

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 8, 2014
DRB Comments**

ITEM # 12

PROJECT # 1010242

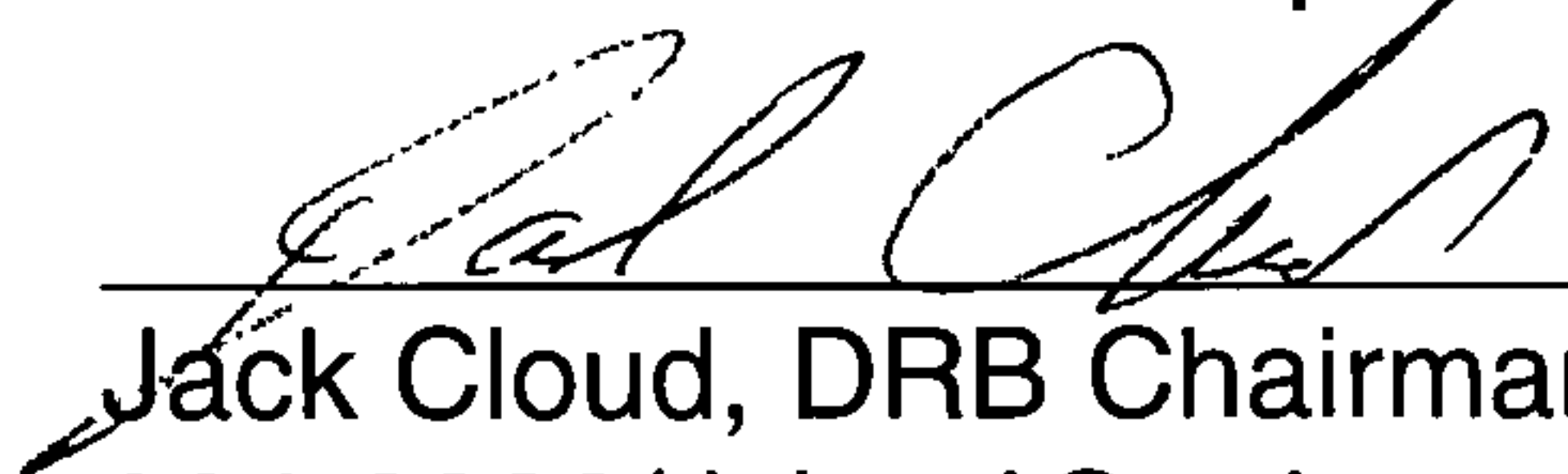
APPLICATION # 14-70341

RE: Tract 10, The Trails Unit 3

Besides being within the Volcano Trails Sector Plan, the site is within the View Area of the Northwest Mesa Escarpment Plan; design regulations from both plans would apply to development.

It is unclear how proposed Lot 24 will be developed and take access.

While not part of this Sketch Review, please be aware of block length criteria for 'FUTURE' platting.



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



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): Bohannan 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: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 639-4798

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: _____

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.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. Tract 10 (Tract F and Tract A) Block: _____ Unit: _____

Subdiv/Addn/TBKA: Trails Unit 3A (Valle Prado Unit 1 and Valle Prado Unit 2)

Existing Zoning: SU-2 Volcano Trails Small Lot (VTSL) Proposed zoning: SU-2 VTSL MRGCD Map No _____

Zone Atlas page(s): C9 UPC Code: 100906411940922305

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004404-07DRB-70298

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 2 No. of proposed lots: 24 Total area of site (acres): 14.56

LOCATION OF PROPERTY BY STREETS: On or Near: Tree Line Avenue

Between: Two Rock Road and _____

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Scott J Steffen DATE 9/30/14

(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>14 - DRB - 70341</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>Oct. 8, 2014</u>				Total \$ <u>0</u>

[Signature]

9-30-14
Planner signature / date

Project # 1010242

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

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.

- 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.

Dominic Huerta
Applicant name (print)
Dominic Huerta 9-30-14
Applicant signature / date

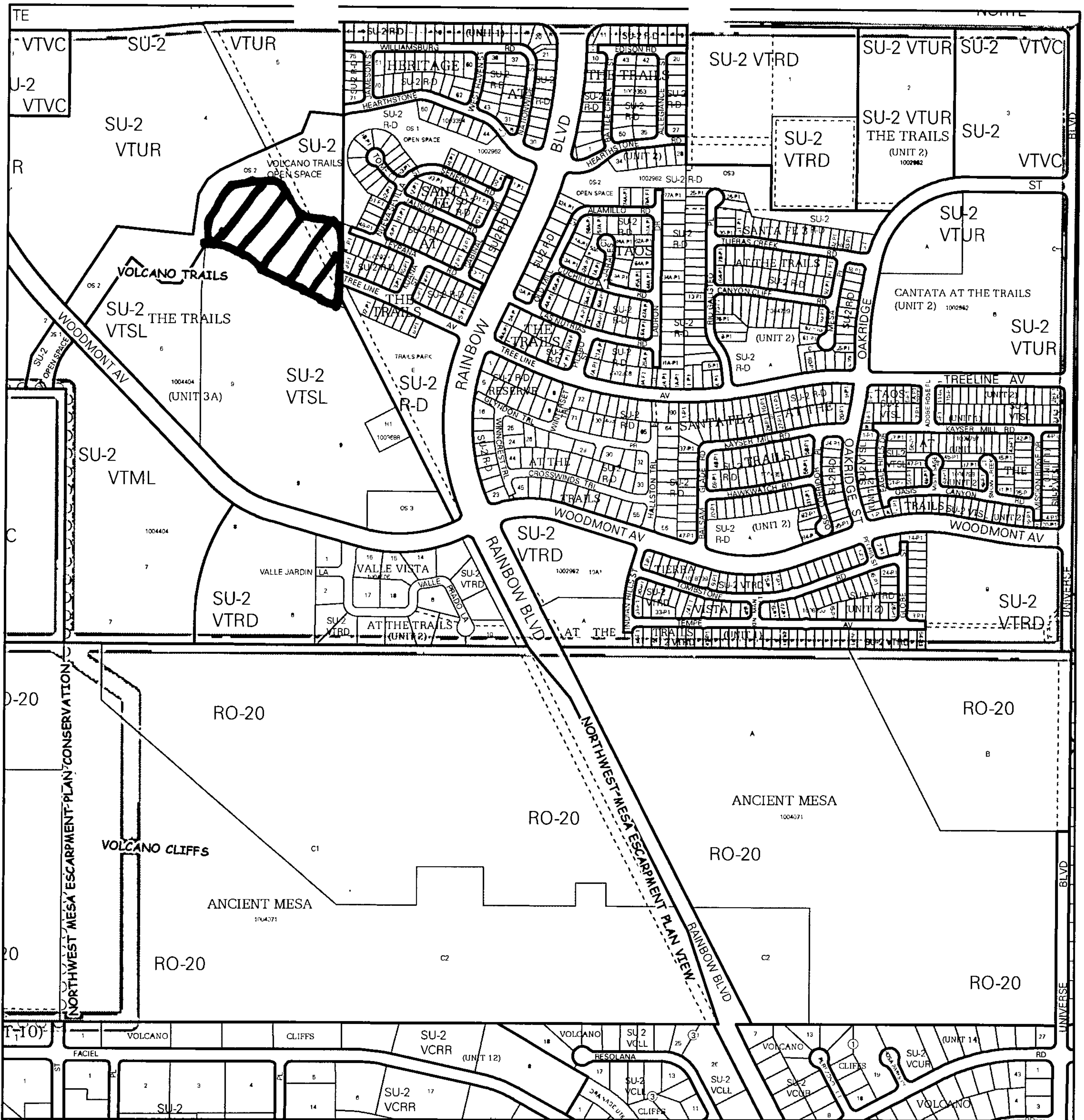


Form revised October 2007

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

Application case numbers
14 - DRB - 70341

[Signature] 9-30-14
Planner signature / date
Project # 1010242



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Zone Atlas Page:
C-09-Z

Selected Symbols

Note Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet

September 30, 2014

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

Re: Sketch Plat Review and Comment for Valle Prado Unit 3

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
- Zone Atlas Map

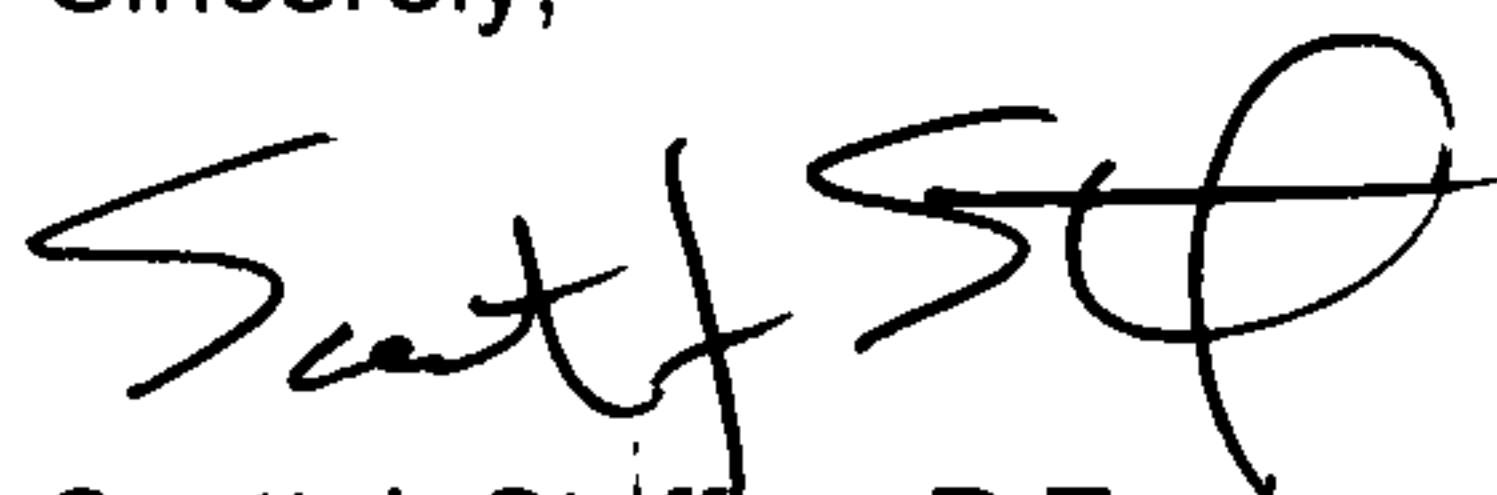
This sketch plat is being represented to the Development Review Board for the purpose of obtaining City input and comment. Proposed is a subdivision of Valle Prado Unit 1 Tract F and Valle Prado Unit 2 Tract A, consisting of 24 single family residential lots to be developed in one (1) phase. The site is located north of Valle Prado Unit 2. The proposed development will connect to Tree Line Avenue at the west end of the Santa Fe at the Trails Subdivision. Access to Valle Prado Unit 3 will be from Tree Line Avenue and from Woodmont Avenue via South Sky Street through Valle Prado Units 1 and 2. The land is currently zoned SU-2, Volcano Trails Small Lot (VTSL).

It is our understanding that a Site Plan for Subdivision, along with preliminary plat approval will be required by the Development Review Board. There will also be sidewalk deferral and waiver requests, and a public easement vacation request 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 has been requested at this time. There is existing sanitary sewer and water in Woodmont Avenue. There is a storm drain outfall in Tree Line Avenue to the east.

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 October 8, 2014.

Sincerely,



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

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Courtyard I
7500 Jefferson St. NE
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: September 30, 2014

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

Phone: 924-3880

Job No.: 20150013.010.01.cdpabq

Job Name: Valle Prado Unit 3

<u>DELIVERY VIA</u>	
<input checked="" type="checkbox"/> Courier	<input type="checkbox"/> Federal Express
<input type="checkbox"/> Mail	<input type="checkbox"/> UPS
<input type="checkbox"/> Other	

<u>PICK UP</u>
Item: _____

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

COMMENTS / INSTRUCTIONS

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

PROJECT#
1010242

OCTOBER 8. 2014

SK