

May 20, 2016

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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: Montecito Vistas – Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easements, Vacation of Public Right-of-Way and Sidewalk Deferral (DRB 1009506)

Dear Mr. Cloud:

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

- Application for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of the Site Plan for Subdivision
- Six (6) copies of Sidewalk Deferral (Exhibit B)
- Twenty-four (24) copies of Vacation Action Exhibit (Exhibit C)
- Certificate of No Effect
- Letter from the Office of Neighborhood Coordination
- DR/WS and TIS forms
- Traffic Distribution Layout
- Three (3) copies of the perimeter wall plan (Exhibit D)
- Zone Atlas Map
- Submittal Fees

This preliminary plat and site development plan for subdivision are being represented to the Development Review Board for the purpose of obtaining City review and approval. The preliminary plat incorporates comments received at the previous sketch plat hearings. Proposed is a subdivision of Tracts 7-8, 9A-C, 10B-C, 24-25, 26A-B and 27, Volcano Cliffs Subdivision Unit 6, and Tract 14, Volcano Cliffs Subdivision Unit 9, consisting of 136 single-family residential lots, 1 Public and 8 Private Commons Area tracts and 2 remainder tract on approximately 64.5 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 14-16-3-16, which limits the maximum number of lots in a development to 50. The proposed project phasing is to develop 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. Therefore, we are requesting to phase the preliminary plat into four units. Unit 1 contains 42 lots, Unit 2 contains 25 lots, Unit 3 contains 44 lots, and Unit 4 contains 25 lots.

Engineering ▲

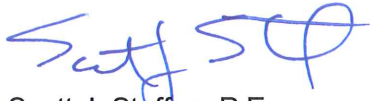
Spatial Data ▲

Advanced Technologies ▲

Site Plan for Subdivision approval by the DRB is required by the VCRR and PCD. In addition to the preliminary plat and site plan approvals we are requesting temporary deferral of sidewalk construction, vacation of public right-of-way, and vacation of public easement.

Please place these items on the DRB Agenda to be heard on June 15, 2016. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



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

Enclosures

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