### PLANNING TRACKING LOG

#18

Date Project Name &#
05/09/07 MESA DEL SOL

Action Request Action Taken

5K

Comments gwen

### CITY OF ALBUQUERQUE PLANNING DEPARTMENT May 9, 2007 DRB Comments

ITEM # 18

PROJECT # 1005538

**APPLICATION # 07-00558** 

RE: Tracts 4-A-1 thru 4-A-4, MESA DEL SOL/sketch

The Level A and Level B plans need to be approved before planning can make comments on this request.

Andrew Garcia, Planning Alternate

924-3858 agarcia@cabq.gov

# DEVELOPMENT REVIEW BOARD UTILITY DEVELOPMENT Standard Comment Sheet

DRB-1005538	Item No.	18	Zone	Atlas	R-16

DATE ON AGENDA 05/09/07
INFRASTRUCTURE REQUIRED (X)YES ()NO
CROSS REFERENCE: N/A

TYP	E OF	APPRO	OVAL	REQ	UEST	'ED	: (	)	ANI	IEXA'	'ION			
(X)	SKET	CH PLA	) TA	) PR	ELIM	IIN	ARY	PL	AT	( ) I	'INAL	PLAT		
( )	SITE	PLAN	REVI	EW	AND	CO	MMEN	JT	( )	SITE	PLAN	FOR	SUBDIVISION	1
( )	SITE	PLAN	FOR	BUI	LDIN	IG	PERN	ΊΙΤ	1					

#### Comments:

- 1. The Level B Master Plan must be approved by the City prior to any Preliminary Plat approval.
- 2. A Development Agreement with the ABCWUA must be approved prior to any Final Plat approval.
- 3. The elevated water tank and associated water infrastructure must be operational prior to any Final Plat approval.

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

# DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-	1005538		Item No.	18	Zone	Atlas	R-15/S-16
DATE	ON AGENT	)A 5-9-	-07				
INFRA	STRUCTUR	RE REQUI	RED (X) YE	S ( ) N	)		
CROSS	REFEREN	ICE:	<u> </u>				
TYPE	OF APPRO	VAL REÇ	QUESTED:				
(X)SF	CETCH PLA	T ( ) PF	RELIMINARY	PLAT	( )FI	VAL PLA	
( )SI	TE PLAN	REVIEW	AND COMME	NT ( ) S	SITE	PLAN FOR	RSUBDIVISION
( )SI	TE PLAN	FOR BU	LDING PER	MIT			
No.			Co	mment			

- 1) What is the status of the TIS for the area? (Are the residential areas going to be separated?)
- 2) Cross sections from the Level A plan will need to be submitted along with platting action.
- 3) The roundabout will need to be evaluated for R/W along with projected volumes from the master plan TIS.
- 4) Where will proposed signals be located?
- 5) Portions of University to the north may need to be completed.
- 6) Infrastructure per the DPM & Master Plans is required.

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



## IMPACT FES

Development Review Board 5/9/07

Project Number: 1005538 Agenda Item number: 18

Site: Mesa Del Sol

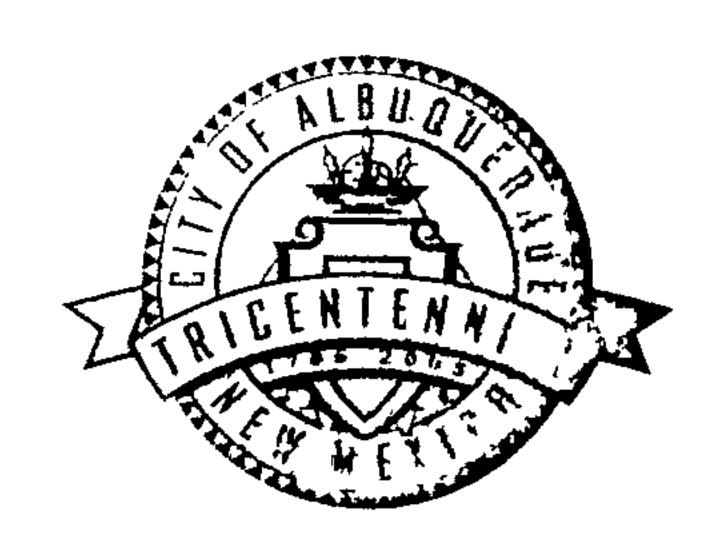
Tracts: 4-A-1 thru 4-A-4

Zoned: SU-2

Planned community requirements will apply. Impact fees are not applicable.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

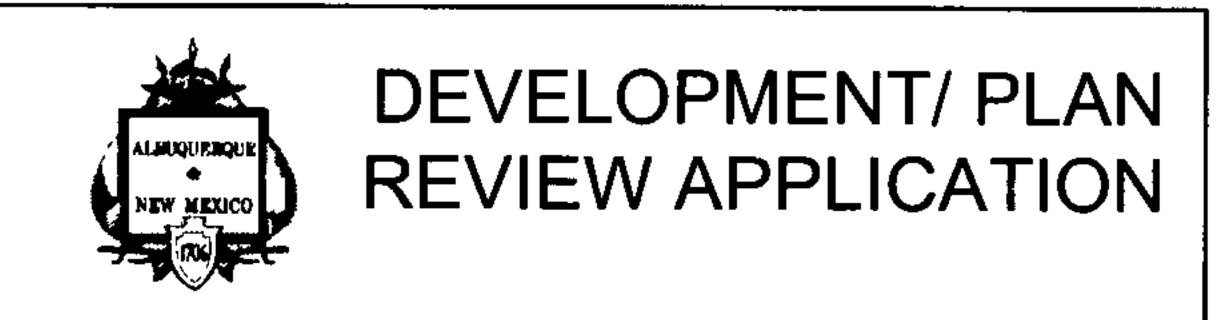
## CITY OF ALTUQUERQUE



# PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

	DEVELOPMENT REVIEW BOARD – SPEED MEMO							
	DRB CASE NO	O/PROJECT NO:	1005538	AGENDA I	TEM NO	<u>): 18</u>		
	SUBJECT:							
	Sketch Plat							
	ACTION REQUE	ESTED:						
	REV/CMT: (X)	APPROVAL: ()	SIGN-OFF: ()	EXTN	: ()	AMEND: ()		
	ENGINEERING (	COMMENTS:						
O. Box 1293		age report must be on fil structure list is required f						
lbuquerque								
lew Mexico 87103								
ww.cabq.gov								
				• · · · · · · · · · · · · · · · · · · ·	·			
	RESOLUTION:				ارد در در در در			
	APPROVED; I	DENIED; DEFERRE	ED; COMMEN	ΓS PROVIDED	<b>X</b> ; WITH	IDRAWN		
	DELEGATED: (S	EC-PLN) (SP-SUB) (S	SP-BP) (FP) TO:	(UD) (CE) (	TRANS) (1	PRKS) (PLNG)		
	SIGNED: Bradley City Eng	L. Bingham gineer / AMAFCA Desig	gnee	DATI	E: MAY 9,	2007		

# A City of Albuquerque



	Suppleme	ental form		
SUBDIVISION	S	Z ZONING & PL		
X Major Subdivision action		Annex		
Minor Subdivision action  Vacation	V		County Submittal EPC Submittal	
Vacation	<b>Y</b>	Zone l	Map Amendment (Es	tablish or Change
· · · · · · · · · · · · · · · · · · ·		Zoning)		
SITE DEVELOPMENT PLAN	P		r Plan <b>(Phase I, II, III)</b>	
for Subdivision Purposes			dment to Sector, Area nensive Plan	a, Facility or
for Building Permit		•	mendment (Zoning (	Code/Sub Regs)
IP Master Development Plan		Street	Name Change (Loca	l & Collector)
Cert. of Appropriateness (LUCC)	L	A APPEAL / PR		
STORM DRAINAGE  Storm Drainage Cost Allocation Plan	D		n by: DRB, EPC, LUCC, Fi ning Board of Appeals	Planning Director or Staff,
PRINT OR TYPE IN BLACK INK ONLY. The appropriate Development Services Center, 600 application. Refer to supplemental forms for subspection of the APPLICANT INFORMATION:  NAME: Mesa del Sol, LLC	2 <sup>nd</sup> Street NW, A	Albuquerque, NM 8		be paid at the time of
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			
ADDRESS: 801 University Blvd	. SE Suite	200	FAX:452	2-2800
CITY: <u>Albuquerque</u>	STATE <u>NM</u> _	ZIP_87106	E-MAIL: mbarr	era@fcmds.com
Proprietary interest in site: Owner	List all	owners:		
AGENT (if any): URS - James D. Hug			PHONE: 855	
·				
ADDRESS: 6501 Americas Pkwy,			FAX: 855-	7555
CITY: Albuquerque	_ STATE <u>NM</u> _	ZIP 87110	E-MAIL:	<del></del>
DESCRIPTION OF REQUEST: Sketch Plat f SU-2 / Planned Community		. <u> </u>		ivision Zoned
Is the applicant seeking incentives pursuant to the Fa	mily Housing Develor	oment Program? \	Yes No.	
SITE INFORMATION: ACCURACY OF THE LEGAL DES	CRIPTION IS CRUCI	AL! ATTACH A SEPA	RATE SHEET IF NECE	SSARY.
Lot or Tract No. 4-A-1		Rioc	k:	l Init·
	+ 1 7 1 + h			
Subdiv./Addn. Mesa del Sol, Trac				
Current Zoning: SU-2 / Planned Com	munity Pro	posed zoning:Same	<del></del>	-NT3
Zone Atlas page(s): R-16, S-16	No.	of existing lots:	No. of <b>pro</b>	oosed lots: 7
			•	
Total area of site (acres): $33 \pm / -$ Density if a				er net acre:
Within city limits? $\frac{X}{}$ Yes. No, but site is within 5	miles of the city limit	•		landfill? <u>NO</u>
UPC No. 101605/27 127	110 138	<b></b>	_ MRGCD Map No	<u> </u>
LOCATION OF PROPERTY BY STREETS: On or Ne	sar South	end of Unive	ersity Blvd	54
Between: Solar Musu 50		A 1		Blud. 500
Between: JOIAV 1 1054 304	<u></u> and	1165U X	101 DOI	DIVAI JOE
CASE HISTORY:  List any current or prior case number that may be released as the second secon	2			
Check-off if project was previously reviewed by Sketch	h Plat/Plan ? , or Pre	-application Review Tea	am?. Date of review:	
SIGNATURE JAMEL D. CHILLON			DATE	05-01-07
(Print) James D. Hughes	<u> </u>			_Applicant <u>X</u> _Agent
FOR OFFICIAL USE ONLY	· ·	·	Form	revised 4/04
	tion case numbers	NEFE	Action S.F.	Fees
All checklists are complete  All fees have been collected	<u> </u>	0330		\$ <u>\( \( \) \( \) \( \) \( \)</u>
All case #s are assigned		<u> </u>	·	\$
AGIS copy has been sent				\$
Case history #s are listed				\$
Site is within 1000ft of a landfill			<del></del>	\$
F.H.D.P. density bonus  F.H.D.P. fee rebate		$\sim$		Total
Hearing	g date <u>3 - 9 - 9</u>			\$
Dred When 5-1-07		Project # 100	5538	

### FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISEL, JR INTERNAL ROUTING SKETCH PLAT REVIEW AND COMMENT YOUR ATTENDANCE IS REQUIRED. X 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. X 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, 4 copies for internal routing. Design elevations & cross sections of perimeter walls 3 copies Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting. Property owner's and City Surveyor's signatures on the Mylar drawing Copy of recorded SIA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer \_\_\_ Any original and/or related file numbers are listed on the cover application DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED. MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL Your attendance is required. Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing. \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies. \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) Letter briefly describing, explaining, and justifying the request Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting. Property owner's and City Surveyor's signatures on the Mylar drawing Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer Fee (see schedule) Any original and/or related file numbers are listed on the cover application Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED. AMENDMENT TO PRELIMINARY PLAT (with minor changes) Your attendance is required. AMENDMENT TO INFRASTRUCTURE LIST (with minor changes) AMENDMENT TO GRADING PLAN (with minor changes) PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing. Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) Letter briefly describing, explaining, and justifying the request Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting. Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended Any original and/or related file numbers are listed on the cover application Amended preliminary plat approval expires after one year Applicant name (print) Vermy D'. ÀLBUQUERQUE Applicant signature / date

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions. Form revised 8/04 & 1/05



Checklists complete	Application case numbers

	Case #s assigned Related #s listed
4	Related #s listed

r Fees collected

07 DRB	<u></u>	-00558
	_	_

Planner signature / date

Project #



April 30, 2007

City of Albuquerque Development Review Board P.O. Box 1293 Albuquerque, New Mexico 87103

Attention: Sheran Matson Chairperson

Re: Sketch Plat for Mixed Use Town Center at Mesa Del Sol

Dear Ms. Matson

URS is hereby submitting a Sketch Plat for the portion of the Mesa del Sol Planned Community labeled as the Community Center in the previous Level A and Level B Master Plan documents, and currently referred to as the Town Center. The purpose of this plat is to subdivide a 33 acre portion of Tract 4-A-1 (2242 acres) into 6 blocks zoned 'SU-2/Planned Community' each for further site development at a later date. The site is accessed by University Blvd. in a Public Access Easement filed June 22, 2006 in Bk. 2006C, Pg. 197. On-street parking will be accommodated per the Mesa del Sol Level B Community Master Plan. Storm and Sanitary sewer drain to the northeast where an offsite retention pond and lift station will be constructed. This plat may be phased into two or three separate units at the time of preliminary plat submittal. If you need any further information, please contract me directly at (505) 855-7535.

Sincerely

**URS** Corporation

James D. Hughes PE

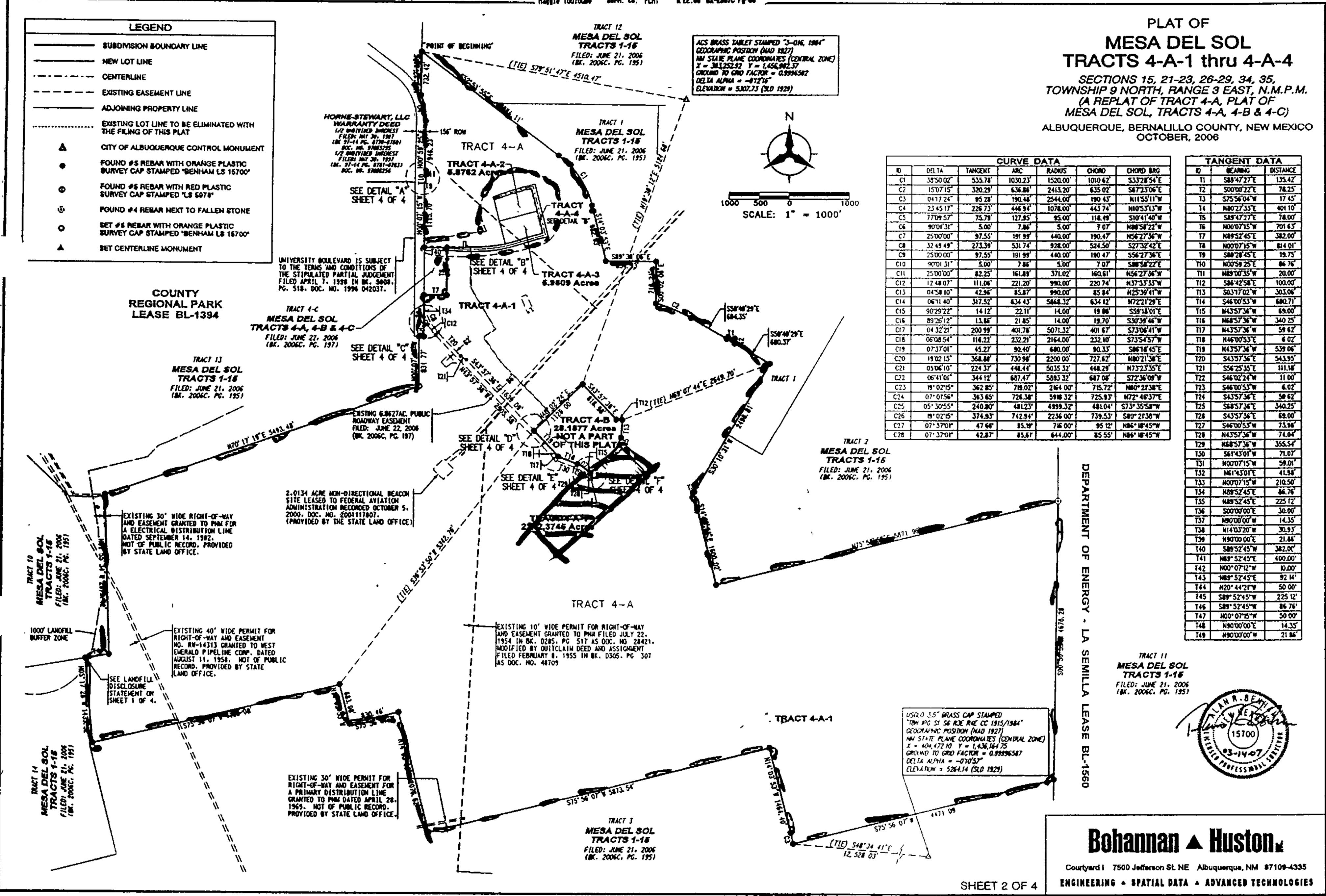
Senior Land Development Engineer

Copies:

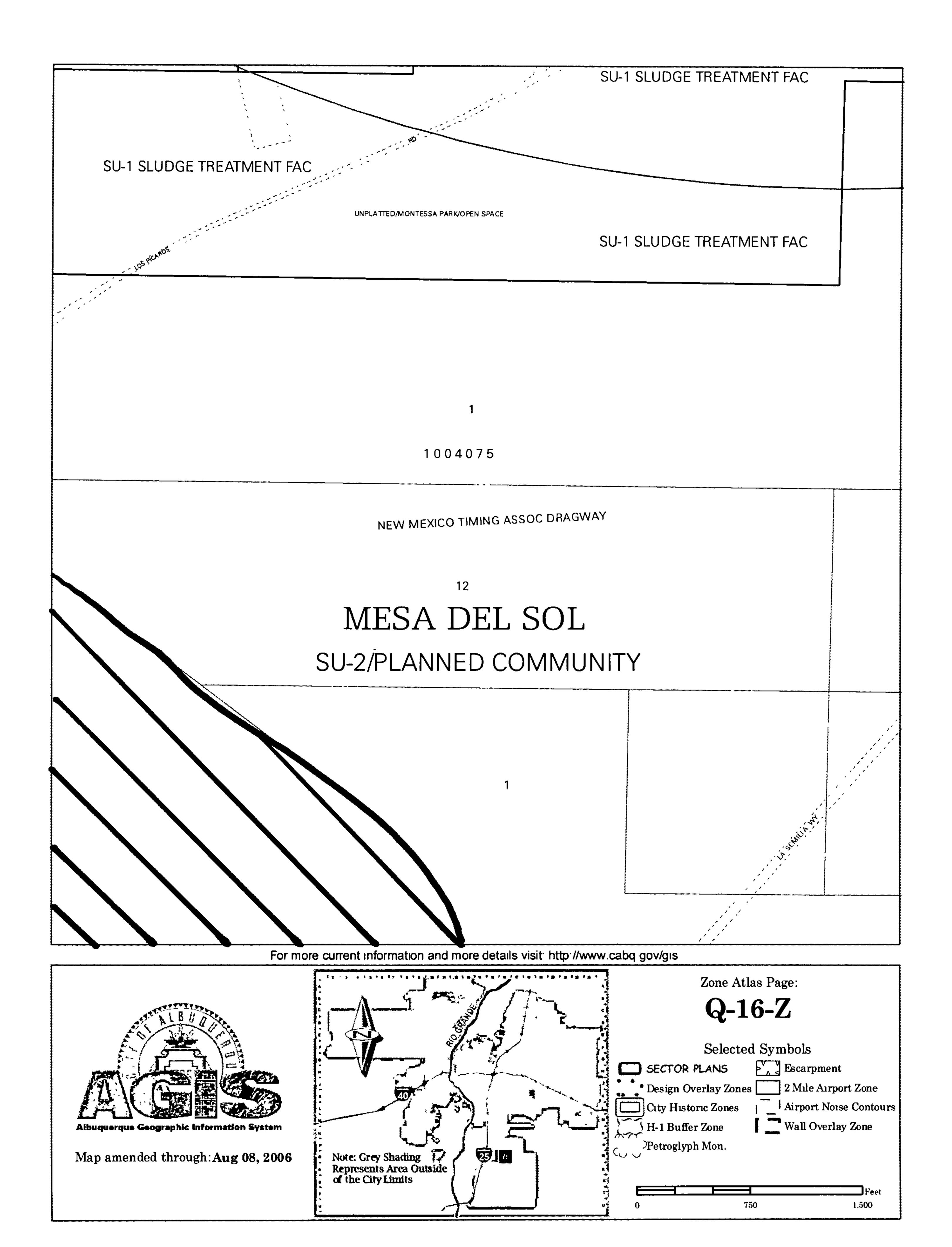
Mike Castillo, FCC

Manny Barrera, FCC

Tel: 505.855.7500 Fax: 505.855.7555 2007655330



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Mesa del Sol Regional Recreation Complex Phase 1B JOURNAL PAVILION Mesa del Sol Regional Recreation Complex Phase 1A Mesa del Sol Regional Recreation Complex 13 1004075 MESA DEL SOL SU-1/URBAN REGIONAL PARK SU-2/PLANNED COMMUNITY For more current information and more details visit: http://www.cabq.gov/gis Zone Atlas Page: R-15-Z Selected Symbols Escarpment SECTOR PLANS \* Design Overlay Zones \_\_\_\_\_ 2 Mile Airport Zone Airport Noise Contours City Historic Zones H-1 Buffer Zone Wall Overlay Zone Albuquerque Geographic Information System Petroglyph Mon. Map amended through: Aug 08, 2006 Note: Grey Shading Represents Area Outside of the City Limits ]Feet

**750** 

1,500

