

- ___ Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)
- STORM DRAINAGE (Form D)**
- ___ Storm Drainage Cost Allocation Plan

- ___ Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)
- D 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 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): Bohannon 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: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 639-4798

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: _____

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch Plat Review

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

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

Lot or Tract No. Tracts 7 and 8 Block: _____ Unit: _____

Subdiv/Addn/TBKA: The Trails Unit 3A

Existing Zoning: VTML/VTRD Proposed zoning: VTML/VTRD MRGCD Map No _____

Zone Atlas page(s): C9 UPC Code: 100906410722730204

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1004404-07DRB-70298

CASE INFORMATION:

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

No. of existing lots: 2 No. of proposed lots: 125 Total area of site (acres): 30.21

LOCATION OF PROPERTY BY STREETS: Woodmont Avenue

Between: Rainbow Boulevard and Paseo del Norte

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

SIGNATURE Scott Steffen DATE 2/3/15

(Print) SCOTT J STEFFEN

Applicant: Agent: Form revised 4/07

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>15DRB - 70048</u>	<u>SK</u>	___	\$ <u>0</u>
_____	_____	___	\$ _____
_____	_____	___	\$ _____
_____	_____	___	\$ _____
_____	_____	___	\$ _____
_____	_____	___	\$ _____
Hearing date <u>February 11, 2015</u>		Total	\$ <u>0</u>

Yg 2-3-15
Planner signature / date

Project # 1004404

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)
 - 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 3 copies
 - Design elevations & cross sections of perimeter walls clearly outlined
 - 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 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.

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

Application case numbers
 15DIRB - 70018

Form revised October 2007


Project # 1004404
 Planner signature / date 2-3-15

Applicant name (print) Scott J. STEFFA
 Applicant signature / date [Signature] 2/3/15



Map amended through: 9/2/2014

Albuquerque Geographic Information System



Note: Grey Shading Represents Area Outside of the City Limits

Selected Symbols

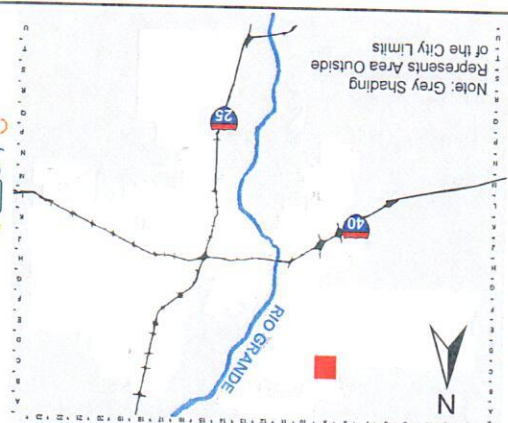
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.

SECTOR PLANS

- Design Overlay Zones

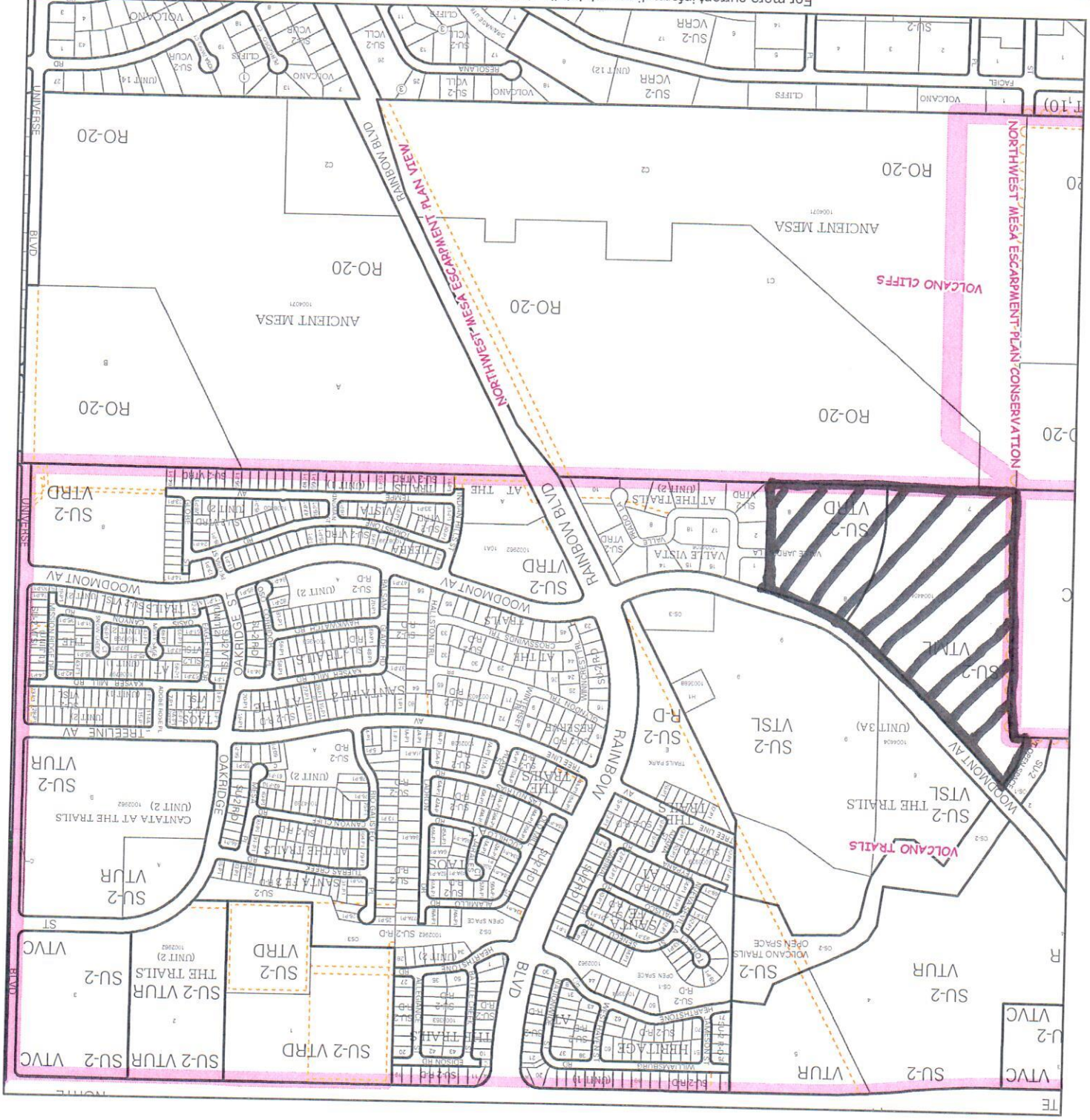
C-09-Z

Zone Atlas Page:



0 750 1,500 Feet

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



February 3, 2015

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

Re: Sketch Plat Review and Comment for Durango at the Trails (Tracts 7 & 8 at the Trails Unit 3A)

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

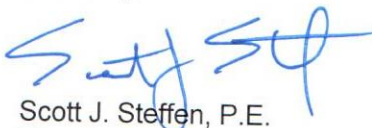
Proposed is a subdivision of Tracts 7 and 8 at the Trails Unit 3A consisting of 125 single family residential lots to be developed in four (4) phases. These phases are noted as Units 1 through 4 on the sketch plat. The site is located south of Woodmont Avenue and west of Rainbow Boulevard and can be accessed from Woodmont Avenue. Tract 7 is currently zoned SU-2, Volcano Trails Medium Lot Residential (VTML) and Tract 8 is currently zoned SU-2, Volcano Trails Residential Developing Area (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 applications.

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 not been requested at this time. There is existing sanitary sewer outfall through the Valle Vista subdivision to the east of Tract 8. There are existing waterlines in Woodmont Avenue and at the west end of Valle Jardin Place in the Valle Vista subdivision. There is a storm drain in Woodmont Avenue that drains to Pond E on Tract OS-3A on the north side of Woodmont Avenue.

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 February 11, 2015.

Sincerely,



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

Enclosures

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲