

May 20, 2016

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

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 Preliminary Plat subdivision request for the Montecito Vistas Subdivision. The Bulk Land Variance is for Montecito Vistas Unit 1, Tract 4, to waive infrastructure requirements for Villa Real Road along the Tract 4 frontage. Tract 4 is a 2.48-acre remainder parcel that was originally part of Tract 7, Volcano Cliffs Subdivision Unit 6. Please refer the Unit 1 preliminary plat for Tract locations.

The Bulk Land Variance is justified because:

1. The subdivision of Tract 7, 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.
2. The Montecito Vistas Subdivision is transferring approximately 4.64 acres of Tract 7 as a Public Parceled Commons Area to the City under the Private Commons Development zoning.
3. City Open Space Division did not desire to acquire the entire 9.49 acres of Tract 7, only enough land to provide an adequate buffer around the Middle Branch of the Boca Negra Arroyo.
4. The south boundary of Tract 7 essentially lines up with the north boundary of Tract 13-A, Volcano Cliffs Subdivision Unit 9, which is City owned, for preservation of the Middle Branch of the Boca Negra Arroyo.
5. Tract 4 is 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.
6. Future development of Tract 4 would require sewer, water and roadway improvements for service the property.
7. There are no developed parcels along Villa Real Road to the west of Quivara Drive that would require the improvements along the Tract 4 frontage.
8. There is no existing infrastructure along Villa Real Road to the west of Quivara Drive.

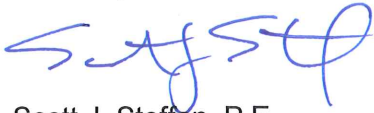
Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Please review this request concurrent with the proposed Preliminary Plat request and provide comment 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