CITY OF ALBUQUERQUE PLANNING DEPARTMENT July 23, 2014 DRB Comments

ITEM # 10

PROJECT # 1005081

APPLICATION # 14-70249

RE: Tracts A-1-A, B-1 & B-2, Andalucia at La Luz

Please note to correct the Development Review Application for Legal Description and Zoning (incl. Tr. B-2; SU-1). SU-1 zoning requires site development plan approval by the Environmental Planning Commission (EPC). Proposed density appears to conform to maximum (5 D.U./ acre).

Please note to correct the Sketch Plat for Zoning and North Arrow orientation.

Subject to EPC approval, application to DRB for EPC sign-off would need to precede or be concurrent with application for vacation(s) and preliminary plat approval.

A Private Roadway Easement is needed for the turnaround of La Luz Loop One NW.

Two rows of double frontage lots are not suitable for subdivision; the proposed street adjacent to Coors needs to be eliminated (or find an alternative to eliminate the proposed street between proposed lots 32-36 and 37-39. Additionally the extension of the street adjacent to Coors to the NW corner of the site does not appear functional.

Jack Cloud, DRB Chairman 924-3880/ jcloud@cabq.gov



DEVELOPMENT REVIEW BOARD AGENDA

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 19. 2007 9:00AM MEMBERS:

Jack Cloud, Acting Chair Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project# 1000539
07DRB-70400 VACATION OF PUBLIC
EASEMENT
07DRB-70401 VACATION OF PRIVATE
EASEMENT
07DRB-70402 MINOR - TEMP DEFR
SWDK CONST
07DRB-70403 MINOR - PRELIMINARY/

MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 8-A, 9A-1, 10& 26, Block(s) 11, NORTH ALBUQUERQUE ACRES Unit(s) A, zoned SU-1 PRIVATE SCHOOL, located on PALOMAS NE BETWEEN SAN PEDRO AND LOUISIANA containing approximately 6.75 acre(s). (D-18) DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.

2. Project# 1006953
07DRB-70406 VACATION OF PUBLIC
EASEMENT

FINAL PLAT APPROVAL

LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, TERRACE ADDITION, zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) DEFERRED TO 1/23/08 AT THE AGENT'S REQUEST.

3. Project# 1004073 07DRB-70399 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, JUAN TABO HILLS Unit(s) 1, zoned R-D, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS ROAD SE containing approximately 244.4124 acre(s). (M-21, M-22) THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.

4. Project# 1001449
07DRB-70379 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70380 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for CV LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) A, KIRTLAND ADDITION Unit(s) 2, located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.254 acre(s). (M-15) [Deferred from 12/5/07] THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REVISION OF ADJOINER FOR ALLEY AND ACCESS EASEMENTS, AND FOR REMOVAL OF EASMENT NOTE PER TRANSPORTATION, AND TO RECORD.

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

5. Project# 1003479
07DRB-70438 EPC APPROVED SDP
FOR BUILD PERMIT

DAC ENTERPRISES INC agent(s) for EDDIE & CHRISTINE LOPEZ request(s) the above action(s) for all or a portion of Lot E, ST ANTHONY ORPHANAGE ADDITION, zoned SU-1 FOR C-1 Residential, located on 12TH ST NW BETWEEN INDIAN SCHOOL RD NW AND I-40 containing approximately 1.4 acre(s). [REF: 06EPC-00955] (H-13) [Catalina Lehner-EPC Planner] DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.

6. Project# 1004875
07DRB-70382 EPC/ SDP FOR
BUILDING PERMIT
07DRB-70383 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALBUQUERQUE MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS request(s) the above action(s) for all or a portion of Lot(s) 19-25, Block(s) 2, IVES ADDITION zoned SU2 FOR S-R, located on 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW containing approximately 0.57 acre(s). [REF: 06EPC00627/00628] (J-14) [Catalina Lehner - EPC Planner] [Deferred from 11/21/0 & 12/5/07] THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 6 FT SIDEWALK FOR RAMP DETAIL, BUILD NOTE FOR ALLEY, REFERENCE TO CITY STANDARD 24-15, ALLEY IMPROVEMENTS, CURB AND GUTTER TO REPLACE 3 EXISTING DRIVE PADS AND TO CITY ENGINEER FOR THE SIA AND FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/19/07, THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.

Project# 1000965 07DRB-70421 AMENDED SDP FOR **SUBDIVISION**

CONSENSUS PLANNING agent(s) for ANDALUCIA DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-164, 1-54 & 1-60, Tract(s) A, B-2 & 6A, LANDS OF RAY A GRAHAM III, OVEN CORP & COA; ANDALUCIA AT LA LUZ, zoned SU-1 FOR PRD & MPOS, located on COORS BLVD NW BETWEEN MONTANO RD NW AND NAMASTE RD NW containing approximately 158 acre(s). (F-11/12 & E-12) [Deferred from 12/12/07]. THE SITE PLAN FOR SUBDIVISION WAS APPROVED FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

8. Project# 1000572 07DRB-70440 MINOR - TEMP DEFR SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of THE PRESIDIO Unit(s) 1 & 2, zoned SU-1 FOR PRD, located on CHICO RD NE BETWEEN EUBANK NE AND MORRIS ST NE approximately 28.0088 acre(s). (K-21) THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

Project# 1001164 FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for HUNT 07DRB-70434 MINOR - PRELIMINARY/ UPTOWN III, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A, ST. PIUS X SUBDIVISION, zoned SU-3, located on UPTOWN LOOP RD AND INDIAN SCHOOL ROAD containing approximately 1.8509 acre(s). (H-19) DEFERRED TO 1/9/08 AT THE AGENT'S REQUEST.

10. Project# 1003125
07DRB-70192 MINOR – AMENDED
PRELIMINARY/FINAL PLAT
APPROVAL

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY ALBUQUERQUE/AVIATION & ECLIPSE AVIATION INC request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, LANDS OF DOUBLE EAGLE II AIRPORT AEROSPACE TECHNOLOGY PARK, zoned SU-1/ AIRPORT AND RELATED USES, DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN SHOOTING RANGE PARK RD NW containing approximately 251 acre(s). (F-G/6). THE AMENDED PRELIMINARY/FINAL PLAT WAS APPROVED FINAL SIGN OFF DELEGATED TO ABCWUA FOR SATISFACTORY RECTIFICATION OF S1-A WATERLINE ISSUE AND CORRECTION OF EASEMENT LANGUAGE FOR D1-A1, AND TO PLANNING FOR SOLAR COLLECTORS LANGUAGE ON PLAT, AGIS DXF AND TO RECORD. A CONDITION OF FINAL PLAT WILL BE THAT THE DISCLAIMER LANGUAGE PER CITY ATTORNEY BE PLACED ON THE FINAL PLAT.

11. Project# 1003798 07DRB-70424 EXT OF MAJOR PRELIMINARY PLAT

GREATER ALBUQUERQUE HOUSING PARTNERSHIP agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, EMIL MANN ADDITION zoned RT, located on PENNSYLVANIA SE BETWEEN SOUTHERN SE AND TRUMBULL SE containing approximately 1.1 acre(s). (L-19) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

12. Project# 1004428 07DRB-70435 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3B & RR-3D, CEJA VISTA/ TOWN IF ATRISCO GRANT, zoned SU-1/C-1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW containing approximately 98.907 acre(s). (P-9) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

13. Project# 1005130 07DRB-70437 EXT OF MAJOR PRELIMINARY PLAT

SLAGLE HERR ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, NORTH ALBUQUERQUE ACRES Unit(s) 3, zoned SU-2 MIXED USE, located on HOLLY AND PASEO DEL NORTE NE BETWEEN WYOMING NE AND LOUSIANA NE containing approximately 2.7306 acre(s). (C-19) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

07DRB-70441 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) B & F, ANDALUCIA AT LA LUZ, and Tract A-1, ANDALUCIA AT LA LUZ UNIT 3, zoned SU-1/PRD 5 DU/A, located on COORS BLVD NW BETWEEN NAMASTE RD NW AND SEVILLA AVENUE NW containing approximately 18.3517 acre(s). (F-11) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND TO TRANSPORTATION FOR RIGHT OF WAY INDICATION, CURVE C1 MUST BE 30 FT AND INDICATION OF NARROWEST PORTION OF RIGHT OF WAY ON COORS AND SEVILLA.

NO ACTION IS TAKEN ON THESE CASES: APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

15. Project# 1005108 07DRB-70436 SKETCH PLAT REVIEW AND COMMENT RALPH CORRIZ agent(s) for THE DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 67-A-1 & 67-A - 2, zoned C-1 & R-1, located on 4TH ST NW BETWEEN VINEYARD NW AND WILLOW NW containing approximately 2.4 acre(s). (E-15) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

16. Project# 1006965
07DRB-70418 SKETCH PLAT REVIEW
AND COMMENT

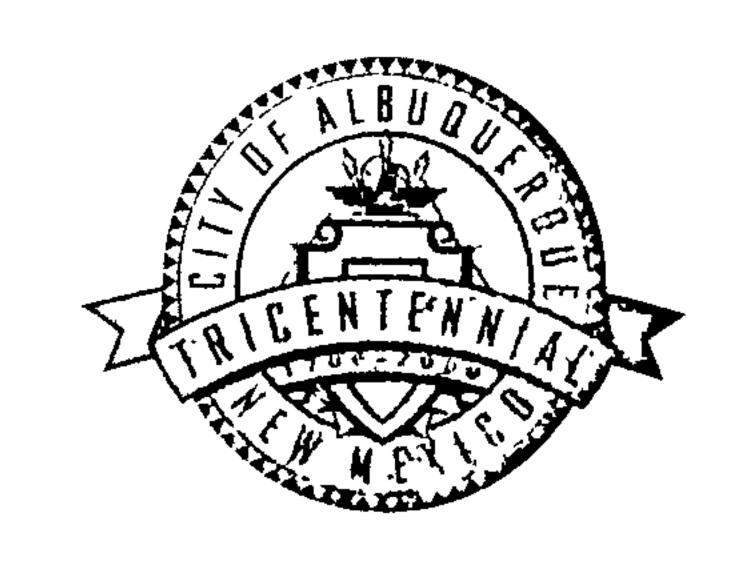
CECILIA PULSIFER agent(s) for CECILIA PULSIFER request(s) the above action(s) for all or a portion of Lot(s) 3a, Block(s) 3, WELLS SANDIA MANOR, zoned R-1, located on WINDSOR NE AND ARCADIA NE containing approximately .4067 acre(s). (L-23) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

17. Approval of the Development Review Board Minutes for October 24, 2007, November 7, 2007 and November 14, 2007.

Other Matters:

ADJOURNED: 11:25

CITY OF A BUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJECT NO: 1005081 AGENDA ITEM NO: 14
	DRB CASE NO/PROJECT NO: 1005081 AGENDA ITEM NO: 14
	SUBJECT:
	Final Plat Preliminary Plat
	ACTION REQUESTED:
P.O. Box 1293	REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()
	ENGINEERING COMMENTS:
Albuquerque	No adverse comments.
New Mexico 87103	
	RESOLUTION:
vww.cabq.gov	APPROVED; DENIED; DEFERRED; COMMENTS PROVIDED; WITHDRAWN
	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 924-3986 DATE: December 19, 2007

#14



DRB CASE ACTION LOG (Poul Final) REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

	Application No.: 070RB-7044/ Project# 100508/
Proje Ager	ect Name: Indaluria at La Luz at: Dhora No.
Your	request was approved on \(\frac{2-19-07}{2-19-07}\) by the DRB with delegation of signature(s) to the wing departments. STANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION: Comment
	UTILITIES:
	CITY ENGINEER / AMAFCA:
	PARKS / CIP:
	PLANNING (Last to sign): Check for AMAIFM signature
	Planning must record this plat. Please submit the following items: -The original plat and a mylar copy for the County Clerk. -Tax certificate from the County Treasurer. -Recording fee (checks payable to the County Clerk). RECORDED DATE: -Tax printout from the County Assessor.



DRB CASE ACTION LOG (Bul Final)
REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

	8 Application No.: 07 DRB-7044/ Project # 100508/
Age	nt: Behavior Huston Inc. Phone No.:
You	r request was approved on \(\frac{2-\gamma-\gamma-\gamma-\gamma}{2-\gamma-\gamma-\gamma} \) by the DRB with delegation of signature(s) to the wing departments. ISTANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION: Gddrers comment
	UTILITIES:
	CITY ENGINEER / AMAFCA:
	PARKS / CIP:
	PLANNING (Last to sign): check for AMATEA signature
	Planning must record this plat. Please submit the following items: -The original plat and a mylar copy for the County Clerk. -Tax certificate from the County Treasurer. -Recording fee (checks payable to the County Clerk). RECORDED DATE: -Tax printout from the County Assessor. 3 copies of the approved site plan. Include all pages. County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk. Property Management's signature must be obtained prior to Planning Department's signature. AGIS DXF File approval required. Copy of recorded plat for Planning.

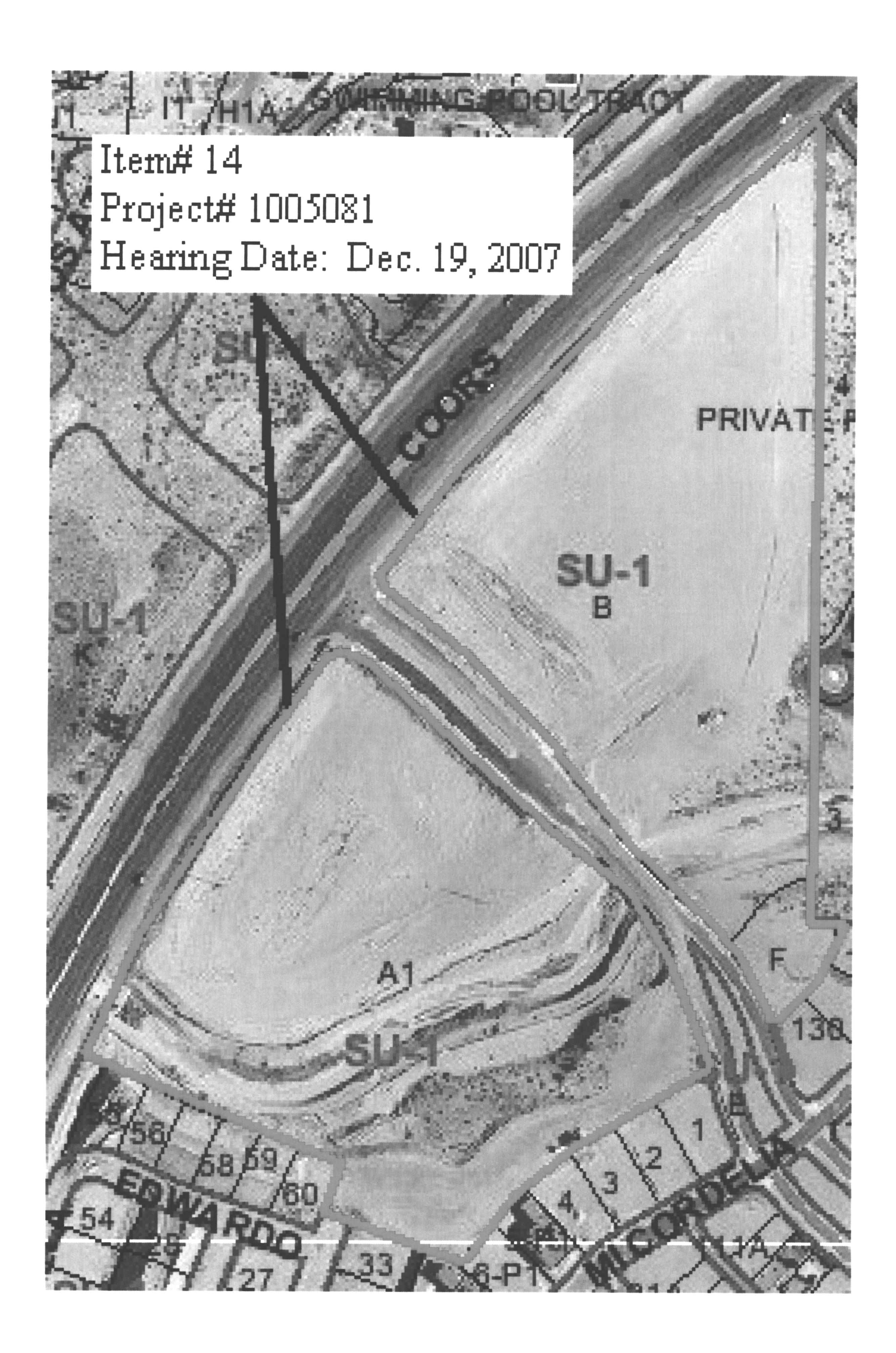
DXF Electronic Approval Form

DRB Project Case #:	1005081
Subdivision Name:	ANDALUCIA AT LA LUZ TRS A1A A1B B1 B2 & F1
Surveyor:	ROBERT GROMATZKY
Contact Person:	MARY COLE
Contact Information:	
DXF Received:	12/11/2007 Hard Copy Received: 12/11/2007
Coordinate System:	Ground rotated to NMSP Grid
Menn	bez
	Approved Date
* The DXF file cannot	be accepted (at this time) for the following reason(s):
· · · · · · · · · · · · · · · · · · ·	

AGIS Use Only

Copied fc 5081

to agiscov on 12/11/2007 Contact person notified on 12/11/2007



PLANNING TRACKING LOG

Date

Project Name & #

Action Request

Action Taken

Prof 100508)

CITY OF A BUQUERQUE



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005081	AGENDA ITEM NO: 2

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

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

Albuquerque

New Mexico 87103 **RESOLUTION:**

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED 🗶 ; 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: August 23, 2006

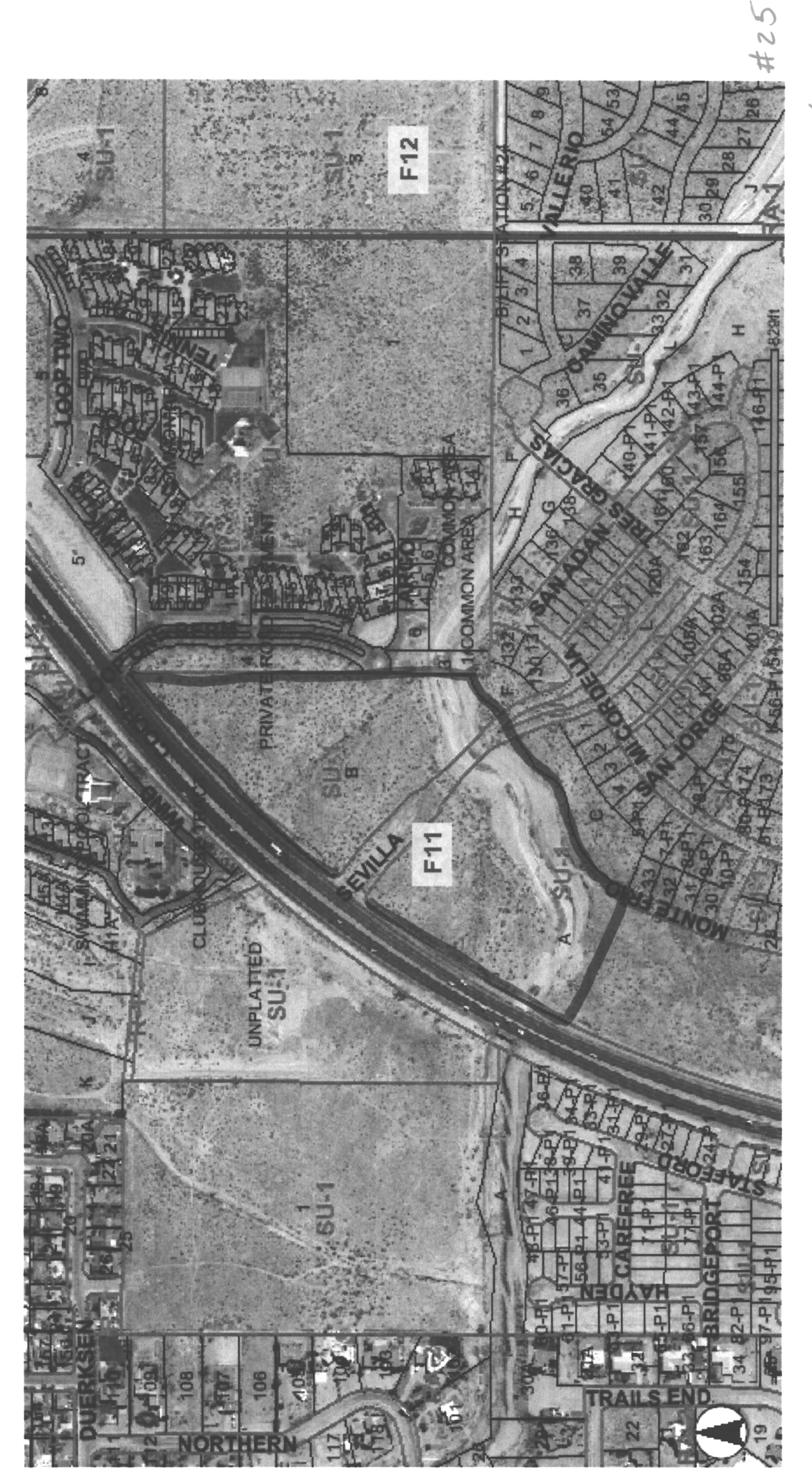
DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 100508	Item No.	25 Zone	Atlas E	r-11	
DATE ON AGE	ENDA 8-23-06				
INFRASTRUCT	CURE REQUIRED (X) YES	() NO			
CROSS REFER	RENCE:				
	PROVAL REQUESTED:				
(X) SKETCH I	PLAT () PRELIMINARY F	LAT () FINAL	PLAT		
()SITE PLA	N REVIEW AND COMMENT	()SITE PLAI	I FOR SU	JBDIVISION	₩ .\
()SITE PLA	N FOR BUILDING PERMI	T		· • • • • • • • • • • • • • • • • • • •	
No.	Comn	nent			

- 1) Standard infrastructure per DPM is required.
- 2) Does the cul-de-sac on Tract A-1 meet DPM requirements for length?
- 3) Are the roadways within Tract B private? (Why are there double fronted lots?)
- 4) Are the street widths per DPM or the approved overall site plan approved thru EPC?
- 5) Will any dedication along Coors be required for the 4th lane and decel lane?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

1265081



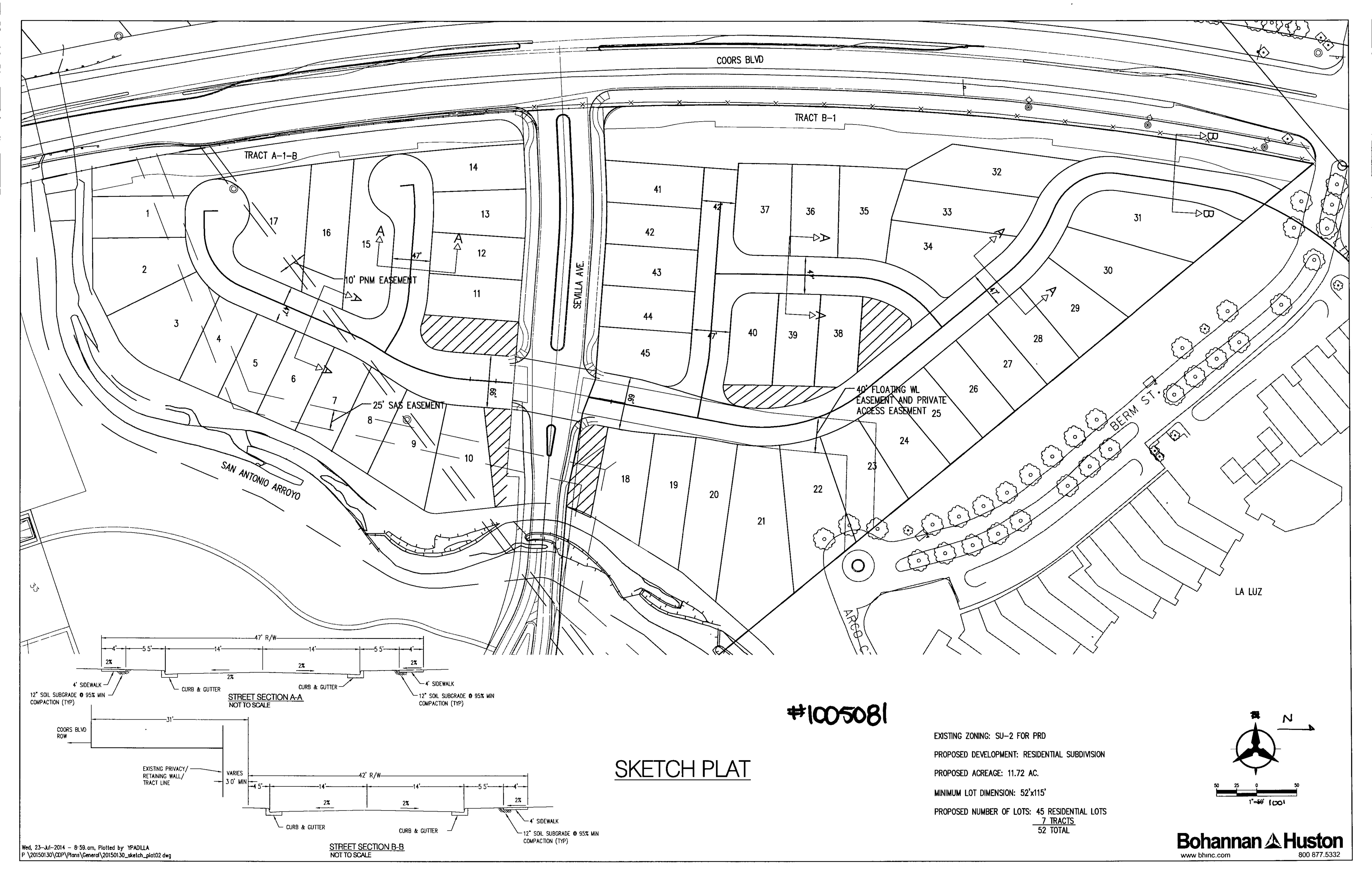


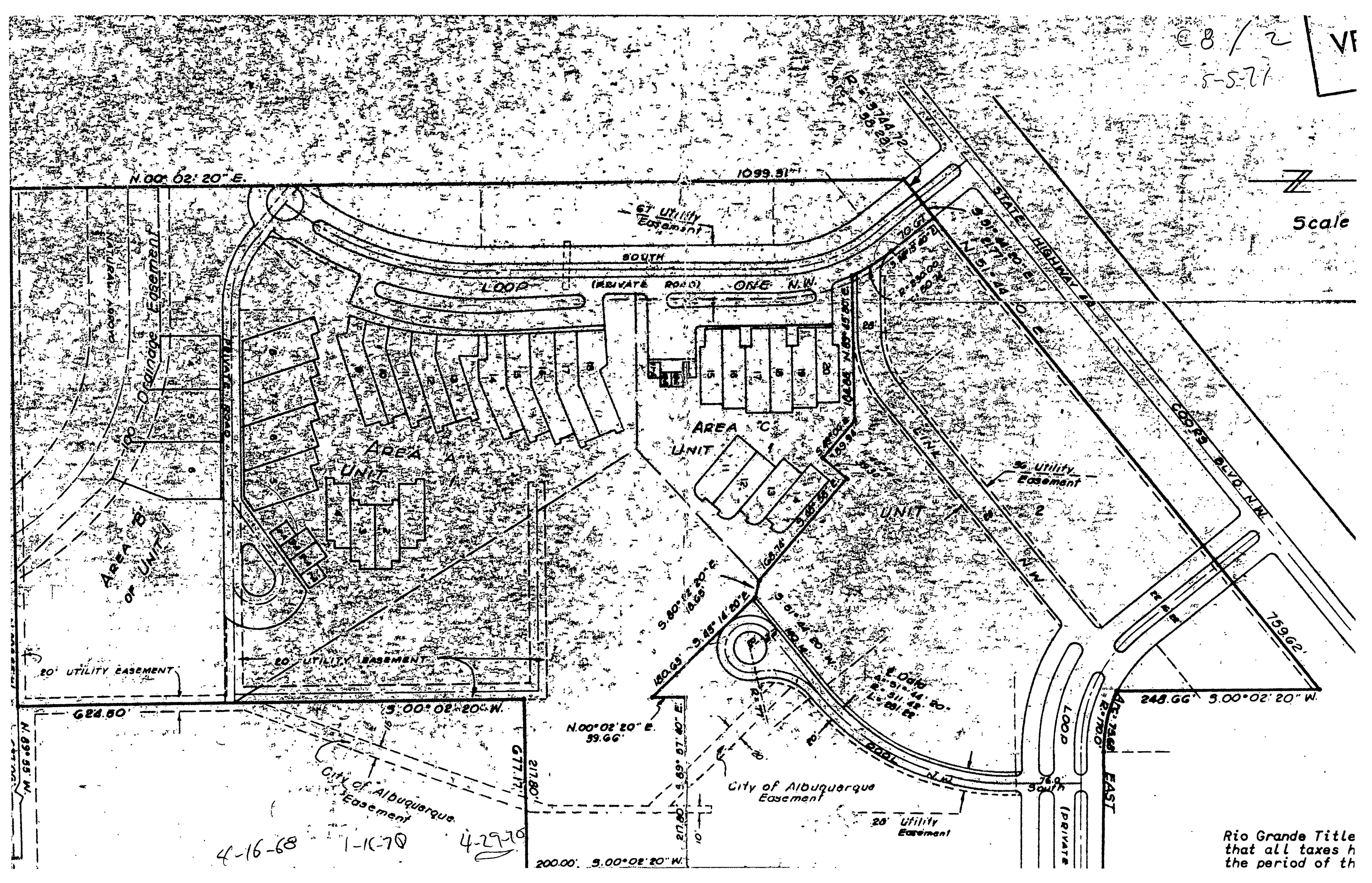
IMPACT FEES - # 1005081

Development Review Board 8/23/06 Agenda Item #25 Sketch Plat: Tracts A1 & B, Andalucia at La Luz, Unit 4

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$4,823 if a permit is obtained prior to December 29, 2006 and \$6,599 thereafter.

JACK CLOUD
IMPACT FEE ADMINISTRATOR





A City of Ibuquerque



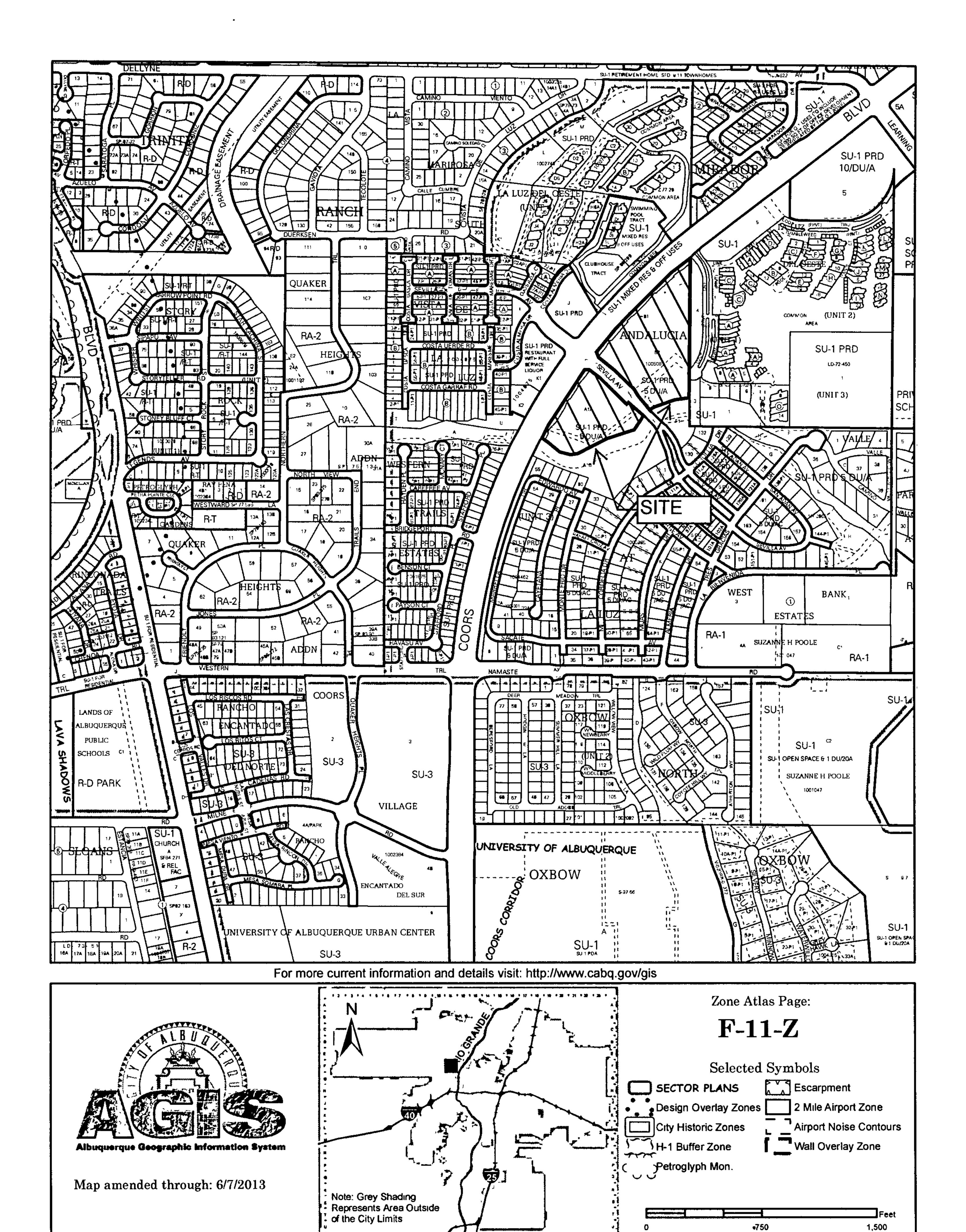
DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form			
SUBDIVISION	S	Z ZONING	& PLANNING	
X Major Subdivision			Annexation	
Minor Subdivision Vacation	action V		County Submittal EPC Submittal	
Variance (Non-Zo	ning)		Zone Map Amendment (Establish o	r Change
			Zoning)	
SITE DEVELOPMENT PLA			Sector Plan (Phase I, II, III)	
for Subdivision Put	•		Amendment to Sector, Area, Facility Comprehensive Plan	/ Of
Administrative Am			Text Amendment (Zoning Code/Sub	Regs)
iP Master Develop		# ************************************	Street Name Change (Local & Colle	ctor)
Cert. of Appropriation STORM DRAINAGE (Form	,	A APPEA	L / PROTEST of Decision by: DRB, EPC, LUCC,	
Storm Drainage Cos	•		Planning Director or Staff, ZHE,	
			Zoning Board of Appeal	
PRINT OR TYPE IN BLACK INK OF Planning Department Development he time of application. Refer to sup	Services Center, 600	2 nd Street NW, All	nit the completed application in persouquerque, NM 87102. Fees must both. hts.	on to the e paid at
APPLICATION INFORMATION:				
Professional/Agent (if any): <u>Bohann</u>	an Huston, Inc.		PHONE: (505) 823-1000	
ADDRESS: 7500 Jefferson NE			FAX <u>(505) 798-7988</u>	
CITY: <u>Albuquerque</u>	_ STATE <u>NM</u>	ZIP <u>87109</u>	E-MAIL: ypadilla@bhinc.com	
APPLICANT: Pulte Homes			PHONE: 505-761-9606	
ADDRESS: 7601 Jefferson NE Suite	180			
O1T)/. A16		NIM ZID 07400	FAX:	
CITY: <u>Albuquerque</u>		<u>NM</u> ZIP <u>87109</u>		
Proprietary interest in site: <u>Owner/D</u>	eveloper	List <u>all</u> owners:		
DESCRIPTION OF REQUEST:Sketch	Plat Review for the Andalu	cia at La Luz Unit 4		
Is the applicant seeking incentives purs	uant to the Family Housinç	Development Program	n? Yes. <u>X</u> No.	
SITE INFORMATION: ACCURACY OF THE	E LEGAL DESCRIPTION	IS CRUCIAL! ATTAC	H A SEPARATE SHEET IF NECESSARY.	
ot or Tract No(Tract A-1-A at Andalu	icia at La Luz Unit 3 and T	ract B-1 at Andalucia a	at La Luz) Block: Unit:	
Subdiv/Addn/TBKA: <u>Andalucia at La</u>		Taot B T at 7 il ladia ola t	At La Lazy Blook Offic.	
Existing Zoning: SU-2 for PRD	Proposed zonina:	MRGCD Map	No	
Zone Atlas page(s): F-11				
Zone mas page(s).		01100100001072010,	10110010100011400	
ASE HISTORY: List anv current or prior case number th	at mav be relevant to vour	application (Proj., Apr	o., DRB-, AX_,Z_, V_, S_, etc.):	
Proj. No's 1005081; 07DRB-70441;0			·, -, -, -, -, -, -, -, -, -, -, -, -, -,	· · · · · · · · · · · · · · · · · · ·
	<u>JLI 001314/01313,100030</u>	<u> </u>		
CASE INFORMATION: Within city limits? X_Yes	Within 1000FT of a la	andfill? NO		
— ———————————————————————————————————			Total area of cite (acros): 11.71 ac	
No. of existing lots: 2	No. of proposed lots:	'44	Total area of site (acres): 11.71 ac	
BY STREETS: On or Near: <u>Coors</u>	<u>Blvd</u>			
Between: <u>Namaste</u>		and <u>Sevilla Ave</u>	•	
Check-off if project was previously review	wed by Sketch Plat/Plan□	or Pre-application Re	view Team □. Date of review:	•
	III MAL			
SIGNATURE VICTORY (Print) Yolanda Padilla Moyer, PE	Appli	<u>rant</u>	DATE <u>7/15/14</u> _ <u>X</u> Agent	
(Filit) Tolanda Fadilla Woyer, FL	——— —— Q ıppıı	Cant		
R OFFICIAL USE ONLY	,	<u> </u>	Form revised 9/01, 3/03, 7/03, 10/0)3, 04/04
INTERNAL ROUTING	Application case	numhers	Action S.F. Fees	
All checklists are complete		以っつかる	49 (2) \$ (2)	' \(\)
All fees have been collected			<u> </u>	
All case #s are assigned	_	-		
AGIS copy has been sent		-	\$	
Case history #s are listed Site is within 1000ft of a landfill		-	<u> </u>	
F.H.D.P. density bonus			Total	X
F.H.D.P. tee gebate	Hearing date	July 2	3,2014 \$	<u> </u>
	7-15-14			
1 arm	1-10-19	Project #	I(X(X)(X)(X))	

Planner signature / date

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

	SKETCH PLAT REVIEW AND COMMENT (DRB22) 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) clearly outlined Letter briefly describing, explaining, and justifying the request List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.	,
	SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18) 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval 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) clearly outlined 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) List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting. Your attendance is required.	
	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24"	
	5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval 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) clearly outlined 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) List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting. Your attendance is required.	
	MENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36" MENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36" 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) 6 copies Zone Atlas map with the entire property (ies) clearly outlined 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) List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting. Your attendance is required.	
I, the info	FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05) FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06) 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 for Building Permit Zone Atlas map with the entire property(ies) clearly outlined 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) List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting. Our attendance is required. Applicant, acknowledge that any mation required but not submitted this application will likely result in ral of actions. Applicant signature / date	
$\neg \tau$	Checklists complete Form revised October 2007 Application case numbers Lees collected Case #s assigned Related #s listed Form revised October 2007 Planner signature / date Project #	



Bohannan A Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000

facsimile: 505.798.7988 toll free: 800.877.5332

July 15, 2014

Jack Cloud Development Review Board Chairman City of Albuquerque 600 2nd Street NW - 1st Floor Albuquerque, NM 87102

Sketch Plat Review and Comment for Andalucia at La Luz Unit 4 Re:

Tract A-1-A at Andalucia at La Luz Unit 3 and Tract B-2 at

Andalucia at La Luz

Dear Jack:

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

- Development Review Applications
- Six (6) copies each 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.

Proposed is a single-family development consisting of approximately 44, 52 ft wide x 115 ft minimum depth lots. The subject property consists of approximately 11.72 acres on two tracts. Tract A-1-A consists of 4.213 acres and Tract B-1 consists of 7.498 acres. Andalucia at La Luz is located east of Coors Blvd at Sevilla Ave and is zoned SU-1 PRD.

The grading and drainage for this tract will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter will also be requested. Water, sanitary sewer, and storm drain lines were stubbed into the proposed subdivision from Sevilla Ave with construction of Andalucia at La Luz. Currently, there is a sanitary sewer line through the site which will be rerouted within the proposed subdivision roadway to the provided sanitary stub.

Also located within, are an existing 10 ft PNM easement and power lines which will need to be relocated. The lines will either be rerouted via underground line through the subdivision or rerouted overhead along Seville Ave and Coors Blvd. We will be coordinating the effort with PNM.



Engineering **A**

Spatial Data A

Advanced Technologies A

Jack Cloud City of Albuquerque July 15, 2014 Page 2

I would appreciate any comments you would 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 July 23, 2014.

Sincerely,

Ydlanda Padilla Moyer, P.E.

Senior Project Manager

Community Development & Planning

YPM/kp Enclosure

cc: Garret Price, Pulte (w/encl.) Kevin Patton, BHI (w/encl.)

1999) 1999)

•

M. (4) 23.2014

A City of Albuquerque



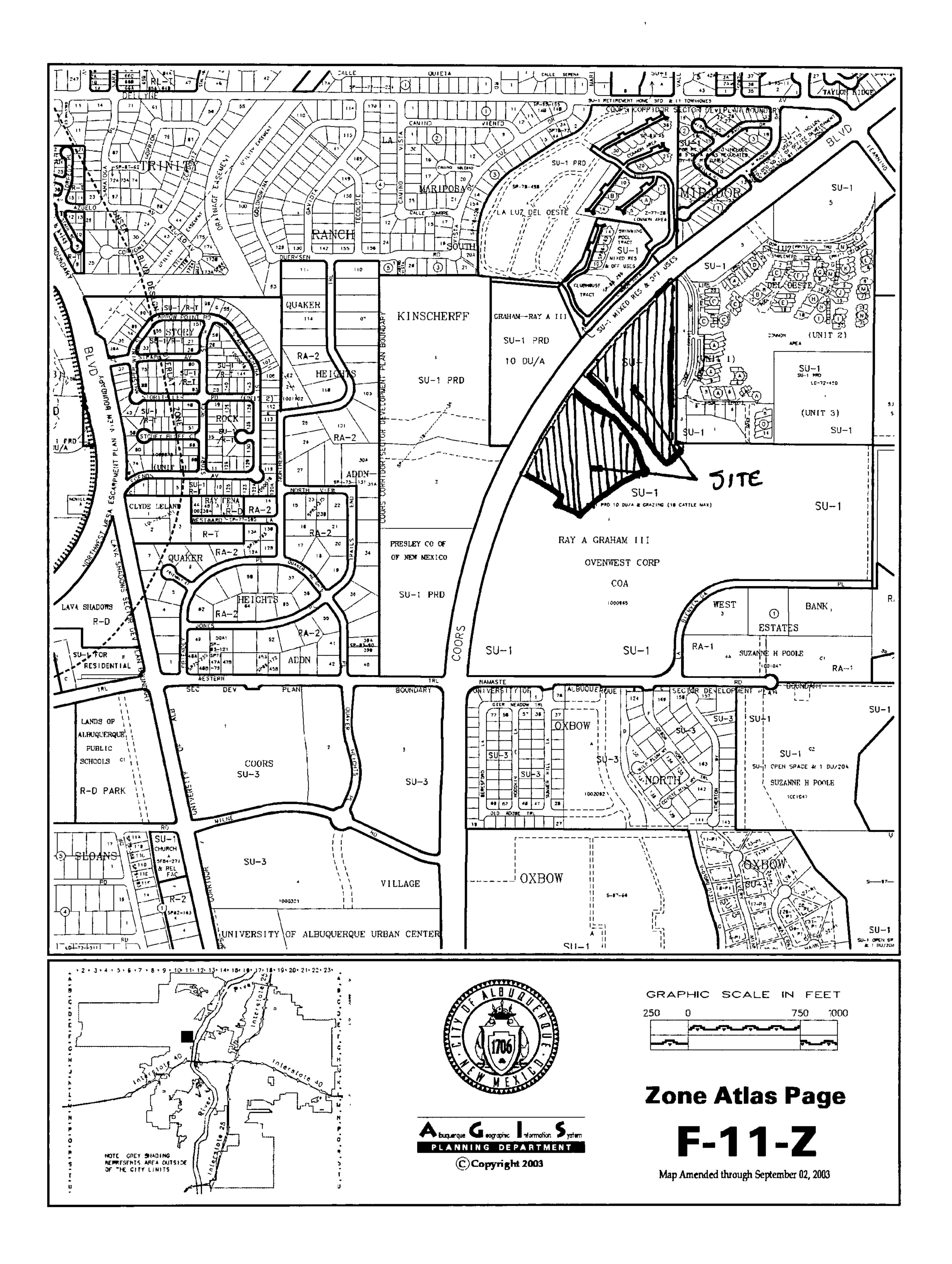
DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form	Supplemental form		
SUBDIVISION	S	ZONING & PLAN	INING	Z
Major Subdivision action		Annexation	Cubasittal	
	V	EPC Su	Submittal	
☐ Vacanon ☐ Vacanon ☐ Variance (Non-Zoning)			mendment (Establis	h or Change
SITE DEVELOPMENT PLAN	P	Sector Plan	(Phase I, II, III) to Sector, Area, Fa	cility or
for Subdivision Purposesfor Building Permit		Compreher Text Amend	nsive Plan	
☐ IP Master Development Pl		ADDEAL / DDOT	ECT of	A
Cert. of Appropriateness (I	LUCC) L	-	DRB, EPC, LUCC, Staff, ZHE, Zoning	-
PRINT OR TYPE IN BLACK INK ONLY Planning Department Development Service time of application. Refer to supplement	vices Center, 600 2 nd Si	treet NW, Albuquerqu		
APPLICANT INFORMATION:				
NAME: ANDALUCIA DEVELOPMEN	T CO.,INC.		PHONE: 828-9900	
ADDRESS: <u>8300 CARMEL AVE NE</u>	CTATE NIM	71D 97199	FAX: <u>828-9901</u>	
CITY: <u>ALBUQUERQUE</u> Proprietary interest in site: <u>OWNER</u>	STATE <u>NM</u>	ZIP <u>87122</u>	E-MAIL:	
AGENT (if any): BOHANNAN HUSTON INC			PHONE: 823-1000	
ADDRESS: 7500 JEFFERSON NE	<u></u>		FAX: 798-7988	
CITY: <u>ALBUQUERQUE</u>	STATE <u>NM</u>	ZIP <u>87109</u>	E-MAIL:	
DESCRIPTION OF REQUEST: PRELIMINARY Is the applicant seeking incentives pursuant		elopment Program?	Yes. 🔯 No.	
				CECCADV
SITE INFORMATION: ACCURACY OF THE LE Lot or Tract No. TRACTS B & F, ANDALUC				Unit:
Subdiv. / Addn. A-1, ANDALUCIA AT LA LU	JZ, UNIT 3			
Current Zoning: SU-1 ウドウ 5 t	24/A	roposed zoning:		
Zone Atlas page(s): F-11	- -	lo. of existing lots: 3	No. of pro r	osed lots: 5
	ensity if applicable: dwellir		•	er net acre:
` <u> </u>				
Within city limits? ⊠ Yes. No ☐, but site	•		Within 1000FT of a	
UPC No. <u>101106137536311405</u> , <u>10110613</u>	<u>9430511404, 10110613413</u>	<u>30042015</u>	MRGCD Map No	
LOCATION OF PROPERTY BY STREETS: Between: <u>NAMASTE RD. NW</u>		D. NW SEVILLA AVENUE NW		
CASE HISTORY:				
List any current or prior case number that n	nay be relevant to your appl	ication (Proj., App., DRB-	·, AX_,Z_, V_, S_, etc.):	DRB# 1004462/
Check-off if project was previously reviewed	d by Sketch Plat/Plan □, o	r Pre-application Review	Team . Date of reviews	
SIGNATURE				
			DATE <u>12/04/</u>	
(Print) <u>KEVIN PATTON</u>			Applicant [✓ Agent
	· <u>· · · · · · · · · · · · · · · · · · </u>			
FOR OFFICIAL USE ONLY				Form revised 10/03
INTERNAL ROUTING	Application case nun	nbers	Action S.F.	Fees
All checklists are complete	07DBB	- 1044	18E 20) \$ 445,00°
All fees have been collected			CME	\$ 20.00
All case #s are assigned AGIS conv has been sent				\$
AGIS copy has been sent Case history #s are listed		-		\$
Site is within 1000ft of a landfill	-			\$
F.H.D.P. density bonus	4	1		Total \$515 Ex
F.H.D.P. fee rebate	Hearing date 12	19(0)		\$ 515.00
	l			
Landy Hundley 17	1110-7	Project #	005081	
Plann	er signature / date			

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 Site sketch with measurements showing structures, part improvements, if there is any existing land use (folded to Site sketch with measurements showing structures, part improvements, if there is any existing land use (folded to Site sketch with measurements showing structures, part improvements, if there is any existing land use (folded to Site sketch with measurements showing structures, part improvements, if there is any existing land use (folded to Site sketch with measurements showing structures, part improvements, if there is any existing land use (folded to Site sketch with measurements showing structures, part improvements, if there is any existing land use (folded to Site sketch with measurements showing structures, part improvements, if there is any existing land use (folded to Site sketch with measurements showing structures, part improvements, if there is any existing land use (folded to Site sketch with measurements showing structures, part improvements, if there is any existing land use (folded to Site sketch with measurements showing structures, part improvements and land use (folded to Site sketch with measurements showing structures, part improvements and land use (folded to Site sketch with measurements and land use (folded to Site sketch with measurements and land use (folded to Site sketch with measurements and land use (folded to Site sketch with measurements and land use (folded to Site sketch with measurements and land use (folded to Site sketch with measurements and land use (folded to Site sketch with measurements). 	ded to fit into an 8.5" ined equest	Your attendance is required. 14" pocket) 6 copies , adjacent rights-of-way and street by 14" pocket) 6 copies
 EXTENSION OF MAJOR PRELIMINARY PLAT required. Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) clearly outled Letter briefly describing, explaining, and justifying the rescription of DRB approved infrastructure list Copy of DRB approved infrastructure list Copy of the LATEST Official DRB Notice of approval for List any original and/or related file numbers on the coverence extension of preliminary plat approval expires after one 	r Preliminary Plat Exter application	Your attendance is tension request
 MAJOR SUBDIVISION FINAL PLAT APPROVAL (DIP Proposed Final Plat (folded to fit into an 8.5" by 14" poor Signed & recorded Final Pre-Development Facilities Feed Design elevations & cross sections of perimeter walls Zone Atlas map with the entire property(ies) clearly outled Bring original Mylar of plat to meeting, ensure property of Copy of recorded SIA Landfill disclosure and EHD signature line on the Mylar List any original and/or related file numbers on the coverage DXF file and hard copy of final plat data for AGIS is required. 	ket) 6 copies e Agreement for Res 3 copies ined owner's and City Sur or application	veyor's signatures are on the plat
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT A 5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an 8. Signed & recorded Final Pre-Development Facilities Fed Design elevations and cross sections of perimeter walls Site sketch with measurements showing structures, par improvements, if there is any existing land use (fold Zone Atlas map with the entire property(ies) clearly outli Letter briefly describing, explaining, and justifying the re Bring original Mylar of plat to meeting, ensure property of Landfill disclosure and EHD signature line on the Mylar Fee (see schedule) List any original and/or related file numbers on the cove Infrastructure list if required (verify with DRB Engineer DXF file and hard copy of final plat data for AGIS is required.	5" by 14" pocket) 6 of Agreement for Rest (11" by 17" maximulating, Bldg. setbacks, ded to fit into an 8.5" ined equest owner's and City Surif property is within a rapplication (1)	copies for unadvertised meetings sidential development only m) 3 copies adjacent rights-of-way and street by 14" pocket) 6 copies eveyor's signatures are on the plat
AMENDMENT TO PRELIMINARY PLAT (with minor PLEASE NOTE: There are no clear distinctions between sign amendments. Significant changes are those deemed by the meaning amendments. Significant changes are those deemed by the meaning property (isonocket) amended Preliminary Plat, Infrastructure List, and/or Grace Zone Atlas map with the entire property(ies) clearly outling. Letter briefly describing, explaining, and justifying the remaining original Mylar of plat to meeting, ensure property of List any original and/or related file numbers on the coveramended preliminary plat approval expires after one year.	gnificant and minor of DRB to require publicand and/or Grading Planding Pla	changes with regard to subdivision blic notice and public hearing. In (folded to fit into an 8.5" by 14" It into an 8.5" by 14" pocket) 6 copies
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 Application case numbers The control of the contro	Appl Form re	icant signature / date vised October 2007 ALBUQUERQUE NEW MEXICO NEW MEXICO ALBUQUERQUE ALBUQUERQUE ALBUQUERQUE NEW MEXICO ALBUQUERQUE ALBUQU
Case #s assigned ————————————————————————————————————	Project #	Planner signature / date



December 4, 2007

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505 823.1000 facsimile: 505.798.7988 toll free: 800 877.5332

Andrew Garcia, Acting Chair Development Review Board City of Albuquerque PO Box 1293 Albuquerque, NM 87103

Re: Preliminary / Final Plat Approval

A Replat of Tracts B and F, Andalucia at La Luz and Tract A-1, Andalucia at La Luz Unit 3,

TBKA- Tracts A-1-A, A-1-B, B-1, B-2, and F-1 Andalucia at La Luz

Dear Andrew:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Preliminary/Final Plat
- Zone Atlas Map showing the location of the property
- Fee in the amount of \$495.00
- Letter justifying and describing request.

The site is located on the east side of Coors Blvd between Learning Road and Namaste Road. This request is to replat 2 existing tracts into 5 for the purpose of conveying proposed tracts A-1-B, F-1, and B-1 to the Andalucia Homeowners Association for private Open Space.

Please place this item on the DRB Agenda to be heard on December 12, 2007. If you have any questions or require additional information, please contact me.

Sincerely,

Paul M. Wymer, AlA Project Manager

Community Development and Planning Group

PMW/am



STATE OF NEW MEXICO DEPARTMENT OF CULTURAL AFFAIRS HISTORIC PRESERVATION DIVISION

228 EAST PALACE AVENUE SANTA FE, NEW MEXICO 87501 (505) 827-6320

BILL RICHARDSON
Governor

November 2, 2004

Lance Lundquist
Cultural Resources Project Manager
SWCA Environmental Consultants
7001 Prospect Place, NE, Suite 100
Albuquerque, NM 87110

RE: Interim Report for LA 138925, NE Corner of Coors and Namaste Road

Dear Lance:

I am writing in response to the above referenced report. I have reviewed the report and it appears that archaeological excavations were conducted in accordance to your proposal. Based on the information submitted, additional archaeological investigations are not necessary and construction for the proposed subdivision can proceed as planned. My comments on the interim report are detailed below. These comments can be addressed in the final report:

Comments

- 1. Abstract (page i). Please clarify the second paragraph to state that excavation of the site revealed two thermal features, 37 lithic artifacts, etc. Or else state what the surface assemblage was and then state what was recovered during excavation.
- 2. Abstract (page i, third paragraph). I do not want to review a draft final report. Please send the final report no later than October 1, 2005.
- 3. Abstract (page i, fourth paragraph). The "1" was left off the site number. Also, please omit the last sentence about the eligibility status. The site is still eligible for the data it has yielded, even though it won't exist anymore.
- 4. Introduction (page 1). The first paragraph is awkward.
- 5. Reporting (page 4). Again, I don't want to see a draft.
- 6. Chapter 4, page 15. Please change the NRHP recommendation to Eligible, or omit this from the final report.
- 7. Site Stratigraphy and Geomorphology (page 17). It's not a big deal, but it seemed like this section should be included after the discussion of the backhoe trenching and scraping.
- 2...8. Data Recovery (page 18). You state that more artifacts were recorded from a excavation than during the survey. Please clarify this discussion to state that more artifacts were relocated prior to excavation than were recorded during survey and

that the increased number resulted from an intense inspection of the ground surface.

9. Feature 2 (page 21). I'm a little confused. Are the artifacts around Feature 2 the ones on the surface? Please clarify the discussion and the caption on Figure 4.7. From what depth was the bone recovered? Did you obtain any radiocarbon samples?

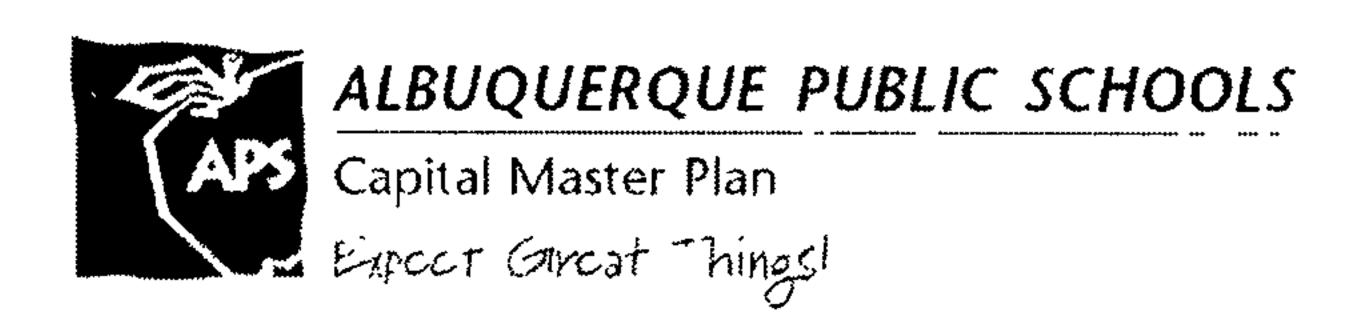
HPD looks forward to reviewing the final report. If you have any questions regarding these comments, please contact me.

Sincercly,

Michelfe M. Ensey Staff Archaeologist

Log: 72541

cc: Ed Boles, Preservation Planner, Planning Department, City of Albuquerque, 600 2nd Street NW, Albuquerque, NM 87103



Pre-Development Facilities Fee (PDFF) **Cover Sheet**

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.
Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html
Project # (if already assigned by DRB/EPC)
Please check one:
Preliminary PDFF (Preliminary PDFF are required for required for preliminary plat submittals.) Final PDFF (Final PDFF are required for final plat submittals and submittals and must be recorded prior to DRB hearing) Waiver/Deferral (Must provide reason for waiver/deferral)
Subdivision Name Andalucia at La Luz Legal Description Tracts A-1-A, A-1-B, B-1, B-2, and F-1, Andalucia at La Luz Location of Project (address or major cross streets) between Sevilla Av NW Coors Blvd NW Proposed Number of Units: Single-Family Multi-Family Total Units Note: A single-family unit is a single-family, detached dwelling unit. Comments
Waiver Information Property Owner Scott Schiabor Legal Description Tracts A-1-A, A-1-B, B-1, B-2, and F-1, Andalucia at La Luz Zoning SU-1 Reason for Waiver/Deferral creating Tracts A-1-B, B-1 and F-1 for the purpose of conveying to the Andalucia Homeowners Association as private open space.
Contact Information Name_Kevin Patton Company_Bohannan Huston Phone_823-1000 E-mail
Please include with your submittal: Zone Atlas map with the entire property(ies) precisely and clearly outlined Copy of a plat or plan for the proposed project List of legal description (e.g. lot, block) and street address for each lot (for final plat only) Please include project number on the top right corner of all documents Please paper clip all submitted documents (for ease of making copies)
FOR OFFICE USE ONLY APS Cluster West Mesa Date Submitted 12/11/2007 Date Completed 12/11/2007

ALBUQUERQUE PUBLIC SCHOOLS PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tracts A-1-A, A-1-B, B-1, B-2, and F-1, Andalucia at La Luz, which is zoned as <u>SU-1</u>, on <u>December 11, 2007</u> submitted by <u>Scott Schiabor</u>, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because <u>creating Tracts A-1-B, B-1 and F-1 for the purpose of conveying to the Andalucia Homeowners Association as private open space.</u>

ALBUQUERQUE PUBLIC-SGHOOLS

Signature

Betty King, Planner, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Devention by Betty King as Planner, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Notary Public

My commission expires: May

A City of Ibuquerque

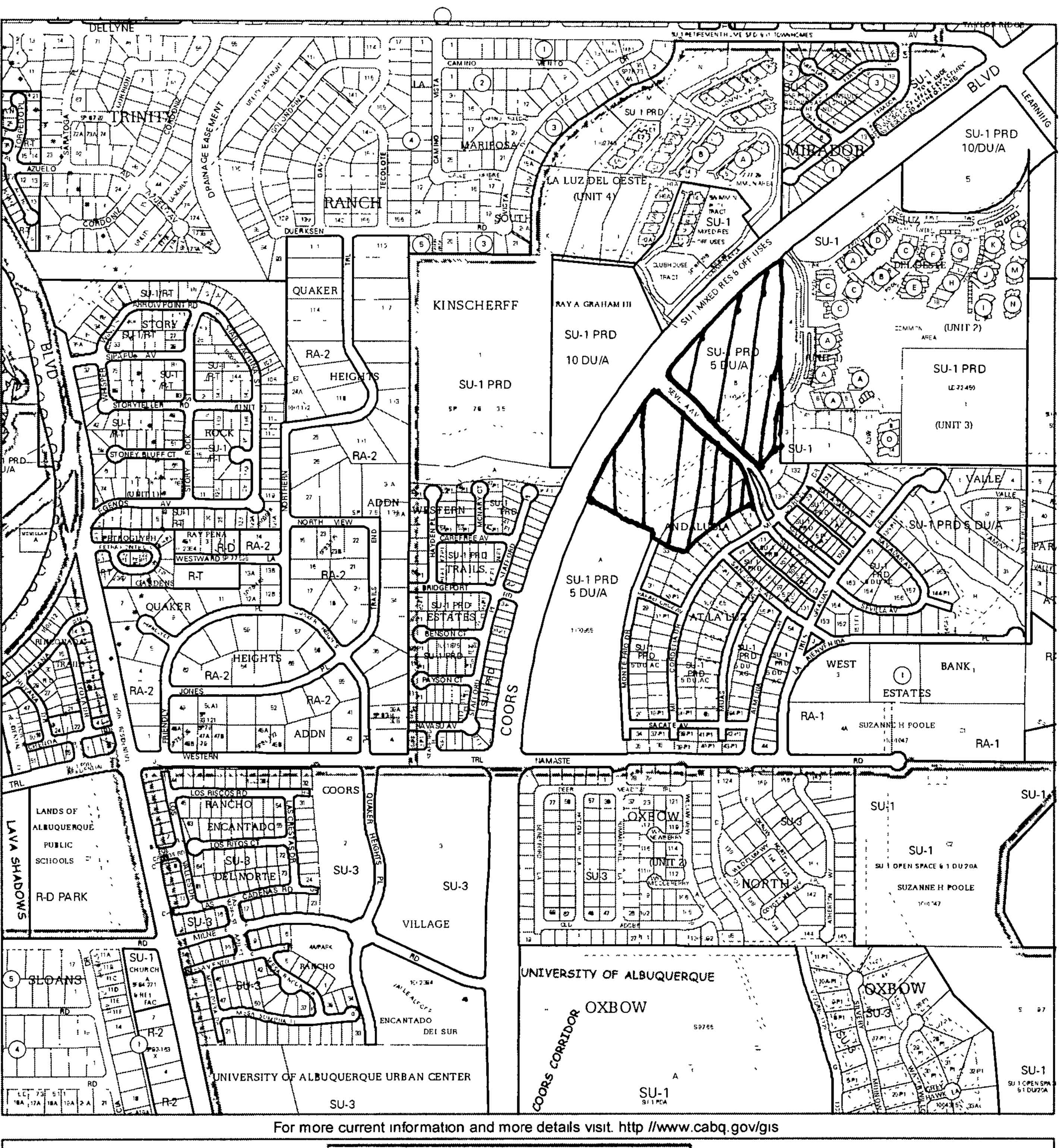


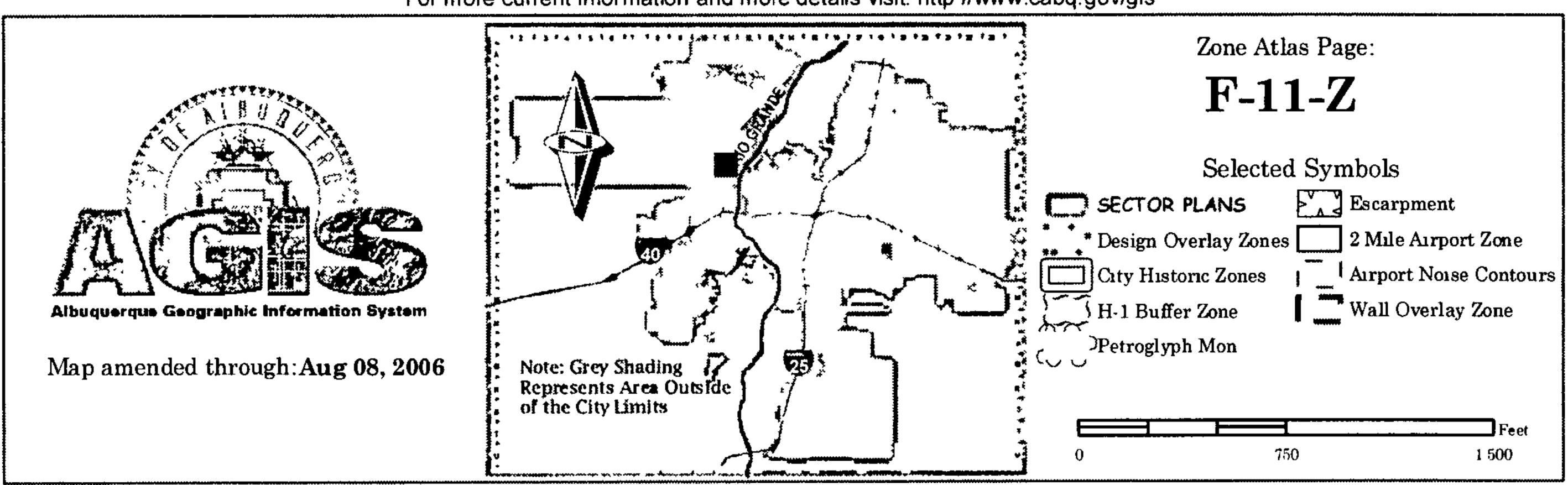
DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	Supplemental form ZONING & PLANI		Z
		Annexation County S	Submittal	
Vacation	V	EPC Sub		
☐ Variance (Non-Zoning)			nendment (Establis	sh or Change
SITE DEVELOPMENT PLAN	P	Sector Plan (I	to Sector, Area, Fa	cility or
for Subdivision Purposefor Building Permitfor Building Permitfor Building Permit		Comprehens Text Amendn		
Cert. of Appropriateness (i		APPEAL / PROTE	EST of	Α
		_	DRB, EPC, LUCC, Staff, ZHE, Zoning	•
PRINT OR TYPE IN BLACK INK ONLY Planning Department Development Services ime of application. Refer to supplement	vices Center, 600 2 nd St	reet NW, Albuquerqu	• • • • • • • • • • • • • • • • • • • •	•
APPLICANT INFORMATION:				
NAME: ANDALUCIA DEVELOPMEN	T CO.INC.		PHONE: 828-9900	
ADDRESS: <u>8300 CARMEL AVE. NE</u> CITY: ALBUQUERQUE	STATE NM	ZIP87122	FAX: <u>828-9901</u> E-MAIL:	
Proprietary interest in site: <u>OWNER</u>	<u> </u>			
AGENT (if any): BOHANNAN HUSTON INC	<u>).</u>		PHONE: 823-1000	
ADDRESS: 7500 JEFFERSON NE	STATE NM	ZIP 87109	FAX: <u>798-7988</u> E-MAIL:	
CITY: <u>ALBUQUERQUE</u>	SIAIE INIVI	ZIP <u>07 109</u>	E-IVIAIL.	
DESCRIPTION OF REQUEST: SKETCH PLAT Is the applicant seeking incentives pursuant	· · · · · · · · · · · · · · · · · · ·	elopment Program?	Yes. 🔯 No.	
SITE INFORMATION: ACCURACY OF THE LE				
Lot or Tract No. TRACT A-1 & B	LA LUZ	Block:		Unit:
Subdiv. / Addn. <u>ANDALUCIA UNIT 4</u>				
Current Zoning: SU-1 PRD	P	roposed zoning:		
Zone Atlas page(s): F11	N	o. of existing lots: 2	No. of pro r	osed lots: <u>59</u>
Total area of site (acres): 17.9661	Density if applicable: dwellin	gs per gross acre:	dwellings p	er net acre:
Within city limits? ⊠ Yes. No □, but site	is within 5 miles of the city I	imits (DRB jurisdiction.)	Within 1000FT of a	landfill? NO
		(D1 10 juliouiouiouio		
UPC No. <u>101106138624740126;</u>		.	MRGCD Map No	
LOCATION OF PROPERTY BY STREETS: Between: MONTE FRIO DRIVE NW	· · · · · · · · · · · · · · · · · · ·	<u>SEVILLA AVE. NW</u>		
CASE HISTORY: List any current or prior case number that n				
Check-off if project was previously reviewed	d by Sketch Plat/Plan [_], or	Pre-application Review T	eam . Date of reviews	ew:
SIGNATURE 4 W W L & W W			DATE <u>8/15/2</u>	<u>2006</u>
(Print) <u>KEVIN PATTON</u>			Applicant 2	Agent
OR OFFICIAL USE ONLY		· · · · · · · · · · · · · · · · · · ·		Form revised 10/03
INTERNAL ROUTING	Application ages num	shore	∧otion S ⊑	_
All checklists are complete	Application case num	-01182	Action S.F.	Tees \$ (2)
All fees have been collected	<u> </u>			\$
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				Total
k F.H.D.P. fee rebate	Hearing date <u>0</u> 8	32306		\$ 0.00
Landy Handley	er signature / date	Project #	0000	···
<u> </u>				

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

M	SKETCH PLAT REVIEW AND COMMENT	YOUR ATTENDANCE IS REQUIRED.	
,	Scale drawing of the proposed subdivision plat (folded to fit into a	n 8.5" by 14" pocket) 6 copies for unadvertised	
	meetings. Sketches are not reviewed through internal routing.	cothacks, adjacent rights of way, and street	
	Site sketch with measurements showing structures, parking, Bldg improvements, etcetera, if there is any existing land use (folder)	ed to fit into an 8.5" by 14" pocket) 6 copies	
	improvements, etcetera, if there is any existing land use (foldozone Atlas map with the entire property(ies) precisely and clearly describing, explaining, and justifying the request	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 app	lication	
	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 of the second control of	outlined and crosshatched (to be photocopied)	
	Letter briefly describing, explaining, and justifying the request	butilited and crossinatened (to be photocopied)	
	Copy of previous D.R.B. approved infrastructure list		
	Copy of the LATEST Official D.R.B. Notice of approval for Prelimina		
	Any original and/or related file numbers are listed on the cover app	lication	
	Extensions are not reviewed through internal routing. Extension of preliminary plat approval expires after one year.		
	Extension of promining plat approval expired 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 cop	•	
	Design elevations & cross sections of perimeter walls 3 copie		
	Zone Atlas map with the entire property(ies) precisely and clearly of the property (ies)		
	 Original Mylar drawing of the proposed plat for internal routing only Property owner's and City Surveyor's signatures on the Mylar draw 		
	Copy of recorded SIA		
	Landfill disclosure and EHD signature line on the Mylar drawing if p		
	Any original and/or related file numbers are listed on the cover app		
	DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AC	JIS 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" p	•	
	copies for internal routing.		
	Site sketch with measurements showing structures, parking, Bldg		
	improvements, etcetera, if there is any existing land use (folder		
	 Zone Atlas map with the entire property(ies) precisely and clearly of the Letter briefly describing, explaining, and justifying the request 	buillied and crossnatched (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 draw	-	
	Landfill disclosure and EHD signature line on the Mylar drawing if p	property is within a landfill buffer	
	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)		
	AMENDMENT TO INFRASTRUCTURE LIST (with minor changes) AMENDMENT TO GRADING PLAN (with minor changes)	jes)	
_	PLEASE NOTE: There are no clear distinctions between significant ar	nd minor changes with regard to subdivision	
	amendments. Significant changes are those deemed by the DRB to re		
	Proposed Amended Preliminary Plat, Infrastructure List, and/or Gra	ading 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 (for the complex of the com	folded to fit into an 8.5" by 14" nocket) 6 conies for	
	unadvertised meetings	iolucu to ilt ilito all o.5 by 14 pocket) o copies for	
	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 draw Any original and/or related file numbers are listed on the cover app 		
	Amended preliminary plat approval expires after one year		
	•		
I, the applicant, acknowledge that			
su	bmitted with this application will &	Applicant name (print)	
submitted with this application will likely result in deferral of actions. Kevin Patton Applicant name (print) 8/15/2006			
- 		Applicant signature / date	
		Form revised 8/04, 1/05 & 10/05	
Checklists complete Application case numbers Application case numbers Application case numbers Application case numbers Audustianables			
Planner signature / date			
Case #s assigned			
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August 15, 2006

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Sheron Matson, Chair Development Review Board City of Albuquerque Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment for Andalucia at La Luz Unit 4

(Tract A-1 at Andalucia at La Luz Unit 3 and

Tract B at Andalucia at La Luz)

Dear Sheran:

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

- Development Review Applications
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment.

Proposed is a single-family development consisting of approximately 59, 37'/40'/45' wide x 105' min. depth lots. The subject property consists of approximately 18 acres on two tracts. Tract A-1 consists of 9.2179 acres and Tract B consists of 8.7482 acres. Andalucia at La Luz is located east of Coors Blvd at Sevilla Avenue and is zoned SU-1 PRD.

The grading and drainage for this tract will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter will also be requested. Water, sanitary sewer and storm drain lines were stubbed into the proposed subdivision from Sevilla Ave. with construction of Andalucia at La Luz. Currently, there is a sanitary sewer line through the site which will be rerouted within the proposed subdivision roadway to the provided sanitary stub.

Also located with this are an existing 10' PNM easement and power lines which will need to be relocated. The lines will either be rerouted via underground line through the subdivision or rerouted overhead along Seville Ave and Coors Blvd. We are currently coordinating the effort with PNM.

- ENGINEERING A
- SPATIAL DATA *
- ADVANCED TECHNOLOGIES A

Sheran Matson
City of Albuquerque
August 15, 2006
Page 2 of 2

In addition, the future signal at the intersection of Coors Blvd and Seville Ave was financially guaranteed with Andalucia at La Luz Unit 3.

I would appreciate any comments you would 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 August 23, 2006.

Sincerely,

Ydlanda Padilla, P.E. Project Engineer

Community Development and Planning

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Enclosures

