



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions		<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions	
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)	
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)	
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)	
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)	
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)	
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)	
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals	
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)	
APPLICATION INFORMATION			
Applicant: PV Durango, LLC		Phone: (505) 243-3949	
Address: 303 Roma Avenue NW		Email: gprice@pricedg.com	
City: Albuquerque	State: NM	Zip: 87102	
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801	
Address: 302 Eighth Street NW		Email: cp@consensusplanning.com	
City: Albuquerque	State: NM	Zip: 87102	
Proprietary Interest in Site: Owner		List all owners: PV Durango, LLC	
BRIEF DESCRIPTION OF REQUEST			
Amend the approved Site Plan for Durango to match the preliminary plat.			
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lots 1-31, Tracts A-H		Block:	Unit:
Subdivision/Addition: Durango Unit 1		MRGCD Map No.:	UPC Code: 100906403426231099
Zone Atlas Page(s): C-09	Existing Zoning: R-1D / R-1B		Proposed Zoning: R-1D / R-1B
# of Existing Lots: 127	# of Proposed Lots: 127		Total Area of Site (acres): 26.8
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Woodmont Avenue		Between: Rainbow Boulevard	and: Paseo Del Norte
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2019-001996, #1004606			
Signature:		Date: 8-12-2020	
Printed Name: James K. Strozier, FAICP		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	
SI-2020-00755	AA		
-			
-			
Meeting/Hearing Date:		Fee Total:	
Staff Signature:	Date:	Project # PR-2019-001996	

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☒ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

☐ ARCHEOLOGICAL CERTIFICATE

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

☐ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - ☐ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
 - ☐ Copy of the Official Notice of Decision associated with the prior approval
 - ☐ Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

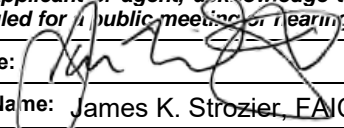

☒ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
 - ☒ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
 - ☒ Copy of the Official Notice of Decision associated with the prior approval
 - ☒ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ ALTERNATIVE SIGNAGE PLAN

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: 8-12-2020
Printed Name: James K. Strozier, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
PR-2019-001996	SI-2020-00755
	-
	-
Staff Signature:	
Date:	

PV Durango, LLC
4350 La Jolla Village Drive, Suite 110
San Diego, CA 92122

August 10, 2020

City of Albuquerque
Planning, Engineering, and Building Departments
P.O. Box 1293
Albuquerque, NM 87102

Re: Letter of Authorization for Entitlement and Permit Applications – Unit 3A of The Trails

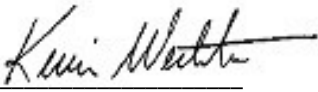
To Whom It May Concern:

PV Durango, LLC ("PV Durango"), hereby authorizes Bohannon Huston, Inc. ("BHI"), Consensus Planning ("CP"), and Price Land Development Group ("PLDG") to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for PV Durango for the purpose of entitling, zoning, permitting, platting and subdividing the properties known as Tract H Durango Unit 1 located within the City of Albuquerque (the "Property"). Any other acts with respect to the Property shall require a separate authorization letter.

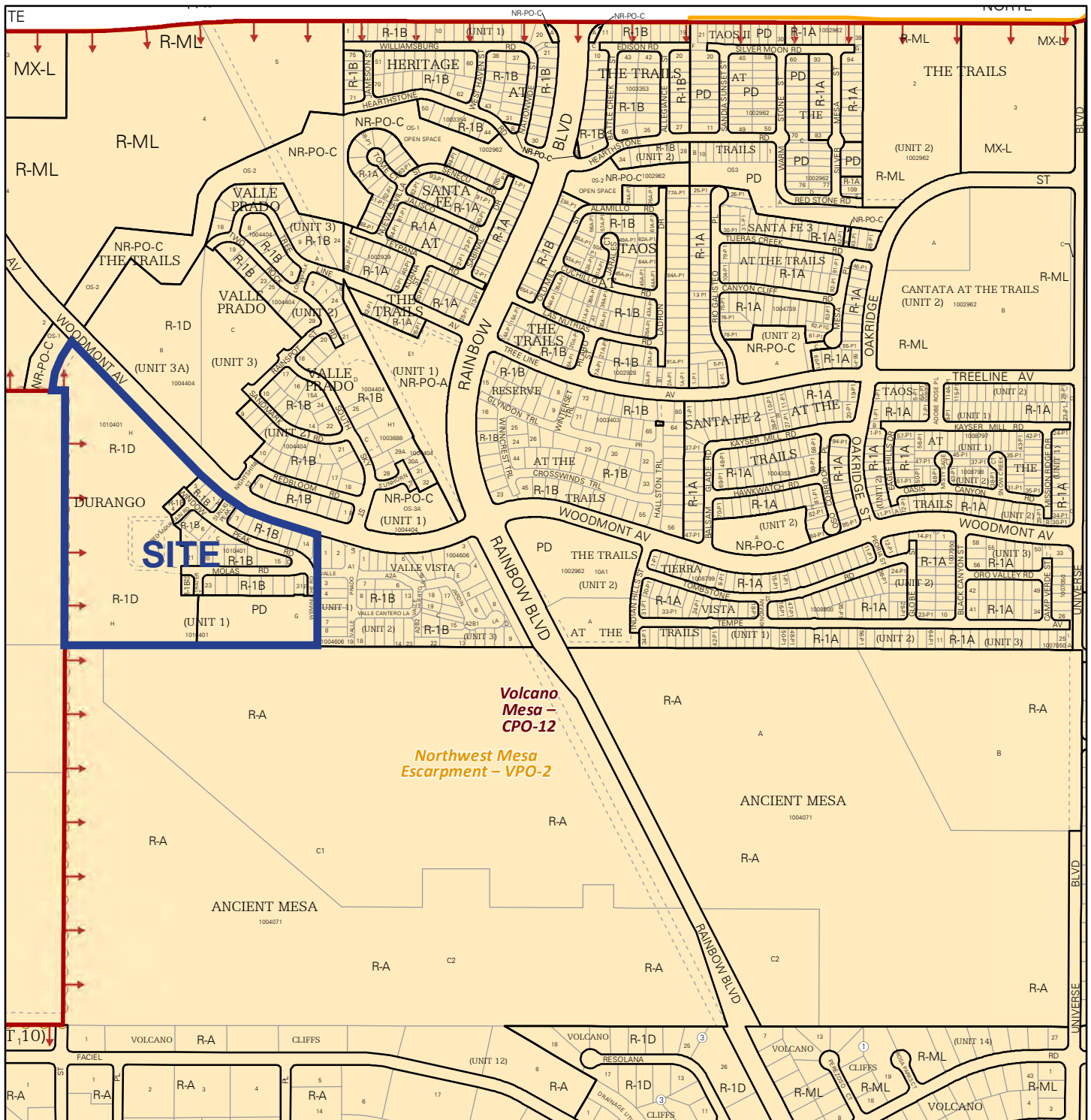
Sincerely,

PV Durango, LLC
a New Mexico limited liability company

By: its Manger
PV General Partner, LLC
a Delaware limited liability company

By: 

Name: Kevin Wechter
Its: Manager

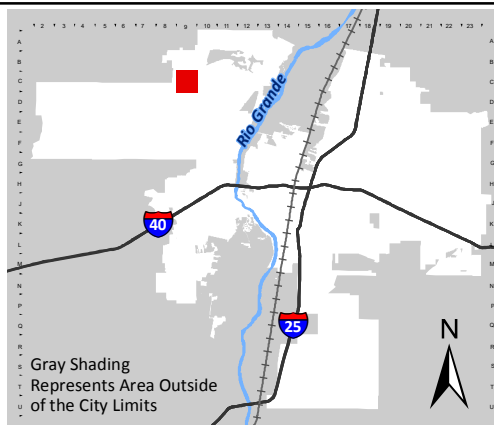


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:

C-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



August 12, 2020

Mr. Russell Brito, Division Manager
Urban Design & Development
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Re: Project # 1004606; 14DRB-70202 – Proposed Minor Amendment

Dear Mr. Brito:

The purpose of this letter is to explain our request for a Minor Amendment to the approved Site Development Plan for Subdivision for the Durango project located west of Woodmont Avenue and south of Paseo del Norte. This application is made on behalf of PV Durango, LLC. The Site Plan for Subdivision (SDPSD) was approved by the Development Review Board (DRB) on June 3, 2015 prior to the effective date of the Integrated Development Ordinance (IDO). Unit 1 of the project has an approved plat and has been constructed.

Following the DRB approval of the Site Plan, an Administrative Amendment was approved on August 14, 2019 to modify the following:

- Updated to the IDO zoning (R-1D and R-1 B).
- Updated site plan for Unit 5: 1) eliminated the 8' pedestrian path, pedestrian gate, and vehicle gate on the west side of Mancos Street, 2) eliminated extension of Window Peak Road west of Mancos Street, 3) reduced Mancos Street r-o-w from 47' to 42'; 4) created a buffer between the Monument and lot 18 at SW corner (there was no buffer on the previously approved plan), and 5) reconfigured HOA tracts as a result of site plan changes noted above.
- Adjusted boundary between Units 2 and 3, removing 2 lots (former lots 10 and 11, Durango Unit 2) from Unit 2 and putting them into Unit 3 (did not change total lot count).
- Removed view fence detail.
- Added typical monument sign elevation.
- Confirmed setbacks for all dwelling units as follows:
 - Front: 15 Feet
 - Rear: 15 Feet
 - Side: 5 feet (Corner Lot: 10 Feet)

This proposed minor amendment (Administrative Amendment) is to:

PRINCIPALS

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

- At the request of Albuquerque Public Schools, replace Hillerman Street with an HOA Tract and pedestrian connection to the adjacent school property; and
- Add an additional water line easement as requested by the ABCWUA at the southwestern corner of the property.

This minor amendment does not increase the number of lots or the area allocated for development and is consistent with the current platting actions being considered



by the Development Review Board. This minor amendment meets the IDO Criteria as enumerated in the Integrated Development Ordinance Section 14-16-6-4(Y)(1)(a) as follows (responses are in italics):

6-4(Y)(1)(a) Minor amendments may be granted by the ZEO that meet the following requirements:

1. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirement.

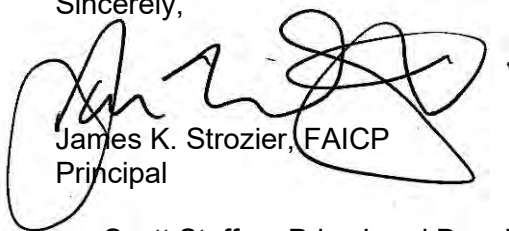
Applicant Response: *The approved Site Development Plan for Subdivision specifies the requirements for development of the residential uses. It was updated to reference the correct IDO standards in 2019, and the proposed minor amendment does not change these requirements and the development will still meet them.*

2. The requested change is within the thresholds for Administrative Amendments established in Table 6-4-5, cumulative of prior deviations or administrative amendments.

Applicant Response: *The requested change does not increase or decrease any dimensional standards or change the number of residential lots, so the proposed development remains within the thresholds for Administrative Amendments, cumulative of the prior administrative amendment from 2019.*

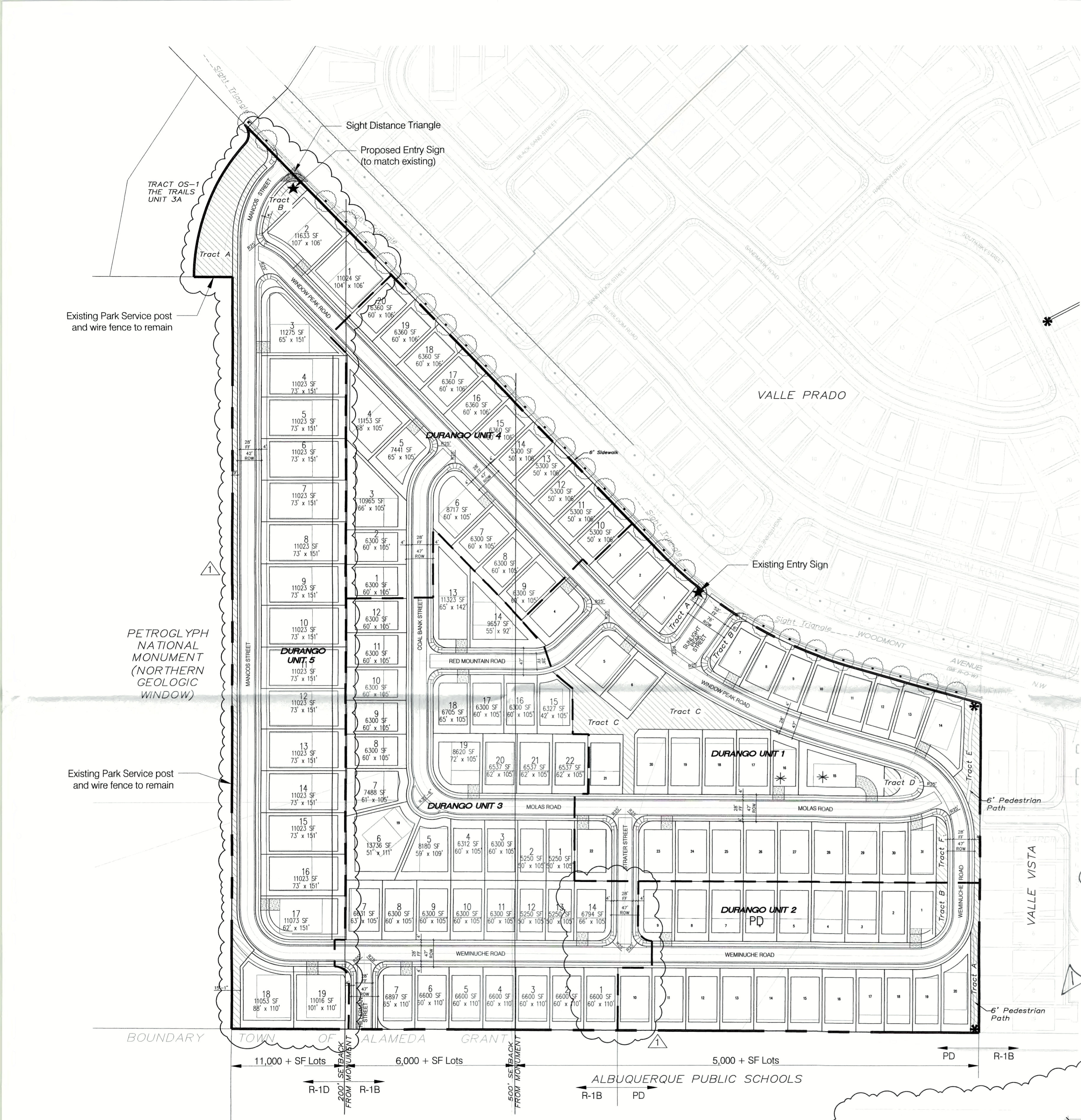
Based on the responses above and the attached Site Plan – Minor Amendment, we respectfully request approval of this amendment. Please do not hesitate to contact me with any questions or if you need additional information. Thank you for your consideration of this request.

Sincerely,



James K. Strozier, FAICP
Principal

c: Scott Steffen, Price Land Development Group



GENERAL NOTES:

- EXISTING ZONING: IDO R-1D AND R-1B.
- LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE SU-2/ATRD ZONING REGULATION.
- PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE.
- VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY SUNLIGHT PEAK STREET TO WOODMONT.
- ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION EXCEPT SUNLIGHT PEAK STREET WILL BE 76' RIGHT-OF-WAY AND 52' F-F.
- UNITS 1, 2, 3, 4 AND 5 SHALL BE PLATTED SEQUENTIALLY.
- STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
- THE EXECUTED SERVICIBILITY STATEMENT STATES THAT IN ADDITION TO THE DEVELOPER FUNDED 4W PRESSURE ZONE INFRASTRUCTURE, ADDITIONAL 5W INFRASTRUCTURE WOULD BE REQUIRED TO SERVE ANY LOTS OUTSIDE OF PRESSURE ZONE 4W (ELEVATION GREATER THAN 5485', 27/29 DATUM). SERVICE TO LOTS GREATER THAN 5485' (27/29 DATUM) WILL NOT BE SERVED WITHOUT DEVELOPER FUNDED INFRASTRUCTURE THAT INCLUDES BUT IS NOT LIMITED TO AN APPROPRIATELY SIZED NEW RESERVOIR, TRANSMISSION LINES, PUMP STATIONS AND THE DISINFECTION FACILITIES NECESSARY TO OPERATE THE WATER SYSTEM.
- A WATER AUTHORITY BOARD APPROVED DEVELOPMENT AGREEMENT MUST BE EXECUTED PRIOR TO PLAT APPROVAL FOR THE PROPOSED DEVELOPMENT.
- PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE COMPATIBLE WITH THE EXISTING TRAILS PERIMETER WALLS AND SHALL COMPLY WITH IDO 14-16-5-7.
- LOTS WITHIN 200' OF THE PETROGLYPH NATIONAL MONUMENT SHALL USE PLANTS FROM THE VTSPP PLANT LIST A ONLY.
- LOT SIZES AND BUILDING HEIGHTS SHALL BE LIMITED AS FOLLOWS:
 - LOTS WITHIN 200' OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 11,000 SQUARE FEET WITH A MAXIMUM BUILDING HEIGHT OF 18'.
 - LOTS MORE THAN 200' UP TO 500' FROM THE MONUMENT SHALL BE A MINIMUM OF 6,000 SQUARE FEET.
 - LOTS MORE THAN 500' FROM THE MONUMENT SHALL BE A MINIMUM OF 5,000 SQUARE FEET.
- MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE IDO EXCEPT WITHIN 200' OF THE MONUMENT BOUNDARY, WHERE THE HEIGHT IS LIMITED TO 18 FEET.
- TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT SERVICE MAY OCCUR AT A LATER DATE.
- BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVENUE.
- ON-LOT TREES: WHERE BUILDINGS ARE PLACED MORE THAN 10 FEET FROM A STREET-SIDE PROPERTY LINE, AT LEAST ONE TREE SHALL BE PLANTED PER PROPERTY WITHIN THE STREET-SIDE SETBACK. PROPERTIES WITH A STREET FRONTAGE OVER 100 FEET SHALL HAVE A MINIMUM OF ONE TREE FOR EVERY 40 FEET. STREET TREES SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, INCLUDING TREES WITHIN THE R.O.W.
- ALL BUILDINGS SHALL CONFORM TO THE VOLCANO MESA - CPO-12 AND THE NORTHWEST MESA VPO-2 (EXCEPT FOR THE UNIT 5 HEIGHT LIMITATION OF 18 FEET).
- UNIT 1, LOTS 15 AND 16 SHALL ONLY FRONT ON MOLAS ROAD.
- LANDSCAPING, FENCING AND SIGNAGE 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 THE CLEAR SIGHT TRIANGLE.

SEE GENERAL NOTE 18

PEDESTRIAN CONNECTION

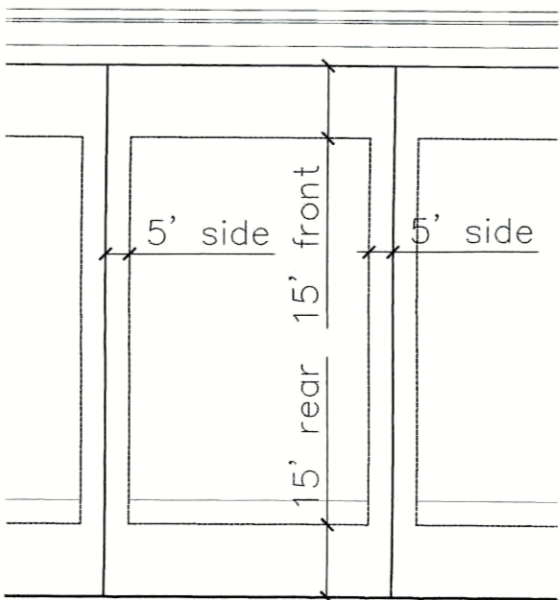
STREET TREES PER STREET TREE ORDINANCE

ENTRY SIGNAGE

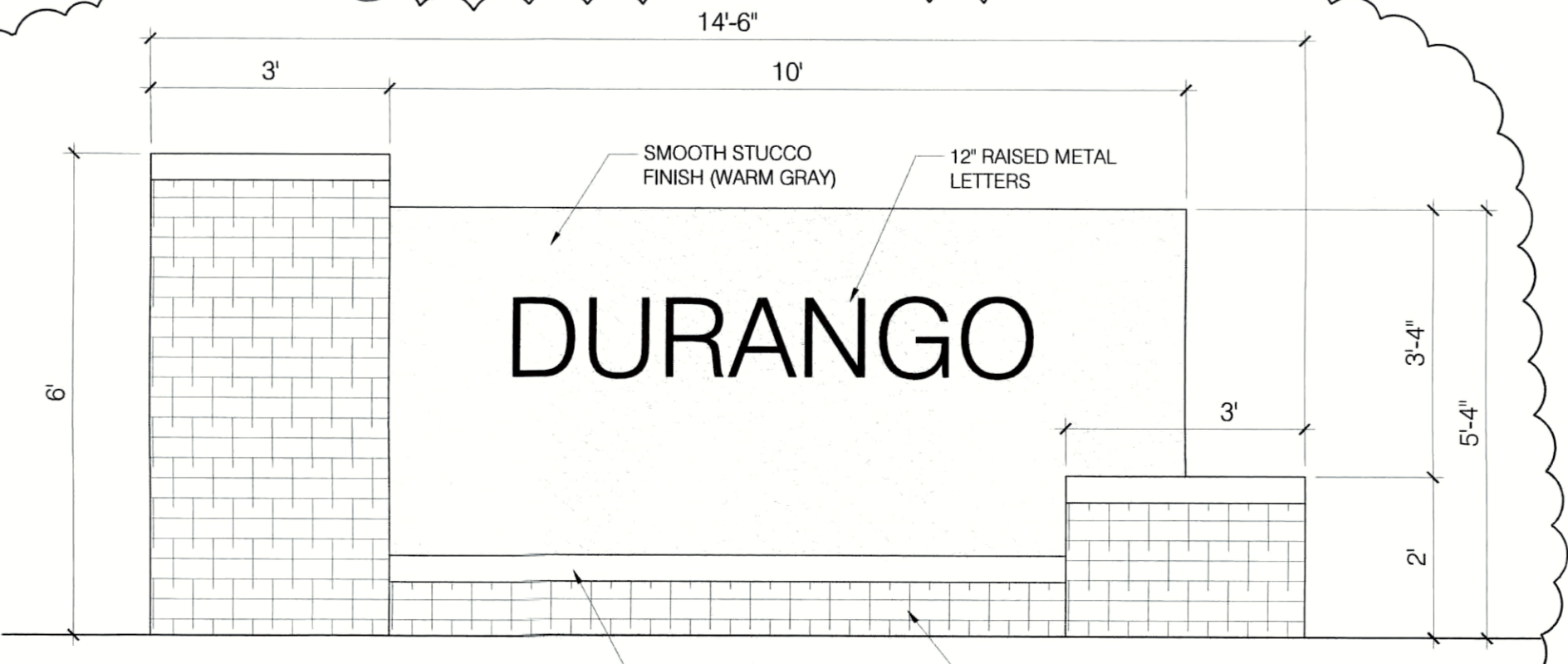
DRIVEWAY LOCATION FOR SPECIFIC LOTS AS SHOWN.

ADMINISTRATIVE AMENDMENT:

- UPDATED TO THE IDO ZONING (R-1D AND R-1B).
- UPDATED SITE PLAN FOR UNIT 5: 1) ELIMINATED THE 8' PEDESTRIAN PATH, PEDESTRIAN GATE, AND VEHICLE GATE ON THE WEST SIDE OF MANCOS STREET, 2) ELIMINATED EXTENSION OF WINDOW PEAK ROAD WEST OF MANCOS STREET, 3) REDUCED MANCOS STREET ROW FROM 47' TO 42'; 4) CREATED BUFFER BETWEEN MONUMENT AND LOT 18 AT SW CORNER (THERE WAS NO BUFFER ON THE PREVIOUSLY APPROVED PLAN), AND 5) RECONFIGURED HOA TRACTS AS A RESULT OF SITE PLAN CHANGES NOTED ABOVE.
- ADJUSTED BOUNDARY BETWEEN UNITS 2 AND 3, REMOVING 2 LOTS (FORMER LOTS 10 AND 11, DURANGO UNIT 2) FROM UNIT 2 AND PUTTING THEM INTO UNIT 3 (DID NOT CHANGE TOTAL LOT COUNT).
- REMOVED VIEW FENCE DETAIL.
- ADDED TYPICAL MONUMENT SIGN ELEVATION.
- CONFIRM SETBACKS FOR ALL UNITS AS FOLLOWS:
 - FRONT: 15 FEET
 - REAR: 15 FEET
 - SIDE: 5 FEET (CORNER LOT: 10 FEET)



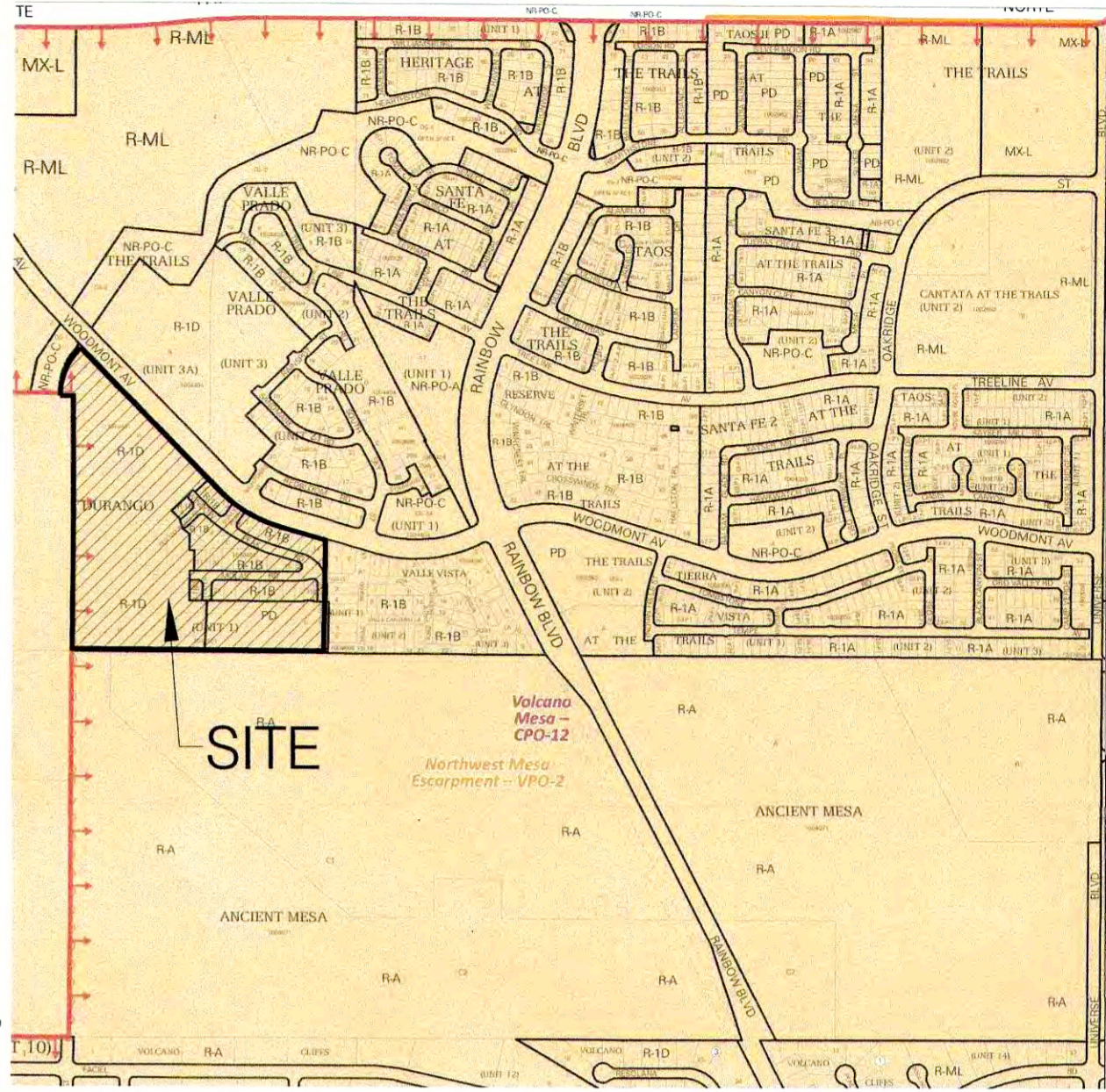
TYP. LOT SETBACKS



MONUMENT SIGN ELEVATION

SCALE: 1/2" = 1'-0"

SITE VICINITY



GRAPHIC SCALE
MAP NO. C-09

SITE DATA:

TOTAL DEVELOPED AREA: 26.83 AC.
ZONING: SU-2/ATRD, VOLCANO TRAILS/RESIDENTIAL DEVELOPING AREA ZONE AND SU-2/ATML, VOLCANO TRAILS/MEDIUM LOT RESIDENTIAL

PROPOSED DWELLING UNITS:

UNIT 1	31
UNIT 2	20
UNIT 3	37
UNIT 4	20
UNIT 5	19
TOTAL	127

TRACT PURPOSE

EACH TRACT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (TRAILS COMMUNITY ASSOCIATION):

UNIT 1 TRACT A	PRIVATE OPEN SPACE
UNIT 1 TRACT B	PRIVATE OPEN SPACE
UNIT 1 TRACT C	PRIVATE OPEN SPACE
UNIT 1 TRACT D	PRIVATE OPEN SPACE
UNIT 1 TRACT E	PRIVATE OPEN SPACE
UNIT 1 TRACT F	PRIVATE OPEN SPACE
UNIT 2 TRACT A	PRIVATE OPEN SPACE
UNIT 2 TRACT B	PRIVATE OPEN SPACE
UNIT 5 TRACT A	PRIVATE OPEN SPACE
UNIT 5 TRACT B	PRIVATE OPEN SPACE

LEGAL DESCRIPTION:

TRACT 7 AND 8 AT THE TRAILS UNIT 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO. 2007171107.

PROJECT NUMBER: 1004606
APPLICATION NUMBER: 14DRB-70202

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) 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 APPROVAL:

<i>Reginald W. Minter</i>	6/13/15
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Michael Cadena</i>	06/03/15
ABCWA	DATE
<i>Carol S. Dumont</i>	06-03-15
PARKS AND RECREATION DEPARTMENT	DATE
<i>Rick P.H.</i>	6-3-15
CITY ENGINEER	DATE
<i>N/A</i>	6-3-15
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE

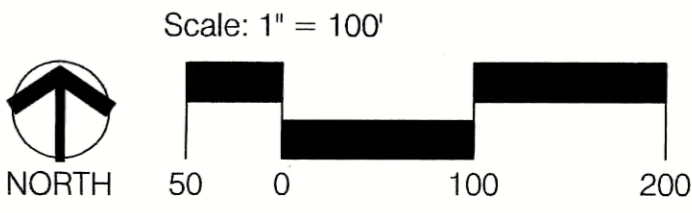
SOLID WASTE MANAGEMENT	DATE
<i>Paul Chisholm</i>	6-3-15
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

DURANGO

Site Plan for Subdivision

Prepared for:
Woodmont Paseo, LLC
3077 E. Warm Springs Road
Las Vegas, NV 89120

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

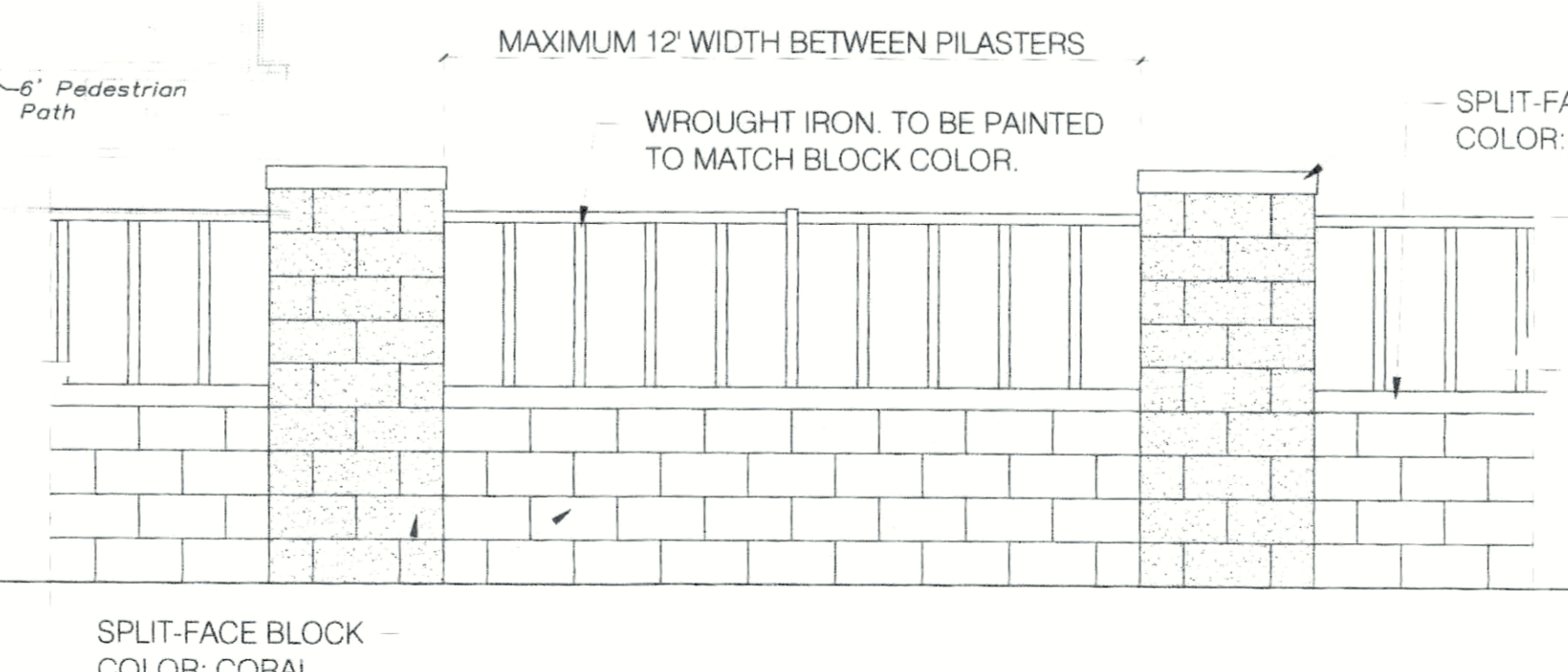
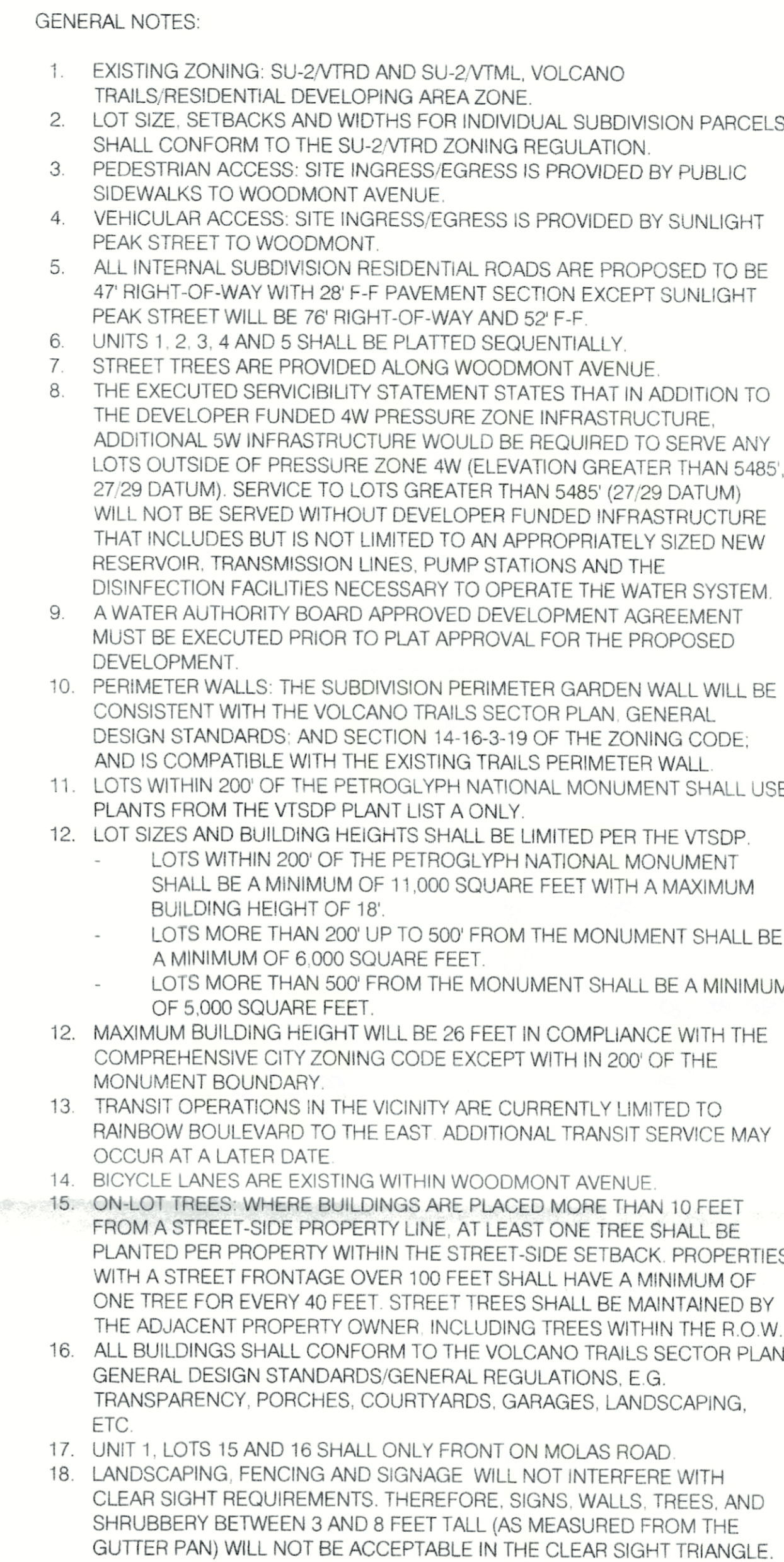


AUGUST 12, 2019



CONSENSUS

SHEET 1 of 1

Scale $3/8" = 1'-0"$ 

PROPOSED DWELLING UNITS:	UNIT 1	31
	UNIT 2	22
	UNIT 3	35
	UNIT 4	20
	UNIT 5	19
	<u>TOTAL</u>	<u>127</u>

TRACT PURPOSE	TOTAL	1/27
EACH TRACT SHALL BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION:		
UNIT 1 TRACT A	PRIVATE OPEN SPACE	
UNIT 1 TRACT B	PRIVATE OPEN SPACE	
UNIT 1 TRACT C	PRIVATE OPEN SPACE	
UNIT 1 TRACT D	PRIVATE OPEN SPACE	
UNIT 1 TRACT E	PRIVATE OPEN SPACE	
UNIT 1 TRACT F	PRIVATE OPEN SPACE	
UNIT 2 TRACT A	PRIVATE OPEN SPACE	
UNIT 2 TRACT B	PRIVATE OPEN SPACE	
UNIT 5 TRACT A	PRIVATE OPEN SPACE	
UNIT 5 TRACT B	PRIVATE OPEN SPACE	

LEGAL DESCRIPTION:
TRACT 7 AND 8 OF THE TRAILS UNIT 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED 'BULK' LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA, GREEN RIVER PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO'. FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352. AS DOCUMENT NO. 200711107.

PROJECT NUMBER: 1004606
APPLICATION NUMBER: 14DRB-70202

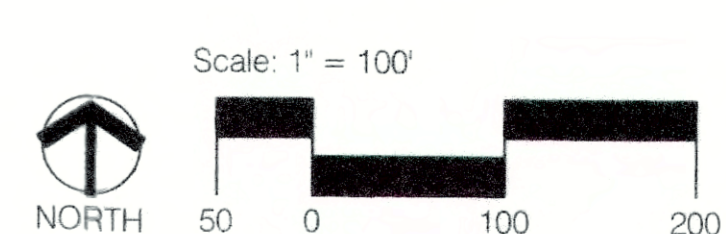
IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:	
<i>Raymond M. Murrell</i>	6/13/15
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Michael Cadore</i>	06/03/15
ABCWUA	DATE
<i>Carol S. Dumont</i>	06-03-15
PARKS AND RECREATION DEPARTMENT	DATE
<i>Robt E. P. H.</i>	6-3-15
CITY ENGINEER	DATE
<i>N/A</i>	6-3-15
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE

SOLID WASTE MANAGEMENT DATE
Paul Chas 6-3-15
 DEB CHAIRPERSON, PLANNING DEPARTMENT DATE

Site Plan for Subdivision

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





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 29, 2015

Project# 1004404

14DRB-70365 VACATION/ PUBLIC EASEMENT
14DRB-70366 - TEMP DEFERRAL/ SIDEWALK CONSTRUCTION
14DRB-70367 - PRELIMINARY PLAT
14DRB-70394 - SITE DEVELOPMENT PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Tracts 9 & 10, **TRAILS UNIT 3A (proposed Tract F VALLE PRADO UNIT 1 and Tract A VALLE PRADO UNIT 2)** zoned SU-2/ VTSL, located at the western terminus of TREE LINE AVE NW west of RAINBOW BLVD NW and north of WOODMONT AVE NW containing approximately 14.56 acres. (C-9) [*deferred from 11/19/14, 12/10/14, 12/17/14, 1/21/15, 2/11/15, 3/4/15, 4/8/15, 4/22/15*]

At the April 29, 2015 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The temporary deferral of sidewalk construction was approved as shown on the exhibit in the Planning file. With an approved grading and drainage plan engineer stamp dated 3/26/15, and with the signing of the infrastructure list, the preliminary plat was approved. The site development plan for subdivision was approved with final sign-off delegated to Planning for comments and 15 day appeal period.

Findings

The request was filed by the owner of all the frontage of the proposed vacation.

The public welfare is in no way served by retaining the easements; the City of Albuquerque does not anticipate any need to utilize the existing easement based on the proposed development.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by May 14, 2015 in the manner described below.

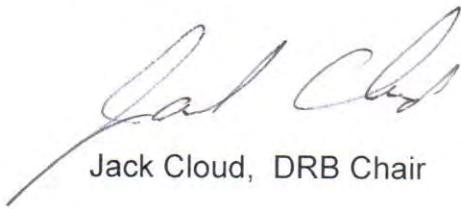
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

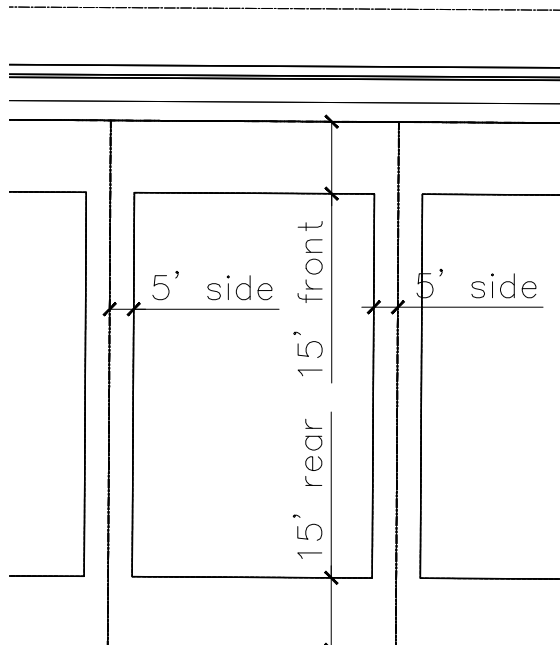
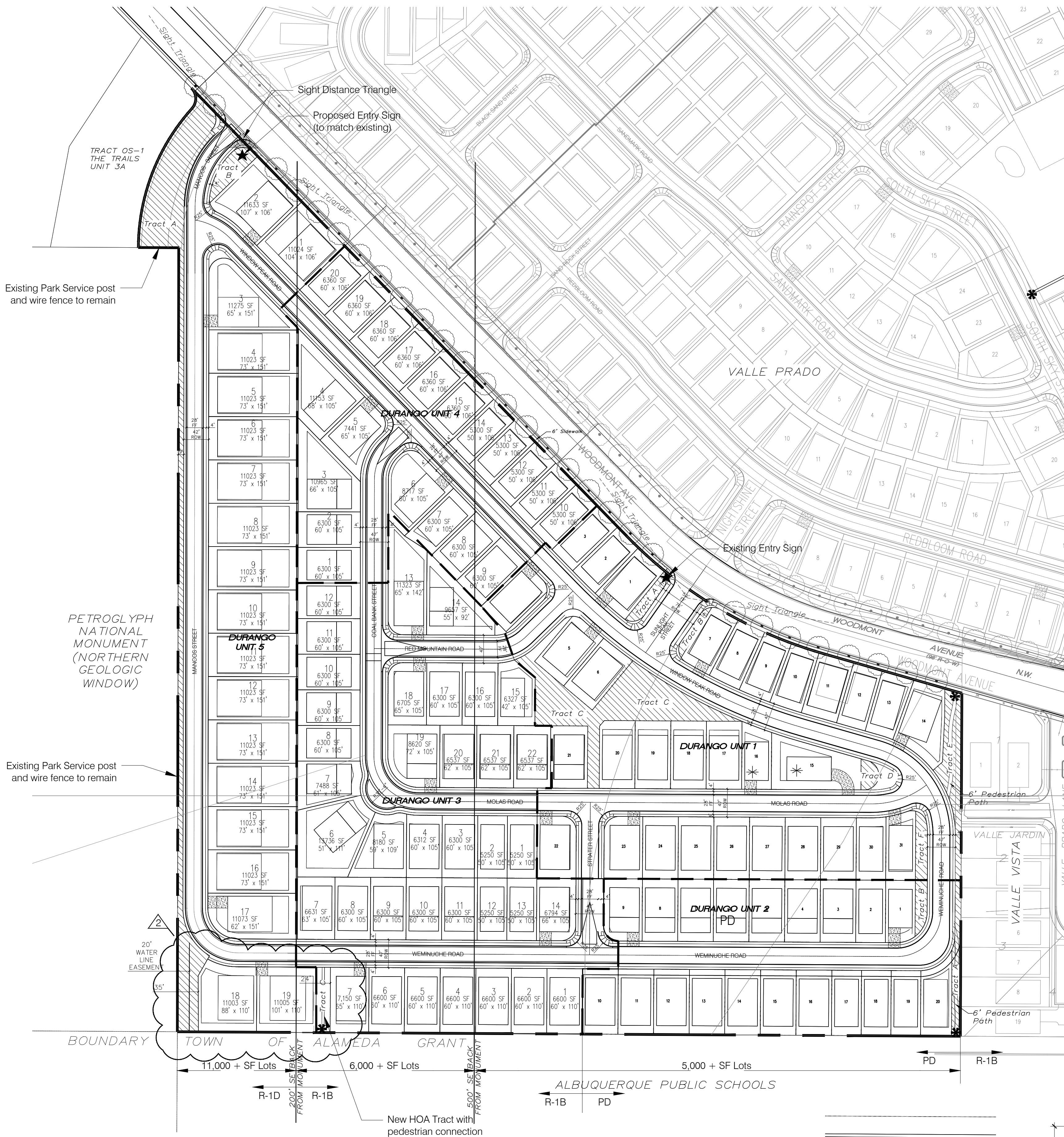
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

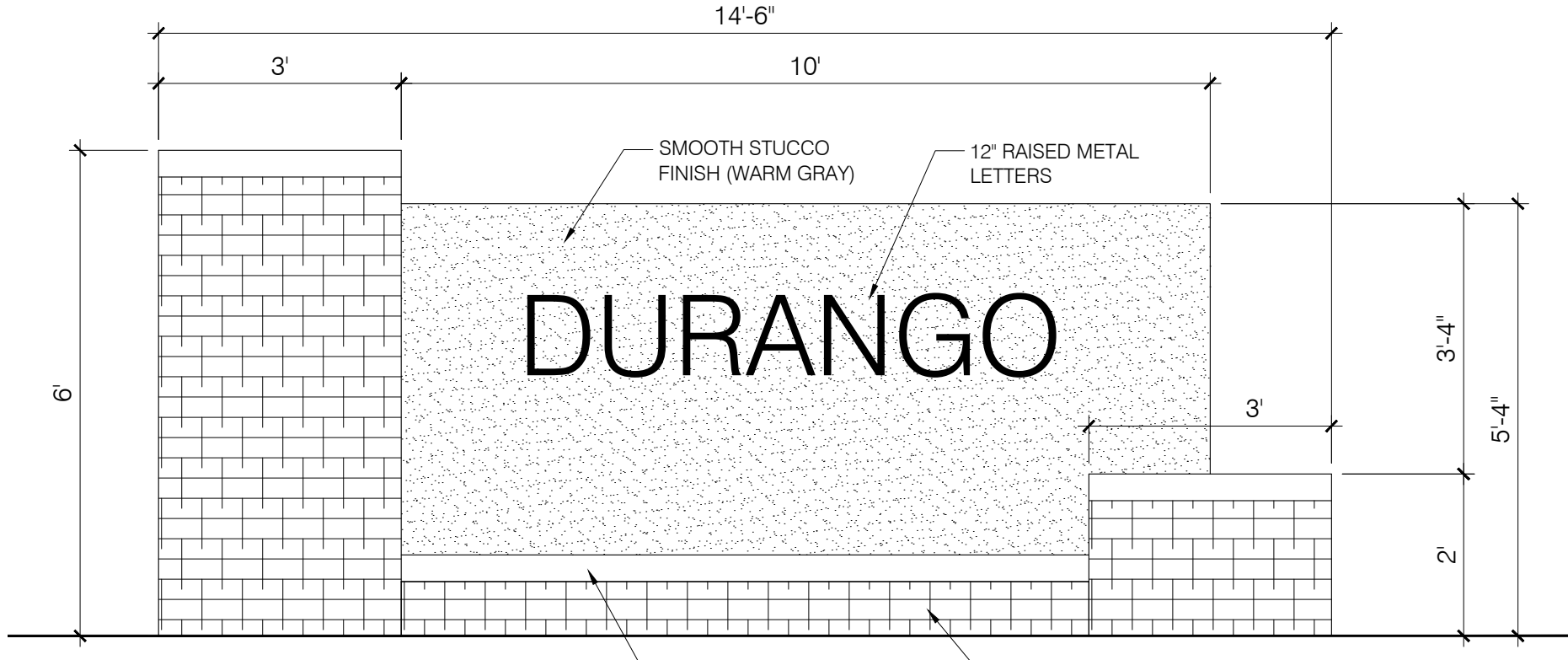
Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "Jack Cloud", is written over a horizontal line.

Jack Cloud, DRB Chair



TYP. LOT SETBACKS



MONUMENT SIGN ELEVATION

SCALE: 1/2" = 1'-0"

GENERAL NOTES:

- EXISTING ZONING: IDO R-1D AND R-1B.
- LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE SU-2/ATRD ZONING REGULATION.
- PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE.
- VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY SUNLIGHT PEAK STREET TO WOODMONT.
- ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION EXCEPT SUNLIGHT PEAK STREET WILL BE 76' RIGHT-OF-WAY AND 52' F-F.
- UNITS 1, 2, 3, 4 AND 5 SHALL BE PLATTED SEQUENTIALLY.
- STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
- THE EXECUTED SERVICIBILITY STATEMENT STATES THAT IN ADDITION TO THE DEVELOPER FUNDED 4W PRESSURE ZONE INFRASTRUCTURE, ADDITIONAL 5W INFRASTRUCTURE WOULD BE REQUIRED TO SERVE ANY LOTS OUTSIDE OF PRESSURE ZONE 4W (ELEVATION GREATER THAN 5485', 27/29 DATUM). SERVICE TO LOTS GREATER THAN 5485' (27/29 DATUM) WILL NOT BE SERVED WITHOUT DEVELOPER FUNDED INFRASTRUCTURE THAT INCLUDES BUT IS NOT LIMITED TO AN APPROPRIATELY SIZED NEW RESERVOIR, TRANSMISSION LINES, PUMP STATIONS AND THE DISINFECTION FACILITIES NECESSARY TO OPERATE THE WATER SYSTEM.
- A WATER AUTHORITY BOARD APPROVED DEVELOPMENT AGREEMENT MUST BE EXECUTED PRIOR TO PLAT APPROVAL FOR THE PROPOSED DEVELOPMENT.
- PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE COMPATIBLE WITH THE EXISTING TRAILS PERIMETER WALLS AND SHALL COMPLY WITH IDO 14-16-5-7.
- LOTS WITHIN 200' OF THE PETROGLYPH NATIONAL MONUMENT SHALL USE PLANTS FROM THE VTSPP PLANT LIST A ONLY.
- LOT SIZES AND BUILDING HEIGHTS SHALL BE LIMITED AS FOLLOWS:
 - LOTS WITHIN 200' OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 11,000 SQUARE FEET WITH A MAXIMUM BUILDING HEIGHT OF 18'.
 - LOTS MORE THAN 200' UP TO 500' FROM THE MONUMENT SHALL BE A MINIMUM OF 6,000 SQUARE FEET.
 - LOTS MORE THAN 500' FROM THE MONUMENT SHALL BE A MINIMUM OF 5,000 SQUARE FEET.
- MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE IDO EXCEPT WITHIN 200' OF THE MONUMENT BOUNDARY, WHERE THE HEIGHT IS LIMITED TO 18 FEET.
- TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT SERVICE MAY OCCUR AT A LATER DATE.
- BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVENUE.
- ON-LOT TREES: WHERE BUILDINGS ARE PLACED MORE THAN 10 FEET FROM A STREET-SIDE PROPERTY LINE, AT LEAST ONE TREE SHALL BE PLANTED PER PROPERTY WITHIN THE STREET-SIDE SETBACK. PROPERTIES WITH A STREET FRONTAGE OVER 100 FEET SHALL HAVE A MINIMUM OF ONE TREE FOR EVERY 40 FEET. STREET TREES SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, INCLUDING TREES WITHIN THE R.O.W.
- ALL BUILDINGS SHALL CONFORM TO THE VOLCANO MESA - CPO-12 AND THE NORTHWEST MESA VPO-2 (EXCEPT FOR THE UNIT 5 HEIGHT LIMITATION OF 18 FEET).
- UNIT 1, LOTS 15 AND 16 SHALL ONLY FRONT ON MOLAS ROAD.
- LANDSCAPING, FENCING AND SIGNAGE 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 THE CLEAR SIGHT TRIANGLE.



SEE GENERAL NOTE 18



PEDESTRIAN CONNECTION



STREET TREES PER STREET TREE ORDINANCE



ENTRY SIGNAGE



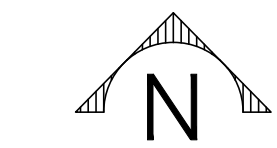
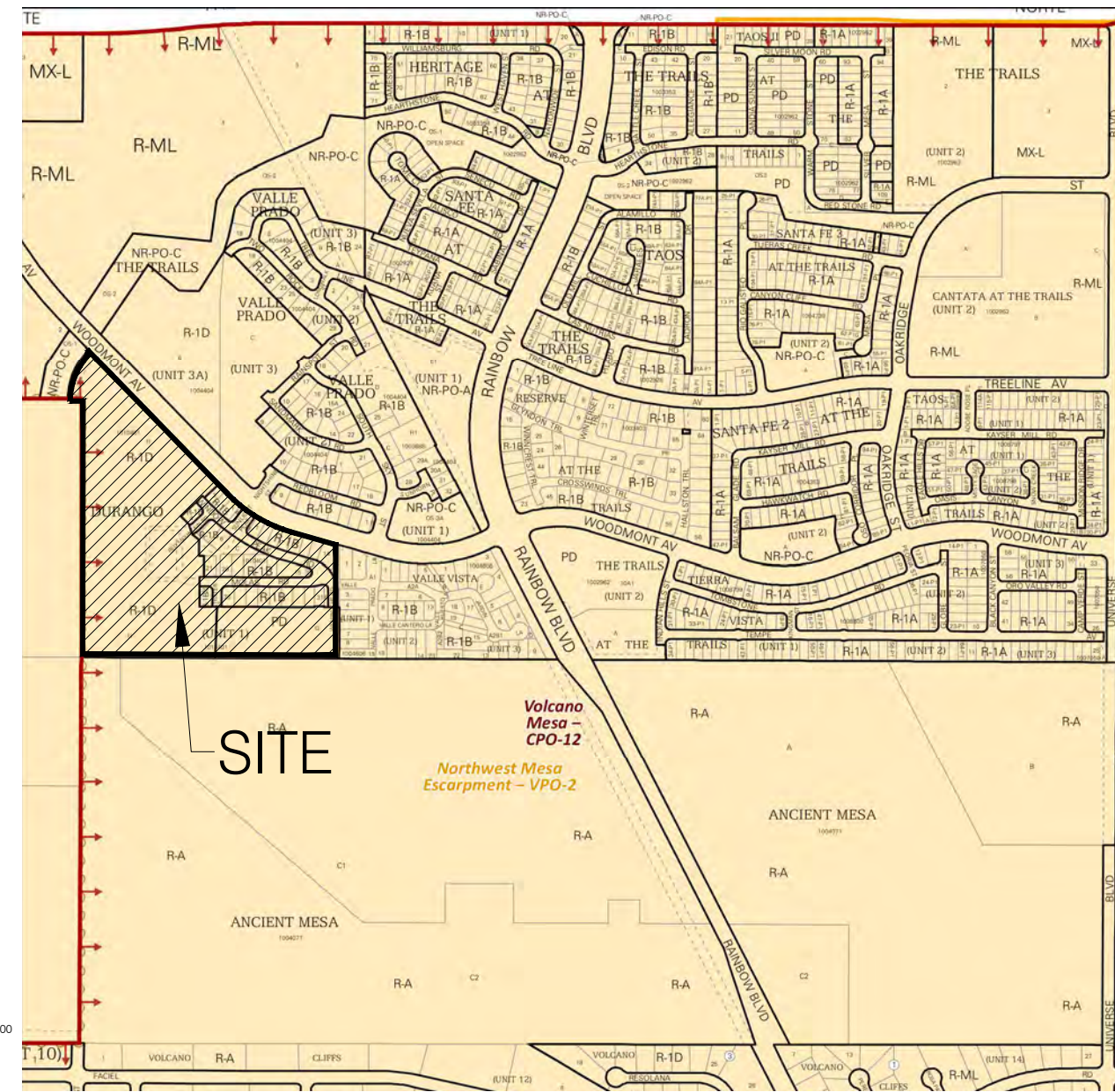
DRIVEWAY LOCATION FOR SPECIFIC LOTS AS SHOWN.



ADMINISTRATIVE AMENDMENT:

- ELIMINATION OF HILLERMAN STREET CONNECTION TO TIERRA ANTIGUA E.S.
- CREATION OF HOA TRACT WITH PEDESTRIAN CONNECTION TO TIERRA ANTIGUA E.S.
- SHIFT UNIT 5 LOTS 18 AND 19 TO ACCOMMODATE EXCLUSIVE 20' WATERLINE EASEMENT TO ABCWUA.

SITE VICINITY



GRAPHIC SCALE
MAP NO. C-09

SITE DATA:

TOTAL DEVELOPED AREA: 26.83 AC.
ZONING: SU-2/ATRD-VOLCANO TRAILS/RESIDENTIAL-DEVELOPING AREA-ZONE AND SU-2/VTML-VOLCANO TRAILS/MEDIUM LOT-RESIDENTIAL

PROPOSED DWELLING UNITS:

UNIT 1	31
UNIT 2	20
UNIT 3	37
UNIT 4	20
UNIT 5	19
TOTAL	127

TRACT PURPOSE

EACH TRACT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (TRAILS COMMUNITY ASSOCIATION):

UNIT 1 TRACT A	PRIVATE OPEN SPACE
UNIT 1 TRACT B	PRIVATE OPEN SPACE
UNIT 1 TRACT C	PRIVATE OPEN SPACE
UNIT 1 TRACT D	PRIVATE OPEN SPACE
UNIT 1 TRACT E	PRIVATE OPEN SPACE
UNIT 1 TRACT F	PRIVATE OPEN SPACE
UNIT 2 TRACT A	PRIVATE OPEN SPACE
UNIT 2 TRACT B	PRIVATE OPEN SPACE
UNIT 5 TRACT A	PRIVATE OPEN SPACE
UNIT 5 TRACT B	PRIVATE OPEN SPACE

LEGAL DESCRIPTION:

TRACT 7 AND 8 AT THE TRAILS UNIT 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO. 2007171107.

PROJECT NUMBER: 1004606
APPLICATION NUMBER: 14DRB-70202

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) 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 APPROVAL:	DATE
<i>Raymond M. Muel</i>	4/3/15
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Michael Cadena</i>	06/03/15
ABCWUA	DATE
<i>Carol S. Dumont</i>	06-03-15
PARKS AND RECREATION DEPARTMENT	DATE
<i>Robt. S. P.</i>	6-3-15
CITY ENGINEER	DATE
<i>N/A</i>	6-3-15
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE

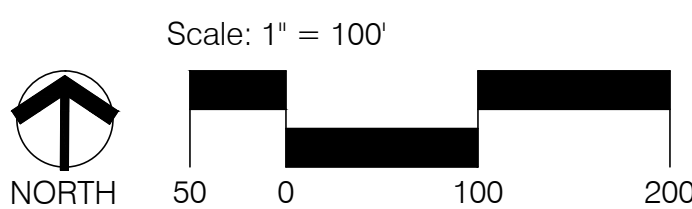
SOLID WASTE MANAGEMENT	DATE
<i>Paul Chis</i>	6-3-15
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

DURANGO

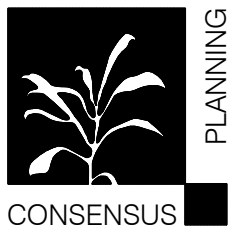
Site Plan for Subdivision

Prepared for:
Woodmont Paseo, LLC
3077 E. Warm Springs Road
Las Vegas, NV 89120

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



AUGUST 6, 2020



SHEET 1 of 1