

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**June 17, 2015  
DRB Comments**

**ITEM # 9**

**PROJECT # 1005455**

**APPLICATION # 15-70226**

**RE: Lot B, El Jaral**

The site is zoned **SU-1** for RA-1/ PDA (not RA-1).

The annexation was conditioned upon execution of a pre-annexation agreement to include design regulations (the submitted agreement is unsigned).

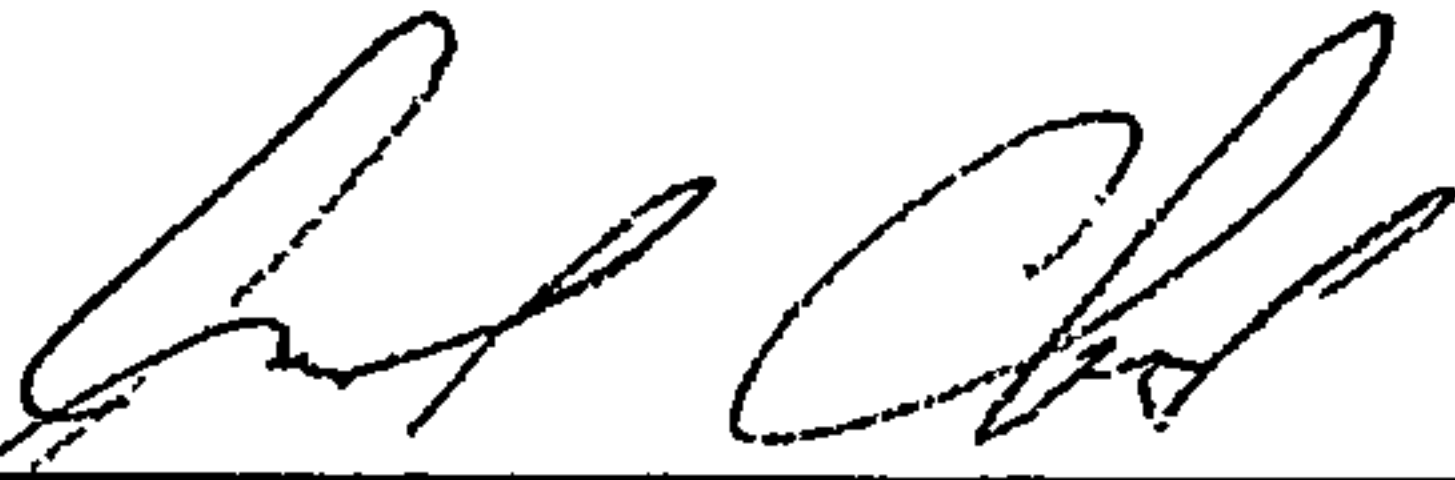
The annexation was conditioned upon a site plan approved by EPC in full compliance with the design regulations.

The design regulations require this site is to be developed as a Private Commons Development with exceptions as noted; refer to Section 14-16-3-16 of the Zoning Code.

Based on the pre-annexation agreement, Tract 303A should not be included in EPC application or incorporated into the site plan (limited to 10 homes).

Several Subdivision Design Variances will be required for Montoya Street right of way, pavement width, and waiver of sidewalk curb & gutter, as well as for the interior road (even with a reduction to 10 lots with 3 accessing Montoya, the easement will be providing access for 9 lots counting the parcel to the north and one to the west).

There are significant trees on-site that could be preserved with a more creative access, e.g. two 18 ft aisles with trees in 'median' where appropriate for tree preservation. A double loaded access, centrally located, may be more efficient – see examples on page 2 of Exhibit A/ Design Regulations.



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

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 5, 2014  
DRB Comments**

**ITEM # 8**

**PROJECT # 1005455**

**APPLICATION # 14-70371**

**RE: Lot B, El Jaral**

Refer to PRT comments: per the annexation agreement, at least a Site Development Plan for Subdivision must be approved by EPC; it will be up to the Planning Commission to allow site plans for building permits to be approved by the Planning Department.

Refer to attached site plan checklist; regarding the checklist note for delegation of future EPC approval, minimum standards from the annexation are NOT optional. Of particular concern is how open space and setback standards are to be met as these are not clear or shown on submitted sketch.

The sliver parcel Tract 303A should be included in EPC application, for a zone change to be zoned same as Lot B and to be incorporated into the site plan.

A Subdivision Design Variance would be required for 9 lots on a 32 foot easement. Given existing trees along the south boundary, additional easement width will be needed to allow meandering vehicular and separated pedestrian access. If a single loaded street is pursued along south boundary it needs to be extended 60' – 100' to the west to minimize exaggerated 'pie-shaped' lots; a double loaded access, centrally located, may be more efficient.

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Jack Cloud, DRB Chairman  
924-3880/ [jcloud@cabq.gov](mailto:jcloud@cabq.gov)



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

**D** Street Name Change (Local & Collector)

**L A APPEAL / PROTEST of...**

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS PHONE: 505-980-8365  
 ADDRESS: P.O. BOX 25911 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: ROBERT GUTIERREZ INVESTMENT CO. LLC PHONE: \_\_\_\_\_  
 ADDRESS: 804 LEAD SW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR SUBDIVISION AS PER REQUIREMENTS OF SUBDIVISION

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

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

Lot or Tract No. LOT B / TRACT 303-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: EL JARAL  
 Existing Zoning: SU1/RA-L/PDA/RA-2 Proposed zoning: \_\_\_\_\_ MRGCD Map No 35  
 Zone Atlas page(s): H-12 UPC Code: 1-012-059-403-097-401-60

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
PROJECT # 1005455; 0-07-118 (ANNEXATION)

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 11 Total site area (acres): 4.54

LOCATION OF PROPERTY BY STREETS: On or Near: MONTROYA RD NW  
 Between: MAXIMILLIAN RD NW and INTERSTATE 40

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 11-5-2014  
1-13-2015

SIGNATURE Derrick Archuleta DATE 6-9-2015  
 (Print Name) DERRICK ARCHULETA Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15 DRB - 70226</u>	<u>SP</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>June 17, 2015</u>			Total \$ <u>0</u>
	<u>6-9-15</u>			

Project # 1005455

Staff 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)**

**Your attendance is required.**

- \_\_\_ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)**

**Your attendance is required.**

- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Copy of DRB approved infrastructure list
  - \_\_\_ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - \_\_\_ List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)**

**Your attendance is required.**

- \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- \_\_\_ Design elevations & cross sections of perimeter walls **3 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- \_\_\_ Copy of recorded SIA
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- \_\_\_ List any original and/or related file numbers on the cover application
- \_\_\_ DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- \_\_\_ 5 Acres or more: Certificate of No Effect or Approval
- \_\_\_ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- \_\_\_ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- \_\_\_ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- \_\_\_ Fee (see schedule)
- \_\_\_ List any original and/or related file numbers on the cover application
- \_\_\_ Infrastructure list if required (**verify with DRB Engineer**)
- \_\_\_ DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - \_\_\_ List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DERRICK ARCHULETA

Applicant name (print)

Derrick Archuleta

Applicant signature / date



Form revised October 2007

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

Application case numbers

15 - DRB - 70226

Project #

1005455

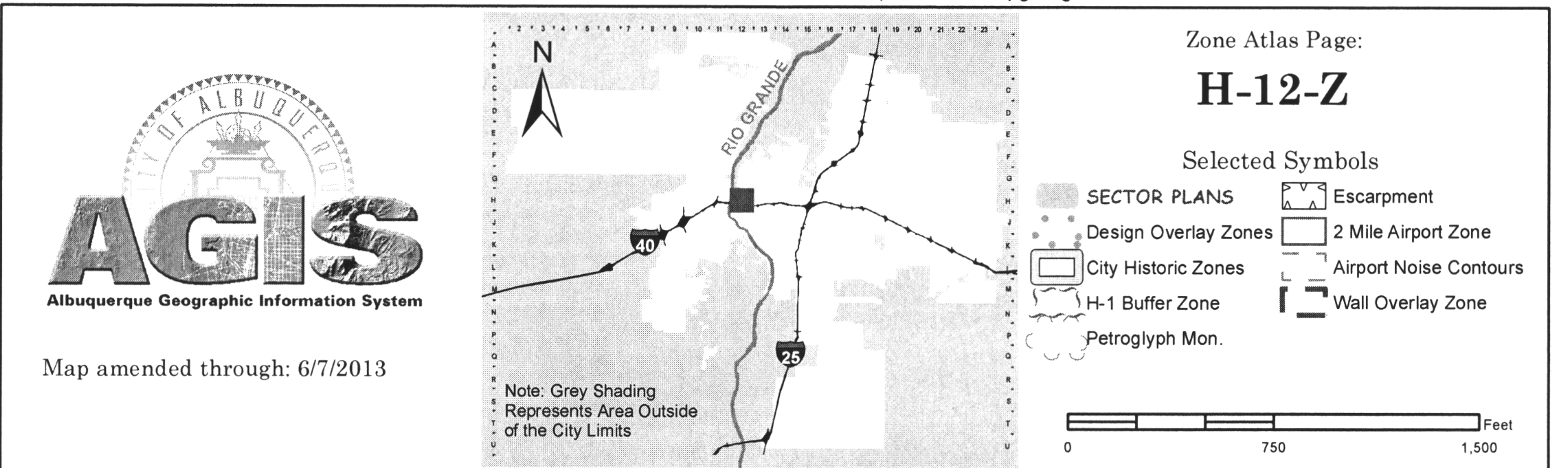
Planner signature / date

6-9-15





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

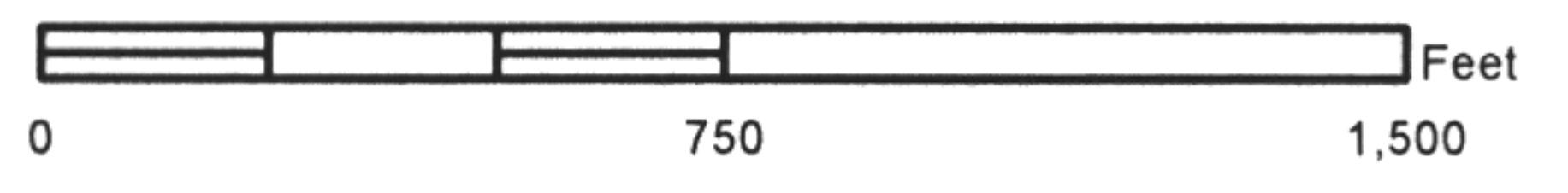


Zone Atlas Page:

# H-12-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



Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits



**ARCH + PLAN  
LAND USE CONSULTANTS  
ALBUQUERQUE NM**

June 9, 2015

Jack Cloud, Chair  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: Project #1005455 - Lots 1 thru 11, Fina Subdivision**

Mr. Cloud and members of the Board:

I would like to request Sketch Plat review for a Site Plan for Subdivision for the above referenced property.

The property was annexed into the City in 2008 with design requirements and the authorization to subdivide the site into ten (10) lots. There was not a site development plan associated with the annexation. RA-1 zone was established in accordance with the Old Town Sector Development Plan. The site was determined to meet all the technical requirements of the City's annexation policies, and the established zoning.

The request was presented before the Board at its November 5, 2014 meeting. It was determined that adjacent lot to the north (Tract 303-A, MRGCD Map 35) be incorporated into the request with an option of adding one additional lot to the existing ten as a compromise. This area will dedicate 20,197 square feet of open space.

A Pre-application Review Team meeting occurred on January 13, 2015 to discuss comments and options of the DRB meeting. As a result, the current configuration was created for review by the Board.

As part of this process we would like to request that building permits be delegated to the Planning Department rather than having to go back to the Environmental Planning Commission for approval. The pre-annexation agreement is included in packet which describes design standards to be incorporated into subdivision.

The site is located west of Montoya Rd NW, between Maximillian Rd NW and Interstate 40, zoned SU-1 RA-1/PDA and RA-2 and is currently vacant on approximately 4.54± acres.

Sincerely,



Derrick Archuleta, MCRP



**PRE-APPLICATION REVIEW TEAM (PRT) MEETING**

PA# 1 - 5-002

Date: 1/6/2015  
1/13/2015

Time: 3:45 PM

**1. AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning:  Kym Dicome  Catalina Lehner  
 Others: \_\_\_\_\_  
Transportation:  Jeanne Wolfenburger  Other: \_\_\_\_\_  
Code Enforcement:  Ben McIntosh  Other: \_\_\_\_\_  
Others: \_\_\_\_\_

**2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY**

- |   |                                       |   |
|---|---------------------------------------|---|
| <input type="checkbox"/> Zone Map Amendment             | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval                                |
| <input type="checkbox"/> Sector Dev. Plan Amendment     | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval                                |
| <input type="checkbox"/> Site Dev. Plan for Subdivision | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Site Dev. Plan for Bldg Permit | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Other _____                    |                                       |   |

**3. SUMMARY OF PRT DISCUSSION:**

Current Zoning: SU-1 PA-1 FOR PDA  
Applicable Plans: \_\_\_\_\_  
Applicable Design Regulations: \_\_\_\_\_  
Other Applicable Regulations: \_\_\_\_\_  
Previously approved site plans/project #: 1005955  
Proposed Use/Zone: \_\_\_\_\_  
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

**Handouts Given:**

Zone Map Amendment Process  R-270-1980  AA Process  EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)

**Additional Notes:**

THIS SITE IS SUBJECT TO PRE-ANNEXATION AGREEMENT (INCLUDING EXHIBIT A) + ORDINANCE 0-07-118  
ACCORDING TO ORDINANCE, A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT THAT INCORPORATES THE DESIGN STANDARDS (EXHIBIT A). THE FINAL SITE PLAN MUST BE SIGNED

**4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.**

[Signature]  
PRT CHAIR

[Signature]  
APPLICANT OR AGENT

**\*\*\*Please Note:** PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

BY THE DEVELOPMENT REVIEW BOARD (DRB) AT WHICH  
TIME THE RE-PLAT CAN BE REVIEWED W/ THE REQ'D  
INFRASTRUCTURE LIST FOR ON-SITE + ADJACENT STREET  
INFRASTRUCTURE. (PER SUBDIVISION ORDINANCE + THOSE  
LISTED IN ORDINANCE)

# OF LOTS ALLOWED ON SITE IS 10. NO MORE. CAN NOT  
HAVE THE # ON PROPOSED SITE PLAN (12). CHANGES TO  
THE ORDINANCE CAN NOT BE HANDLED ADMINISTRATIVELY.  
(DESIGN REGULATIONS)  
PG.

• COULD INCORPORATE PARCEL TO THE NORTH BUT TO  
INCLUDE ADD'L LOTS, THEY MUST STAND ALONE ON  
PARCEL. CAN NOT INCLUDE ACREAGE + ADD LOTS TO  
THE 4.69 PARCEL.

DRB. 11.5.2014 TALK TO JACK RE: 12 VS 10.

WALL HT LONG NORTH BOUNDARY = 8' HT.



**PRE-ANNEXATION AGREEMENT**

THIS AGREEMENT is made this the 19th day of May, 2008, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293, One Civic Plaza, Albuquerque, New Mexico 87103, and ROBERT GUTIERREZ LLC, (Developer) a Domestic Limited Liability Corporation, whose address is 804 Lead Avenue SW Albuquerque NM 87102 and whose telephone number is 505-263-1706, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

**RECITALS:**

A. WHEREAS, Developer is developing certain lands outside the City of Albuquerque, Bernalillo County, New Mexico, known as GF# 07-01072532-B-LM, recorded on in the records of Bernalillo County Bernalillo County, Document # 2007101, ("Developer's Property"). The Developer certifies that the Developer's Property is owned by Robert Gutierrez, L.L.C. ("Owner").

B. WHEREAS, Developer has applied for annexation of Developer's Property into the Albuquerque City limits under annexation AX 07EPC-40020/ 07EPC-40021; and

C. WHEREAS, under Albuquerque City Council Resolution R-68 Enactment No. 54-1990 annexation of areas planned to be less than urban intensity of development will be approved when certain policies are satisfied including the availability of appropriate zone categories for regulation of Developer's Property in accordance with planned and appropriate land development patterns; and

D. WHEREAS, the City and Developer desire to enter into this Agreement to satisfy the conditions of City policy for annexation of Developer's Property into the City.

THEREFORE, in consideration of the foregoing promises, THE CITY AND DEVELOPER AGREE:

E. Zoning and Site and Design Requirements. Developer has agreed to apply for and develop Developer's Property under SU-1 RA-1 for Planned Development Area zoning as permitted in the Old Town Sector Plan, and pursuant to the site and design requirements attached hereto as Exhibit A. In the event of a conflict between the site and design requirements attached hereto and the City's zone code and the Old Town Sector Plan, the City's zone code and Old Town Sector Plan shall control.

F. Site Development Plan Application. Developer shall submit the attached site and design requirements with any site development plan application for Developer's Property to the City.

G. Process. On-site and adjacent street infrastructure shall be determined by the City's Development Review Board at the time of site development plan approval or subdivision plat approval.

H. Covenant. This Agreement shall be a covenant running with the title to the Developer's Property and shall be binding upon the Developer, its heirs, personal representatives, successors and assigns.

I. Event of Default. In the event of default by the Developer, the City shall be entitled to all legal and equitable remedies provided by law, including but not limited to the rescission of this annexation.

J. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within three (3) days after the notice is mailed if there is no actual evidence of receipt.

K. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

L. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

M. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

N. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

O. Forms Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

P. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the City may require the Developer to provide the City with satisfactory proof of Developer's authority to execute this Agreement.

Q. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any surety, which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.



R. Recitals. The Recitals are a material part of this Agreement and are incorporated herein by reference.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER

CITY OF ALBUQUERQUE

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Dated: \_\_\_\_\_

\_\_\_\_\_  
Bruce J. Perlman, Ph.D.  
Chief Administrative Officer  
Dated: \_\_\_\_\_

APPROVED BY

\_\_\_\_\_  
Richard Dourte  
City of Albuquerque Engineer

DEVELOPER'S NOTARY

STATE OF NEW MEXICO        )  
  )ss.  
COUNTY OF BERNALILLO    )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by \_\_\_\_\_ for \_\_\_\_\_, a New Mexico \_\_\_\_\_.

(SEAL)

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
\_\_\_\_\_

CITY'S NOTARY

STATE OF NEW MEXICO        )  
  )ss.  
COUNTY OF BERNALILLO    )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by Bruce J. Perlman, Ph.D., Chief Administrative Officer for the City of Albuquerque, a municipal corporation.

(SEAL)

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Notary Public

My Commission Expires:

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## **Exhibit A. Montoya Road Annexation Agreement, Site and Design Regulations.**

### **Zoning:**

Zoning shall be SU-1 for RA-1/PDA as allowed in the Old Town Sector Plan.

### **Design Requirements:**

- 1. The design requirements of this attachment to the annexation agreement include site requirement procedures, architectural and design elements. These rules are in addition to the requirements set-forth in the City Zoning Code for RA-1.**
- 2. The Developer shall include the site and design requirements attached as Exhibit A. to any site development plan submitted to the City of Albuquerque. The subject site shall comply with these site and design regulations including site plans for private commons development.**



## Private Commons Development:

1. The Developer shall develop under a Private Commons Development and shall comply with §14-16-3-16 ROA 1994 of the Zoning Code.

### PCD Examples:

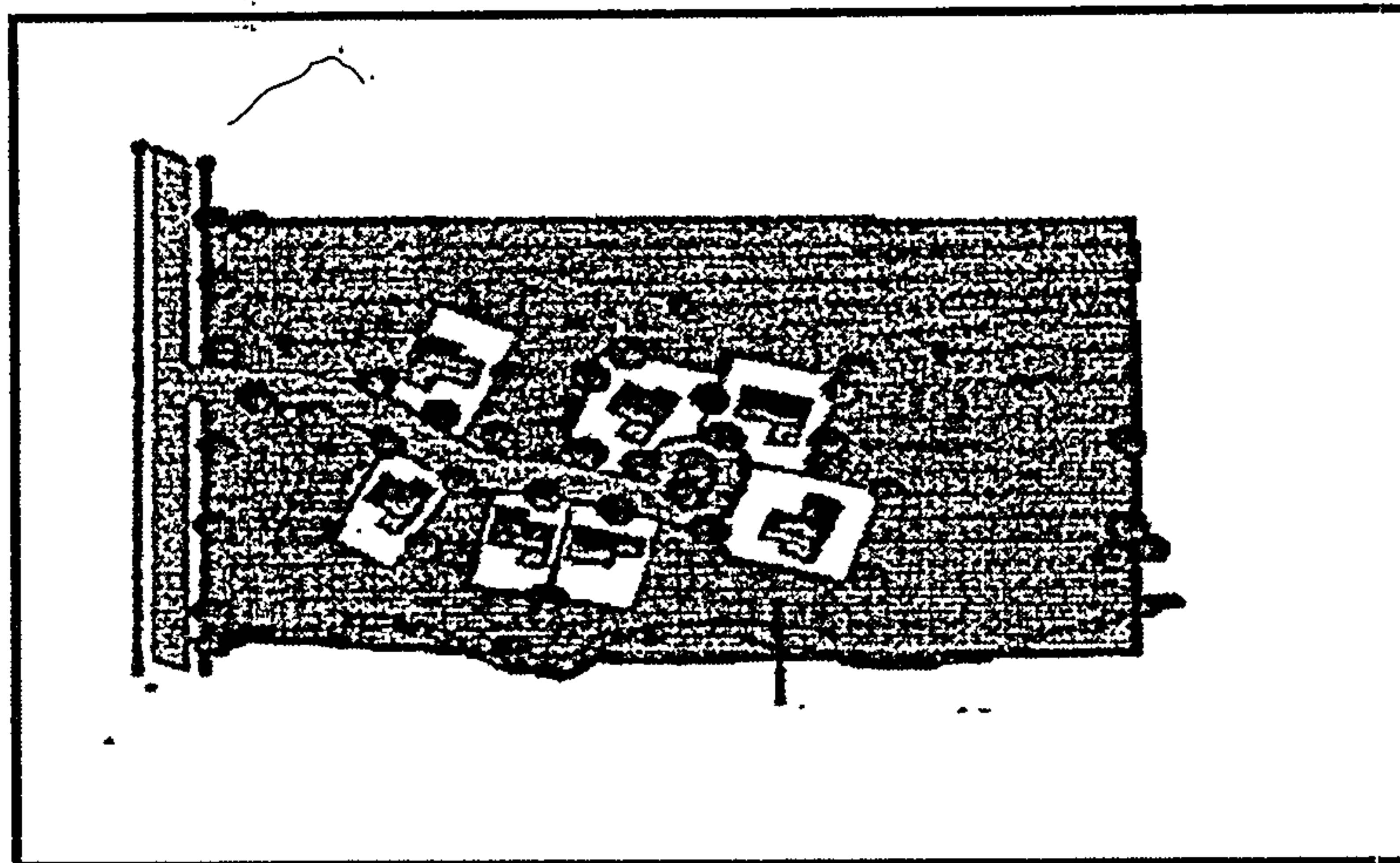


Figure 1. (Dwelling Units located in the middle of the Development with required open space surrounding the dwelling units).

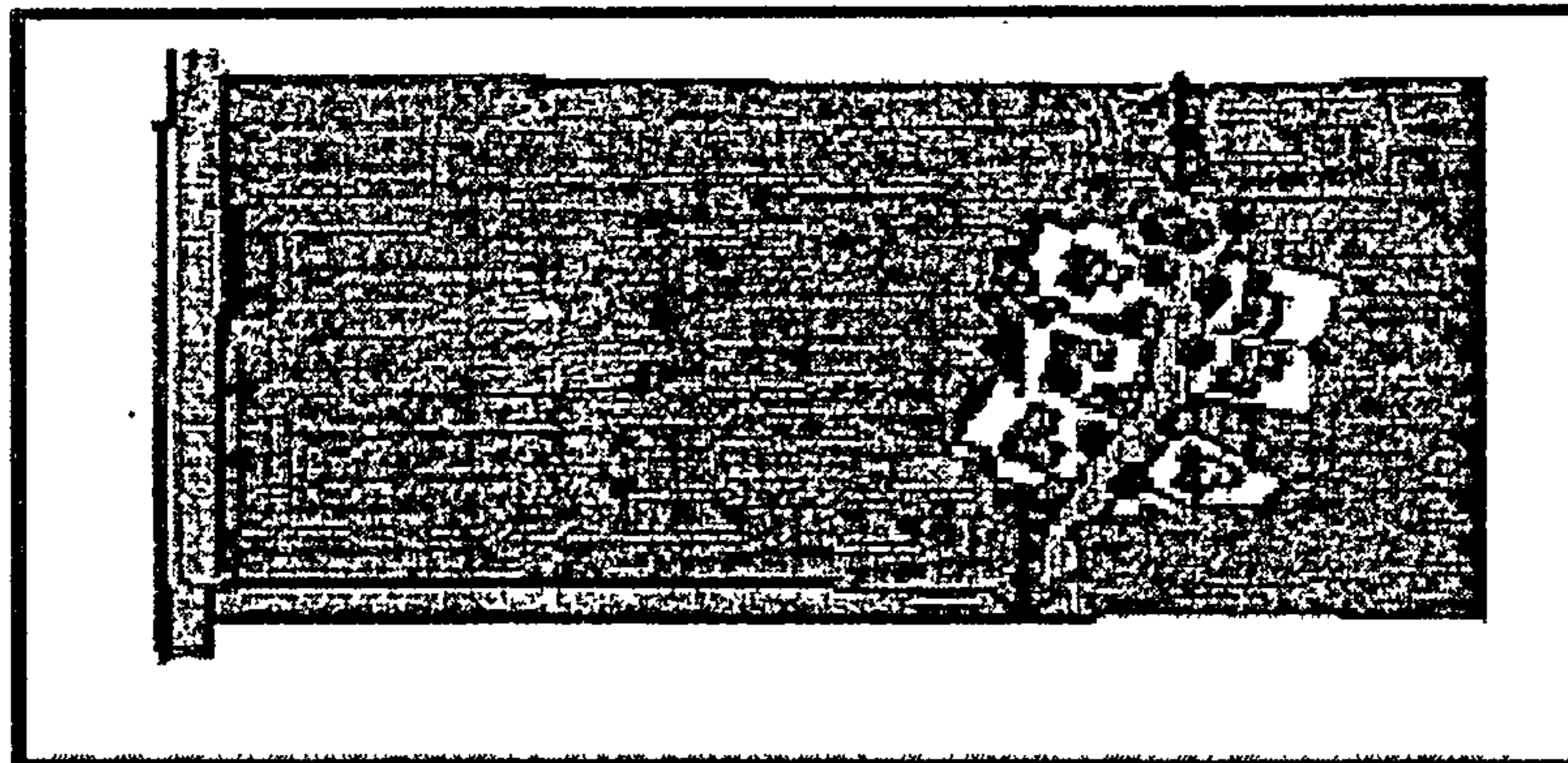


Figure 2. (Dwelling units located toward the rear of the development).

2. A site development shall also comply with all regulations of this Exhibit A to the Annexation Agreement.



**Open Space/Landscape: (The following Open Space/Landscape requirements shall apply in lieu of the Open Space Requirements specified in the RA-1 zone and the Private Commons Development Regulations.)**

1. Twenty thousand square feet of open space shall be provided if the annexation site is replatted as a Private Commons Development per §14-16-3-16 ROA 1994. Of the 20,000 square feet of open space, 12,000 shall be located on the annexed property, the remaining amount may be met by the alternatives established in §14-16-3-8(A).
2. The open space shall be pervious.
3. Eighty percent of the open space shall either be planted for agriculture or ornamental plants and trees.
4. For every 5000 square feet of open space there shall be a minimum of 1 tree. The tree, at the time of planting shall have a 3 inch caliper measured 3 feet above the root ball.
- \*5. Ten homes are allowed on the site. There shall be no more than 10 homes. The Planning Director may reduce the number of homes on the site if it is determined there is an overarching need to do so to protect the public's health, welfare and safety.



**Setbacks (In addition to the setbacks in the RA-1 or the private commons development the following shall apply.)**

1. Minimum structure setbacks from the boundary line of the annexed property shall be as follows:
  - a. 50 feet from the eastern boundary,
  - b. 40 feet from the northern boundary and
  - c. 30 feet from the southern and western boundaries.
2. Subdivision fencing setbacks shall be 50 feet from the eastern boundary line and 40 feet from the north south and west boundaries, unless the fence complies with 1a and 1b of the Fence Design Requirements of Page 5 of this Exhibit A.

**Site Access**

1. There shall be provided, a four foot dedication of right of way along the Montoya Road frontage.
2. All streets constructed within the annexed property shall be private streets 24 feet in width.
3. The initial 25 feet of private road from Montoya Road shall be paved, as a minimum, with 2 inches of asphalt on compacted sub-grade as shown in the Standard Drawings. The remainder of the roadway may be gravel.
4. Private streets and easements shall have open access to the public. Private easements that access to two or more lots shall not be gated.
5. A circular turn around must be provided at the end of the private road. See the *Development Process Manual* Table 23.5.3 and City Standard 2510 for further information.



## **Fences**

1. **Fences shall comply with §14-16-3-19 of the City Zoning Code except for those fences along the boundaries of this annexation that are within 50 feet from the property line.**

**Fences within 50' of the annexation boundaries shall either be:**

- a. **Upright wood support posts spaced a minimum of 6' apart (unless impeded by a mail box or tree) with wire mesh between the posts,**
- b. **Upright wood support posts spaced a minimum of 6' apart (unless impeded by a mail box or tree) with horizontal wood railings adjoined to and connecting the posts. The wood railings shall be spaced at a minimum of two horizontal feet and**
- c. **The same style of fence as what exists on the property at time of annexation.**



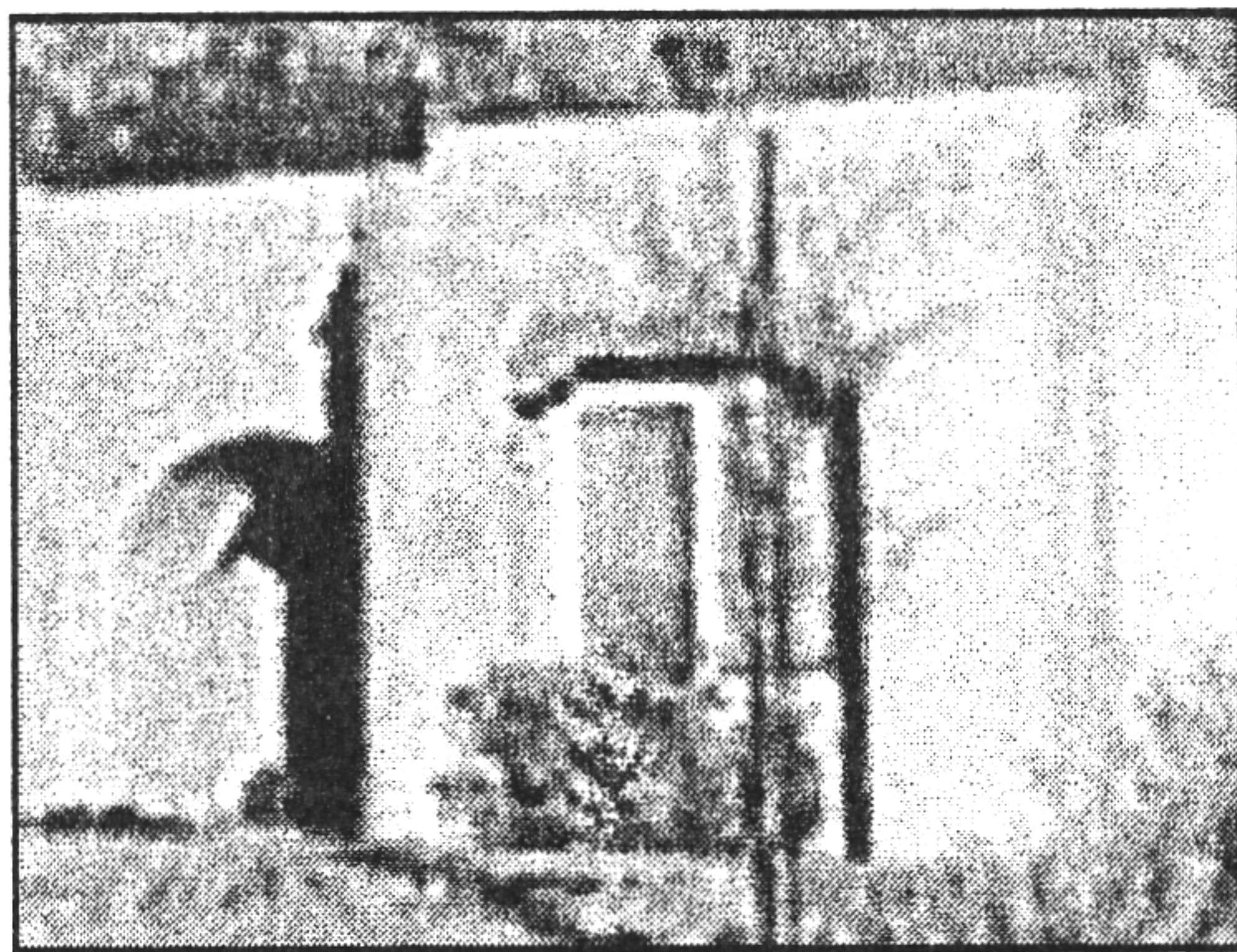
**Structure Facade: Structure facades are restricted to the following designs.**

1. Pueblo Revival: to include the following minimum design elements.

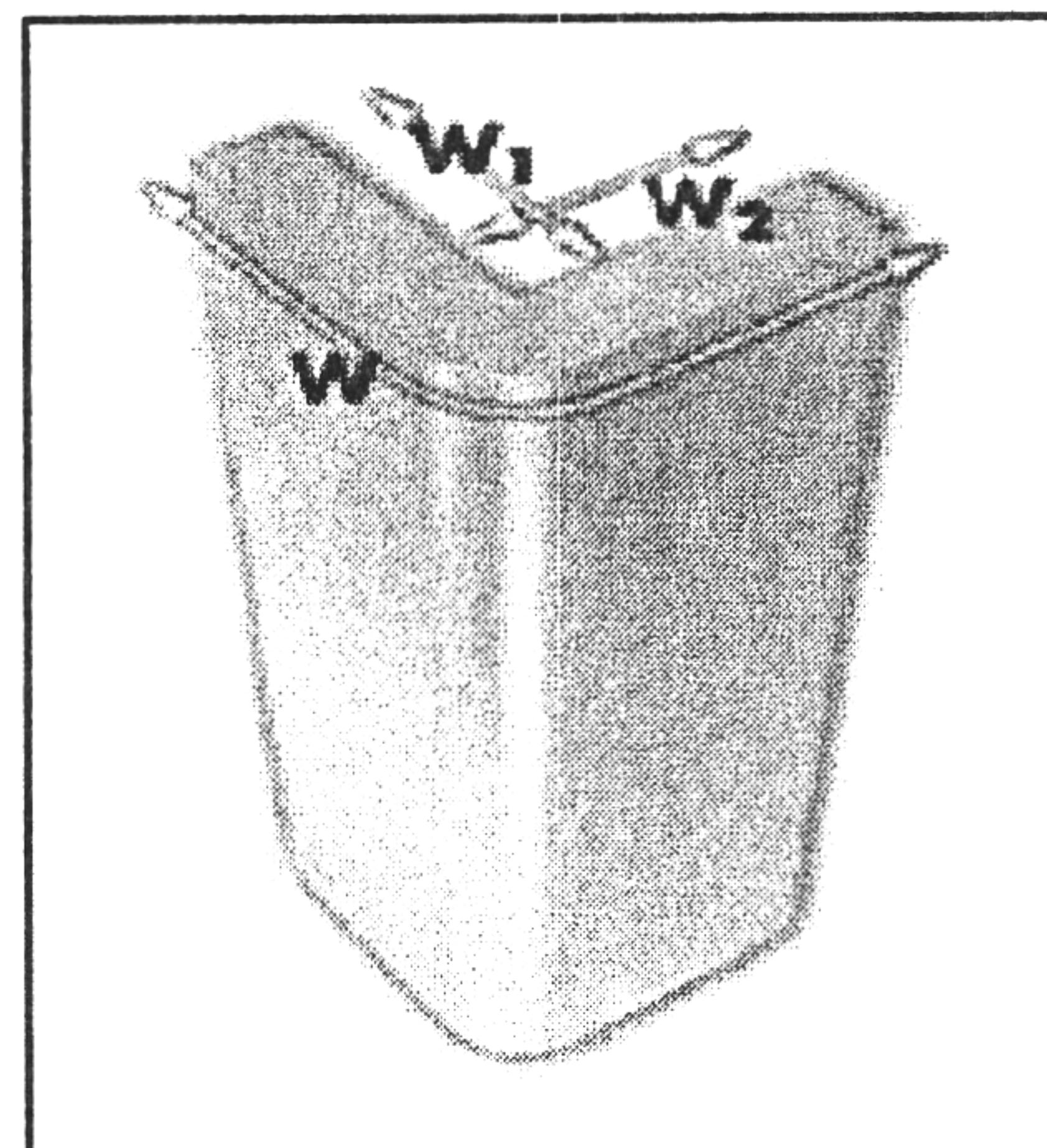


**Figure 3, Pueblo Revival Façade.**

- a. Exterior shall imitate traditional adobe construction, using adobe brick or other materials,
- b. Walls shall be stucco with round edges and painted in tones of either brown or beige,



**Figure 4. brown stucco wall.**



**Figure 5. rounded edge wall.**



c. Flat roof,

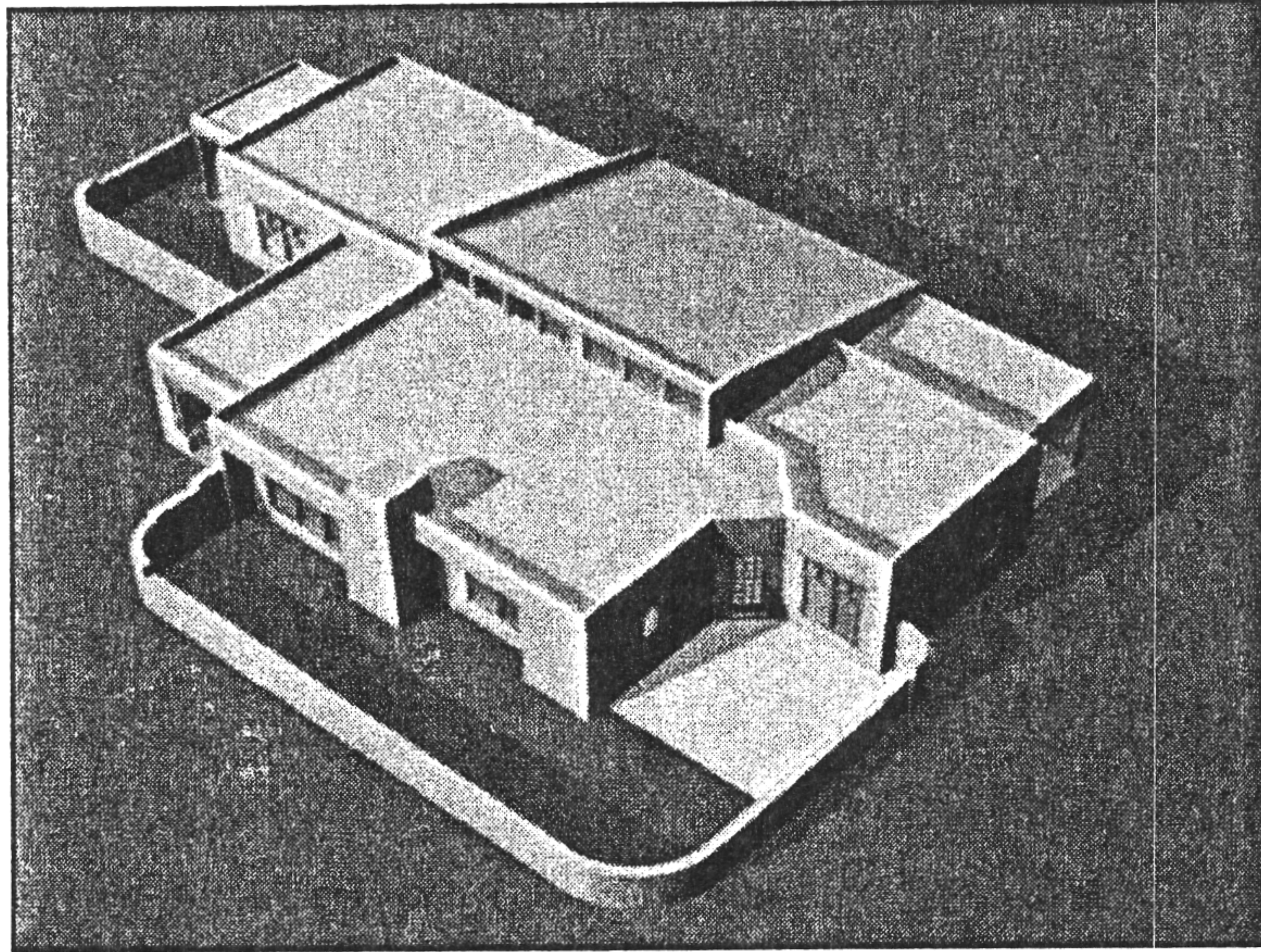


Figure 6. flat roof pueblo revival home.

d. The second story shall be stepped back a minimum of 25% from the roof line edge along the building front and

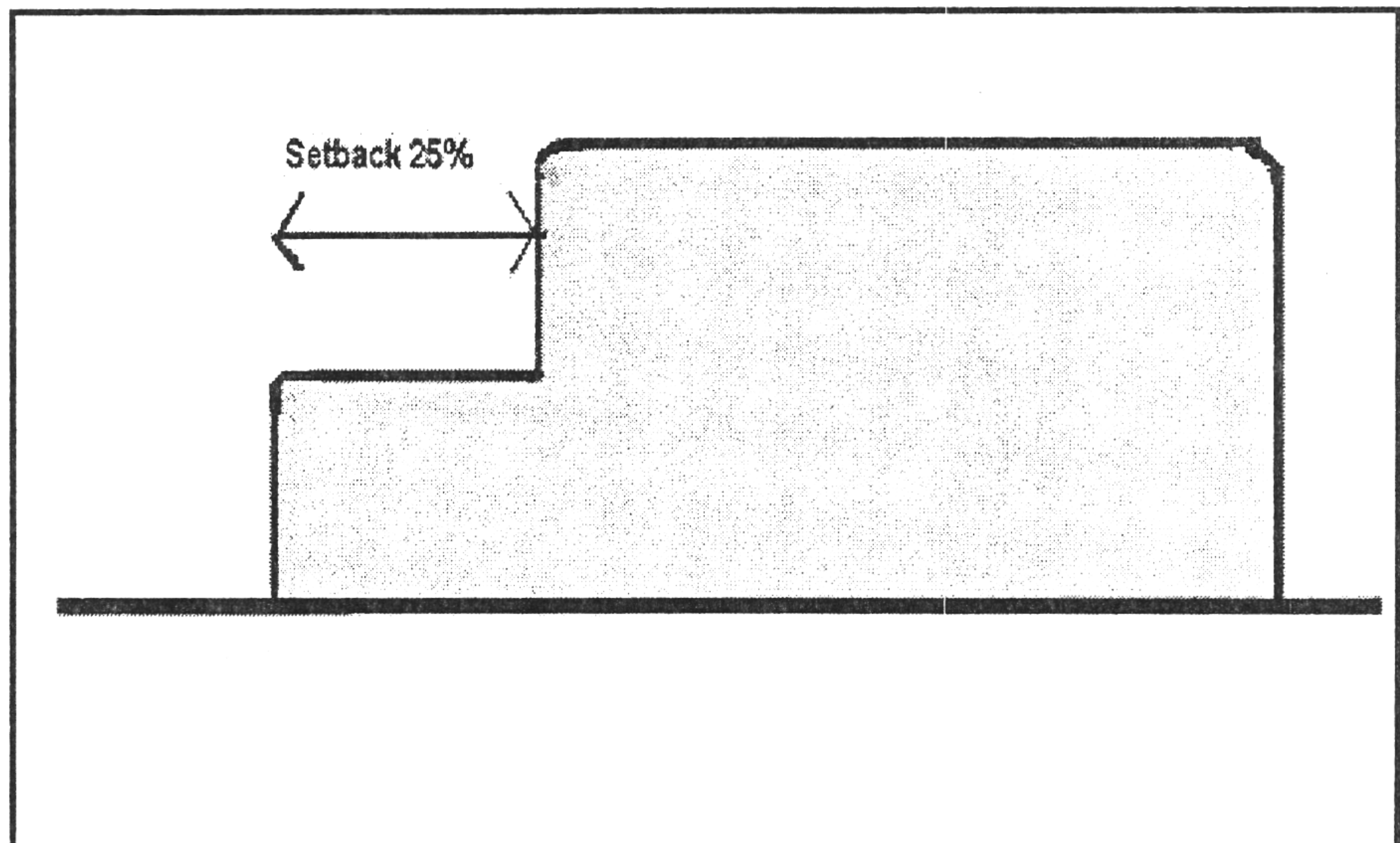


Figure 7. second story step back 25%.



e. **Rounded Parapet.**

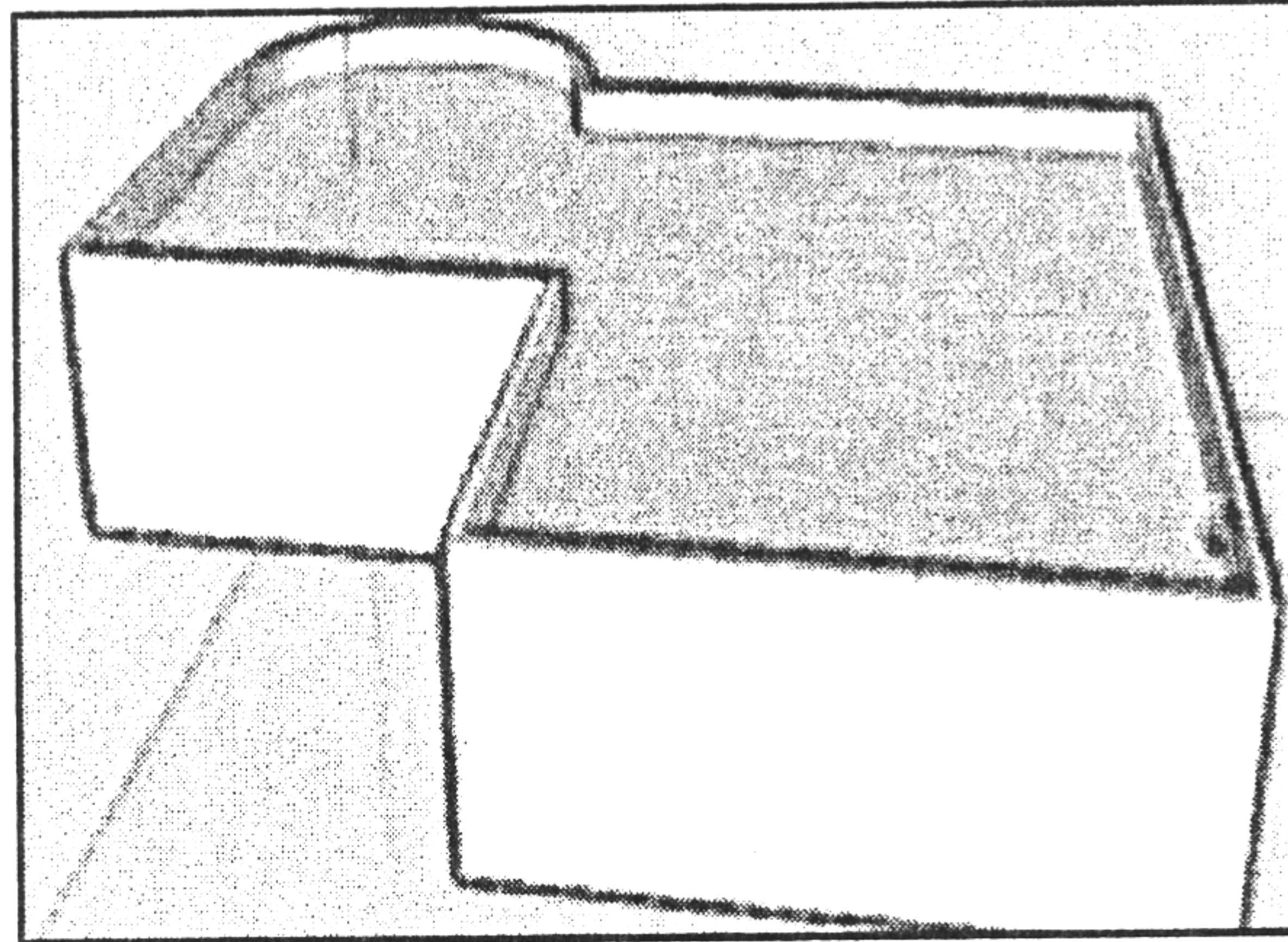


Figure 8. Parapet on a flat roof.

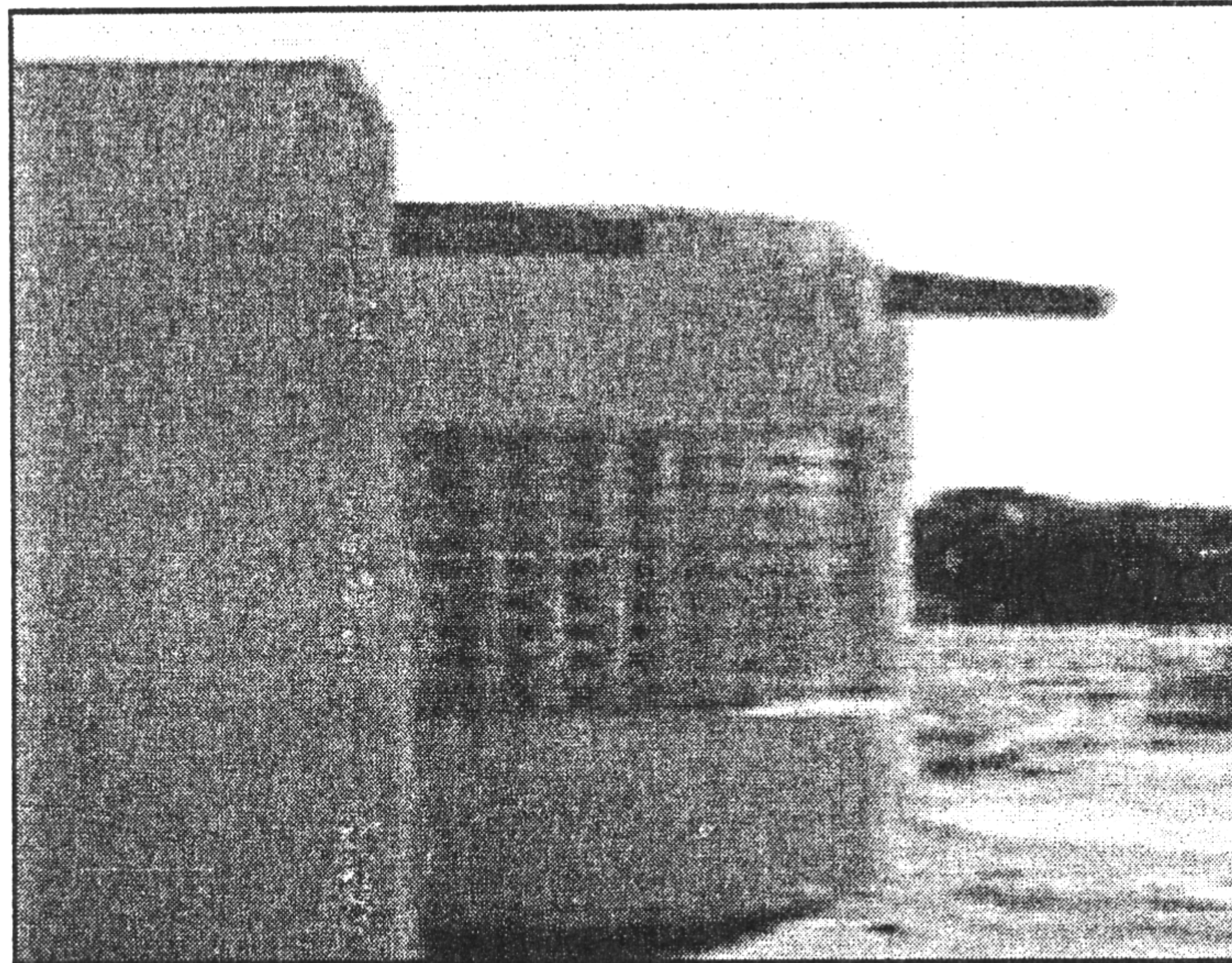
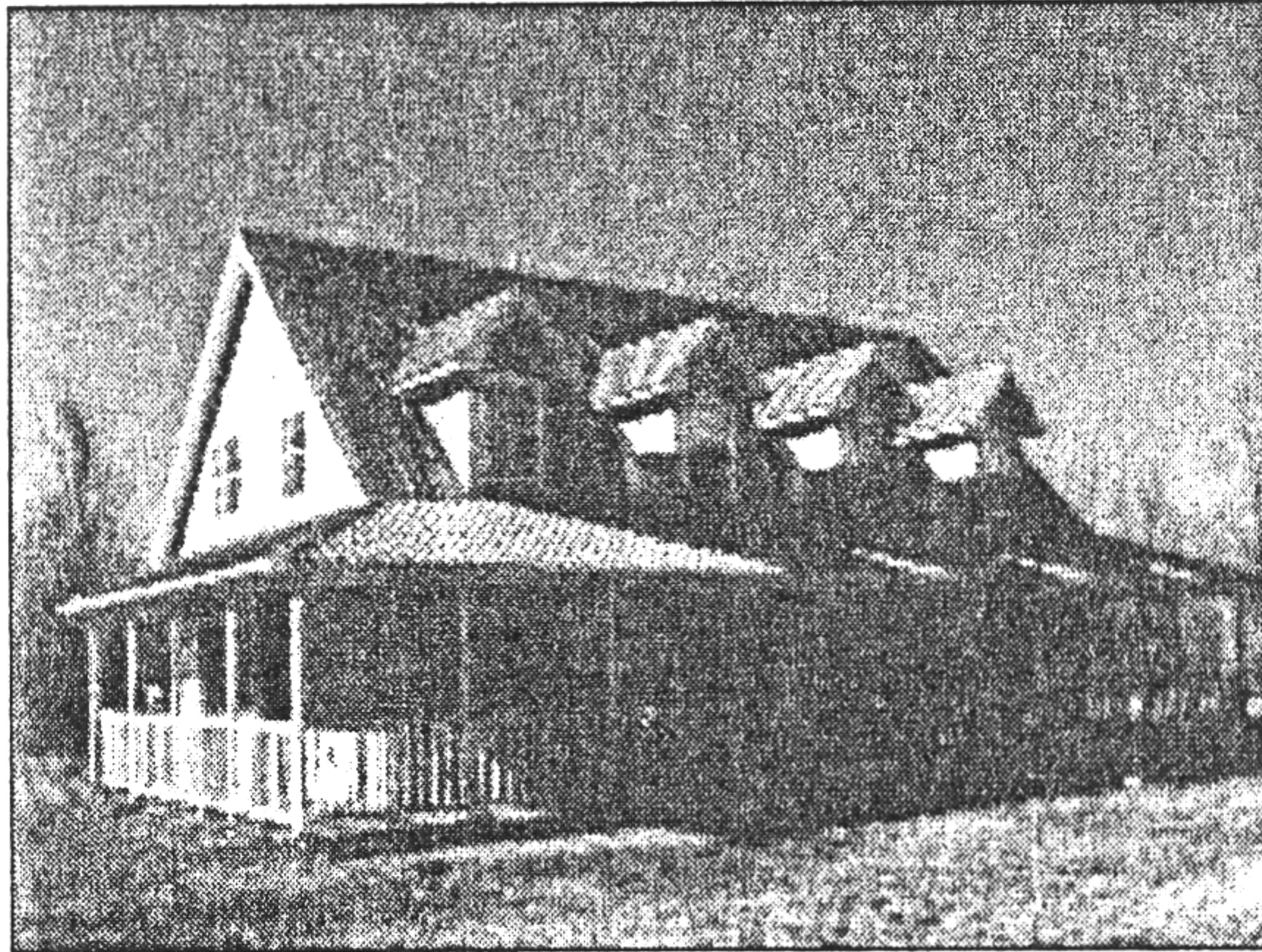


Figure 9. Exterior of round parapet above spouts.

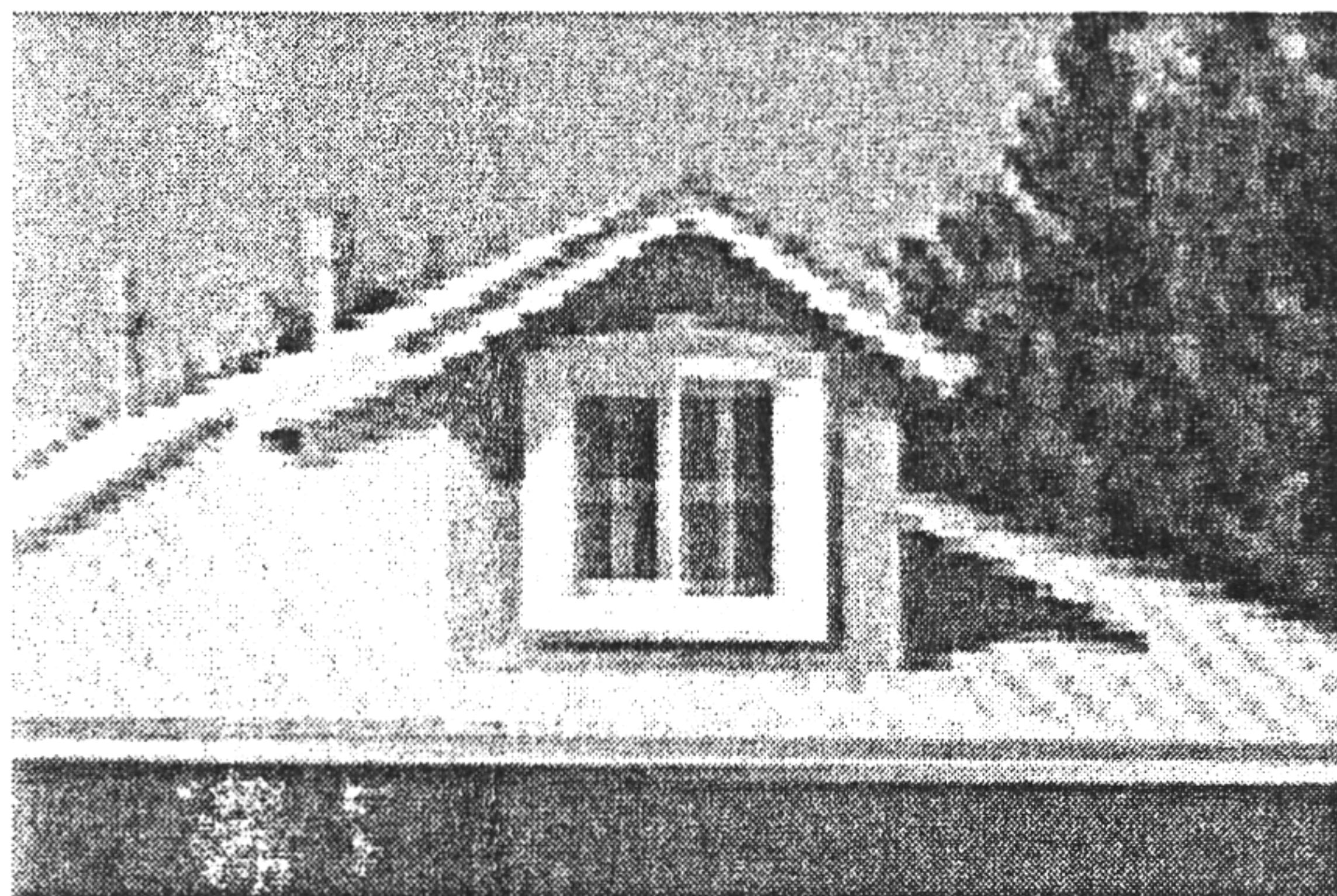


## 2. Northern New Mexico (Pitched Roof Territorial Architecture.)



**Figure 10. Northern New Mexico Style home with corrugated metal pitched roof, porch and gables projecting from the roof.**

- a. Corrugated metal pitched roof,
- b. Stucco walls painted a shade of brown or beige,
- c. A porch adjacent to the house,
- d. Square beams or round posts supporting the porch,
- e. Doors and windows flush with the exterior walls,
- f. Gables with windows projecting from the roof and
- g. Wood trimmed windows.



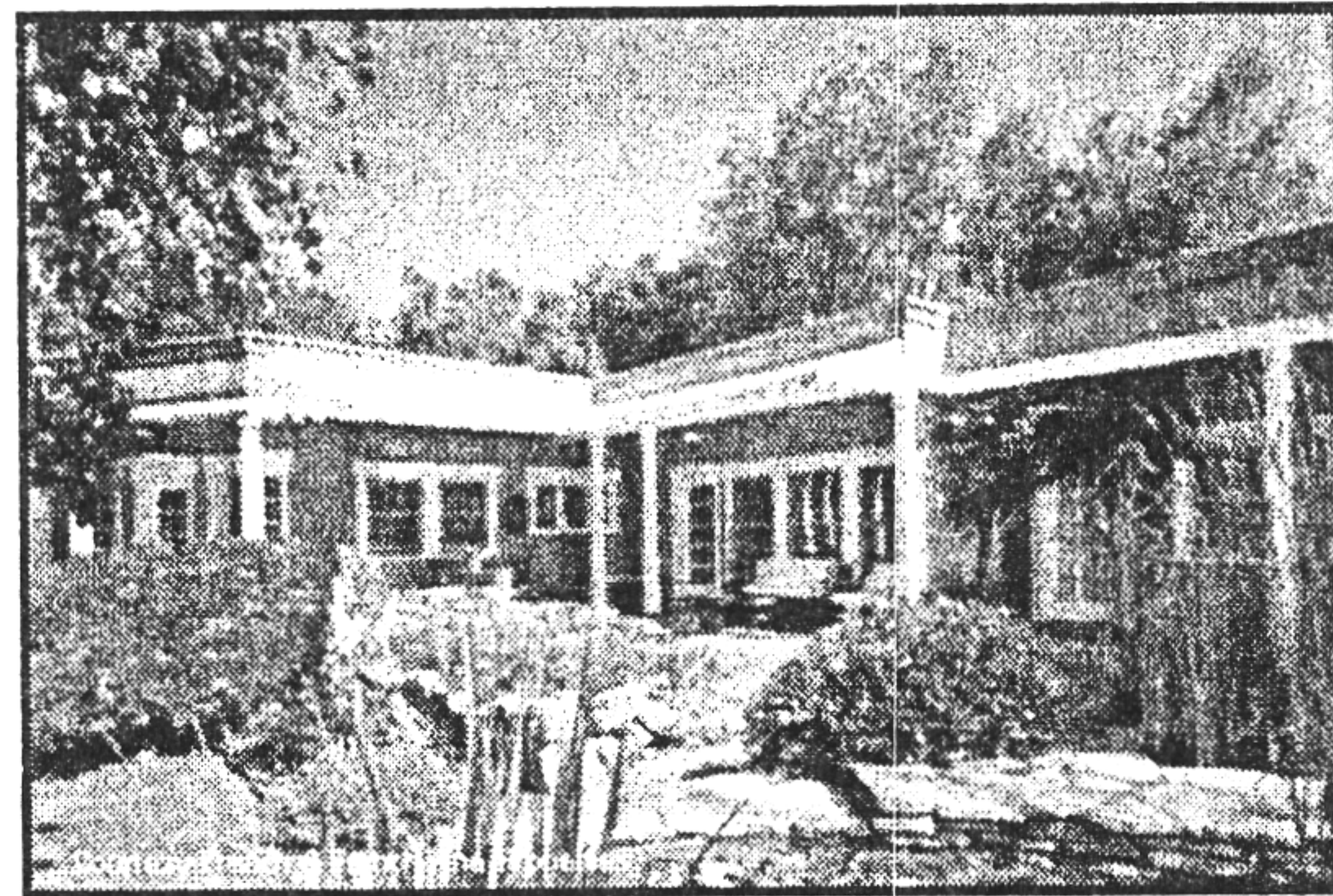
**Figure 11. Wood trimmed windows.**



3. New Mexico Territorial: to include the following minimum design elements:



**Figure 12.**  
**Front façade Santa Fe Territorial**  
**Style Home.**



**Figure 13.**  
**Rear Façade Santa Fe**  
**Territorial Style Home.**

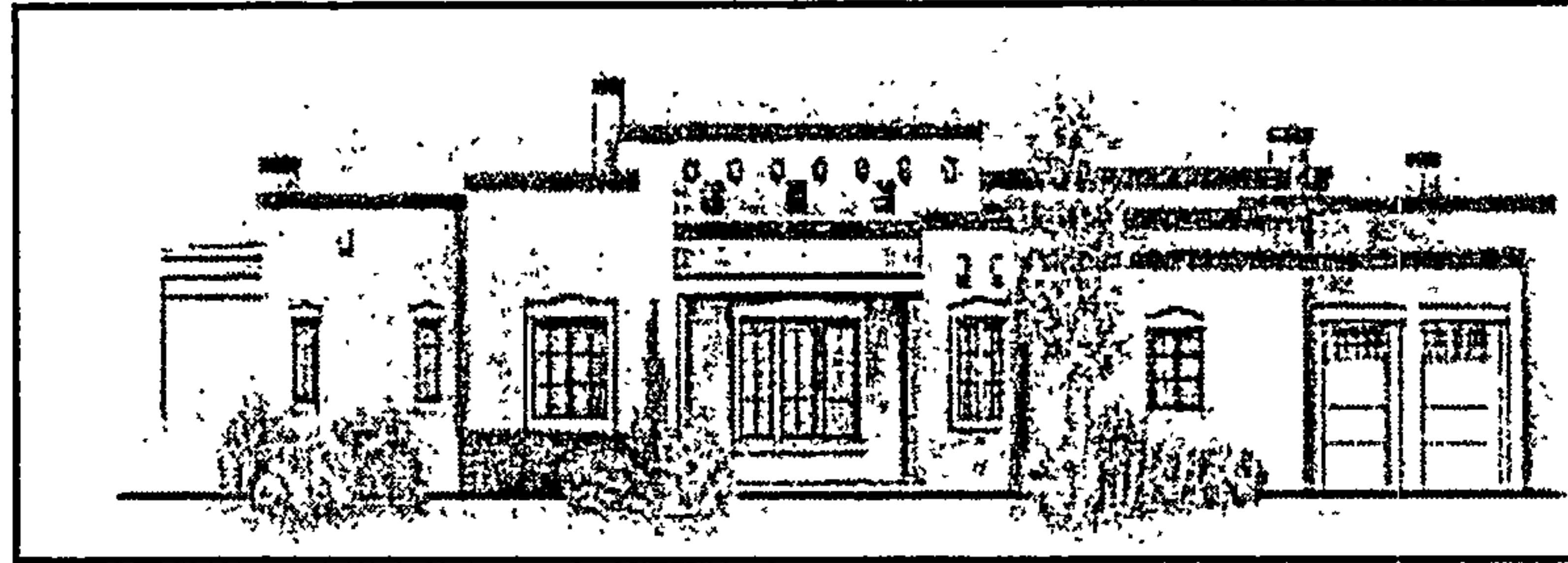
- a. Adobe or stucco walls shall be painted a shade of brown or beige,
- b. Flat roof,
- c. Sharp, angular building corners,



**Figure 14 sharp angular building corners.**



- d. **Second story shall be stepped back a minimum of 25% from the roof line edge along the building front (See Pueblo Revival design requirements),**



**Figure 15. Brick Coping (lining) along building and Chimney tops.**

- e. **Brick coping shall be along the top of the structure and chimneys,**
- f. **Doors and windows shall be flush with the exterior wall and trimmed with wood and**
- g. **Porches shall be trimmed with wood and supported with wood posts or beams.**







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1 in full compliance with the design regulation attached as Exhibit A. The  
2 request for annexation is justified per Resolution 54-1990. The request for SU-  
3 1 for RA-1/PDA zoning is justified per Resolution 270-1980. The Old Town  
4 Sector Development Plan recommends RA-1 zoning for newly annexed  
5 properties within the Sector Plan boundaries. The SU-1 for PDA designation  
6 applies to residential development in which special use, height, area, setback,  
7 or other regulations should be imposed, provided the site contains three  
8 acres. These design regulations establishing area, height and set back  
9 restrictions are consistent with sector plan for the area and are to be applied  
10 to a parcel larger than three acres.

11 Section 4. FINDINGS ACCEPTED. The following zone map amendment  
12 findings shall be adopted by the Council:

13 (A) This is a request for annexation of approximately 4 acres of  
14 agricultural land located on Montoya Road NW between Maximillian Road NW  
15 and I-40, hereinafter called the "property". The site is designated Established  
16 Urban in the Comprehensive Plan, is within the boundaries of the Old Town  
17 Sector Development Plan, and is currently zoned County A-1. The proposed  
18 zone category is consistent with the recommendations of the Old Town Sector  
19 Development Plan and is compatible with zoning of neighboring properties  
20 and establishes design regulations that protect the historic character of the  
21 property.

22 (B) The applicant requests the annexation and SU-1 for RA-1/PDA  
23 zoning in order to enter the City of Albuquerque jurisdiction and develop the  
24 property for single-family residential use.

25 (C) On June 12, 2007, the Board of County Commissioners  
26 reviewed and approved annexation of the subject site.

27 (D) The applicant's agent has adequately addressed the policies  
28 of Resolution 54-1990 in support of the annexation request as follows:

29 POLICY A: The land is within the Established Urban Area as  
30 designated by the Comprehensive Plan and is therefore particularly  
31 suitable for annexation.



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1 **Policy A1:** All public policies for land dedication for public facilities  
2 will be assured through the standard subdivision process as  
3 regulated by the Development Process Manual.

4 **Policy A2:** The development of this site is not dependent on future  
5 utilities.

6 **Policy A4:** The eastern boundary of the site is contiguous to the City  
7 Limits.

8 **Policy A5:** Montoya Road is a city-owned right-of-way therefore the  
9 subject site is adjacent to paved public streets.

10 **Policy A6:** The proposed annexation provides for reasonable  
11 service boundaries in that the property comprises a portion of an  
12 area that is an island of unincorporated land within the City.

13 **Policy A7:** The annexation plat is based upon existing recorded plats  
14 and will provide a definite boundary to the city limits.

15 (E) The annexation has adequately addressed the policies of  
16 Resolution 270-1980 **Policy's A and C** for the proposed zoning is consistent  
17 with the policies of the Comprehensive Plan and the Old Town Sector  
18 Development Plan, furthering the health, safety, morals and general welfare of  
19 the City.

20 (F) The request furthers Comprehensive Plan policies for  
21 Established Urban Areas:

22 **Policy a:** Allows residential land use on property adjacent to City  
23 limits that will result in an overall gross density up to 5 dwelling  
24 units per acre.

25 **Policy d:** Proposes zoning of an intensity that respects existing  
26 neighborhood values.

27 **Policy e:** Allows for new growth on vacant land contiguous to  
28 existing or programmed urban facilities and services where the  
29 integrity of existing neighborhoods can be ensured; and

30 **Policy f:** Homes are clustered to provide shared open areas.

31 (G) The request furthers Policy B of the Old Town Sector  
32 Development Plan by proposing a semi-rural residential zone.



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1           (H) The cross section and right of way of Montoya Road between  
2 Maximillian Avenue NW and the southern right of way line of Interstate 40 are  
3 below the width standards established in the Development Process Manual.  
4 They are consistent with the rural and historic character of the area. Policy m  
5 of the Comprehensive Plan Transit and Transportation Goal that states "In  
6 rural areas, an all-weather circulation system allowing year-round access to  
7 existing and planned development shall be established with construction  
8 standards based on a hierarchy of uses. Roads should fit the topography of  
9 the area traversed as well as the scale of travel needs. A possible technique  
10 for implementing the goal is to investigate alternate width and shoulder  
11 requirements for rural roads."

12           (I) The design regulations attached to this ordinance require the  
13 construction of a turnout to provide adequate right of way to change the  
14 direction of large vehicles or fire apparatus, on either Montoya Road adjacent  
15 to the annexed property or on a public roadway or private drive-lane  
16 accessible to the public that is within the annexed property.

17           Section 5. **CONDITION.** The annexation is conditional upon final execution  
18 of a pre-annexation agreement between the Applicant and the City of  
19 Albuquerque in which the applicant agrees to the zoning SU-1-RA-1/PDA and  
20 the site and design regulations all as set forth in Exhibit A attached.

21           Section 6. **SITE PLAN APPROVAL.** Site plan for development for the  
22 annexed property requires approval and sign off from the Design Review  
23 Board.

24           Section 7. **MONTOYA ROAD CROSS SECTION STANDARDS.** The existing  
25 cross section of Montoya Road north of Maximillian Road shall not be  
26 expanded beyond 8 feet.

27           Section 8. **SEVERABILITY CLAUSE.** If any section, paragraph, sentence,  
28 clause, word or phrase of this ordinance is for any reason held to be invalid or  
29 unenforceable by any court of competent jurisdiction, such decision shall not  
30 affect the validity of the remaining provisions of this ordinance. The Council  
31 hereby declares that it would have passed this ordinance and each section,  
32 paragraph, sentence, clause, word or phrase thereof irrespective of any  
33 provisions being declared unconstitutional or otherwise invalid.



1       Section 9. EFFECTIVE DATE AND PUBLICATION. This ordinance shall  
2 take effect five days after publication by title and general summary and when a  
3 plat of the territory hereby annexed is filed in the office of the County Clerk.

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PROJECT #  
1005455

June 17. 2015

SK





**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): ARCH+ PLAN LAND USE CONSULTANTS PHONE: 505.980.8365  
 ADDRESS: P.O. BOX 25911 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: ROBERT GUTIERREZ INVESTMENT CO. LLC PHONE: \_\_\_\_\_  
 ADDRESS: 804 LEAD SW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR SUBDIVISION AS PER REQUIREMENTS OF ANNEXYATION

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

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

Lot or Tract No. LAT B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: EL JARAL SUBDIVISION  
 Existing Zoning: SUL/RA-1/PDA Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-12 UPC Code: 1-012-059-403-097-401-60

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.):  
PROJECT # 1005455 ; 0-07-118 (ANNEXYATION)

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 10 Total site area (acres): 4

LOCATION OF PROPERTY BY STREETS: On or Near: MONTOYA ROAD NW  
 Between: MAXIMILLIAN RD NW and INTERSTATE 40

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 9.2.2014

SIGNATURE DERRICK ARCHULETA DATE 10.28.14  
 (Print Name) DERRICK ARCHULETA Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70371</u>	<u>SP</u>	_____	\$ <u>0</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 type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>NOV.</u>			Total \$ <u>0</u>

10-28-14  
 Staff signature & Date

Project # 1005455



**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)**

**Your attendance is required.**

- \_\_\_ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)**

**Your attendance is required.**

- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Copy of DRB approved infrastructure list
- \_\_\_ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- \_\_\_ List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)**

**Your attendance is required.**

- \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- \_\_\_ Design elevations & cross sections of perimeter walls **3 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- \_\_\_ Copy of recorded SIA
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- \_\_\_ List any original and/or related file numbers on the cover application
- \_\_\_ DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.**

- \_\_\_ 5 Acres or more: Certificate of No Effect or Approval
- \_\_\_ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- \_\_\_ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- \_\_\_ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- \_\_\_ Fee (see schedule)
- \_\_\_ List any original and/or related file numbers on the cover application
- \_\_\_ Infrastructure list if required (**verify with DRB Engineer**)
- \_\_\_ DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- \_\_\_ List any original and/or related file numbers on the cover application

**Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DERRICK ARCHULETA

Applicant name (print)

Derrick Archuleta 10-28-14

Applicant signature / date



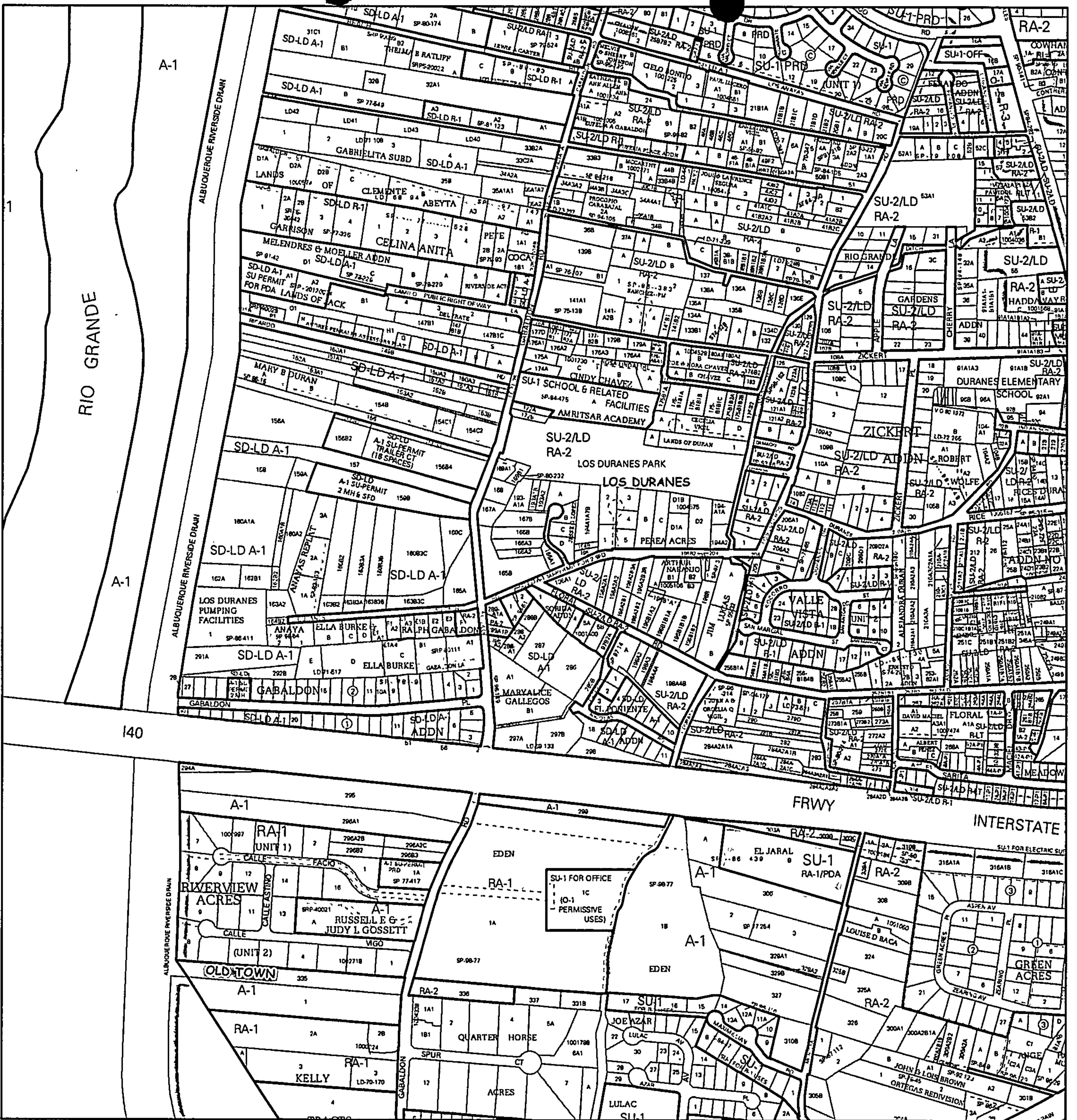
Form revised October 2007

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

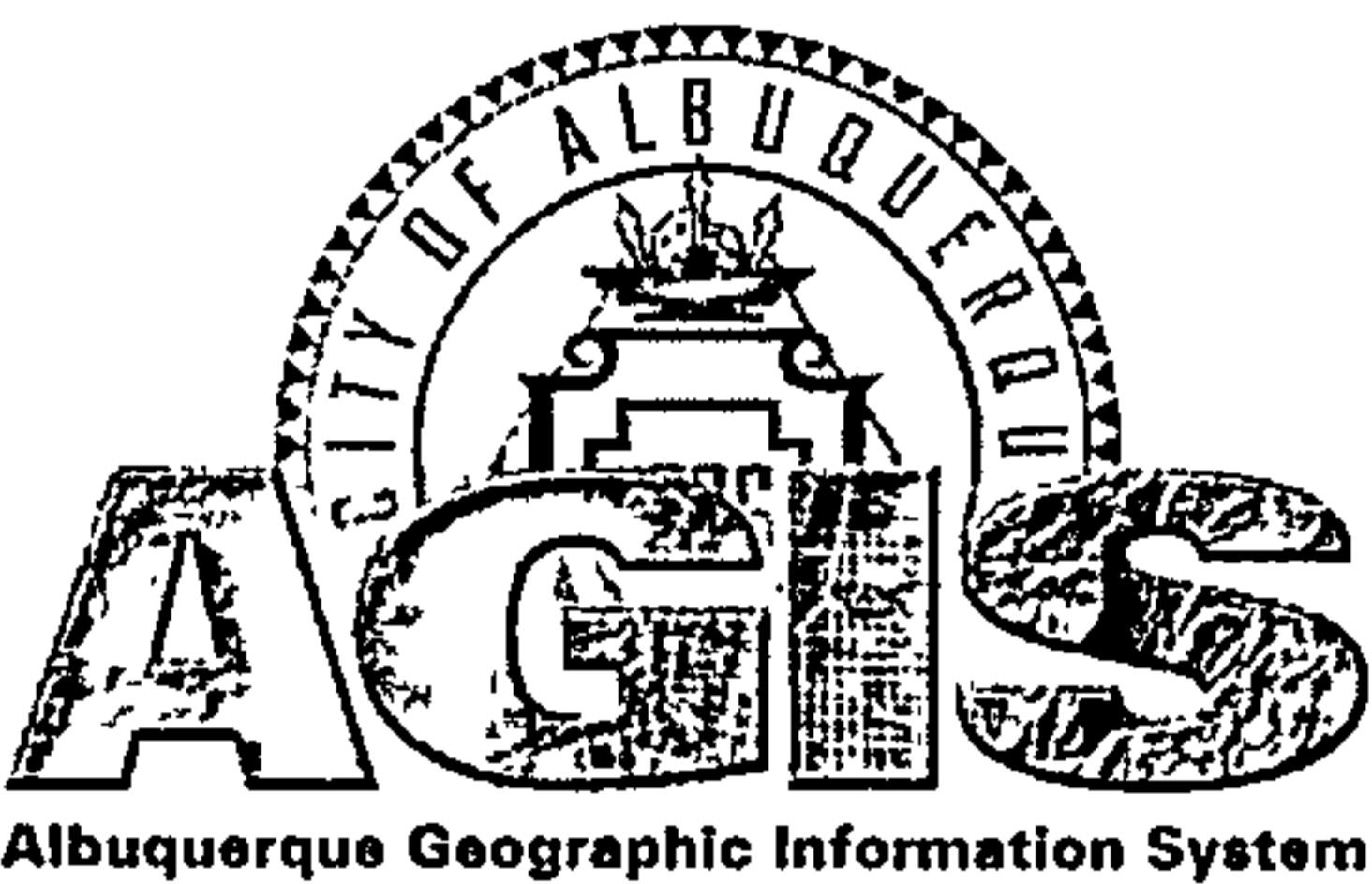
Application case numbers  
14 - DRB - 70371  
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[Signature] 10-28-14  
 Planner signature / date  
 Project # 1005455

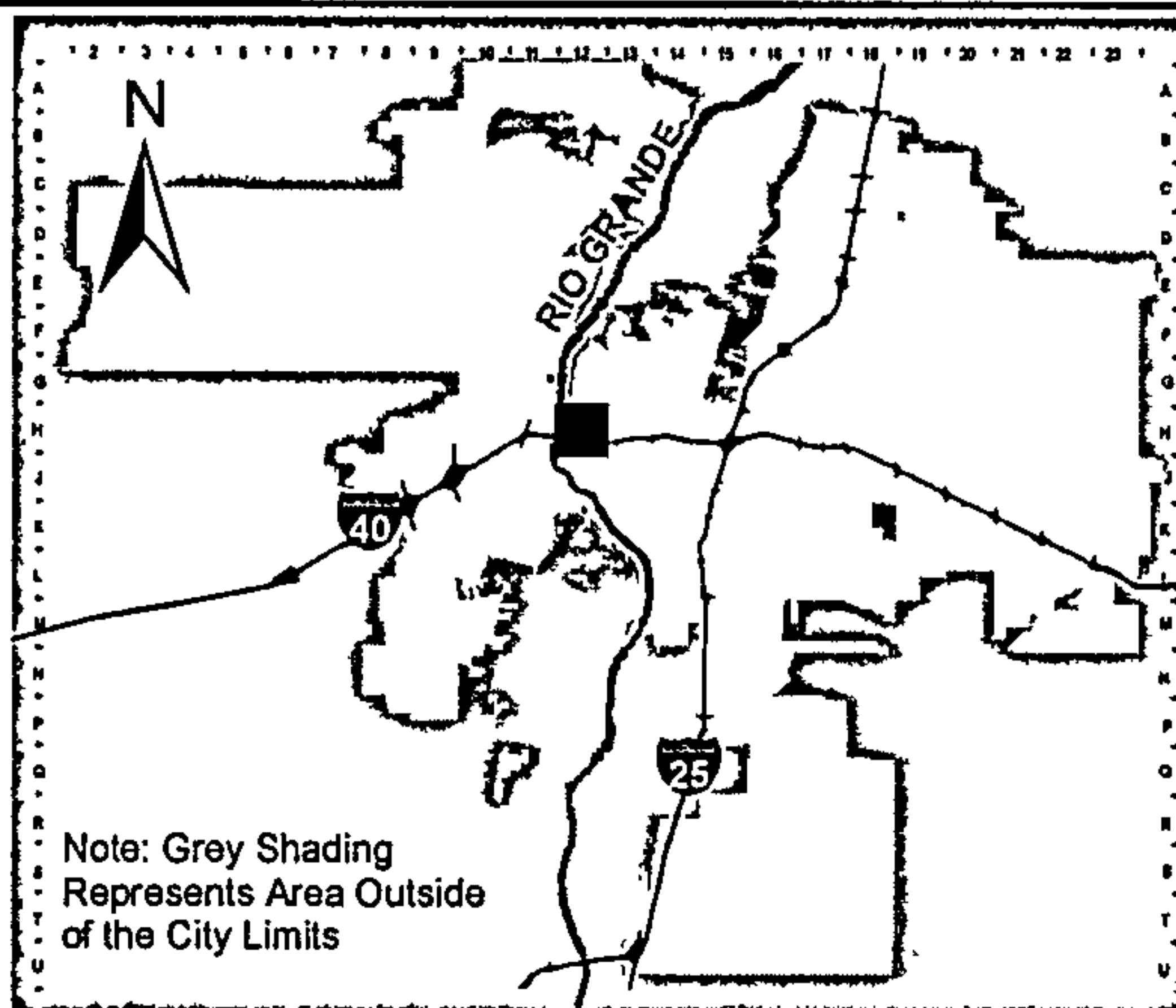




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 6/7/2013



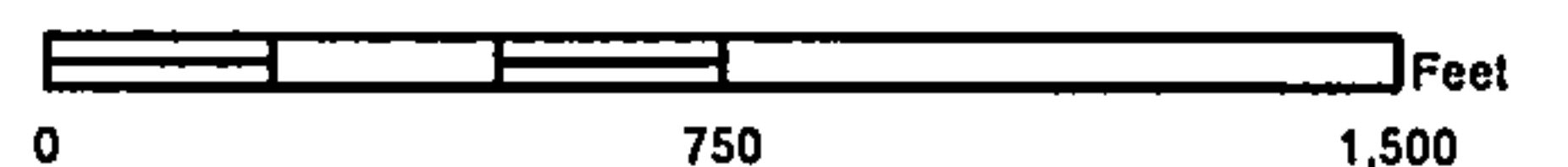
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**H-12-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





**ARCH + PLAN LAND USE CONSULTANTS**  
**P.O. Box 25911**  
**ALBUQUERQUE NM 87125**

October 28, 2014

Jack Cloud, Chair  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

RE: Lot B, El Jaral Subdivision

Mr. Cloud and members of the Board:

I would like to request Sketch Plat review for a Site Plan for Subdivision for the above referenced property.

The property was annexed into the City in 2008 with design requirements and the authorization to subdivide the site into ten (10) lots. There was not a site development plan associated with the annexation. RA-1 zone was established in accordance with the Old Town Sector Development Plan. The site was determined to meet all the technical requirements of the City's annexation policies, and the established zoning.

As part of this process we would like to request that building permits be delegated to the Planning Department rather than having to go back to the Environmental Planning Commission for approval.

The site is located west of Montoya Rd NW, between Maximillian Rd NW and Interstate 40, zoned SU-1 RA-1/PDA and is currently vacant on approximately 4± acres.

Sincerely,



Derrick Archuleta, MCRP  
Principal



**TO: Mr. Robert Gutierrez**  
**FROM: Carmen Marrone, Manager of Current Planning**  
**RE: PA 12-113, Sept. 18, 2012, Pre-application meeting regarding Lot B, El Jaral Subdivision, located west of Montoya Road, south of I-40**

Upon further review of Council Bill F/S O-07-118, approving annexation and establishment of zoning of the above described property, I have concluded the following:

1. The Design Requirements contained in Exhibit apply to Lot B only (approx. 4 acres).
2. 10 homes are allowed on Lot B.
3. A minimum of 20,000 sf of open space is required on the site.
  - 80% of the open space (16,000 sf) must be planted for agricultural use or with ornamental plants and trees.
  - 1 tree/5000 sf of open space (4 trees) having a 3" caliper
  - The open space must be a minimum length and width of 35 feet and visible from a public r-o-w.
  - The open space may have underground easements (there is no mention of overhead easements).
  - The open space may be set aside thru a land use easement or restrictive covenants acceptable to the DRB.
4. Minimum setbacks are established for structures and fences to maintain a sense of openness from the street and adjacent properties.
5. Pueblo Revival design is required:
  - Stucco, rounded edges, brown or beige color, flat roof, rounded parapet
6. EPC approval of a site development plan is required (SPS or SPBP)

Given the above requirements, the owner may subdivide the site into 10 lots and must provide a minimum of 20,000 sf of (common) open space as described under item 3 above.

The owner may apply for a site development for subdivision (SPS) or a site development plan for building permit (SPBP) as described in the DEFINITIONS section of the Zoning Code. If the owner applies for a SPS, he may request that SPBP be approved by the Building Permit Section of the Planning Department, rather than having to come back to EPC for SPBP approval.

PA-1 DESIGN REQ.



EPC: 7099

Derrick  
Robt.

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 14- 126 Date: 9-2-14 (tues) Time: 3:45pm

## 1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning:  Kym Dicome  Catalina Lehner  
 Others: \_\_\_\_\_

Transportation:  Raquel Michel  Other: \_\_\_\_\_

Code Enforcement:  Michael Anaya  Other: \_\_\_\_\_

Others: \_\_\_\_\_

## 2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

possibly

Zone Map Amendment  EPC Approval  City Council Approval  
 Sector Dev. Plan Amendment  EPC Approval  City Council Approval  
 Site Dev. Plan for Subdivision  EPC Approval  DRB Approval  Admin Approval  
 Site Dev. Plan for Bldg Permit  EPC Approval  DRB Approval  Admin Approval  
 Other \_\_\_\_\_

## 3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-1 RA1 / Planned Devel. Area (PDA)  
 Applicable Plans: Old Town Sector Devel Plan (OTSDP) (1977)  
 Applicable Design Regulations: none known  
 Other Applicable Regulations: 0-07-118 - Pueblo Revival Style required, RA1 zone  
 Previously approved site plans/project #s: 1005455 (EPC), 0-07-118 (annexation)  
 Proposed Use/Zone: residential - 10 homes  
 Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:  Council Bill 0-07-118  
 Zone Map Amendment Process  R-270-1980  AA Process  EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)  
Sketch plat - res transportation, utilities

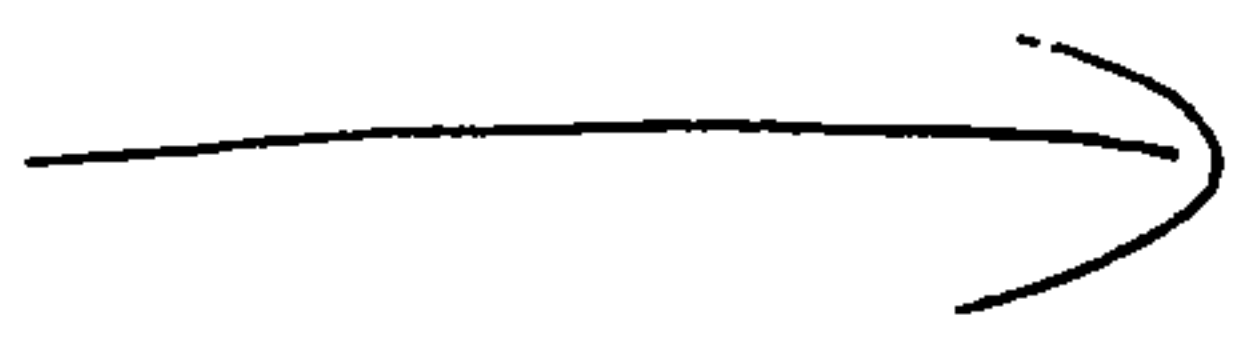
Additional Notes:  
 - subject site is approx 4 acres + vacant, El Goral Subdivision  
 - annexed in 2008 - Council Bill 0-07-118  
 - applicant was the Boyer Girls Ranch foundation  
 - PRT held 9-18-2012. applicant has notes by staff  
 - Bill contains design requirements.

## 4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

Catalina Lehner 9-2-14  
 PRT CHAIRMAN

[Signature] 9.2.14  
 APPLICANT OR AGENT

\*\*\*Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.





- go through bill 0-07-118:
- Exhibit A - Annexation agreement - follow requirements of Bill and RA-1 zone.
- no site devel plan was associated w- the annexation
- RA-1 zone → uses permissive in R-1.
- Lot size → R-1. min 5000 sq.
- 10 homes are allowed on the site (p3) if need to ↓ this #, contact Planning Director (Kym Dicome current plng manager).
- 10 lots - house, 1 per lot → 10 homes.
- applicant owns lot adjacent north-zoned RA-2
- ① could it be incorporated into Lot B, and how would this affect the reqs in the Bill?
- adding the 'Silver parcel' would not change the 10 houses allowed.
- use the Silver. to make lots slightly larger and offer access to trail + open space.
- if you <sup>want to</sup> change the substance of the Bill - only Council can do that.
- goes to EPC (attach bill).
- site devel plan for subdivision:

① create lots

② delimit lot line from Silver parcel. <sup>still zoned</sup> RA-2.

↳ ③ does the RA-2 zoning allow the parcel to be incorporated into this development? if not, zone change needed.

④ Design standards include in SPS and include a process section.

Follow up w- zoning



# Robert Gutierrez Investment Co LLC

805 Lead SW

Albuquerque NM 87102

October 28, 2014

City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW, Suite 200  
Albuquerque NM 87102

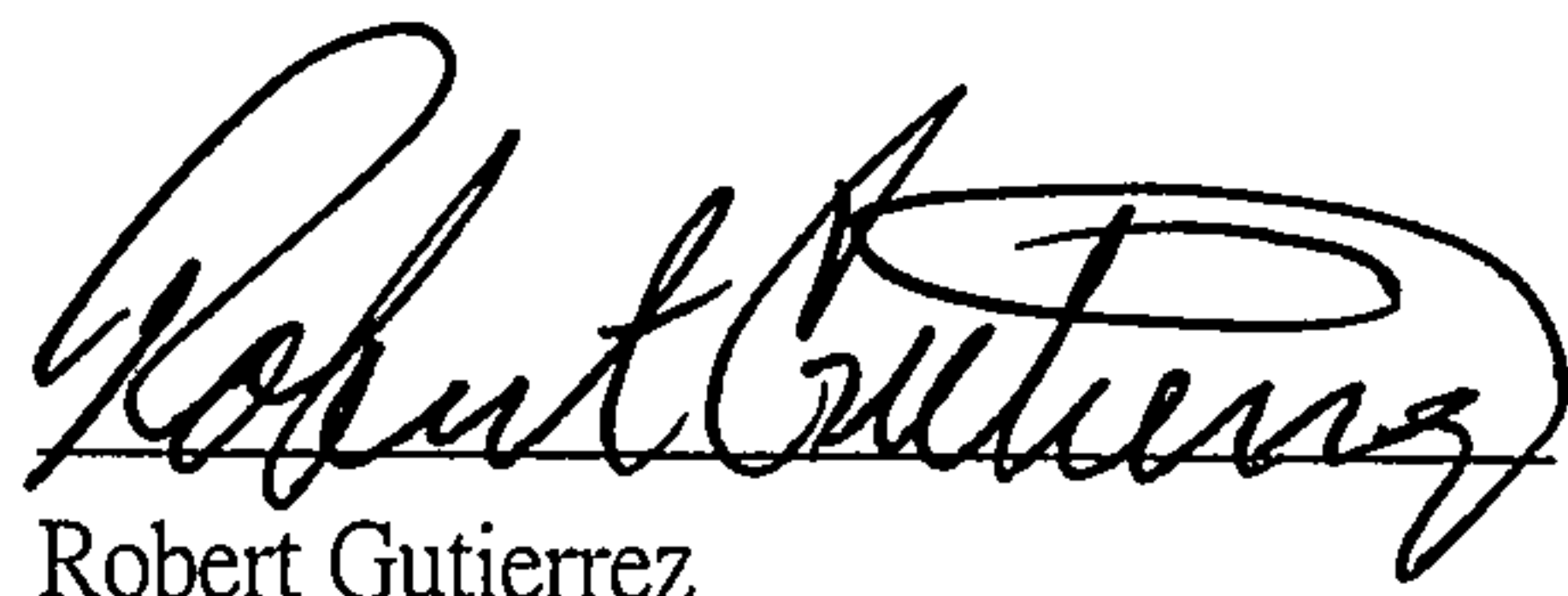
To Whom It May Concern:

I am authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants LLC to represent me with all matters pertaining to a Site Development Plan and Site Development Plan for Building Permit request and process for Lot B, El Jaral Subdivision, located on Montoya Road NW in Albuquerque, New Mexico.

The authorization will include, but not limited to:

- Preparation of materials for the Environmental Planning Commission and/or Development Review Board
- Project management
- Project representation
- Execution of all documents to be submitted to City of Albuquerque.

If you have any questions, please contact me.



Robert Gutierrez



PROJECT #

1005455

NOVEMBER 5, 2014

SK