

July 31, 2018

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

Re: Sketch Plat Review and Comment for Poole Property Subdivision

Dear Ms. Dicome:

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

- Development Review Application
- Seven (7) copies of the Sketch Plat
- Zone Atlas Map

This sketch plat is being represented to the Development Review Board for the purpose of obtaining City input and comment. Proposed is a subdivision of Lots 1-3, West Bank Estates and Lot 4-A, Tract C-1 and a portion of Tract A-1, Lands of Suzanne H. Poole consisting of 57 single family residential lots to be developed in a single phase. The site is located at the east end of Namaste Road, north of the Rio Grande Oxbow. The land currently has two existing residences with a pool and associated pool house, which will be removed with the proposed development. The property is zoned R-A, which requires a one-quarter acre (10,890 square foot) minimum lot size, with a 75-foot minimum lot width. Access to the site will be from Namaste Road.

The subdivision is proposed to be gated with private streets. The front lot lines are proposed to be platted to the adjacent street centerline. The streets would follow City standards for residential streets, with a 23.5-foot half width across the front of each lot. The 23.5-foot front of each lot would have a blanket private roadway and pedestrian access easement, a private drainage easement and a public sanitary sewer and water easement. The 20' front yard setback would be from the edge of easement or 43.5 feet from the front lot line.

There is an existing sanitary sewer line that runs through the site that would need to be rerouted along the proposed streets. The proposed sanitary sewer outfall is through Tract B. A sewer and water availability request will be submitted to the ABCWUA.

It is our understanding that a Preliminary Plat/Infrastructure List approval will be required by the Development Review Board. There will also be easement vacation and sidewalk deferral and waiver requests at the time of the preliminary plat application.

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

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on August 8, 2018.

Sincerely,



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

cc: Mackenzie Bishop, Gamma Development
Brian McCarthy, Gamma Development
CK Scott, Gamma Development

Enclosures



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 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: Gamma Development LLC (CK Scott)		Phone: (505) 350-7534
Address: 9798 Coors Blvd Bldg C Ste 400		Email: ck@abrazohomes.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Bohannan Huston (Scott Steffen)		Phone: (505) 823-1000
Address: Courtyard II, 7500 Jefferson St NE		Email: ssteffen@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Under contract to purchase		List all owners: Daniels Family Properties, LLC
BRIEF DESCRIPTION OF REQUEST		
Sketch plat for 57 lot single family development on 22.7 acres		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 1-3; 4-A, C-1 & A-1	Block:	Unit:
Subdivision/Addition: West Bank Estates Lands of Suzanne H. Poole	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): F-11 & F-12	Existing Zoning: R-A	Proposed Zoning: R-A
# of Existing Lots: 6	# of Proposed Lots: 57	Total Area of Site (acres): 22.75
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 5001 Namaste Road	Between: East of La Bienvenida Pl	and:
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Signature:		Date: 7/31/18
Printed Name: SCOTT J STEFFEN		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

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.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- ___ Proposed Final Plat (7 copies, 24" x 36" folded)
- ___ Design elevations & cross sections of perimeter walls (3 copies)
- ___ Copy of recorded IIA
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

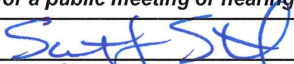


MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

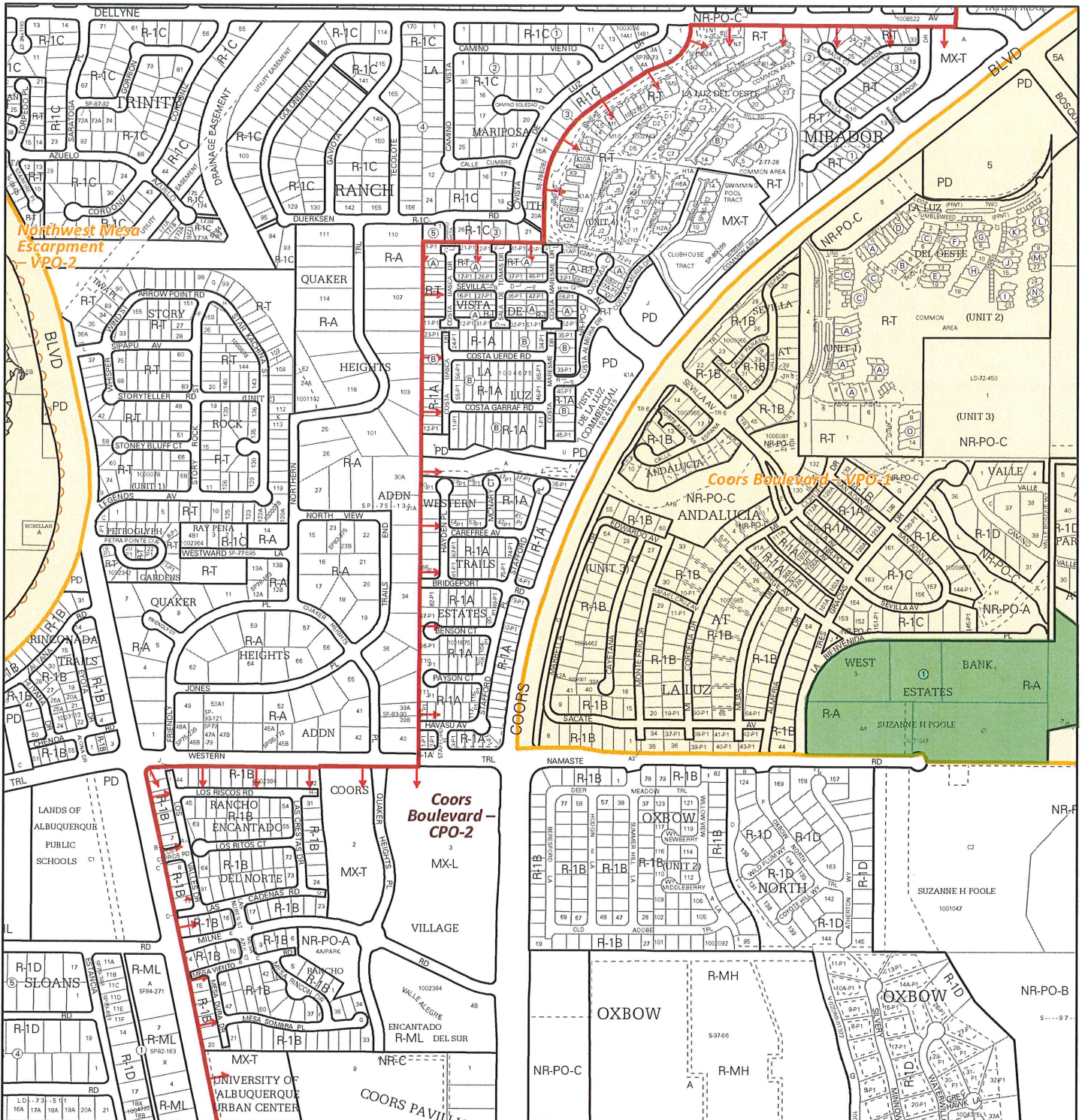
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- ___ Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ___ Proposed Infrastructure List, if applicable
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Infrastructure List, if applicable
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)


Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>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.</i></p>	
<p>Signature: </p>	<p>Date: 7/31/18</p>
<p>Printed Name: </p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



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

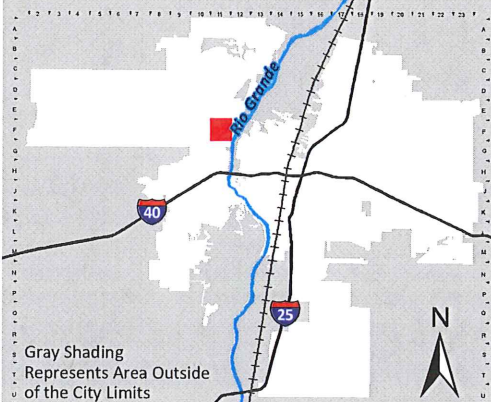
IDO Zone Atlas May 2018




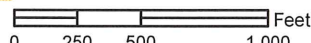
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

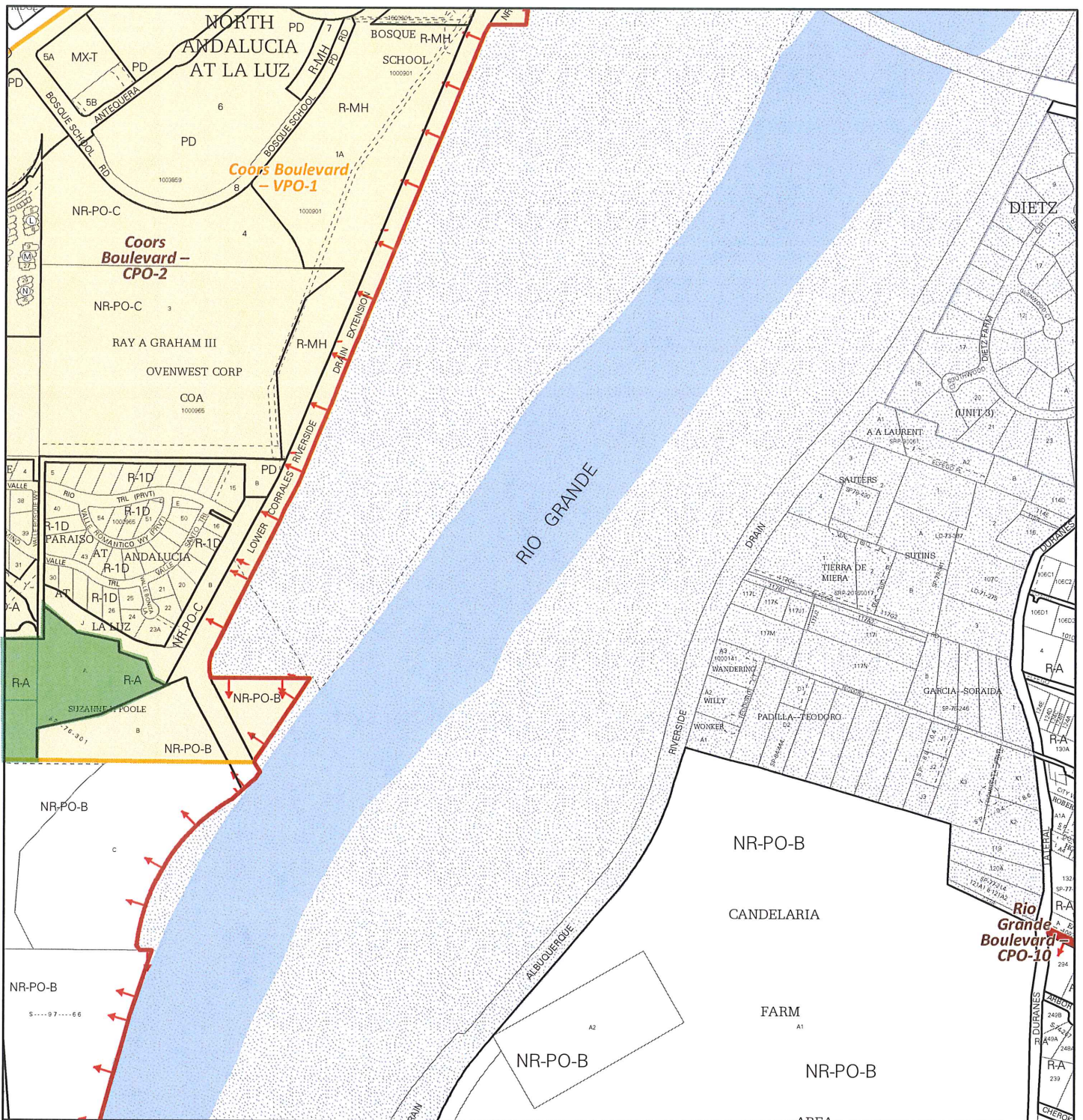
Zone Atlas Page:
F-11-Z

- 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



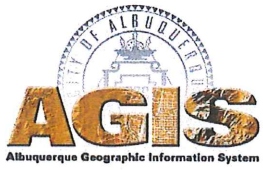
Gray Shading Represents Area Outside of the City Limits

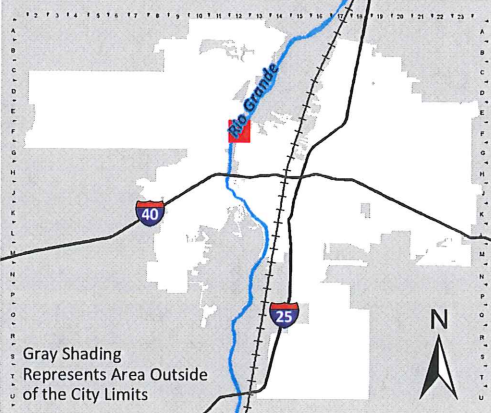


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IDO Zone Atlas May 2018











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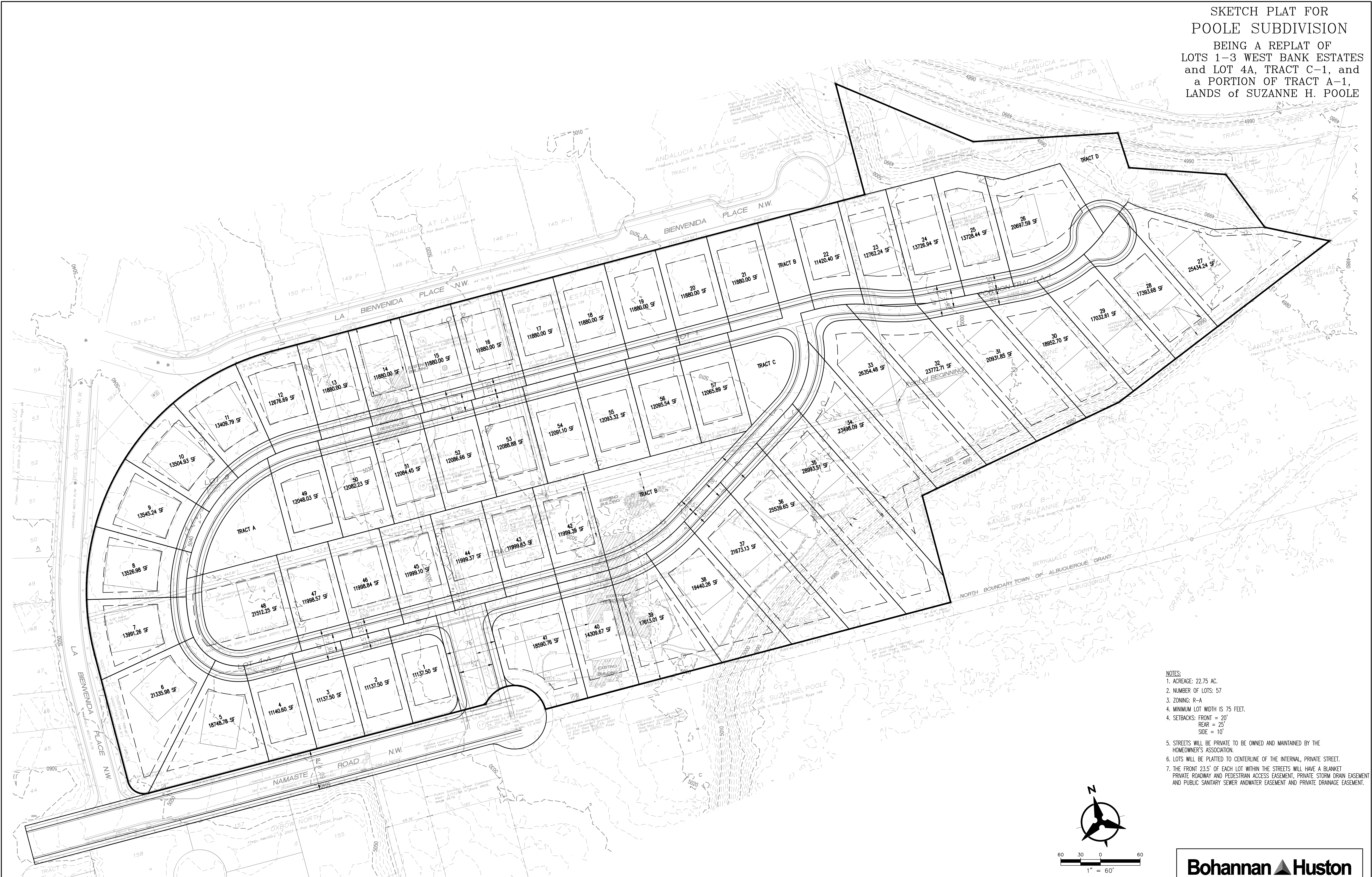
Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-12-Z

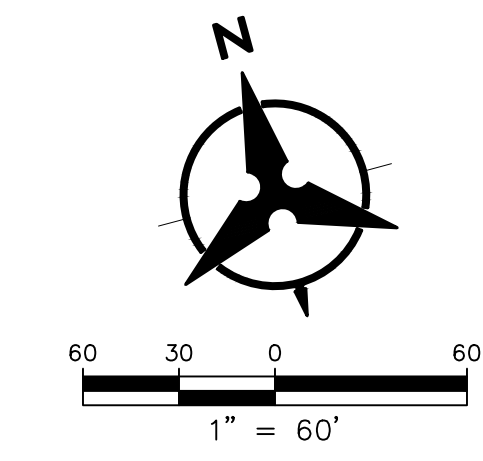
-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

SKETCH PLAT FOR
 POOLE SUBDIVISION
 BEING A REPLAT OF
 LOTS 1-3 WEST BANK ESTATES
 and LOT 4A, TRACT C-1, and
 a PORTION OF TRACT A-1,
 LANDS OF SUZANNE H. POOLE



- NOTES:
1. ACREAGE: 22.75 AC.
 2. NUMBER OF LOTS: 57
 3. ZONING: R-A
 4. MINIMUM LOT WIDTH IS 75 FEET.
 4. SETBACKS: FRONT = 20'
 REAR = 25'
 SIDE = 10'
 5. STREETS WILL BE PRIVATE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 6. LOTS WILL BE PLATTED TO CENTERLINE OF THE INTERNAL, PRIVATE STREET.
 7. THE FRONT 23.5' OF EACH LOT WITHIN THE STREETS WILL HAVE A BLANKET PRIVATE ROADWAY AND PEDESTRIAN ACCESS EASEMENT, PRIVATE STORM DRAIN EASEMENT AND PUBLIC SANITARY SEWER AND WATER EASEMENT AND PRIVATE DRAINAGE EASEMENT.



Bohannon  **Huston**