

February 6, 2018

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

Re: Sketch Plat Review and Comment for Campo del Norte Subdivision

Dear Ms. Dicome:

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

- Development Review Application
- Six (6) copies of the Sketch Plat
- Zone Atlas Map

This sketch plat is being represented to the Development Review Board for the purpose of obtaining City input and comment. Proposed is a subdivision of 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.

It is our understanding that a Site Plan for Subdivision, along with preliminary plat/infrastructure list approval will be required by the Development Review Board. There will also be sidewalk deferral and waiver requests at the time of the preliminary plat application.

It is also our understanding that the City Department of Municipal Development has a project to complete the Alameda Boulevard full street section improvements across the property frontage and that the project will not be required to construct any improvements in the Alameda Boulevard right-of-way. As part of the DMD project 32 feet of right-of-way will be dedicated to the City for the widening of Alameda Boulevard. The dedication may take place prior to final plat for the Campo del Norte Subdivision. If the dedication does not take place, the proposed subdivision will dedicate the 32 feet along Alameda Boulevard.

Engineering ▲

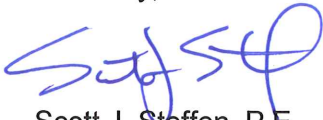
Spatial Data ▲

Advanced Technologies ▲

A grading and drainage submittal will be made to the City Hydrology department for their review and approval.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on February 14, 2018.

Sincerely,



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

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

Enclosures

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<input checked="" type="checkbox"/> Sketch Plat			<input type="checkbox"/> Sector Plan (Phase I, II, III)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Administrative Amendment (AA)	D		APPEAL / PROTEST of...
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Decision by: DRB, EPC, LUCC,
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A		Planning Director or Staff, ZHE,
STORM DRAINAGE (Form D)			Zoning Board of Appeal
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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): Bohannon 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: Sketch Plat Review 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 NC Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): H-08 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.): _____

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 J. Steffen DATE 2/6/18
 (Print) Scott J. Steffen PE _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<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 _____			\$ _____

Project # _____

Planner signature / date _____

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, 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**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

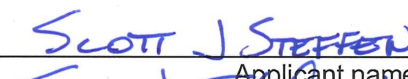

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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


 _____ Applicant name (print)
 2/6/18
 _____ Applicant signature / date



Form revised July 2011

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

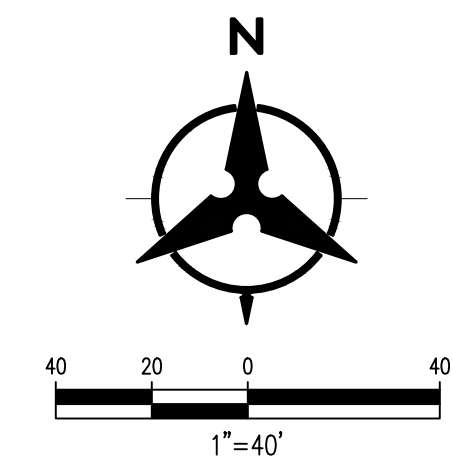
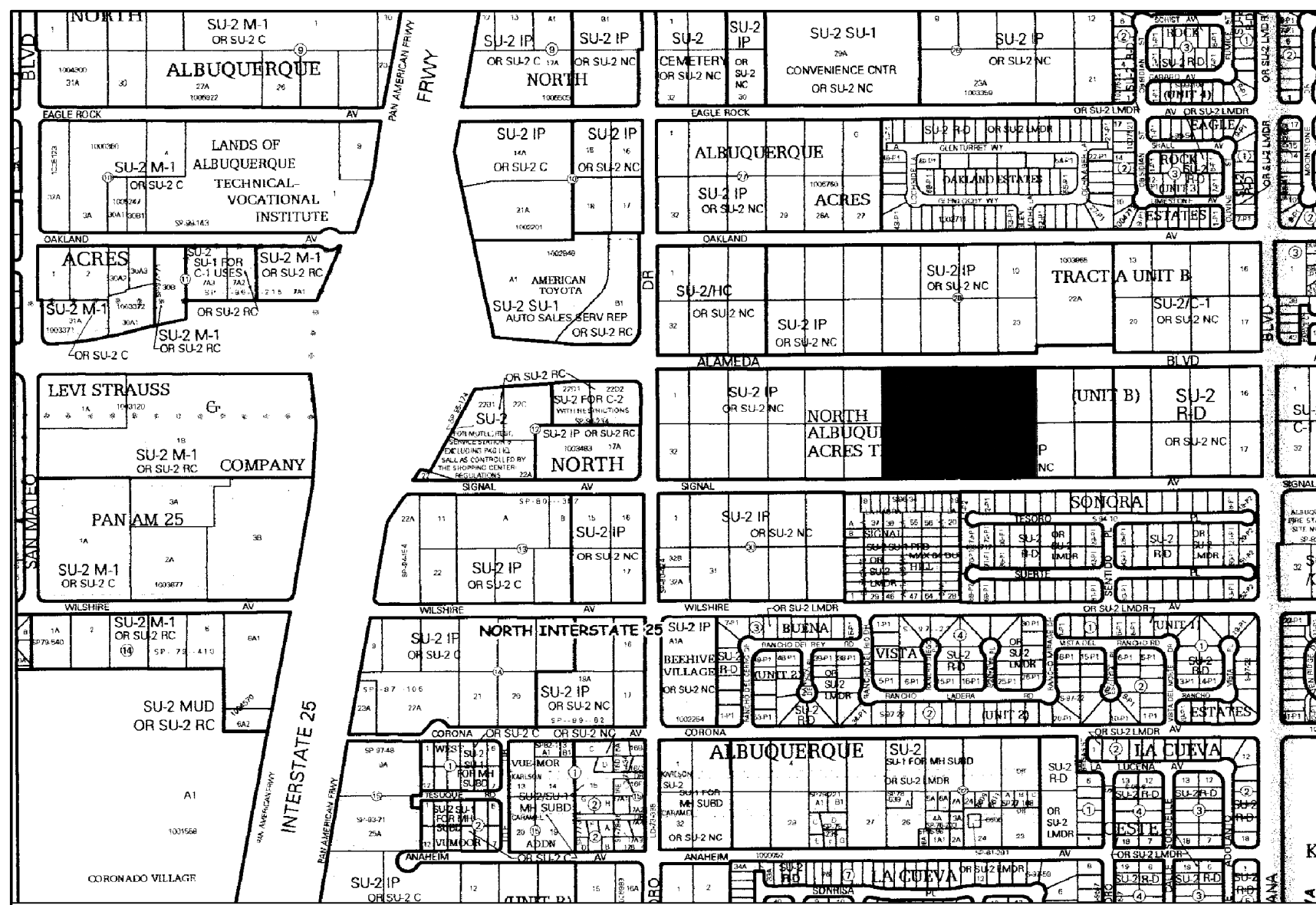
_____ Planner signature / date

Project # _____

SKETCH PLAT OF
CAMPO DEL NORTE SUBDIVISION

BEING A REPLAT OF
LOTS 7-10 AND 23-26
BLOCK 29, TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

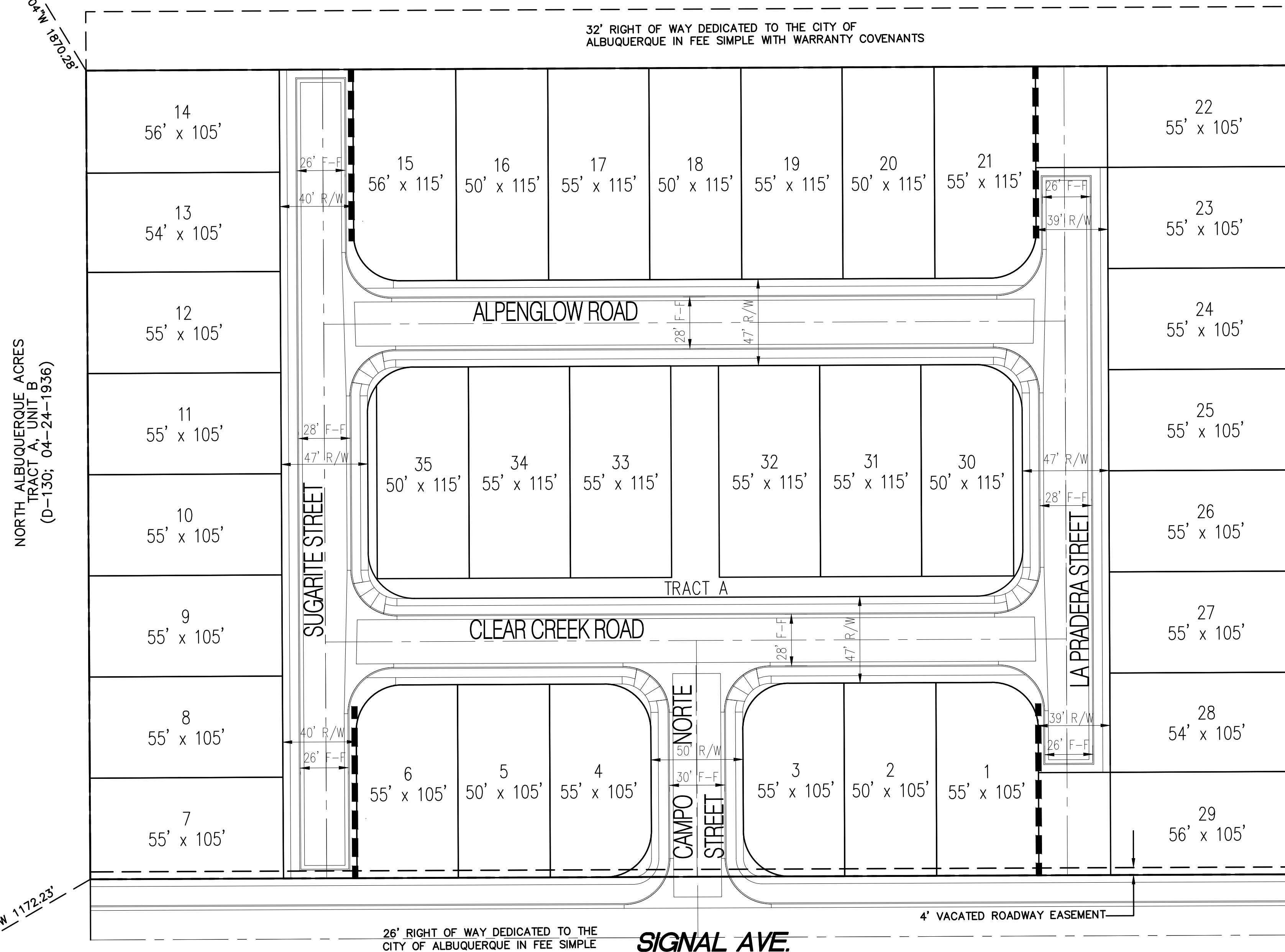
FEBRUARY 2018



LOCATION MAP C-18-Z
NO TYPICAL SCALE

ARTGN "10_C18"
X=1542565.263
Y=1524123.885
GROUND-GRID: 0.999665042
MAPPING ANGLE: -00°11'19.43"
NAD 83, NM COORDINATE SYSTEM CENTRAL ZONE

ALAMEDA BLVD.



GENERAL NOTES

1. ACREAGE: 6.66 AC.
2. NUMBER OF LOTS: 35
3. ZONING: SU-2 NC
4. LOT DIMENSIONS: MIN. LOT AREA (SF) 5250 MIN. LOT DIMS. 50'x105'
5. LOT BUILDING SETBACKS:
FRONT: 20' (GARAGE), 15' (HOUSE)
SIDE: 5'
REAR: 15'
SIDE ROAD: 10', EXCEPT THOSE LOTS (1, 6, 15 AND 21) ADJACENT TO STUB STREET WITH WAIVED SIDEWALK, SIDE SETBACK SHALL BE 5'
6. TRACT A SHALL HAVE A BLANKET PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

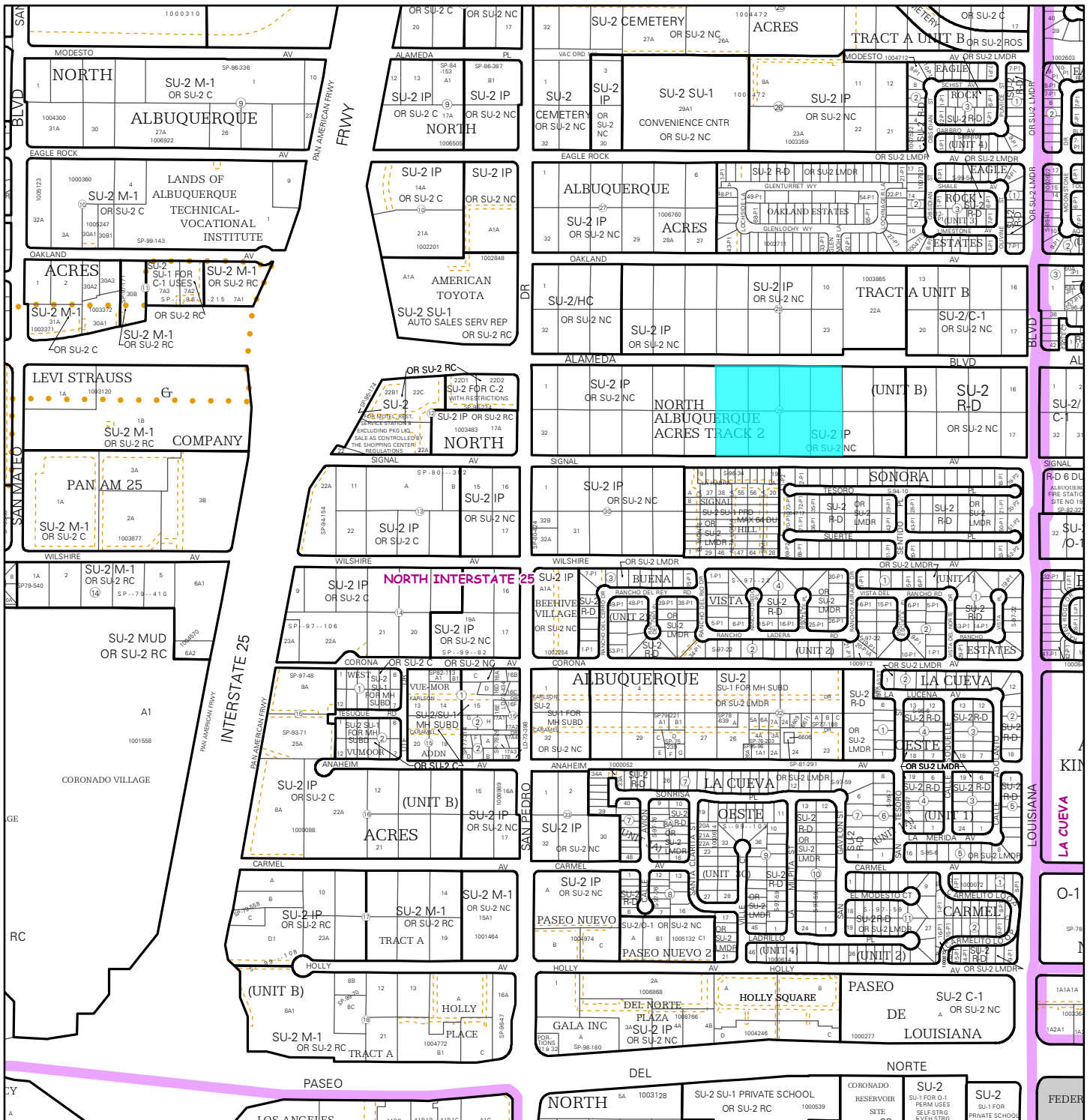
--- WAIVED SIDEWALK

NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B
(D-130; 04-24-1936)

NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B
(D-130; 04-24-1936)

ARTGN "9_C18"
X=1542501.428
Y=1521497.624
GROUND-GRID: 0.999664563
MAPPING ANGLE: -00°11'19.69"
NAD 83, NM COORDINATE SYSTEM CENTRAL ZONE

TIE: 580'20'17"W 1172.23'



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

