

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/25/06	Caja Visa Unit 1 Proj 1004652	Sketch	Comments Given

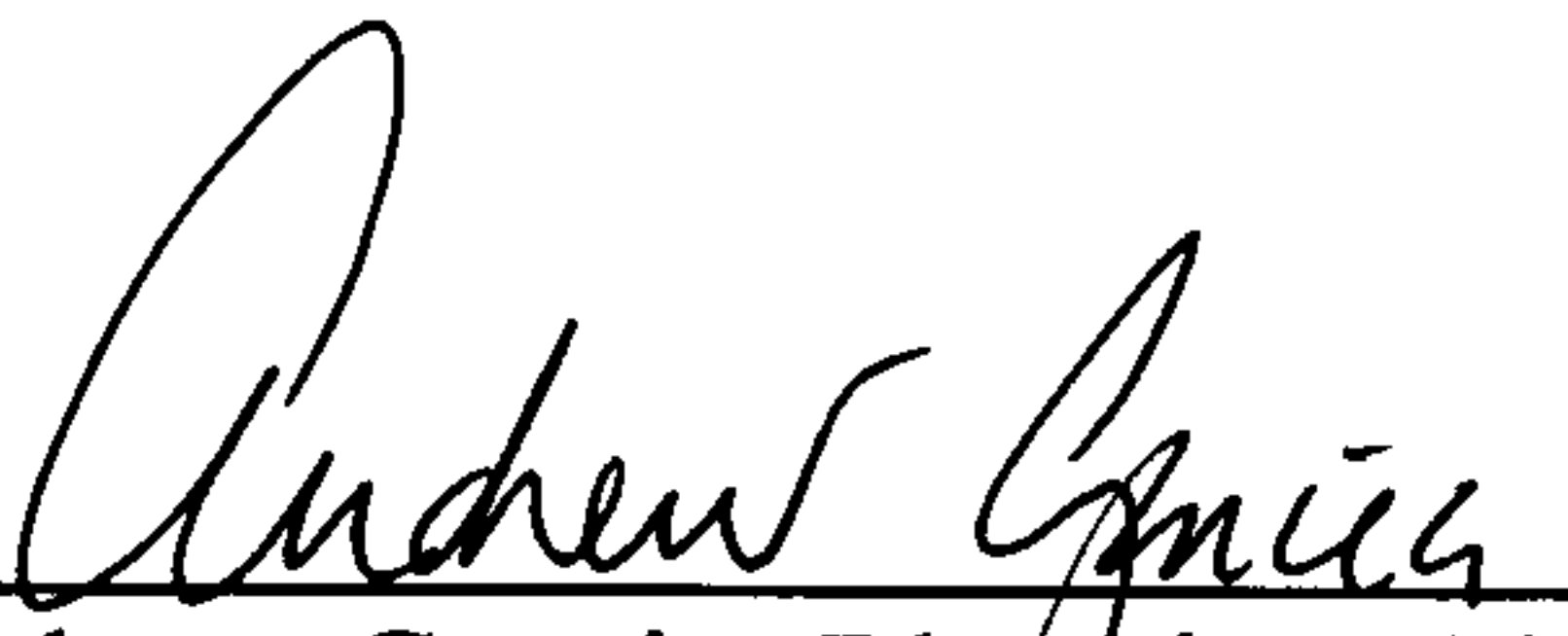
CITY OF ALBUQUERQUE
Planning Department
January 25, 2006
DRB Comments

ITEM # 15

PROJECT # 1004652 APPLICATION # 05-00070

RE: Ceja Vista, Unit 1/sketch

This request appears to be located in the boundary of the Westside Strategic Plan. The amendments to the plan mean that the Subdivisions can't be approved if present schools are at or above capacity, unless the applicant can demonstrate that the new houses will create no net increase in area school enrollment.



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov



IMPACT FEES – # 1004652

Development Review Board 1/25/06 Agenda Item #15 Sketch Plat: Unit 1 of Ceja Vista

Impact Fees are not required at this time for the sketch plat. However, the construction of new homes in this proposed subdivision will be subject to impact fees at the time a building permit is issued. Using an average of 2000sf of heated area and .11 acres for the impervious acreage the estimated impact fees are as follows.

1. Roadway Facilities for the SW Mesa area are approximately \$4046.00
2. Public Safety Facilities for the Westside area are approximately \$414.00
3. Drainage Facilities for the SW Mesa area are approximately \$1411.96.
4. Parks, Recs., Trails and Open Space for the SW Mesa area are approximately \$3220.00

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

System Improvements (above and beyond single lane, curb and gutter and sidewalk) for Unser Blvd. could be eligible for Roadway impact fee credits.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**


CITY OF ALBUQUERQUE
Planning Department
January 25, 2006
DRB Comments

ITEM # 15

PROJECT # 1004652 APPLICATION # 05-00070

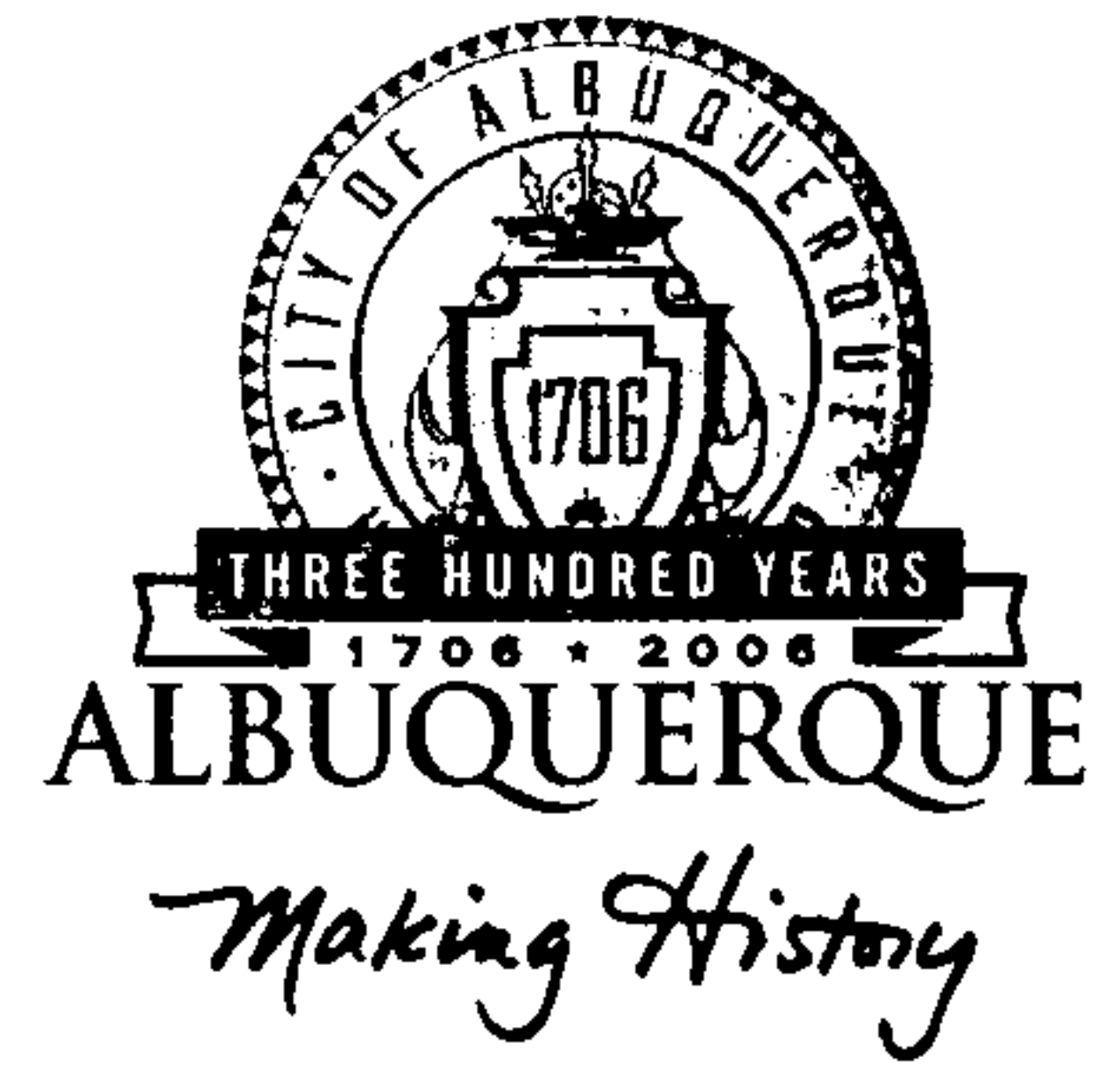
RE: Ceja Vista, Unit 1/sketch

This request appears to be located in the boundary of the Westside Strategic Plan. The amendments to the plan mean that the Subdivisions can't be approved if present schools are at or above capacity, unless the applicant can demonstrate that the new houses will create no net increase in area school enrollment.



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004652

AGENDA ITEM NO: 15

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An approved Drainage Management Plan (DMP) for the entire basin is required for preliminary plat approval. AMAFCA's review and approval are required for Preliminary and/or Final Plat approval.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

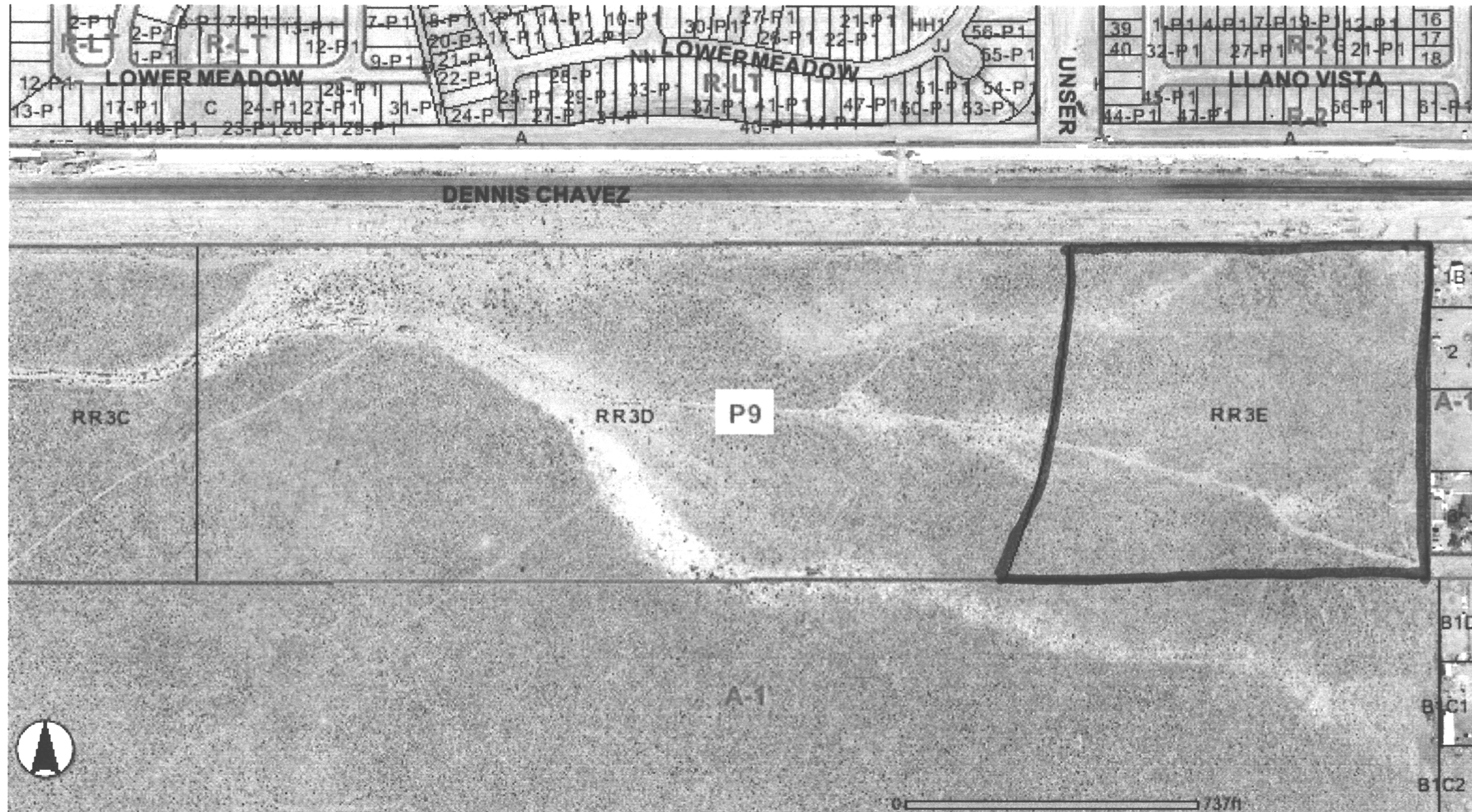
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 25, 2006





Paula J.
Donahue/PLN/CABQ
01/25/2006 02:51 PM

To smatson@cabq.gov, wgallegos@cabq.gov,
rdineen@cabq.gov, bbingham@cabq.gov,
jwooldridge@cabq.gov, mtangri@cabq.gov

cc

bcc

Subject West Side Strategic Plan and DRB Project #1004652,
1004649, 1004650 Ceja Vista

One of the most important policies that I failed to note in my email to you all concerning the proposed sketch plats for Ceja Vista comes from the West Side Strategic Plan.

On page 171 it says:

"Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use."

"Policy 4.11 Existing design standards, not altered through the policies of this Plan, remain in force until such time as the new design guidelines have been adopted and previous standards rescinded. However, elected officials and neighborhoods are encouraged to suggest that new development occurring in the interim respect the intent of the future design guidelines as described above as it represents the will of the public."

Paula J. Donahue, Senior Planner
City of Albuquerque Planning Department
600 2nd NW - 3rd floor
P.O. Box 1293
Albuquerque, NM 87103
(505) 924-3932
FAX (505) 924-3339
www.cabq.gov

----- Forwarded by Paula J. Donahue/PLN/CABQ on 01/25/2006 02:43 PM -----

Paula J.
Donahue/PLN/CABQ

01/25/2006 08:47 AM

To smatson@cabq.gov, wgallegos@cabq.gov, rdineen@cabq.gov,
bbingham@cabq.gov, jwooldridge@cabq.gov, mtangri@cabq.gov

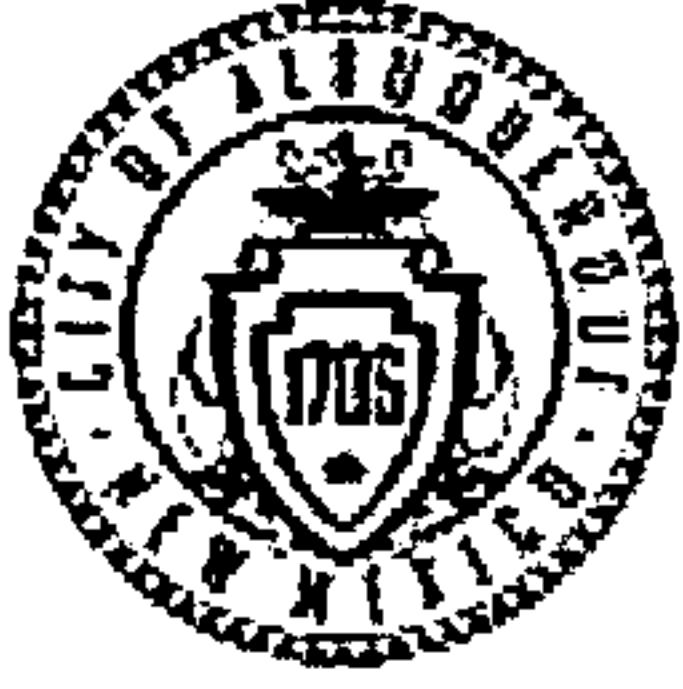
cc

Subject Fw: DRB Comments - Project #1004652, 1004649, 1004650

Hi all. I thought I had better send this email from my work computer so you know who it is from.

Paula J. Donahue, Senior Planner
City of Albuquerque Planning Department
600 2nd NW - 3rd floor
P.O. Box 1293

Given to
~~FOR~~ AGENT 01/25/06



StevenWDonahue@cs.c
om

01/24/2006 08:51 PM

To smatson@cabq.gov, wgallegos@cabq.gov,
rdineen@cabq.gov, bbingham@cabq.gov,
jwooldridge@cabq.gov, mtangri@cabq.gov,

cc

bcc

Subject DRB Comments - Project #1004652, 1004649, 1004650

Sheran A. Matson/PLN/CABQ, Brad L. Bingham/PWD/CABQ, Richard W. Dineen/PLN/CABQ, Joel C. Wooldridge/PLN/CABQ, Manjeet K. Tangri/PLN/CABQ, Wilfred Gallegos/PLN/CABQ,

General comments concerning DRB project numbers 1004652 - 06DRB-00070 Minor-Sketch Plat or Plan, 1004649 -06DRB-00071 Minor-Sketch Plat or Plan, and 1004650 - 06DRB-00072 Minor-Sketch Plat or Plan

I understand that due to water service constraints and other issues that the DRB meeting January 25, 2006 may defer these proposed sketch plats. I am the project manager for a strategic planning effort in SW Albuquerque and as such will be examining the effect of current practices, ordinances and plans on existing and proposed subdivision design prevalent in that quadrant of Albuquerque.

I think that a few simple subdivision design principals could greatly improve the area for existing and future residents and should be applied to every subdivision proposal. They are mentioned in the Rio Bravo Sector Plan and West Side Strategic Plan that govern the piece of land covered by the three sketch plat proposals. These simple principals foster the building of neighborhoods instead of isolated subdivided plots of residential land.

Here's a short list to get started. Of course there is more:

- 1) Provide multiple vehicular ingress and egress points to major streets and more travel direction choices within each subdivision to split up traffic,
- 2) Provide even more pedestrian ingress and egress points,
- 3) Ensure that there are multiple short, safe, direct pedestrian and bicycle routes to existing and proposed schools, parks, commercial service areas, and bus stops,
- 4) Face fewer rear yards or perimeter walls on local, collector, and arterial streets (encourage design that allows street surveillance and direct access to neighborhood services),
- 5) Never back properties up to a park or school (provide potential surveillance of all public amenities)
- 6) Make interior block lengths shorter so a pedestrian has multiple travel direction choices (residential streets shouldn't be more than 500 - 600 feet).

Now... for the proposed sketch plats:

1. These three proposed minor-sketch plats should be examined together. They should inter-relate and should be planned together.
2. There is both insufficient vehicular and pedestrian access to Dennis Chavez Boulevard from the platted areas. Units 2 and 3 west of Unser line Dennis Chavez with about ½ mile of continuous rear yards. I see no breaks for pedestrians or vehicles. That would funnel vehicles from all of these units indirectly to Unser and then up to Dennis Chavez. This endless wall cuts off any possibility for pedestrian connections to future commercial services, parks and schools or bus service and once again creates a barren isolated space on the roadway. Dennis Chavez will be where the high school is located. The street and subdivision next to it should be designed so that kids can walk safely to the bus or school.
3. Unser is the principal neck of the traffic funnel... that is what it will become.
4. The park is poorly placed. It is too far to the west. It should be more centrally located. It would be difficult to walk there from most of the residential lots because of the circuitous street pattern and overly long street lengths.

Too many residential lots back up to the park. They should face the park to provide direct access and surveillance. The park should be treated like a public amenity rather than an afterthought.

If the park were to remain in the same spot, then lot 44 of unit 2 and lot 41 of unit 3 should be removed or moved to provide direct park access from these two disconnected subdivisions.

5. All three units or sketch plats have poor interior and interconnecting pedestrian and vehicular access.

6. The interior east/west residential street lengths in unit 2 are way too long. They need a north/south street cutting them in half.

That's enough for now.... Lets talk.

Paula Donahue, Senior Planner
924-3932

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

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)
- 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.

APPLICANT INFORMATION:

NAME: Adal Development PHONE: _____
 ADDRESS: 6330 Riverside Plaza Lane NW, Suite 220 FAX: 898-5507
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: wacorral@msu.com
 Proprietary interest in site: _____ List all owners: Albuquerque Rio Bravo Partners LLC
 AGENT (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200
 ADDRESS: P.O. Box 9000 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com
 DESCRIPTION OF REQUEST: Sketch Plat Review (Cejavista Unit 1)

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. RR-3-E Block: _____ Unit: _____
 Subdiv. / Addn. Westland South
 Current Zoning: RLT Proposed zoning: _____
 Zone Atlas page(s): P-9-Z No. of existing lots: 1 No. of proposed lots: 52 lots
 Total area of site (acres): 18.5401 Density if applicable: dwellings per gross acre: _____ 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. 100905325431320401 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Blvd.
 Between: Future Unser Blvd. SW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004428

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: _____
 SIGNATURE Diane Hoeizer DATE 1-17-06
 (Print) Diane Hoeizer, PE _____
 _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 00070</u>	<u>SK</u>	<u>P(3)</u>	\$ <u>0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>01/25/06</u>			Total \$ <u>0.00</u>

Sandy Handley 01/17/06

Project # 1004652

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- 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) precisely and clearly outlined and crosshatched (to be photocopied)
 - 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)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- 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) precisely and clearly outlined and crosshatched (to be photocopied)
 - 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)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- 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) Copies as needed above
 - 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
 - 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)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- 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 (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - 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)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

Lorraine Vollmer
Applicant name (print)

Lorraine Vollmer
Applicant signature / date



Form revised JUNE 2005

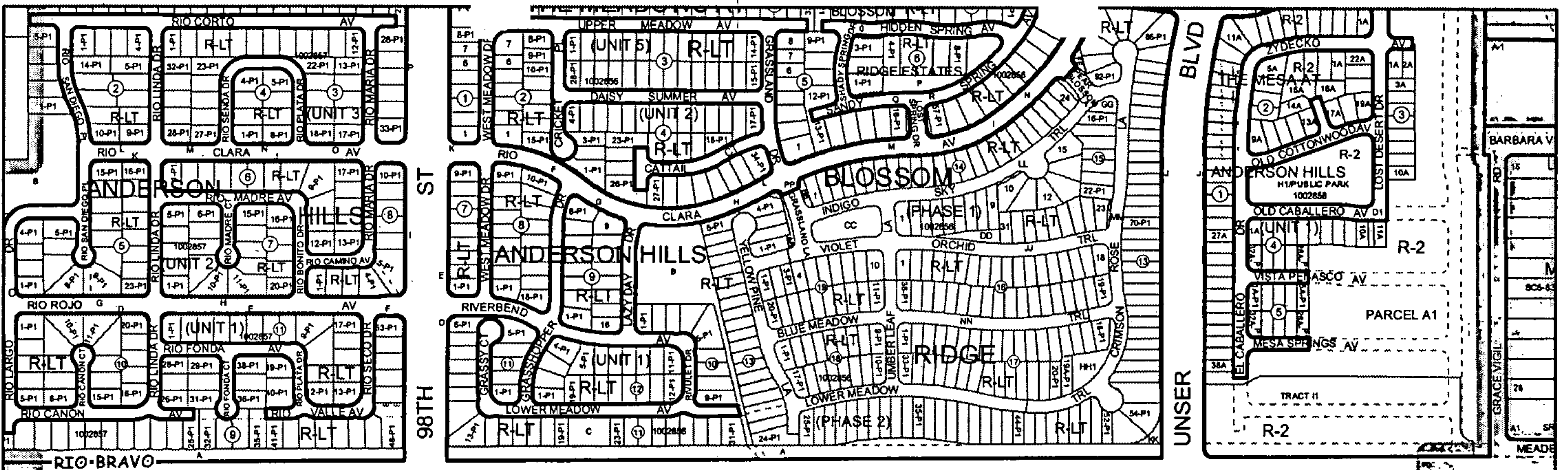
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

06DRB - -00070

Sandy Handley 01/17/06
Planner signature / date

Project # 1004652



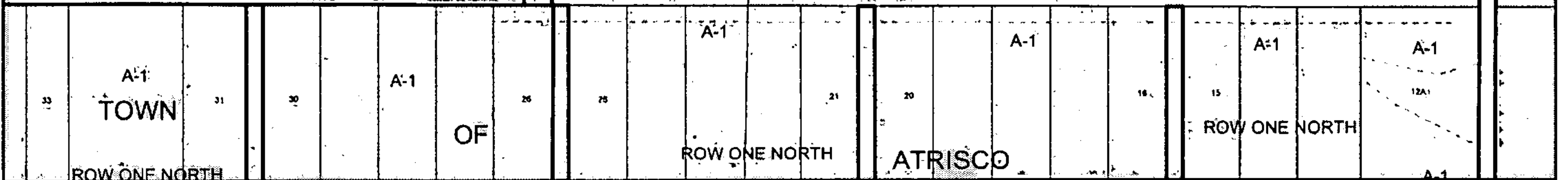
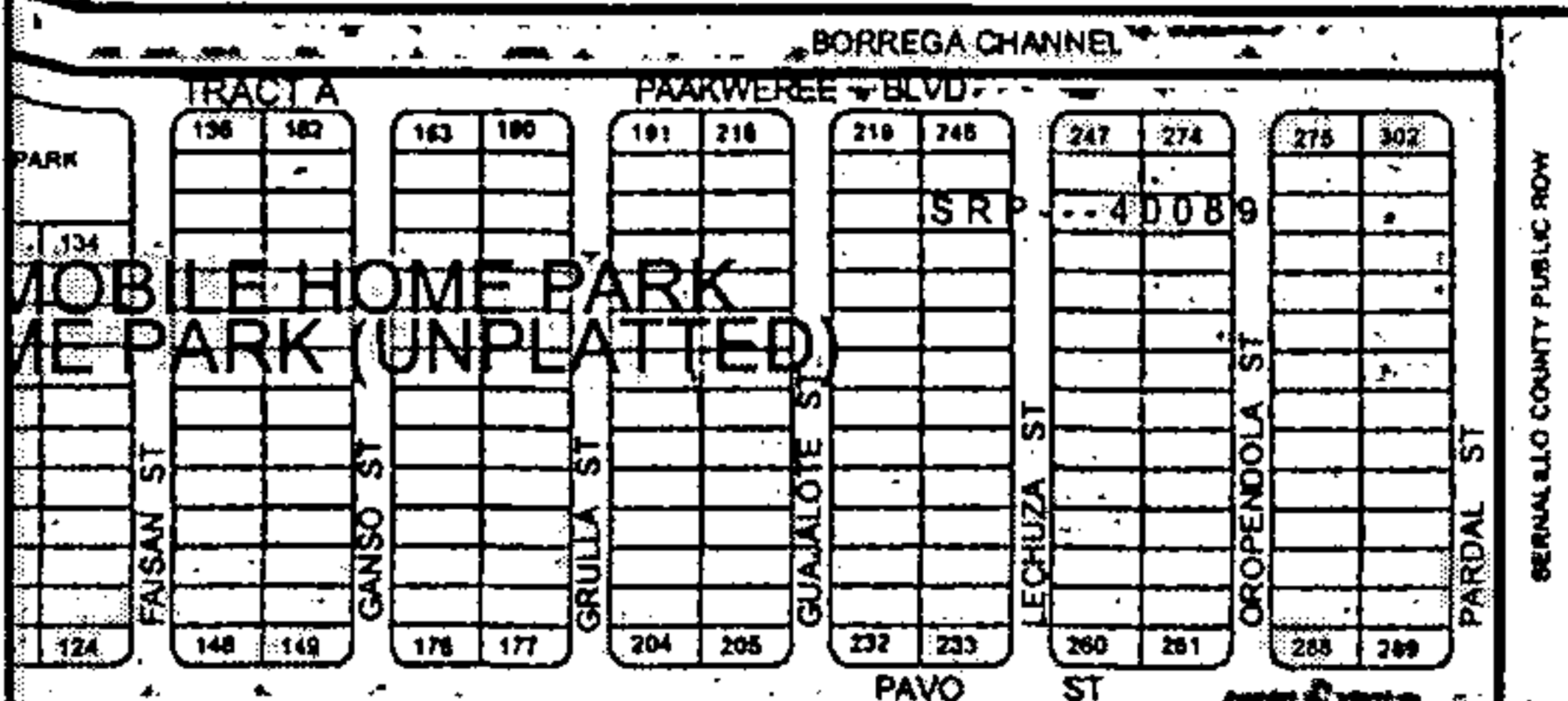
DENNIS CHAVEZ BLVD

SEE RIO BRAVO SECTOR PLAN
FOR ZONING

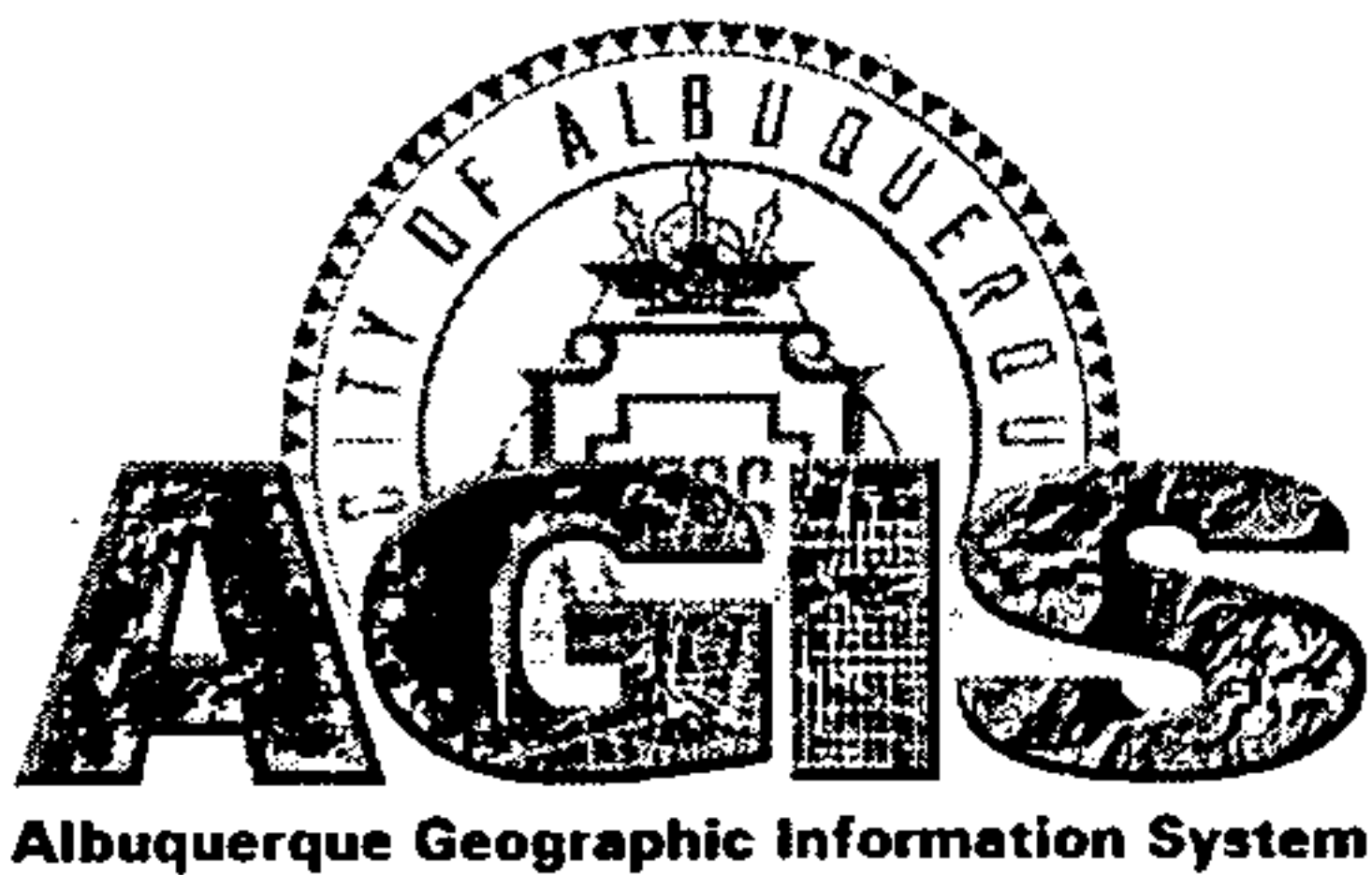
A-1

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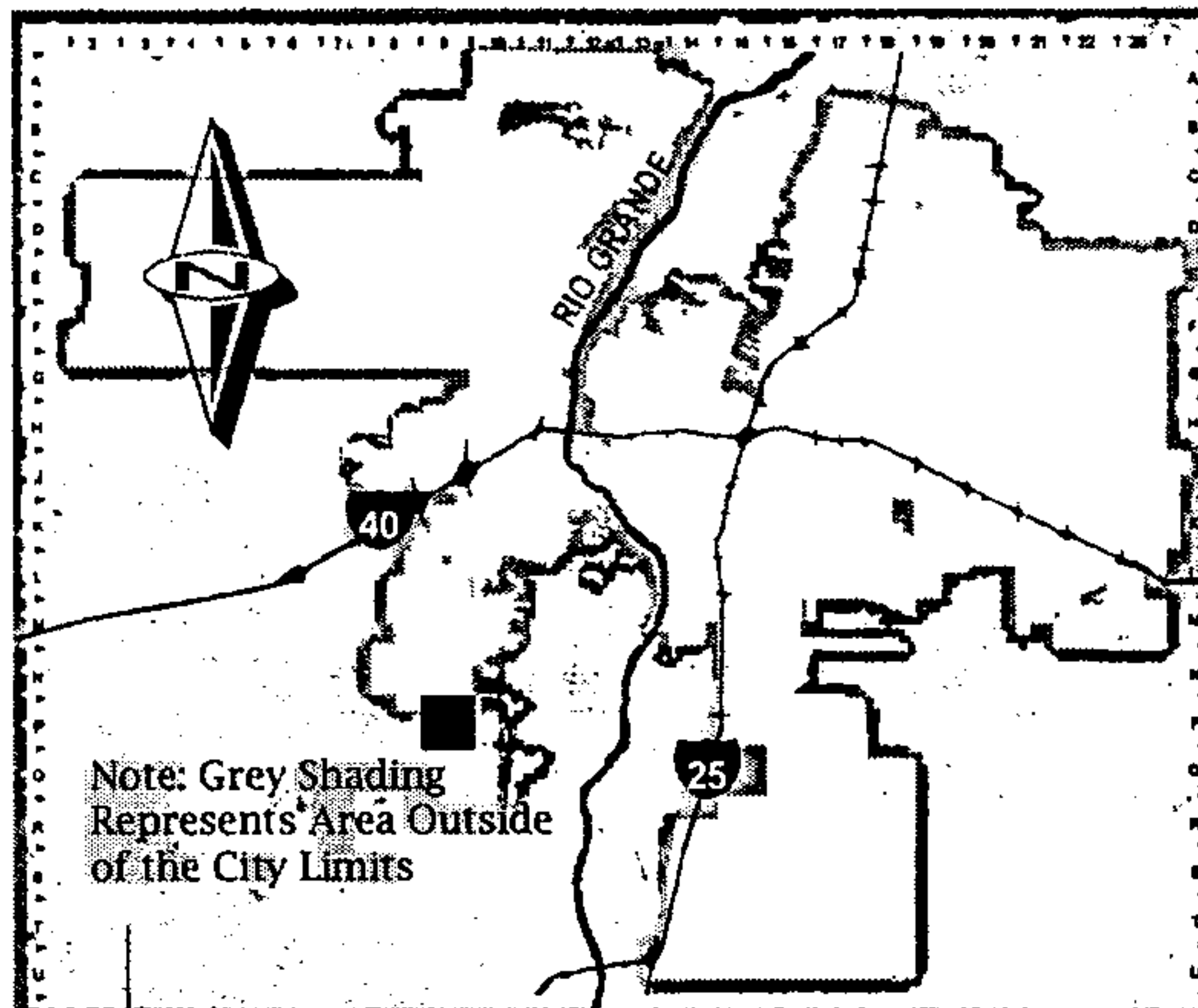
WESTLAND TRACT RR-5



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



Map amended through: 11/2/2005



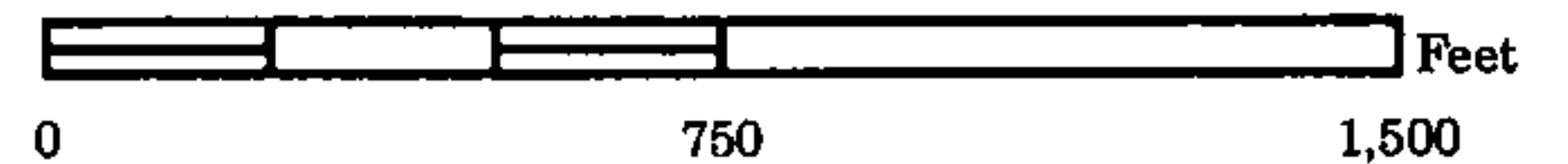
Note: Grey Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:

P-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





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

11
11
11
11

January 17, 2006

Ms. Sheran Matson, DRB Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Ceja Vista Subdivision, Unit 2

Dear Ms. Matson:

Enclosed herewith is a Sketch Plat of the referenced project, for your review. The property is currently vacant land that is to be developed into a single family residential project. Please see the attached drawing for the proper legal description.

Principal access to and from the site will be via extension of Unser Blvd to the south from the existing intersection at Dennis Chavez and indirectly to a future extension of 98th Street from the west.

The project site drains in a general east to southeasterly direction..

Zoning is RLT

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer

DLH/dlh

Enclosures