



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

Supplemental form

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)
- 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): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com

APPLICANT: Alfeld 4 LLC PHONE: _____
 ADDRESS: 6501 Wyoming Boulevard NE Building I Suite 3 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Private Commons Development

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. LOT 15-A AND 16-A Block: _____ Unit: 2
 Subdiv/Addn/TBKA: ALVARADO GARDENS
 Existing Zoning: RA-2 Proposed zoning: n/a MRGCD Map No _____
 Zone Atlas page(s): G-12-Z UPC Code: 101206021520640738

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
Project # 1010812, DRB-95-24, V-95-20, DRB-94-255

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 2 No. of proposed lots: 10 Total area of site (acres): 2.7

LOCATION OF PROPERTY BY STREETS: On or Near: Campbell Road NW
 Between: Alejandro Lane and Garden Road Trailer Court

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 9/14/2016

SIGNATURE Jacqueline Fishman DATE 10/26/16
 (Print) Jacqueline Fishman, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Form revised 4/07

Hearing date _____

Project # _____

Planner signature / date _____

FORM P(3): SITE PLAN REVIEW- D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

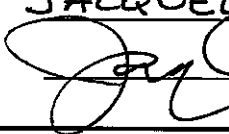
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - DRB signed Site Plan being amended (folded 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN
 Applicant name (print)

 Applicant signature / date 10/28/16

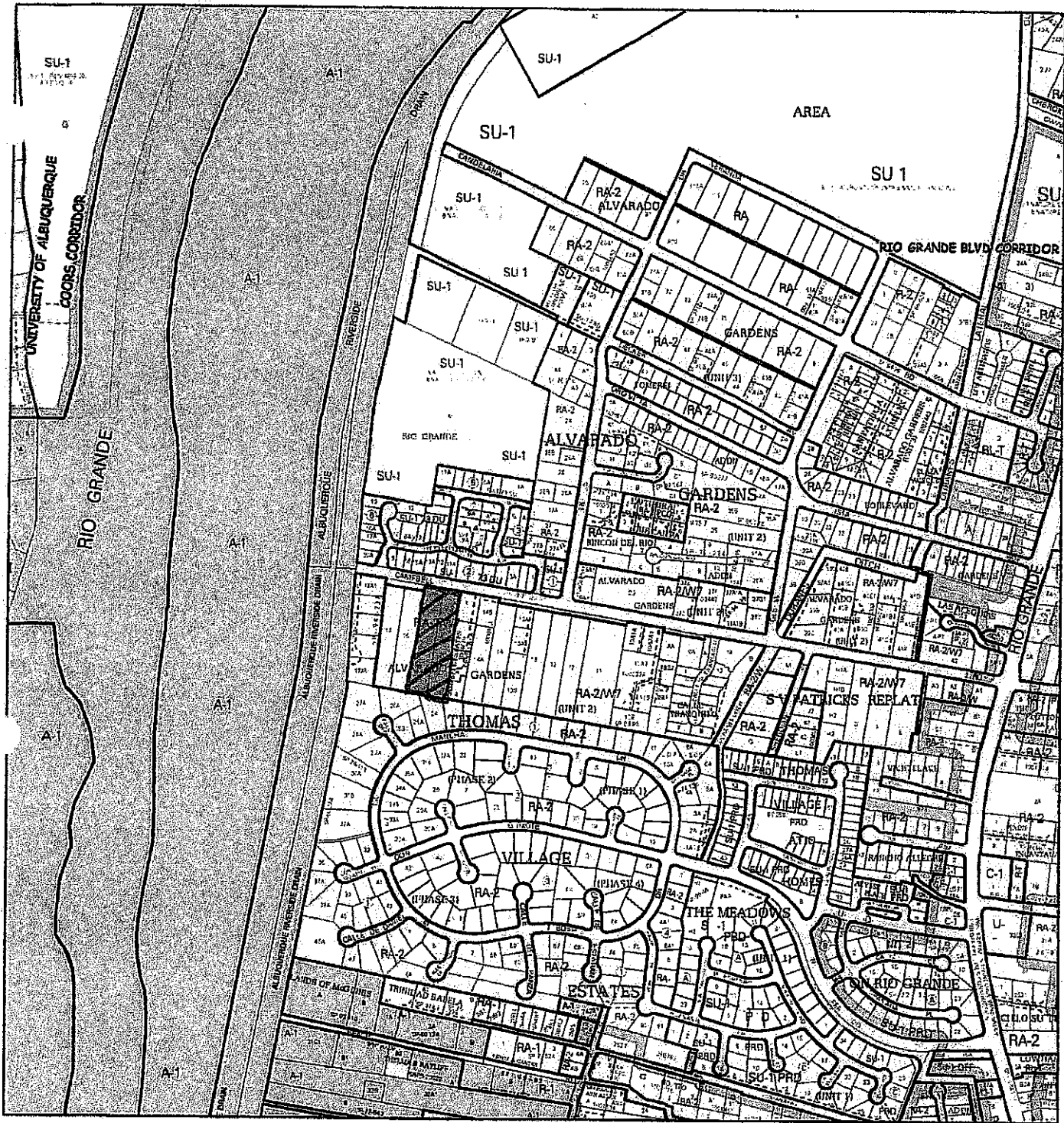


Form revised October 2007

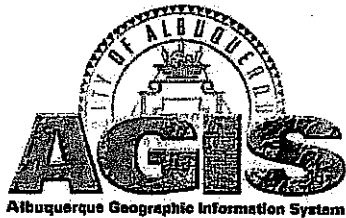
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers

Planner signature / date

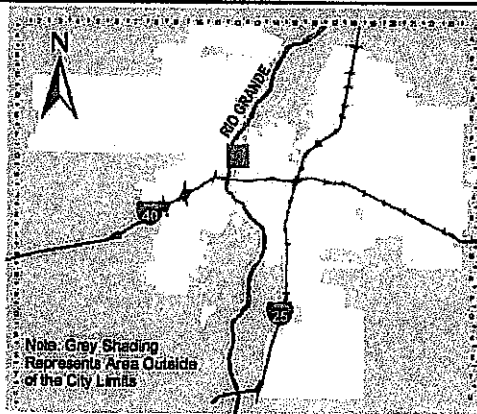
 Project # _____



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



Map amended through: 4/2/2012



Note: Grey Shading
Represents Area Outside
of the City Limits

Zon Atlas Page

G-12-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Z n
- City Historic District Z n
- H-1 Buffer Z n
- Petroglyph Monument
- Es arpm
- 2 Mile A
- Airport N
- Wall O



SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist is used by the Planning Department to verify the completeness of site development plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Because development proposals vary in type and scale, there may be submittal requirements that are not specified here and Planning Staff may require additional information. Nonetheless, it is the applicant's responsibility to provide a complete submittal.

Site development plans should generally be composed of the following plan sheets. **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Vicinity Map
- 5. Signature Block (for DRB site dev. plans only)
- 6. The Site (property lines)
- 7. Current/Existing Zoning
- 8. Proposed Use(s) and List of Applicable Plans
- 9. Pedestrian Ingress and Egress (Access)
- 10. Vehicular Ingress and Egress (Access)
- 11. Any Internal Circulation Requirements
- 12. Existing easements with recording information
- 13. For each lot:
 - a. Maximum Building Height *PER RA-2 ZONE*
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

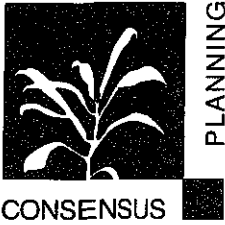
SHEET # 2 – CONCEPTUAL GRADING AND DRAINAGE PLAN

- A. Conceptual Grading and Drainage Plan is required for the following:
- Commercial Development: The applicant shall consult with the City Engineer or his/her designee to determine what documentation is necessary to provide the EPC and/or DRB with an understanding of site topography and how it relates to adjacent property.
 - Residential Development, Volcano Heights Sector Development Plan, or other sector development plans that do not require a site development plan for building permit submittal: Show existing and proposed contours, Finished Floor Elevation, retaining wall heights, approximate street slopes, ponding and flood zone status.
- B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required to be submitted, but does not have to be approved at time of submittal.

SHEET # 3 – DESIGN STANDARDS (OPTIONAL – beneficial if seeking delegation of EPC approval authority for future site development plans for building permit)

ACCOMPANYING MATERIAL

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions
- E. **Electronic Copy (pdf) of Site Development Plan**



October 28, 2016

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

Re: Site Development Plan/ Preliminary Plat Submittal; Lots 15A and 16A, Alvarado Gardens Unit 2

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Cloud:

The purpose of this letter is to explain our Site Development Plan submittal, which is accompanying a Preliminary Plat submittal by Mark Goodwin and Associates for Lots 15A and 16A, Alvarado Gardens, Unit 2. The property address is 2854 Campbell Road NW. The Development Review Board reviewed a Sketch Plat for this project (16DRB-70326) on September 14, 2016.

The subject property is zoned RA-2 and located within the North Valley Area Plan (NVAP). The NVAP promotes cluster housing (Private Commons Development) as an alternate development approach in order to preserve visual open space. The Comprehensive City Zone Code allows PCD subdivisions within the RA-2 zone. The number of lots allowed is determined through the underlying zoning and is based on gross acreage.

Based on a minimum lot size of ¼ acre (10,890 SF) within the RA-2 zone, and the gross site acreage of 2.5941 acres, the PCD regulations allow for 10 lots. A minimum of 30% of the gross site area, or the sum of the total lot reduction, whichever is greater, is required to be set aside for a Parceled Commons Area (PCA). The PCA is required to be visible from the public right-of-way on Campbell Road.

The proposed layout shows 10 lots ranging from 6,306 to 10,441 square feet with minimum setbacks of 20 feet (front); 15 feet (rear); and 5 feet (side). The Parceled Common Area is 33,900 square feet (30% of gross site area) and is visible from Campbell Road. It maintains a minimum width of 35 feet, runs the entire length of the property (north to south), and is located primarily on the east side of the property and wraps around the south end of the property adjacent to the existing irrigation ditch.

Thank you for your consideration. Please contact me if you have any questions or need any additional information.

Sincerely,

Jacqueline Fishman, AICP

Principal

PRINCIPALS

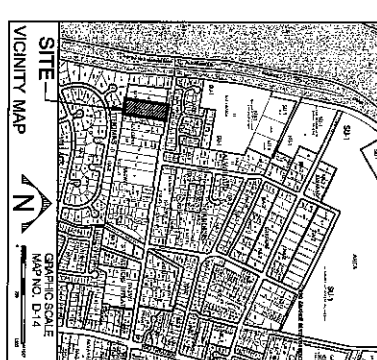
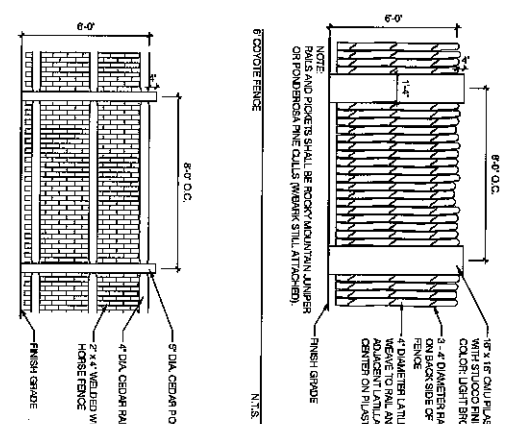
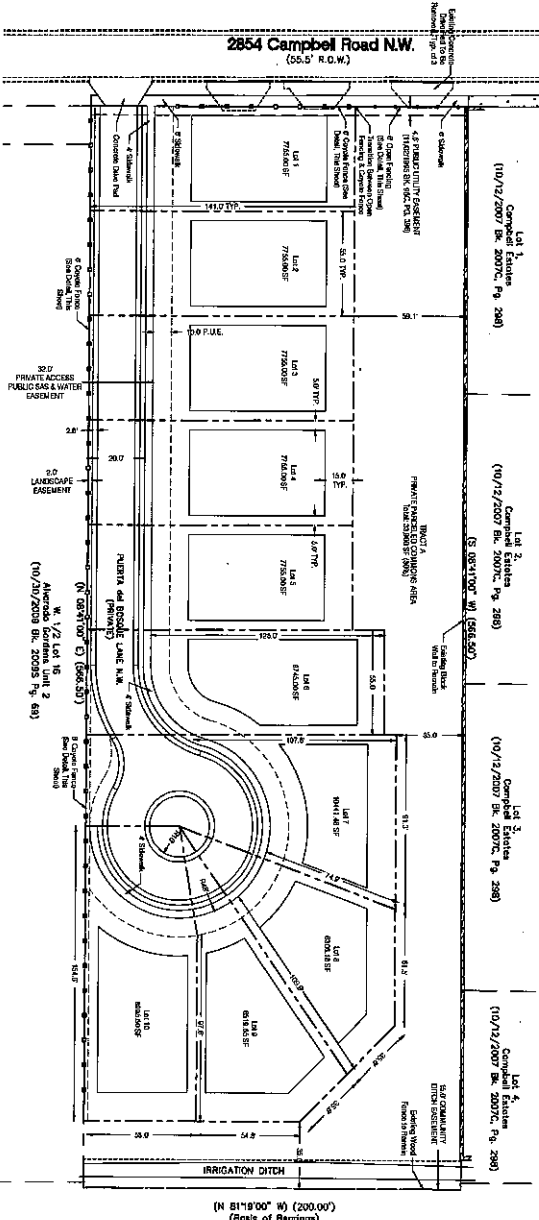
James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

Lot Size Reduction Calculation

Lot	Original SF	Private Commons Development (PCD) Allowed in the PCD Zone per the Zoning Code, Section 14-6-3-18
Lot 1	7,725	3,135
Lot 2	7,725	3,135
Lot 3	7,725	3,135
Lot 4	7,725	3,135
Lot 5	7,725	3,135
Lot 6	10,441	4,176
Lot 7	10,441	4,176
Lot 8	6,308	4,884
Lot 9	8,518	4,271
Lot 10	8,518	4,271
Total Lot Size Reduction	24,713	24,713

General Notes

1. Private Commons Development (PCD) allowed in the PCD zone per the Zoning Code, Section 14-6-3-18.
2. The number of lots allowed in the PCD is determined by dividing the site area by the minimum lot size permitted by the underlying zoning ordinance. The minimum lot size is 11,300 SF (2,584 sqm). The number of lots allowed at Puerta del Bosque are as follows:
11,300 / 10,800 = 10 Lots
3. The number of lots proposed for Puerta del Bosque is 10. All lots at Puerta del Bosque shall be developed for single-family detached dwelling units. The minimum setbacks for the PCD are as follows:
Front: 15 feet, except driveway shall not be less than 20 feet long
Rear: 10 feet, except side yard setback, except there shall be a minimum setback of 5 feet for all side yards contiguous with the PCD boundary.
Side: 10 feet
4. The Private Commons Development includes that a minimum of 25% of the gross site area, or 10% of the area generated through lot size reduction, whichever is greater, shall be set aside as a Private Commons Area (PCA).
5. The Private Commons Development includes that a minimum of 25% of the gross site area, or 10% of the area generated through lot size reduction, whichever is greater, shall be set aside as a Private Commons Area (PCA).
6. The two methods for calculating the PCA are as follows:
Method 1: The Area Calculation Method
GROSS SITE AREA: 118,000 SF
MINIMUM PCA AREA: 29,500 SF
Lot Size Reduction Method: 20,140 SF
Total PCA Area: 49,640 SF
(See Lot Size Reduction Calculation Tab)
7. The Private Commons Development includes that a minimum of 25% of the gross site area, or 10% of the area generated through lot size reduction, whichever is greater, shall be set aside as a Private Commons Area (PCA).
8. The Private Commons Development includes that a minimum of 25% of the gross site area, or 10% of the area generated through lot size reduction, whichever is greater, shall be set aside as a Private Commons Area (PCA).
9. The Private Commons Development includes that a minimum of 25% of the gross site area, or 10% of the area generated through lot size reduction, whichever is greater, shall be set aside as a Private Commons Area (PCA).
10. The Private Commons Development includes that a minimum of 25% of the gross site area, or 10% of the area generated through lot size reduction, whichever is greater, shall be set aside as a Private Commons Area (PCA).
11. Storm water drainage of this site shall be conveyed to the private PCA.
12. There shall be no driveway provided along the west boundary. A driveway shall be provided by the Development Review Board (DRB).



Puerta del Bosque
Site Plan for Private Commons Development

Prepared by:
AHEAD ALLC
6901 Wyoming Blvd, NE
Bldg 1 Suite 3
Albuquerque, NM 87109

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Scale: 1" = 30'

October 24, 2016

Sheet 1 of 1

October 7, 2016

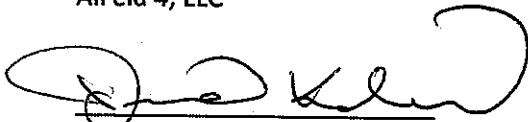
Mr. Jack Cloud
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Cloud,

I hereby authorize Consensus Planning to act as my agent for all matters related to the Subdivision Plat application, processing, and representation before the City of Albuquerque. I am the owner of the property legally described as Lots 15A and 16A, Alvarado Gardens, Unit 2 and located at 2854 Campbell Road NW.

Sincerely,

AlFeld 4, LLC

A handwritten signature in black ink, appearing to read "David Kleinfeld", written over a horizontal line.

David Kleinfeld, Member