

July 22, 2016

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Montecito Vistas Subdivision – Bulk Land Variance (DRB 1009506)

Dear Mr. Cloud:

The purpose of this letter is to describe the Bulk Land Variance request associated with the Montecito Vistas Subdivision. The Bulk Land Variance is for Montecito Vistas, Tracts 1- 3, to waive infrastructure requirements for Villa Real and Retablo Drive. Villa Real is located along the Tract 3 frontage. Retablo Road crosses Tracts 1 and 2. Tract 1 is a 6.6335-acre parcel, Tract 2 is 8.9290 acres and Tract 3 is 8.3083 acres.

Tracts 1, 2, and 3 were originally part of Tract 7, 8, and 9-A, Volcano Cliffs Subdivision Unit 6. The primary purpose of this request is to reconfigure these parcels and to allow for property purchase and land ownership transfers. Please refer the Bulk Land Plat for existing and proposed Tract locations.

The Bulk Land Variance is justified because:

1. The replat of Tracts 7, 8, and 9-A, Volcano Cliffs Subdivision Unit 6, furthers the City's goal of acquiring parcels along the Middle Branch of the Boca Negra Arroyo per the Open Space Priority List in Ordinance R-12-CS. This will be accomplished as a result of the Bulk Land variance by allowing ownership of some of the reconfigured parcels to be transferred to City Open Space.
2. The related Montecito Vistas Subdivision will be transferring a portion of Tract 7 (proposed Tract 1) as a Public Parceled Commons Area to the City under the Private Commons Development zoning. This related request was submitted previously and heard by the D.R.B. as a separate request.
3. All Tracts are zoned SU-2, Volcano Cliffs Rural Residential (VCRR), which can be developed as 1 acre minimum lots or as a Private Commons Development. A PCD would require DRB review and approval of 1) a Site Development Plan for Subdivision, per the Volcano Trails Sector Development Plan, and 2) a Preliminary Plat, at which time the improvements would be required. These submittals were previously made and reviewed by the D.R.B.
4. There are no developed parcels along Villa Real Drive to the west of Quivara Drive that would require the improvements along the Tract 3 frontage.
5. There is no existing infrastructure along Villa Real Drive to the west of Quivara Drive.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

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Please review this request and provide comments on this bulk land variance.

Sincerely,


Scott J. Steffen, P.E.
Vice President
Community Development & Planning

cc: Kevin Patton, Pulte Homes
Scott Schiabor, Victory Land