



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

SUBDIVISIONS		
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input checked="" type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	PRE-APPLICATIONS
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Final sign-off on a Site Plan - EPC for a 78 lot subdivision.		

APPLICATION INFORMATION		
Applicant: PV Trails Albuquerque 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 8th Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Portion Tract 1 and all of Tract 2	Block:	Unit: 3A
Subdivision/Addition: The Trails	MRGCD Map No.:	UPC Code: 100806445837410202
Zone Atlas Page(s): C-8	Existing Zoning: R-1B and R-1D	Proposed Zoning: No Change
# of Existing Lots: 2	# of Proposed Lots: 78	Total Area of Site (Acres): 20.4 acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Woodmont	Between: Petroglyph National Monument	and: Paseo del Norte
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2018-001198		

Signature:	Date: 10/15/19
Printed Name: Michael Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.


A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

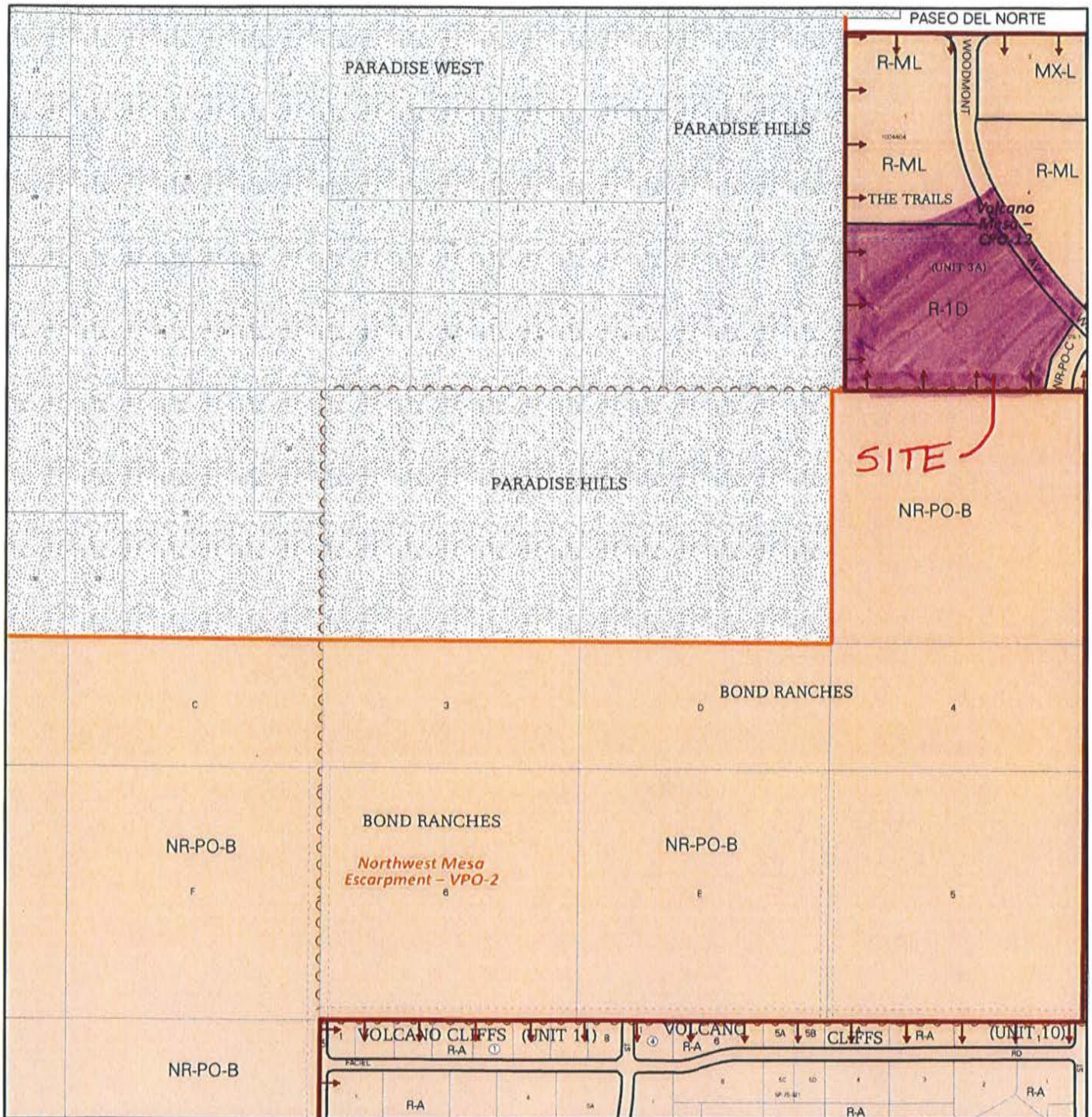
- SITE PLAN – DRB**
- MAJOR AMENDMENT TO SITE PLAN – DRB**
- EXTENSION OF SITE PLAN – DRB**
 - ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
 - ___ PDF of application as described above
 - ___ Zone Atlas map with the entire site clearly outlined and labeled
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
 - ___ Signed Traffic Impact Study (TIS) Form
 - ___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information *(not required for Extension)*
 - ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
 - ___ Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
 - ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*
 - ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes
 - ___ Sign Posting Agreement
 - ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Copy of notification letter and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
 - ___ Completed Site Plan Checklist
 - ___ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
 - ___ Copy of the original approved Site Plan or Master Development Plan *(for amendments only)* (1 copy, 24" x 36")
 - ___ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
 - ___ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - ___ Infrastructure List, if required

- FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC**
 - Interpreter Needed for Hearing? NO if yes, indicate language: _____
 - PDF of application as described above
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter of authorization from the property owner if application is submitted by an agent
 - Solid Waste Department signature on Site Plan
 - Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
 - Approved Grading and Drainage Plan
 - Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*
 - Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
 - Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
 - Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
 - Infrastructure List, if required

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, if required, or otherwise processed until it is complete.

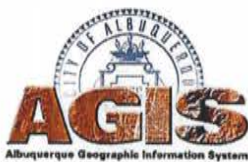
Signature: <u>Michael Vos</u>	Date: <u>10/15/19</u>
Printed Name: <u>Michael Vos, AICP</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



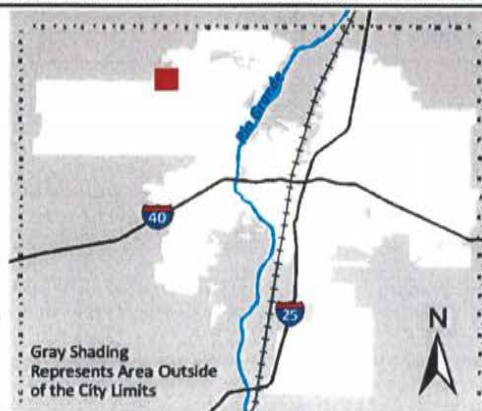
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



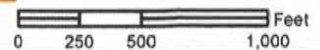
IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-08-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



PV Trails Albuquerque, LLC
303 Roma Avenue, Suite 110
Albuquerque, New Mexico 87102

October 8, 2018

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

Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza NW
Albuquerque, New Mexico 87102

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

To Whom It May Concern:

PV Trails Albuquerque, LLC ("PV Trails"), 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 Trails for the purpose of entitling, zoning, permitting, platting and subdividing the properties known as Tract H Durango Unit 1, Tract C Valle Prado Unit 3 and Tracts 2 through 6 The Trails Unit 3A located within the City of Albuquerque (the "Property"). Any other acts with respect to the Property shall require a separate authorization letter.

Sincerely,

PV Trails Albuquerque, LLC,
a Nevada limited liability company

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

By:  _____

Name: Andrew Kaplan
Its: Manager

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: CATALONIA
AGIS MAP # C-08-Z

LEGAL DESCRIPTIONS: REPLAT OF TRACT 1 AND TRACT 2 OF THE TRAILS UNIT 3A

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 3/29/19 (date).

Yolanda Moran
Applicant/Agent

3/29/19
Date

[Signature]
Hydrology Division Representative

3/29/19
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 01/31/19 (date).

Yolanda Padilla Moran
Applicant/Agent

3/29/19
Date

[Signature]
ABCWUA Representative

3/29/19
Date

PROJECT # PR-2018-001158

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 27, 2019

Yolanda Padilla Moyer, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: **Catalonia Subdivision**
Tr 1 & 2, The Trails Unit 3A
Drainage Report Stamp Date: 9/16/19
Grading Plan Stamp Date: 9/16/19
Hydrology File: C09D013

Dear Ms. Padilla Moyer,

Based on the submittal received on 9/17/19 the above-referenced Drainage Report and Grading Plan cannot be approved until the following are corrected:

Prior to Preliminary Plat and Grading Permit:

1. Offsite Pond 1.
 - a. Provide written and signed permission from the owner of *Portion of Tract 5 in the W/2 NE/4 NW/4 SEC 17 T11N R2E* for the grading and swale/pond construction on their property.
 - b. Once this is obtained, provide a copy to Hydrology, along with a new DTIS form, requesting grading and preliminary plat approval. There is no resubmittal fee for this action; please include a copy of this letter when resubmitting to obtain the fee waiver.
2. For Information. The following drainage infrastructure needs to be added/amended on the infrastructure list:
 - a. *6" diameter orifice plate on Pond B outfall.* This can be its own line item, or be added to the Pond B line item.
 - b. *12" diameter orifice plate on Offsite Pond 1 outfall.* This can be its own line item, or be added to the Pond B line item.
3. For Information. Reduced waterblock heights will be allowed at: Matero & Manresa (0.24' min) and Bellaterra & Cambrils (0.15' min).
4. For Information. If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

to the Stormwater Quality Engineer (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Prior to Work Order (For Information):

5. Provide dimensional data on plans (top width, bottom width, depth, etc.) for the spillways and swale.
6. Provide outlet structure detail for Offsite Pond 1 with 12" diameter orifice plate. Provide outlet structure detail for Pond B with 6" diameter orifice plate.

Prior to Release of Financial Guarantee (For Information):

7. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Subdivision* is required.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

PO Box 1293

Sincerely,

Albuquerque

NM 87103

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

May 22, 2019

Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Vice Chair

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Ken Sanchez
City of Albuquerque
Councilor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Josh Lutz
Bohannon Huston
7500 Jefferson St.
Albuquerque, New Mexico 87109

**RE: Water and Sanitary Sewer Serviceability Letter #190126
Catalonia at the Trails
Woodmont Av. NW**

Dear Mr. Lutz:

Project Description: The subject site is located along the west side of Woodmont Ave., south of Paseo Del Norte, within the City of Albuquerque. The proposed development consists of approximately 20.3 acres and the property is currently zoned R-1D for single-family (extra-large lot). The property lies within the Pressure Zone 5W in the Corrales trunk. The request for availability indicates plans to subdivide the property to accommodate 78 single family residential lots.

Development Agreement: Pursuant to the System Expansion Ordinance, this property is outside of the Water Authority service area and the Water Authority Board must approve a Development Agreement to serve this property and establish requirements as a condition of service. Contact the Utility Development Office for a draft of the Development Agreement.

Water Supply Charge: All developments located outside of the Water Authority's Adopted Service Area will be assessed a Water Supply Charge (WSC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights and supplies necessary to serve the development. The WSC shall not be used for reimbursement of master planned facilities.

Existing Conditions: Water infrastructure in the area consists of the following:

- Pressure Zone 5W – no available service.
- 12 inch PVC distribution main (4W) along Woodmont Ave. (Project #26-7405.81-15) which terminates near the southeast corner of the subject property.
- 12 inch PVC distribution main (4W) along Window Peak Rd. (Project #26-26-8008.83-16) which terminates near the southeast border of the subject property but within the Durango Unit 1 subdivision.

Sanitary sewer infrastructure in the area consists of the following:

- 12 inch sanitary sewer collector along Window Peak Rd. (Project #26-8008.83-16), which terminates near the southeast border of the subject property but within the Durango Unit 1 subdivision.

Water Service: There currently is no available service for Pressure Zone 5W. In order to receive service from Pressure Zone 5W, the development will be responsible for constructing and/or contributing towards a Pressure Zone 5W gravity system, which may include but is not limited to a reservoir, transmission line and possible pump station improvements. Currently, there is no approval to provide service to this proposed development from the existing 5W closed loop system.

The proposed lots located within Pressure Zone 5W (elevations between 5485' and 5600' NGVD 27/29) shall only be served from the Pressure Zone 5W master plan water system once it is completed and accepted or as described in a development agreement.

The subject development will be required to install a 12 inch bottom of zone distribution main (5W) along Woodmont Ave., ultimately connecting to the existing 12 inch (4W) waterline located further south/east along Woodmont Ave. via a pressure reducing valve (PRV). The proposed 12 inch distribution main (5W) shall provide for looped waterlines within the proposed development. The proposed 12 inch waterline (5W) shall cover the entire property frontage along Woodmont Ave. and shall extend to Paseo Del Norte.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary Sewer Service: When water service is available, sanitary sewer service can be provided via a developer funded project which extends a 12 inch sanitary sewer line north/west along Woodmont Ave. from the existing 12 inch sanitary sewer along Window Peak Rd. The proposed extension shall be entirely within the Woodmont Ave. right-of-way and shall cover the entire property frontage. Public sanitary sewer collector lines shall extend within the proposed development which discharge to the proposed 12 inch sanitary sewer along Woodmont Ave.

Fire Protection: A standard fire hydrant flow has not been applied to infrastructure as there is no 5W infrastructure available to test. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Cross Connection Prevention: Any residential premises having existing private wells and who desire to connect to the public water system shall have two options as follows: 1) Customers shall permanently abandon the use of private wells by plugging the wells as accepted by the Water Authority prior to connecting to the public water system; or 2) Customers who choose to maintain their private wells shall completely sever the private well from the premises' potable plumbing system and shall install a reduced pressure principle backflow prevention assembly approved by the Water Authority at the terminal end of the water service from the public water system (e.g., service connection). Any multi-family dwelling including a clubhouse and/or office is required to have a reduced pressure backflow prevention device for containment. If metered separately, the building that includes a clubhouse and/or office shall have a reduced pressure backflow prevention device. Contact Cross Connection at 289-3439 for more information.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Side yard easements are not acceptable for either water or sanitary sewer. Acceptable easements must be documented prior to approval of service.

Pro Rata: As described in this statement, the extension of public water and sanitary sewer lines may be eligible for partial reimbursement through the Pro Rata process as detailed in

the Water Authority Water and Wastewater System Expansion Ordinance. Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day.

Closure: This serviceability letter does not provide a commitment from the Water Authority to provide services to the development. It only provides details of infrastructure that is available and potential precursors for the proposed development. For service to be provided, a Board approved development agreement must be supplemented by this serviceability letter. The serviceability letter will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

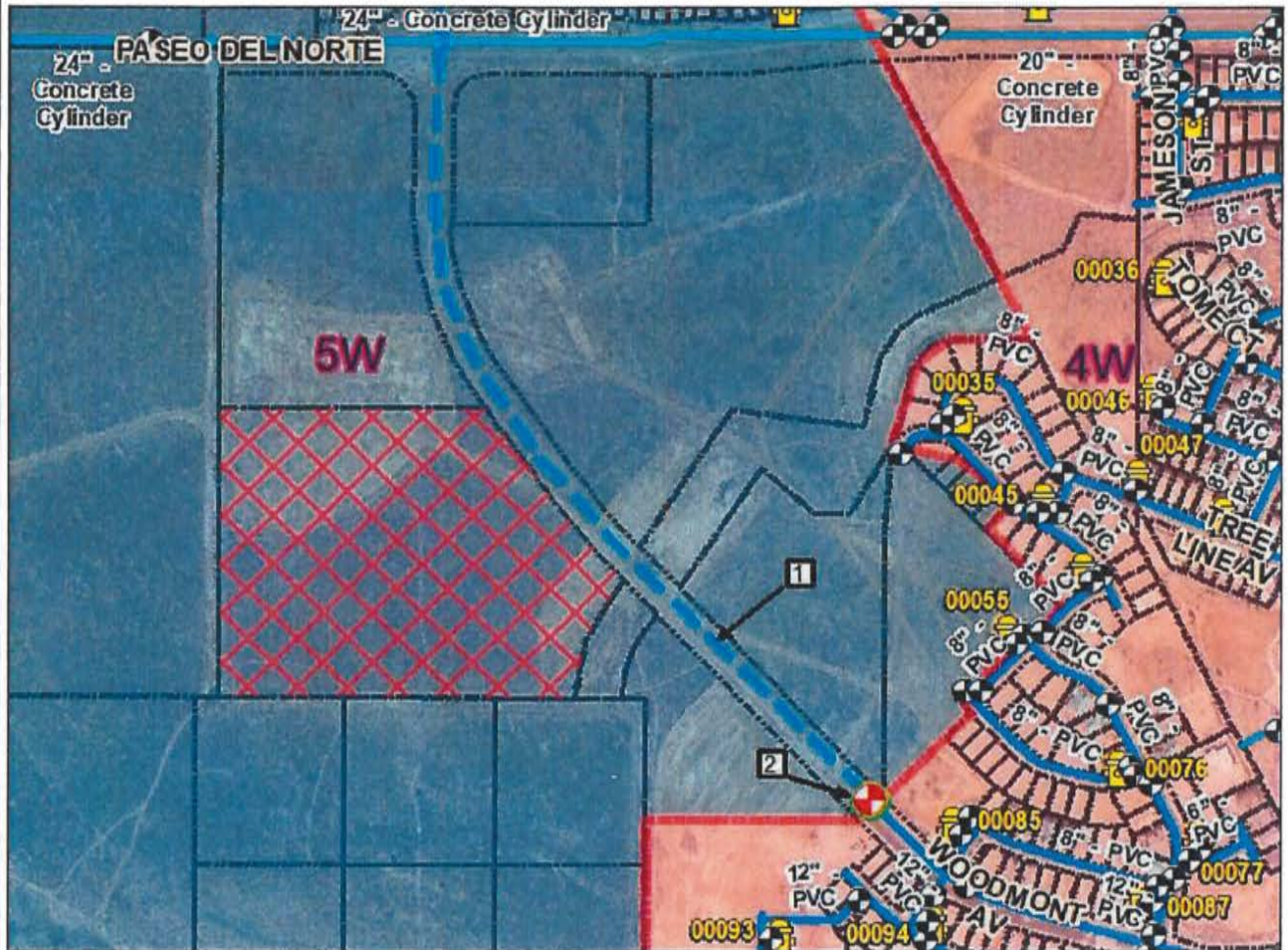
Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 190126

190126 - Water



Legend

- Valve
- Hydrant

Pipe

SUBTYPE

- Distribution Line
- Hydrant Leg
- In Zone Transmission
- Pressure Zone Boundary
- Project Location

0 950 1,900 Feet



-- General Map Keyed Notes

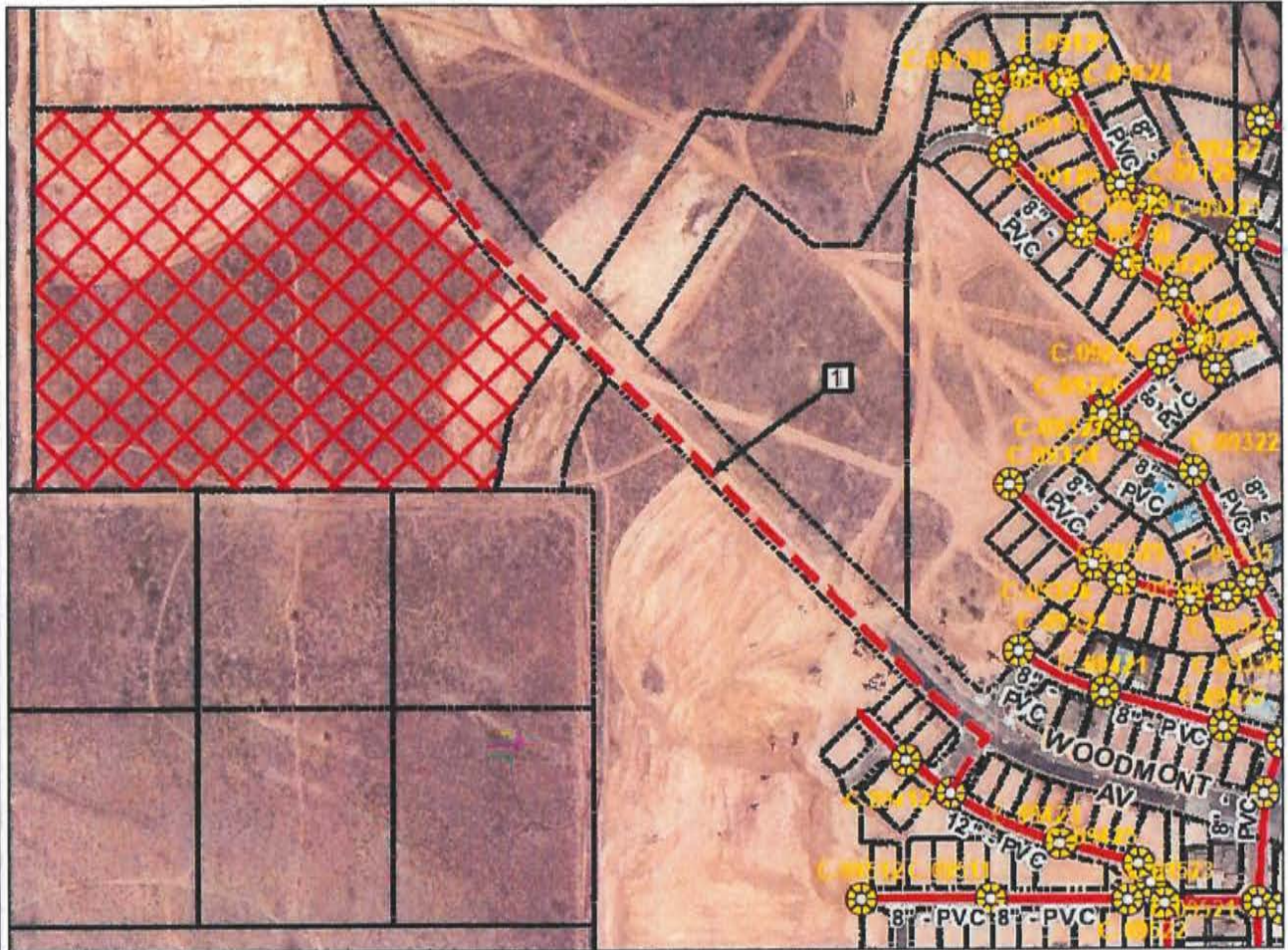
1. -- Proposed 5W Water Line

2. -- Proposed Pressure Reducing Valve




Water Utility
Authority

190126 - Sanitary Sewer



Legend

 Sewer Manhole

Sewer Pipe SUBTYPE

 COLLECTOR

 Project Location

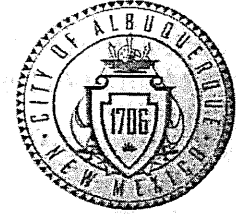
0 700 1,400 Feet

 -- General Map Keyed Notes

1. -- Proposed Extension 



CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

July 11, 2019

PV Trails Albuquerque, LLC
303 Roma Ave. NW
ABQ, NM 87102

Project #2018-001198

SI-2019-00149 – Site Plan
VA-2019-00188 – Variance
VA-2019-00189 – Variance
VA-2019-00190 – Variance

For all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails Unit 3A, zoned R-1B and R-1D, located on Woodmont Avenue NW, between the Petroglyph National Monument and Paseo del Norte Boulevard NW, containing approximately 20.5 acres. (C-8)
Staff Planner: Cheryl Somerfeldt

On July 11, 2019 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001198 / SI-2019-00149, a Site Plan-EPC, VA-2019-00188, a Variance, and VA-2019-00190, a Variance; and to WITHDRAW VA-2019-00189, a Variance, based on the following Findings.

FINDINGS, SITE PLAN-EPC, SI-2019-00149

Albuquerque

NM 87103

www.cabq.gov

1. This is a request for a Site Plan-EPC for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A located on Woodmont Avenue NW, between Paseo del Norte Boulevard NW and Major Public Open Space and containing approximately 20.5 acres.
2. This request is in association with three Variances:
 - VA-2019-00188, a Variance to IDO 3-4(M)(4)(b);
 - VA-2019-00189, a Variance to IDO 3-4(M)(5)(a)2; and
 - VA-2019-00190, a Variance to IDO 3-4(M)(5)(c).
3. This is a request for a Site Plan-EPC, a Major Amendment to a conditionally approved Site Plan-EPC from February 2019, in order to add the Variance approvals to the Site Plan notes.
4. The conditionally approved Site Plan required EPC review, because the subject site is over 5 acres and adjacent to Major Public Open Space (MPOS) pursuant to IDO Section 6-6(H)(1)(b)3. Compliance with IDO Section 5-2, Site Design and Sensitive Lands, is required and the subject site was found to be in conformance to those regulations during EPC review and approval in February, 2019.
5. The subject site is required to meet Review and Decision Criteria for Site Plan-EPC pursuant to IDO Section 6-6(H)(3), and the subject site was found to be in conformance during EPC review and approval in February, 2019.
6. The subject site for the request is currently zoned R-1D within 200 feet from Major Public Open Space and R-1B for the remainder, which both permit the proposed single-family use.

OFFICIAL NOTICE OF DECISION

Project #2018-001198

July 11, 2019

Page 2 of 11

7. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan which has policies to protect and enhance the character of existing single-family neighborhoods, parks, and MPOS.
8. The subject site is within the Volcano Mesa Character Protection Overlay (CPO-12), and the Northwest Mesa View Preservation Overlay (VPO-2). The associated Variance requests are to regulations within IDO Section 3-4(M), Volcano Mesa, CPO-12.
9. The applicable Comprehensive Plan policies are consistent with the Site Plan-EPC:
 - Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.
The Site Plan-EPC is consistent with the existing character of the surrounding community and consistent with Policy 4.1.1.
 - Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.
 - b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
The Site Plan reinforces the scale, intensity, and setbacks of the immediately surrounding context, which is an Area of Consistency, and is consistent with Policy 5.6.3 and 5.6.3 b).
 - Goal 9.1 Supply: Ensure sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.
The Site Plan-EPC will ensure sufficient supply and range of housing types that meet current and future needs at a variety of price levels with the existing R-1B (5,000 sf lots) and R-1D (10,000 sf lots) Zone Districts. The Site Plan-EPC is consistent with Policy 9.1.
10. The Site Plan-EPC has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan and the IDO. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The subject site is zoned R-1D within 200-feet from the Major Public Opens Space and R-1B for the remainder of the property. In the R-1D area, the site plan meets the minimum lot size of 10,000 square feet, a minimum lot width of 70-feet, and minimum setbacks of front 20-feet, side 10-feet, and rear 25-feet. In the R-1B area, the Site Plan meets the minimum lot size of 5,000 square feet, a minimum lot width of 37.5-feet, and minimum setbacks of front 15-feet, side 5-feet, and rear 15-feet.
12. The Applicant contacted the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the property as required.
13. The Applicant and agent attended a Neighborhood Association Pre-Application Meeting on May 29, 2019. The Westside Coalition of Neighborhood Associations, the Valle Prado Neighborhood Association, the Taylor Ranch Neighborhood Association, and the Petroglyph Estates Homeowners Association attended the meeting. Participants had concern over the strain on schools, traffic, and incomplete construction.

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14. There is both support for and opposition to this request.

CONDITIONS OF APPROVAL, SITE PLAN-EPC, SI-2019-00149

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit it to the DRB for final review and sign-off, including review and approval of technical issues/requirements.
2. The proposed lot layout shown on the site, including but not limited to Lot 32 and other nearby lots, shall be adjusted to ensure that all Zone Boundaries correspond to a lot line.
3. The Site Plan shall maintain a minimum 20-foot buffer from Major Public Open Space at the southwest corner of the development, where there is not a single-loaded street, per 14-16-5-2(H)(2)(a)1.
4. Submit evidence of delineation of the rock outcropping for the record to include the topographic survey, aerial photographs, and site visit photographs.
5. Notes shall be added to the Site Plan to reflect any approved Variances and relevant Conditions of Approval, including 7 and 8 below.
6. Conditions of Approval from other Departments and Agencies:
 - a) Transportation Development:
 - Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
 - Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 - b) ABC Water Utility Authority (ABCWUA):
 - A Serviceability letter was issued (Serviceability Letter 190126) 05/22/2019 which outlined the conditions for service.
 - The subject property is outside of the Service Area.
 - Master Plan infrastructure will be required prior to sale of service.
 - A Development Agreement will be required as part of requirements for service.
 - c) Public Service Company of New Mexico (PNM):
 - It is the Applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - It will be necessary to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589.
7. Two-story buildings are limited to only 60% of the lots in the R-1B zone.
8. Any lots over 10,000 square feet in the existing R-1B or R-1D zones shall be one-story buildings.

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FINDINGS, VARIANCE-EPC, 2019-00188

1. This is a request for a Variance for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A located on Woodmont Avenue NW, between Paseo del Norte Boulevard NW and Major Public Open Space and containing approximately 20.5 acres.
2. This request is in association with three other requests:
 - SI-2019-00149, a Site Plan-EPC;
 - VA-2019-00189, a Variance to IDO 3-4(M)(5)(a)2; and
 - VA-2019-00190, a Variance to IDO 3-4(M)(5)(c).
3. This is a request for a Variance-EPC to IDO Section 3-4(M)(4) which states that the Building height, maximum is 18 feet but may be increased to 26 feet on a maximum of 50% of the building footprint. The Applicant requested a Variance to permit 75% of the building footprint to be two-story instead of 50% for the R-1B zoned portion of the subject site. The EPC voted to allow only 60% of the lots in the R-1B zoned portion of the Site Plan to have two-story houses.
4. The subject site for the request, Tract 2, is currently zoned R-1D within 200 feet from Major Public Open Space and R-1B for the remainder, which both permit the proposed single-family use.
5. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan which has policies to protect and enhance the character of existing single-family neighborhoods.
6. The subject site is within the Volcano Mesa Character Protection Overlay (CPO-12), and the Northwest Mesa View Preservation Overlay (VPO-2). The associated Variance requests are to regulations within IDO Section 3-4(M), Volcano Mesa, CPO-12.
7. Similar properties in the same zone district and vicinity (Ventana Ranch and Ventana West) are not subject to the restrictions imposed by CPO-12.
8. An application for a Variance-EPC shall be approved if it meets all of the following criteria:
 1. *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*

The property is unique and has special circumstances due to its location and surroundings within The Trails master-planned community and Public Improvement District, and the adjacency to the Petroglyph National Monument. These special circumstances are amplified by the adoption of the IDO and CPO-12 to this property that are not consistent with the characteristics of the existing 1,100+ homes in The Trails community. The application of these regulations to the subject property create an unnecessary hardship in the applicant's ability to develop a single family neighborhood with one and two stories that is consistent with its location, surroundings, and market demand.

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2. *The Variance will not be materially contrary to the public safety, health, or welfare.*

The requested Variance will not be materially contrary to public safety, health, or welfare. Increasing the square footage allowed on the second story will only occur on each individual lot, not affect surrounding neighborhoods, and will be similar to other development in the community.

3. *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*

The requested Variance will not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. Increasing the square footage allowed on the second story will only occur on each individual lot, not affect surrounding neighborhoods, and will be similar to other development in the community. A Variance to increase the square footage allowed on the second story would make the proposed homes similar to many of the constructed homes in the area which vary from 60% to 100% two-story.

4. *The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.*

Pursuant to IDO 1-3, the purpose of the IDO is to:

1-3(A) Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

1-3(B) Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.

1-3(C) Ensure the provision of adequate public facilities and services for new development.

1-3(D) Protect the quality and character of residential neighborhoods.

1-3(E) Promote the economic development and fiscal sustainability of the City.

1-3(F) Provide for the efficient administration of City land use and development regulations.

1-3(G) Protect the health, safety, and general welfare of the public.

1-3(H) Provide for orderly and coordinated development patterns.

1-3(I) Encourage the conservation and efficient use of water and other natural resources.

1-3(J) Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.

1-3(K) Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.

1-3(L) Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

Pursuant to IDO 2-3(B)(1), the purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood.

Pursuant to IDO 3-4(A) the purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

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CPO-12 is a Character Protection Overlay area because it mirrors the boundaries and intent of the three Sector Development Plans designed to recognize neighborhood identity and character. Regulations cited in the Variance request were part of a Sector Development Plan that did not encompass the subject site, however, a process was established to integrate the Sector Development Plans into the IDO, which prioritized neighborhood character and protection. The intent to protect the City's established neighborhoods and streamline the City's development review and approval procedures was implemented. Since the Volcano Trails SDP did not include the regulations requested to be varied from, the requested Variances do not "materially undermine" the intent and purpose of this IDO. In fact, the requested Variances further the IDO purpose and policies as stated above.

5. *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*

Evaluation of the "minimum necessary to avoid extraordinary hardship or practical difficulties" is designed to result in similar built conditions as other neighborhoods within The Trails that were governed by the previous Sector Development Plan. The changes will allow reasonable development of the entire neighborhood, which is appropriate and consistent with the context of the surrounding neighborhoods. It imposes extraordinary hardship and practical difficulties to apply the CPO 12 regulations related to second story massing and garage setbacks to this entire neighborhood in contrast to the characteristics of the surrounding neighborhoods.

9. The Applicant contacted the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the property as required.
10. The Applicant and agent attended a Neighborhood Association Pre-Application Meeting on May 29, 2019. The Westside Coalition of Neighborhood Associations, the Valle Prado Neighborhood Association, the Taylor Ranch Neighborhood Association, and the Petroglyph Estates Homeowners Association attended the meeting. Participants had concern over the strain on schools, traffic, and incomplete construction.
11. There is both support for and opposition to this request.

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FINDINGS, VARIANCE-EPC, 2019-00189

1. This is a request for a Variance for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A located on Woodmont Avenue NW, between Paseo del Norte Boulevard NW and Major Public Open Space and containing approximately 20.5 acres.
2. This request is in association with three other requests:
 - SI-2019-00149, a Site Plan-EPC;
 - VA-2019-00188, a Variance to IDO Section 3-4(M)(4)(b); and
 - VA-2019-00190, a Variance to IDO 3-4(M)(5)(c)
3. VA-2019-00189 - Variance from IDO Section 3-4(M)(5)(a)2 to simplify the options required for homes to address the street, to include a porch, courtyard, or window on the front facade.
4. The Applicant requests withdrawal of this request.

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FINDINGS, VARIANCE-EPC, 2019-00190

1. This is a request for a Variance for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A located on Woodmont Ave. NW, between Paseo del Norte NW and Major Public Open Space and containing approximately 20.5 acres.
2. This request is in association with three other requests:
 - SI-2019-00149, a Site Plan-EPC;
 - VA-2019-00189, a Variance to IDO 3-4(M)(5)(a)2; and
 - VA-2019-00190, a Variance to IDO 3-4(M)(5)(c).
3. This is a request for a Variance-EPC to IDO Section 3-4(M)(5)(c) to decrease the garage setback from the front facade from 5 feet to 2 feet.
4. The subject site for the request, Tract 2, is currently zoned R-1D within 200 feet from Major Public Open Space and R-1B for the remainder, which both permit the proposed single-family use.
5. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan which has policies to protect and enhance the character of existing single-family neighborhoods.
6. The subject site is within the Volcano Mesa Character Protection Overlay (CPO-12), and the Northwest Mesa View Preservation Overlay (VPO-2). The associated Variance requests are to regulations within IDO Section 3-4(M), Volcano Mesa, CPO-12.
7. Similar properties in the same zone district and vicinity (Ventana Ranch and Ventana West) are not subject to the restrictions imposed by CPO-12.
8. An application for a Variance-EPC shall be approved if it meets all of the following criteria:
 1. *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*

The property is unique and has special circumstances due to its location and surroundings within The Trails master-planned community and Public Improvement District, and the adjacency to the Petroglyph National Monument. These special circumstances are amplified by the adoption of the IDO and CPO-12 to this property that are not consistent with the characteristics of the existing 1,100+ homes in The Trails community. The application of these regulations to the subject property create an unnecessary hardship in the applicant's ability to develop a single family neighborhood with one and two stories that is consistent with its location, surroundings, and market demand.

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2. *The Variance will not be materially contrary to the public safety, health, or welfare.*

The requested Variance will not be materially contrary to public safety, health, or welfare. Increasing the square footage allowed on the second story will only occur on each individual lot, not affect surrounding neighborhoods, and will be similar to other development in the community.

3. *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*

The requested Variance will not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. Increasing the square footage allowed on the second story will only occur on each individual lot, not affect surrounding neighborhoods, and will be similar to other development in the community. A Variance to increase the square footage allowed on the second story would make the proposed homes similar to many of the constructed homes in the area which vary from 60% to 100% two-story.

4. *The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.*

Pursuant to IDO 1-3, the purpose of the IDO is to:

1-3(A) Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

1-3(B) Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.

1-3(C) Ensure the provision of adequate public facilities and services for new development.

1-3(D) Protect the quality and character of residential neighborhoods.

1-3(E) Promote the economic development and fiscal sustainability of the City.

1-3(F) Provide for the efficient administration of City land use and development regulations.

1-3(G) Protect the health, safety, and general welfare of the public.

1-3(H) Provide for orderly and coordinated development patterns.

1-3(I) Encourage the conservation and efficient use of water and other natural resources.

1-3(J) Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.

1-3(K) Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.

1-3(L) Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

Pursuant to IDO 2-3(B)(1), the purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood.

Pursuant to IDO 3-4(A) the purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

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CPO-12 is a Character Protection Overlay area because it mirrors the boundaries and intent of the three Sector Development Plans designed to recognize neighborhood identity and character. Regulations cited in the Variance request were part of a Sector Development Plan that did not encompass the subject site, however, a process was established to integrate the Sector Development Plans into the IDO, which prioritized neighborhood character and protection. The intent to protect the City's established neighborhoods and streamline the City's development review and approval procedures was implemented. Since the Volcano Trails SDP did not include the regulations requested to be varied from, the requested Variances do not "materially undermine" the intent and purpose of this IDO. In fact, the requested Variances further the IDO purpose and policies as stated above.

5. *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*

Evaluation of the "minimum necessary to avoid extraordinary hardship or practical difficulties" is designed to result in similar built conditions as other neighborhoods within The Trails that were governed by the previous Sector Development Plan. The changes will allow reasonable development of the entire neighborhood, which is appropriate and consistent with the context of the surrounding neighborhoods. It imposes extraordinary hardship and practical difficulties to apply the CPO 12 regulations related to second story massing and garage setbacks to this entire neighborhood in contrast to the characteristics of the surrounding neighborhoods.

9. The Applicant contacted the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the property as required.
10. The Applicant and agent attended a Neighborhood Association Pre-Application Meeting on May 29, 2019 (see attached Meeting Minutes). The Westside Coalition of Neighborhood Associations, the Valle Prado Neighborhood Association, the Taylor Ranch Neighborhood Association, and the Petroglyph Estates Homeowners Association attended the meeting. Participants had concern over the strain on schools, traffic, and incomplete construction.
11. There is both support for and opposition to this request.

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JULY 26, 2019**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6 of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,


for Brennan Williams
Acting Planning Director

BW/CS

cc: PV Trails Albuquerque, LLC, 303 Roma Ave. NW, ABQ, NM 87102
Consensus Planning, Inc., 302 8th St., NW, ABQ, NM 87102
Harry Hendrikson, Westside Coalition of NA's, 10592 Rio Del Sol NW, ABQ, NM 87114
Rene Horvath, Westside Coalition of NA's, 5515 La Palomino Dr. NW, ABQ, NM 87120
Paul Wymer, paul-wymer@putegroup.com
Gary Illingworth, gillingworth@hoamco.com
Jose M. Mendez, jose.mendez@gsa.com
Alan Varela, avarela@cabq.gov

**Notice of Decision
City Council
City of Albuquerque
October 9, 2019**

AC-19-12 Project PR-2018-001198/ VA-2019-00247/ VA-2019-00188/ VA-2019-00190:
Rene Horvath Appeals the Decision of the Environmental Planning Commission (EPC) to
Approve Two Variances for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The
Trails Unit 3A, zoned R-1B and R-1D, located on Woodmont Ave. NW, between the
Petroglyph National Monument and Paseo del Norte Blvd. NW, containing approximately
20.4 acres

Decision

On October 7, 2019, by a vote of 9 FOR, 0 AGAINST, the City Council voted to grant the
appeal by accepting and adopting the recommendation and findings of the Land Use
Hearing Officer.

**IT IS THEREFORE ORDERED THAT THE APPEAL IS GRANTED, THE DECISION OF
THE EPC IS REVERSED, AND THE VARIANCES ARE DENIED**

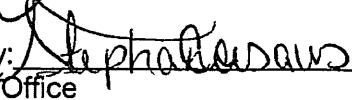
Attachments

1. Land Use Hearing Officer's Recommendation
2. Action Summary from the October 7, 2019 City Council Meeting

A person aggrieved by this decision may appeal the decision to the Second Judicial District
Court by filing in the Court a notice of appeal within thirty (30) days from the date this
decision is filed with the City Clerk.

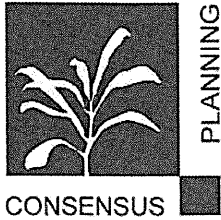
 Date: 10-10-19

Klarissa J. Peña, President
City Council

Received by:  Date: 10/10/19
City Clerk's Office

X:\CL\SHARE\CL-Staff_Legislative Staff\Reports\LUPZ\DAC-19-12.mmh.doc

RECEIVED
ALBUQUERQUE CITY CLERK



October 15, 2019

Ms. Maggie Gould, Acting Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Catalonia at the Trails DRB Signoff

Dear Madam Chair:

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

The purpose of this letter is to request final DRB signoff of a Site Plan – EPC that was approved by the Environmental Planning Commission on July 11, 2019 for the Catalonia at the Trails subdivision. The Site Plan was accompanied by three variances. One variance was withdrawn, and the other two were approved but overturned upon appeal. The Applicant is proceeding with just the Site Plan and subdivision of the property at this time and has removed references to the variances from the plan.

RESPONSE TO EPC CONDITIONS OF APPROVAL

The Site Plan submitted to the Development Review Board has been revised to comply with the EPC Conditions of Approval (in italics) as follows:

1. *The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit it to the DRB for final review and sign-off, including review and approval of technical issues/requirements.*

Applicant's Response: The Applicant has revised the plan in response to the EPC Conditions of Approval for review by the staff planner.

2. *The proposed lot layout shown on the site, including but not limited to Lot 32 and other nearby lots, shall be adjusted to ensure that all Zone Boundaries correspond to a lot line.*

Applicant's Response: The lot layout shown on the Site Plan corresponds to the Zone Boundary located 200 feet away from the adjacent Major Public Open Space.

3. *The Site Plan shall maintain a minimum 20-foot buffer from Major Public Open Space at the southwest corner of the development, where there is not a single-loaded street, per 14-16-5-2(H)(2)(a)1.*

Applicant's Response: A buffer of more than 40 feet in width is provided at the southwest corner of the development.

4. *Submit evidence of delineation of the rock outcropping for the record to include the topographic survey, aerial photographs, and site visit photographs.*

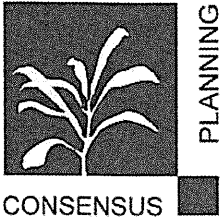
Applicant's Response: A topographic map with aerial photo, location map from the previous Volcano Trails Sector Development Plan identifying the rock outcropping, and site visit photograph have been submitted to the staff planner and are included in the application packet for DRB review.

5. *Notes shall be added to the Site Plan to reflect any approved Variances and relevant Conditions of Approval, including 7 and 8 below.*

Applicant's Response: Notes that were proposed to be added for the approved variances have been removed based on the City Council decision on the appeal.

PRINCIPALS

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



6. *Conditions of Approval from other Departments and Agencies:*

a) *Transportation Development*

- *Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)*
- *Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.*

Applicant's Response: Agreed.

b) *ABC Water Utility Authority (ABCWUA)*

- *A Serviceability letter was issued (Serviceability Letter 190126) 05/22/2019 which outlined the conditions for service.*
- *The subject property is outside of the Service Area.*
- *Master Plan infrastructure will be required prior to sale of service.*
- *A Development Agreement will be required as part of requirements for service.*

Applicant's Response: Agreed. Applicant will work with ABCWUA to meet the requirements.

c) *Public Service Company of New Mexico (PNM)*

- *It is the Applicant's obligation to determine if existing utility easements rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.*
- *It will be necessary to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589.*

Applicant's Response: Agreed.

7. *Two-story buildings are limited to only 60% of the lots in the R-1B zone.*

Applicant's Response: Condition was based on approval of variances that were overturned by City Council and is no longer relevant.

8. *Any lots over 10,000 square feet in the existing R-1B or R-1D zones shall be one-story buildings.*

Applicant's Response: Condition was based on approval of variances that were overturned by City Council and is no longer relevant.

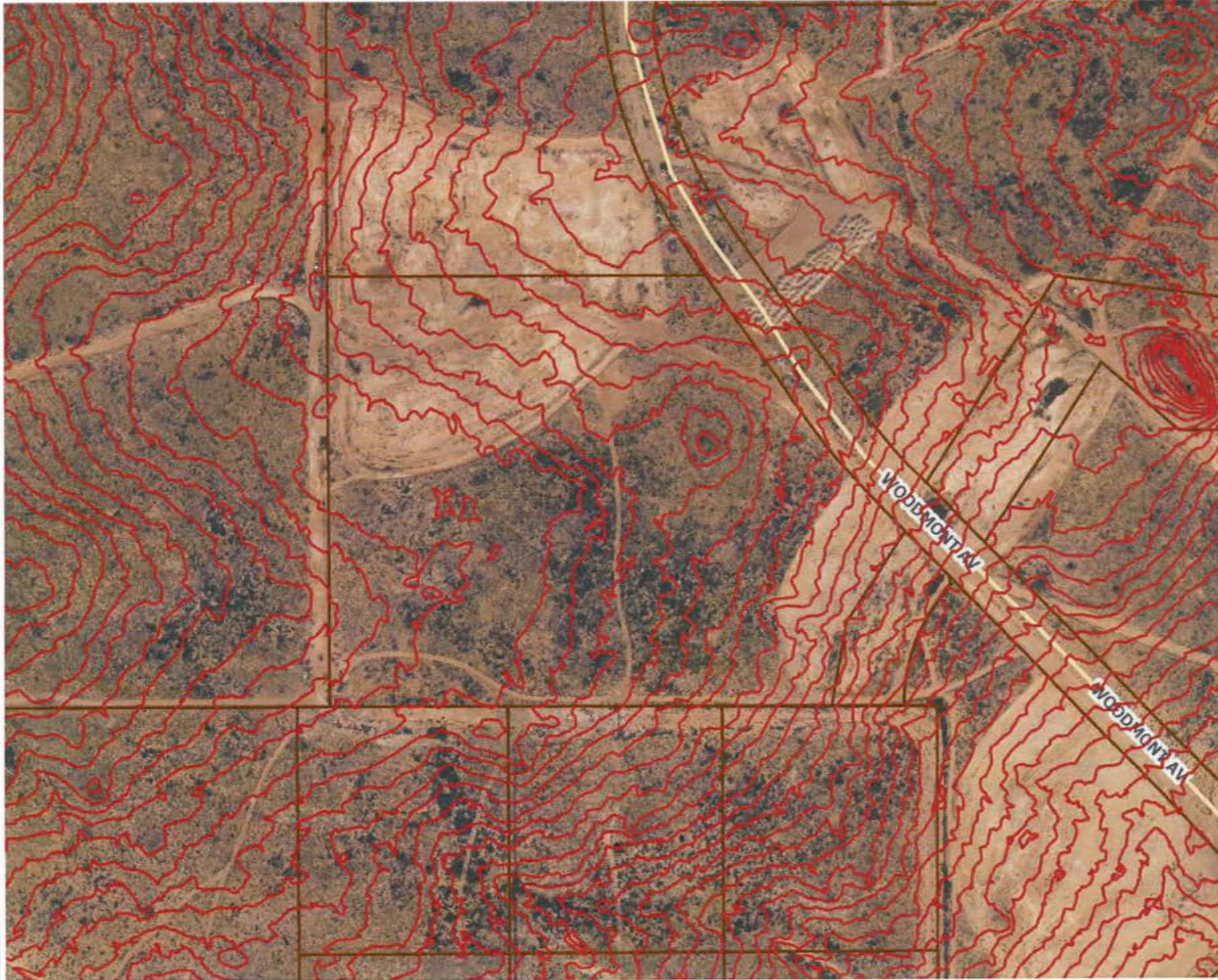
Please do not hesitate to contact me if you have any questions about the submittal package.

Sincerely,

James K. Strozier, FAICP
Principal



Catalonia at the Trails Topography



Legend

- Contour 2ft - 2010
- Bernalillo County Parcels
- Primary Streets**
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets**
 -
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map**

Notes

Prepared by Consensus Planning
10/14/19

601 0 301 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/14/2019 © City of Albuquerque

1: 3,607

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Multimodal Streets

Bicycle facilities, including on-street bicycle lanes and multi-use trails, should be designed and developed to meet safety considerations as provided in the Institute for Transportation Engineers (ITE) or American Association of State Highway Transportation Officials (AASHTO) standards.

[Amended
November 5, 2014]

Preservation Setbacks

1. **Petroglyphs.** Development, trails, and recreation areas shall be set back at least 50 feet from prehistoric petroglyphs or other sites with high archaeological value, unless approved by Planning Director (or his/her designee).
 - a. No petroglyph shall be defaced, altered, or moved without approval of a National Park Service representative from the Petroglyph National Monument in consultation with City of Albuquerque Open Space Division staff.
 - b. All other archaeological sites shall be protected or mitigated per City Zoning Code §14-16-3-20. Site treatment shall include preservation, avoidance, testing, or documentation of surface and/or subsurface remains and/or artifacts.
 - c. All rock outcroppings containing petroglyphs shall be protected per City Zoning Code §14-16-3-20.
2. **Rock Outcroppings.** Development, trails, and recreation areas shall be prohibited within a topographic contour elevation line surrounding a significant rock outcropping. This elevation contour shall be decided by the City Open Space division in consultation with the property owner.
 - a. Significant rock outcroppings are defined as bedrock or other stratum a minimum of 6 feet high on its steepest side as measured from the adjacent 10% slope line and in excess of 500 square feet in surface area.
 - b. Significant rock outcroppings, shown on **Exhibit 15**, shall be preserved in place and incorporated into privately-owned open space (open to the public) to be identified on existing and future site plans. These private open space tracts shall be platted and ultimately conveyed to the homeowner's association.
 - c. When subdivision occurs, access shall be provided to the rock outcropping via public right-of-way or public access easement.

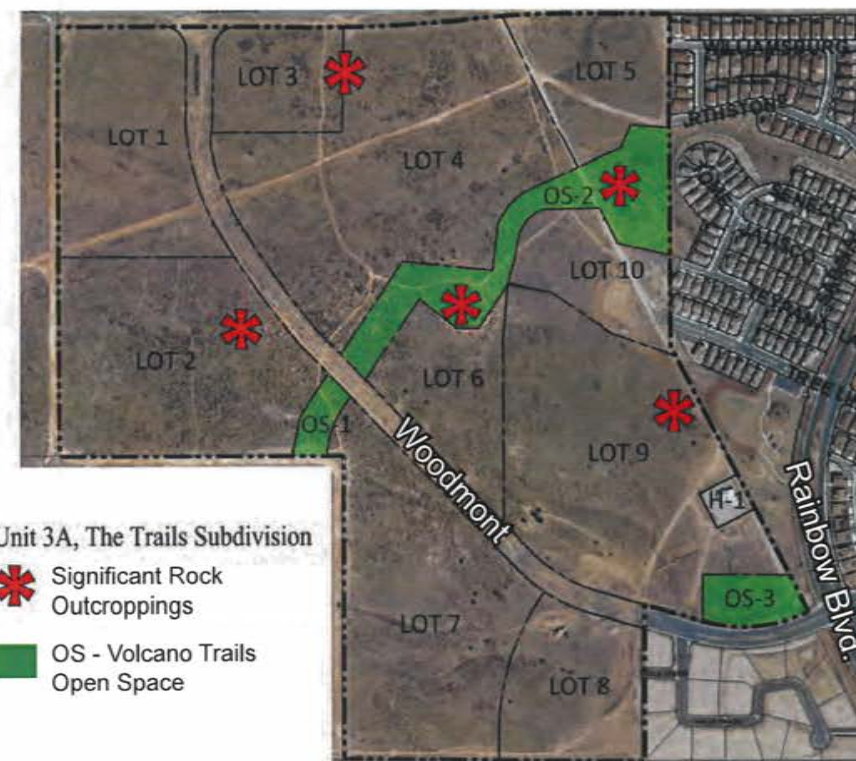
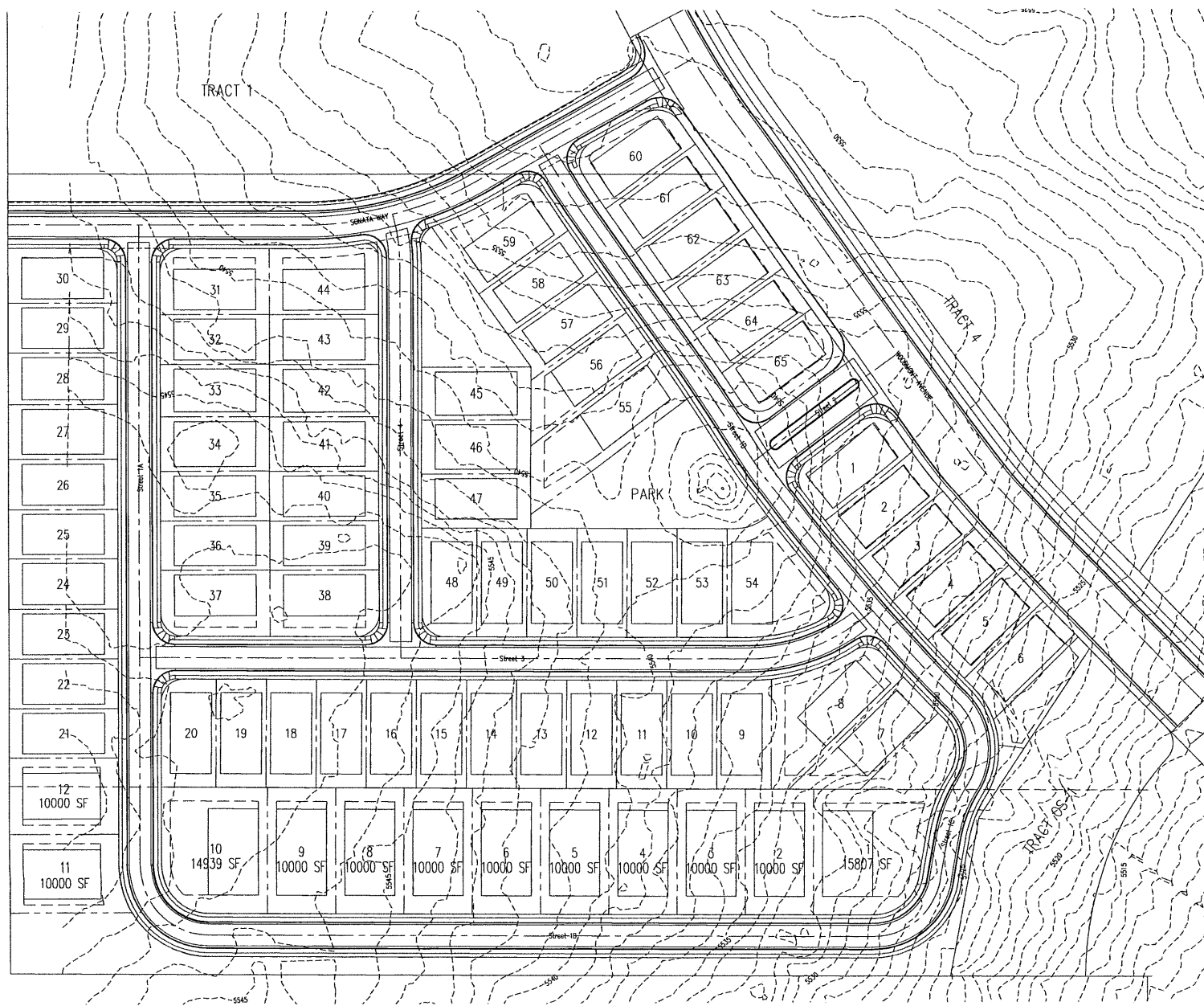


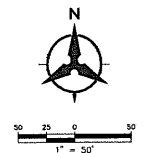
EXHIBIT 15: SIGNIFICANT ROCK OUTCROPPINGS

TRAILS UNIT 3A
TRACT 2 SUBDIVISION
PRELIMINARY LAYOUT

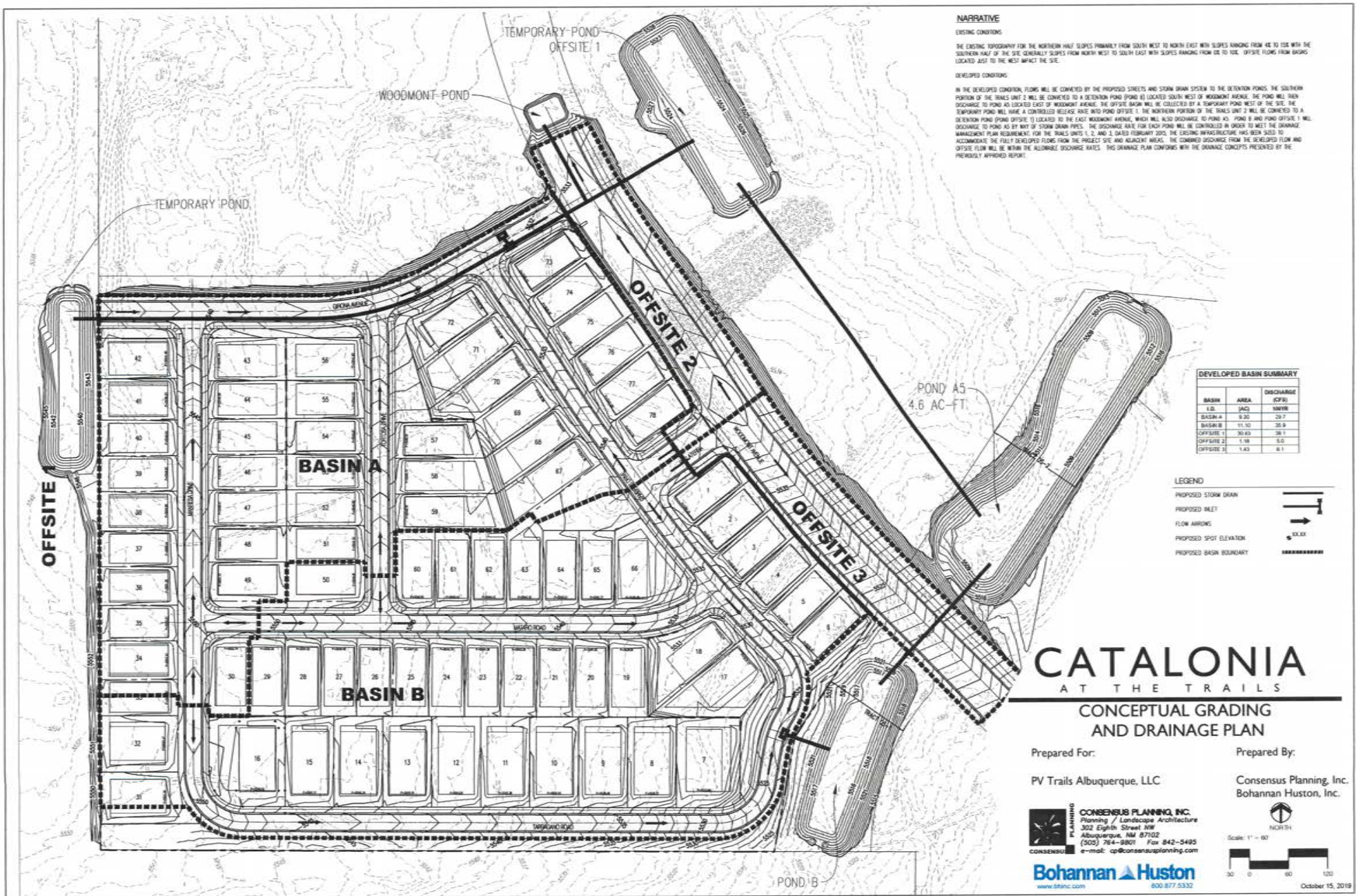


LAYOUT SUMMARY

AREA = 20.29 ACRES
 PARK AREA = 0.45 ACRES
 TOTAL LOT COUNT = 77
 5000 SF MIN LOTS
 LOT DIMENSIONS 55'x120'
 PAD DIMENSIONS 45'x90'
 FRONT SETBACK 15'
 REAR SETBACK 15'
 SIDE SETBACK 5'
 LOT COUNT = 65
 10000 SF MIN LOTS
 LOT DIMENSIONS 75'x153'
 PAD DIMENSIONS 55'x90'
 FRONT SETBACK 20'
 REAR SETBACK 15'
 SIDE SETBACK 10'
 LOT COUNT = 12







NARRATIVE

EXISTING CONDITIONS
 THE EXISTING TOPOGRAPHY FOR THE NORTHERN HALF SLOPES PRIMARILY FROM SOUTH WEST TO NORTH EAST WITH SLOPES RANGING FROM 4% TO 10% WITH THE SOUTHERN HALF OF THE SITE GENERALLY SLOPES FROM NORTH WEST TO SOUTH EAST WITH SLOPES RANGING FROM 10% TO 15%. OFFSITE FLOWS FROM BASINS LOCATED JUST TO THE WEST IMPACT THE SITE.

DEVELOPED CONDITIONS
 IN THE DEVELOPED CONDITION, FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAIN SYSTEM TO THE DETENTION PONDS. THE SOUTHERN PORTION OF THE TRAILS UNIT 2 WILL BE CONVEYED TO A DETENTION POND (POND B) LOCATED SOUTH WEST OF WOODMONT AVENUE. THE POND WILL THEN DISCHARGE TO POND A5 LOCATED EAST OF WOODMONT AVENUE. THE OFFSITE BASIN WILL BE COLLECTED BY A TEMPORARY POND WEST OF THE SITE. THE TEMPORARY POND WILL HAVE A CONTROLLED RELEASE INTO POND OFFSITE 1. THE NORTHERN PORTION OF THE TRAILS UNIT 2 WILL BE CONVEYED TO A DETENTION POND (POND OFFSITE 1) LOCATED TO THE EAST WOODMONT AVENUE, WHICH WILL ALSO DISCHARGE TO POND A5. POND B AND POND OFFSITE 1 WILL DISCHARGE TO POND A5 BY MEANS OF STORM DRAIN PIPES. THE DISCHARGE RATE FOR EACH POND WILL BE CONTROLLED IN ORDER TO MEET THE DRAINAGE MANAGEMENT PLAN REQUIREMENT FOR THE TRAILS UNITS 1, 2, AND 3 DATED FEBRUARY 2010. THE EXISTING INFRASTRUCTURE HAS BEEN SIZED TO ACCOMMODATE THE FULLY DEVELOPED FLOWS FROM THE PROJECT SITE AND ADJACENT AREAS. THE COMBINED DISCHARGE FROM THE DEVELOPED FLOW AND OFFSITE FLOW WILL BE NEARER THE ALLOWABLE DISCHARGE RATES. THIS DRAINAGE PLAN CONFORMS WITH THE DRAINAGE CONCEPTS PRESENTED IN THE PREVIOUSLY APPROVED REPORT.

DEVELOPED BASIN SUMMARY

BASIN	AREA (AC)	DISCHARGE (CFD)
BASIN A	9.30	29.7
BASIN B	11.10	36.9
OFFSITE 1	20.60	38.1
OFFSITE 2	1.18	5.0
OFFSITE 3	1.43	6.1

- LEGEND**
- PROPOSED STORM DRAIN
 - PROPOSED INLET
 - FLOW ARROWS
 - PROPOSED SPOT ELEVATION
 - PROPOSED BASIN BOUNDARY

CATALONIA

AT THE TRAILS

CONCEPTUAL GRADING AND DRAINAGE PLAN

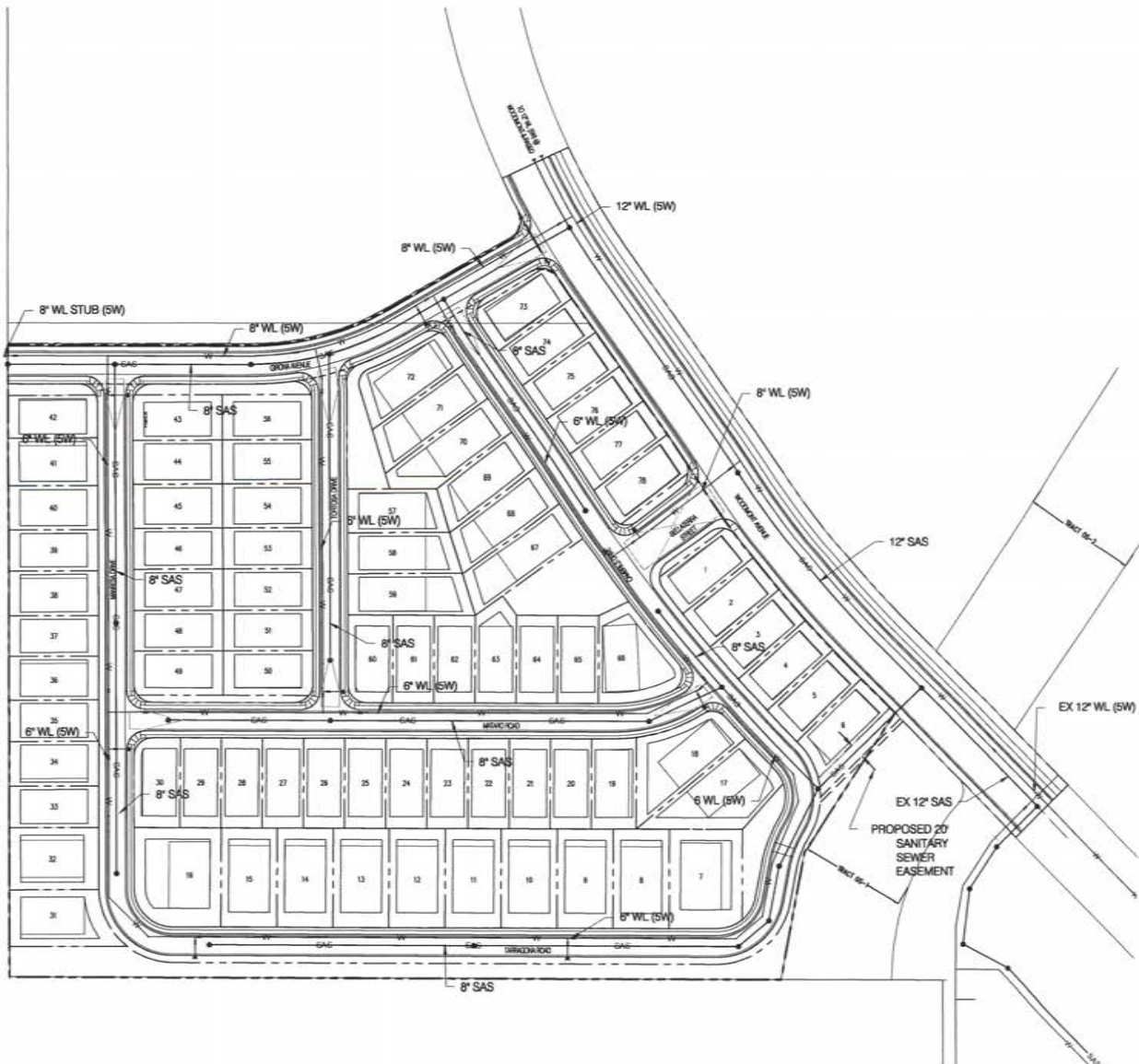
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 Prepared By: Consensus Planning, Inc. Bohannan Huston, Inc.

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- NOTES**
1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABQWUA) WITH FUTURE PLATS.
 2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING ABQWUA UTILITY EASEMENT.
 3. UTILITY LINES AND FIRE HYDRANTS SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.
 4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABQWUA.
 5. THE SITE USES WITHIN PRESSURE ZONE SW WITH TWO 8" STUB INTO THE SITE.

LEGEND

PROPERTY LINE	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	====
PROPOSED SANITARY SEWER	—●—GAS—
PROPOSED WATER LINE	—W—
EXISTING STORM DRAIN	---
EXISTING SANITARY SEWER	---
EXISTING WATER LINE	---

CATALONIA

AT THE TRAILS

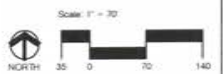
CONCEPTUAL UTILITY PLAN

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