

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 22, 2014
DRB Comments**

ITEM # 6

PROJECT # 1009843

APPLICATION # 13-70001/ 70003


RE: Lot 20, Block 2, North Albuquerque Acres Tract 2 Unit 3

The Planning Department would consider a modified Design Variance for reduced right of way/ sidewalk setback from the curb of 4 feet.

A recorded Subdivision Improvements Agreement/ SIA or completion and acceptance of infrastructure is required for Final Plat. Please remove Zoning Note (No. 5) from Final Plat.

Please note that maximum wall height in a residential zone is 8 feet; clear sight triangles need to be demonstrated.


Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

4. **Project# 1009506**
13DRB-70752 - SITE DEVELOPMENT
PLAN FOR SUBDIVISION
13DRB-70753 MAJOR - PRELIMINARY
PLAT
13DRB-70754 & 13DRB-70756
VACATION OF PUBLIC EASEMENTS
13DRB-70757 VACATION OF PUBLIC
RIGHT-OF-WAY
13DRB-70755 - TEMP DEFR SWDK
CONST 

BOHANNAN HULSON INC agents for PULTE HOMES OF NEW MEXICO request the referenced/ above actions for Lots 15-21, **VOLCANO CLIFFS UNIT 6 (tbka MONTECITO WEST UNIT 1)** zoned SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR), located on the west side of ALBERICOQUE PL NW between VISTA VIEJA NW and SCENIC RD NW containing approximately 29.54 acre(s). (D-9) *[Deferred from 12/4/13, 12/18/13, 1/8/14]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/14 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 1/13/14 THE PRELIMINARY PLAT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

5. **Project# 1009506**
13DRB-70758 VACATION OF PUBLIC
EASEMENT
13DRB-70759 - TEMP DEFR SWDK
CONST
13DRB-70760 MAJOR - PRELIMINARY
PLAT
13DRB-70761 SITE DEVELOPMENT
PLAN FOR SUBDIVISION
13DRB-70762 VACATION OF PUBLIC
RIGHT-OF-WAY

BOHANNAN HUSTON INC agents for PULTE HOMES OF NEW MEXICO request the referenced/ above actions for Lots 14-19, **VOLCANO CLIFFS UNIT 6 (tbka MONTECITO WEST UNIT 2)** zoned SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR), located on ALBERICOQUE PL NW between VISTA VIEJA NW and SCENIC RD NW containing approximately 16.54 acres. (D-9) *[Deferred from 12/4/13, 12/18/13, 1/8/14]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/14 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 1/13/14 THE PRELIMINARY PLAT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

6. **Project# 1009843**
13DRB-70792 VACATION OF PUBLIC
ROADWAY EASEMENT
14DRB-70001 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
14DRB-70003 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS 

THE GROUP agents for LEGACY 18 request the referenced/ above action for approximately 4 ft of excess easement for OAKLAND AVENUE adjacent to Lot 20, Block 2, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES** zoned R-D, located on the north side of OAKLAND AVE NE between SHAHEEN CT NE and ABIS CT NE. (C-19) **DEFERRED TO 1/22/14.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 15, 2014
DRB Comments**

ITEM # 6

PROJECT # 1009843

APPLICATION # 13-70001/ 70003

RE: Lot 20, Block 2, North Albuquerque Acres Tract 2 Unit 3

The proposed Design Variance does not appear to be in accordance with accepted principles of site planning for equitable pedestrian access. The Planning Department would consider reduced right of way to minimize sidewalk setback from the curb and allow two sidewalks back to the turnaround.

A recorded Subdivision Improvements Agreement/ SIA or completion and acceptance of infrastructure is required for Final Plat, as well as owners' and City Surveyor's approval and signature. Please remove Zoning Note (No. 5) from Final Plat.

Please note that maximum wall height in a residential zone is 8 feet and minimum pilaster projection is 2 inches; clear sight triangles need to be demonstrated.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 15, 2014

Project# 1009843

13DRB-70792 VACATION OF PUBLIC ROADWAY EASEMENT

THE GROUP agents for LEGACY 18 request the referenced/ above action for approximately 4 ft of excess easement for OAKLAND AVENUE adjacent to Lot 20, Block 2, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES** zoned R-D, located on the north side of OAKLAND AVE NE between SHAHEEN CT NE and ABIS CT NE. (C-19)

AMAFCA

No comment.

COG

No comment provided.

TRANSIT

No comment.

ZONING ENFORCEMENT

No comment provided.

NEIGHBORHOOD COORDINATION

APS

North Albuquerque Acres, Tract 2, Unit 3, Lot 20, Block 2, is located on the north side of Oakland Ave NE between Shaheen Ct NE and Abis Ct NE. The owner of the above property requests a Vacation of Public Roadway Easement for a development that will consist of 5 single family homes. This will impact North Star Elementary, Desert Ridge Middle School, and La Cueva High School. Currently, North Star Elementary is exceeding capacity, Desert Ridge Middle School is nearing capacity, and La Cueva High School has excess capacity.

Loc No	School	2012-13 40th Day	2012-13 Capacity	Space Available
268	North Star ES	741	663	-78
430	Desert Ridge MS	1048	1085	37
525	La Cueva HS	1849	2000	151

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions

- Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

On, January 7, 2014, Kazzam Land Group 18, LLC, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

POLICE DEPARTMENT

No comment provided.

FIRE DEPARTMENT

No comment provided.

PNM ELECTRIC & GAS

PNM has facilities in this portion of the ROW, we cannot support this request until the applicant has addressed this issue with PNM.

COMCAST

No comment provided.

CENTURYLINK

No comment provided.

ENVIRONMENTAL HEALTH

No comment provided.

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

No comment provided.

CITY ENGINEER

No comment provided.

TRANSPORTATION DEVELOPMENT

No comment provided.

PARKS AND RECREATION

No comments

ABCWUA

No comment provided.

PLANNING DEPARTMENT

Refer to comments from affected agencies/ Transportation Development plus any public hearing comments regarding proposed vacation.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING