



**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

3. **Project# 1007798**
12DRB-70108 EPC APPROVED SDP
FOR SUBDIVISION 
- CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE/AMAFCA request(s) the above action(s) for all or a portion of Tract(s) A, Z, **VENTANA RANCH COMMUNITY PARK**, zoned R-LT, located on UNIVERS BETWEEN PARADISE AND VENTANA containing approximately 72.6 acre(s). (B-10) *[Deferred from 4/4/12]* **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO CITY ENGINEER AND TO PLANNING.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

4. **Project# 1002074**
12DRB-70128 MINOR -
PRELIMINARY/FINAL PLAT
APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH request(s) the above action(s) for all or a portion of Tract(s) C-2-A-2, **SAUVIGNON SUBDIVISION** zoned R-D, located on SAN ANTONIO DR BETWEEN TRAMWAY BLVD AND BROWNING ST containing approximately .8561 acre(s). (E-22) 
- THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR VERIFICATION OF APPROVAL FROM ZONING AND FOR AMAFCA SIGNATURE.**
5. **Project# 1005280**
12DRB-70127 AMENDMENT TO
PRELIMINARY PLAT
- ISAACSON AND ARFMAN PA agent(s) for JMD MCMAHON, LLC request(s) the above action(s) for all or a portion of **MCMAHON MARKETPLACE PHASE 2** zoned SU-1 FOR C-1, located on MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW containing approximately 12.223 acre(s). (A-11) **DEFERRED TO 5/9/12 AT THE AGENT'S REQUEST.**

6. Other Matters: None

ADJOURNED: 9:40

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1007798 Application #: 12DRB-70108
Project Name: Ventana Ranch Community Park
Agent: Consensus Planning Phone #:

Your request was approved on 5-2-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: - DRC

PARKS / CIP: _____

PLANNING (Last to sign): _____

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007798

AGENDA ITEM NO: 7

SUBJECT:

SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

Please clarify how vehicles will reach the "temporary informal parking lot."
Two pedestrian crossings are shown across the Piedras Marcadas Arroyo. Please clarify that these will be pedestrian bridges.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

05-02-12

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

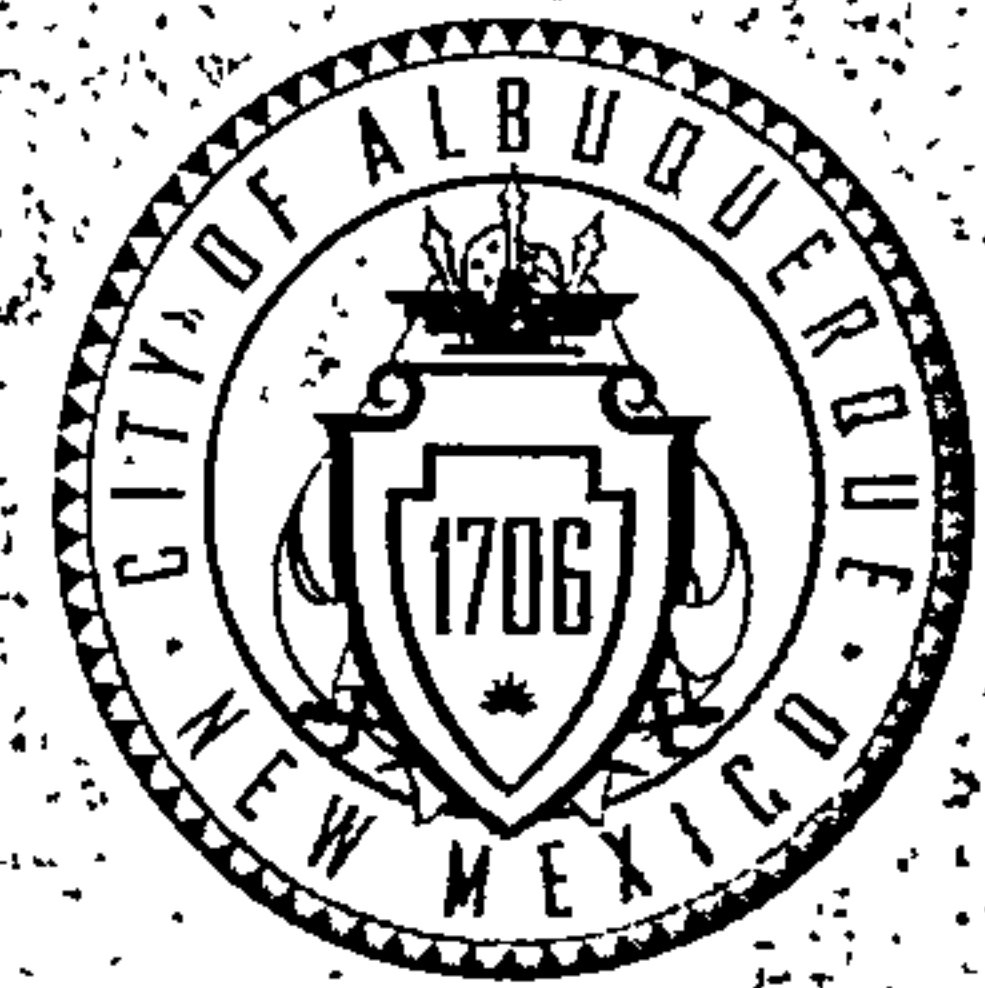
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: APRIL 18, 2012

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1007798

AGENDA ITEM NO: 7

SUBJECT:

SDP For Subdivision

ENGINEERING COMMENTS:

An approved grading and drainage plan will be required. AMAFCA approval is required.

The proposed building cannot be in the Zone A flood zone. The flood zone should be shown on sheet 5.

Are the pedestrian crossings across the arroyos grade separated? What do they look like?

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 4-04-12



COMPLETED 10/27/09 stt
DRB CASE ACTION LOG (PRELIMINARY/FINAL)
 REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 09DRB-70261 Project # 1007798
 Project Name: Ventana Ranch
 Agent: Paihi Phone No.: _____

Your request was approved on 8/2/09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: - E'ment ~~OK~~ 10/26/09

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - P.M./FCA, Line Note
OK - 20 ft Storm Drain Elevation

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**

OK

Created On:



DRB CASE ACTION LOG (PRELIMINARY/FINAL)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 09DRB-70261 Project # 1007798
 Project Name: Ventana Ranch
 Agent: Paihi Phone No.: _____

Your request was approved on 8/12/09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: - E'ment

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - AMAFCA, Line Data
- 20 by Storm Drain Survey

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

Created On:

7798

DXF Electronic Approval Form

DRB Project Case #: 1007798

Subdivision Name: VENTANA RANCH COMMUNITY PARK TRACT A

Surveyor: PHILIP W TURNER

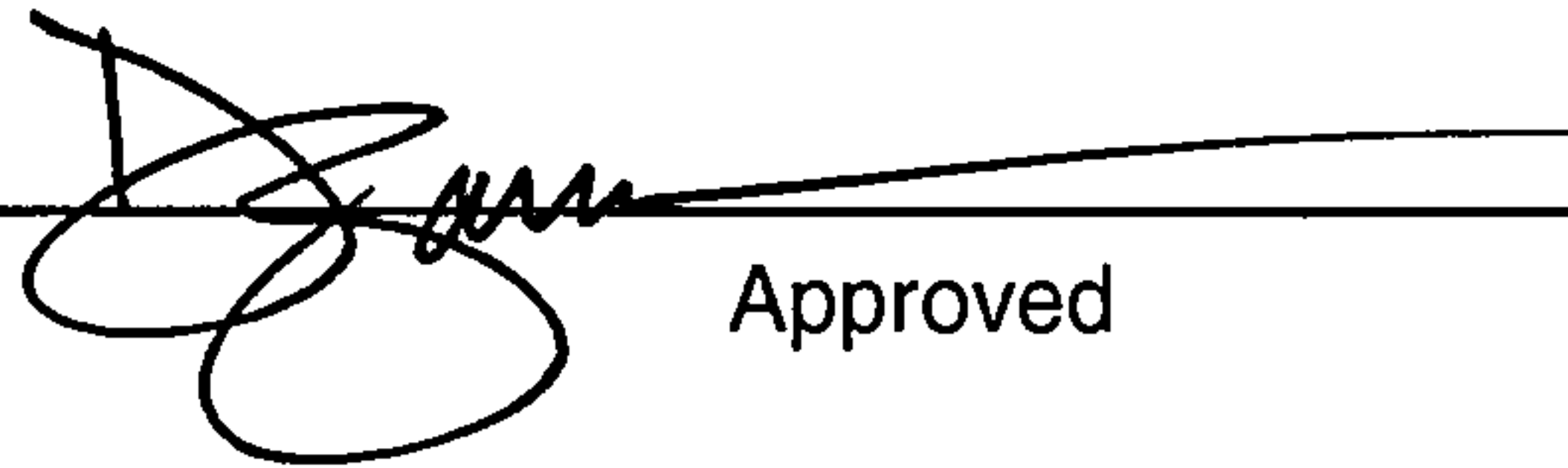
Contact Person: PHILP W TURNER

Contact Information: 816-7340

DXF Received: 8/12/2009

Hard Copy Received: 8/12/2009

Coordinate System: NMSP Grid (NAD 83)


Approved

08.12.2009
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc 7798 to agiscov on 8/12/2009 Contact person notified on 8/12/2009



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

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

August 3, 2009

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance
Documentation**

Project Number(s):

Case Number(s):

Agent:

Applicant: City of Albuquerque Parks Department

Legal Description: Tracts F-1, F-2, and F-3

Zoning:

Acreage: 17.2 acres

Zone Atlas Page: B-10

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION: 2008 AGIS aerial photo of project area

SITE VISIT: n/a

RECOMMENDATION(S):

- ***PROVIOSNAL CERTIFICATE OF NO EFFECT IS ISSUED for purposes of submitting replat.***
- ***Archaeological survey of project area will be required prior to issuance of building permit or site plan.***

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

City Archaeologist

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

5. **Project# 1004300**
09DRB-70262 EXT OF MAJOR
PRELIMINARY PLAT
WAYJOHN SURVEYING INC agent(s) for ELITE DRI-
WALL request(s) the above action(s) for all or a portion of
Lot(s) 31 & 32, Block(s) 9, Tract(s) A, **NORTH
ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2/M1,
located on EAGLE ROCK AVE NE BETWEEN SAN
MATEO BLVD NE AND I-25 containing approximately
1.9986 acre(s). **A ONE-YEAR EXTENSION OF THE
PRELIMINARY PLAT WAS APPROVED.**
6. **Project# 1004510**
09DRB-70252 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
EVANGEL CHRISTIAN CENTER request(s) the above
action(s) for all or a portion of Tract(s) N,
MONTGOMERY HEIGHTS ADDITION zoned SU-1
FOR CHURCH, located on MONTGOMERY BLVD NE
BETWEEN JEFFERSON NE AND SAN MATEO NE
containing approximately 3.9661 acre(s). (F-
17)**INDEFINITELY DEFERRED AT THE AGENT'S
REQUEST.**
- ~~Project#-1007798~~
09DRB-70261 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
PAIKI agent(s) for CITY OF ALBUQUERQUE PARKS
AND RECREATION requests) the above action(s) for all
or a portion of Lot(s) F-1, F-2, & F-3, **VENTANA
RANCH**, zoned R-LT, located on UNIVERSE NW
BETWEEN PARADISE NW AND IRVING BLVD NW
containing approximately 17.2104 acre(s). (B-10) **WITH
THE PRELIMINARY/FINAL PLAT WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR
EASEMENT AND TO PLANNING DEPARTMENT FOR
AMAFCA, LINE DATA AND 20 FT STORM DRAIN
EASEMENT.**
8. **Project# 1000985**
09DRB-70256 EXTENSION OF
SUBDIVISION IMPROVEMENTS
AGREEMENT
PALOMAS INVESTMENTS, LLC request(s) the above
action(s) for all or a portion of Tract(s) 1-A, zoned SU-2
C-1, located on SAN PEDRO DRIVE NE BETWEEN
RANCHITOS AVE NE AND PALOMAS AVE NE
containing approximately 2.9 acre(s). (D-18-Z)[*Deferred
from 8/5/09*]**WITHDRAWN AT THE AGENT'S REQUEST.**

**NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

9. **Project# 1002068**
09DRB-70264 SKETCH PLAT REVIEW
AND COMMENT
MARK GOODWIN AND ASSOCIATES PA agent(s) for
YES HOUSING request(s) the above action(s) for all or a
portion of Tract(s) 150 & 151, **TOWN OF ATRISCO
GRANT**, zoned RT, located on GONZALEZ RD
BETWEEN COORS AND BATAAN containing
approximately 6.54 acre(s). (K-10 & L-10)**THE ABOVE
ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

August 12, 2009

DRB Comments

ITEM # 7

PROJECT # 10007798

APPLICATION # 09-70261

RE: Tracts F-1, F-2 & F-3, Ventana Ranch

Line Data Table needs to be included on plat.

A Solar Note will be needed on the plat (consistent with Section 14-14-4-7 of the Subdivision Ordinance) which is specific to this type of request, i.e. use the words "THIS PLAT" (rather than the words "REQUESTED FINAL ACTION") at the beginning of the note, and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note. Also, please delete the Zoning Note (Data #7, Notes # 5) from the plat.



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

CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007798

AGENDA ITEM NO: 7

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

Need storm drain easement.
AMAFCA must sign plat.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 8, 2009

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

9. **Project# 1004820**
09DRB-70173 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
- EASTERLING CONSULTANTS LLC agent(s) for
AQUATIC CONSULTANTS request(s) the above action(s)
for all or a portion of Tract(s) D-1-B, **ADOBE WELLS
SUBDIVISION** zoned C-2, located on EAGLE RANCH
BETWEEN IRVING AND EAGLE RANCH containing
approximately 3.5 acre(s). (B-13) **THE TWO YEAR
EXTENSION OF THE SUBDIVISION IMPROVEMENT
AGREEMENT (SIA) WAS APPROVED.**

**NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

10. **Project#-1007798**
09DRB-70174 SKETCH PLAT REVIEW
AND COMMENT
- PAIKI agent(s) for CITY OF ALBUQUERQUE request(s)
the above action(s) for all or a portion of Tract(s) F-1, F-2
& F-3, **VENTANA RANCH**, zoned R-LT, located on
UNIVERSE BLVD NW BETWEEN PARADISE NW
AND IRVING NW containing approximately 17.21 acre(s).
(B-10) **THE ABOVE ITEM WAS REVIEWED AND
COMMENTS WERE GIVEN.**

11. Other Matters: None

ADJOURNED: 9:40

Complete

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1007798 Application #: 17DRB-70108
 Project Name: Ventana Ranch Community Park
 Agent: Consensus Planning Phone #:

Your request was approved on 5-2-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: OK - DRC

PARKS / CIP:

PLANNING (Last to sign): OK

PLATS:

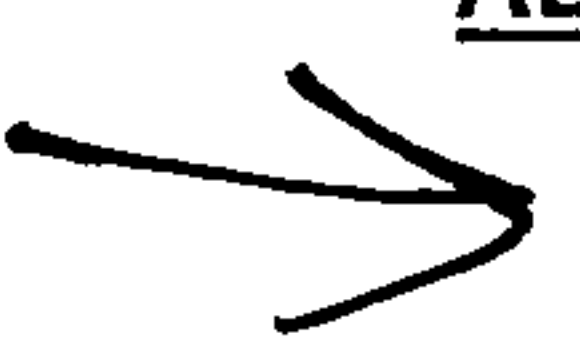
Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.



CITY DEPARTMENT INFRASTRUCTURE LIST

Date Submitted: _____
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: _____
 DRB Application No.: _____

Current DRC
 Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>		Traffic Signal	Intersection of Universe & Ventana Village Road			/	/	/
<input type="text"/>	<input type="text"/>	12' Wide	Southbound Left Turn Lane	Intersection of Universe & Ventana Village Road			/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NAME OF PLAT AND/OR SITE PLAN _____

PAGE ____ OF ____

The improvements identified above will be the responsibility of the City of Albuquerque, Parks & Recreation Department. By signing below, I, Barbara Baca, Department Director, understand that my Department is financially responsible for the above listed items. This agreement will constitute as a Subdivision Improvements Agreement (SIA). Acquiring funding for these items is my responsibility. The items listed above will be

completed within two years after the City Engineer signs the construction drawings. The estimated cost of these improvements is \$_____.

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

_____	_____	_____
NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
_____	_____	_____
DEPARTMENT	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
_____	_____	_____
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	_____	_____ - date
	CITY ENGINEER - date	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY DEPARTMENT INFRASTRUCTURE LIST

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
 Date Site Plan Approved: 5-2-12
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1007798
 DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

VENTANA RANCH COMMUNITY MARK

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Traffic Signal	Intersection of Universe & Ventana Village Road			/	/	/
		12' Wide	Southbound Left Turn Lane	Intersection of Universe & Ventana Village Road			/	/	/
							/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN _____

The improvements identified above will be the responsibility of the City of Albuquerque, Parks & Recreation Department. By signing below, I, Barbara Baca, Department Director, understand that my Department is financially responsible for the above listed items. This agreement will constitute as a Subdivision Improvements Agreement (SIA). Acquiring funding for these items is my responsibility. The items listed above will be completed within two years after the City Engineer signs the construction drawings. The estimated cost of these improvements is \$ 479,749.28.

NOTES

1

2

3

AGENT / OWNER

Barbara Baca

NAME (print)

Parks & Recreation

DEPARTMENT

Barbara Baca

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature]

DRB CHAIR - date

[Signature] 05-02-12

TRANSPORTATION DEVELOPMENT - date

[Signature] 05/02/12

UTILITY DEVELOPMENT - date

[Signature]

CITY ENGINEER - date

Carl S. Dumont 5/2/12

PARKS & GENERAL SERVICES - date

Recreation

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 8-12-09

ORIGINAL

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 8-12-09

Date Preliminary Plat Expires: 8-12-10

DRB Project No.: 1007798

DRB Application No.: _____

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Tract A Ventana Ranch Community Park

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6ft	Sidewalk	Universe	North Property Line	South Property Line	1	1	1
			Water meter vault				1	1	1
		6 in	Water Line		Existing Stub	Eastern Edge of easement	1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

NOTES

The improvements identified above will be the responsibility of the City of Albuquerque, Dept of Municipal Development. By signing below, I Michael Riordan understand that my division is financially responsible for the above listed items. This agreement will constitute as a Subdivision Improvement Agreement (SIA). Acquiring funding for these items is my responsibility. These items listed above will be completed 6 months after written notification from the City Engineer. The estimated cost of these improvements are \$ _____.

AGENT / OWNER

Michael Riordan
NAME (print)

DMD
FIRM

[Signature]
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8-12-09
DRB CHAIR - date

[Signature] 08-12-09
TRANSPORTATION DEVELOPMENT - date

[Signature] 8-12-09
UTILITY DEVELOPMENT - date

Bradley L. Bryan
CITY ENGINEER - date

Christina Sandoval 8/12/09
PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Annexation
County Submittal
EPC Submittal
Zone Map Amendment (Establish or Change Zoning)
Sector Plan (Phase I, II, III)
Amendment to Sector, Area, Facility or Comprehensive Plan
Text Amendment (Zoning Code/Sub Regs)
Street Name Change (Local & Collector)
APPEAL / PROTEST of...
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.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cgreen@consensusplanning.com

APPLICANT: City of Albuquerque / AMAFCA PHONE: 768-5379
ADDRESS: P.O. Box 1293 FAX: 768-5311
CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: dflores@cabq.gov
Proprietary interest in site: Owner List all owners: City of Albuquerque / AMAFCA

DESCRIPTION OF REQUEST: Final signoff of EPC approved Site Plan for 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. Tract A, (Tract Z) Block: Unit:
Subdiv/Addn/TBKA: Ventana Ranch Community Park, (Ventana Ranch)
Existing Zoning: R-LT Proposed zoning: SU-1 MRGCD Map No
Zone Atlas page(s): B-10 UPC Code: 101006505024031302, 101006518325720101

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 #1007798, 11EPC-40011, 11EPC-40012

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 72.6
LOCATION OF PROPERTY BY STREETS: On or Near: Universe Boulevard NW
Between: Paradise Boulevard NW and Ventana Drive NW

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team. Date of review: 8-17-10

SIGNATURE Chris Green DATE 3-27-12
(Print) Chris Green Applicant: Agent: checked

FOR OFFICIAL USE ONLY

- 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
12 DRB-70108
Hearing date 3-27-12

Action SBP

Form revised 4/07
S.F. Fees
Total \$

Planner signature / date

Project # 1007798

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Scaled site plan and related drawings (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
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Completed Site Plan for Subdivision Checklist
 ___ Infrastructure List, if relevant to the site plan
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies**.
 ___ Solid Waste Management Department signature on Site Plan
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist
 ___ Copy of Site Plan with Fire Marshal's stamp
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**
 ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ DRB signed Site Plan being amended (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
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
 Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 Solid Waste Management Department signature on Site Plan for Building Permit
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 Infrastructure List, if relevant to the site plan
 Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

CHRIS GREEN
 Applicant name (print)
Chris Green 3-27-12
 Applicant signature / date

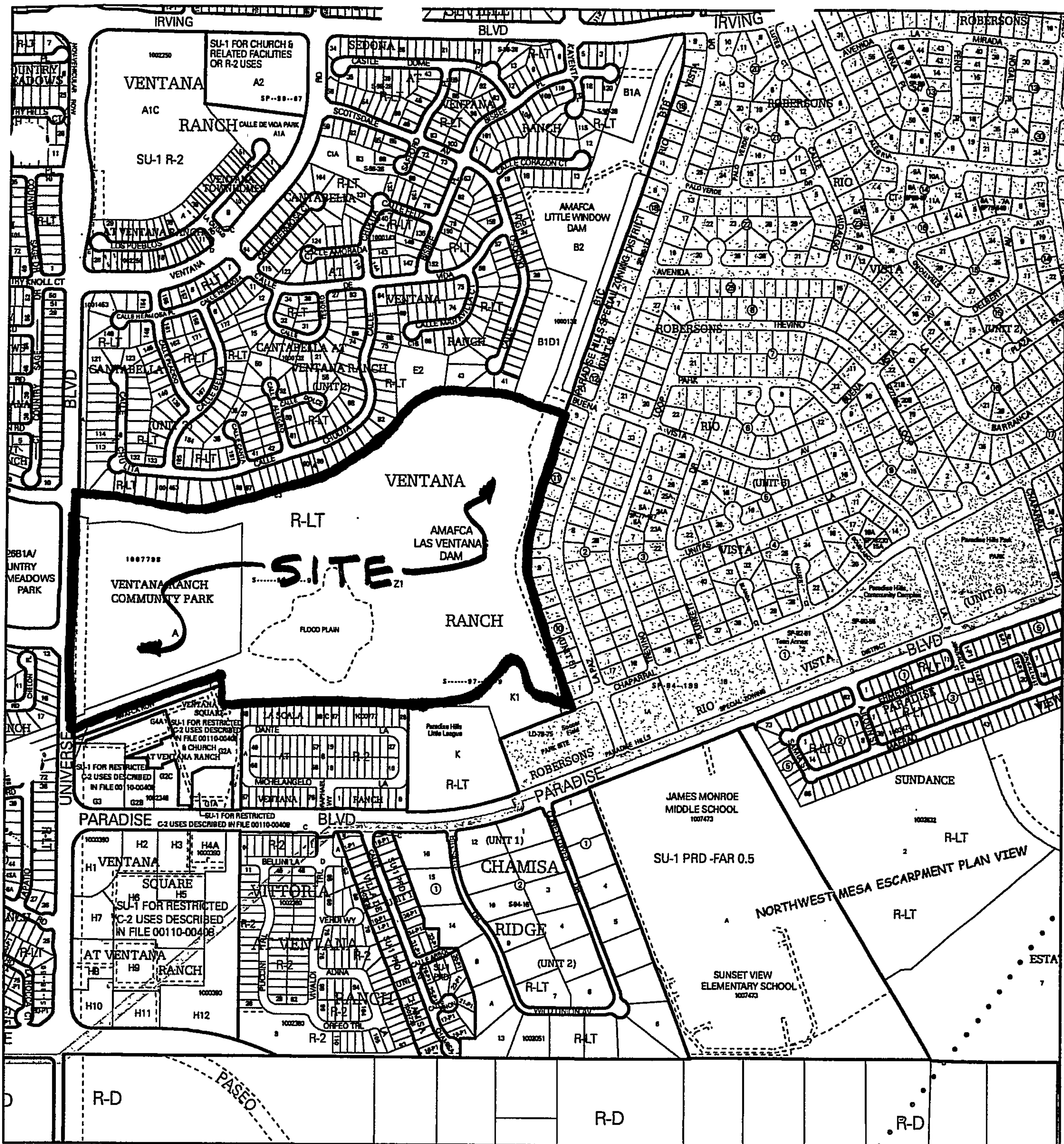


Form revised October 2007

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

Application case numbers
12 - DRB - 20108

[Signature] 3-27-12
 Planner signature / date
 Project # 1007198



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

City of Albuquerque
AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

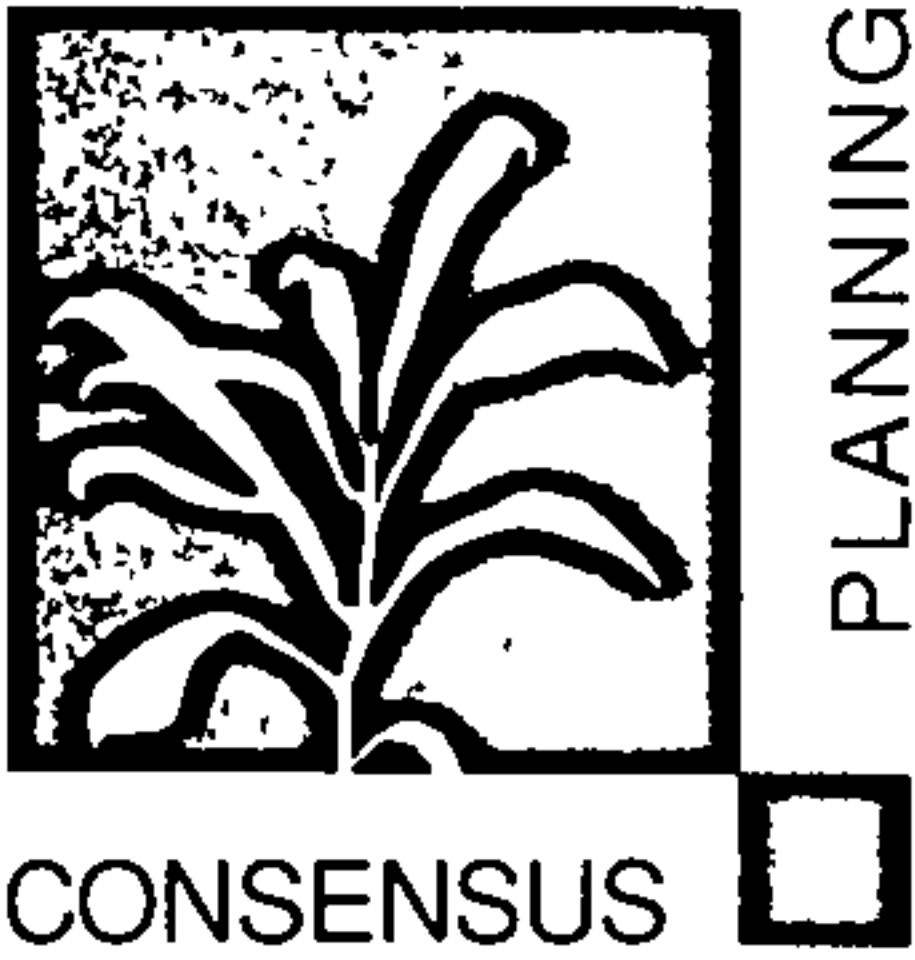
Zone Atlas Page:
B-10-Z

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.	

0 750 1,500 Feet

Map amended through: 1/24/2011



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

March 27, 2012

Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: Ventana Ranch Community Park – Master Development Plan
Project #1007798**

Dear Mr. Cloud:

The purpose of this letter is to explain the modifications that have been made to the Site Plan for Subdivision for Tract A, Ventana Ranch Community Park and Tract Z, Ventana Ranch. The project was approved by the Environmental Planning Commission (EPC) on July 14, 2011.

The Conditions of Approval and the applicant's responses are provided below:

Zone Map Amendment

1. Pursuant to Zoning Code Section 14-16-4-1(11)(c), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months of the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

A six-month extension was granted to meet this condition of approval (see attached letter).

Site Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

Agreed.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

I met with Randall Falkner, staff planner, on March 12, 2012 to review the modifications made to the Site Plan for Subdivision.

3. On the Master Development Plan the lighted turf practice area labeled as “additional turf area for practice and multi-purpose recreation use” under A. Introduction, 4th bullet under Phases 3 through 5 shall include the words “lighted” between the words “Additional” and “turf”.

Done.

4. Under II. Design Guidelines I, Site Furniture, the word “should” in the last sentence will be changed to “shall”.

Done.

5. Under II. Design Guidelines, E. Parking Areas, the following wording shall be added: Disabled parking shall be provided per Section 14-16-3-1 Off Street Parking Regulations of the Zoning Code.

Done.

6. Under II. Design Guidelines, F. Lighting, 4th bullet, the word “should” between the words “lighting fixtures” and “blend” will be replaced with the word “shall”.

Done.

7. The “Facility Plan for Arroyos” shall be included in the last sentence under II. Design Guidelines between the “West Side Strategic Plan” and “Park Design Guidelines July-2004” in order to ensure compliance with all policies and design guidelines of that Plan.

Done.

8. The second through fourth sentences in the Future Review/Approval Process section of the Master Development Plan shall read as follows: “Design and construction of all other park features shall be pursuant to a Site Development Plan for Building Permit. The EPC delegates review and approval of any such site Development Plan for Building Permit to the Planning Director. The Site Development Plan for Building Permit Notification requirements shall be per Section 14-16-2-22 (6) of the Zoning Code.” The last sentence in the Future Review/Approval Process section of the Master Development Plan shall read as follows: “Proposed changes to this Master Development Plan shall comply with Section 14-16-2-11 (6) of the Zoning Code.

Done.

9. Conditions from City Engineer, Municipal Development, and NMDOT:

- a. Condition of approval for Site Development Plan for Subdivision: The left turn lane into the Park from southbound Universe is required.
- b. An analysis is required to determine Traffic and Pedestrian activities at the intersection of Universe and Park entrance (Must be accomplished prior to DRB actions).
- c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- d. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- e. Site plan shall comply and be designed per DPM Standards.
- f. The exhibit should show the floodplain.

We acknowledge these requirements. The left turn lane has been designed and is included in the Infrastructure List. A Traffic and Pedestrian analysis has been completed and reviewed by DMD. The recommended traffic signal is also included on the Infrastructure List. The floodplain has been identified on the site plan and drainage plan.

10. Conditions from Public Service Company of New Mexico
 - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. An existing 115kV transmission line is located along the east side of Universe Blvd, at this project site. As a condition, any proposed encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.
 - c. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and lighting requirements. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
 - d. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

We acknowledge PNM's requirements. Existing electrical, as installed in Phase 1, was coordinated with PNM's New Service Delivery Department and installed per PNM requirements.

11. Under I. Master Development Plan A. Introduction, the 2nd, 3rd, 4th, 5th, and 6th paragraphs shall be deleted. Paragraphs 3, 4, and 5 describe the different phases.

Done.

12. Under I. Master Development Plan B. Park Program 1, Multipurpose Recreation Fields, the 3rd and 4th, and 5th sentences shall be deleted.

Done.

13. Under II, Design Guidelines A. Architecture, the last bullet, the word “shall” will be replaced with the word “may”.

Done.

14. Under II. Design Guidelines D. Pedestrian and Bicycle Paths, 2nd sentence, the words “and designated for bicycles only” shall be deleted.

Done.

15. Under II. Design Guidelines H. Screening/Walls and Fences, the 1st bullet, shall read as follows; Perimeter fencing to enclose the improved park areas is allowed. Fencing shall be no greater than 6 foot in height. Acceptable fencing materials include tubular steel and chain link. Chain link may only be used with wind screen fabric.

Done.

16. Under II. Design Guidelines J. Landscape, 2nd paragraph, 3rd sentence, shall read as follows: Plantings at the park perimeter, within parking areas, and other non-recreational areas will consist primarily of low water use varieties.

Done.

17. Under II. Design Guidelines J. Landscape, 1. Multi-Purpose Recreation Fields, 1st sentence, the word “shall” will be replaced with the word “may”

Done.

18. Under II. Design Guidelines J. Landscape, 3. Parking Areas, 5th sentence shall read “Where feasible, parking areas should be graded to provide opportunities for harvesting rainwater run-off into planter islands.”

Done.

19. Under II. Design Guidelines K. Sustainability, 3rd bullet, the word “considered” shall be replaced with “utilized as practical.”

Done.

20. Under II. Design Guidelines, M. Operations & Management, 4. Park Lighting, d. Basketball Court Lighting, 2nd bullet, shall read “Lighting shall be programmed to turn off by 9:00 PM.”

Done.

21. Under II. Design Guidelines, M. Operations & Management, 4. Parking Lighting, e. Tennis/Racquetball Court Lighting, 2nd bullet, shall read “Lighting shall be programmed to turn-off by 9:00 PM.”

22. Under II. Design Guidelines, M. Operations & Management, 4. Park Lighting, f. Parking Lot Lighting, 1st bullet, shall replace the time “10:30 PM” with “9:30 PM”.

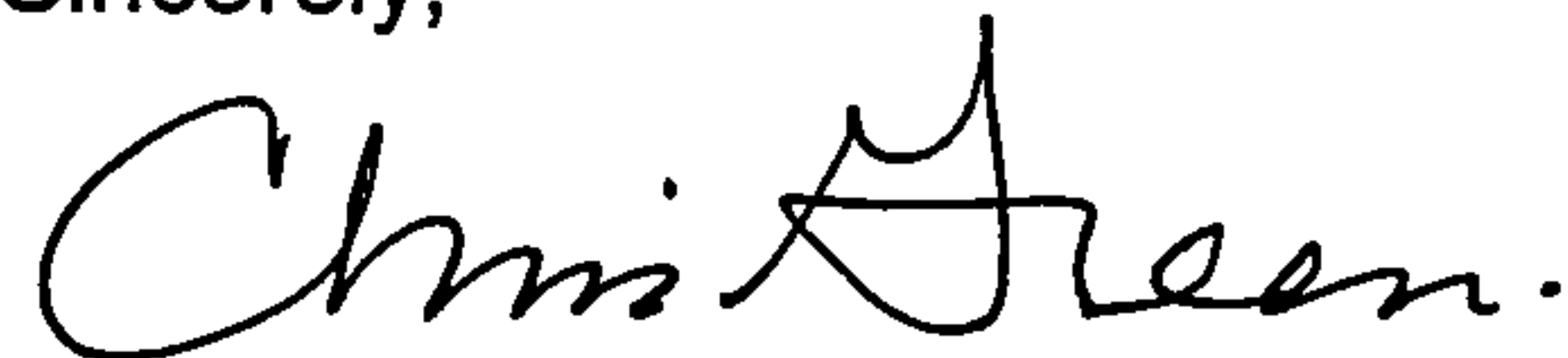
Done.

23. Under II. Design Guidelines M. Operations & Management, 4, Park Lighting, there shall be a statement that “All lighting with the exception of parking lot and security lighting shall be turned off at 9:00 PM”.

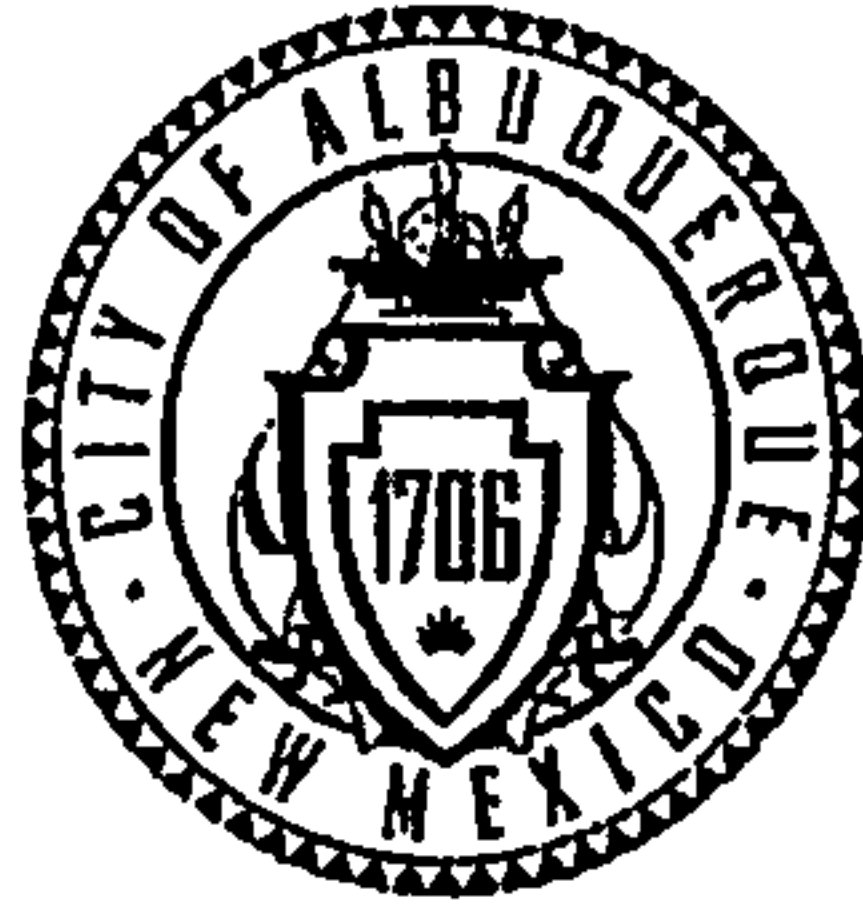
Done.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "Chris Green". The signature is written in a cursive, flowing style.

Chris Green, ASLA, PLA, LEED AP
Principal



City of Albuquerque
Planning Department
Urban Design & Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 15, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: Project #1007798
11EPC-40011 AMNDT TO ZONE MAP (ZONE
CHANGE)
11EPC-40012 SITE DEVELOPMENT –
SUBDIVISION

City of Albuquerque
Parks & Rec. Dept.
1081 4th St. NW
Albuquerque, NM 87102

AMAFCA
2600 Prospect N.E.
Albuquerque, NM 87107

LEGAL DESCRIPTION:

Consensus Planning, agent for the City of Albuquerque/AMAFCA, requests the above actions for all or a portion of Tract A, Ventana Ranch Community Park, and Tract Z-1, Ventana Ranch Subdivision, zoned R-LT to SU-1/ Community Park, Drainage & Related Facilities, located on Universe Blvd. NW between Paradise Blvd. NW and Ventana Drive NW containing approximately 72.6 acres. (B-10). Randall Falkner, Staff Planner

On July 14, 2011, the Environmental Planning Commission voted to APPROVE Project 1007798 / 11EPC-40011, a request for an Amendment to the Zone Map from R-LT to SU-1 for Community Park, Drainage and Related Facilities and 11EPC-40012, a Site Development Plan for Subdivision, based on the following Findings and Subject to the following Conditions:

PROJECT #1007798 - 11EPC 40011, 7/14/2011, Zone Map Amendment

FINDINGS:

1. This is a request for a Zone Map Amendment from R-LT to SU-1 for Community Park, Drainage and Related Facilities. The site comprises Tract A, Ventana Ranch Community Park (17.2 acres,

which is owned by the City) and Tract Z-1, Ventana Ranch Subdivision (55.4 acres, which is owned by the Albuquerque Metropolitan Arroyo Flood Control Authority – AMAFCA). The site is located on Universe Boulevard NW, between Paradise Boulevard NW and Ventana Drive NW.

2. The applicant intends to add multi-purpose recreation fields, tennis courts, volleyball courts, racquetball courts, exercise equipment stations, a children's play area, a lighted turf practice area, a 6,000 square foot administration building, shade structures, site furnishings, gabion basket retaining walls, landscaping, and additional parking.
3. The development of the City-owned portion of the Park began in 2009 under the R-LT zoning. During construction of Phase 1, Zoning Enforcement determined that the intensity of use at the Park, including the lighting of the recreation fields, was not consistent with the R-LT zone. Phases 1 and 2 were allowed to proceed with construction; however, because the intensity of uses were not consistent with an R-LT zone, a zone change to an SU-1 zone became necessary.
4. The EPC is hearing the case because zone map amendments must receive approval from the Environmental Planning Commission (EPC) and development of an SU-1 zone may only occur in conformance with an approved site development plan. A request for a site development plan for subdivision (11EPC 40012) accompanies this request.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Facility Plan for Arroyos, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The applicant provided an adequate justification for the zone change request pursuant to Resolution 270-1980:
 - A. The zone change request is consistent with health, safety, morals, and general welfare of the City. The Park will provide an opportunity for people to exercise, play, enjoy the outdoors, and improve their health. Design Guidelines have been provided to direct the development of the park and to protect the health, safety, morals and general welfare of surrounding neighborhoods. An operation plan is included as part of the Design Guidelines, and includes hours of operation and intensity of lighting levels for multi-purpose fields and courts. The request would be controlled through an EPC approved site plan which is beneficial to the community and surrounding neighborhoods.
 - B. The zone change request will provide stability by more clearly defining the uses (Community Park, Drainage, and Related Facilities) that are proposed for the subject site. The proposed zoning will then match up with the existing land use. The proposed zoning (SU-1 for Community Park, Drainage and Related Facilities) and the existing land uses (park and drainage) on the site mesh well together and will provide stability for surrounding property owners.

- C. The request furthers applicable policies of the Comprehensive Plan and the West Side Strategic Plan including the following:

Developing and Established Urban Areas

Goal: The zone change request for SU-1 for Community Park, Drainage and Related Facilities will create a quality urban environment which offers variety from the surrounding land uses, which is primarily single family residential. A community park with multiple amenities help to make up a quality urban environment in the middle of an area that is primarily residential. The 72 acres of open space provides a visually pleasing environment and clear views of the Sandia Mountains.

Policy II.B.5d: The zone change request will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The new zone requires approval of a site development plan by the EPC. Any significant changes to the site development plan will require Neighborhood Notification. In addition, the request is accompanied with a comprehensive set of design guidelines and Operation Plan that will assure sensitivity to the surrounding environs.

Open Space Network

Goal: The zone change request provides relief from urbanization and offers opportunities for recreation, cultural activities, and conservation of natural resources by setting aside open space for a community park. Connections to trail corridors have been provided throughout the site.

Policies II.B.1g & h: The zoning request for a community park/ open area will help to meet a range of needs at different scales. The community park/open area would serve community-based recreational needs and serve many neighborhoods on the West Side. The request would allow neighborhood parks to be used by neighbors that live close to those parks, and would allow the Ventana Ranch Community Park to be used by a much wider population on the West Side for many more events (soccer, tennis, volleyball, basketball) that generally are not available at the smaller neighborhood parks.

West Side Strategic Plan

Policies 7.14 & 7.15: Bernalillo County and the City of Albuquerque have responded to the urban form and community planning intent of the WSSP by planning the Las Ventanas Community Park well in advance. The parkland was acquired in 1998, 2000, and 2001, with the intent of developing a community park. Master Planning of the park began in 2007 and the park has been on the ICIP since 2003 and the CCIP since 2005. Funding sources were identified before development of the park and the City is following its designated funding plan.

Policies 7.16, 8.6 and 10.6 – The request provides an opportunity for co-location of park (Ventana Ranch Community Park) and drainage facilities (Las Ventanas Dam) that are in close proximity to an elementary school, middle school and County recreational facilities.

OFFICIAL NOTICE OF DECISION

PROJECT #1007798

July 14, 2011

Page 4 of 13

- D. The applicant has shown that a different zone category is more advantageous to the community (D3) as articulated in the Comprehensive Plan and the West Side Strategic Plan. The request will match the zoning and land use for the site, respect neighborhood values, as well as provide for increased recreational opportunities and co-location of facilities with AMAFCA and Bernalillo County.
 - E. Proposed uses in the zone (SU-1 for Community Park, Drainage and Related Facilities) will not be harmful to adjacent property, the neighborhood, or the community. Development in an SU-1 zone may only occur in conformance with an approved site development plan. The applicant has provided a site development plan with Design Guidelines to satisfy this requirement.
 - F. The capital expenditures for the Ventana Ranch Community Park project are programmed expenditures and City funding has been planned in the Bond program since 2003 and in the CCIP since 2005.
 - G. The cost of land is not the determining factor for this zone change.
 - H. The applicant is not requesting an apartment, office, or commercial zoning; therefore, this policy does not apply to this request.
 - I. The request for SU-1 for Community Park, Drainage and Related Facilities is a spot zone; however, the request will facilitate realization of the Comprehensive Plan and the West Side Strategic Plan.
 - J. The request is not a strip zone.
7. A facilitated meeting was held on March 24, 2011 at the Paradise Hills Community Center. Unresolved issues and concerns of the neighborhood immediately following the facilitated meeting included the following: legality of existing lights, allowable brightness of lights, and how late lights can be utilized. Since the time of the facilitated meeting, the applicant has agreed to remove the 60' lights. The applicant is now proposing 30' full-cut off angle lights for the turf practice area, tennis/racquetball courts, and parking lot, and is addressing the intensity of the lights and the time they can be illuminated through the Operations and Management Plan found in the Design Guidelines of the Master Development Plan.
8. There is neighborhood support and opposition to the request.

CONDITIONS OF APPROVAL - 11EPC 40011, 7/14/2011, Zone Map Amendment

- 1. Pursuant to Zoning Code Section 14-16-4-1(11)(C), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months after the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

PROJECT #1007798 - 11EPC 40012, 7/14/2011, Site Development Plan for Subdivision

FINDINGS:

1. This is a request for a Site Development Plan for Subdivision (Master Development Plan). The site comprises Tract A, Ventana Ranch Community Park (17.2 acres, which is owned by the City) and Tract Z-1, Ventana Ranch Subdivision (55.4 acres, which is owned by the Albuquerque Metropolitan Arroyo Flood Control Authority – AMAFCA). The site is located on Universe Boulevard NW, between Paradise Boulevard NW and Ventana Drive NW.
2. The applicant intends to add multi-purpose recreation fields, tennis courts, volleyball courts, racquetball courts, exercise equipment stations, a children's play area, a lighted turf practice area, a 6,000 square foot administration building, shade structures, site furnishings, gabion basket retaining walls, landscaping, and additional parking.
3. The EPC is hearing the case because development of an SU-1 zoned site may only occur in conformance with an approved site development plan. A request for SU-1 zoning (11EPC 40011) accompanies this request.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Facility Plan for Arroyos, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request complies with the Design Standards found in the Site Development Plan for Subdivision (Master Development Plan).
6. The request furthers applicable policies of the Comprehensive Plan, the West Side Strategic Plan, and the Facility Plan for Arroyos, including the following:

Developing and Established Urban Areas

Goal: The subdivision proposal will create a quality urban environment which offers variety from the surrounding land uses, which is primarily single family residential. A community park with multi-purpose fields, tennis, racquetball, volleyball and basketball courts, exercise equipment stations, picnic and children's play areas, landscaping, and multi-use trails, help to make up a quality urban environment in the middle of an area that is primarily residential.

Policy II.B.5d – The subdivision request will respect neighborhood values and scenic resources by providing park and recreational facilities that would benefit the neighborhood. The operation plan, which is included within the design guidelines, provides hours of operation, management and lighting restrictions for the site. The existing 60' light poles will be removed. Light poles will reach a maximum of 30' in height and will be full-cut off angle fixtures, with no light directly shining on any adjacent residential premises.

Policy II.B.5g – The site development plan for subdivision has been carefully designed to conform to topographical features and include trail corridors in the development. The majority of the site will remain undisturbed open space (Las Ventanas Dam, with drainage channels and a large detention area). Pedestrian and bicycle access to the existing multi-use trails and AMAFCA maintenance roads that surround the site have been provided.

Policy II.B.5l – The subdivision request shows the majority of the park with a quality design which is appropriate to the Plan area.

Policy II.B.5m – The request maintains and enhances unique vistas. The park provides needed visual relief from the single family housing which surrounds the site. The site will maintain and enhance views of the Sandia Mountains by allowing a very large amount of open space (approximately 72 acres) that will not be filled in by housing or commercial development. The only building on site is a 6,000 square-foot administration building that controls access to the tennis courts. This building has not yet been built, but will not exceed 26 feet in height. The existing 60' lights that are currently located on two of the multi-purpose fields will be removed. The request will maintain a relatively "dark sky", which is a desirable part of the West Side lifestyle and implements a careful design to prevent unnecessary light pollution.

Developed Landscape

Policy II.C.8a – The AMAFCA portion of the site (which includes the Piedras Marcadas Arroyo and the Las Ventanas Dam) has essentially been left in a natural state, which provides an open space buffer to the community and maintains wildlife habitat and leaves a large portion of the site as undeveloped open space. An existing multi-use trail surrounds the park and AMAFCA portion of the site, and is adjacent to the Piedras Marcadas Arroyo. Views of the Sandias have been preserved with 72 acres of open space. The "dark sky" is being preserved by eliminating the 60' stadium style lighting, by only allowing 30' full-off angle lights at certain times of the day, and limiting the intensity of the lights.

Policy II.C.8b – The public facility (the community park) has been designed to realize opportunities for City/County beautification with abundant landscaping and green areas.

Community Identity and Urban Design

Policy II.C.9b – The site has been designed to maintain much of the natural landscape, particularly within the AMAFCA-owned area. The proposed Park will not interfere with the drainage and flood control functions of the Piedras Marcadas Arroyo. The landscaping listed in the Plant Palette is appropriate with the landscape and is primarily low to medium water use. Views have been protected by only allowing 30' full cut-off angle light poles and by reducing the time and intensity of the lights. The request provides 72 acres of open space and clear views of the Sandias

Open Space Network

Goal: The request provides relief from urbanization and offers opportunities for recreation and conservation of natural resources by setting aside open space for a community park.

Connections to trail corridors have been provided throughout the site. The "dark sky" is an important natural feature of the environment that has been respected with this request.

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Policy II.B.1g – The request for a community park (community open area) will help to meet a range of needs at different scales. The park would serve community-based recreational needs and serve many neighborhoods on the West Side. The request would allow neighborhood parks to be used by neighbors that live close to those parks, and would allow the Ventana Ranch Community Park to be used by a much wider population on the West Side for many more events (soccer, tennis, volleyball, basketball) that generally are not available at the smaller neighborhood parks.

Policy II.B.1h – The request allows developing areas the opportunity to use neighborhood parks and open areas that are located in close proximity to those developing areas. The park would serve many of the residents of the northwest side of Albuquerque which is still developing.

Policy II.B.1i – The design of the park incorporates maintenance and landscaping appropriate to the location, provides easy accessibility and orientation to encourage use, presents lighting and site design that would minimize vandalism, and offers connections between other Open Space Network areas and public facilities (Las Ventanas Dam and recreational fields in Bernalillo County).

West Side Strategic Plan

Policy 4.6 – View preservation and lighting are important issues that affect the subject site. Views into and out of the park will be preserved by the large amount of open space (approximately 72 acres). The majority of the site (approximately 55 acres) is AMAFCA land that will not be developed, but will remain as the Las Ventanas Dam with drainage channels and a large detention area. The subject site (primarily the 17 acre park portion) will be heavily landscaped which will serve as a screen/buffer to minimize noise and sight impacts of the park. Both views and the “dark sky” will be protected. The request is also in accordance with the “Night Sky Protection Act” which was passed by the State of New Mexico in 1999 in order to promote safety, conserve energy, and preserve the environment for astronomy.

Goal 6 and Plan Objective 6 – The request will protect significant natural assets and resources of the West Side (open space, views, clean air and water). Views will be protected and preserved with light fixtures being no taller than 30’ and the “dark sky” will also be preserved by lighting regulations that restrict the time the lights can be illuminated as well as the intensity of the lights.

Facility Plan for Arroyos

The request meets all of the Major Open Space Links Specific Policies as well as all of the Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links. Language shall be included in the Design Guidelines of the Master Development Plan that acknowledges the Facilities Plan for Arroyos as a Plan with restrictive policies and design guidelines.

- 7. A facilitated meeting was held on March 24, 2011 at the Paradise Hills Community Center. Unresolved issues and concerns of the neighborhood following the facilitated meeting included the following: legality of existing lights, allowable brightness of lights, and how late lights can be**

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utilized. Since the time of the facilitated meeting, the applicant has agreed to remove the 60' lights. The applicant is now proposing 30' full-cut off angle lights for the turf practice area, tennis/racquetball courts, and the parking lot, and is addressing the intensity of the lights and the time they can be on through the Operations and Management Plan found in the Design Guidelines of the Master Development Plan.

8. There is neighborhood support and opposition to the request.

CONDITIONS OF APPROVAL - 11EPC 40012, 7/14/2011, Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. On the Master Development Plan the lighted turf practice area labeled as "Additional turf area for practice and multi-purpose recreation use" under A. Introduction, 4th bullet under Phases 3 through 5 shall include the words "lighted" between the words "Additional" and "turf."
4. Under II. Design Guidelines I. Site Furniture, the word "should" in the last sentence will be changed to "shall."
5. Under II. Design Guidelines, E. Parking Areas, the following wording shall be added: Disabled parking shall be provided per Section 14-16-3-1 Off Street Parking Regulations of the Zoning Code.
6. Under II. Design Guidelines, F. Lighting, 4th bullet, the word "should" between the words "lighting fixtures" and "blend" will be replaced with the word "shall".
7. The "Facility Plan for Arroyos" shall be included in the last sentence under II. Design Guidelines between the "West Side Strategic Plan" and "Park Design Guidelines July-2004" in order to ensure compliance with all policies and design guidelines of that Plan.

8. The second through fourth sentences in the Future Review/Approval Process section of the Master Development Plan shall read as follows: "Design and construction of all other park features shall be pursuant to a Site Development Plan for Building Permit. The EPC delegates review and approval of any such site Development Plan for Building Permit to the Planning Director. The Site Development Plan for Building Permit Notification requirements shall be per Section 14-16-2-22 (6) of the Zoning Code." The last sentence in the Future Review/Approval Process section of the Master Development Plan shall read as follows: "Proposed changed to this Master Development Plan shall comply with Section 14-16-2-22 (6) of the Zoning Code."

9. Conditions from City Engineer, Municipal Development, and NMDOT:

- a. Condition of approval for Site Development Plan for Subdivision: The left turn lane into the Park from southbound Universe is required.
- b. An analysis is required to determine Traffic and Pedestrian activities at the intersection of Universe and Park entrance (Must be accomplished prior to DRB action).
- c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- d. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- e. Site plan shall comply and be designed per DPM Standards.
- f. The exhibit should show the floodplain.

10. Conditions from Public Service Company of New Mexico

- a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- b. An existing 115kV transmission line is located along the east side of Universe Blvd. at this project site. As a condition, any proposed encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.
- c. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and lighting requirements. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
- d. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the

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remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

11. Under I. Master Development Plan A. Introduction, the 2nd, 3rd, 4th, 5th, and 6th paragraphs shall be deleted. Paragraphs 3, 4, and 5 describe the different phases.
12. Under I. Master Development Plan B. Park Program 1. Multipurpose Recreation Fields, the 3rd and 4th, and 5th sentences shall be deleted.
13. Under II. Design Guidelines A. Architecture, the last bullet, the word "shall" will be replaced with the word "may."
14. Under II. Design Guidelines D. Pedestrian and Bicycle Paths, 2nd sentence, the words "and designated for bicycles only" shall be deleted.
15. Under II. Design Guidelines H. Screening/Walls and Fences, the 1st bullet, shall read as follows:
Perimeter fencing to enclose the improved park areas is allowed. Fencing shall be no greater than 6 foot in height. Acceptable fencing materials include tubular steel and chain link. Chain link may only be used with wind screen fabric.
16. Under II. Design Guidelines J. Landscape, 2nd paragraph, 3rd sentence, shall read as follows:
Plantings at the park perimeter, within parking areas, and other non-recreational areas will consist primarily of low water use varieties.
17. Under II. Design Guidelines J. Landscape, 1. Multi-Purpose Recreation Fields, 1st sentence, the word "shall" will be replaced with the word "may."
18. Under II. Design Guidelines J. Landscape, 3. Parking Areas, 5th sentence, shall read "Where feasible, parking areas should be graded to provide opportunities for harvesting rainwater run-off into planter islands."
19. Under II. Design Guidelines K. Sustainability, 3rd bullet, the word "considered" shall be replaced with "utilized as practical."
20. Under II. Design Guidelines, M. Operations & Management, 4. Park Lighting, d. Basketball Court Lighting, 2nd bullet, shall read "Lighting shall be programmed to turn off by 9:00 PM."

21. Under II. Design Guidelines, M. Operations & Management, 4. Park Lighting, e. Tennis/Raquetball Court Lighting, 2nd bullet, shall read "Lighting shall be programmed to turn off by 9:00 PM."
22. Under II. Design Guidelines, M. Operations & Management, 4. Park Lighting, f. Parking Lot Lighting, 1st bullet, shall replace the time "10:30 PM" with "9:30 PM."
23. Under II. Design Guidelines M. Operations & Management, 4, Park Lighting, there shall be a statement that "All lighting with the exception of parking lot and security lighting shall be turned off at 9:00 PM."

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 29, 2011 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

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July 14, 2011

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SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan; within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,



Deborah Stover
Planning Director

DS/RF/mc

cc: Consensus Planning, Inc., 302 Eighth Street NW, Albuquerque, NM, 87103
City of Albuquerque Parks and Recreation Dept., 1081 Fourth St. NW, Albuquerque, NM 87102
Thornton Schwenk, Paradise Hills Civic Association, 5125 Russell Drive NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic Association, 10013 Plunkett Drive NW, Albuquerque, NM 87114
Jay Jones, Ventana Ranch NA, P.O. Box 65446, Albuquerque, NM 87193
Laura Horton, Ventana Ranch NA, 7224 Cascada NW, Albuquerque, NM 87114
Dan Serrano, Northwest Alliance of Neighbors, 4409 Atherton Way NW, Albuquerque, NM 87120
D. Anthony Segura, Northwest Alliance of Neighbors, 2000 Selway Place NW, Albuquerque, NM 87120
Laura Horton, Westside Coalition of NA's, 7224 Cascada NW, Albuquerque, NM 87114
Candy Patterson, Westside Coalition of NA's, 7608 Elderwood NW, Albuquerque, NM 87120
Michael & Julie Carpenter, 10064 Calle Chulita NW, Albuquerque, NM 87114
Jane Longhurst, 10056 Calle Chulita NW, Albuquerque, NM 87114
Charles & Sue Dowell, 10062 Calle Chulita NW, Albuquerque, NM 87114
Robert Prickett & Nancy Bronson, 10136 Calle Chulita NW, Albuquerque, NM 87114
Don Grady, grady-adobe@msn.com
Joseph Kirby, 9908 Chelon Place NW, Albuquerque, NM 87114
Victor & Elizabeth Line, 10072 Calle Chulita NW, Albuquerque, NM 87114
Margaret Westfall
John & Madeline Hanna, 10060 Calle Chulita NW, Albuquerque, NM 87114
Lydia Piper, 10074 Calle Chulita NW, Albuquerque, NM 87114

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Sandy Zuschlag, COA, Parks and Recreation Department, 1081 Fourth St. NW, Albuquerque, NM 87102

Jeannette Clack, 10076 Calle Chulita NW, Albuquerque, NM 87114

Michael & Heather Fried, 10176 Calle Chulita NW, Albuquerque, NM 87114

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair



FROM: Randall Falkner, Planner

SUBJECT: Project # 1007798

On July 15, 2011, the Environmental Planning Commission approved Project #1007798 11EPC 40011/40012, a zone map amendment from R-LT to SU-1 for Community Park, Drainage and Related Facilities, and a site development plan for subdivision, for all or a portion of Tract A, Ventana Ranch Community Park, and Tract Z-1, Ventana Ranch Subdivision, located on Universe Boulevard NW, between Paradise Boulevard NW and Ventana Drive NW, containing approximately 72.6 acres.

The applicant requested and was granted a six month extension in order to meet Condition #1 of the zone map amendment.

The applicant has generally satisfied all of the EPC conditions of approval for the site development plan for subdivision; however, an explanation is needed for the conditions shown below. Some minor changes will need to be made by the applicant for Conditions 8 and 18:

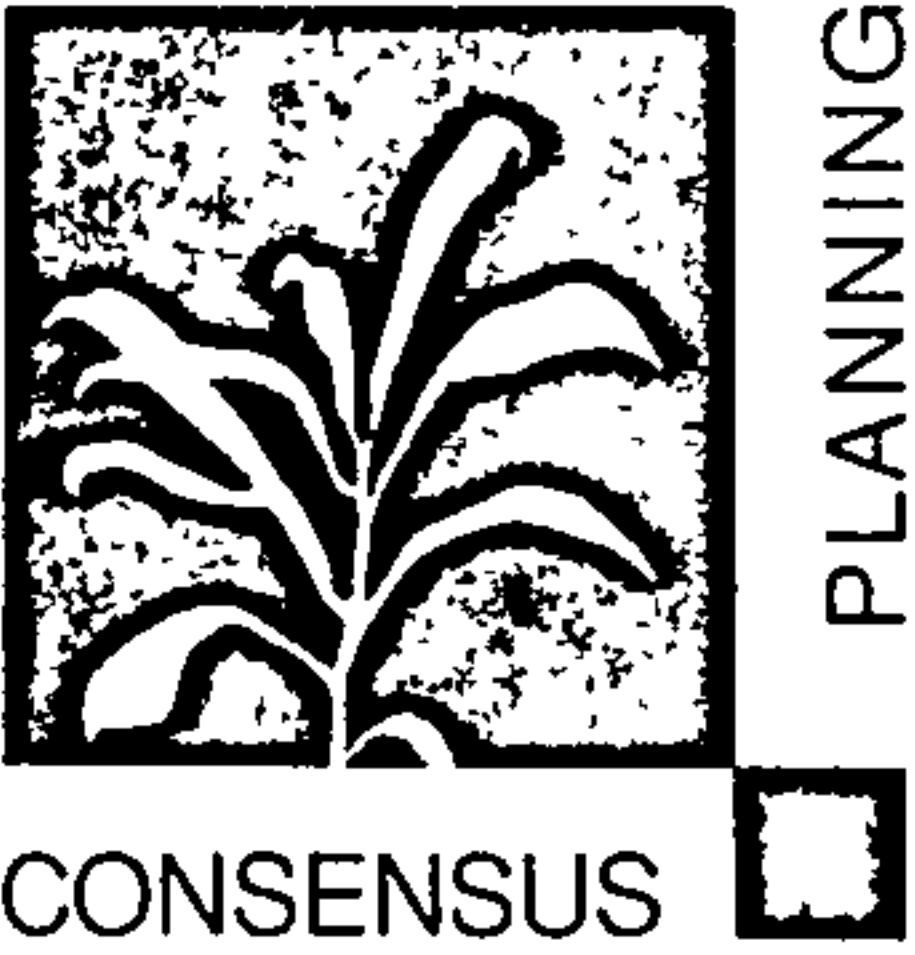
3. This paragraph was deleted as a result of Condition 11, which states "Under I. Master Development Plan A. Introduction, the 2nd, 3rd, 4th, 5th, and 6th paragraphs shall be deleted." As a result, there is no language to revise as stated in Condition 3. 
5. Since there was already a design guideline that motorcycle parking shall be provided, Condition 5 for disabled parking was combined with motorcycle parking per Section 14-16-3-1 of the Off Street Parking Regulations of the Zoning Code. 
8. There is a misspelling for Condition 8. The 2nd sentence shows "... Site Development Plan fo Building Permit". Applicant needs to change "fo" to "for".
9. The letter explaining the modifications to the site development plan for subdivision states that a left turn lane has been designed and included in the infrastructure list, a traffic and pedestrian analysis has been completed and reviewed by DMD, the recommended traffic signal has been included on the infrastructure list, and the floodplain has been identified on the site plan and drainage plan.
18. The condition states that the sentence shall read "Where feasible, parking areas should be graded to provide opportunities for harvesting rainwater run-off into planter islands." However, the end portion of the sentence actually reads

“rainwater run-off in large planter islands.” It should be changed to read
“rainwater run-off into planter islands.”

OK 20-23. As a result of a new c. (All lighting, with the exception of parking lot and security lighting shall be turned off by 9:00 PM.); Basketball court lighting is now e, Tennis/Racquetball court lighting is now f, and Parking Lot Lighting is now g. This addresses Conditions 20 – 23.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

March 27, 2012

Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: Ventana Ranch Community Park – Master Development Plan
Project #1007798**

Dear Mr. Cloud:

The purpose of this letter is to explain the modifications that have been made to the Site Plan for Subdivision for Tract A, Ventana Ranch Community Park and Tract Z, Ventana Ranch. The project was approved by the Environmental Planning Commission (EPC) on July 14, 2011.

The Conditions of Approval and the applicant's responses are provided below:

Zone Map Amendment

1. Pursuant to Zoning Code Section 14-16-4-1(11)(c), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months of the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

A six-month extension was granted to meet this condition of approval (see attached letter).

Site Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

Agreed.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

I met with Randall Falkner, staff planner, on March 12, 2012 to review the modifications made to the Site Plan for Subdivision.

3. On the Master Development Plan the lighted turf practice area labeled as "additional turf area for practice and multi-purpose recreation use" under A. Introduction, 4th bullet under Phases 3 through 5 shall include the words "lighted" between the words "Additional" and "turf".

Done.

4. Under II. Design Guidelines I, Site Furniture, the word "should" in the last sentence will be changed to "shall".

Done.

5. Under II. Design Guidelines, E. Parking Areas, the following wording shall be added: Disabled parking shall be provided per Section 14-16-3-1 Off Street Parking Regulations of the Zoning Code.

Done.

6. Under II. Design Guidelines, F. Lighting, 4th bullet, the word "should" between the words "lighting fixtures" and "blend" will be replaced with the word "shall".

Done.

7. The "Facility Plan for Arroyos" shall be included in the last sentence under II. Design Guidelines between the "West Side Strategic Plan" and "Park Design Guidelines July-2004" in order to ensure compliance with all policies and design guidelines of that Plan.

Done.

8. The second through fourth sentences in the Future Review/Approval Process section of the Master Development Plan shall read as follows: "Design and construction of all other park features shall be pursuant to a Site Development Plan for Building Permit. The EPC delegates review and approval of any such site Development Plan for Building Permit to the Planning Director. The Site Development Plan for Building Permit Notification requirements shall be per Section 14-16-2-22 (6) of the Zoning Code." The last sentence in the Future Review/Approval Process section of the Master Development Plan shall read as follows: "Proposed changes to this Master Development Plan shall comply with Section 14-16-2-11 (6) of the Zoning Code.

Done.

9. Conditions from City Engineer, Municipal Development, and NMDOT:

- a. Condition of approval for Site Development Plan for Subdivision: The left turn lane into the Park from southbound Universe is required.
- b. An analysis is required to determine Traffic and Pedestrian activities at the intersection of Universe and Park entrance (Must be accomplished prior to DRB actions).
- c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- d. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- e. Site plan shall comply and be designed per DPM Standards.
- f. The exhibit should show the floodplain.

We acknowledge these requirements. The left turn lane has been designed and is included in the Infrastructure List. A Traffic and Pedestrian analysis has been completed and reviewed by DMD. The recommended traffic signal is also included on the Infrastructure List. The floodplain has been identified on the site plan and drainage plan.

10. Conditions from Public Service Company of New Mexico
 - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. An existing 115kV transmission line is located along the east side of Universe Blvd, at this project site. As a condition, any proposed encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.
 - c. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and lighting requirements. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
 - d. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

We acknowledge PNM's requirements. Existing electrical, as installed in Phase 1, was coordinated with PNM's New Service Delivery Department and installed per PNM requirements.

11. Under I. Master Development Plan A. Introduction, the 2nd, 3rd, 4th, 5th, and 6th paragraphs shall be deleted. Paragraphs 3, 4, and 5 describe the different phases.
Done.
12. Under I. Master Development Plan B. Park Program 1, Multipurpose Recreation Fields, the 3rd and 4th, and 5th sentences shall be deleted.
Done.
13. Under II, Design Guidelines A. Architecture, the last bullet, the word “shall” will be replaced with the word “may”.
Done.
14. Under II. Design Guidelines D. Pedestrian and Bicycle Paths, 2nd sentence, the words “and designated for bicycles only” shall be deleted.
Done.
15. Under II. Design Guidelines H. Screening/Walls and Fences, the 1st bullet, shall read as follows; Perimeter fencing to enclose the improved park areas is allowed. Fencing shall be no greater than 6 foot in height. Acceptable fencing materials include tubular steel and chain link. Chain link may only be used with wind screen fabric.
Done.
16. Under II. Design Guidelines J. Landscape, 2nd paragraph, 3rd sentence, shall read as follows: Plantings at the park perimeter, within parking areas, and other non-recreational areas will consist primarily of low water use varieties.
Done.
17. Under II. Design Guidelines J. Landscape, 1. Multi-Purpose Recreation Fields, 1st sentence, the word “shall” will be replaced with the word “may”
Done.
18. Under II. Design Guidelines J. Landscape, 3. Parking Areas, 5th sentence shall read “Where feasible, parking areas should be graded to provide opportunities for harvesting rainwater run-off into planter islands.”
Done.

19. Under II. Design Guidelines K. Sustainability, 3rd bullet, the word "considered" shall be replaced with "utilized as practical."

Done.

20. Under II. Design Guidelines, M. Operations & Management, 4. Park Lighting, d. Basketball Court Lighting, 2nd bullet, shall read "Lighting shall be programmed to turn off by 9:00 PM."

Done.

21. Under II. Design Guidelines, M. Operations & Management, 4. Parking Lighting, e. Tennis/Racquetball Court Lighting, 2nd bullet, shall read "Lighting shall be programmed to turn-off by 9:00 PM."

22. Under II. Design Guidelines, M. Operations & Management, 4. Park Lighting, f. Parking Lot Lighting, 1st bullet, shall replace the time "10:30 PM" with "9:30 PM".

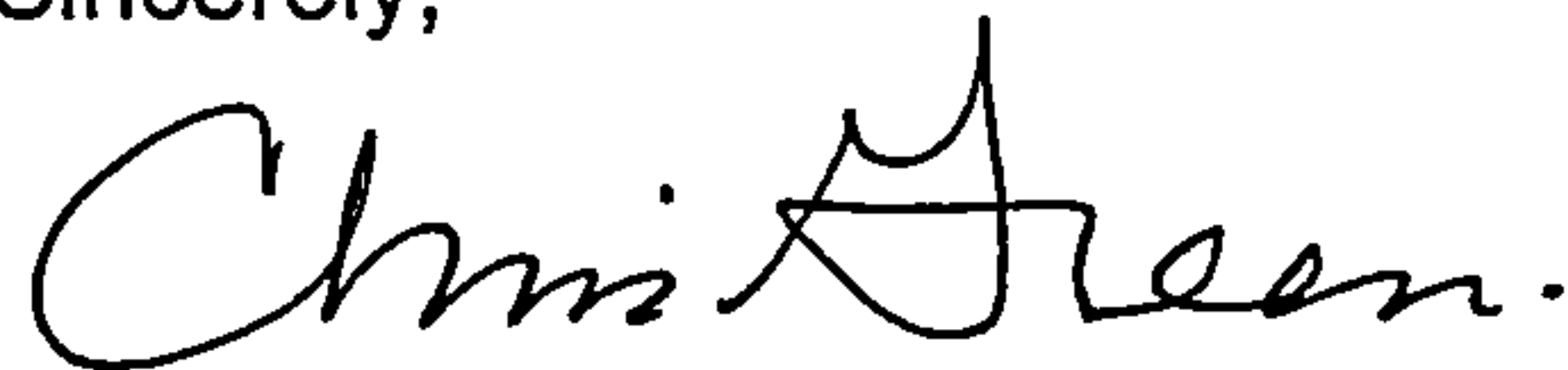
Done.

23. Under II. Design Guidelines M. Operations & Management, 4, Park Lighting, there shall be a statement that "All lighting with the exception of parking lot and security lighting shall be turned off at 9:00 PM".

Done.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "Chris Green". The signature is written in a cursive, flowing style.

Chris Green, ASLA, PLA, LEED AP
Principal



City of Albuquerque
Planning Department
Urban Design & Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 15, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: Project #1007798
11EPC-40011 AMNDT TO ZONE MAP (ZONE
CHANGE)
11EPC-40012 SITE DEVELOPMENT –
SUBDIVISION

City of Albuquerque
Parks & Rec. Dept.
1081 4th St. NW
Albuquerque, NM 87102

AMAFCA
2600 Prospect N.E.
Albuquerque, NM 87107

LEGAL DESCRIPTION:

Consensus Planning, agent for the City of Albuquerque/AMAFCA, requests the above actions for all or a portion of Tract A, Ventana Ranch Community Park, and Tract Z-1, Ventana Ranch Subdivision, zoned R-LT to SU-1/Community Park, Drainage & Related Facilities, located on Universe Blvd. NW between Paradise Blvd. NW and Ventana Drive NW containing approximately 72.6 acres. (B-10). Randall Falkner, Staff Planner

On July 14, 2011, the Environmental Planning Commission voted to APPROVE Project 1007798 / 11EPC-40011, a request for an Amendment to the Zone Map from R-LT to SU-1 for Community Park, Drainage and Related Facilities and 11EPC-40012, a Site Development Plan for Subdivision, based on the following Findings and Subject to the following Conditions:

PROJECT #1007798 - 11EPC 40011, 7/14/2011, Zone Map Amendment

FINDINGS:

1. This is a request for a Zone Map Amendment from R-LT to SU-1 for Community Park, Drainage and Related Facilities. The site comprises Tract A, Ventana Ranch Community Park (17.2 acres,

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which is owned by the City) and Tract Z-1, Ventana Ranch Subdivision (55.4 acres, which is owned by the Albuquerque Metropolitan Arroyo Flood Control Authority – AMAFCA). The site is located on Universe Boulevard NW, between Paradise Boulevard NW and Ventana Drive NW.

2. The applicant intends to add multi-purpose recreation fields, tennis courts, volleyball courts, racquetball courts, exercise equipment stations, a children's play area, a lighted turf practice area, a 6,000 square foot administration building, shade structures, site furnishings, gabion basket retaining walls, landscaping, and additional parking.
3. The development of the City-owned portion of the Park began in 2009 under the R-LT zoning. During construction of Phase 1, Zoning Enforcement determined that the intensity of use at the Park, including the lighting of the recreation fields, was not consistent with the R-LT zone. Phases 1 and 2 were allowed to proceed with construction; however, because the intensity of uses were not consistent with an R-LT zone, a zone change to an SU-1 zone became necessary.
4. The EPC is hearing the case because zone map amendments must receive approval from the Environmental Planning Commission (EPC) and development of an SU-1 zone may only occur in conformance with an approved site development plan. A request for a site development plan for subdivision (11EPC 40012) accompanies this request.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Facility Plan for Arroyos, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The applicant provided an adequate justification for the zone change request pursuant to Resolution 270-1980:
 - A. The zone change request is consistent with health, safety, morals, and general welfare of the City. The Park will provide an opportunity for people to exercise, play, enjoy the outdoors, and improve their health. Design Guidelines have been provided to direct the development of the park and to protect the health, safety, morals and general welfare of surrounding neighborhoods. An operation plan is included as part of the Design Guidelines, and includes hours of operation and intensity of lighting levels for multi-purpose fields and courts. The request would be controlled through an EPC approved site plan which is beneficial to the community and surrounding neighborhoods.
 - B. The zone change request will provide stability by more clearly defining the uses (Community Park, Drainage, and Related Facilities) that are proposed for the subject site. The proposed zoning will then match up with the existing land use. The proposed zoning (SU-1 for Community Park, Drainage and Related Facilities) and the existing land uses (park and drainage) on the site mesh well together and will provide stability for surrounding property owners.

- C. The request furthers applicable policies of the Comprehensive Plan and the West Side Strategic Plan including the following:

Developing and Established Urban Areas

Goal: The zone change request for SU-1 for Community Park, Drainage and Related Facilities will create a quality urban environment which offers variety from the surrounding land uses, which is primarily single family residential. A community park with multiple amenities help to make up a quality urban environment in the middle of an area that is primarily residential. The 72 acres of open space provides a visually pleasing environment and clear views of the Sandia Mountains.

Policy II.B.5d: The zone change request will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The new zone requires approval of a site development plan by the EPC. Any significant changes to the site development plan will require Neighborhood Notification. In addition, the request is accompanied with a comprehensive set of design guidelines and Operation Plan that will assure sensitivity to the surrounding environs.

Open Space Network

Goal: The zone change request provides relief from urbanization and offers opportunities for recreation, cultural activities, and conservation of natural resources by setting aside open space for a community park. Connections to trail corridors have been provided throughout the site.

Policies II.B.1g & h: The zoning request for a community park/ open area will help to meet a range of needs at different scales. The community park/open area would serve community-based recreational needs and serve many neighborhoods on the West Side. The request would allow neighborhood parks to be used by neighbors that live close to those parks, and would allow the Ventana Ranch Community Park to be used by a much wider population on the West Side for many more events (soccer, tennis, volleyball, basketball) that generally are not available at the smaller neighborhood parks.

West Side Strategic Plan

Policies 7.14 & 7.15: Bernalillo County and the City of Albuquerque have responded to the urban form and community planning intent of the WSSP by planning the Las Ventanas Community Park well in advance. The parkland was acquired in 1998, 2000, and 2001, with the intent of developing a community park. Master Planning of the park began in 2007 and the park has been on the ICIP since 2003 and the CCIP since 2005. Funding sources were identified before development of the park and the City is following its designated funding plan.

Policies 7.16, 8.6 and 10.6 – The request provides an opportunity for co-location of park (Ventana Ranch Community Park) and drainage facilities (Las Ventanas Dam) that are in close proximity to an elementary school, middle school and County recreational facilities.

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- D. The applicant has shown that a different zone category is more advantageous to the community (D3) as articulated in the Comprehensive Plan and the West Side Strategic Plan. The request will match the zoning and land use for the site, respect neighborhood values, as well as provide for increased recreational opportunities and co-location of facilities with AMAFCA and Bernalillo County.
 - E. Proposed uses in the zone (SU-1 for Community Park, Drainage and Related Facilities) will not be harmful to adjacent property, the neighborhood, or the community. Development in an SU-1 zone may only occur in conformance with an approved site development plan. The applicant has provided a site development plan with Design Guidelines to satisfy this requirement.
 - F. The capital expenditures for the Ventana Ranch Community Park project are programmed expenditures and City funding has been planned in the Bond program since 2003 and in the CCIP since 2005.
 - G. The cost of land is not the determining factor for this zone change.
 - H. The applicant is not requesting an apartment, office, or commercial zoning; therefore, this policy does not apply to this request.
 - I. The request for SU-1 for Community Park, Drainage and Related Facilities is a spot zone; however, the request will facilitate realization of the Comprehensive Plan and the West Side Strategic Plan.
 - J. The request is not a strip zone.
7. A facilitated meeting was held on March 24, 2011 at the Paradise Hills Community Center. Unresolved issues and concerns of the neighborhood immediately following the facilitated meeting included the following: legality of existing lights, allowable brightness of lights, and how late lights can be utilized. Since the time of the facilitated meeting, the applicant has agreed to remove the 60' lights. The applicant is now proposing 30' full-cut off angle lights for the turf practice area, tennis/racquetball courts, and parking lot, and is addressing the intensity of the lights and the time they can be illuminated through the Operations and Management Plan found in the Design Guidelines of the Master Development Plan.
8. There is neighborhood support and opposition to the request.

CONDITIONS OF APPROVAL - 11EPC 40011, 7/14/2011, Zone Map Amendment

- 1. Pursuant to Zoning Code Section 14-16-4-1(11)(C), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months after the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

PROJECT #1007798 - 11EPC 40012, 7/14/2011, Site Development Plan for Subdivision

FINDINGS:

1. This is a request for a Site Development Plan for Subdivision (Master Development Plan). The site comprises Tract A, Ventana Ranch Community Park (17.2 acres, which is owned by the City) and Tract Z-1, Ventana Ranch Subdivision (55.4 acres, which is owned by the Albuquerque Metropolitan Arroyo Flood Control Authority – AMAFCA). The site is located on Universe Boulevard NW, between Paradise Boulevard NW and Ventana Drive NW.
2. The applicant intends to add multi-purpose recreation fields, tennis courts, volleyball courts, racquetball courts, exercise equipment stations, a children's play area, a lighted turf practice area, a 6,000 square foot administration building, shade structures, site furnishings, gabion basket retaining walls, landscaping, and additional parking.
3. The EPC is hearing the case because development of an SU-1 zoned site may only occur in conformance with an approved site development plan. A request for SU-1 zoning (11EPC 40011) accompanies this request.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Facility Plan for Arroyos, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request complies with the Design Standards found in the Site Development Plan for Subdivision (Master Development Plan).
6. The request furthers applicable policies of the Comprehensive Plan, the West Side Strategic Plan, and the Facility Plan for Arroyos, including the following:

Developing and Established Urban Areas

Goal: The subdivision proposal will create a quality urban environment which offers variety from the surrounding land uses, which is primarily single family residential. A community park with multi-purpose fields, tennis, racquetball, volleyball and basketball courts, exercise equipment stations, picnic and children's play areas, landscaping, and multi-use trails, help to make up a quality urban environment in the middle of an area that is primarily residential.

Policy II.B.5d – The subdivision request will respect neighborhood values and scenic resources by providing park and recreational facilities that would benefit the neighborhood. The operation plan, which is included within the design guidelines, provides hours of operation, management and lighting restrictions for the site. The existing 60' light poles will be removed. Light poles will reach a maximum of 30' in height and will be full-cut off angle fixtures, with no light directly shining on any adjacent residential premises.

Policy II.B.5g – The site development plan for subdivision has been carefully designed to conform to topographical features and include trail corridors in the development. The majority of the site will remain undisturbed open space (Las Ventanas Dam, with drainage channels and a large detention area). Pedestrian and bicycle access to the existing multi-use trails and AMAFCA maintenance roads that surround the site have been provided.

Policy II.B.5l – The subdivision request shows the majority of the park with a quality design which is appropriate to the Plan area.

Policy II.B.5m – The request maintains and enhances unique vistas. The park provides needed visual relief from the single family housing which surrounds the site. The site will maintain and enhance views of the Sandia Mountains by allowing a very large amount of open space (approximately 72 acres) that will not be filled in by housing or commercial development. The only building on site is a 6,000 square-foot administration building that controls access to the tennis courts. This building has not yet been built, but will not exceed 26 feet in height. The existing 60' lights that are currently located on two of the multi-purpose fields will be removed. The request will maintain a relatively "dark sky", which is a desirable part of the West Side lifestyle and implements a careful design to prevent unnecessary light pollution.

Developed Landscape

Policy II.C.8a – The AMAFCA portion of the site (which includes the Piedras Marcadas Arroyo and the Las Ventanas Dam) has essentially been left in a natural state, which provides an open space buffer to the community and maintains wildlife habitat and leaves a large portion of the site as undeveloped open space. An existing multi-use trail surrounds the park and AMAFCA portion of the site, and is adjacent to the Piedras Marcadas Arroyo. Views of the Sandias have been preserved with 72 acres of open space. The "dark sky" is being preserved by eliminating the 60' stadium style lighting, by only allowing 30' full-off angle lights at certain times of the day, and limiting the intensity of the lights.

Policy II.C.8b – The public facility (the community park) has been designed to realize opportunities for City/County beautification with abundant landscaping and green areas.

Community Identity and Urban Design

Policy II.C.9b – The site has been designed to maintain much of the natural landscape, particularly within the AMAFCA-owned area. The proposed Park will not interfere with the drainage and flood control functions of the Piedras Marcadas Arroyo. The landscaping listed in the Plant Palette is appropriate with the landscape and is primarily low to medium water use. Views have been protected by only allowing 30' full cut-off angle light poles and by reducing the time and intensity of the lights. The request provides 72 acres of open space and clear views of the Sandias

Open Space Network

Goal: The request provides relief from urbanization and offers opportunities for recreation and conservation of natural resources by setting aside open space for a community park. Connections to trail corridors have been provided throughout the site. The "dark sky" is an important natural feature of the environment that has been respected with this request.

Policy II.B.1g – The request for a community park (community open area) will help to meet a range of needs at different scales. The park would serve community-based recreational needs and serve many neighborhoods on the West Side. The request would allow neighborhood parks to be used by neighbors that live close to those parks, and would allow the Ventana Ranch Community Park to be used by a much wider population on the West Side for many more events (soccer, tennis, volleyball, basketball) that generally are not available at the smaller neighborhood parks.

Policy II.B.1h – The request allows developing areas the opportunity to use neighborhood parks and open areas that are located in close proximity to those developing areas. The park would serve many of the residents of the northwest side of Albuquerque which is still developing.

Policy II.B.1i – The design of the park incorporates maintenance and landscaping appropriate to the location, provides easy accessibility and orientation to encourage use, presents lighting and site design that would minimize vandalism, and offers connections between other Open Space Network areas and public facilities (Las Ventanas Dam and recreational fields in Bernalillo County).

West Side Strategic Plan

Policy 4.6 – View preservation and lighting are important issues that affect the subject site. Views into and out of the park will be preserved by the large amount of open space (approximately 72 acres). The majority of the site (approximately 55 acres) is AMAFCA land that will not be developed, but will remain as the Las Ventanas Dam with drainage channels and a large detention area. The subject site (primarily the 17 acre park portion) will be heavily landscaped which will serve as a screen/buffer to minimize noise and sight impacts of the park. Both views and the “dark sky” will be protected. The request is also in accordance with the “Night Sky Protection Act” which was passed by the State of New Mexico in 1999 in order to promote safety, conserve energy, and preserve the environment for astronomy.

Goal 6 and Plan Objective 6 – The request will protect significant natural assets and resources of the West Side (open space, views, clean air and water). Views will be protected and preserved with light fixtures being no taller than 30’ and the “dark sky” will also be preserved by lighting regulations that restrict the time the lights can be illuminated as well as the intensity of the lights.

Facility Plan for Arroyos

The request meets all of the Major Open Space Links Specific Policies as well as all of the Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links. Language shall be included in the Design Guidelines of the Master Development Plan that acknowledges the Facilities Plan for Arroyos as a Plan with restrictive policies and design guidelines.

7. A facilitated meeting was held on March 24, 2011 at the Paradise Hills Community Center. Unresolved issues and concerns of the neighborhood following the facilitated meeting included the following: legality of existing lights, allowable brightness of lights, and how late lights can be

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utilized. Since the time of the facilitated meeting, the applicant has agreed to remove the 60' lights. The applicant is now proposing 30' full-cut off angle lights for the turf practice area, tennis/racquetball courts, and the parking lot, and is addressing the intensity of the lights and the time they can be on through the Operations and Management Plan found in the Design Guidelines of the Master Development Plan.

8. There is neighborhood support and opposition to the request.

CONDITIONS OF APPROVAL - IIEPC 40012, 7/14/2011, Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. On the Master Development Plan the lighted turf practice area labeled as "Additional turf area for practice and multi-purpose recreation use" under A. Introduction, 4th bullet under Phases 3 through 5 shall include the words "lighted" between the words "Additional" and "turf."
4. Under II. Design Guidelines I. Site Furniture, the word "should" in the last sentence will be changed to "shall."
5. Under II. Design Guidelines, E. Parking Areas, the following wording shall be added: Disabled parking shall be provided per Section 14-16-3-1 Off Street Parking Regulations of the Zoning Code.
6. Under II. Design Guidelines, F. Lighting, 4th bullet, the word "should" between the words "lighting fixtures" and "blend" will be replaced with the word "shall".
7. The "Facility Plan for Arroyos" shall be included in the last sentence under II. Design Guidelines between the "West Side Strategic Plan" and "Park Design Guidelines July-2004" in order to ensure compliance with all policies and design guidelines of that Plan.

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8. The second through fourth sentences in the Future Review/Approval Process section of the Master Development Plan shall read as follows: "Design and construction of all other park features shall be pursuant to a Site Development Plan for Building Permit. The EPC delegates review and approval of any such site Development Plan for Building Permit to the Planning Director. The Site Development Plan for Building Permit Notification requirements shall be per Section 14-16-2-22 (6) of the Zoning Code." The last sentence in the Future Review/Approval Process section of the Master Development Plan shall read as follows: "Proposed changed to this Master Development Plan shall comply with Section 14-16-2-22 (6) of the Zoning Code."

9. Conditions from City Engineer, Municipal Development, and NMDOT:

- a. Condition of approval for Site Development Plan for Subdivision: The left turn lane into the Park from southbound Universe is required.
- b. An analysis is required to determine Traffic and Pedestrian activities at the intersection of Universe and Park entrance (Must be accomplished prior to DRB action).
- c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- d. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- e. Site plan shall comply and be designed per DPM Standards.
- f. The exhibit should show the floodplain.

10. Conditions from Public Service Company of New Mexico

- a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- b. An existing 115kV transmission line is located along the east side of Universe Blvd. at this project site. As a condition, any proposed encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.
- c. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and lighting requirements. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
- d. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the

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remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

11. Under I. Master Development Plan A. Introduction, the 2nd, 3rd, 4th, 5th, and 6th paragraphs shall be deleted. Paragraphs 3, 4, and 5 describe the different phases.
12. Under I. Master Development Plan B. Park Program 1. Multipurpose Recreation Fields, the 3rd and 4th, and 5th sentences shall be deleted.
13. Under II. Design Guidelines A. Architecture, the last bullet, the word "shall" will be replaced with the word "may."
14. Under II. Design Guidelines D. Pedestrian and Bicycle Paths, 2nd sentence, the words "and designated for bicycles only" shall be deleted.
15. Under II. Design Guidelines H. Screening/Walls and Fences, the 1st bullet, shall read as follows:
Perimeter fencing to enclose the improved park areas is allowed. Fencing shall be no greater than 6 foot in height. Acceptable fencing materials include tubular steel and chain link. Chain link may only be used with wind screen fabric.
16. Under II. Design Guidelines J. Landscape, 2nd paragraph, 3rd sentence, shall read as follows:
Plantings at the park perimeter, within parking areas, and other non-recreational areas will consist primarily of low water use varieties.
17. Under II. Design Guidelines J. Landscape, 1. Multi-Purpose Recreation Fields, 1st sentence, the word "shall" will be replaced with the word "may."
18. Under II. Design Guidelines J. Landscape, 3. Parking Areas, 5th sentence, shall read "Where feasible, parking areas should be graded to provide opportunities for harvesting rainwater run-off into planter islands."
19. Under II. Design Guidelines K. Sustainability, 3rd bullet, the word "considered" shall be replaced with "utilized as practical."
20. Under II. Design Guidelines, M. Operations & Management, 4. Park Lighting; d. Basketball Court Lighting, 2nd bullet, shall read "Lighting shall be programmed to turn off by 9:00 PM."

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21. Under II. Design Guidelines, M. Operations & Management, 4. Park Lighting, e. Tennis/Raquetball Court Lighting, 2nd bullet, shall read "Lighting shall be programmed to turn off by 9:00 PM."
22. Under II. Design Guidelines, M. Operations & Management, 4. Park Lighting, f. Parking Lot Lighting, 1st bullet, shall replace the time "10:30 PM" with "9:30 PM."
23. Under II. Design Guidelines M. Operations & Management, 4, Park Lighting, there shall be a statement that "All lighting with the exception of parking lot and security lighting shall be turned off at 9:00 PM."

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 29, 2011 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

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SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan; within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,



 Deborah Stover
Planning Director

DS/RF/mc

cc: Consensus Planning, Inc., 302 Eighth Street NW, Albuquerque, NM, 87103
City of Albuquerque Parks and Recreation Dept., 1081 Fourth St. NW, Albuquerque, NM 87102
Thornton Schwenk, Paradise Hills Civic Association, 5125 Russell Drive NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic Association, 10013 Plunkett Drive NW, Albuquerque, NM 87114
Jay Jones, Ventana Ranch NA, P.O. Box 65446, Albuquerque, NM 87193
Laura Horton, Ventana Ranch NA, 7224 Cascada NW, Albuquerque, NM 87114
Dan Serrano, Northwest Alliance of Neighborhs, 4409 Atherton Way NW, Albuquerque, NM 87120
D. Anthony Segura, Northwest Alliance of Neighbors, 2000 Selway Place NW, Albuquerque, NM 87120
Laura Horton, Westside Coalition of NA's, 7224 Cascada NW, Albuquerque, NM 87114
Candy Patterson, Westside Coalition of NA's, 7608 Elderwood NW, Albuquerque, NM 87120
Michael & Julie Carpenter, 10064 Calle Chulita NW, Albuquerque, NM 87114
Jane Longhurst, 10056 Calle Chulita NW, Albuquerque, NM 87114
Charles & Sue Dowell, 10062 Calle Chulita NW, Albuquerque, NM 87114
Robert Prickett & Nancy Bronson, 10136 Calle Chulita NW, Albuquerque, NM 87114
Don Grady, grady-adobe@msn.com
Joseph Kirby, 9908 Chelon Place NW, Albuquerque, NM 87114
Victor & Elizabeth Line, 10072 Calle Chulita NW, Albuquerque, NM 87114
Margaret Westfall
John & Madeline Hanna, 10060 Calle Chulita NW, Albuquerque, NM 87114
Lydia Piper, 10074 Calle Chulita NW, Albuquerque, NM 87114

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Sandy Zuschlag, COA, Parks and Recreation Department, 1081 Fourth St. NW, Albuquerque, NM 87102

Jeannette Clack, 10076 Calle Chulita NW, Albuquerque, NM 87114

Michael & Heather Fried, 10176 Calle Chulita NW, Albuquerque, NM 87114

CITY OF ALBUQUERQUE



29 December 2011

Chris Green, ASLA, LEED AP
Consensus Planning
302 Eighth Street SW
Albuquerque, NM 87102

RE: Six-month extensions for Project # 1007798, 11EPC 40011

Dear Mr. Green,

Thank you for your letter requesting a time extension to meet the conditions of approval for the zone map amendment of Project #1007798.

PO Box 1293

Zoning Code Section 14-16-4-1(C)(10)(b), which applies to approval of changes to the zone map with prerequisites (conditions), allows the Planning Director to extend the six-month time limit an additional six months. Consider this letter as the approval of a six-month extension to meet the EPC condition of approval. The deadline to meet the requirement is now July 14, 2012.

Albuquerque

Sincerely,

NM 87103

Russell Brito, Manager
Urban Design & Development Division
Planning Department

www.cabq.gov

xc: files

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION <input type="checkbox"/> Major Subdivision action <input type="checkbox"/> Minor Subdivision action <input type="checkbox"/> Vacation <input type="checkbox"/> Variance (Non-Zoning)	SUBDIVISION <input type="checkbox"/> for Subdivision <input type="checkbox"/> for Building Permit <input type="checkbox"/> Administrative Amendment (AA) <input type="checkbox"/> IP Master Development Plan <input type="checkbox"/> Cert. of Appropriateness (LUCC)	STORM DRAINAGE (Form D) <input type="checkbox"/> Storm Drainage Cost Allocation Plan	ZONING & PLANNING <input type="checkbox"/> Annexation <input type="checkbox"/> County Submittal <input type="checkbox"/> EPC Submittal <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) <input type="checkbox"/> Sector Plan (Phase I, II, III) <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs) <input type="checkbox"/> Street Name Change (Local & Collector)	APPEAL / PROTEST of... <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd 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): PAIKI PHONE: 816-7340
 ADDRESS: 2901 Juan Tabo Blvd. NE FAX: 816-7339
 CITY: Albuquerque, STATE NM ZIP 87112 E-MAIL: _____

APPLICANT: Parks & Recreation PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Replat to combine Tracts F-1, F-2 & F-3 of Ventana Ranch into a single parcel

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. F-1, F-2 & F-3 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Ventana Ranch

Existing Zoning: R-LT Proposed zoning: Same MRGCD Map No N/A

Zone Atlas page(s): B-10 UPC Code: 101006504626731303, 101006504823931302, 101006505121431301

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____

No. of existing lots: 3 No. of proposed lots: 1 Total area of site (acres): 17.2104

LOCATION OF PROPERTY BY STREETS: On or Near: Universe NW

Between: Paradise NW and Irving Blvd NW

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

SIGNATURE Philip W. Turner DATE 8-4-09

(Print) PHILIP W. TURNER Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DRB</u> <u>70261</u>	<u>PSF</u>	_____	\$ <u>215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<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	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>August 12, 2009</u>			Total	\$ <u>235.00</u>

Paul 8.4.09
 Planner signature / date

Project # 1007798

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.

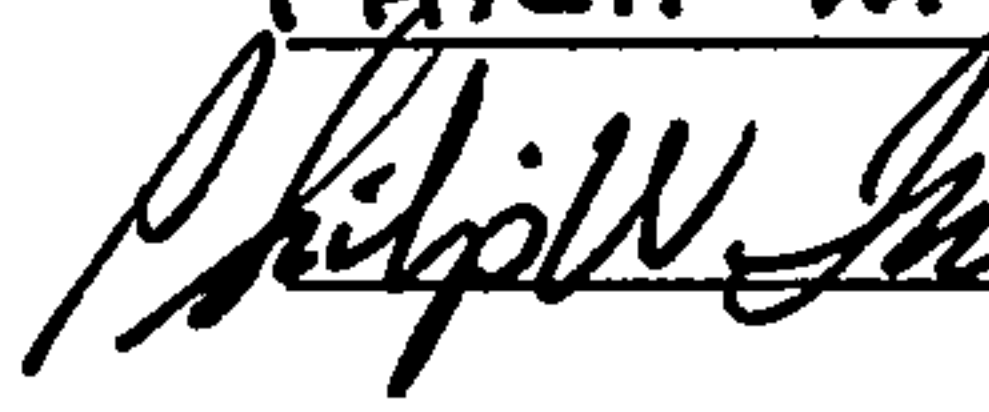
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 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
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- 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
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 - 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.

PHILIP W. TURNER
 Applicant name (print)

 Applicant signature / date 8-4-09

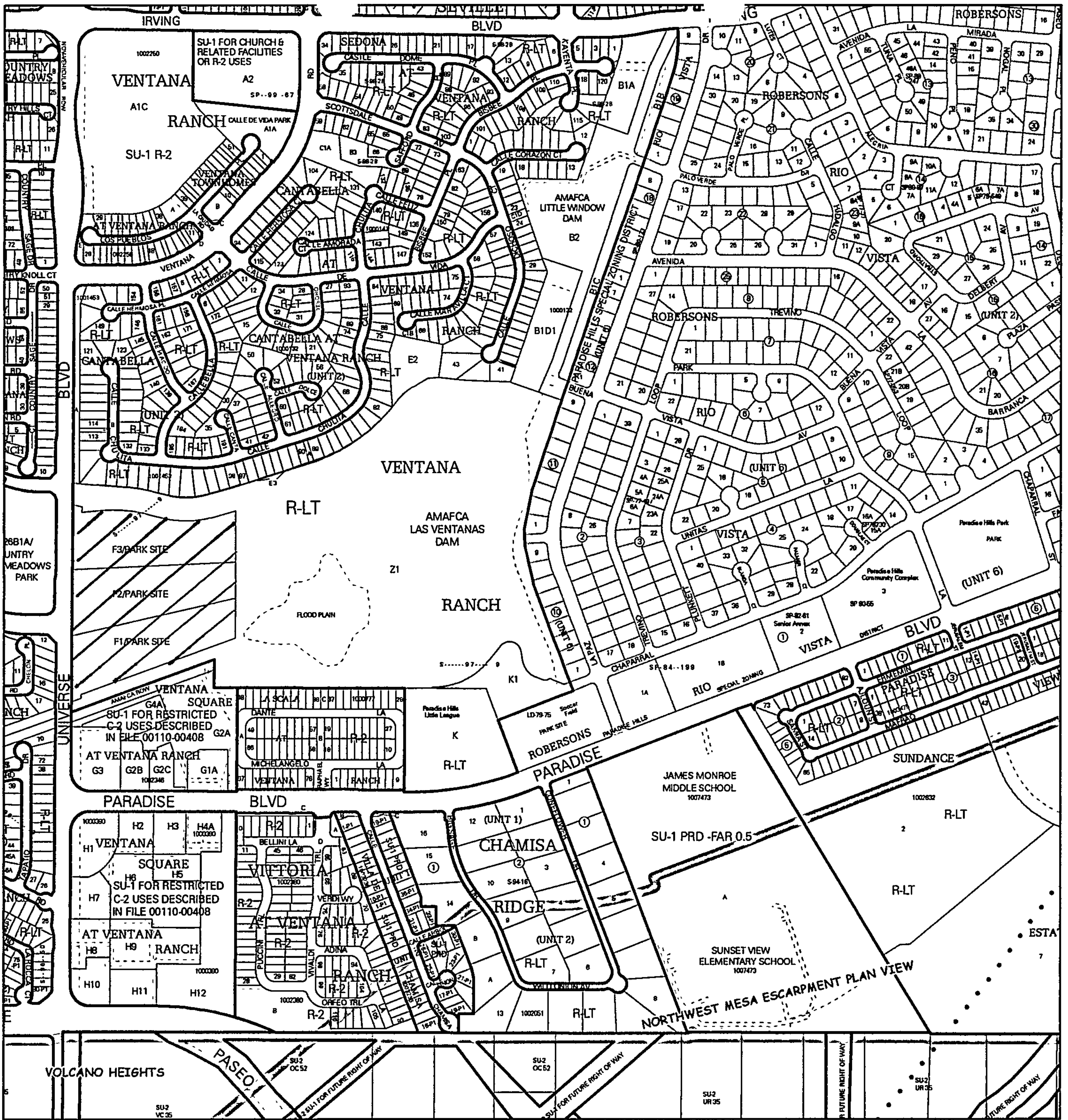


Form revised October 2007

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

Application case numbers
DRB - 70261

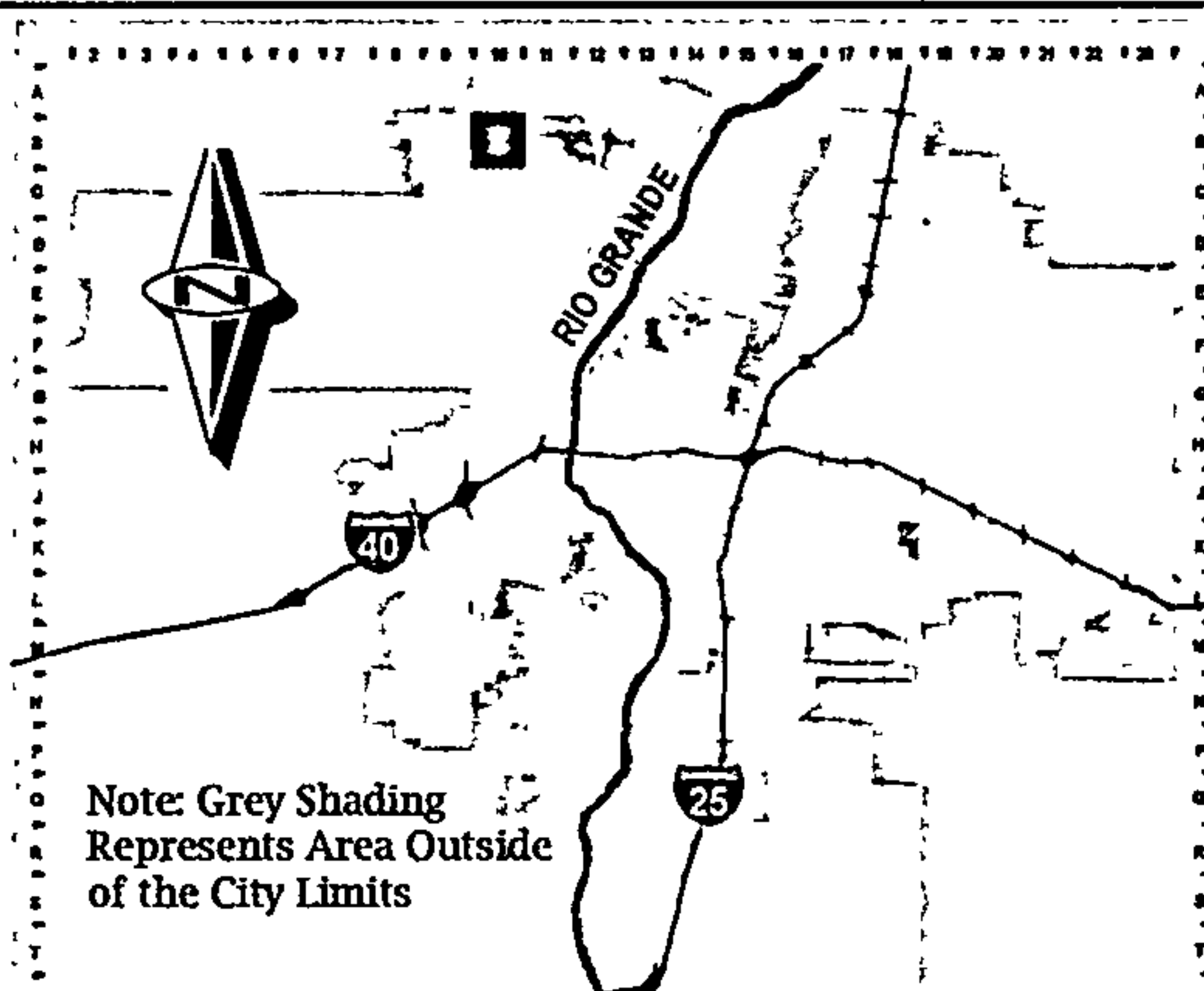

 Planner signature / date 8.4.09
 Project # 1007798



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



Map amended through: 3/10/2009



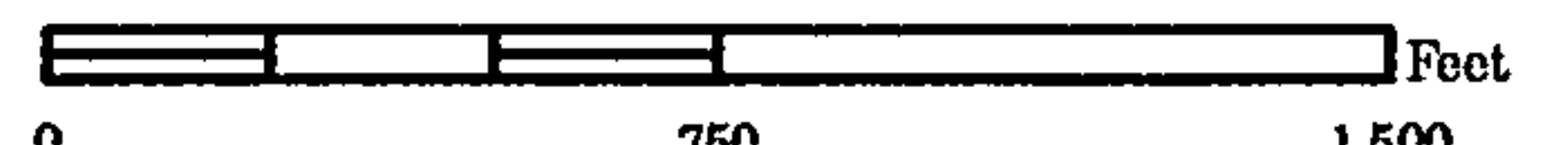
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

B-10-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



PAIKI (PAI of Kentucky, Inc.)
Presnell Engineers, Inc.
2901 Juan Tabo Blvd NE, Suite 101
Albuquerque, NM 87112
(505) 816-7340
FAX (505) 816-7339

August 4, 2009

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

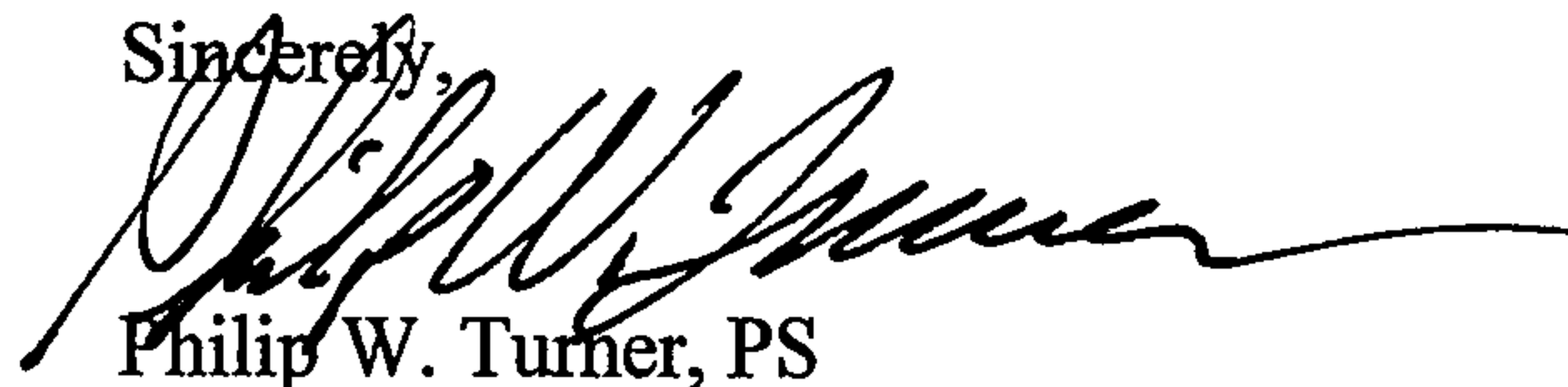
Re: Replat of Tracts F-1, F-2 and F-3, of Block 2 of Ventana Ranch

City of Albuquerque Planning Department:

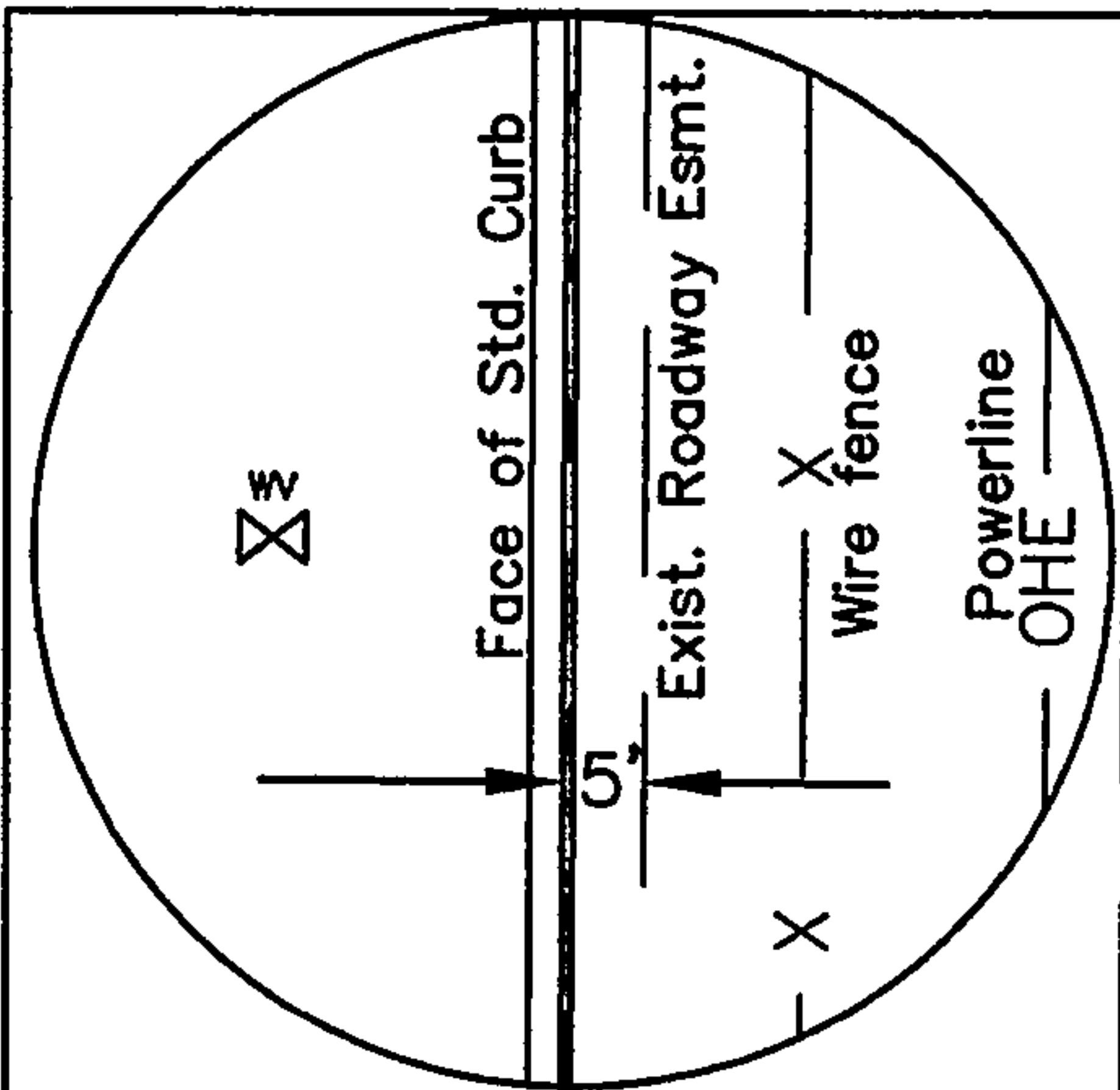
PAIKI, as the agent for the Parks and Recreation Department of the City of Albuquerque, requests Preliminary/Final plat approval of the replat of the referenced properties into a single parcel. The existing property is presently zoned R-LT. The property lies along Universe Boulevard between Paradise and Irving

Thank you for your consideration of this matter.

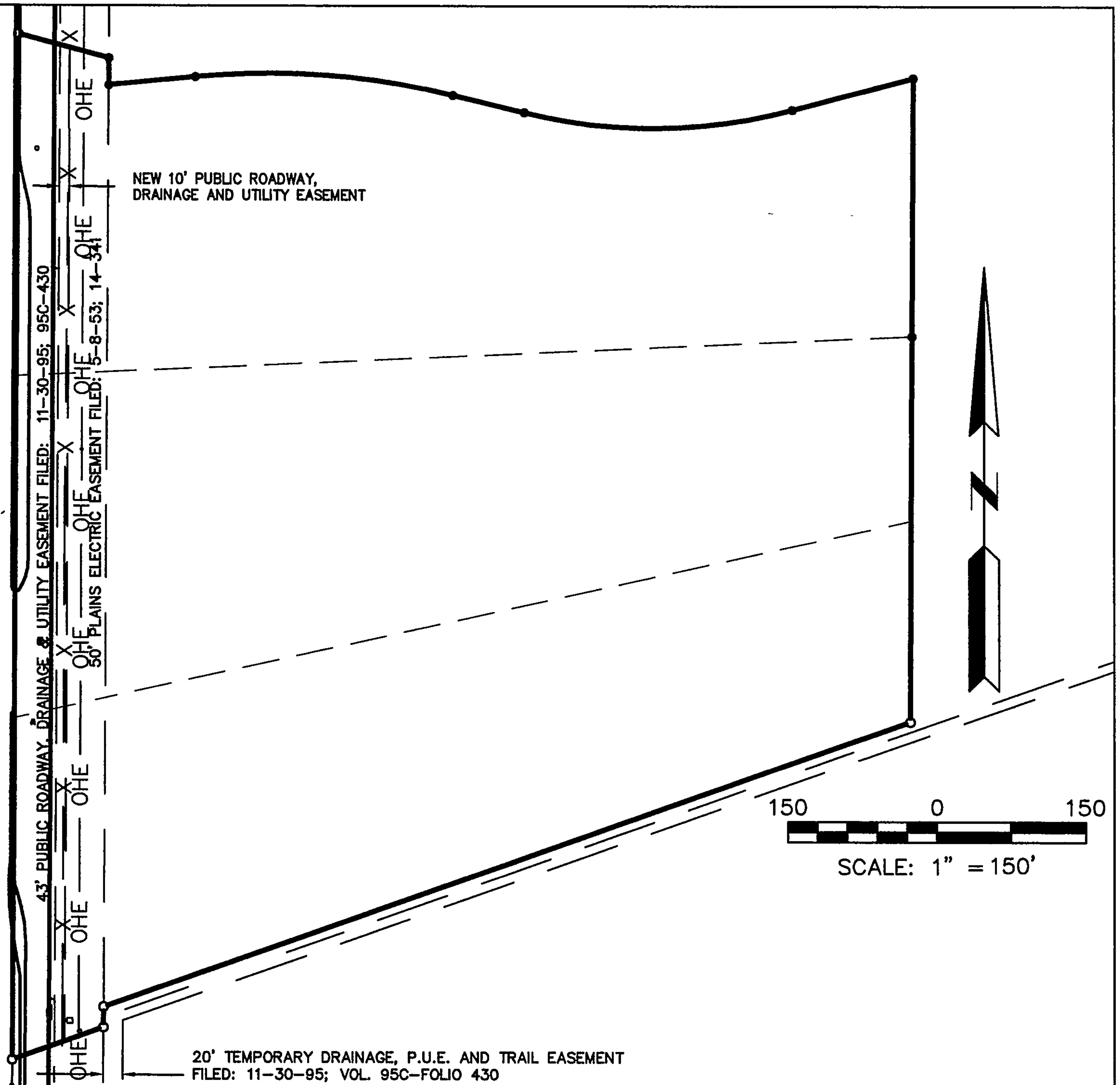
Sincerely,



Philip W. Turner, PS



Detail
Scale: 1" = 30'





Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

V

P

D

L

ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): PAIKI PHONE: 816-7340
 ADDRESS: 2901 Juan Tabo Blvd, NE Suite 101 FAX: 816-7339
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: _____

APPLICANT: City of Albuquerque, Parks & Rec. Dept PHONE: 768-5300
 ADDRESS: P.O. Box 1293 FAX: 768-5305
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch plat review of plat to consolidate Tracts F-1, F-2 and F-3 of Ventana Ranch into a single parcel

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. Tract F-1 Tract F-2 Tract F-3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Ventana Ranch
 Existing Zoning: R-LT Proposed zoning: R-LT MRGCD Map No _____
 Zone Atlas page(s): B-10 UPC Code: 101006504626731303, 101006504823931302, 101006505121431301

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 3 No. of proposed lots: 1 Total area of site (acres): 17.210
 LOCATION OF PROPERTY BY STREETS: On or Near: Universe Blvd NW
 Between: Paradise and Irving

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

SIGNATURE Philip W. Turner DATE 5-12-2009
 (Print) PHILIP W. TURNER Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
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- Site is within 1000ft of a landfill
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- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>09DRB 70174</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>05/20/09</u>			Total <u>\$ 0</u>

Sandy Handley 05/12/09 Project # 1007798
 Planner signature / date

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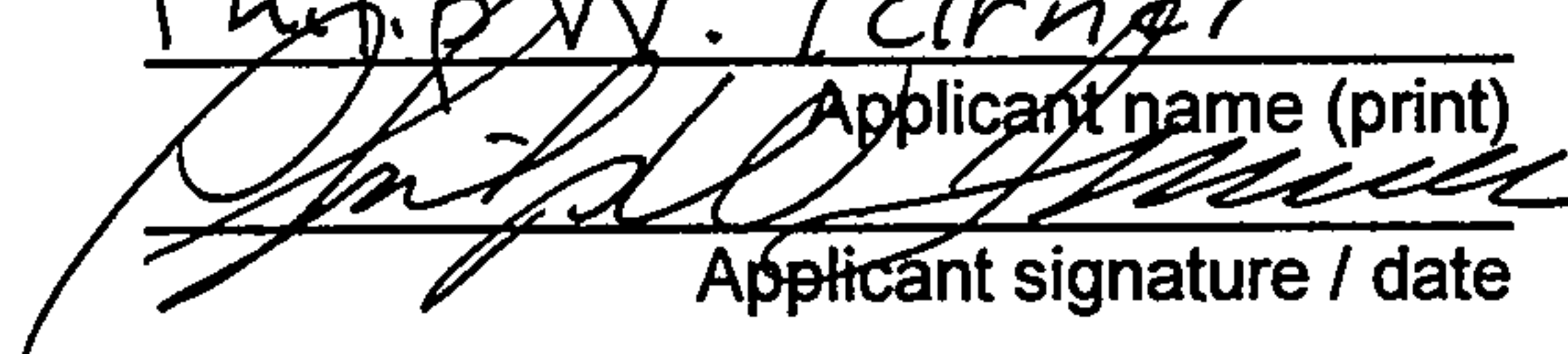
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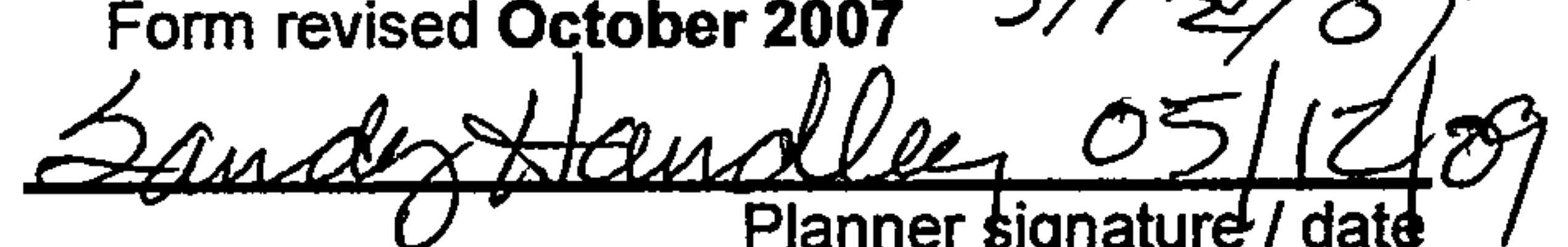
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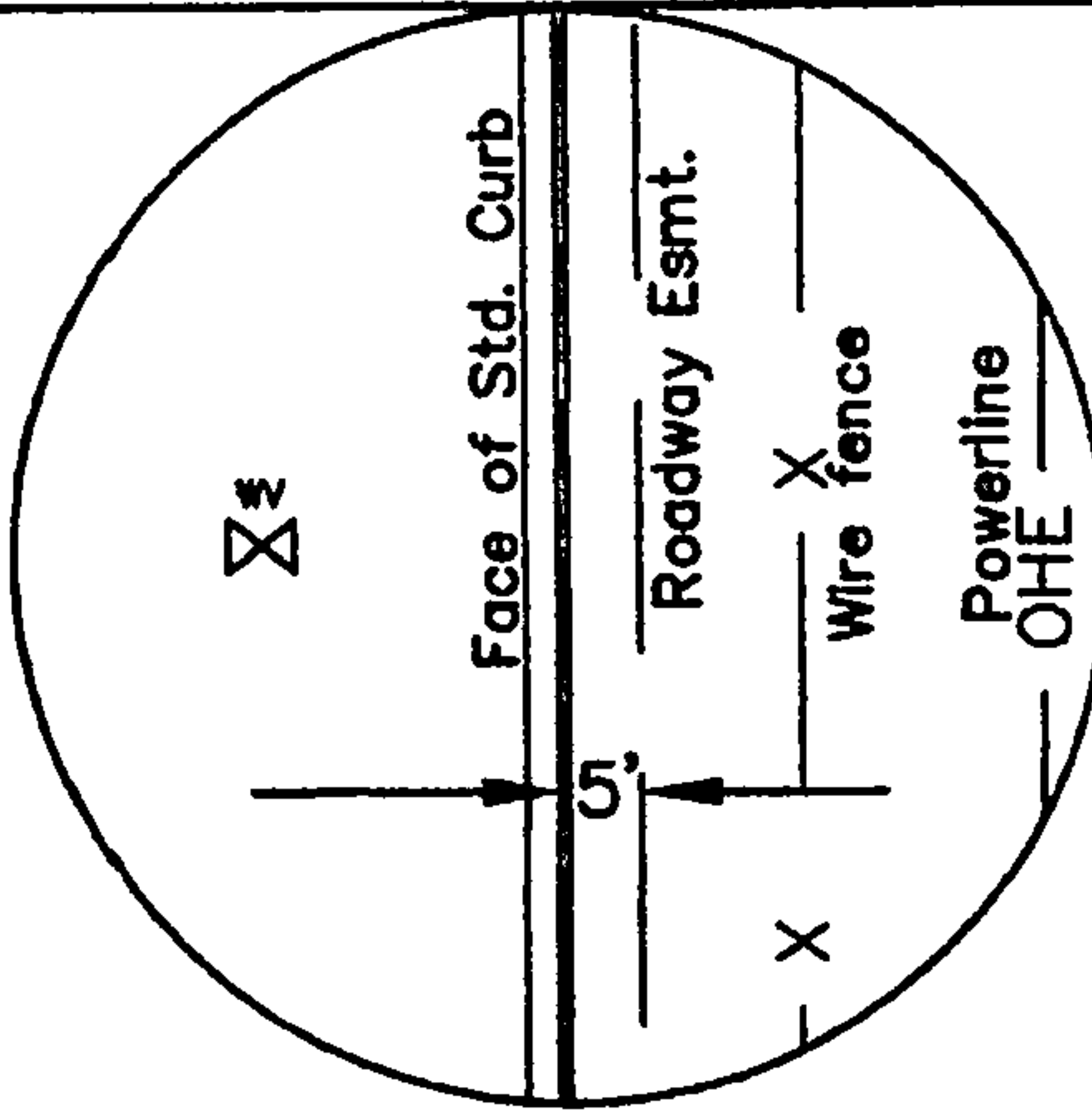
Philip W. Turner
 Applicant name (print)

 Applicant signature / date



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

Application case numbers
 09DRB - 70174

Form revised October 2007 5712/09

 Planner signature / date
 Project # 1007.798



Detail
 Scale: 1" = 30'

UNIVERSE BOULEVARD NW

43' ROADWAY EASEMENT

0150' PNM EASEMENT

OHE
 X OHE
 X OHE
 X OHE
 X OHE
 X OHE
 X OHE
 X OHE

TRACT F-1

TRACT Z-1

VACATED LOT LINE

TRACT F-1-A

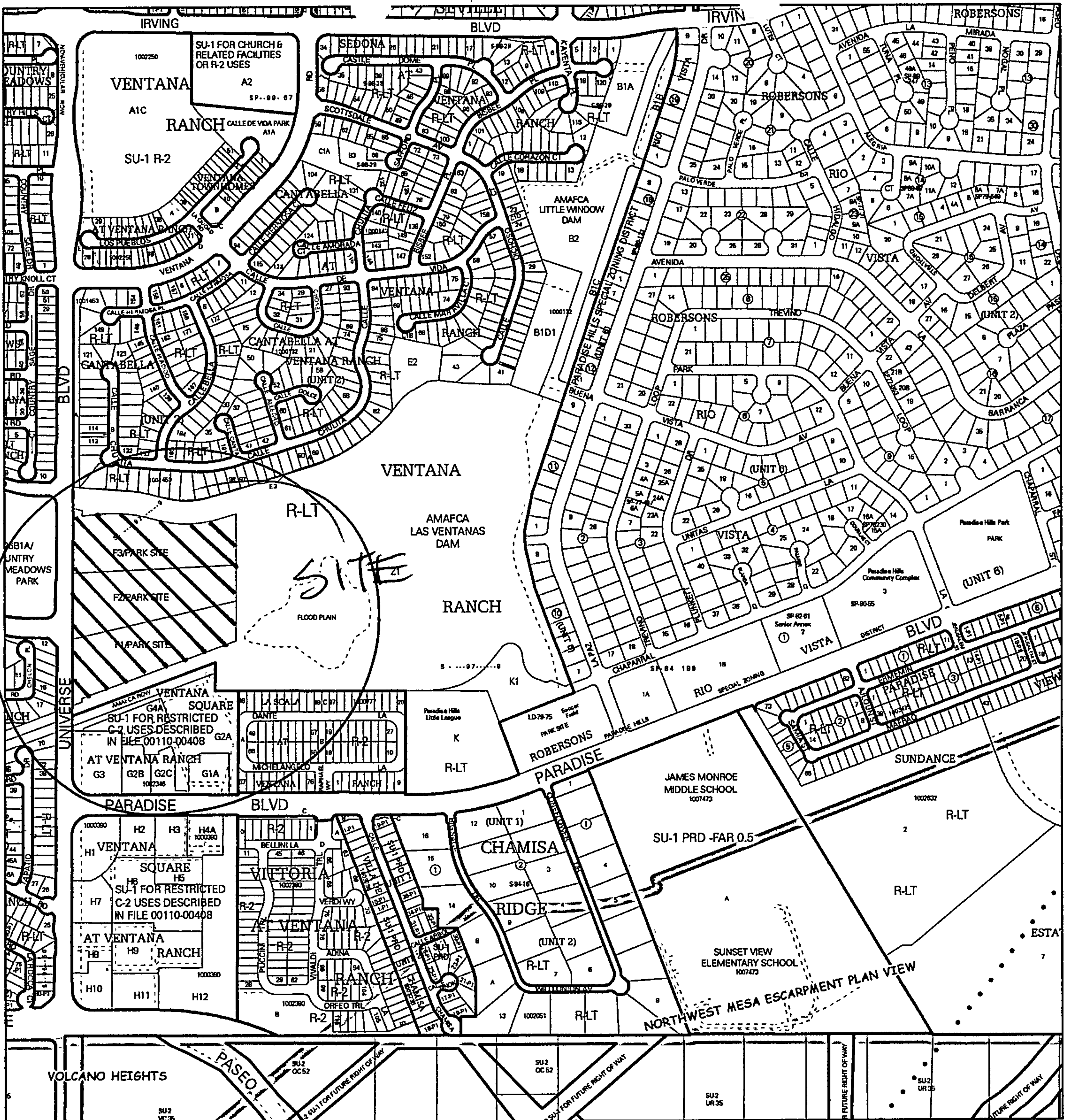
TRACT F-2

VACATED LOT LINE

TRACT F-3



SCALE: 1" = 150'



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

AGIS
Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-10-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.		

0 750 1500 Feet

PAIKI (PAI of Kentucky, Inc.)
Presnell Engineers, Inc.
2901 Juan Tabo Blvd NE, Suite 101
Albuquerque, NM 87112
(505) 816-7340
FAX (505) 816-7339

May 12, 2009

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Replat of Tracts F-1, F-2 and F-3, of Block 2 of Ventana Ranch

City of Albuquerque Planning Department:

PAIKI, as the agent for the Parks and Recreation Department of the City of Albuquerque, requests Sketch plat approval of the replat of the referenced properties into a single parcel. The existing property is presently zoned R-LT. The property lies along Universe Boulevard between Paradise and Irving

Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS

UNIVERSE BOULEVARD NW

43' ROADWAY EASEMENT

50' PNM EASEMENT

TRACT F-1

VACATED LOT LINE

TRACT F-1-A

TRACT F-2

VACATED LOT LINE

TRACT F-3

TRACT Z-1



SCALE: 1" = 150'