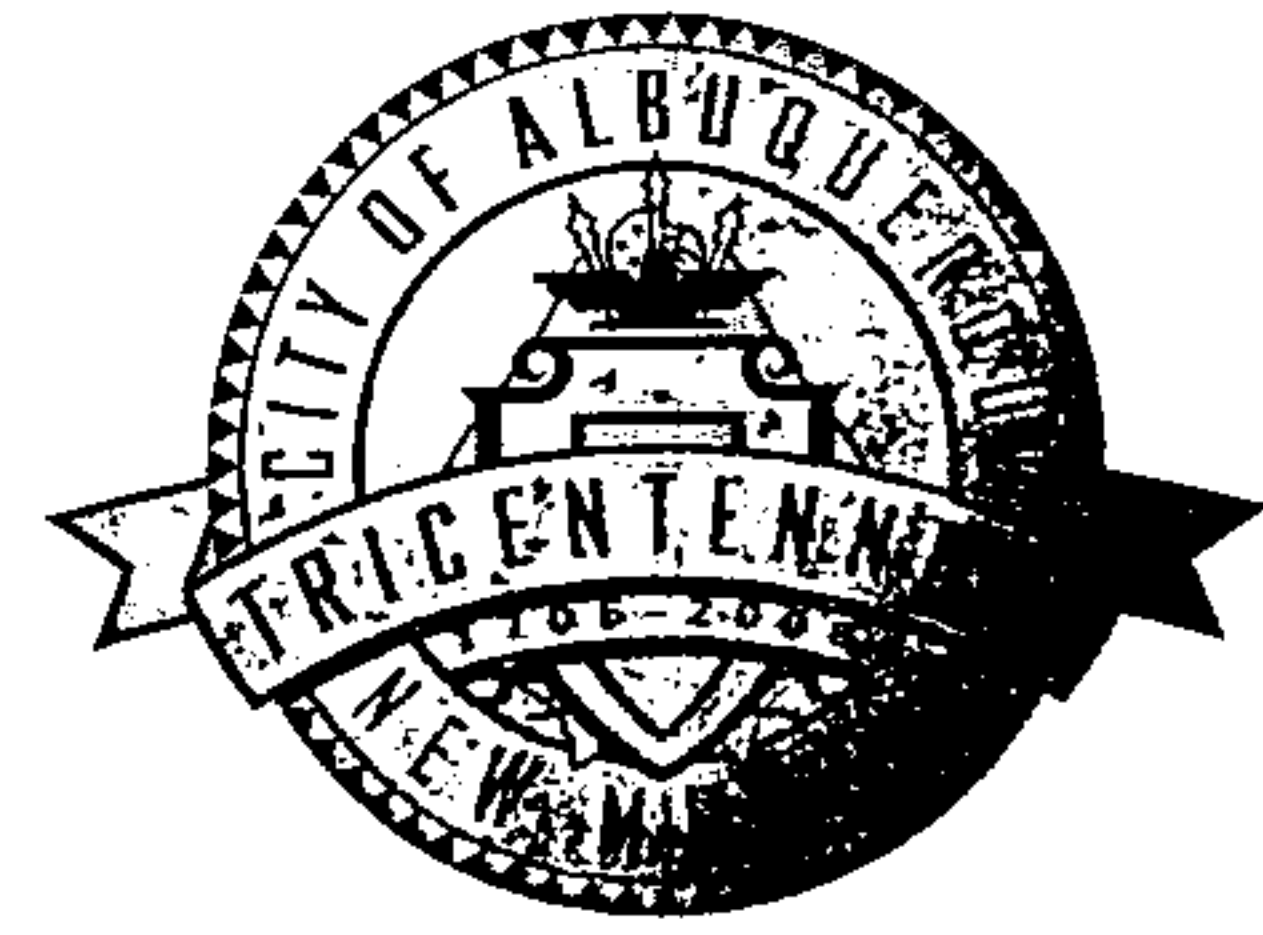


PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/24/07	Mesa del Sol Pray 1005 332	Sketch	Comments Jensen

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005332

AGENDA ITEM NO: 14

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
An approved drainage report must be on file prior to Preliminary Plat approval.

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APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED *discussal* X; WITHDRAWN ___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: JANUARY 24, 2007

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB-1005332

Item No.14

Zone Atlas R-15

DATE ON AGENDA 1/24/07

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: () ANNEXATION

(X) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT

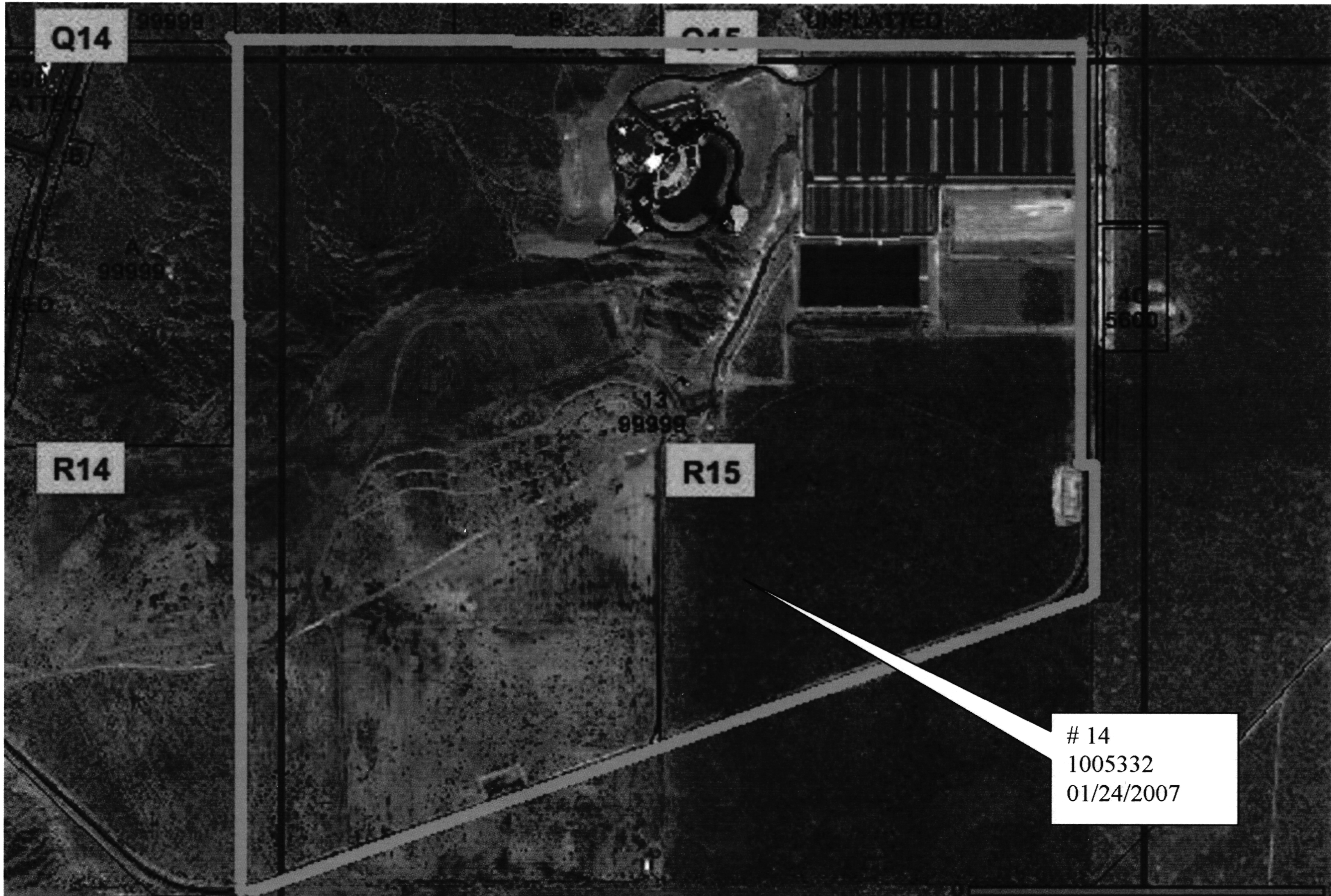
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION

() SITE PLAN FOR BUILDING PERMIT

Comments:

1. Development Agreement will be required between developer and the ABCWUA
2. The elevated water tank and master plan lines must be operational to serve the residential areas.
3. The 20' wide alleys have not been approved for use as public water/sewer easements. Provide cross sections and utility plans to show how alleys are to be used for utilities.

If you have any questions or comments please call Roger Green at 924-3989.



Q14

Q15

R14

R15

14
1005332
01/24/2007

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 24, 2006
DRB Comments

ITEM # 14

PROJECT #1005332

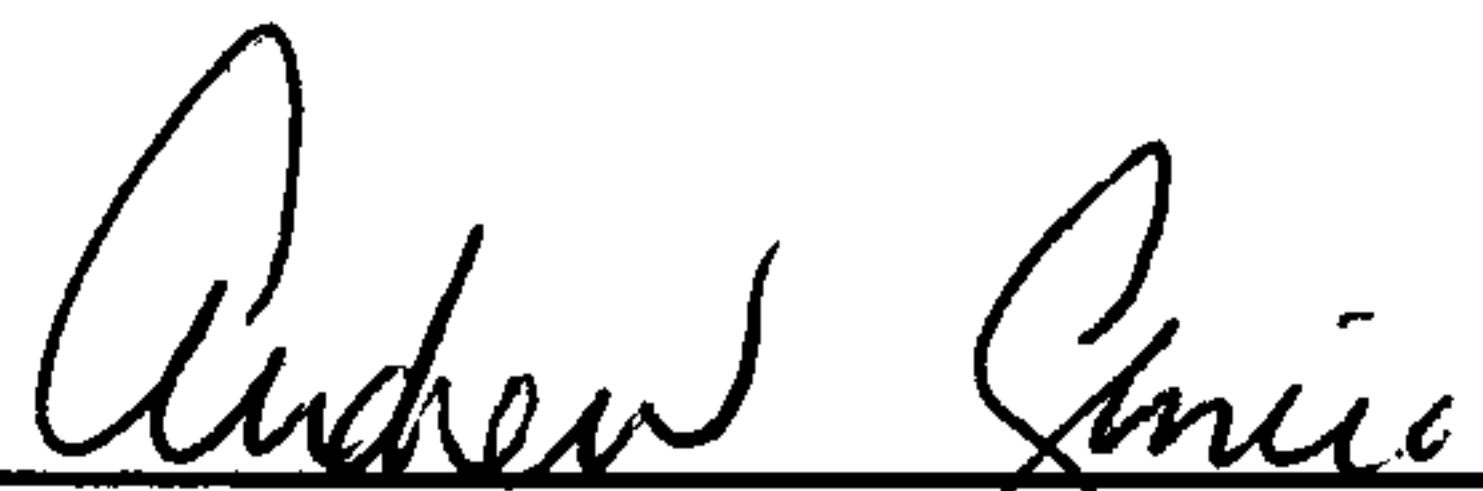
APPLICATION # 07-00046

RE: Tract 13, Mesa Del Sol/sketch

Why don't you have alley access everywhere?

Why are you putting small lots adjacent to large lots?

What is trunk open space? What goes there?



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

A.P.S.



#14


INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: January 22, 2007

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, P.E., Environmental Health Department
Kevin Curran, Legal Department
Bohannon Huston, Inc.

FROM: Jim Joseph, P.E., INTERA Inc. 

SUBJECT: Project # 1005332, Tract 13 Mesa Del Sol, 07DRB-00046 – Minor Sketch Plat or Plan

There is the potential for above-named project to be impacted by the presence of landfill gas generated by a former County owned/operated landfill (South Broadway Landfill). It is acknowledged that this agenda item is for a Minor-Sketch Plat or Plan; however, if development/redevelopment does occur, the developer of this site is required to follow the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones.” A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.



"James P. Joseph"
<jjoseph@intera.com>
01/22/2007 12:34 PM

To <SMatson@cabq.gov>
cc "David L. Jordan" <djordan@intera.com>, "Amy Andrews"
<aandrews@intera.com>, "Methvin, Rhonda K."
<rmethvin@cabq.gov>
bcc
Subject DRB Agenda 1/24/07

Ms. Matson,

The following project on the DRB agenda for January 24, 2007 is within the landfill buffer zone of the County portion of the South Broadway Landfill:

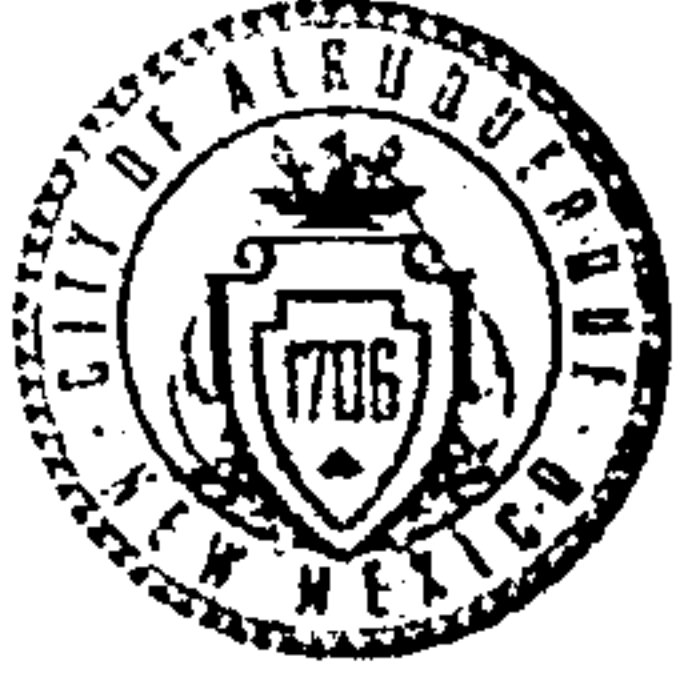
14. Project # 1005332
07DRB-00046 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s)
SOL LLC request(s) the above action
portion of Tract(s) 13, **MESA DEL SOL**
FOR URBAN REGIONAL PARK
UNIVERSITY BLVD SE, between SOL
SW and BOBBY FOSTER ST
approximately 101 acre(s). (R-15)

I will fax you a copy of the memo that is being mailed to your attention.

Jim Joseph
INTERA Inc.
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
505.246.1600 x1209

This email may contain confidential information or material protected by the attorney-client privilege. If you are not the intended recipient, please inform the sender by calling the above telephone number or replying by email.



IMPACT FEES

Development Review Board 1/24/07

Project Number: 1005332

Agenda Item number: 14

Site: Mesa Del Sol

Tract: 13

Zoned: SU-1 for Urban Regional Park

Impact fees are not applicable in this area do to an annexation agreement.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING & PLANNING	Supplemental form Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> IP Master Development Plan		APPEAL / PROTEST of...	A
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	<input type="checkbox"/> 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: <u>MESA DEL SOL, LLC.</u>	PHONE: <u>400-3021</u>
ADDRESS: <u>801 UNIVERSITY BLVD. SUITE 200</u>	FAX: <u>242-2978</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87106</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: <u>PWYMER@BHINC.COM</u>

DESCRIPTION OF REQUEST: SKETCH PLAT

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

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

Lot or Tract No. TRACT 13 Block: _____ Unit: _____

Subdiv. / Addn. MESA DEL SOL

Current Zoning: SU-4 FOR URBAN REGIONAL PARK Proposed zoning: Planned Community

Zone Atlas page(s): R15 No. of existing lots: 1 No. of proposed lots: 509

Total area of site (acres): 101.04 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? YES

UPC No. 101505126126010144L1 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: UNIVERSITY BLVD. SE
Between: SOLAR MESA AVE. SE and BOBBY FOSTER SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB# 1004075

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

SIGNATURE Paul Wymer DATE 1/16/2007

(Print) PAUL WYMER 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>07 DRB - 00046</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				\$ <u>0.00</u>

Hearing date 01/24/07

Sandy Handley 01/16/07
Planner signature / date

Project # 1005332

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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- 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.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- 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.

Paul Wmice

Applicant name (print)

Paul Wmice

Applicant signature / date

1/16/07



Form revised 8/04, 1/05, 10/05 & NOV 06

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

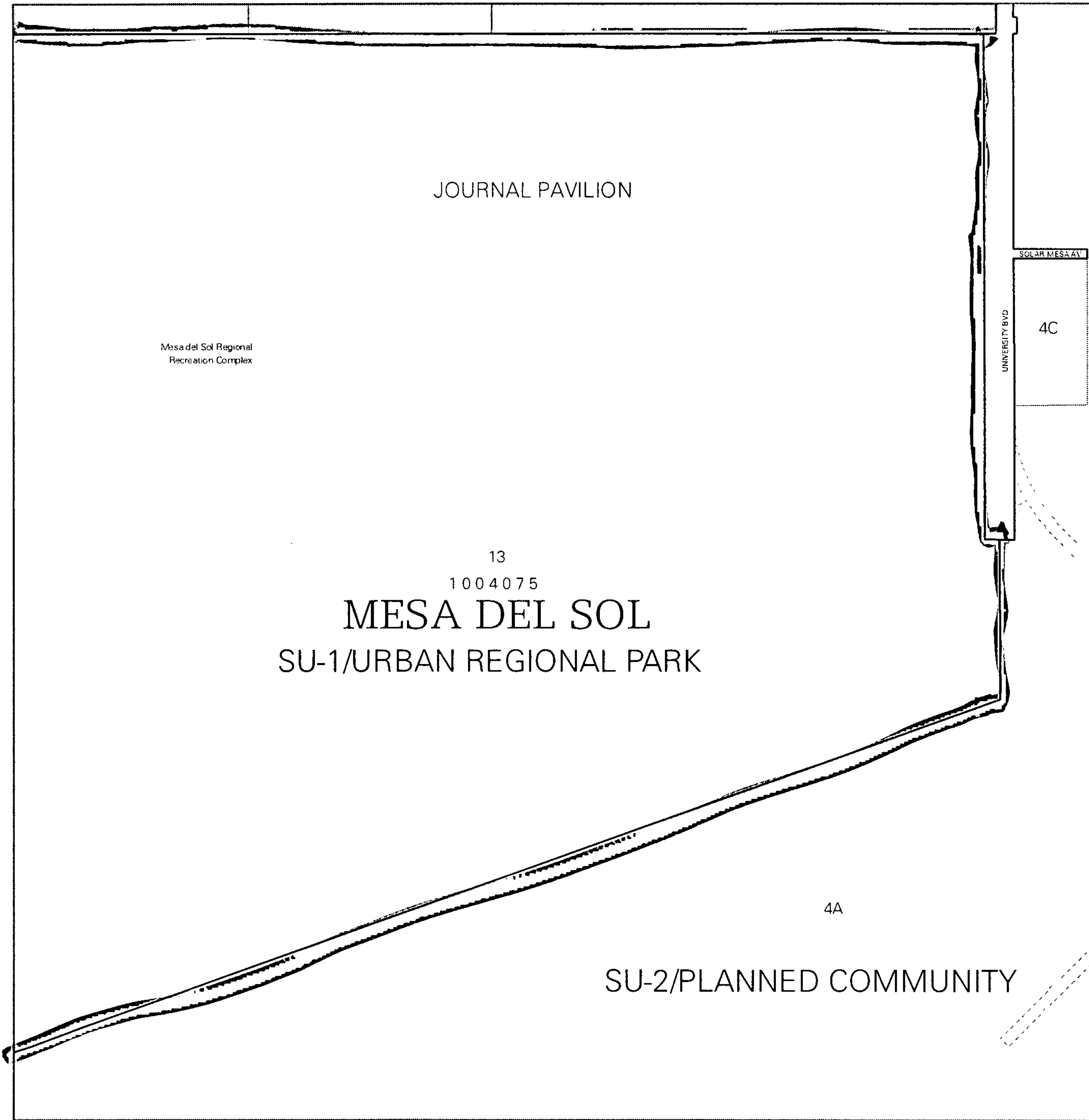
Application case numbers

07DRB -00046

Sandra Handley 01/16/07

Planner signature / date

Project # 1005332



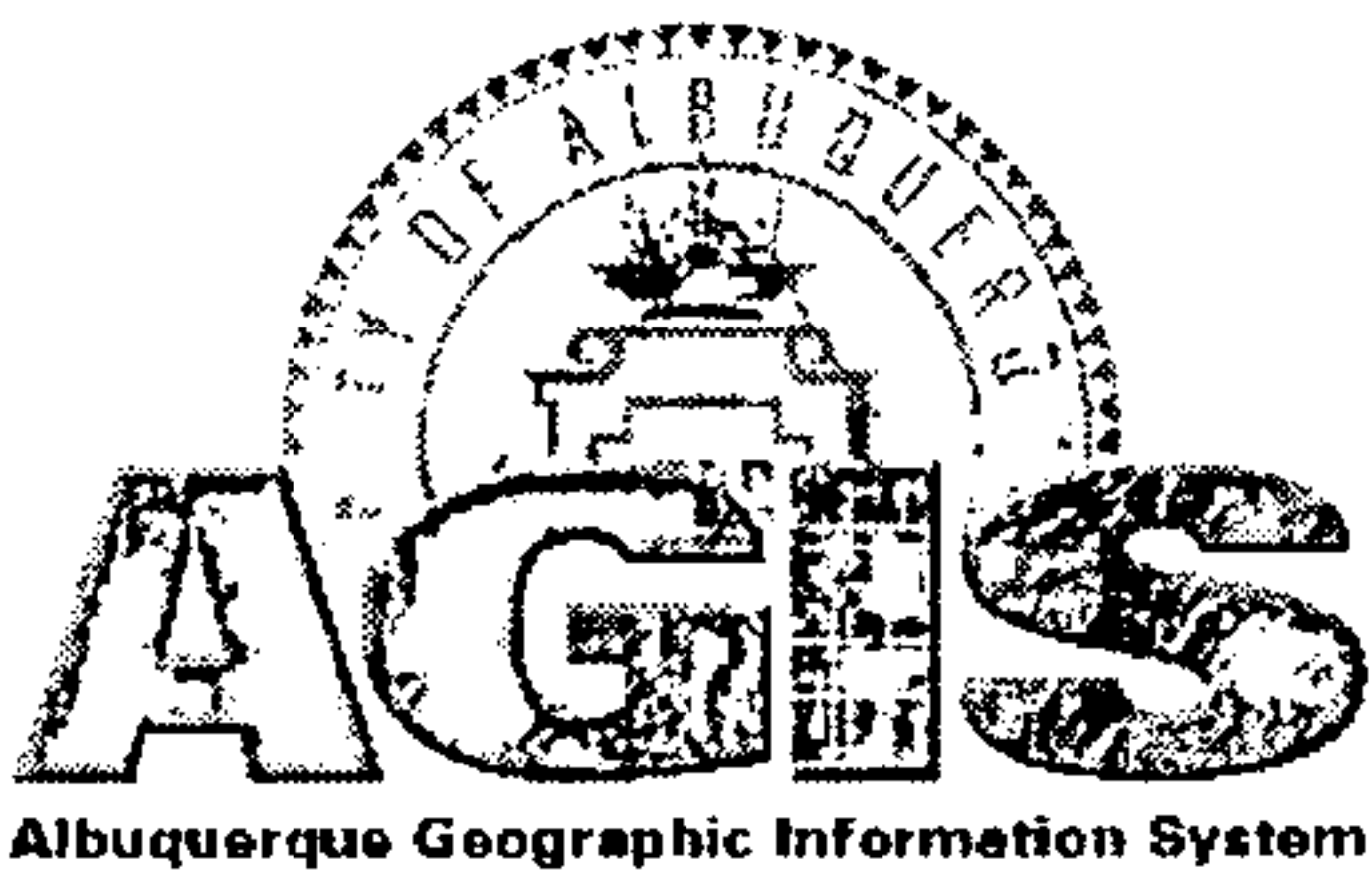
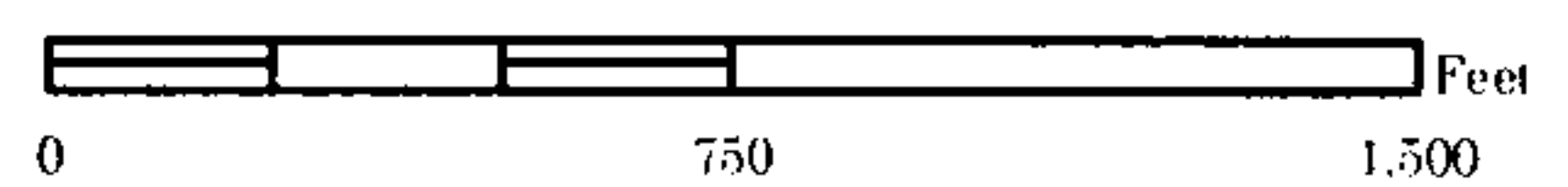
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

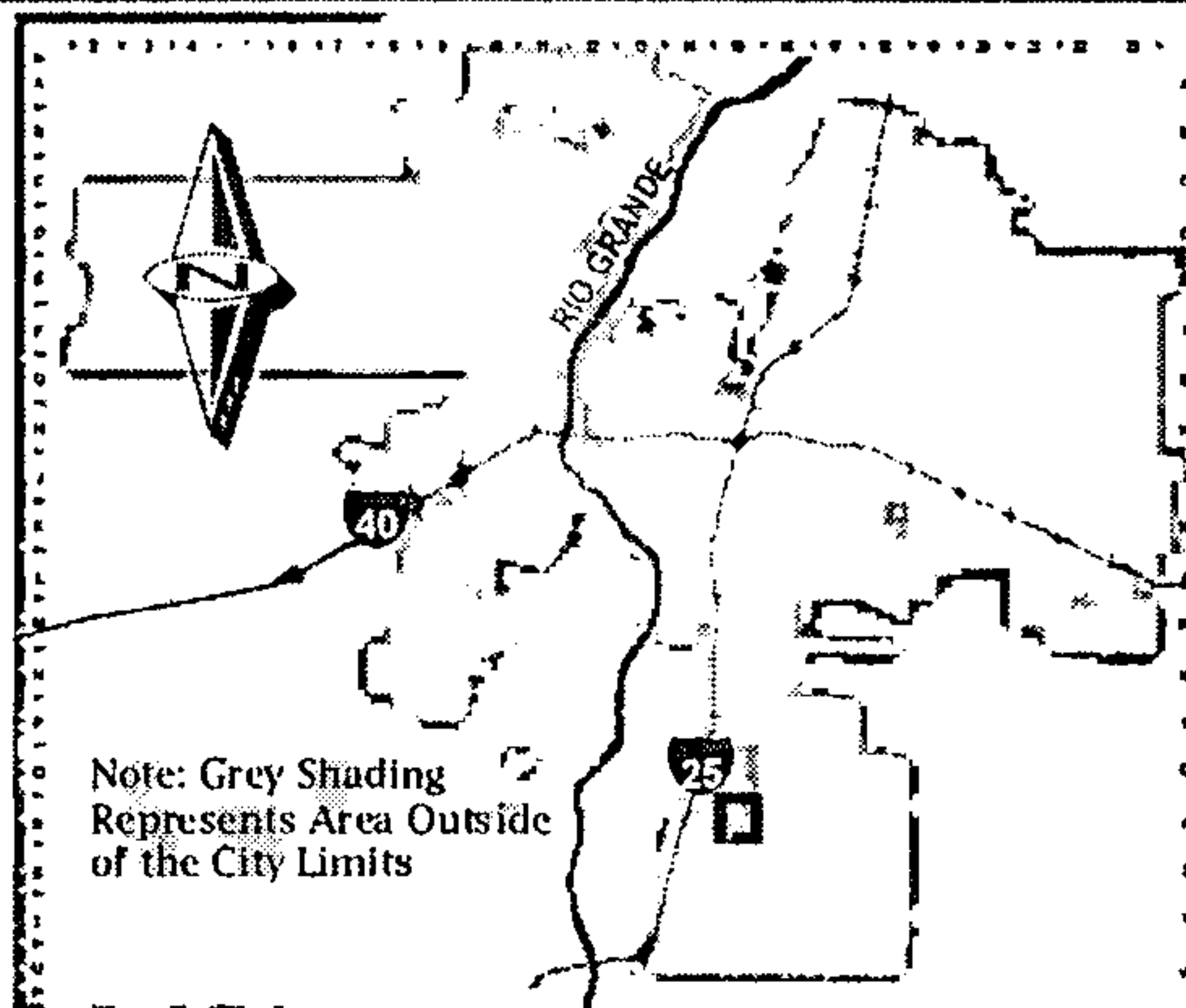
R-15-Z

Selected Symbols

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



Map amended through: 1/9/2007



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

January 16, 2007

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

Re: Sketch Plat Review and Comment

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 of the Exhibit/sketch plat of site
- Six (6) copies of the Mesa Del Sol Master Plan depicting the site location of this request.
- This letter justifying and explaining the request
- Zone Atlas page

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. It represents the first residential development at Mesa Del Sol and encompasses approximately 101.04 acres subdivided into approximately 508 lots of varying sizes. Roadway right-of-way and pavement widths are indicated on the plan in color coded format. Adjacent roadway configurations are included as possible alternatives to future development patterns. Parks and open spaces are also depicted on the plan. This first residential neighborhood will likely be developed in two or more phases but the exact phase boundaries are not known at this time.

Please place this item on the DRB Agenda for January 24, 2007.

Sincerely,



Paul Wymer, AIA, AICP
Community Development and Planning Group

Enclosure
SW

ENGINEERING ▲

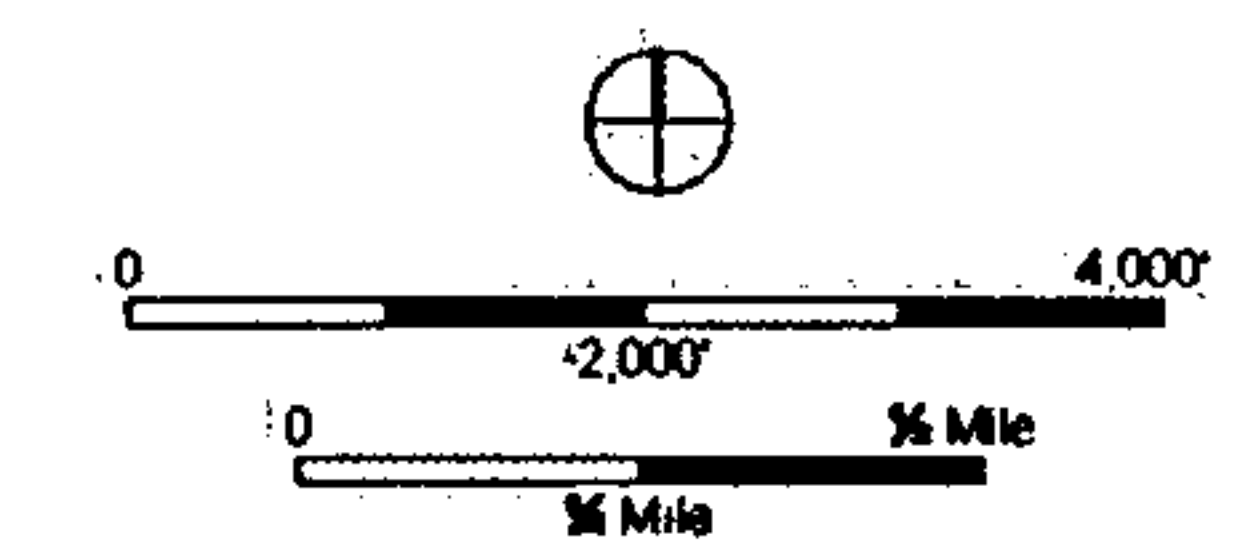
SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

MASTER PLAN Mesa del Sol

Albuquerque, New Mexico

July 30, 2006



LEVEL B PLAN AREA

LEGEND

Land Uses

- Mixed Use Centers
- Neighborhood Centers (diagrammatic placement)
- Commercial
- Schools & UNM Land
- Office / R&D
- Corridor Residential
- Residential
- Large Parks
- Trunk Open Space Network
- Steep Slopes & Playas

Bicycle Facilities - Site Context

- | | Existing | Planned |
|-----------------|----------|---------|
| Off-Street Path | | |
| On-Street Lane | | |



MESA DEL SOL
ALBUQUERQUE SOUTH MESA

Forest City Covington NM, LLC
Albuquerque, New Mexico

Bohannon & Huston

CALTHORPE ASSOCIATES

URBAN DESIGNERS PLANNERS ARCHITECTS

