

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
10/4/06	Grasslands Proj 1005171	Sketch	Comments Given

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 4, 2006  
DRB Comments**

**ITEM # 22**

**PROJECT # 1005171**

**APPLICATION # 06-01396**

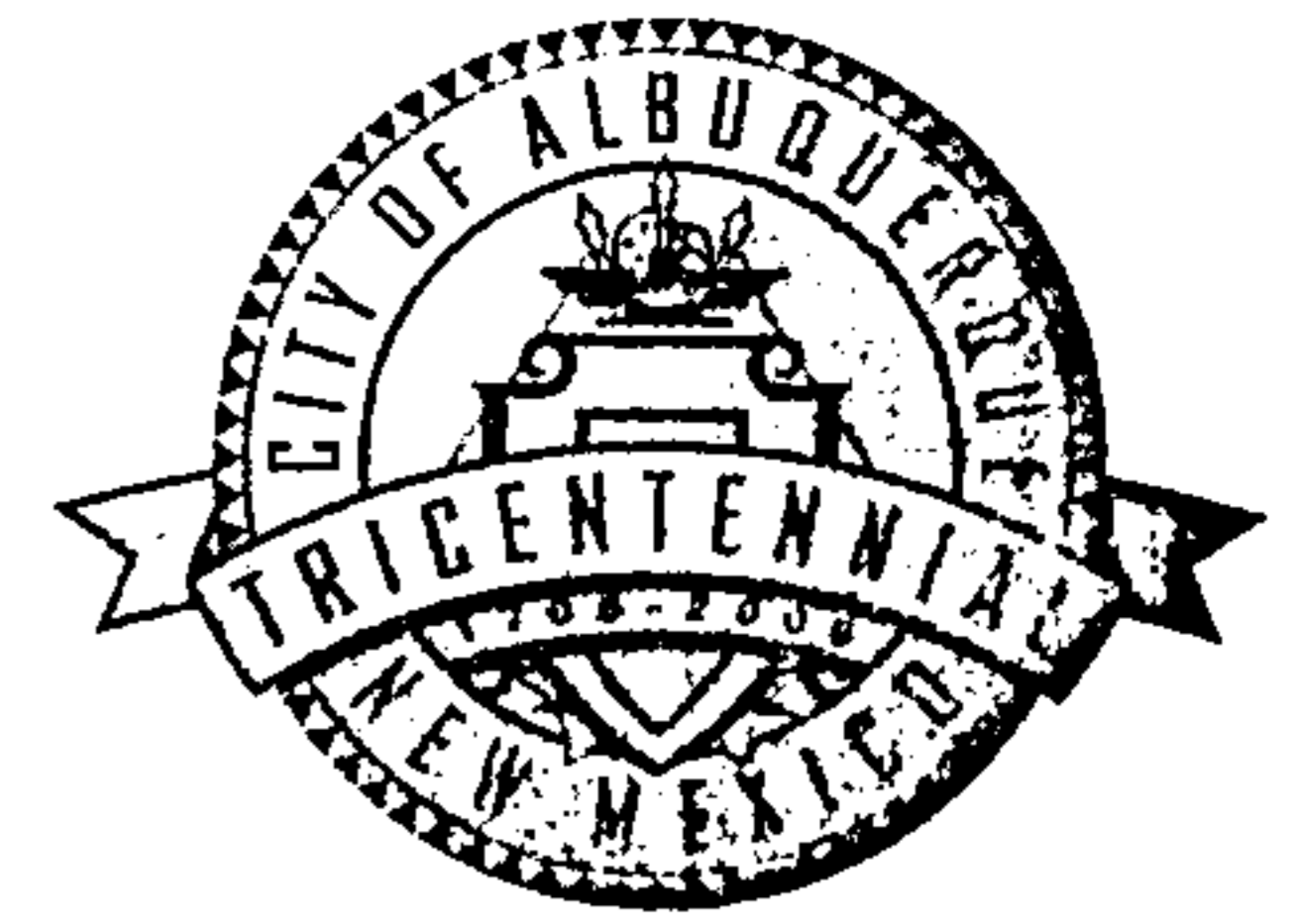
**RE: Parcel D, Westland North/sketch**

APS language.

If this property lies within the Westland North Master Plan and Sector Plan Boundaries, be sure to follow those requirements.

  
\_\_\_\_\_  
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: 1005171**

**AGENDA ITEM NO: 22**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.  
An approved grading and drainage plan must be on file prior to Preliminary Plat approval.  
AMAFCA concurrence is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED *discussal* X; WITHDRAWN \_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** OCTOBER 4, 2006

**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB-1005171                      Item No. 22                      Zone Atlas J-8

DATE ON AGENDA 10-4-06

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
( ) SITE PLAN FOR BUILDING PERMIT

No.    Comment

- 1) Has the TIS been completed?
- 2) The City of Albuquerque will not accept public right-of-way encumbered with a PNM easement.
- 3) How does this subdivision fit with the Master Plan?
- 4) A traffic distribution map will be needed to determine street sections.
- 5) Standard infrastructure per the DPM is required.
- 6) Many of the block lengths exceed the DPM requirements.
- 7) Ensure that the cul-de-sacs meet DPM criteria.
- 8) Are there enough access points?
- 9) Why is Ladera being narrowed to 152'? Is Ladera paved to this subdivision? Will it connect to the West?

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



<p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p><b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p>Supplemental form</p> <p><b>ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p><b>Z</b></p> <p><b>A</b></p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>WESTLAND DEVELOPMENT CO.</u>	PHONE: <u>831-9600</u>
ADDRESS: <u>401 COORS BLVD. NW</u>	FAX: <u>831-4865</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87121</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

**DESCRIPTION OF REQUEST:** SKETCH PLAT APPROVAL

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. PARCEL D OF WESTLAND NORTH Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. TBKA: GRASSLANDS

Current Zoning: SU-2 / R-2 Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): J8 No. of existing lots: 1 No. of proposed lots: 306

Total area of site (acres): 62.79 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 100805822713230201 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: ARROYO VISTA BLVD. NW

Between: LADERA DR. NW and TIERRA PINTADA 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 Yolanda Padilla DATE 9/26/2006

(Print) YOLANDA PADILLA  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 01396</u>	<u>SK</u>	<u>5(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				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>10/04/06</u>			<u>\$ 0.00</u>

Sandy Handley 09/26/06  
Planner signature / date

Project # 1005171

**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
  - 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
  - Copy of recorded SIA
  - 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
  - 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.

YoLanda Padilla  
YoLanda Padilla Applicant name (print)  
 9-26-06  
YoLanda Padilla Applicant signature / date

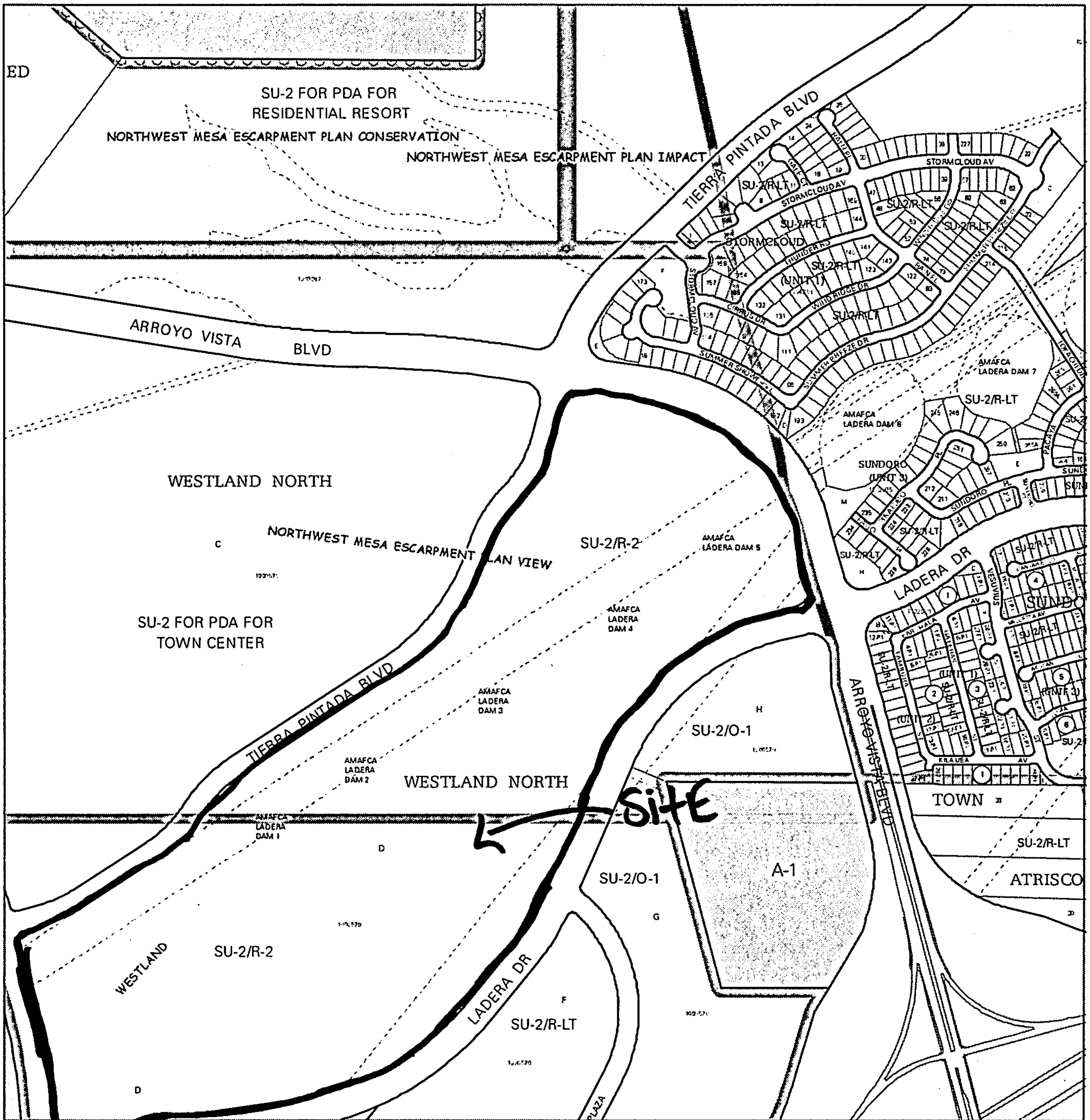


Form revised 8/04, 1/05 & 10/05

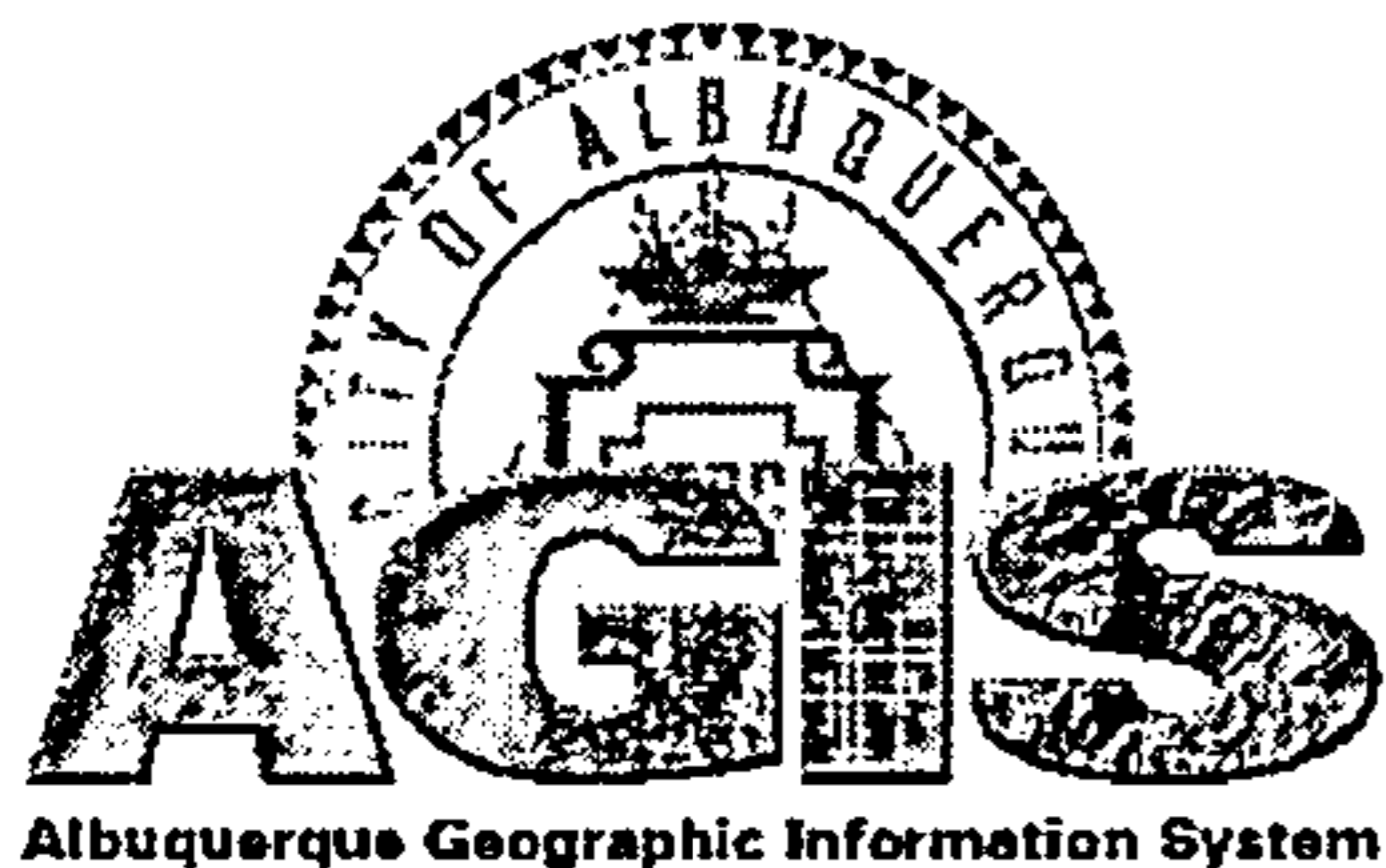
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 06DRB - 01396  
 -  
 -

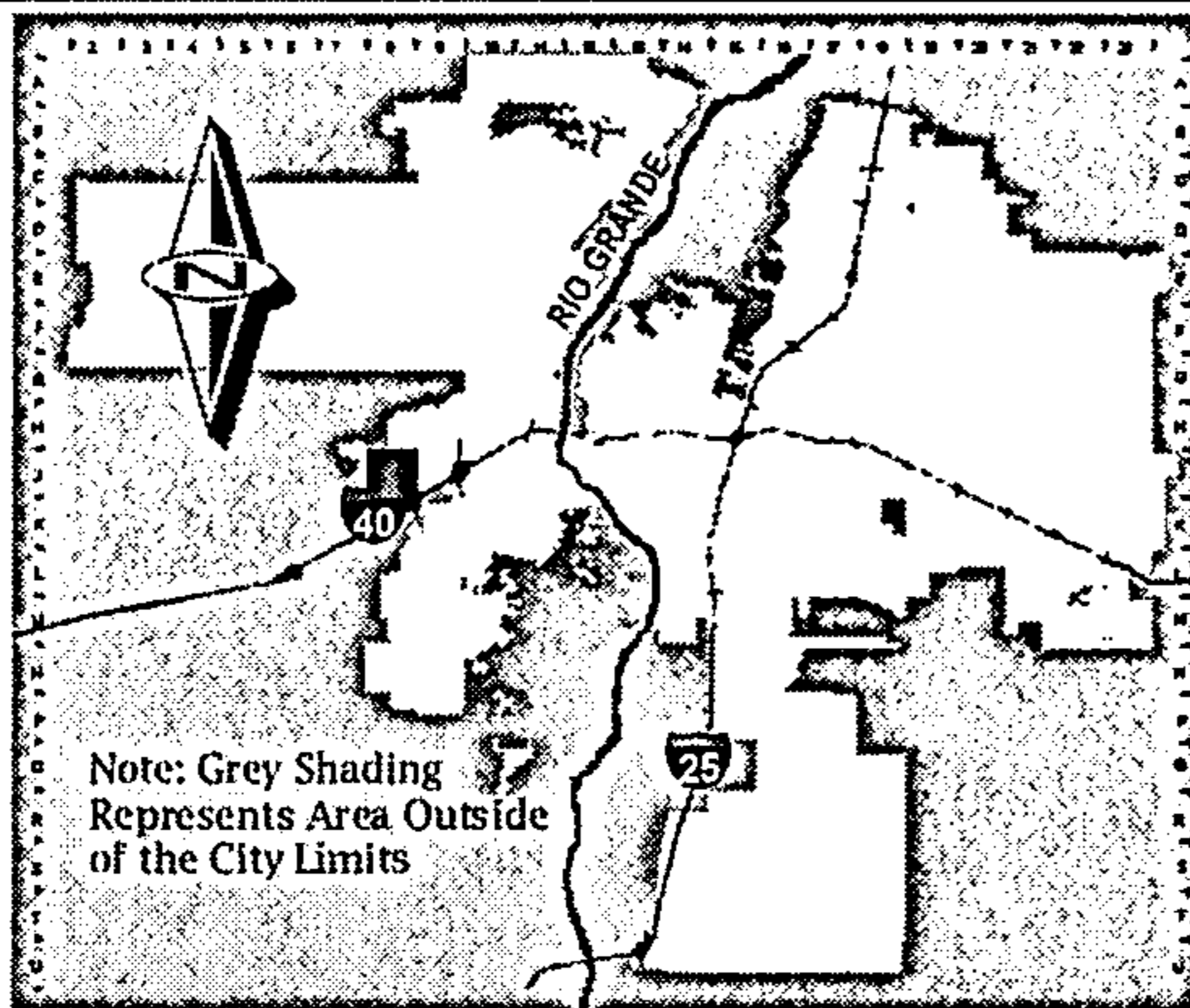
Sandy Handley 09/26/06  
 Planner signature / date  
**Project # 1005171**



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



Map amended through: 9/5/2006

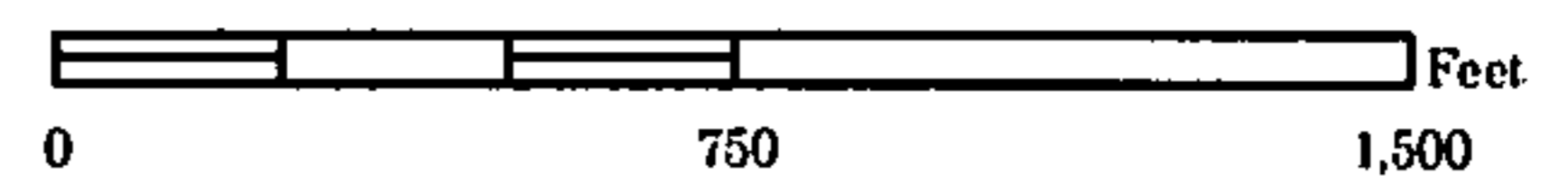


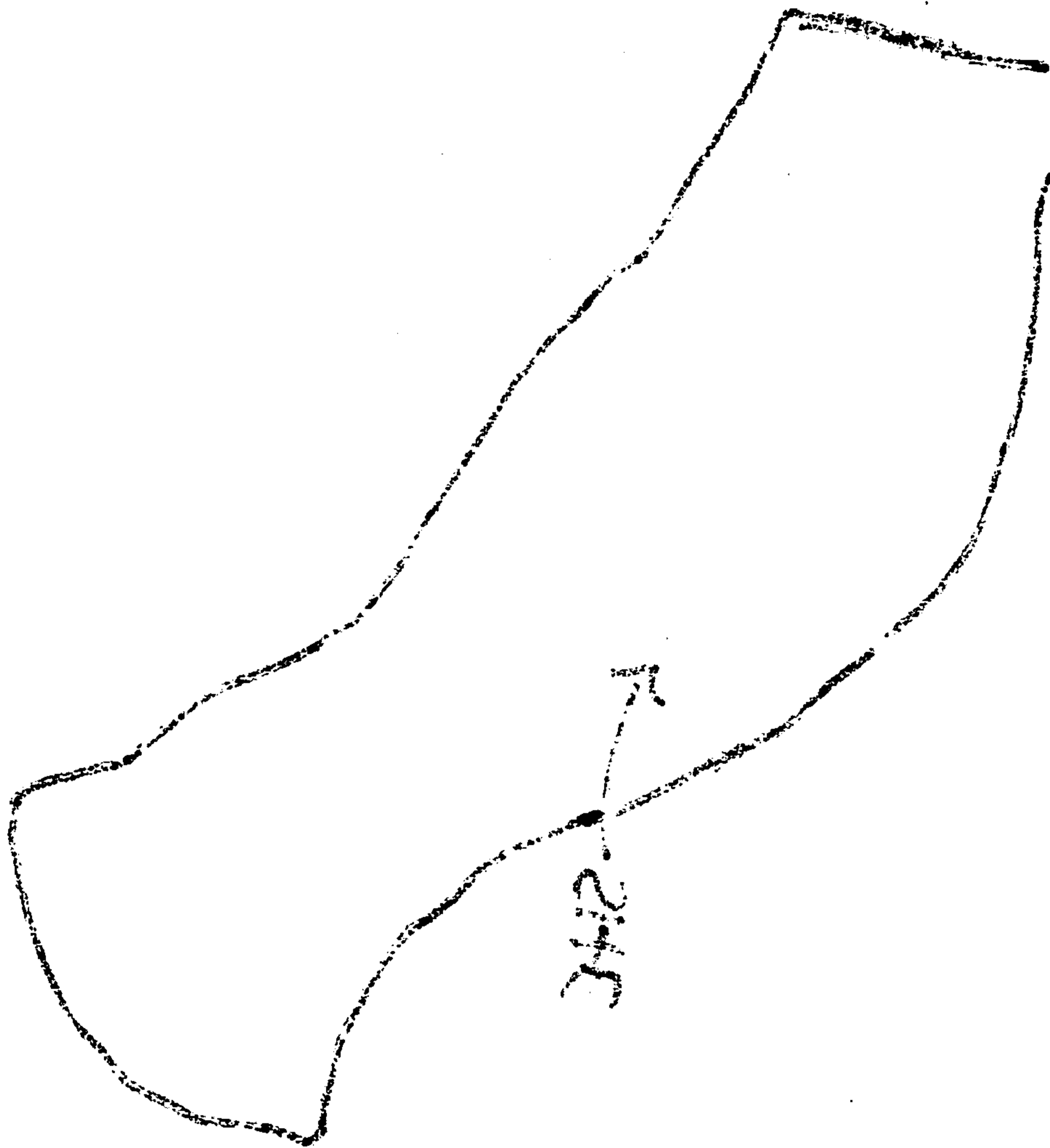
Zone Atlas Page:

**J-08-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







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

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

September 26, 2006

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

Re: Sketch Plat Review and Comment for Grasslands  
(Parcel D of Westland North)

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 290, 35'/45'/56' wide x 110' min. depth lots. Parcel D is approximately 149.03 acres however only 62.8 acres will be developed due to existing easements on the parcel (i.e. PNM, AMAFCA, etc.). Grasslands is located north of Ladera Dr. and east of 118<sup>th</sup> St. and is zoned SU-2 R-2.

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 will be brought up from existing lines from the intersection of 98<sup>th</sup> St. and Ladera Dr.

Ladera Dams 1 and 2 bound the site to the north and any efforts associated with these dams and easements will be coordinated through AMAFCA. The parcel is also bounded by PNM easements to the north and south. A portion of the easement on the south side will need to be vacated. The existing Ladera Dr. Right-of-way will also be realigned just south of the site to be located within the PNM easement. We are currently working with PNM on these issues.

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**

Sheran Matson  
City of Albuquerque  
September 26, 2006  
Page 2 of 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 October 4, 2006.

Sincerely,



Yolanda Padilla, P.E.  
Project Engineer  
Community Development and Planning

yp  
Enclosures



# 22  
# 1005171  
10-04-2006

J7

J8

J9

K7

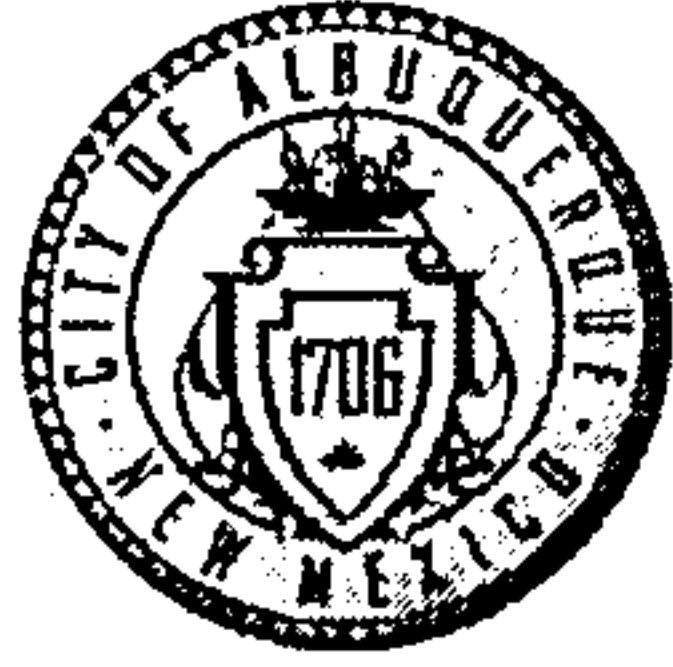
K8

K9

UNPLATTED TOWN OF ATRISCO GRANT

UNPLATTED TOWN OF ATRISCO GRANT

INDUSTRIAL



## IMPACT FEES

**Development Review Board 10/4006**

**Project Number 1005171**

**Agenda Item Number: 22**

**Site: Parcell D of Westland North**

**Zoned: SU-2 for R-2**

The creation of a residential subdivision in this area will not require the payment of impact fees. However, Impact Fees will be required at the time a permit is issued for each home in this subdivision. Using an average of 2000sf of heated area and .05 for impervious acreage the estimated impact fees for each home are as follows:

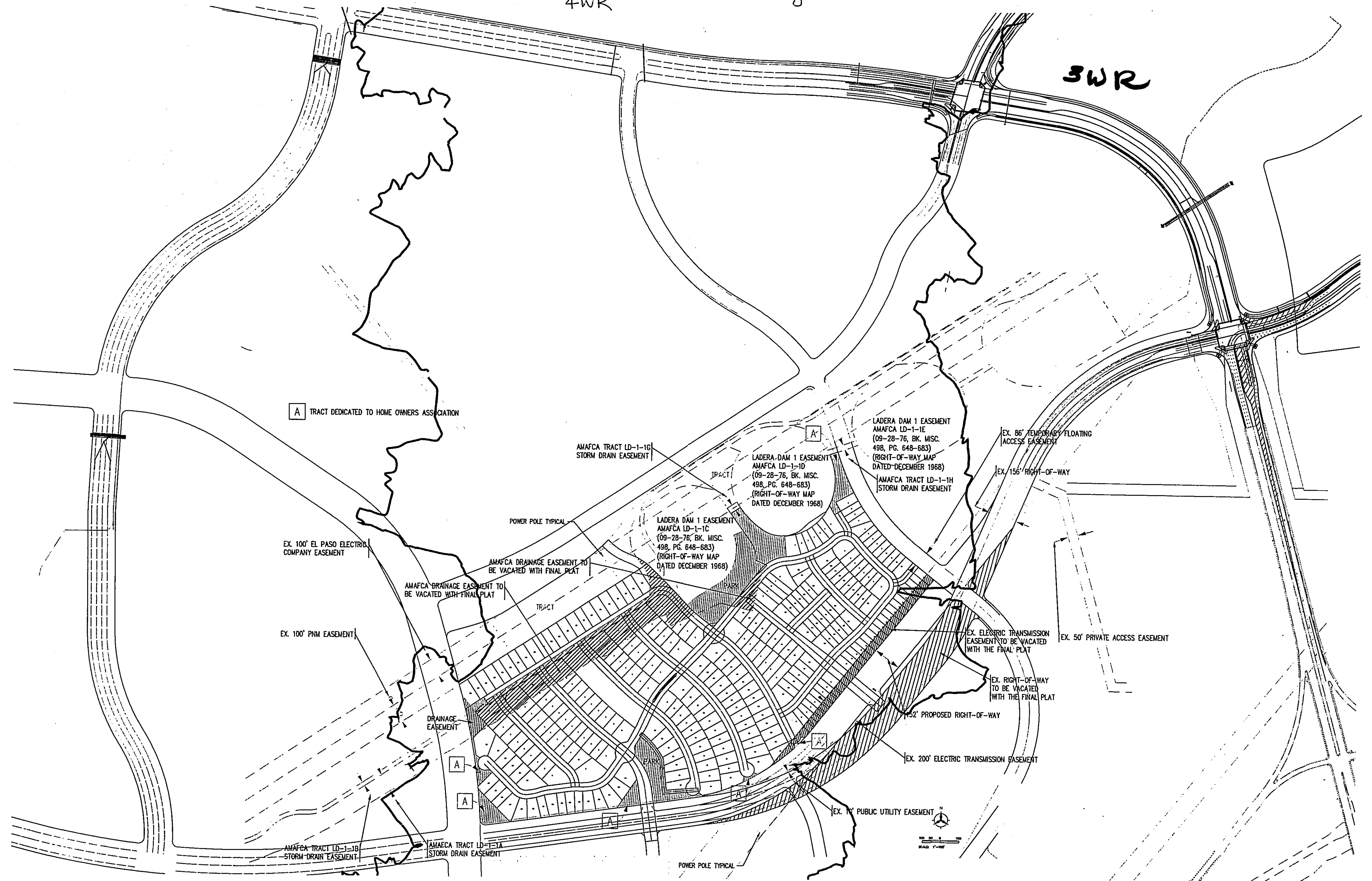
1. Roadway Facilities for the West Mesa: \$4372.00
2. Public Safety Facilities for the Westside: \$414.00
3. Parks, Recs., Trails, Open Space for NW Mesa: \$2420.00
4. Drainage Facilities for the SW Mesa: \$641.80

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

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**

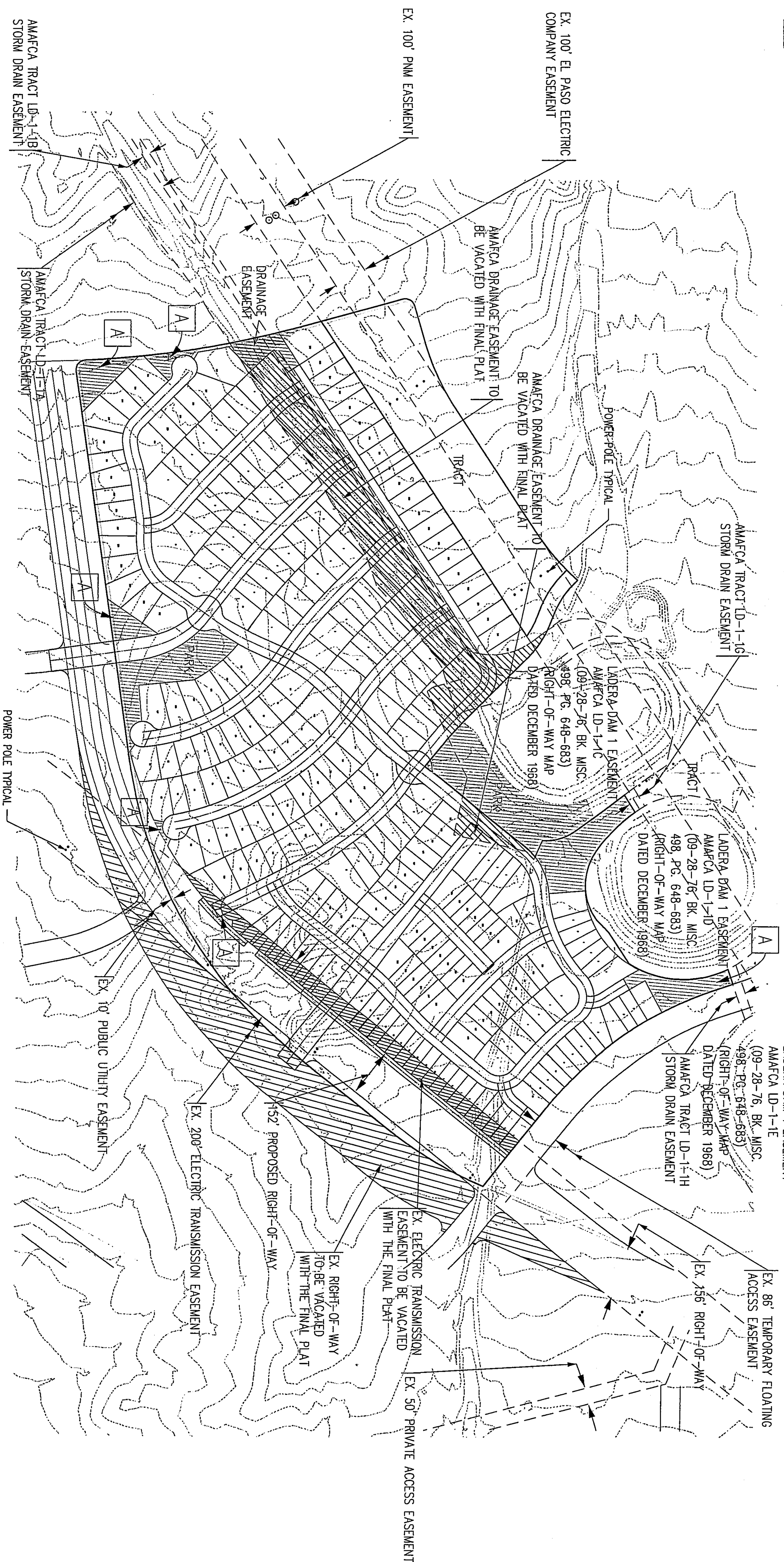
PRESSURE ZONE BOUNDARY  
4WR

3WR



1" = 500'

A TRACT DEDICATED TO HOME OWNERS ASSOCIATION



SKETCH PLAT  
**GRASSLANDS (PARCEL D)**

ALBUQUERQUE, NEW MEXICO  
 SEPTEMBER, 2006

