



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)
- L A 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): Bohannon 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

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 14-18, 20-21 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Volcano Cliffs Unit 6
 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: 100906326503030108

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 12DRB-70352

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 7 No. of proposed lots: 88 Total area of site (acres): 30.07
 LOCATION OF PROPERTY BY STREETS: On or Near: Albericoque Place
 Between: Vista Vieja Avenue and Scenic Drive
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Scott J. Steffen DATE 4/23/13
 (Print) SCOTT J. STEFFEN Applicant: Agent:
 Form revised 4/07

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 - DRB - 70522</u>	<u>SP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<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 type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>May 1, 2013</u>			Total \$ <u>0</u>

4-23-13 Project # 1009506
 Planner signature / date

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

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.

SCOTT STEFFEN
Applicant name (print)
Scott Steffen 4/23/13
Applicant signature / date



Form revised October 2007

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

Application case numbers
13 - DRB-10522

CGS 4-23-13
Planner signature / date
Project # 1009506

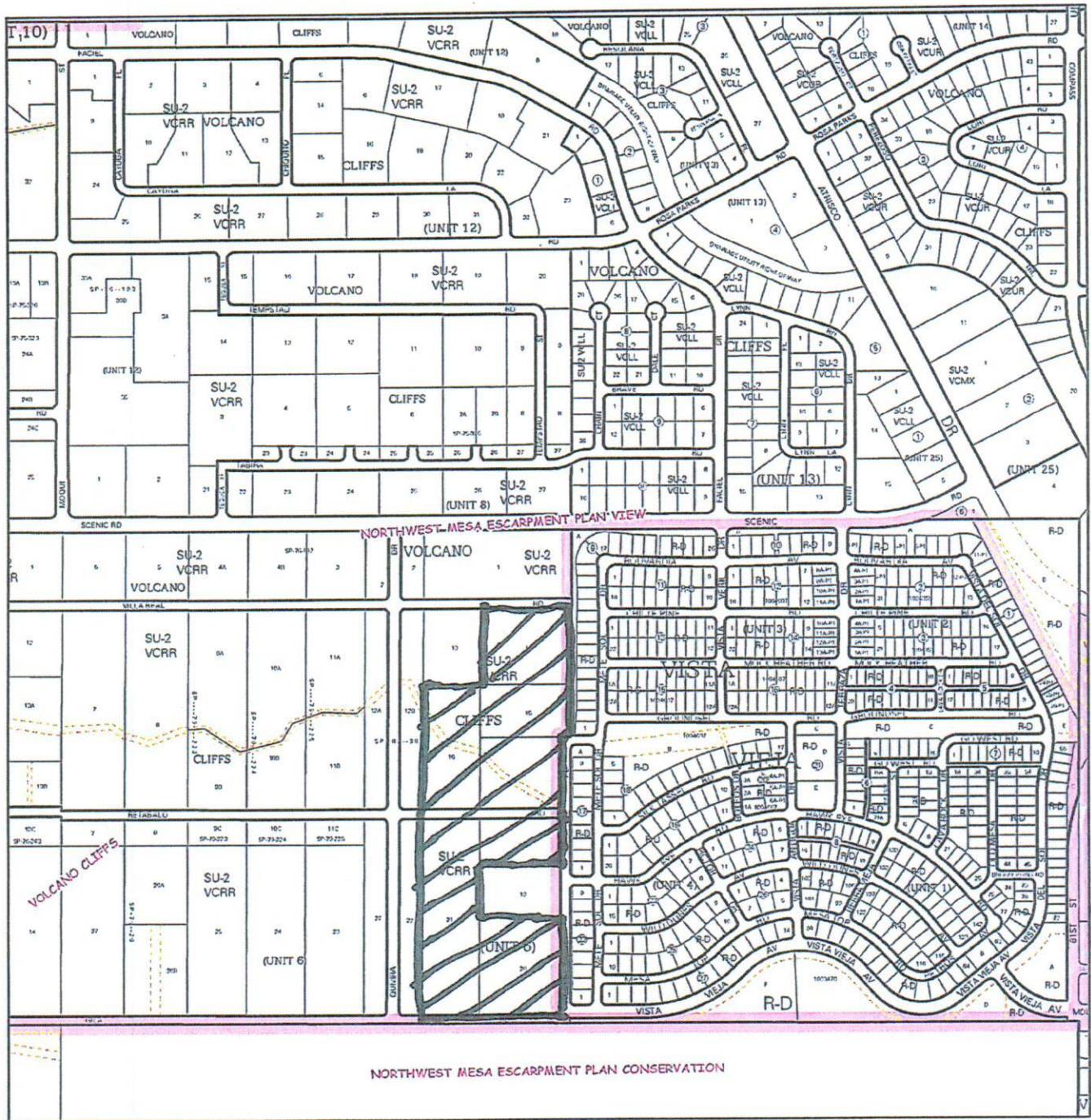
Response to comments from Transportation Section and Planning Department

Planning Comments:

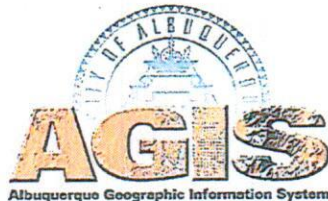
- 1) Participation of Tract 1: Owner of Tract 1 is participating in the vacation of Villa Real Road adjacent to proposed PCD, specifically by allowing for a temporary turn-around easement at the proposed east end of Villa Real. Villa Real is currently a dead-end street without any turn-around or connection to the existing Montecito. This temporary turn-around would allow for access until such time as Tract 13 and Tract 1 submit development plans.
- 2) Single loaded streets are due to nature of the existing tract configurations, intent to create private common areas which are visible to street, and in the case of the revised plan – to provide for visibility of adjacent homes into the private commons area at middle pod (a request of City Planning and Open Space).
- 3) Tract 19 is not participating in development and unwilling to sell property - it can be developed without the requirement for a dead-end street. Tract 19 has approximately 270 lf of frontage on Albericoque Place on its east border. The Tract is approximately 2.6 acres which under the current zoning would allow for 2 dwelling units; these lots could easily be served with direct access from Albericoque without the need for any internal street network. If a Private Commons Development were to be proposed, it would allow for 7 dwelling units which could be served with a simple loop road with two access point from Albericoque Place.

Transportation Comments:


- 1) An interconnected network is provided for the revised development. The development has a total of 6 actual or planned connections for the total subdivision of 86 homes (1 @ south, 2 @ west, 2 @ east, and 1 @ north). The single cul-de-sac remains for visual and physical access to the proposed Private Common Area and is deemed acceptable to Planning. All dead-end stub streets have been eliminated.
- 2) Vista Vieja Avenue/Gila Road has been maintained consistent with the Scenic Corridor intent of the Sector Plan. It provides for residential homes on one side only, provides additional open space buffer against the Monument Open Space, and is deemed consistent with the Sector Plan by Planning.
- 3) There are no Collector streets identified in the development according to the Long Range Street Plan (as determined by Planning).
- 4) The eastern portion of Villa Real is being vacated adjacent to the proposed development. That street is currently an approximately 800' long dead-end street terminating at the east into residential lots in Montecito. The owner of Tract 1 to the north is participating in the vacation of the street adjacent to the proposed Montecito West development and is consenting to a **temporary** turn-around at the east end of the shortened Villa Real. With the inclusion of future road connections from the proposed development (see west and north connections in north pod), the requirement for the temporary turn-around should be eliminated with the development of Tract 13 to the west, and Tract 1 to the north. The proposed solution to Villa Real is an improvement over the current condition.
- 5) Additional comments to be addressed with Preliminary Plat.



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



Map amended through: 4/2/2012



Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-09-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

April 23, 2013

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

Re: Sketch Plat Review and Comment for Montecito West

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
- Six (6) copies of the Volcano Cliffs Subdivision Unit 6 plat
- Zone Atlas Map
- Six (6) copies Response to DRB Comments

This sketch plat is being represented to the Development Review Board for the purpose of obtaining City input and comment on the revised layout that addresses comments received at the previous sketch plat, heard by DRB on March 27, 2013. In addition, a written response to comments is enclosed with the submittal package.

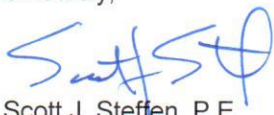
Proposed is a subdivision of Tracts 14-18 and 20-21, Volcano Cliffs Subdivision Unit 6, consisting of 88 single-family residential lots on approximately 30.1 acres. The site is located west of the Vista Vieja (Montecito) Units 3 and 4 Subdivisions and can be accessed from Vista Vieja Avenue to the south, from Hawk Eye Road in Vista Vieja Unit 4 and Groundsel Road in Vista Vieja Unit 3. 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. It is our understanding that a Site Plan for Subdivision, along with a preliminary plat approval will be required by the Development Review Board. There will also be sidewalk deferral and waiver requests, right-of-way vacations 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. A water/sewer availability letter was requested on January 30, 2013. There is existing sanitary sewer and water in Hawk Eye Road and Groundsel Road, and water in Vista Vieja Avenue. There are storm drain outfalls in Scenic Road to the north, on the south side of Groundsel Road (middle branch of the Boca Negra Arroyo) and in Hawk Eye Road.

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 May 1, 2013.

Sincerely,



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

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

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Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
Chairperson
Development Review Board
City of Albuquerque
600 2nd St. NW

Requested by: Scott Steffen

Date: April 23, 2013

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone: 924-3880
Job No.: 20130312.001.01.cdpabq

Job Name: Montecito West

DELIVERY VIA

- Courier Federal Express
 Mail UPS
 Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Sketch Plat submittal package

COMMENTS / INSTRUCTIONS

REC'D BY: _____ DATE: _____ TIME: _____