

September 30, 2014

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: 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

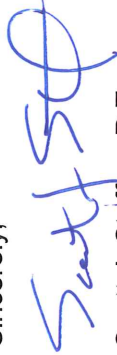
This sketch plat is being represented to the Development Review Board for the purpose of obtaining City input and comment. Proposed is a subdivision of Valle Prado Unit 1 Tract F and Valle Prado Unit 2 Tract A, consisting of 24 single family residential lots to be developed in one (1) phase. The site 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

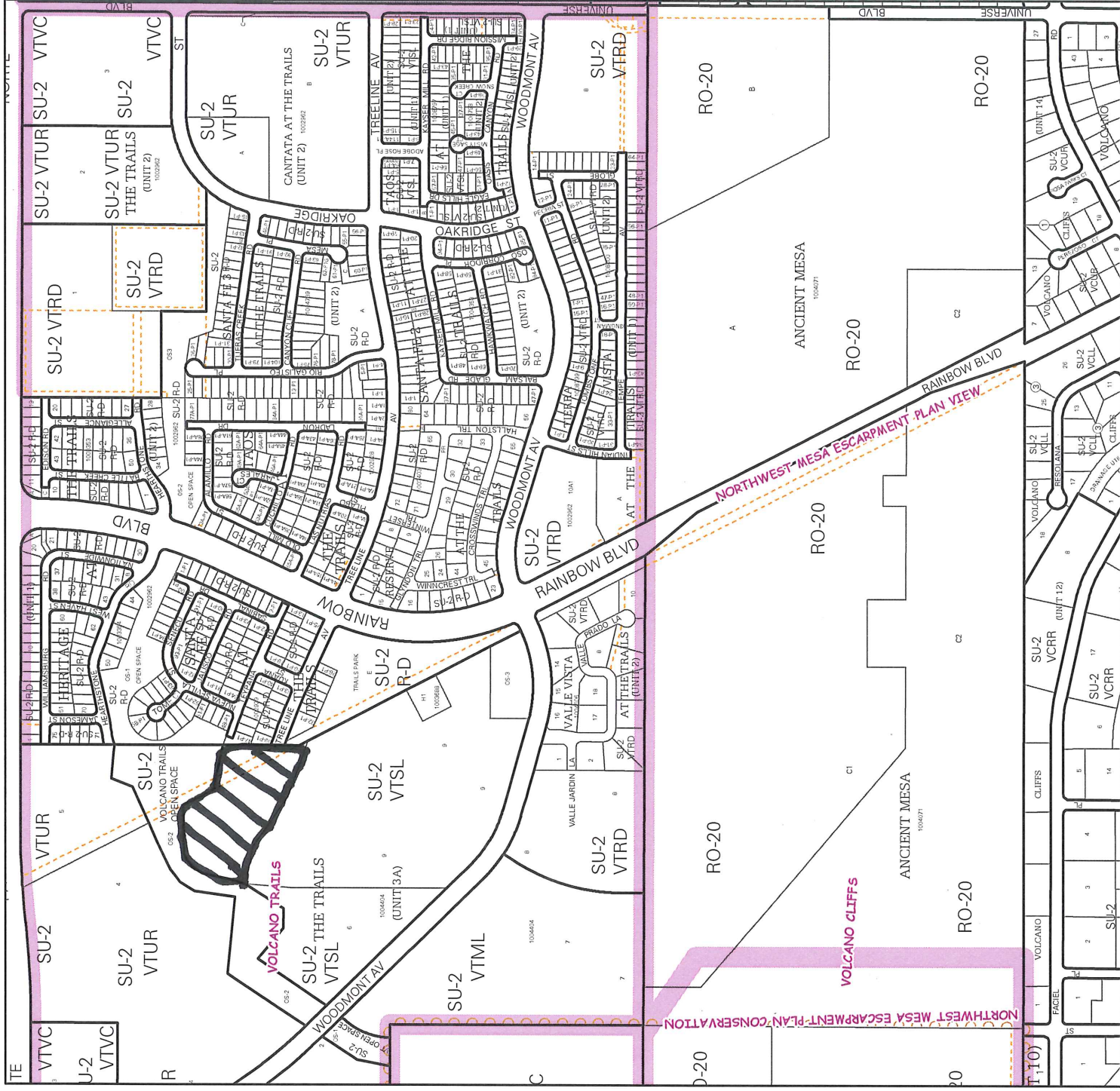
Enclosures

Engineering ▲

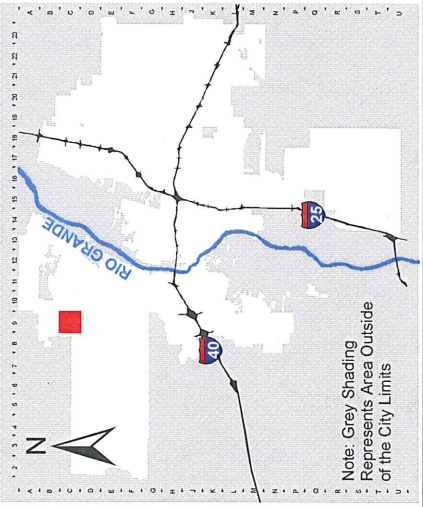
Spatial Data ▲

Advanced Technologies ▲





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



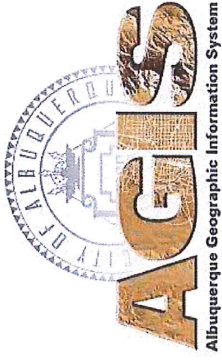
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

# C-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Map amended through: 9/2/2014