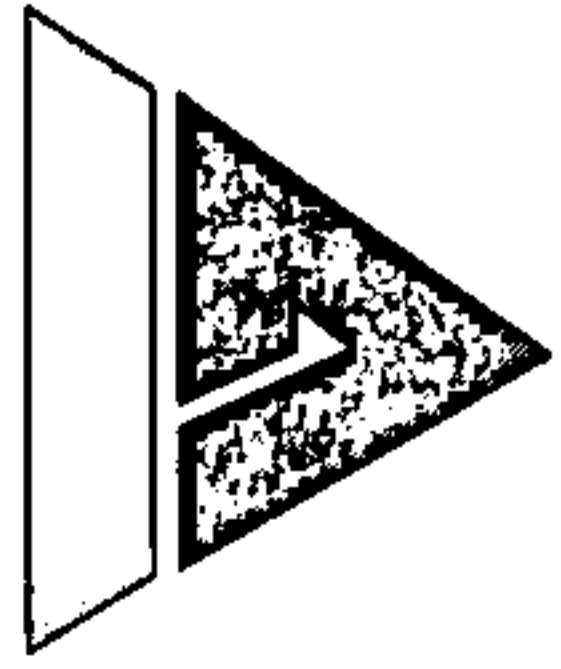
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Zone Atlas Page

C-9-Z

Map Amended through December 03, 2004



PROJECT MEMORANDUM

2/15/05

TO: Sheran Matson, DRB Chair, Planning Department

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: The Trails, Tracts 5 & 7

SUBJ: Justification of Request

Isaacson & Arfman, P.A., acting as the agent and consulting engineer for Stillbrooke Homes, Inc., are submitting the Sketch Plats for two separate projects within The Trails, Unit Two development.

Stillbrooke Homes shall be responsible to the onsite improvements and for the construction of Treeline Dr. (lots will front on Treeline in both residential developments). Longford Group, seller of the bulk tracts shall be responsible for all offsite improvements required by the City of Albuquerque and NMUI to support the subdivisions. The Required Infrastructure List, to be prepared and submitted as part of the Preliminary Plan application, shall state which development group is responsible for the infrastructure items.

The tracts are zoned R-D and as such must meet the open space requirement per the previously approved masterplan prepared by the Longford Group. Final open space lot calculations shall be submitted and approved prior to final plat.

All water and sanitary sewer systems are within the franchise area of NMUI and shall be financially guaranteed (bonded) to them separately from the financially guarantee to the City of Albuquerque for the remainder of the infrastructure.

An existing Drainage Master Plan exists for The Trails, Unit Two and the tracts shall be allowed to discharge storm waters per the plan.

END.