

March 23, 2018

Kym Dicome, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Campo del Norte - Preliminary Plat, Site Plan for Building Permit/Subdivision, Vacation of Public Easement, Sidewalk Waiver/Deferral and Design Standards Variance (DRB 1011527)

Dear Ms. Dicome:

Enclosed for Development Review Board (DRB) preliminary plat review and comment are copies of the following information:

- Application for Development Review
- Ten (10) copies of each of the Preliminary Plat and Grading Plan
- Ten (10) copies of the Infrastructure List
- Ten (10) copies of the Site Plan for Building Permit/Subdivision
- Six (6) copies of Sidewalk Deferral and Waiver (Exhibit B)
- Ten (10) copies of Vacation Action Exhibit (Exhibit C)
- Ten (10) copies of Design Standards Variance Exhibit (Exhibit D)
- Certificate of No Effect
- Letter from the Office of Neighborhood Coordination
- DR/WS and TIS forms
- Three (3) copies of the perimeter wall plan (Exhibit E)
- Zone Atlas Map
- Submittal Fees

This preliminary plat and site development plan are being presented to the Development Review Board for the purpose of obtaining City review and approval. Proposed is a subdivision of Lots 7-10 and 23-26, Block 29, Tract A, Unit B North Albuquerque Acres consisting of 35 single family residential lots to be developed in a single phase. The site is located between Alameda Boulevard and Signal Avenue, west of Louisiana Boulevard and east of San Pedro Drive. The land is currently vacant, zoned SU-2 IP and located within the North I-25 Sector Development Plan. In accordance with the NI-25 SDP, this site is proposed to be developed under the land use district SU-2/NC. Access to the site will be from Signal Avenue.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Kym Dicome
Planning Department
March 23, 2018
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A Site Plan for Building Permit is required by the North I-25 Sector Development Plan, which delegates approval authority to DRB. In addition to the preliminary plat and site plan approvals we are requesting temporary deferral of sidewalk construction, waiver of sidewalk, a vacation of public easement and a variance to DPM design standards.

Sidewalk Waiver

The location of the sidewalk waivers is shown on Exhibit B "Sidewalk Deferral and Waiver". There are two waivers being requested: 1) to waive sidewalk on the side of stub streets that have no houses fronting, and 2) to waive sidewalk on the north side of Clear Creek Road.

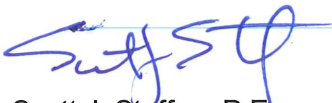
Request 1 is justified because there are no houses fronting the stub streets and the street dead ends so that a sidewalk in these locations would dead end as well. Waiving sidewalk in these locations will not negatively impact pedestrian circulation in the subdivision. In addition, we are requesting to waive sidewalk across the front of Lot 7 at the south end of the Sugarite Street stub. Sidewalk would be built to the Lot 7 driveway providing access to the pedestrian circulation network to and from Lot 7. **Request 2** is justified because there are no houses fronting the north side of Clear Creek Road and a sidewalk connection will be provided from Clear Creek Road to Alpenglow Road through Tract A, providing more direct connectivity for houses on Alpenglow Road to Signal Avenue. Waiving sidewalk on the north side of Clear Creek Road will not adversely affect pedestrian circulation in the subdivision.

Design Standards Variance

The location of the design standards variance is shown on Exhibit D "Design Variance Request". The Design Standards Variance request is to DPM Chapter 23, Section 2, Paragraph B, Table 23.2.1.B "Standard Local Residential Street Design – Public Right-of-Way and Pavement Width Standards". The request is to reduce the right-of-way width for Clear Creek Road from 47' to 43'. The reduction in width is justified due to the waiver of sidewalk on the north side of Clear Creek Road, which reduces the necessary right-of-way width by 4'. The pavement width for Clear Creek Road will still meet the DPM standard for a local access road of 28' flowline-to-flowline. Reducing the Clear Creek Road right-of-way width will not adversely affect traffic or pedestrian circulation in the subdivision.

Please place these items on the DRB Agenda to be heard on April 18, 2018. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



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

Enclosures

cc: Kevin Patton, Pulte Homes
Paul Wymer, Pulte Homes



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)
- Sketch Plat

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- 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

V

P

D

L A

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)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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: 7500 Jefferson NE FAX (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Pulte Group (Kevin Patton) PHONE: 505-761-9606

ADDRESS: 7601 Jefferson NE Suite 320 FAX: _____

CITY: Albuquerque STATE NM ZIP 87109

Proprietary interest in site: Developer List all owners: V Mod, LLC

DESCRIPTION OF REQUEST: Preliminary Plat, Sidewalk Deferral/Waiver, Public Easement Vacation, Design Standards Variance, Site Development Plan for Building Permit for Lots 7-10 and 23-26 Block 29 Tract A, Unit B North Albuquerque Acres (to be known as Campo del Norte Subdivision)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 7-10 and 23-26/Tract A Block: _____ Unit: B

Subdiv/Addn/TBKA: North Albuquerque Acres

Existing Zoning: SU-2 IP Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): C-18 UPC Code: 101806437035410226

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1011527-18DRB-70053

CASE INFORMATION:

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

No. of existing lots: 8 No. of proposed lots: 35 Total area of site (acres): 6.7 ac

LOCATION PROPERTY BY STREETS: On or Near: North of Signal Avenue/South of Alameda Boulevard

Between: San Pedro Drive and Louisiana Boulevard

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

SIGNATURE Scott Steffen DATE 3/23/10

FOR OFFICIAL USE ONLY Steffen PE Form revised 9/01, 3/04, 10/03, 04/09

<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	Hearing date _____	_____	_____	\$ _____

Planner signature / date _____ Project # _____

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **10 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - List number of easements to be vacated 1
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **10 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **10 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **10 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - List number of easements to be vacated _____
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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.

SCOTT J STEFFEN
 Applicant name (print)
Scott J Steffen 3/23/18
 Applicant signature / date

<input type="checkbox"/> Checklists complete	Application case numbers		
<input type="checkbox"/> Fees collected	_____	_____	_____
<input type="checkbox"/> Case #s assigned	_____	_____	_____
<input type="checkbox"/> Related #s listed	_____	_____	_____

Form revised **January 2018**

_____ Planner signature / date

_____ Project #:

FORM P(2): SITE DEVELOPMENT PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **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) **10 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
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Proposed Infrastructure List (Figure 18)
 - Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Grading and Drainage Plan/Drainage Report Submittal to Hydrology
- (Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.)**

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **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) **10 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **10 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - 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
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - N/A** Proposed Infrastructure List (Figure 18)
 - Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - N/A** 6 copies of the Infrastructure List, if relevant to the site plan
 - Traffic Impact Study (TIS) form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Grading and Drainage Plan/Drainage Report Submittal to Hydrology
- (Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.)**

D.R.B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMEND SITE DEV PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **10 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **10 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **10 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Proposed Infrastructure List (Figure 18)
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the 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.

SCOTT J STEFFEN
 Applicant name (print)
Scott Steffen 3/23/18
 Applicant signature / date

Form revised **January 2018**

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ - _____ |
| <input type="checkbox"/> Case #s assigned | _____ - _____ |
| <input type="checkbox"/> Related #s listed | _____ - _____ |

 Planner signature / date

Project #: _____

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **10 copies**
 - Proposed Infrastructure List (Figure 18)
 - Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed** Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Grading and Drainage Plan/Drainage Report Submittal to Hydrology
- (Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.)**

**Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **10 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application
- Proposed Infrastructure List (Figure 18)

**Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

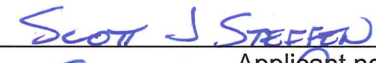

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

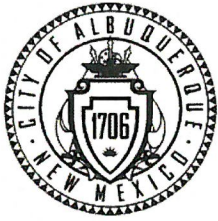
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 _____ Applicant name (print)
 3/23/18
 _____ Applicant signature / date

Form revised **January 2018**

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

_____ Planner signature / date
Project # _____



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: March 15, 2018

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): 10011527
Agent: Bohannon Huston
Applicant: Pulte Homes
Legal Description: Lots 7-10 and 23-26, Block 29, Tract A, Unit B, North Albuquerque Acres
Zoning: SU-2 IP
Acreage: 6.68
Zone Atlas Page(s): C-19-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

SITE VISIT: Site visit conducted March 13, 2018

RECOMMENDATIONS:

CERTIFICATE OF NO EFFECT ISSUED - ref O-07-72 Section 4B(2): property has been disturbed through previous land use/development

SUBMITTED BY:

Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

3/15/18
Date

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

**PRELIMINARY PLAT FOR
CAMPO DEL NORTE
LOTS 1-35 AND TRACT A
IN PROJECTED SECTION 17,
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2018**

LEGAL DESCRIPTION

Lots 7-10 and 23-26, Block 29, Tract A, Unit B, North Albuquerque Acres, Bernalillo County, New Mexico, as the same is shown and designated on the map of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, Folio 130.

GENERAL NOTES

- EXISTING ZONING: SI-2, NC
PROPOSED ZONING: SI-2, NC
- GROSS ACRES: 8,009 AC
NET ACRES: 8,075 AC
NUMBER OF TRACTS: 1
PROPOSED DENSITY: 5.24 DU/AC
- MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 50' X 105'
5,250 SFT
- STREETS AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- LOT SETBACKS SHALL CONFORM TO THE SITE DEVELOPMENT PLAN.
- NO LOTS SHALL HAVE DIRECT ACCESS TO ALAMEDA BLVD OR SIGNAL AVENUE.
- TRACT A SHALL HAVE A BLANKET PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACTS B AND C SHALL HAVE A BLANKET LANDSCAPE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SITE DATA

ZONE ALIAS NO.	C-18-Z
ZONING	SI-2, NC
MILES OF FULL WIDTH STREETS CREATED	0.27 MILES
NO. OF EXISTING TRACTS	8
NO. OF LOTS CREATED	35
NO. OF HIGH TRACTS CREATED	3

SURVEY NOTES:

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR IN/ON.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS (▲) AND WILL BE MARKED BY (▲) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 1422".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASES OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

Joseph P. Bishara P.E. 3/22/18
CITY SURVEYOR "DATE"

Jabben F. Vagh 3/20/18
JABBEEN F. VAGH
MANAGER, V. MOD, LLC "DATE"

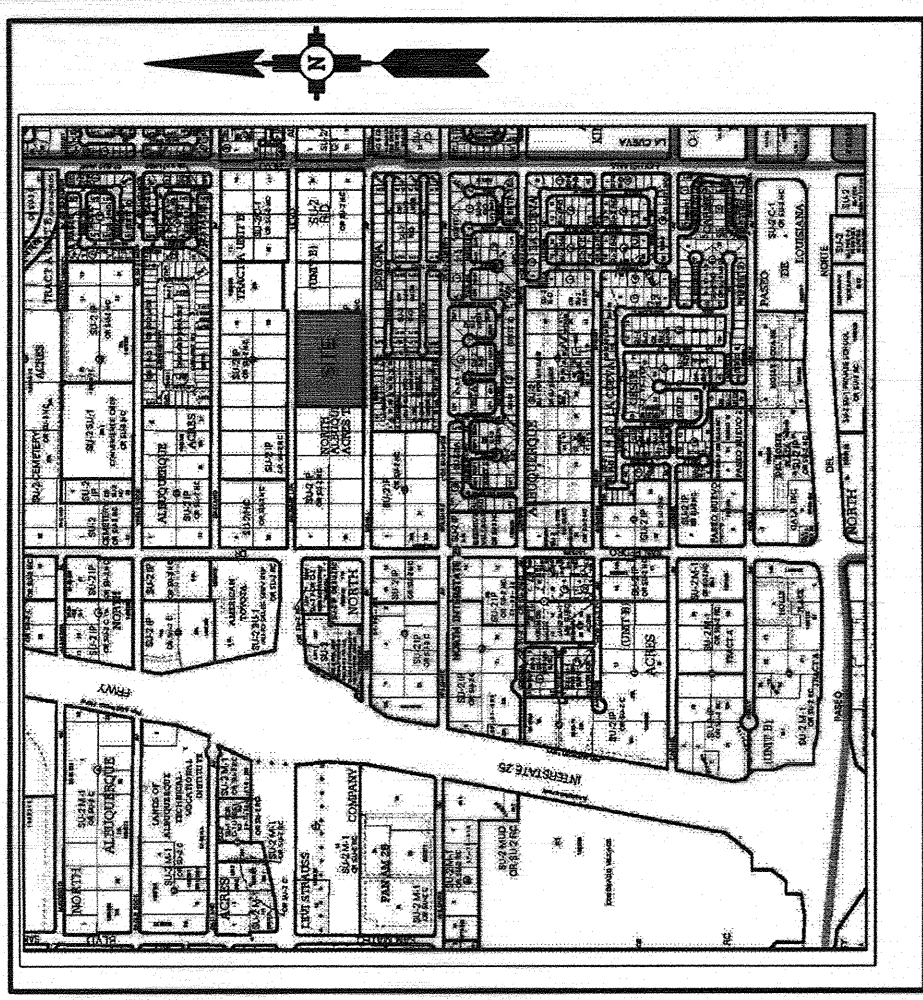
Bohannon **Houston**
www.bhinc.com 800.877.5332

ACS Monument "10 C18"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1,524,123.885
E=1,542,565.263
Delta Alpha=-0°11'19.43"
Elevation= 5222.09 NAVD 1988

N 30°45'19" W, 1,869.98'

ACS Monument "9 C18"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1,521,497.624
E=1,542,501.428
Delta Alpha=-0°11'19.69"
Elevation= 5232.47 NAVD 1988

S 60°11'35" W, 1,173.90'



VICINITY MAP ZONE ALIAS C-18-Z
NOT TO SCALE

KEYED NOTES

- LOT LINE TO BE ELIMINATED BY THIS PLAT
- 10' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- 5' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- 20' PUBLIC PEDESTRIAN AND STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- 20' PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- EXISTING 7' PNM AND MST&T EASEMENT (10/9/1979, BK. MISC. 723, PG 604) TO BE VACATED WITH THIS PLAT.

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- ▲ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

ID	BEARING	LENGTH
T1	N00°14'46"E	264.25'
T2	N00°10'22"E	264.41'
T3	S89°46'13"E	660.05'
T4	S00°13'23"W	264.76'
T5	S00°14'35"W	263.93'
T6	N88°46'03"W	659.83'

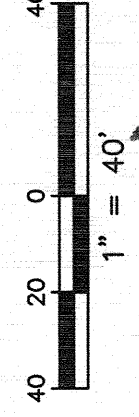
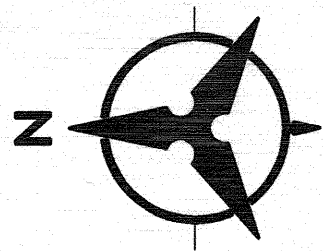


Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

CAMPO DEL NORTE SUBDIVISION
(REPLAT OF LOTS 7-10 AND 23-26, BLOCK 29, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC ROADWAY IMPROVEMENTS</u>									
		30' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	CAMPO NORTE STREET	SIGNAL AVENUE	CLEAR CREEK ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON SOUTH SIDE*	CLEAR CREEK ROAD	SUGARITE STREET	LA PRADERA STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ALPENGLOW ROAD	SUGARITE STREET	LA PRADERA STREET	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE*	SUGARITE STREET	SOUTH BOUNDARY	CLEAR CREEK ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SUGARITE STREET	CLEAR CREEK ROAD	ALPENGLOW ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE*	SUGARITE STREET	ALPENGLOW ROAD	NORTH BOUNDARY	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON EAST SIDE*	LA PRADERA STREET	SOUTH STUB TERMINUS LOT 29	CLEAR CREEK ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES *	LA PRADERA STREET	CLEAR CREEK ROAD	ALPENGLOW ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON EAST SIDE*	LA PRADERA STREET	ALPENGLOW ROAD	NORTH STUB TERMINUS LOT 22	/	/	/
		12' F-EOA	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE	SIGNAL AVENUE	WEST SUBDIVISION BOUNDARY	EAST SUBDIVISION BOUNDARY	/	/	/
		4'	PCC SIDEWALK PEDESTRIAN CONNECTION	TRACT A	CLEAR CREEK ROAD	ALPENGLOW ROAD	/	/	/
		4'	PCC SIDEWALK PEDESTRIAN CONNECTION	ALAMEDA BOULEVARD	NORTH END SUGARITE STREET	ALAMEDA BOULEVARD	/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT
** DEFERRED OR C-MODIFIED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
<input type="text"/>	<input type="text"/>	24" DIA	RCP W/ MH & INLETS	LA PRADERA STREET	NORTH STUB TERMINUS	ALAMEDA BOULEVARD	/	/	/
<input type="text"/>	<input type="text"/>	24" DIA	RCP W/ MH & INLETS	SUGARITE STREET	NORTH STUB TERMINUS	ALAMEDA BOULEVARD	/	/	/
<input type="text"/>	<input type="text"/>	24" DIA	RCP W/ MH & INLETS	SUGARITE STREET	SOUTH STUB TERMINUS	SIGNAL AVENUE	/	/	/
NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									

PUBLIC WATERLINE IMPROVEMENTS									
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAMPO NORTE STREET	SIGNAL AVENUE	CLEAR CREEK ROAD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CLEAR CREEK ROAD	SUGARITE STREET	LA PRADERA STREET	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ALPENGLOW ROAD	SUGARITE STREET	LA PRADERA STREET	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUGARITE STREET	SIGNAL AVENUE	ALPENGLOW ROAD	/	/	/
<input type="text"/>	<input type="text"/>	4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SUGARITE STREET	ALPENGLOW ROAD	LOT 14	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LA PRADERA STREET	CLEAR CREEK ROAD	ALPENGLOW ROAD	/	/	/
<input type="text"/>	<input type="text"/>	4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LA PRADERA STREET	LOT 29	CLEAR CREEK ROAD	/	/	/
<input type="text"/>	<input type="text"/>	4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LA PRADERA STREET	ALPENGLOW ROAD	LOT 22	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CLEAR CREEK ROAD	SUGARITE STREET	LA PRADERA STREET
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ALPENGLOW ROAD	SUGARITE STREET	LOT 21/30
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SUGARITE STREET	SIGNAL AVENUE	LOT 14 NORTH STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LA PRADERA STREET	LOT 29 SOUTH STUB TERMINUS	LOT 22 NORTH STUB TERMINUS



AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
--------------------	--

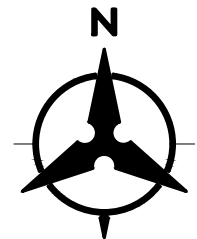
SCOTT STEFFEN PREPARED BY: PRINT NAME DATE: 3/23/2018	_____ DRB CHAIR DATE	_____ PARKS & RECREATION DATE
BOHANNAN HUSTON, INC. FIRM:	_____ TRANSPORTATION DEVELOPMENT DATE	_____ AMAFCA DATE
SIGNATURE	_____ ABCWUA DATE	_____ CODE ENFORCEMENT DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	_____ CITY ENGINEER DATE	_____ DATE



DESIGN REVIEW COMMITTEE REVISIONS
--

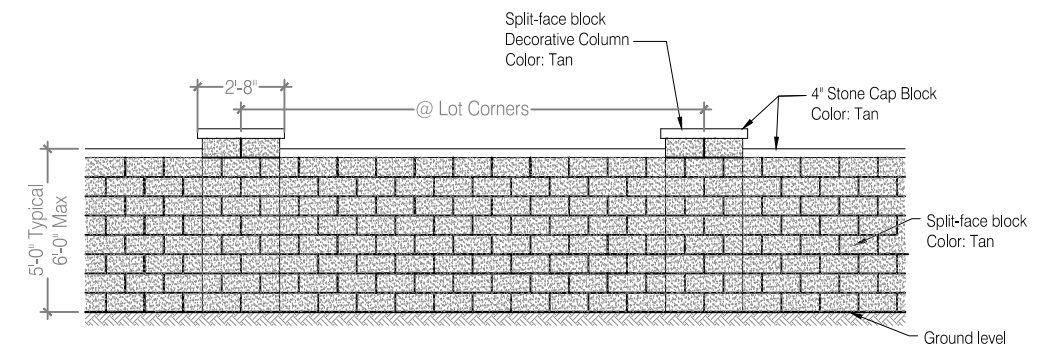
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

EXHIBIT "E" CAMPO DEL NORTE PERIMETER WALL EXHIBIT APRIL 2018

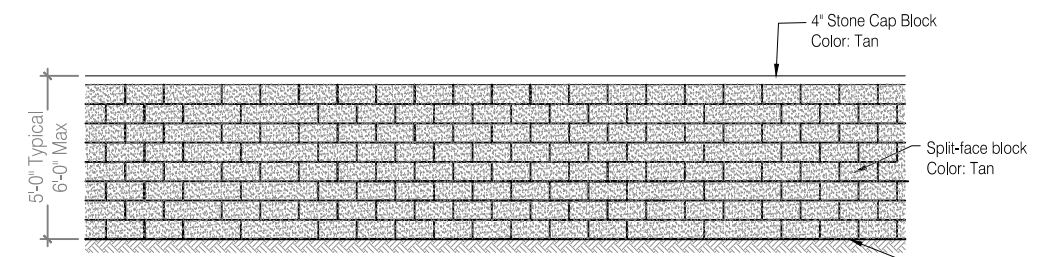


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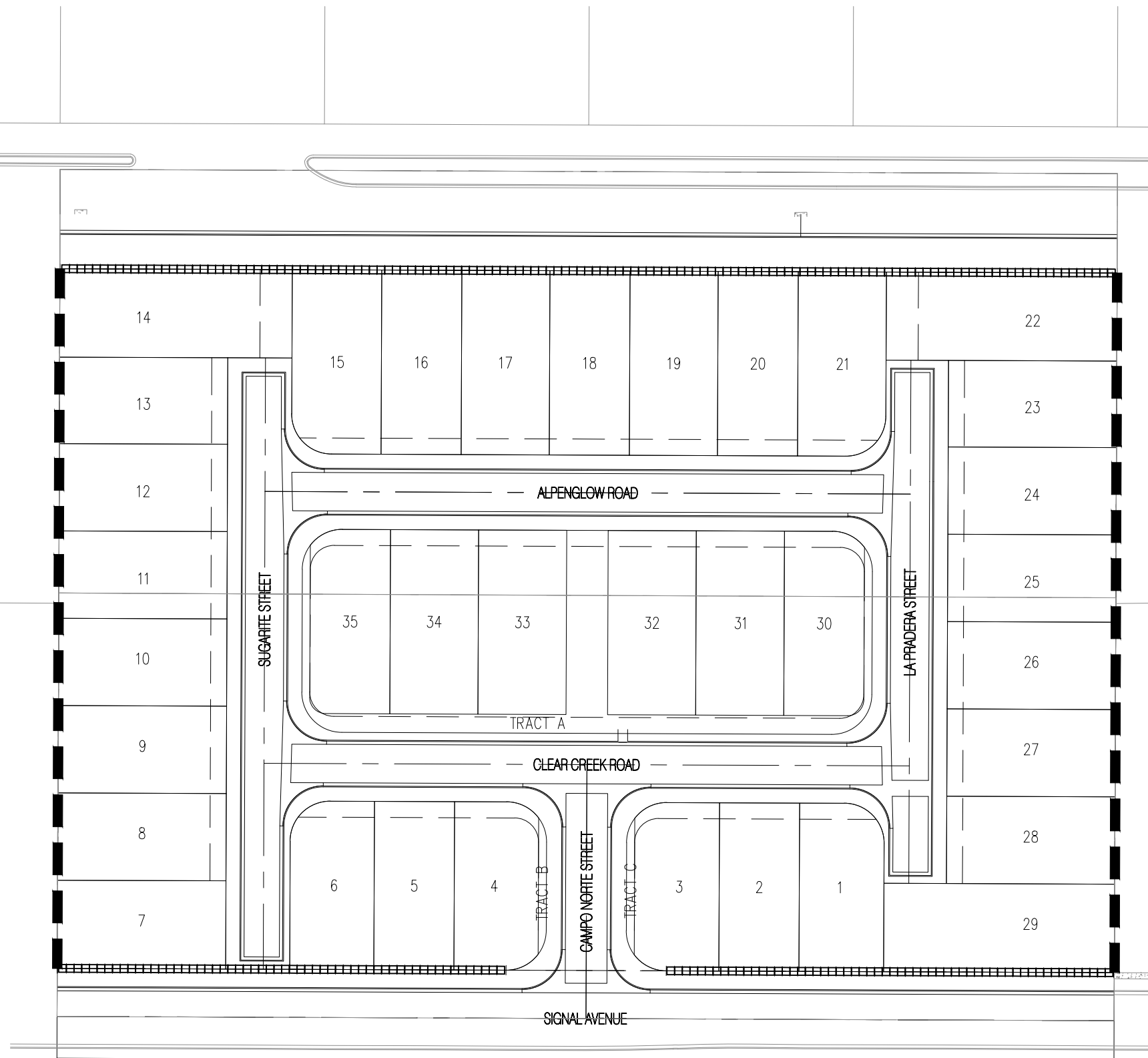
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- PERIMETER WALL 'B' LOCATION

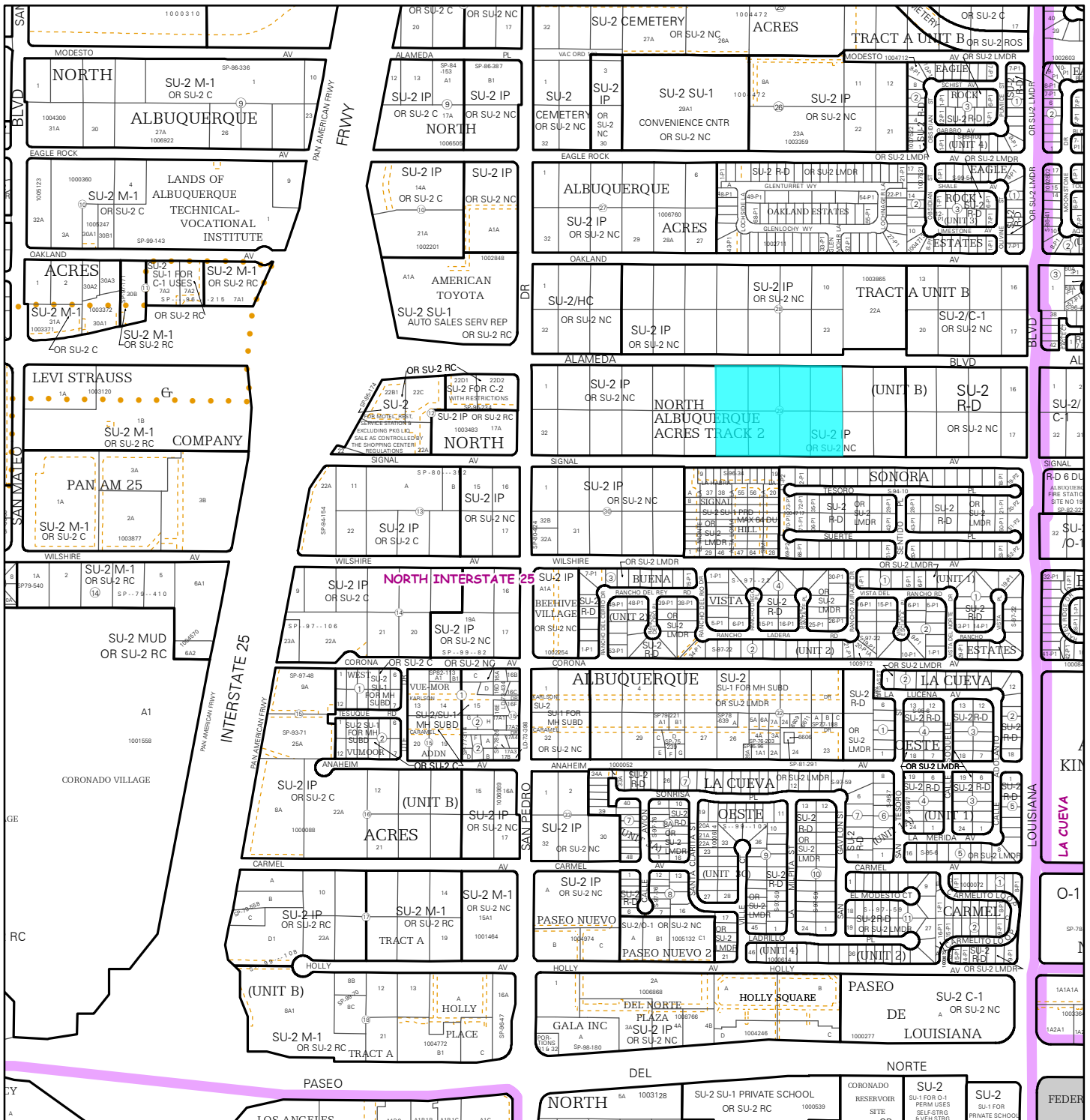


PERIMETER WALL TYPE 'A'

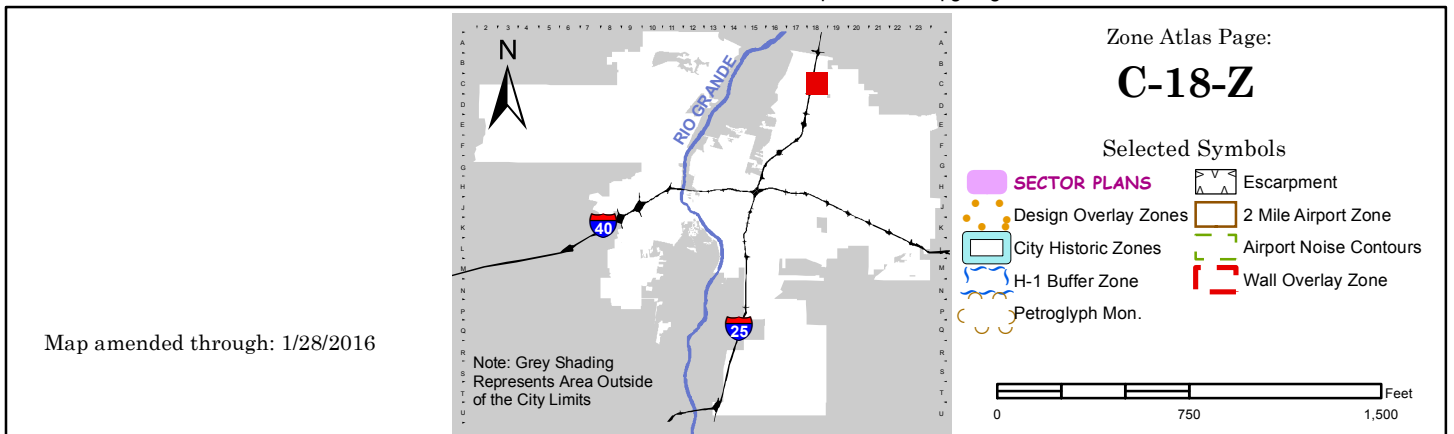


PERIMETER WALL TYPE 'B'





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



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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 22, 2018

Robert Smith
8916 Olivine Street NE
Albuquerque, NM 87113

Re: Preliminary Plat Approval and Variance to Subdivision Design Standards, Campo del Norte Subdivision

Dear Mr. Gonzales:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the NOR ESTE NEIGHBORHOOD ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for V_Mod, LLC, is seeking approval for a Preliminary Plat and Site Development Plan for Building Permit for the Campo del Norte Subdivision, a Variance to Subdivision Design Standards for right-of-way width and the vacation of a public utility easement. See the attached Zone Atlas Page for the project location.

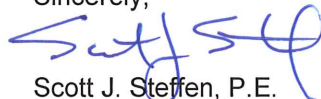
Campo del Norte is a proposed 6.7-acre, 35-lot residential subdivision south of Alameda Boulevard, north of Signal Avenue, between San Pedro Drive and Louisiana Boulevard. Access to the site will be from Signal Avenue. The Variance to Subdivision Design Standards is to the required right-of-way width for one Local Access street in the development. The proposed streets are 28 feet face-to-face which is allowed under the City Local Access street designation. The variance is to the Local Access criterion right-of-way width of 47 feet. The 4' sidewalk is being waived on one side of the street allowing for a reduction in the street right-of-way width to 43 feet. The public utility easement vacation is to remove an easement for an overhead powerline within the site. The powerline no longer exists and therefore the easement is no longer required. In addition, new public utility easements will be granted by the Campo del Norte plat.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov or by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by Monday April 2, 2018.

The Development Review Board Public Hearing will be heard on April 18, 2018, starting at 9:00 am at the Plaza del Sol Building Basement Hearing Room, located at 600 2nd Street NW.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



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

Enclosure

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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facsimile: 505.798.7988
toll free: 800.877.5332

March 22, 2018

Jim Griffiee
PO Box 94115
Albuquerque, NM 87199

Re: Preliminary Plat Approval and Variance to Subdivision Design Standards, Campo del Norte Subdivision

Dear Mr. Gonzales:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the NOR ESTE NEIGHBORHOOD ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for V_Mod, LLC, is seeking approval for a Preliminary Plat and Site Development Plan for Building Permit for the Campo del Norte Subdivision, a Variance to Subdivision Design Standards for right-of-way width and the vacation of a public utility easement. See the attached Zone Atlas Page for the project location.

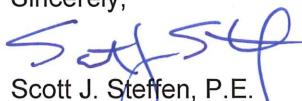
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facsimile: 505.798.7988
toll free: 800.877.5332

March 22, 2018

Joletha Sturdy
6915 Suerte Place NE
Albuquerque, NM 87113

Re: Preliminary Plat Approval and Variance to Subdivision Design Standards, Campo del Norte Subdivision

Dear Mr. Gonzales:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the SONORA HOMEOWNERS ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for V_Mod, LLC, is seeking approval for a Preliminary Plat and Site Development Plan for Building Permit for the Campo del Norte Subdivision, a Variance to Subdivision Design Standards for right-of-way width and the vacation of a public utility easement. See the attached Zone Atlas Page for the project location.

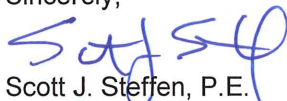
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Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

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Advanced Technologies ▲

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March 22, 2018

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

W. Chris Davis
6604 Tesoro Place NE
Albuquerque, NM 87113

Re: Preliminary Plat Approval and Variance to Subdivision Design Standards, Campo del Norte Subdivision

Dear Mr. Gonzales:

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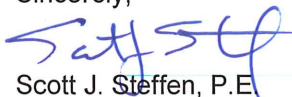
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Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

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March 22, 2018

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Terry Daughton
8309 Calle Soquella NE
Albuquerque, NM 87113

Re: Preliminary Plat Approval and Variance to Subdivision Design Standards, Campo del Norte Subdivision

Dear Mr. Gonzales:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the WEST LA CUEVA NEIGHBORHOOD ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for V_Mod, LLC, is seeking approval for a Preliminary Plat and Site Development Plan for Building Permit for the Campo del Norte Subdivision, a Variance to Subdivision Design Standards for right-of-way width and the vacation of a public utility easement. See the attached Zone Atlas Page for the project location.

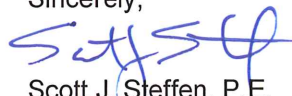
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March 22, 2018

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Michael Gonzales
8201 La Milpita St NE
Albuquerque, NM 87113

Re: Preliminary Plat Approval and Variance to Subdivision Design Standards, Campo del Norte Subdivision

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Sincerely,



Scott J. Steffen, P.E.
Vice President

Community Development and Planning Group

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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Street and Apt. No., or PO Box No. 6604 TESORO PLACE NE
City, State, ZIP+4® ALBUQUERQUE, NM 87113

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To Michael Gonzalez
Street, Apt. No., or PO Box No. 8201 LA MILITIA ST NE
City, State, ZIP+4® ALBUQUERQUE, NM 87113

PS Form 3800, August 2006 See Reverse for Instructions



7015 1520 0000 6042 6366

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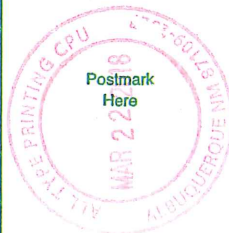
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To JOLENNA STROY
Street and Apt. No., or PO Box No. 6915 STATE PLACE NE
City, State, ZIP+4® ALBUQUERQUE, NM 87113

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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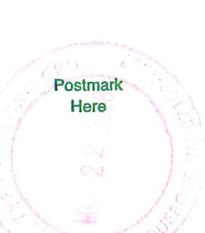
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To Jim GIFFEE
Street and Apt. No., or PO Box No. P.O. Box 94115
City, State, ZIP+4® ALBUQUERQUE, NM 87199

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To Robert Smith
Street and Apt. No., or PO Box No. 8716 DIVINE STREET NE
City, State, ZIP+4® ALBUQUERQUE, NM 87113

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7010 1060 0000 8478 9483

**U.S. Postal Service™
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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To TERRY DUTTON
Street, Apt. No., or PO Box No. 6309 CALLE SOPHELLE NE
City, State, ZIP+4® ALBUQUERQUE, NM 87113

PS Form 3800, August 2006 See Reverse for Instructions



Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at stripett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: _____.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: V-Mod, LLC DATE OF REQUEST: 03/23/18 ZONE ATLAS PAGE(S): C-18

CURRENT:

ZONING SU-2 NC
PARCEL SIZE (AC/SQ. FT.) 6.67 ac

LEGAL DESCRIPTION:

LOT OR TRACT # 7-10/23-26 BLOCK # 29
SUBDIVISION NAME Unit B, North Albuquerque
Acres

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [X] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 35
BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature] DATE 3/22/18
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

03-22-18
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

V Mod LLC
11010 Ranchitos Rd., N.E.
Albuquerque, NM 87122

March 13, 2018

Re: Campo del Norte Subdivision

To whom it may concern,

I hereby authorize Bohannon Huston, Inc. staff to act as our agent in all matters associated with the Preliminary Plat and Site Plan for Subdivision applications for the above referenced subject project.

Sincerely,


Jabeen F. Vagh
Co Managing Member
V_Mod, LLC

1.3 PLAN AREA BOUNDARIES

The Plan area is within the City of Albuquerque Council District's 2 (west of I-25) and District 4 (east of I-25). Sandia Pueblo's Reservation defines the Plan area's northern boundary; Louisiana Boulevard defines the eastern boundary; Paseo del Norte (SR 423) and the Domingo Baca Arroyo define the southern boundary; and the North Diversion Channel and Edith Boulevard define the western boundary. Figure 1 illustrates the boundaries for the Sector Plan area.

1.4 PLAN DEVELOPMENT PROCESS

The North I-25 Sector Plan was developed in collaboration between the public and the City of Albuquerque. Public input, including input from residences, business and landowners, and community organizations, was integral in the planning process.

The development of the North I-25 Sector Plan began with a three-day design charrette held in March 2006. The purpose of the charrette was to receive input from the public regarding the vision for the Sector Plan area and to identify plan area issues. Two additional public meetings were later held to seek public comment through a draft plan review process performed by a stakeholder committee. From this process, a new land use plan was formulated and made available to the public via the City of Albuquerque's web site (www.cabq.gov) in October 2006. A draft plan was presented for review and comment at the public meeting held in November 2006 and was presented to the Environmental Planning Commission (EPC) in June 2007. The plan was updated based on comments from the EPC and presented to the public in November 2007 for review and again in January

2008. After incorporating public comments, the Plan was presented before the EPC in March 2008.

1.5 HOW TO USE THIS PLAN

This Plan does *NOT* change the existing zoning for properties within the plan area boundaries. All properties will have the SU-2 prefix to show that they are within this sector plan's boundaries and control. The Plan expands upon the uses allowed under current zoning through the use of a Land Use District Overlay, described in Chapter 3. When developing your property, you will have the choice of either developing in accordance to the uses allowed under your existing zoning or developing in accordance to the uses allowed in the Land Use District Overlay.

This Plan contains design regulations in §4.2 that will be enforced for *ALL* development proposals within the Plan area regardless of whether you choose to develop your property in accordance with the uses allowed under your existing zoning or within the Land Use Districts.

Sites that have obtained EPC or DRB approval of a site development plan since May 1, 2008 will not be subject to the design regulations.

This Plan strongly discourages any zoning change requests that are not in conformance with this Plan.

Procedures for Development Proposals

When developing a site within the Plan area, the following steps should be taken:

- 1) Locate your property on the Zoning Map referenced on page 18 of this Plan.

- 2) Decide whether you want to proceed using the uses allowed under your current zoning or the uses allowed in the Land Use District, Map on page 25, that overlays your property, as described in Chapter 3.

- 3) Refer to the Design Regulations in Chapter 4, beginning on page 30. These Design Regulations apply to all developments in the Plan area.

- 4) A Site Development Plan shall be required for all development within the North I-25 Sector Plan area.

- 5) All Site Development Plans must be approved by the Development Review Board (DRB) unless otherwise indicated below. Refer to the DRB for public hearing and advertisement requirements.

- 6) All Site Plans for Building Permit must include a landscaping plan and other documentation required by this Plan.

- 7) All properties that have SU-1 in their zoning descriptor are required to go to the Environmental Planning Commission for a public hearing (§14-16-2-22).

- 8) All properties zoned P, C-1, C-2, C-3, M-1 or M-2 that are five acres or greater shall comply with the Shopping Center Regulations (See §14-16-3-2 of the City Zoning Code).

- 9) All signs that exist at the time of the adoption of the Plan that do not conform to the Plan, are allowed to remain for the life of the sign.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

Applicant or Agent Signature / Date

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

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

X A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan

X B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

X 1. Date of drawing and/or last revision

X 2. Scale:

1.0 acre or less 1" = 10'

Over 5 acres 1" = 50'

1.0 - 5.0 acres 1" = 20'

Over 20 acres 1" = 100'

[other scales, if approved by staff]

X 3. Bar scale

X 4. North arrow

X 5. Vicinity map

X 6. Signature Block (for DRB site dev. plans)

X 7. Property lines (clearly identify)

X 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site

N/A 9. Phases of development including location and square footages of structures, circulation, parking and landscaping Development will not be phased

N/A 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site
No existing structures on site.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height) Standard Residential Street Lighting Locations
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

A. Parking layout with spaces numbered per aisle and totaled. Residential Development

- 1. **Location and typical dimensions**, including handicapped spaces
- 2. **Calculations:** spaces required: _____ provided: _____

Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____

B. Bicycle parking & facilities Residential Development

- 1. Bicycle racks, spaces required: _____ provided: _____
- 2. Bikeways and other bicycle facilities, if applicable

C. Public Transit Residential Development

- 1. Bus facilities, including routes, bays and shelters existing or required

D. Pedestrian Circulation

- 1. Location and dimensions of all sidewalks and pedestrian paths Residential
- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

- 1. Ingress and egress locations, including width and curve radii dimensions
- 2. Drive aisle locations, including width and curve radii dimensions Residential
- 3. End aisle locations, including width and curve radii dimensions Residential
- 4. Location & orientation of refuse enclosure, with dimensions Residential
- 5. Curb cut locations and dimensions Residential
- 6. Existing and proposed street widths, right-of-way widths and curve radii
- 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions none required
- 8. Location of traffic signs and signals related to the functioning of the proposal no signal
- 9. Identify existing and proposed medians and median cuts no medians on Signal Avenue

3. Phasing – This is required information if phasing of project is anticipated

Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping. Single phase development

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- 1. Scale - must be same as scale on sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Building footprints
- 6. Location of Retaining walls

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required Discussed in drainage report
- 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
Residential development

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

N/A 5. Cross Sections

Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Grade changes less than 4'

X 6. In addition to the above, the following must be provided for DRB applications:

A. Conceptual onsite drainage system

B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

X 1. Fire hydrant locations, existing and proposed.

X 2. Distribution lines

X 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.

X 4. Existing water, sewer, storm drainage facilities (public and/or private).

X 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

X 1. Scale (minimum of 1/8" or as approved by Planning Staff)

X 2. Bar Scale

X 3. Detailed Building Elevations for each facade

X a. Identify facade orientation (north, south, east, & west)

X b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)

X c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.

X d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)

N/A 4. Dimensions, colors and materials of Refuse Enclosure Residential Development

N/A 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

X 1. Site location(s)

X 2. Sign elevations to scale

X 3. Dimensions, including height and width

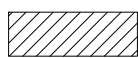
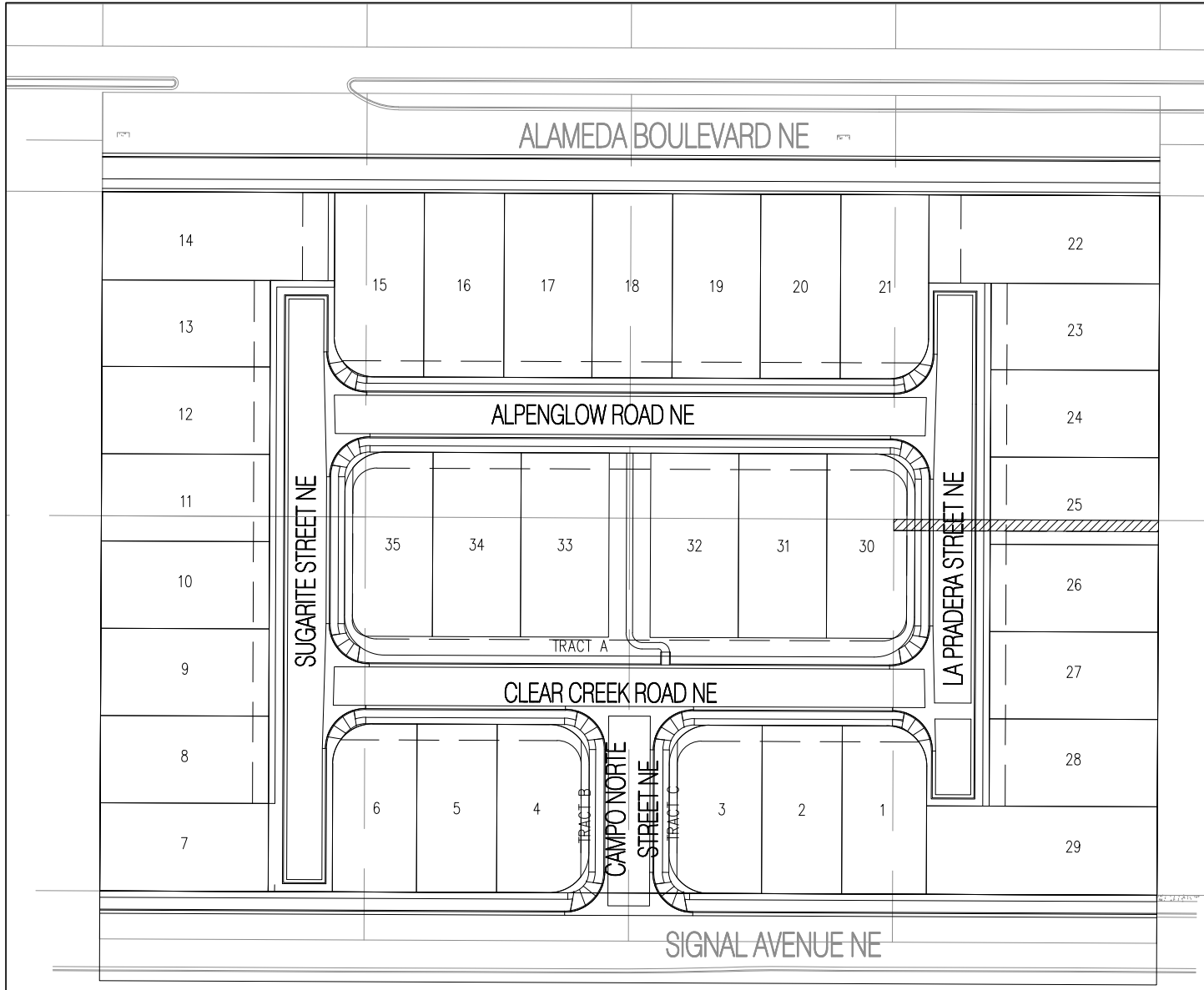
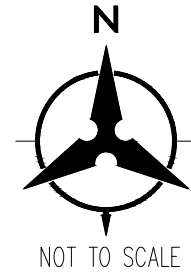
X 4. Sign face area - dimensions and square footage clearly indicated

N/A 5. Lighting Not lighted

X 6. Materials and colors for sign face and structural elements

X 7. Verification of adequate sight distance

**EXHIBIT "C"
CAMPO DEL NORTE
VACATION EXHIBIT
APRIL 2018**



EXISTING 7' PNM AND MST&T EASEMENT (10/9/1979, BK, MISC. 723, PG 604) TO BE VACATED WITH THIS PLAT. THE EASEMENT WAS FOR AN OVERHEAD LINE THAT SERVED THE SITE. THE LINE HAS BEEN REMOVED FROM THE SITE. THEREFORE, THE EASEMENT IS NO LONGER REQUIRED.



79 75851

25728

604

EASEMENT

RIGHT-OF-WAY DEPT. PUBLIC SERVICE COMPANY OF NEW MEXICO P.O. BOX 2267 ALBUQUERQUE, NEW MEXICO 87108

THIS INDENTURE made this 2nd day of October, 1979, by and between

Steve Gonzales and Beulah Gonzales or Mrs. Steve Gonzales, his wife, First Parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, authorized to do business in New Mexico, Second Parties, their successors and assigns.

WITNESSETH:

That the said First Parties, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto said Second Parties, an easement to build, construct, operate and maintain an electric power transmission and communications line on, over, beneath and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment, fixtures and structures necessary to maintain the said power and communications line on, over, beneath and across said lands at or near the points hereinafter designated as the course of said power and communications line on, over, beneath and across said lands; together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and trimming any trees which interfere with

the operation of said line; said lands being situate in the County of Bernalillo, State of New Mexico, and more particularly described as follows, to-wit:

An easement within Lot 23, Block 29, Tract A, Unit B as the same is shown and designated on Plat of NORTH ALBUQUERQUE ACRES situate in Section 13, T.11N., R.3E., N.M.P.M., Bernalillo County, New Mexico, filed for record in the office of the county clerk in Bernalillo County in Plat Book D, page 130 on April 24, 1936, and being more particularly described as follows:

An easement seven (7) feet wide being the north seven (7) feet of said Lot 23, Block 29.

First parties shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that First Parties shall not erect or construct any building, pool, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS OUR hand and seal this 2nd day of October

1979 (SEAL) Steve Gonzales (SEAL) Mrs. Steve Gonzales (SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 2nd day of October 1979, by Steve Gonzales and Beulah Gonzales also known as Mrs. Steve Gonzales, his wife.

My commission expires: (Seal) 3-10-82

OFFICIAL SEAL Signature Notary Public JOHNNY PAIZ

STATE OF NEW MEXICO COUNTY OF Bernalillo My Commission Expires: 3-10-82

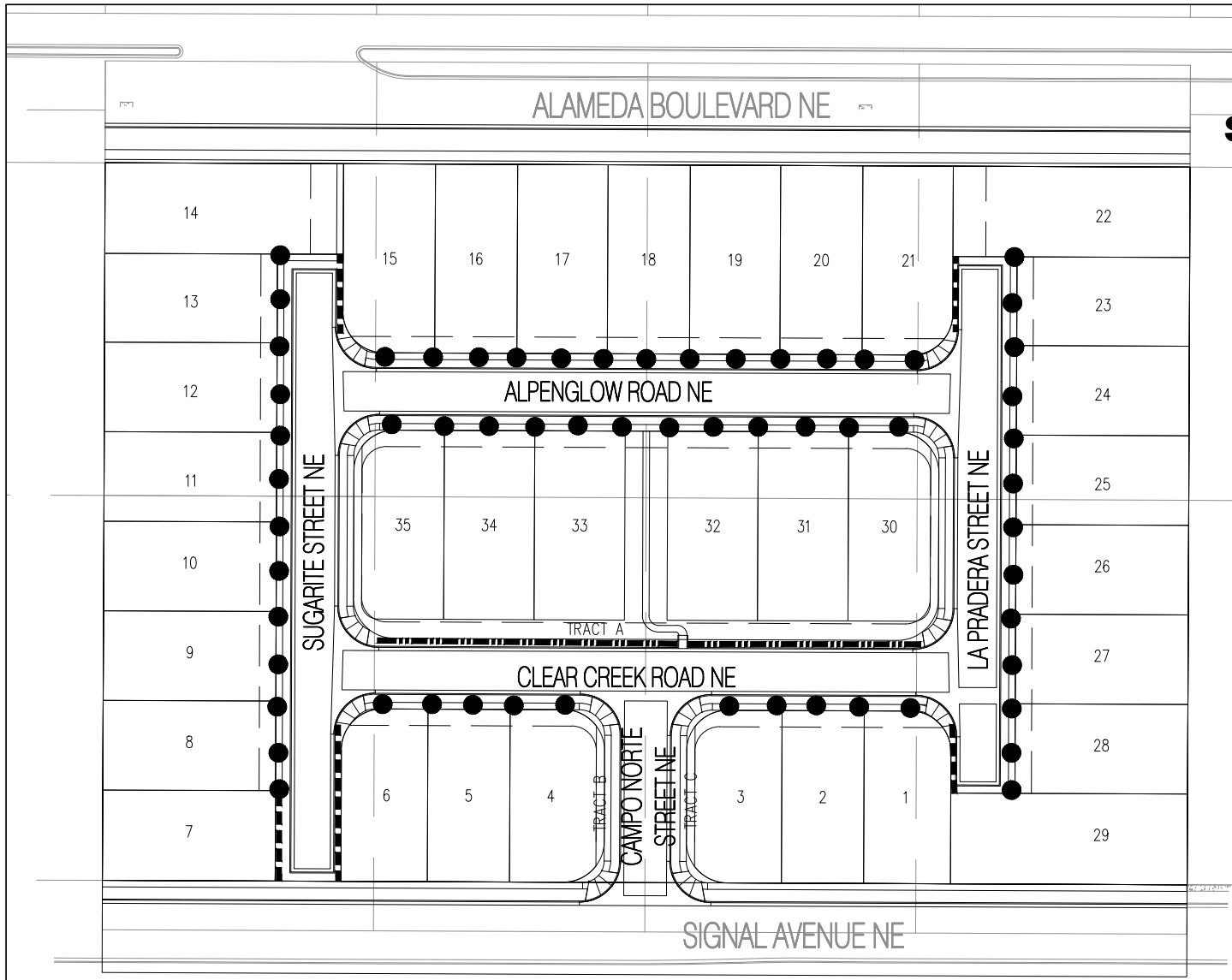
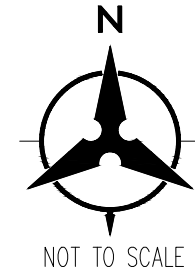
The foregoing instrument was acknowledged before me this day of 19 by (Name of Officer)

(Title of Officer) of (Corporation Acknowledging) a corporation, on behalf of said corporation. My commission expires: (Seal)

Notary Public PAGE 6428 678 DEplete EARLIER REVISIONS

FOR RECORDERS USE ONLY STATE OF NEW MEXICO COUNTY OF BERNALILLO FILED FOR RECORD DATE 9 2 05 PM '79 BK 301176-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000

EXHIBIT "B"
CAMPO DEL NORTE
SIDEWALK DEFERRAL
APRIL 2018



DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

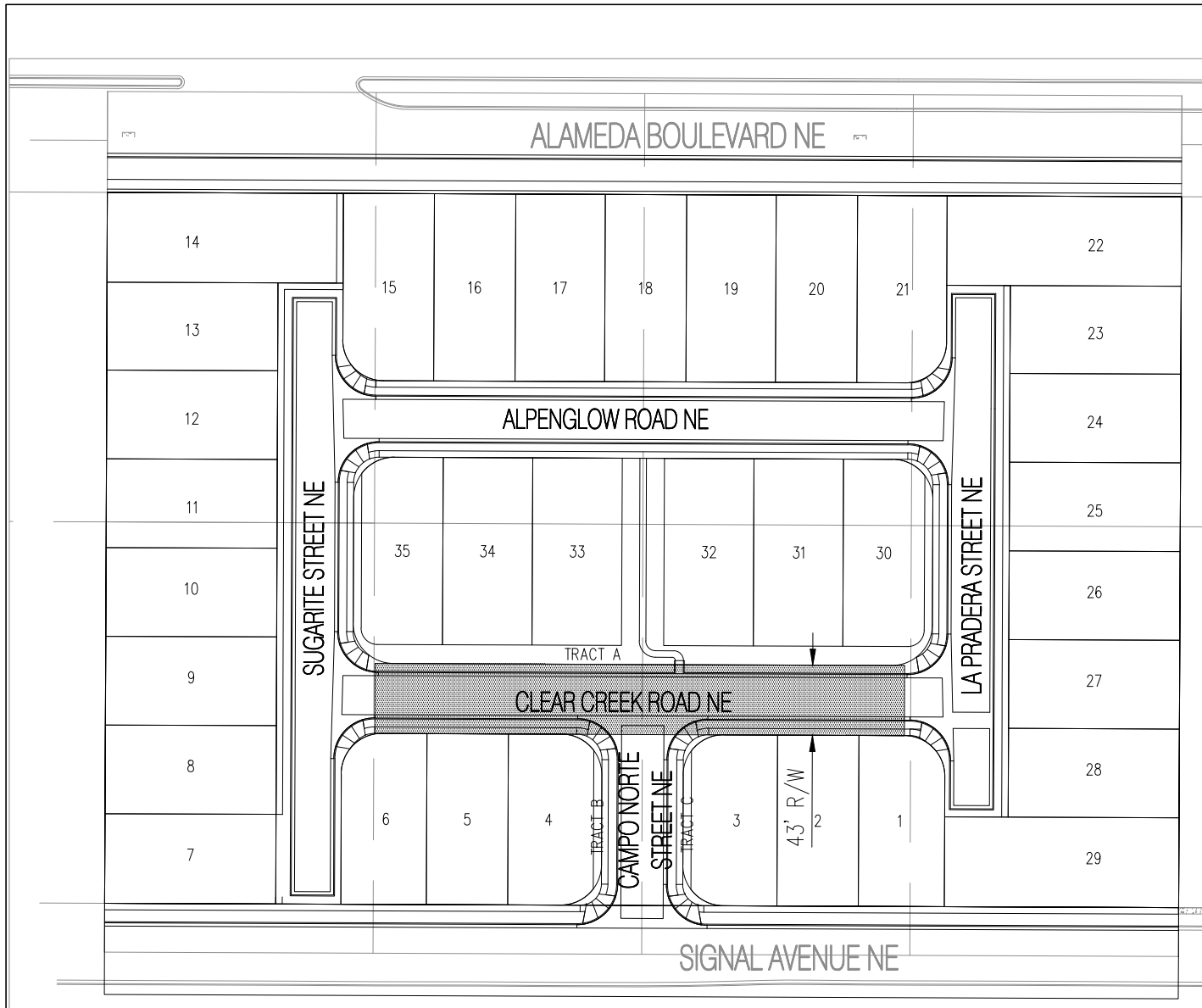
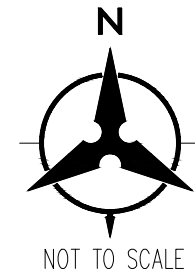



WAIVED sidewalks are requested on the stub street side where there are no houses fronting the street and across the front of Lot 7.



WAIVED sidewalk requested on the north side of Clear Creek Road. There are no lots fronting this side of the street and a sidewalk connection from Clear Creek Road to Alpenglow Road will be provided through Tract A. The waiver of sidewalk does not adversely affect pedestrian circulation in the subdivision.

EXHIBIT "D"
CAMPO DEL NORTE
DESIGN VARIANCE
REQUEST
APRIL 2018




 DESIGN VARIANCE REQUEST TO DPM CHAPTER 23, SECTION 2, PARAGRAPH B, TABLE 23.2.1.B STANDARD LOCAL RESIDENTIAL STREET DESIGN – PUBLIC RIGHT-OF-WAY AND PAVEMENT WIDTH STANDARDS TO REDUCE THE RIGHT-OF-WAY WIDTH FOR CLEAR CREEK ROAD FROM 47' TO 43'. THE REDUCTION IN WIDTH IS JUSTIFIED DUE TO THE WAIVER OF SIDEWALK ON THE NORTH SIDE OF CLEAR CREEK ROAD (SEE SIDEWALK EXHIBIT B), WHICH REDUCES THE NECESSARY RIGHT-OF-WAY WIDTH BY 4'. THE PAVEMENT WIDTH MEETS THE DPM STANDARD FOR A LOCAL ACCESS ROAD OF 28' FLOWLINE-TO-FLOWLINE.



**SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT & SUBDIVISION
CAMPO DEL NORTE
LOTS 1-35 AND TRACTS A-C
WITHIN ELENA GALLEGOS LAND GRANT
IN PROJECTED SECTION 17,
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2018**

LEGAL DESCRIPTION

Lots 7-10 and 23-26, Block 29, Tract A, Unit B, North Albuquerque Acres, Bernalillo County, New Mexico, as the same is shown and designated on the map of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, Folio 130.

SITE

The site is currently vacant, zoned SU-2/JP, and located in the North I-25 Sector Development Plan. In accordance with the North I-25 SDP, this site is being developed under the land use district SU-2/NC. The SU-2/NC allows the permissive and conditional uses of the R-C, O-1 and C-1 Zones. The North I-25 SDP did not rezone this property, just expanded uses along with design standards. It is proposed to develop the 6.6755 acre site into 35 Single Family Detached Homes.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

VEHICULAR ACCESS: Access to the site will be from Signal Avenue. No lots shall have direct access to Alameda Boulevard or Signal Avenue.

PEDESTRIAN ACCESS: There is a gated pedestrian access to Alameda Boulevard through an easement on Lot 14 and pedestrian access to Signal Avenue from sidewalk on either side of Campo Norte Street. A new 4' sidewalk will be constructed on the north side of Signal Avenue across the project frontage.

BUILDING SETBACKS

Front Yard: Minimum 15' to building/20' to garage
Side Yard: Minimum 5'
Side Yard adjacent to Road: Minimum 10', except Lots 1, 6, 15 and 21 Minimum 5'
Rear Yard: Minimum 15'

PERIMETER WALL

A perimeter wall will be constructed around the entire site. See detail this sheet.

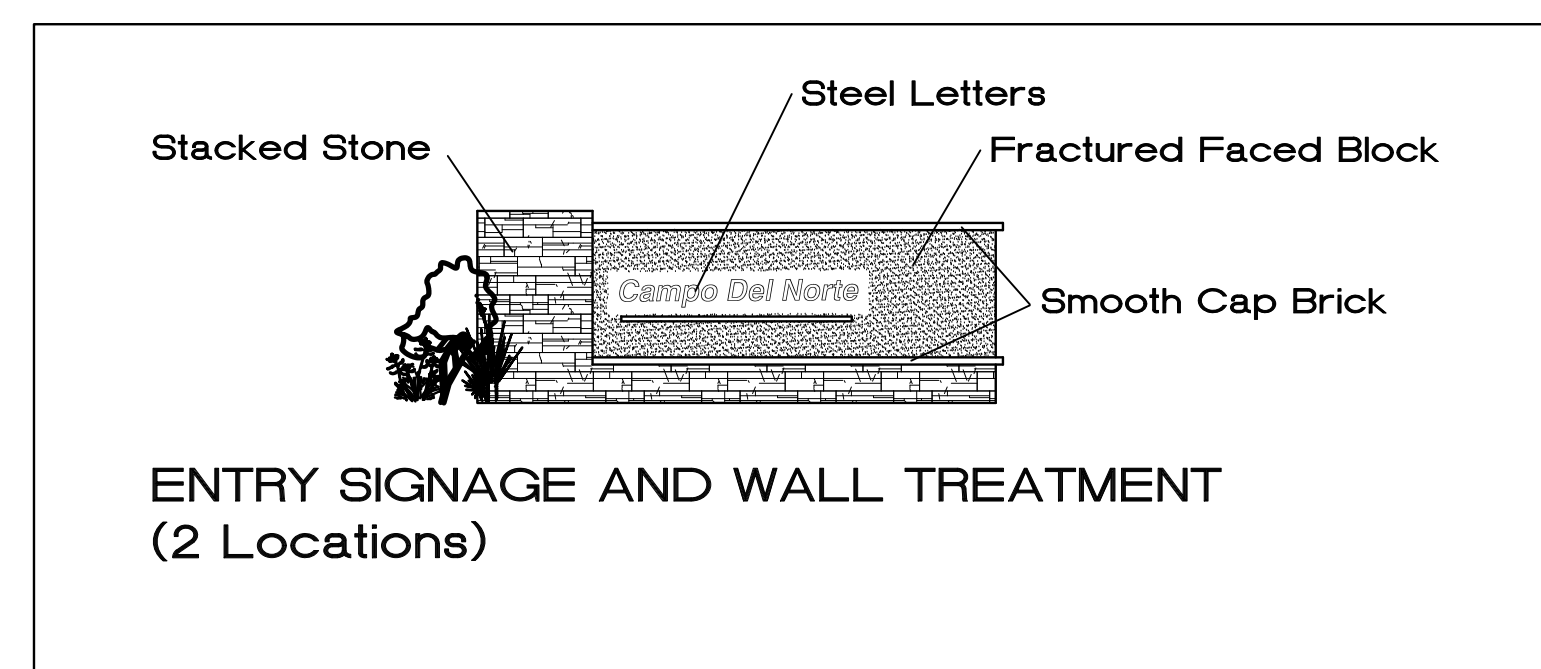
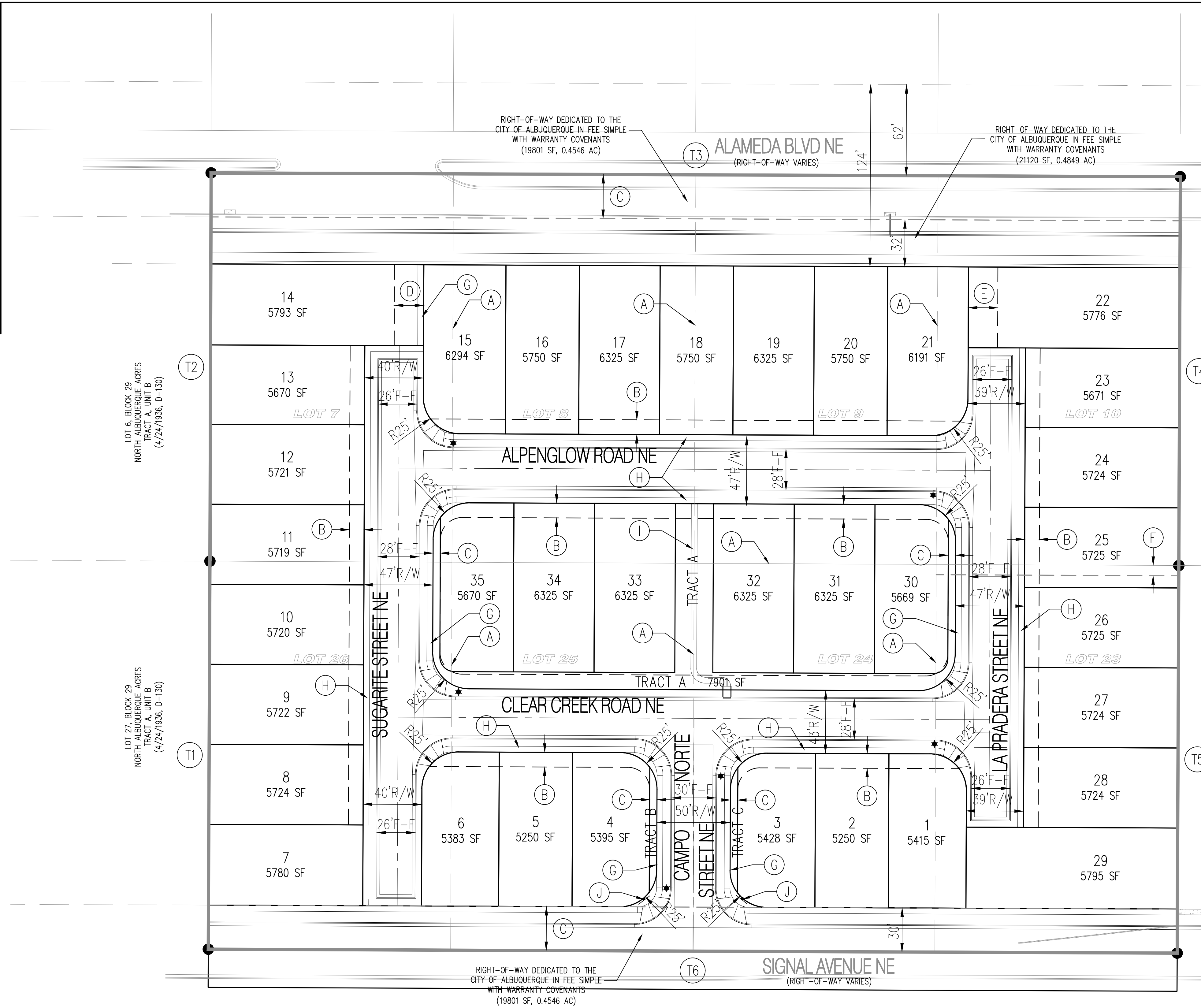
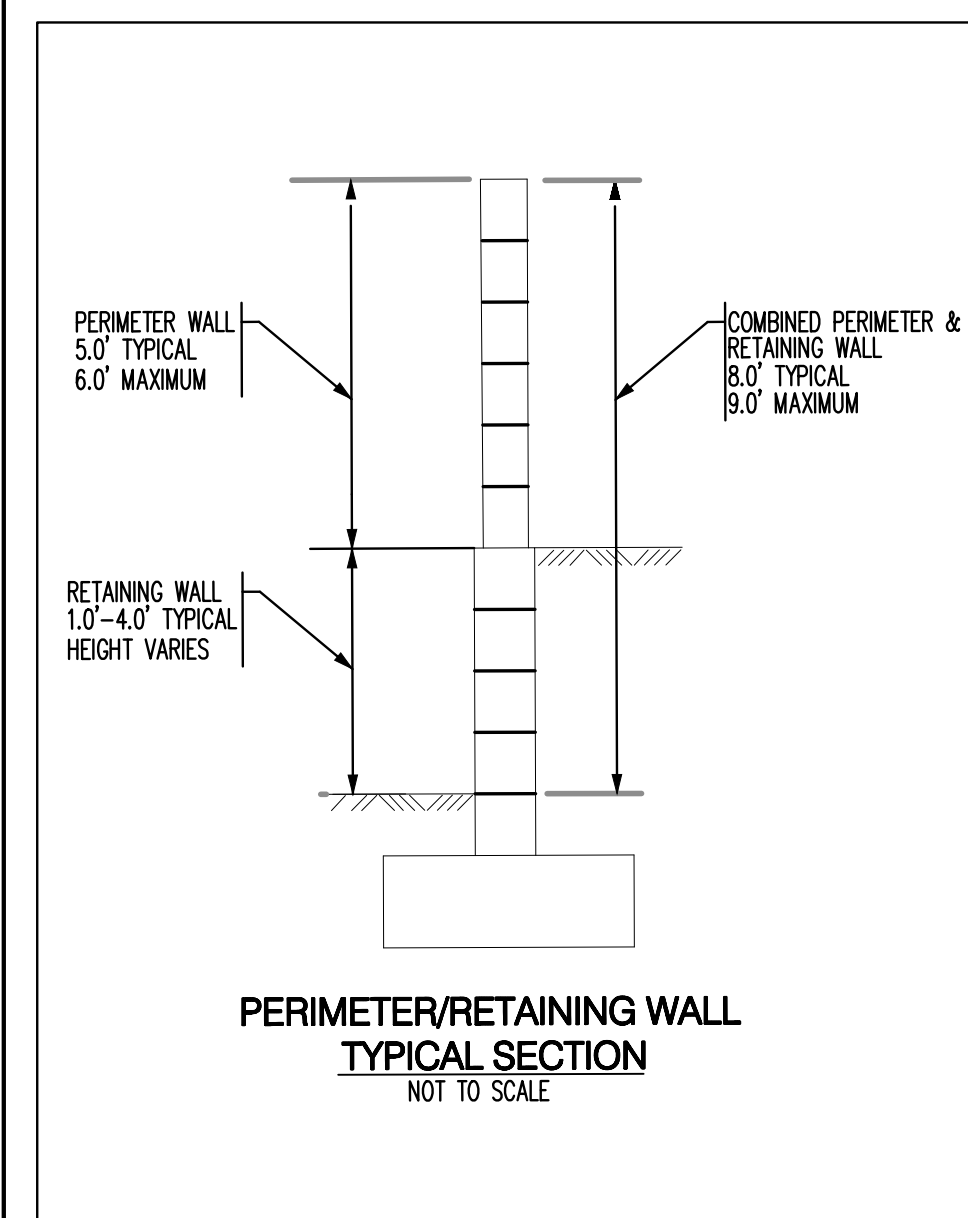


NOT TO SCALE VICINITY MAP ZONE ATLAS C-18-Z

KEYED NOTES

- (A) LOT LINE TO BE ELIMINATED BY THIS PLAT
- (B) 10' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- (C) 5' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- (D) 20' PUBLIC PEDESTRIAN AND STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- (E) 20' PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- (F) EXISTING 7' PNM AND MST&T EASEMENT (10/9/1979, BK. MISC. 723, PG 604) TO BE VACATED WITH THIS PLAT.
- (G) 4' NEW SIDEWALK
- (H) 4' DEFERRED SIDEWALK
- (I) 4' NEW MEANDERING SIDEWALK, SEE LANDSCAPE PLAN FOR ALIGNMENT.
- (J) ENTRY SIGN LOCATION

ID	BEARING	LENGTH
T1	N00°14'46"E	264.25'
T2	N00°10'22"E	264.41'
T3	S89°46'13"E	660.05'
T4	S00°13'23"W	264.76'
T5	S00°14'35"W	263.93'
T6	N89°46'03"W	659.83'

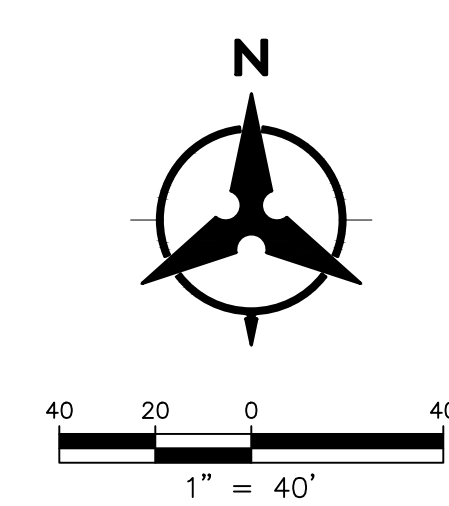


LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - ADJOINING PROPERTY LINE
- - - PROPOSED EASEMENT
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED CURB RAMP
- ★ PROPOSED STREET LIGHT

SITE DATA

ZONE ATLAS NO.	C-18-Z
ZONING	SU-2, JP
MILES OF FULL WIDTH STREETS CREATED	0.32 MILES
NO. OF EXISTING TRACTS	8
NO. OF LOTS CREATED	35
NO. OF HOA TRACTS CREATED	3
GROSS ACREAGE	8.0088 AC
NET ACREAGE	6.6755 AC
PROPOSED DENSITY	5.24 DU/AC
HOA TRACT USE	
TRACT A: LE, PED	LE: PROPOSED BLANKET LANDSCAPE EASEMENT, TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
TRACT B: LE	PED: PROPOSED BLANKET PEDESTRIAN ACCESS EASEMENT, TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
TRACT C: LE	



PROJECT NUMBER: _____

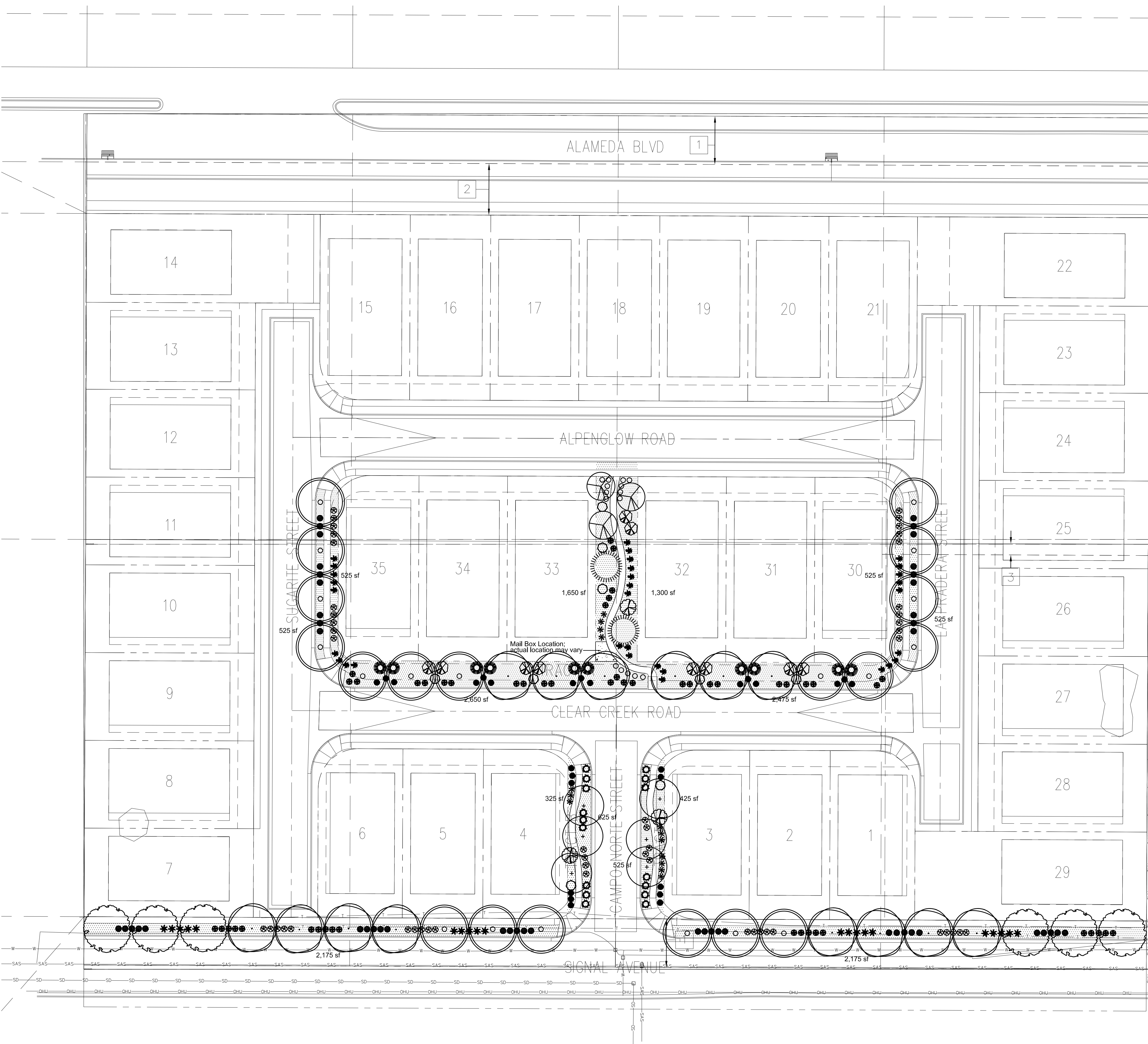
Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWA	Date _____
Parks and Recreation Department	Date _____
City Engineer/Hydrology	Date _____
Code Enforcement	Date _____
*Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____



PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Mature Ht./ Sp.	Landscape Coverage	Water Use	Drip Emitters	Allergenic Potential
14		Gleditsia Shademaster Honey Locust	2" Cal	50/145'	50 sf=700 sf	Medium+	6-2 gph	Low
19		Fraxinus Autumn Purple Ash	2" Cal	40/30'	50 sf=950 sf	Medium	6-2 gph	Low
6		Fraxinus Raywood Ash	2" Cal	40/25'	50 sf=300 sf	Medium	6-2 gph	Low
6		Ulmus Lacebark Elm	2" Cal	40/40'	50 sf=300 sf	Medium	6-2 gph	Low
3		Malus Crabapple	2" Cal	20/20'	50 sf=150 sf	Medium	6-2 gph	Low
2		Pinus Afghan Pine	6" Ht.	35/25'	50 sf=100 sf	Low +	6-2 gph	Low
Grasses								
10		Miscanthus Maiden Grass	5-Gal	6/6'	64 sf=640 sf	Low	2-2 gph	Low
20		Nolina Bear Grass	5-Gal	4/3'	25 sf=500 sf	Low	2-2 gph	Low
48		Muhlenbergia Regal Mist Grass	5-Gal	3/3'	10 sf=480 sf	Low+	2-2 gph	Low
14		Calamagrostis Karl Foerster Grass	5-Gal	4/3'	10 sf=140 sf	Low+	2-2 gph	Low
Shrubs/Groundcovers								
10		Vauquelinia Rosewood	5-Gal	10/10'	100 sf=1000 sf	Low	2-2 gph	Low
9		Buddleia Butterfly Bush	5-Gal	6/6'	64 sf=576 sf	Low	2-1 gph	Low
31		Hesperaloe Yellow Yucca	5-Gal	3/4'	25 sf=775 sf	Low	2-1 gph	Low
49		Ericameria Turpentine Bush	5-Gal	3/4'	40 sf=1960 sf	Low	2-2 gph	Low
16		Juniperus Blue Chip Juniper	5-Gal	1/6'	50 sf=800 sf	Medium	6-2 gph	Low
3		Lagerstroemia Crape Myrtle	5-Gal	10/10'	30 sf=300 sf	Low	2-2 gph	Low
50		Cytisus Lena Broom	5-Gal	3/3'	30 sf=1500 sf	Low	2-1 gph	Low
26		Dasylirocn Sotol	5-Gal	4/4'	40 sf=1040 sf	Low	2-1 gph	Low
15		Lavandula Lavender	5-Gal	3/4'	15 sf=225 sf	Low	2-1 gph	Low

Total landscape coverage=10,551 sf

MATERIALS LEGEND

1" GRAVEL MULCH

SITE DATA

REQUIRED STREET TREES 1 PER 30 L.F. OF STREET FRONTAGE	20
PROVIDED STREET TREES	20
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (16,425 SF PROPOSED LANDSCAPE X 75%)	12,319 SF MIN.
PROVIDED GROUNDCOVER COVERAGE	12,436 SF
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	75%
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF	0 SF
PERCENT OF LANDSCAPE AREA	0 %

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

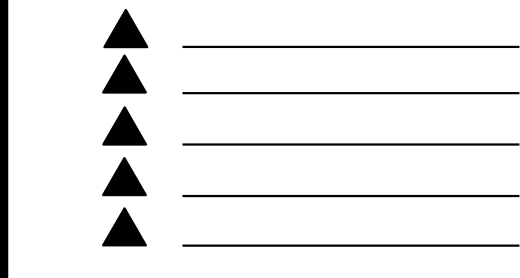
LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.



P O Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

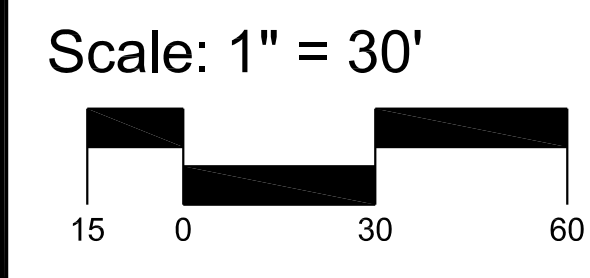
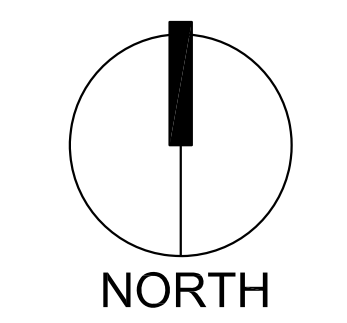


Date: 03/20/18
Revisions:



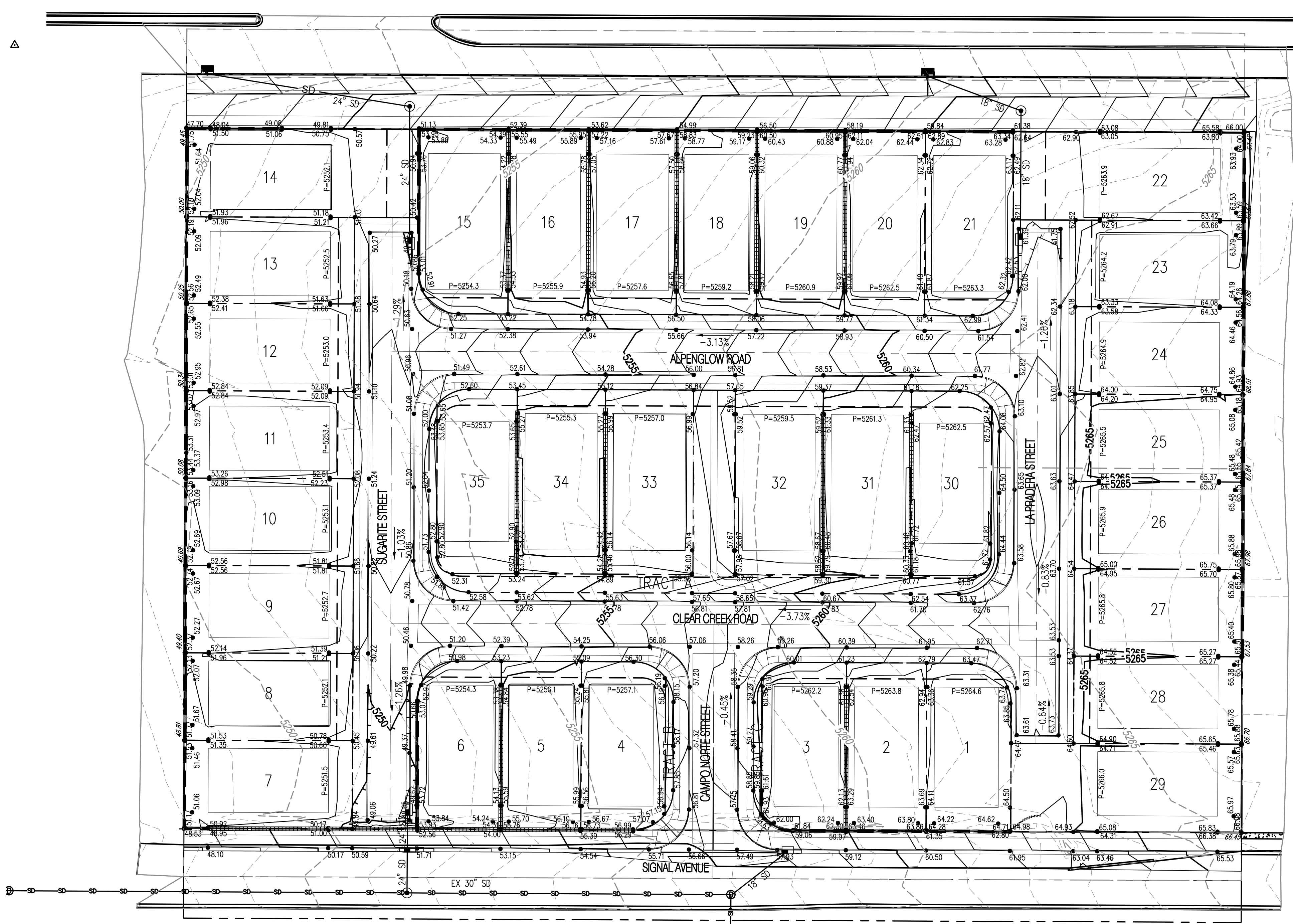
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Reviewed by: jb

Campo del Norte
 Albuquerque, New Mexico



Sheet Title:
Landscape Plan

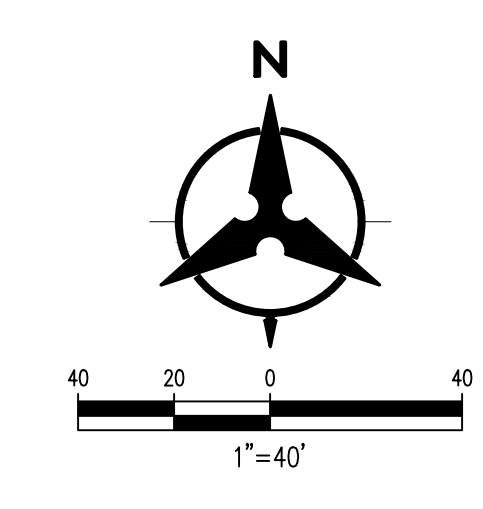
Sheet Number:
LS-01



- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

- 91.62 PROPOSED SPOT ELEVATION
- × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
- - - - EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- === PROPOSED STANDARD CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- - - - PROPOSED RETAINING WALL
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- HIGH POINT



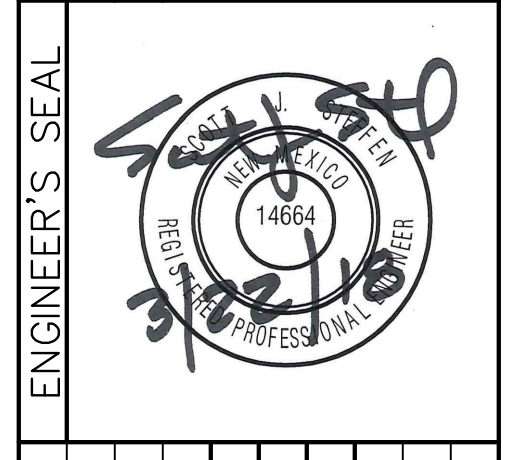
AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES	DATE
NO.	
BY	



REMARKS	By	
	DESIGN	
	REVISIONS	
No. / Date		
Designed By: SJS	DATE: 03/2018	
Drawn By: SS	DATE: 03/2018	
Checked By: SJS	DATE: 03/2018	

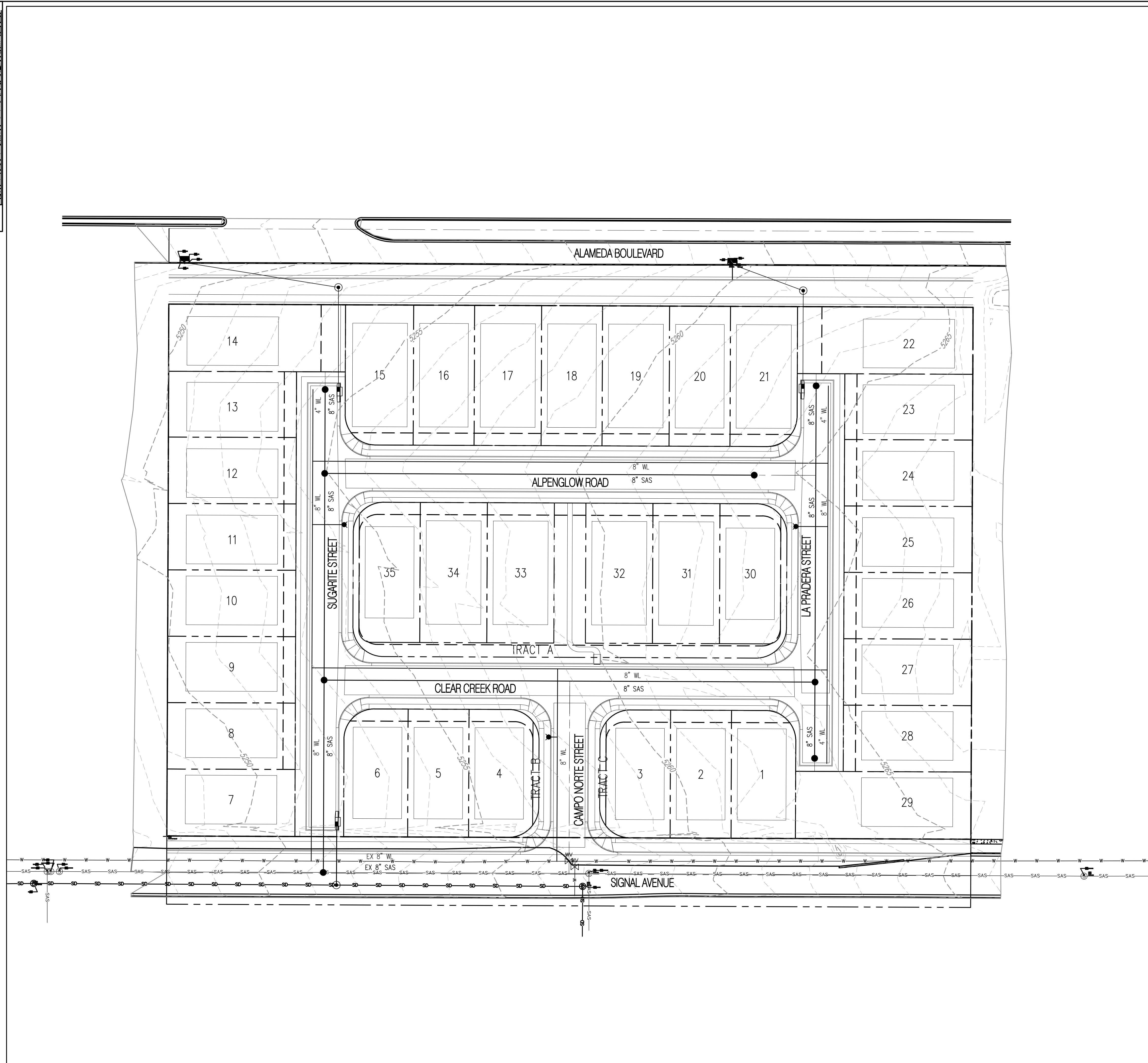
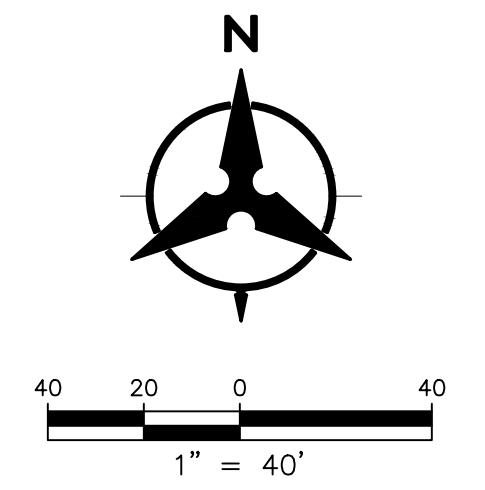
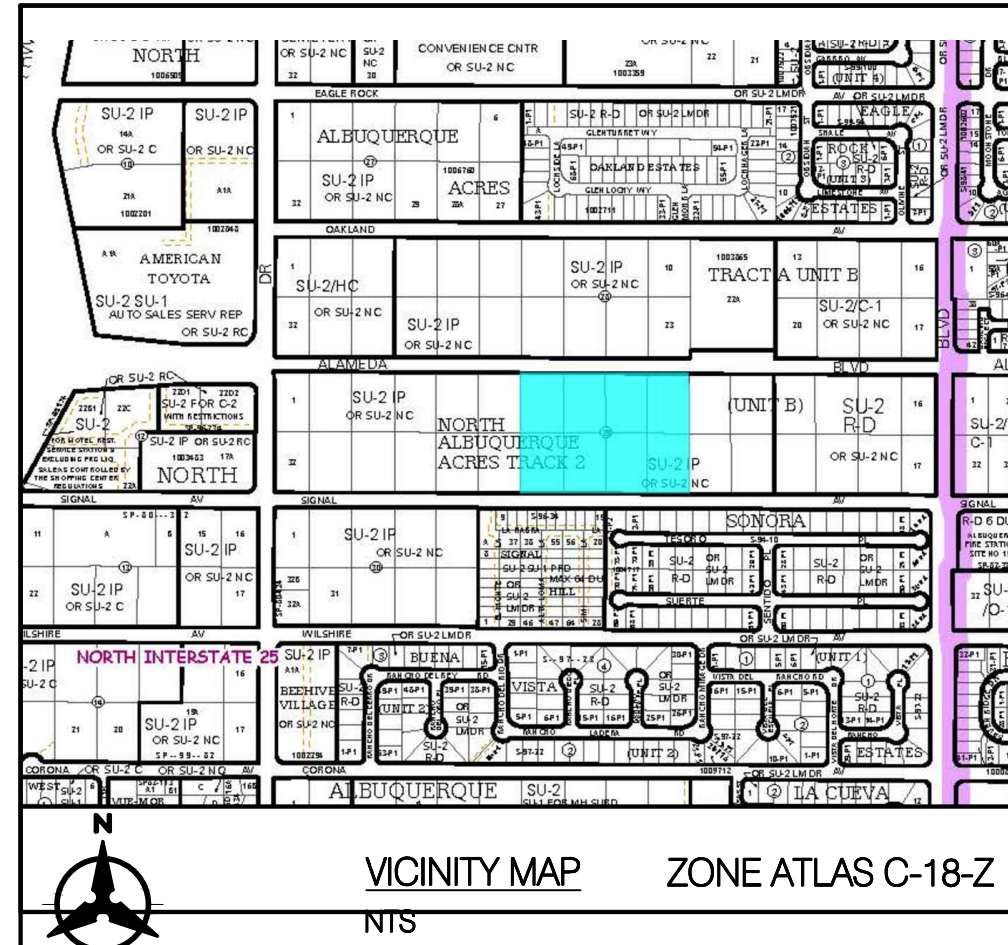
Bohannon & Huston
www.bhinc.com 800.877.5332

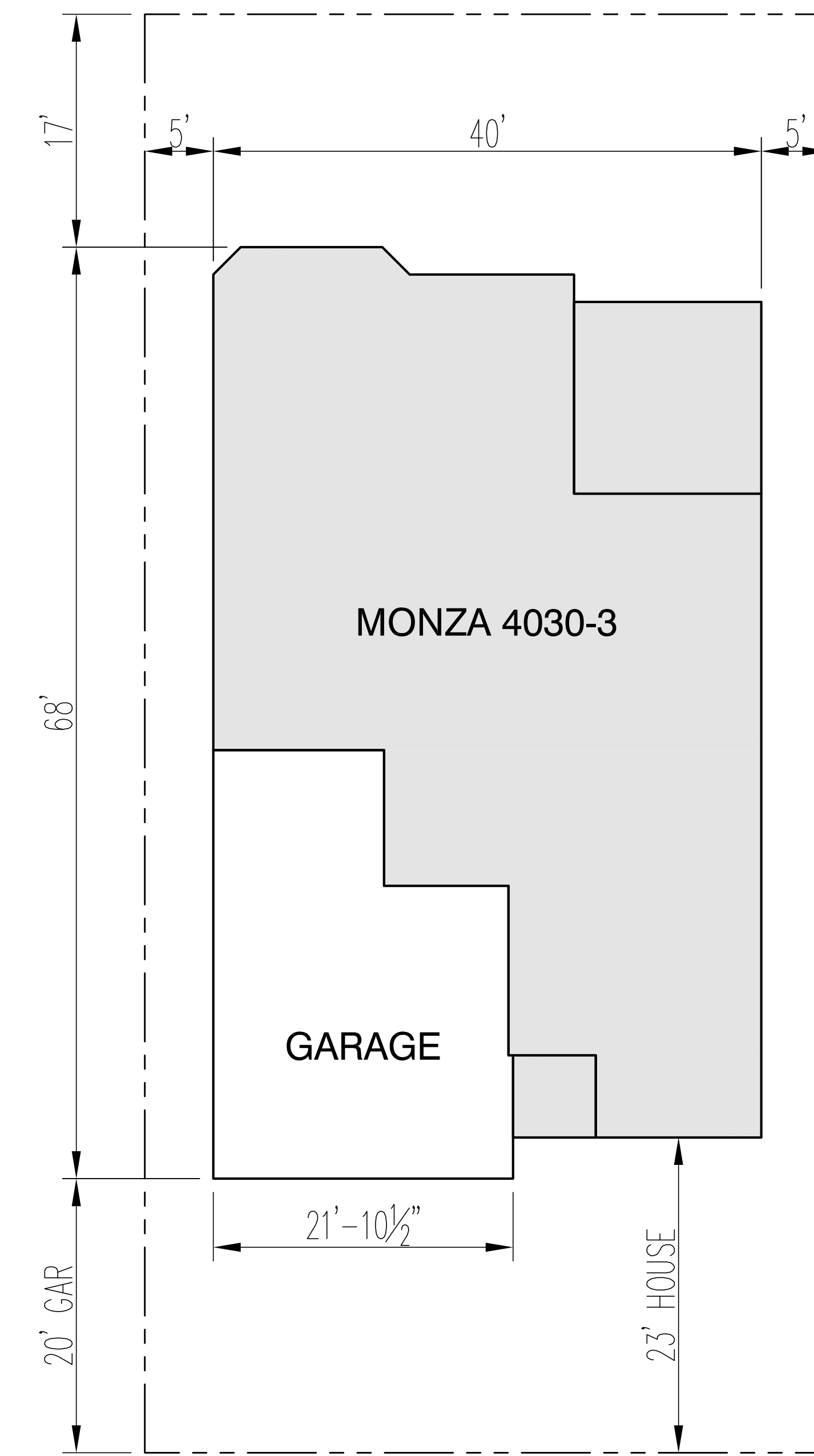
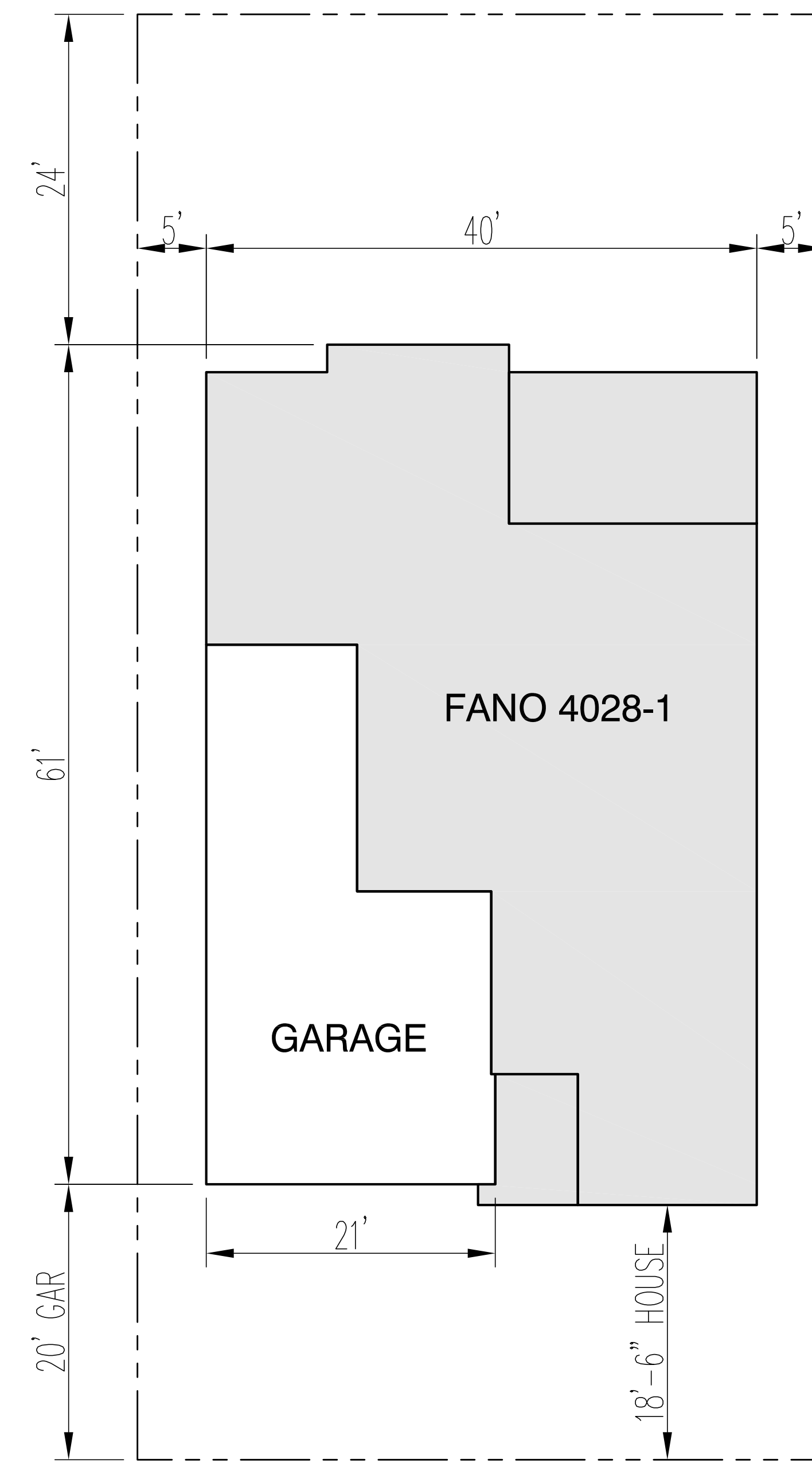
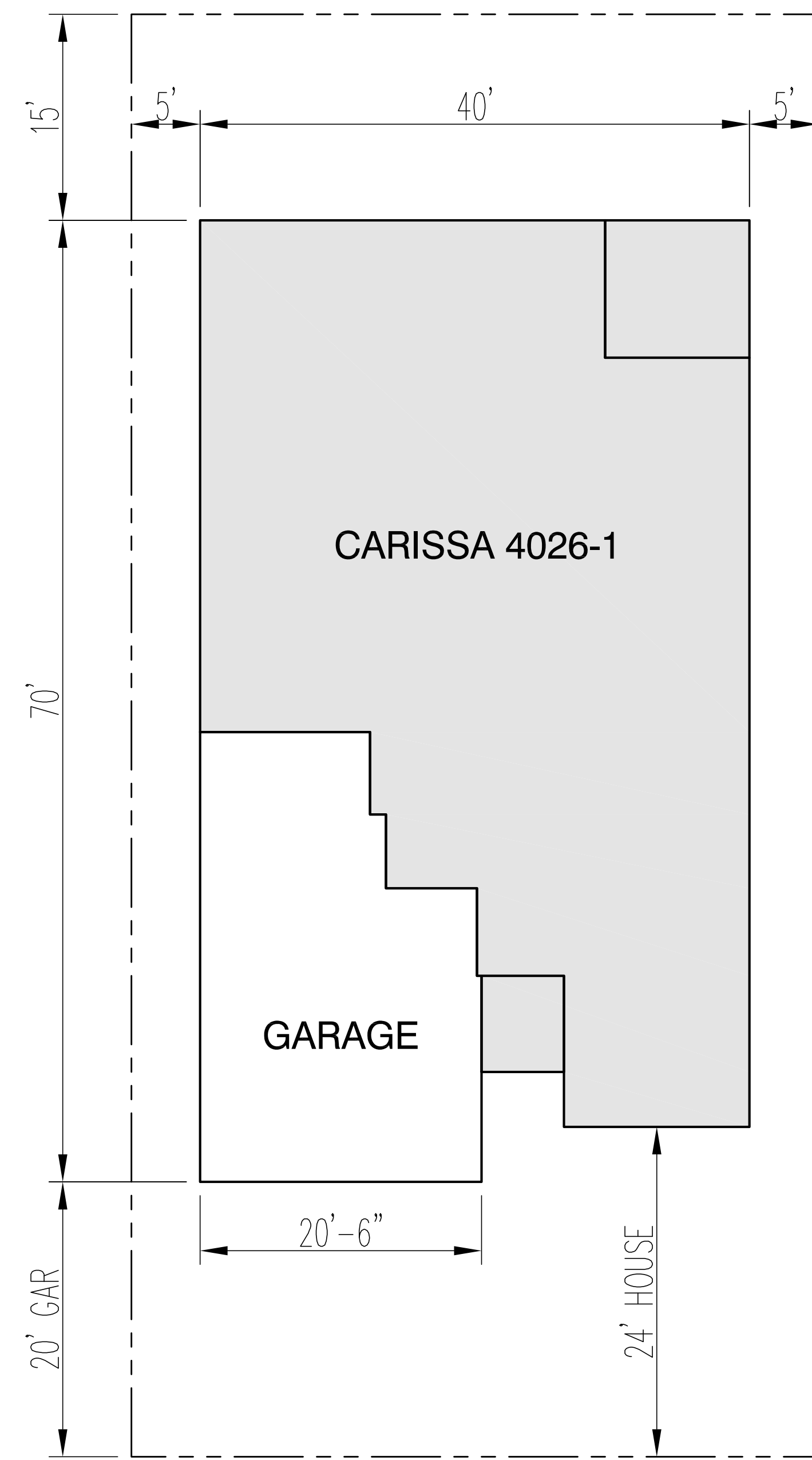
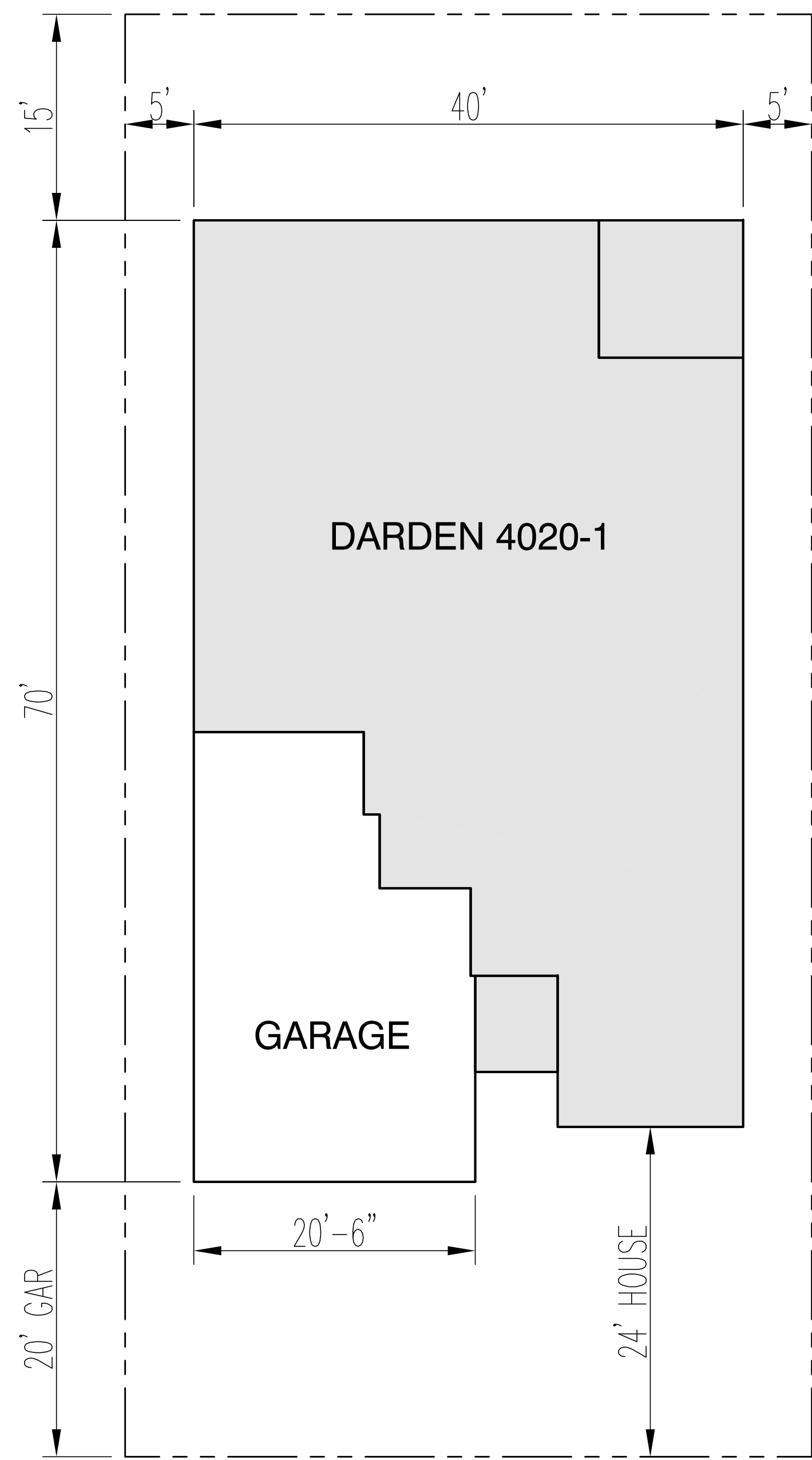
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

**CAMPO DEL NORTE
GRADING PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXXXX	C-18-Z	1	2

CONCEPTUAL UTILITY PLAN
CAMPO DEL NORTE
SUBDIVISION





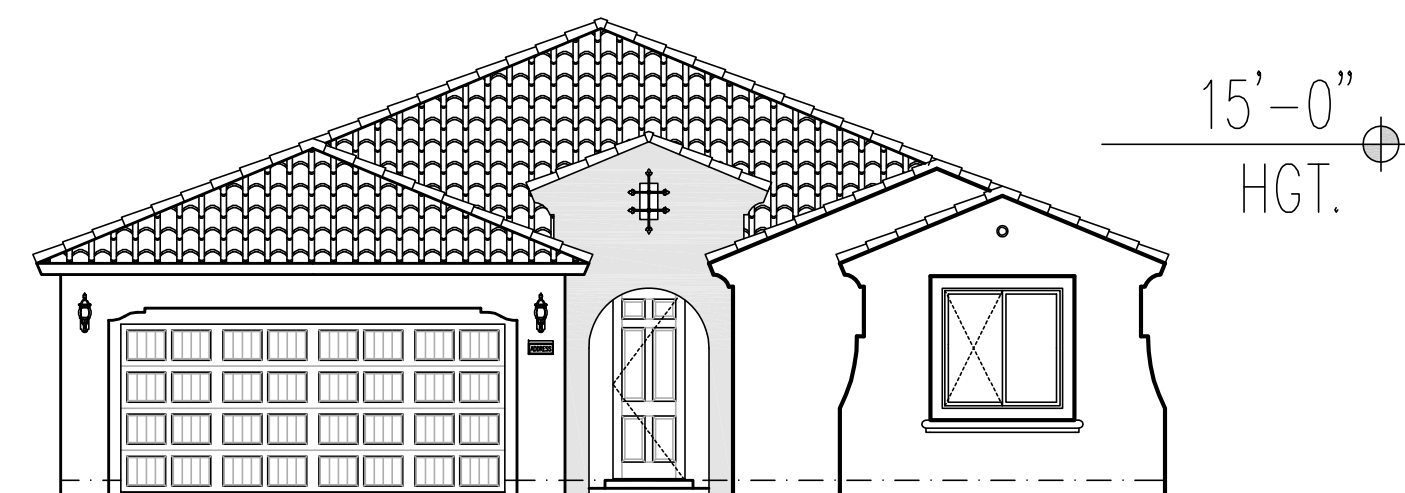
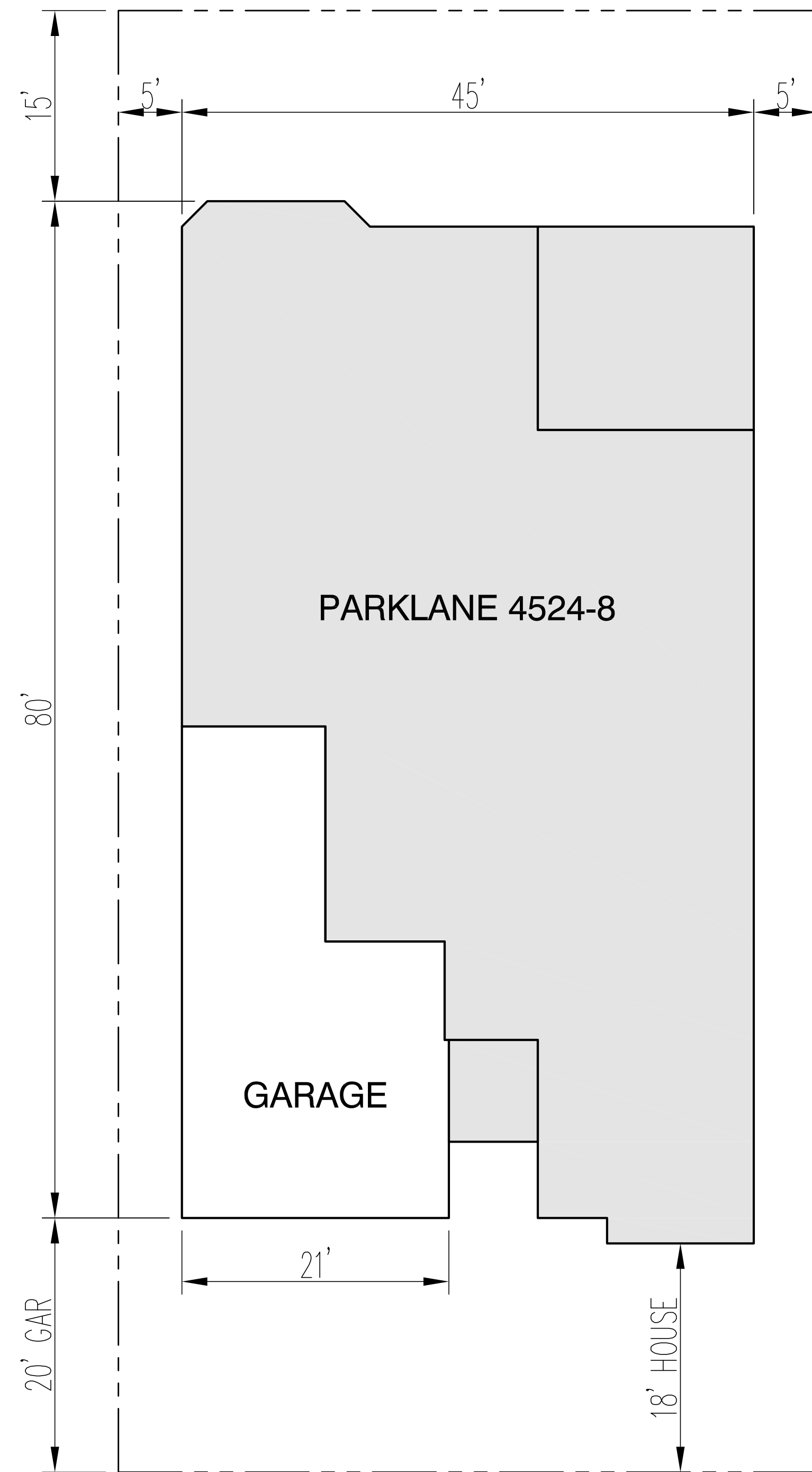
NOTES:
 - TYPICAL LOT SIZE: 50' x 105'
 - NO GARAGE OFFSET FROM FACADE REQUIRED.
 - NO MAXIMUM SETBACKS TO GARAGE OR HOUSE.



BUILDING ELEVATIONS & TYPICAL LOT PLACEMENT

SCALE: 1/8" = 1'-0"

NOTES:
 - TYPICAL LOT SIZE: 55'x 115'
 - NO GARAGE OFFSET FROM FACADE REQUIRED.
 - NO MAXIMUM SETBACKS TO GARAGE OR HOUSE.



ELEVATION 'A'



ELEVATION 'B'