



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 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): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Victory Land, LLC (Scott Schiabor) PHONE: (505) 828-9900
 ADDRESS: 8300 Carmel Avenue, NE Suite 401 FAX: (505) 828-9901
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: fred@scottpatrickhomes.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch Plat Review for Montecito West Units 3-6

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. Tracts 7, 8, 9A-C, 10B-C, 24-25, 26-A, 26-B and 27/ Tract 14 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Volcano Cliffs Unit 6/Volcano Cliffs Unit 9
 Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No _____
 Zone Atlas page(s): D9 UPC Code: 100906311205030104,

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1009506 15DRB-70357

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 13 No. of proposed lots: 136 Total area of site (acres): 66.4
 LOCATION OF PROPERTY BY STREETS: On or Near: Quivara Drive
 Between: Vista Vieja Avenue and Retablo Road

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

SIGNATURE Scott Steffen DATE 3/15/16

(Print) SCOTT J STEFFEN Applicant: Agent: Form revised 4/07

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

Project # _____

Planner signature / date _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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


 Applicant name (print)

 Applicant signature / date



Form revised **October 2007**

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ - _____ - _____ |
| <input type="checkbox"/> Case #s assigned | _____ - _____ - _____ |
| <input type="checkbox"/> Related #s listed | _____ - _____ - _____ |

_____ / _____
Planner signature / date

Project # _____

March 15, 2016

www.bhinc.com

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

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Sketch Plat Review and Comment for Montecito West Phase 2 (Units 3-6)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Application
- Six (6) copies of the Sketch Plat
- Zone Atlas Map

This sketch plat is being represented to the Development Review Board for the purpose of obtaining City input and comment. Proposed is a subdivision of Tracts 7-8, 9A-C, 10B-C, 24-25, 26-A, 26-B and 27, Volcano Cliffs Subdivision Unit 6, and Tract 14, Volcano Cliffs Subdivision Unit 9, consisting of 136 single-family residential lots on approximately 53.2 acres. The site is located west of the Montecito West Unit 1 Subdivision and can be accessed from Vista Vieja Avenue to the south. The land is currently zoned SU-2, Volcano Cliffs Rural Residential (VCRR).

The project will be developed as a Private Commons Development (PCD) per the City Zoning Code Section 14-16-2-16, which limits the maximum number of lots in a development to 50. The proposed project phasing is to development the eastern 67 lots first, followed by the western 69 lots. As a result, four plats will be required so as to not exceed the 50 lot maximum. The Unit 3 and 4 sketch plats are shown together and the Units 5 and 6 sketch plats are shown together.

The Unit 3 plat will create 41 lots and 7 remainder tracts. Tracts 2 and 4 are created for a land swap between the City and the development, Tract 5 will be developed at a future time, Tract 6 is a Public Parceled Commons Area to be transferred to City Open Space, Tracts 1 and 2 will be subdivided into 26 Lots of Unit 4, and Tract 7 will be subdivided as part of the Units 5 and 6.

The Unit 5 plat will create 44 lots and 2 remainder tracts. Tract 1 is a Public Parceled Commons Area to be transferred to City Open Space and Tract 2 will be subdivided into 25 lots of Unit 6.

The Unit 3 and 4 final plats will occur simultaneously and will create excess open space. It is requested that the excess open space be credited to the Unit 5 and 6 open space requirements. See the Private Commons Development summary on each sketch plat as to how the development meets the PCD 30% open space requirement.

Engineering ▲

Spatial Data ▲

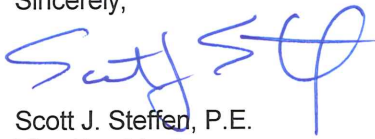
Advanced Technologies ▲

It is our understanding that a Site Plan for Subdivision, along with a preliminary plat approval will be required by the Development Review Board. The preliminary plat, infrastructure list and site plan will include 4 phases. There will also be sidewalk deferral and waiver requests and public easement vacations requests at the time of the preliminary plat application.

The grading and drainage will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. The drainage outfall will be to the north to the Middle Branch of the Boca Negra Arroyo through Tracts 10-C and 10-B per the approved Montecito West Units 1 and 2 Drainage Plan. Water/sewer availability has not been requested. There is existing sanitary sewer and water in Vista Vieja Avenue. The proposed sewer outfall will be through Unit 3 Tract B, between lots 8 and 9.

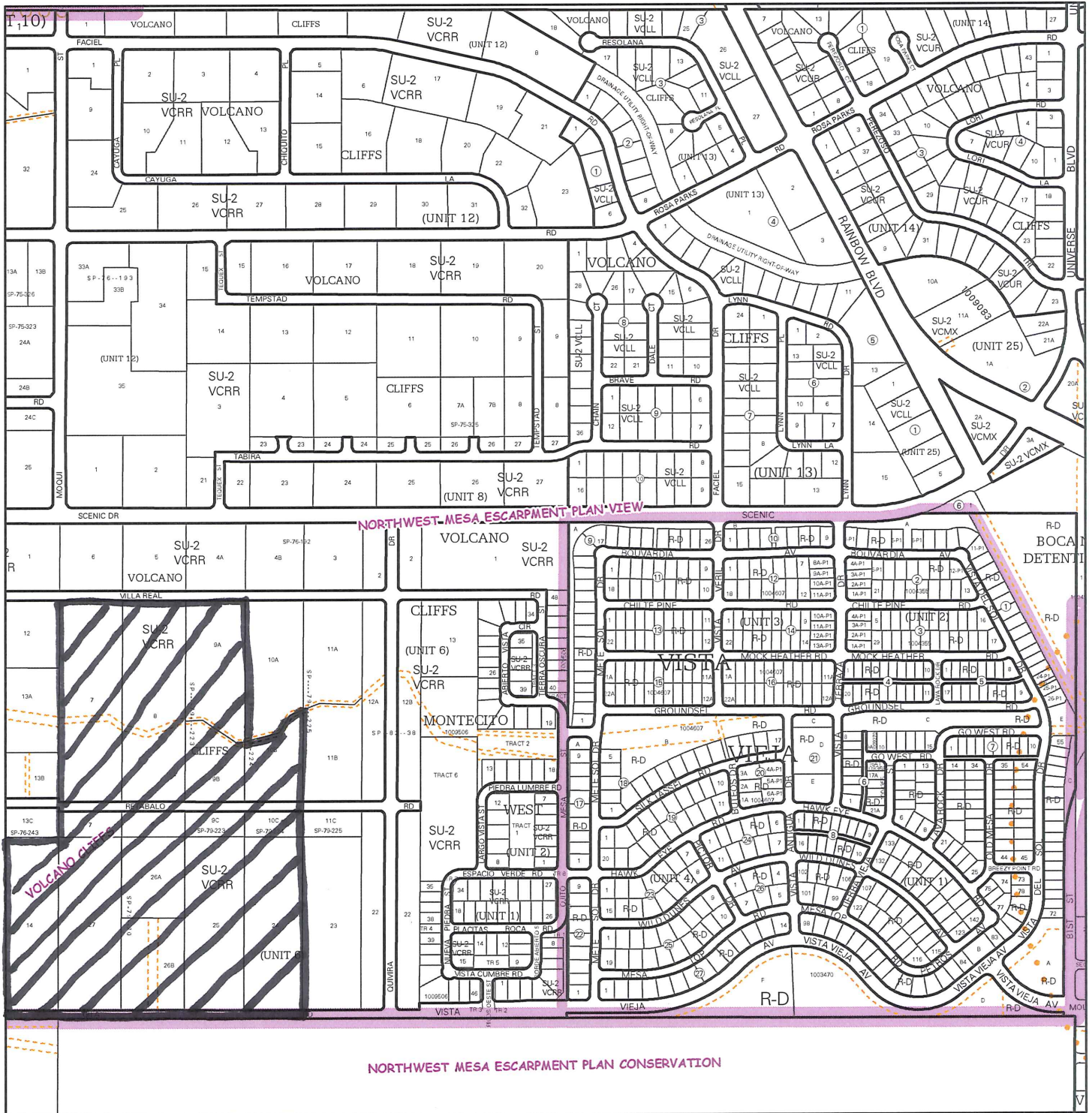
I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on March 23, 2016.

Sincerely,

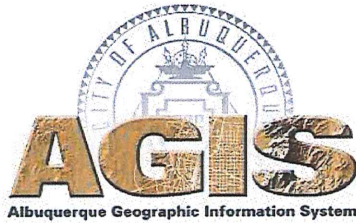


Scott J. Steffen, P.E.
Vice President
Community Development & Planning

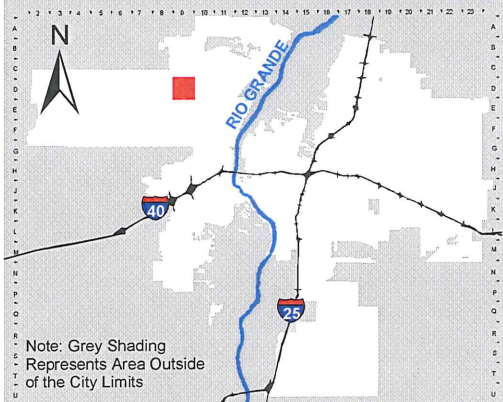
Enclosures



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



Map amended through: 1/28/2016

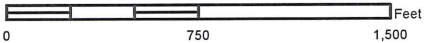


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

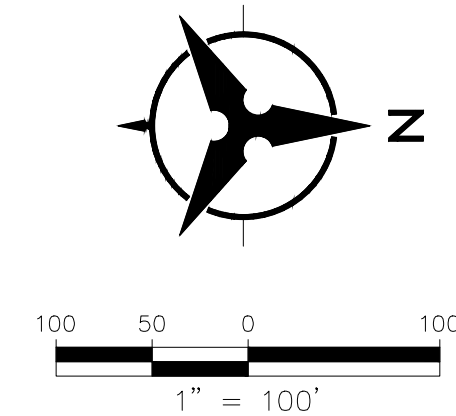


0 750 1,500 Feet

SKETCH PLAT FOR
MONTECITO WEST UNITS 3 & 4
BEING A REPLAT OF
TRACTS 7-8, 9A-C,
10B-C, 24-25, 26-A,
26-B AND 27, VOLCANO
CLIFFS UNIT 6 AND
TRACT 14 VOLCANO
CLIFFS UNIT 9

NOTES:

1. ACREAGE: 66.38 AC.
2. NUMBER OF LOTS: 67
3. ZONING:
SU-2: VOLCANO CLIFFS
RURAL RESIDENTIAL (VCR)
4. MINIMUM EXISTING LOT: 2.95 AC.
5. TO BE DEVELOPED AS A PRIVATE COMMONS DEVELOPMENT (PCD)
PER CITY ZONING CODE 14-16-3-16



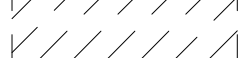


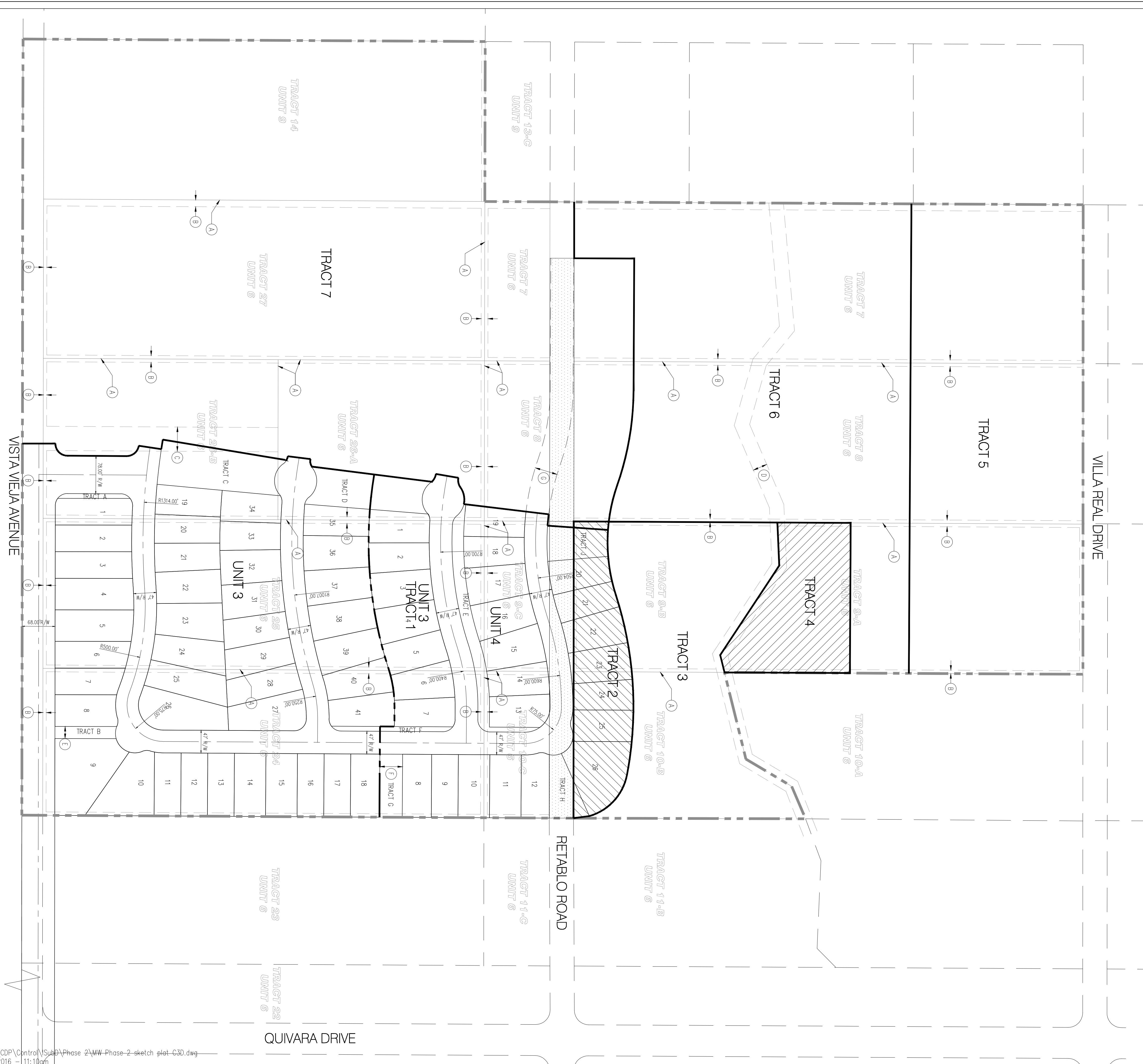
KEYED NOTES

- (A) TRACT LINE TO BE ELIMINATED BY THIS PLAT
- (B) PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
- (C) PRIVATE ACCESS EASEMENT TO BE VACATED WITH THIS PLAT
- (D) EXISTING 30' DRAINAGE EASEMENT
- (E) 25' SEWER AND WATER EASEMENT
- (F) 47' DRAINAGE AND ACCESS EASEMENT
- (G) 47' TEMPORARY ACCESS EASEMENT

PRIVATE COMMONS DEVELOPMENT

TOTAL ACREAGE	66.38 ACRES
TRACT 3, CITY OF ALBUQUERQUE REMINDER PARCEL	3.86 ACRES
TRACT 4, TRANSFERRED TO CITY OF ALBUQUERQUE	1.40 ACRES
TRACT 5, REMINDER PARCEL TO BE DEVELOPED AT FUTURE TIME	7.93 ACRES
DEVELOPMENT ACREAGE	53.19 ACRES
TRACT 7, SUBDIVIDED AS PART OF MONTECITO WEST UNITS 5 & 6	22.36 ACRES
MONTECITO WEST UNITS 3 & 4, INCLUDING TRACT 6	30.01 ACRES
LOTS, STREETS, HOA TRACTS	20.05 ACRES
TRACTS C-E, H & J, PRIVATE PARCELED COMMONS AREA	1.46 ACRES
TRACT 6, PUBLIC PARCELED COMMONS AREA	9.96 ACRES
% PARCELED COMMONS AREA OPEN SPACE	36.89%
EXCESS PARCELED COMMONS AREA APPLIED TO UNITS 5 & 6	2.42 ACRES
NUMBER OF LOTS	67
DENSITY	2.2 DU/AC

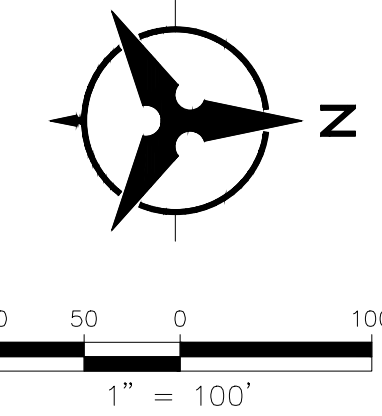
-  PORTION OF RETABALO ROAD TO BE VACATED WITH THIS PLAT
-  PORTION OF TRACTS 9-B AND 10-B (1.40 AC) TO BE TRANSFERRED TO MONTECITO WEST
-  PORTION OF TRACT 9-A (1.40 AC) TO BE TRANSFERRED TO CITY



SKETCH PLAT FOR
 MONTECITO WEST UNITS 5 & 6
 BEING A REPLAT OF
 TRACT 7, MONTECITO
 WEST UNIT 3 & 4

NOTES:

1. ACREAGE: 23.19 AC.
2. NUMBER OF LOTS: 69
3. ZONING:
 SU-2: VOLCANO CLIFFS
 RURAL RESIDENTIAL (VCRR)
4. MINIMUM EXISTING LOT: 2.95 AC.
5. TO BE DEVELOPED AS A PRIVATE COMMONS DEVELOPMENT (PCD)
 PER CITY ZONING CODE 14-16-3-16



KEYED NOTES

- (A) 20' SEWER EASEMENT
- (B) 47' TEMPORARY ACCESS EASEMENT TO BE VACATED BY THIS PLAT

PRIVATE COMMONS DEVELOPMENT

TOTAL ACREAGE, INCLUDES EXISTING VISTA VEJA AVE R/W	23.19 ACRES
LOTS, STREETS, HOA TRACTS	19.08 ACRES
TRACT G, PRIVATE PARCELED COMMONS AREA	0.43 ACRES
TRACT I, PUBLIC PARCELED COMMONS AREA	4.11 ACRES
EXCESS PARCELED COMMONS AREA, UNITS 3 & 4	2.42 ACRES
% PARCELED COMMONS AREA OPEN SPACE	30.01%
NUMBER OF LOTS	69
DENSITY	2.2 DU/AC

