



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 4, 2013

Project# 1009881

13DRB-70744 MAJOR – SITE DEVELOPMENT PLAN FOR SUBDIVISION

RIO GRANDE ENGINEERING agents for VANDY INVESTMENTS request the referenced/ above action for Lots 4-10 & 23-29, Block 28, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 IP/ NC, located between ALAMEDA BLVD NE and OAKLAND AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 12.35 acres. (C-18)

AMAFCA No comment.
COG No comments provided.
TRANSIT No comments provided.
ZONING ENFORCEMENT No comments provided.
NEIGHBORHOOD COORDINATION Affected NA/HOA's: Nor Este NA (R), West La Cueva NA (R)
APS No comments provided.
POLICE DEPARTMENT - No Crime Prevention or CPTED comments concerning the proposed Site Development Plan For Subdivision request at this time.
FIRE DEPARTMENT All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for review and approval.
PNM ELECTRIC & NMGCO No comments provided.
COMCAST No comments provided.
CENTURYLINK No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D No comments provided.
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER
TRANSPORTATION DEVELOPMENT Site Plan for Subdivision

Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line for Oakland and Alameda. Right of way dedication may be required. A note indicates that the roadways are "Easement – PAE Private Access." What does PAE indicate?

What is the status of the platting action?

It is recommended that the infrastructure be tied to the platting action, not the Site Plan for Subdivision.

Provide a cross section for the proposed private roadway(s).

Show all easements, existing and proposed. Provide recording information.

Street names must be shown on the Site Plan for Subdivision.

A pedestrian connection is shown on the future neighborhood development. Provide additional information.

PARKS AND RECREATION

ABCWUA

All public water and wastewater line easements must be exclusive. No combination with drainage easements will be approved.

PLANNING DEPARTMENT

Refer to comments from Zoning Enforcement plus any public hearing comments regarding proposed site plan. The CENTRAL LANDSCAPE PARK needs to be part of the private access easement (it appears to be a separate parcel).

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