PLANNING TRACKING LOG

#17

Date	Project Name & #	Action Request	Action Taken
05/09/07	VENTANA OESTE	SK	Comments given

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 9, 2007
DRB Comments

ITEM # 17

PROJECT # 1005537 APPLICATION # 07-00554

RE: NE1/4, NW1/4, Sec 8,T11N, R2E TBK Ventana Oeste/sketch

Is this request in Volcano Heights? NO

Please locate on the zoning map.

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

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1005537 Item No. 17 Zone Atlas B-8

DATE ON AGENDA 5-9-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	The subdivision does not meet the single access criteria.
2)	A traffic distribution map is need to evaluate major local criteria.
3)	Cross sections need to meet DPM criteria. (Unsure where the 46′ & 50′ sections are coming from?)
4)	How is the access along Del Oeste going to be constructed?
5)	Why isn't there dedication along Del Oeste? (County Coordination?)
6)	Standard infrastructure per the DPM is required.

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005537 **AGENDA ITEM NO: 17**

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

discussed

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED X; WITHDRAWN __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: MAY 9, 2007

0

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☒ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**APPEAL / PROTEST of...**	**A**
		☐ 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: PULTE HOMES OF NEW MEXICO INC. PHONE: 341-6800
ADDRESS: 7445 PAN AMERICAN FREEWAY NE FAX: 341-6877
CITY: ALBUQUERQUE STATE NM ZIP87109 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 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. NE1/4 NW1/4 SEC 8 11N 2E Block: ____ Unit: ____

Subdiv. / Addn. TBKA- VENTANA OESTE

Current Zoning: A-1 Proposed zoning: ____

Zone Atlas page(s): B8 & A8 No. of **existing** lots: 1 No. of **proposed** lots: 101

Total area of site (acres): 39.84 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. 100806519846020130 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: DEL OESTE RD NW
Between: CORN MOUNTAIN PLACE NW and COYOTE CANYON PLACE 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 Stephanie Walton DATE 5/1/2007
(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☑ **INTERNAL ROUTING**
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
☑ Site is within 1000ft of a landfill
☑ F.H.D.P. density bonus
☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
07DRB - - 00554	SK	53	$ 0.00
- -			$
- -			$
- -			$
- -			$
			Total $ 0.00

Hearing date 5-9-07

Joseph Albero 5-1-07
Planner signature / date

Project # 1005537

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

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

Kevin Patton
Applicant name (print)

for Stephanie Walton 5-1-07
Applicant signature / date

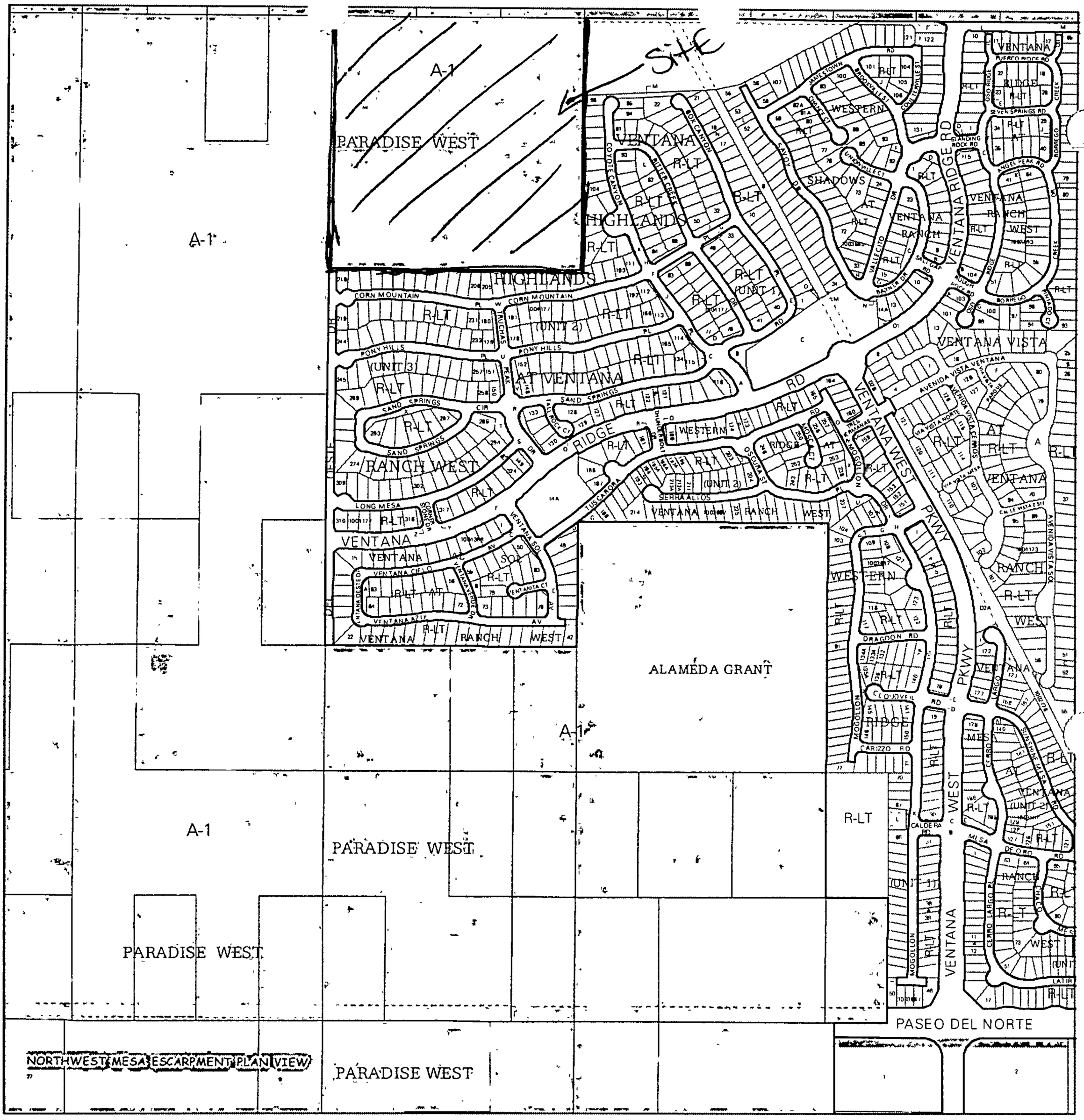
Form revised 8/04, 1/05 ,10/05 & **NOV 06**

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

Application case numbers
07DRB - ____ - 00554
____ - ____ - ____
____ - ____ - ____

Joseph Romero 5-1-07
Planner signature / date

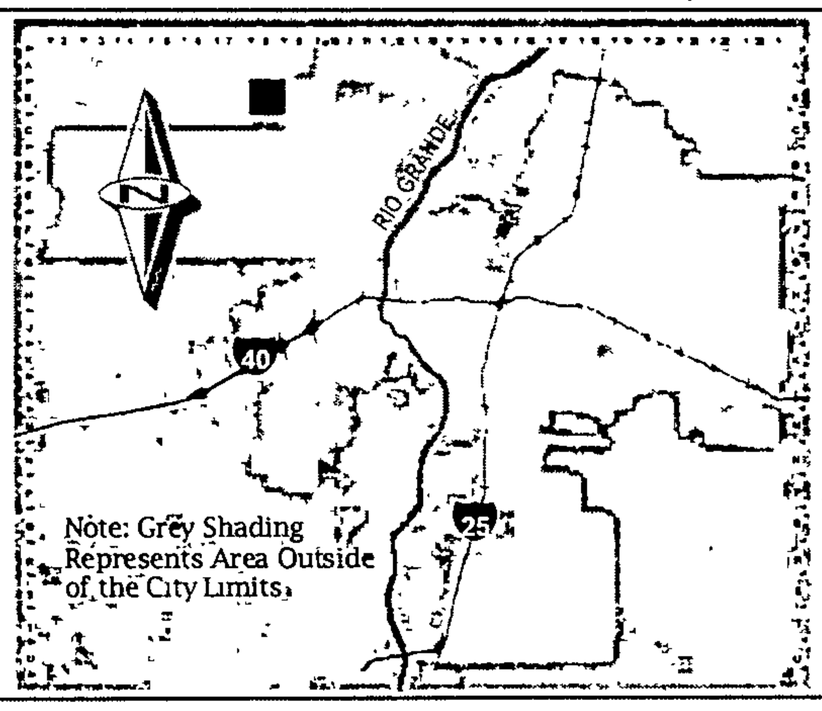
Project #1005537



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

B-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

0 750 1,500 Feet

Bohannan Huston LLC.

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

May 1, 2007

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

Re: Sketch Plat Review and Comment for E1/4 NW1/4 SEC 8 11N 2E; TBKA- Ventana Oeste

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
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for obtaining City input and comment. This 40 acres parcel is currently located in Bernalillo County and is bounded by the City of Rio Rancho city limits to the west and north and bounded by the City of Albuquerque city limits to the east and south (Ventana Highlands at Ventana Ranch West is located adjacent to the southern and eastern boundary of this parcel). We are currently in the process of obtaining the necessary approvals to annex this parcel into the City of Albuquerque City Limits. We would like to request to include this development with the Ventana Ranch West Master Plan Community and if possible we would like to amend the existing Ventana Ranch West PID to include the additional 100+ lots that is being proposed.

We are proposing to zone this parcel R-LT which is the existing zoning for all of Ventana Ranch West. With this in mind we would request that you review the enclosed development with the assumptions we have provided. We are in the process of coordinating with AMAFCA concerning draining to the West Branch of the Calabasillas Arroyo and New Mexico Utility Inc. concerning water and sanitary sewer service for this area.

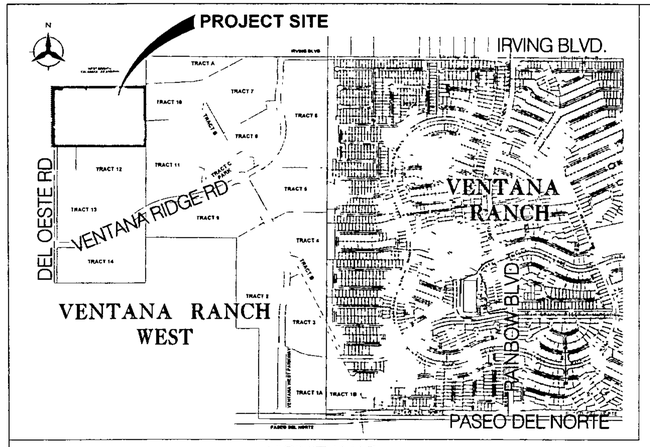
Please place this item on the DRB Agenda to be heard on May 9, 2007.

Sincerely,

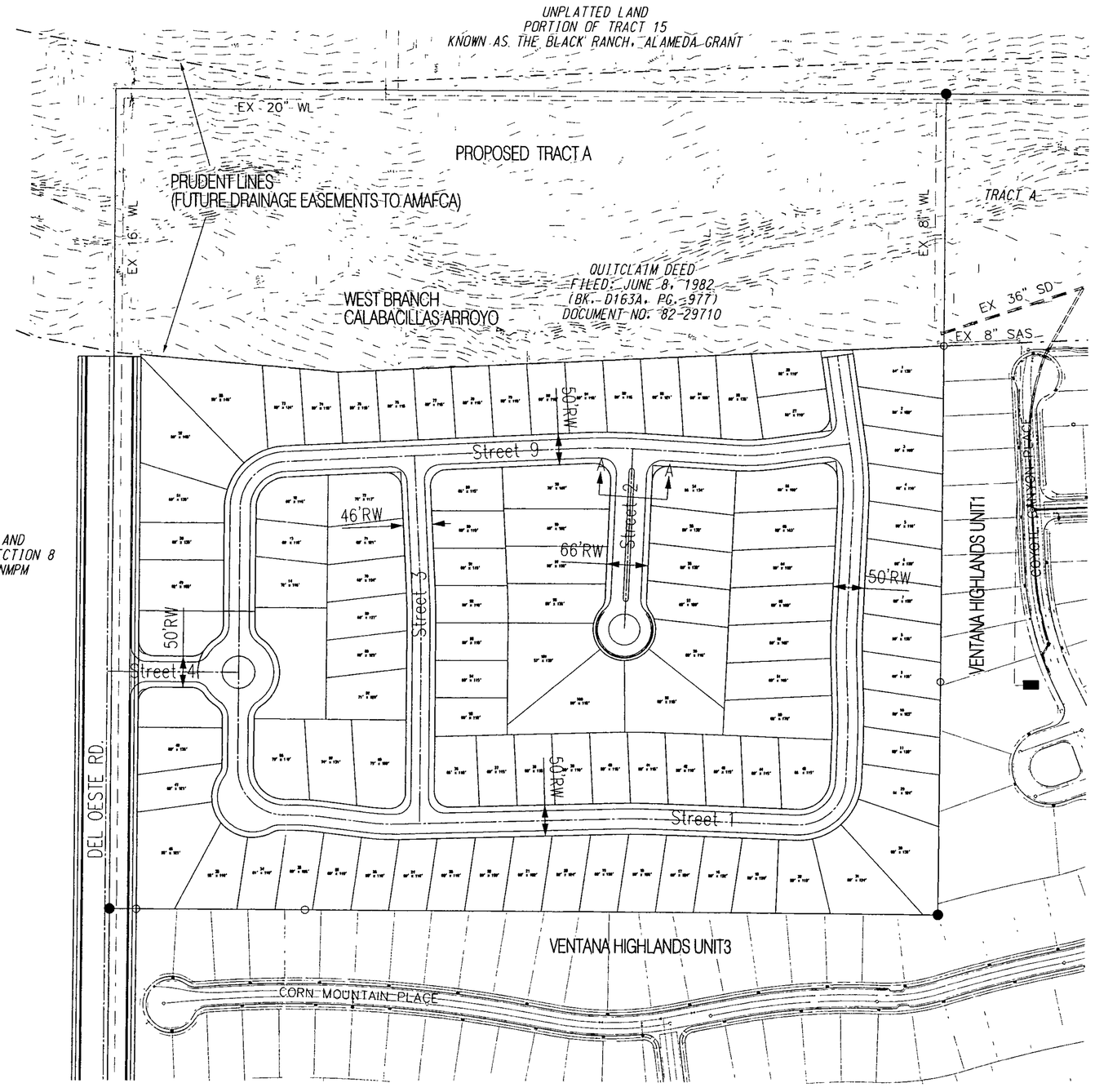
Kevin Patton, P.E.
Senior Vice President
Community Development and Planning Group

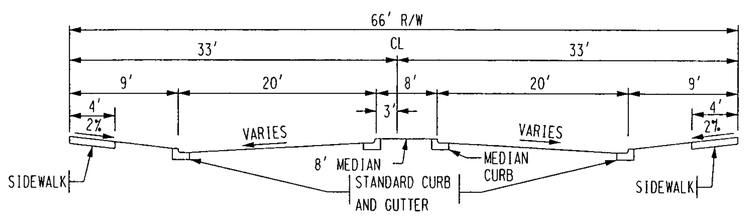
SW
Enclosure

cc: Yolanda Moyer



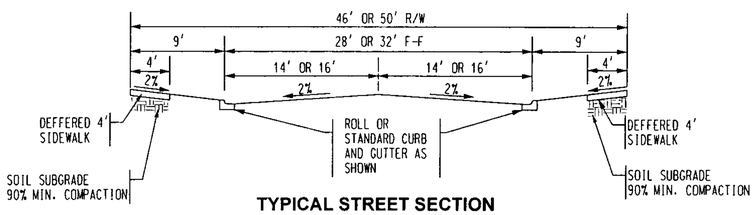
VICINITY MAP





STREET SECTION A-A

NOT TO SCALE



TYPICAL STREET SECTION
LOCAL RESIDENTIAL

NOT TO SCALE

SKETCH PLAT
VENTANA OESTE

N

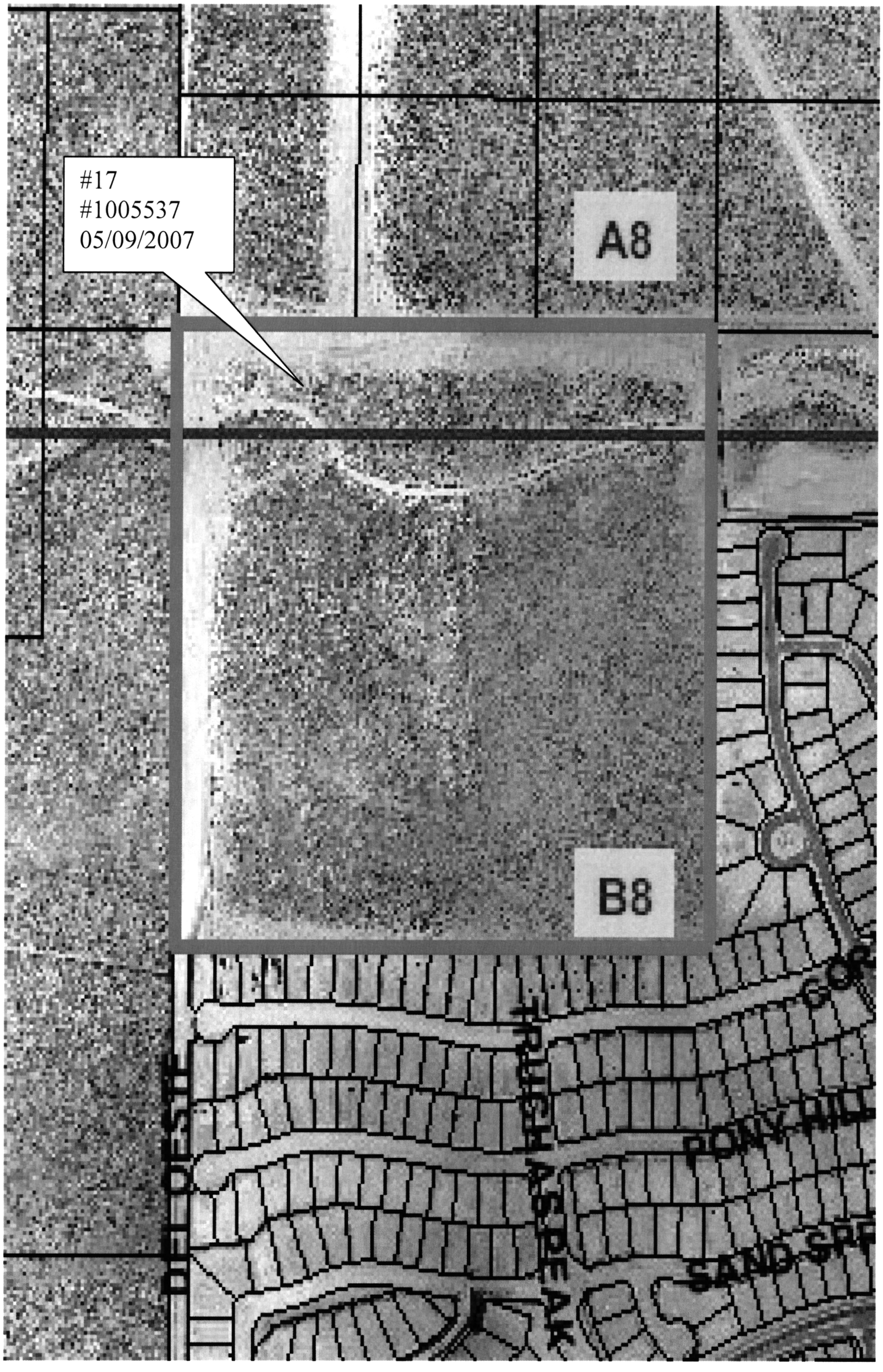
200 100 0 200
SCALE 1"=200'
(HORIZ.)

Bohannan ▲ Huston INC.

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

jenera\080022sketchplat.dgn
/7 - 09:47AM, Plotted by aramero


#17
#1005537
05/09/2007
A8
B8
PONY RD
SAND SPR

IMPACT FEES

Development Review Board 5/9/07
Project Number: 1005537
Agenda Item Number: 17
Site: Ventana Oeste
Lot/s: NE1/4 NW1/4 Sec. 8 11N 2E
Zoned: A-1

Subdividing this 40 acre parcel into 100 separate lots and annexing the land with the City of Albuquerque will not require impact fees at his time. However, at the time a permit is issued impact fees will be required for each new home on each lot. Using an average of 2000sf of heated area and .05 acres for impervious acreage the estimated impact fees are as follows:

1. Roadway Facilities for the NW Mesa: $3,662.00
2. Public Safety Facilities for the Westside: $414.00
3. Drainage Facilities for the NW Mesa: $702.60
4. Parks,Rec Trails for the NW Mesa: $2420.00

Impact Fees are to be paid at the time of issuance of building permits.

JACK CLOUD
IMPACT FEE ADMINISTRATOR