



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

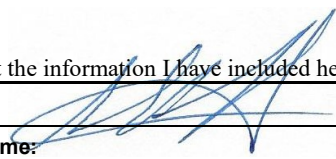
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM V2: WAIVER - DHO

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ SIDEWALK WAIVER

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

WAIVER DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Scale drawing showing the location of the proposed waiver, as applicable

SUPPORTIVE DOCUMENTATION

- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3)
- ___ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (Scheduled for August 2, 2023)

PUBLIC NOTICE DOCUMENTATION

- ___ 8) Proof of a Pre-Submittal Neighborhood Meeting per IDO 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
 - ___ Completed neighborhood meeting request form(s)
 - ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes
- ___ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ WAIVER - IDO

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

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- ___ 4) Scale drawing showing the location of the proposed waiver, as applicable

SUPPORTIVE DOCUMENTATION

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- ___ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (Scheduled for August 2, 2023)

PUBLIC NOTICE DOCUMENTATION

- ___ 8) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
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 - ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes
- ___ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION ACTION)

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

WAIVER DOCUMENTATION

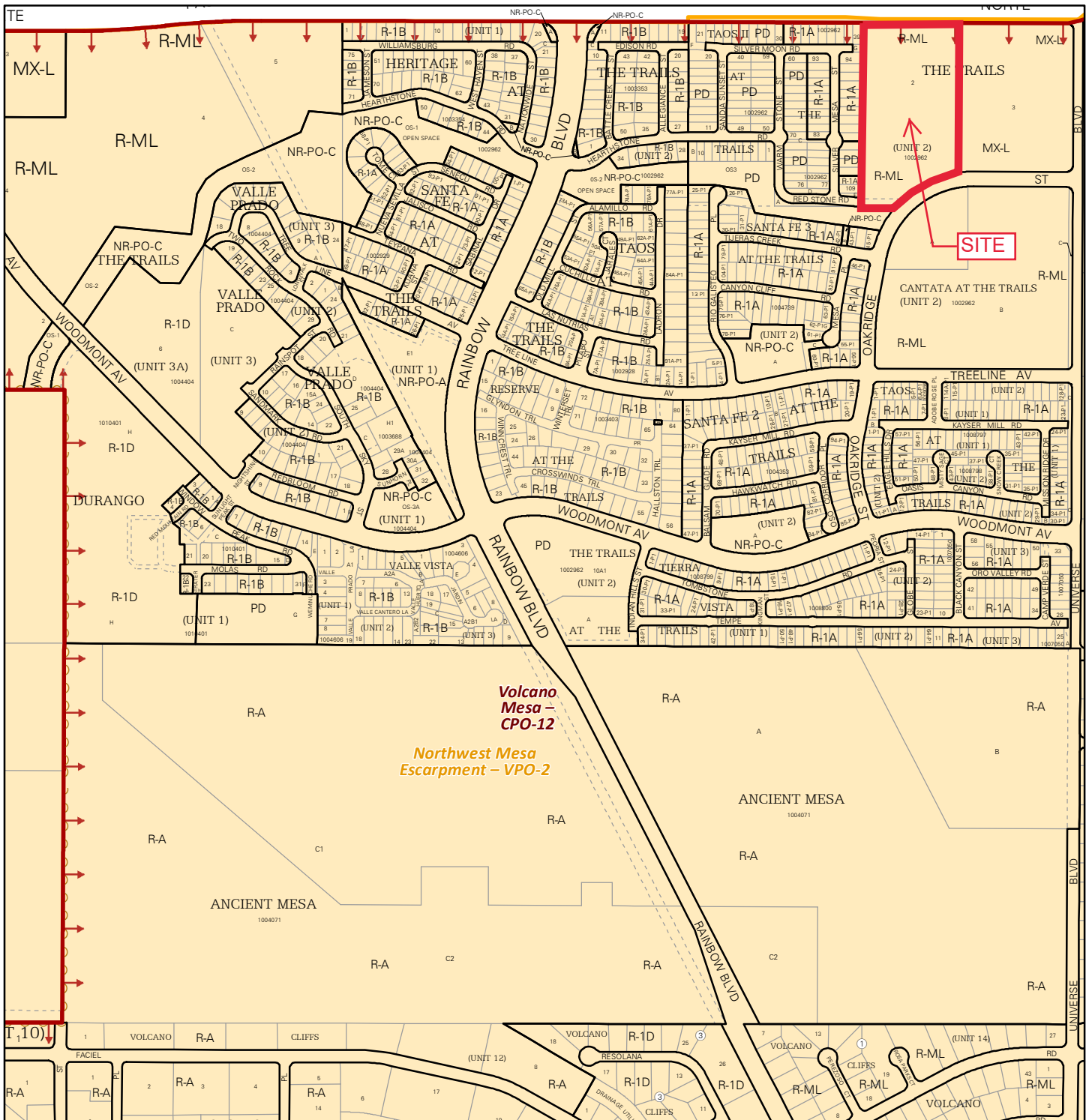
- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Scale drawing showing the location of the proposed waiver, as applicable

SUPPORTIVE DOCUMENTATION

- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- ___ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)


PUBLIC NOTICE DOCUMENTATION

- ___ 8) Sign Posting Agreement – **this step is not required if waiver is to be heard with a minor subdivision plat**
- ___ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department - **this step is not required if waiver is to be heard with a minor subdivision plat**
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet – **this step is not required if waiver is to be heard with a minor subdivision plat**
- ___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

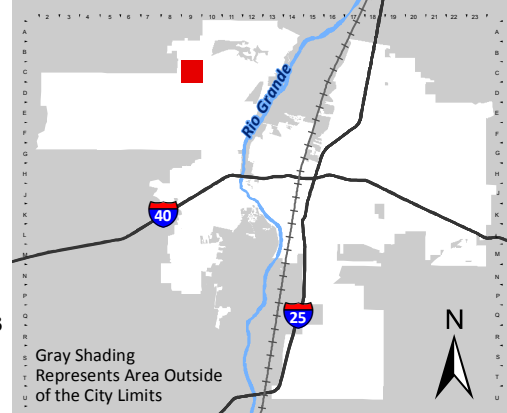


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

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



RECORD AND MEASURE LEGAL DESCRIPTION
 PART OF LOT 101, TRACT 1, VOLCANO MESA AT THE TRAILS AND PARTS OF THE TRAILS UNIT 2 (BEING AREAS OF TRACTS G AND I, THE TRAILS AND UNPLATTED DEED BEING A PART OF TRACTS G AND I, SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST 2004 AND OCTOBER 18, 2004 IN PLAT BOOK 2004C, PAGE 332.

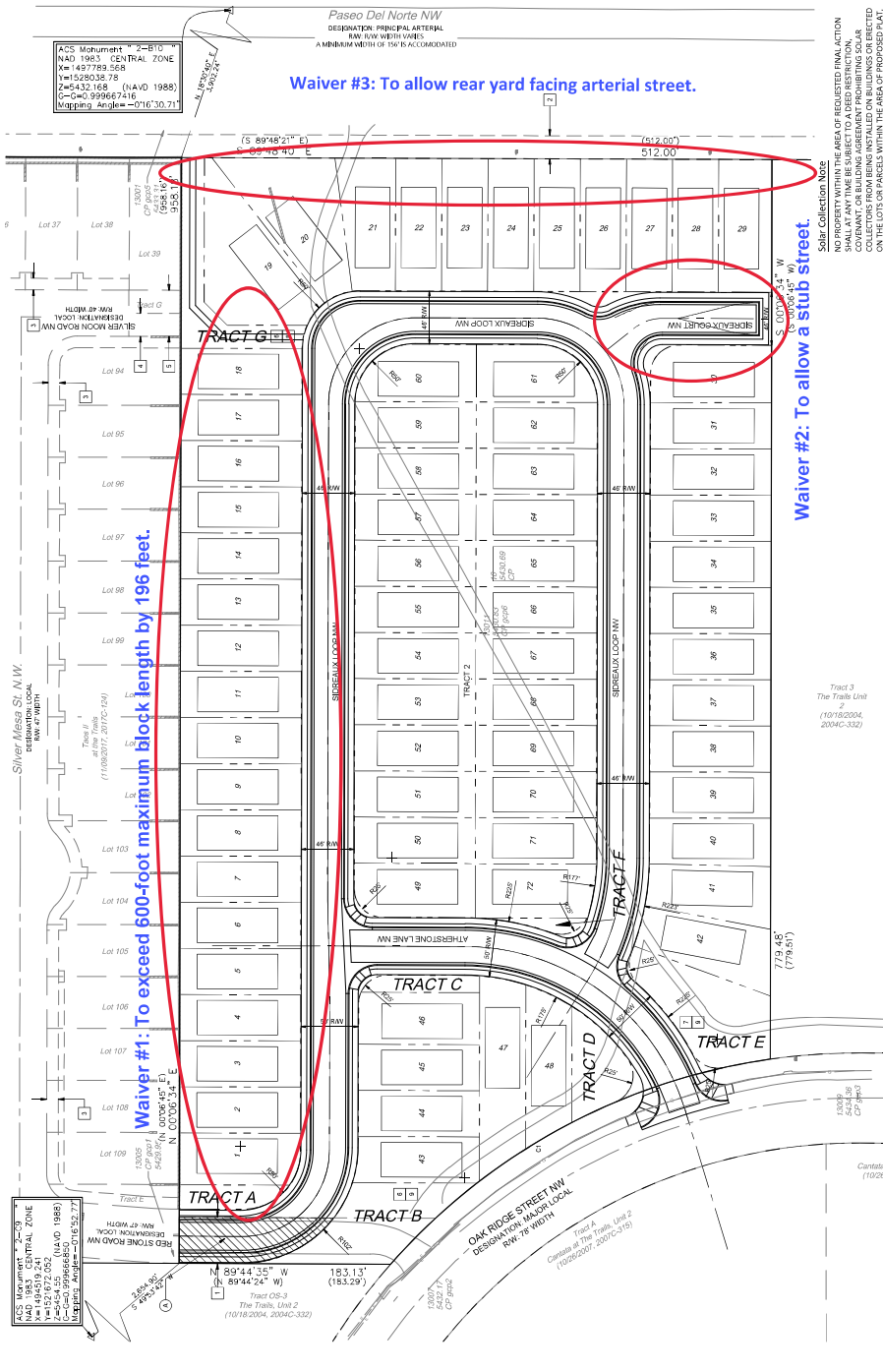
- GENERAL NOTES
- EXISTING ZONING: C.M.L. (MULTIFAMILY - LOW DENSITY)
 - A PROPOSED ZONING: MULTIFAMILY - LOW DENSITY
 - PROPOSED AREA: 10.4 AC
 - NUMBER OF LOTS: 72
 - PROPOSED DENSITY: 6.8 DU/AC
 - MIN. LOT DIMENSIONS: 48' X 100'
 - MIN. LOT AREA: 4,200 SQ FT
 - ALL STREETS, UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
 - LOT SETBACKS SHALL CONFORM TO THE INTEGRATED DEVELOPMENT ORDINANCE.
 - NO LOTS SHALL HAVE DIRECT ACCESS TO PASO DEL NORTE BLVD.
 - TRACTS AG TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SIDE DATA
 ZONE ATLAS NO. C-20
 ZONING: R-1M
 MILES OF FULL WIDTH STREET CREATED: 0.29 MILE
 NO. OF LOTS CREATED: 72
 NO. OF HOA TRACTS CREATED: 7

- EASEMENT NOTES
- EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT (10/29/04, 2004C-332)
 - EXISTING 20' WATER EASEMENT (05/05/04, 10/15/04, 10/29/04, 10/29/04, 2004C-332)
 - EXISTING 10' P.U.E. (11/06/07, 2017C-154)
 - EXISTING 20' WATER EASEMENT GRANTED TO ABCOMIA (11/06/07, 2017C-124)
 - EXISTING BLANKET PRIVATE ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT (11/06/07, 2017C-124)
 - NEW BLANKET WATER EASEMENT GRANTED TO ABCOMIA WITH THE PLAT.
 - NEW BLANKET SANITARY SEWER EASEMENT GRANTED TO ABCOMIA WITH THE PLAT.
 - NEW BLANKET PUBLIC FOOTWALK ACCESS EASEMENT.
 - NEW BLANKET DRAINAGE AND STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE PLAT.
 - UTILITY EASEMENT TO BE DEDICATED BY THE PLAT.



PRELIMINARY PLAT FOR
 VOLCANO MESA AT THE TRAILS
 LOTS 1-72 AND TRACTS A-G
 SEPTEMBER 2021



Waiver #1: To exceed 600-foot maximum block length by 196 feet.

Waiver #3: To allow rear yard facing arterial street.

Waiver #2: To allow a stub section.

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL BE SUBMITTED TO A PLANNING COMMISSION AND/OR CITY COUNCIL OR TO COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR POSSESS WITHIN THE AREA OF PROPOSED PLAT. THIS PLAT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

SOIL COLLECTION NOTE
 NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL BE SUBMITTED TO A PLANNING COMMISSION AND/OR CITY COUNCIL OR TO COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR POSSESS WITHIN THE AREA OF PROPOSED PLAT. THIS PLAT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

APPROVED
 [Signature]
 CITY SURVEYOR

DATE: 9/29/2021

APPROVED
 [Signature]
 PREPARED BY
 MANAGER DR HORTON

DATE:

BENCHMARK - NAVD 88
 A.C.S. MONUMENT "7_25" HAVING AN ELEVATION OF 5454.55.

Scale: 1" = 100'

- SURVEY NOTES
- ALL BOUNDARY CORNERS SHOWN (#) ARE FOUND REBAR WCAP.
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN WITH A AND WILL BE MARKED BY (P) ALUMINUM CAPS STAMPED WITH THE CENTERLINE MONUMENT NUMBER. DO NOT DISTURB P. & 7/25'.
 - THE SUBURBAN BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
 - DISTANCES SHALL BE GROUND DISTANCES.
 - MARKERS SHALL BE OFFSET AT ALL ANGLES OF CURVATURE, TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLES POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

DATE	BY	REVISION
09/29/21	DRH	ISSUED FOR PERMITS



AGENT LETTER

Owner: DR Horton
Aaron Mark Cooke / Director of Land Development

Agent: RESPEC, Inc
Sheldon Greer, PE
7770 Jefferson Street NE
Suite 200 2nd Floor
Albuquerque NM, 87109
505.264.0472
sheldon.greer@respec.com

Property Description: Tract 2, Unit 2, The Trails

I, Aaron Mark Cooke, Director of Land Development of DR Horton, hereby authorize RESPEC as agent.

Aaron Mark Cooke
DR Horton

7-25-23

Date

7770 JEFFERSON STREET NE
SUITE 200
ALBUQUERQUE, NM 87109
505.268.2661



August 14, 2023

Development Hearing Officer
City of Albuquerque, Planning

**RE: WAIVER IDO / Volcano Mesa at The Trails
PR-2021-005717**

Dear Members of the DHO:

This letter is intended to describe, explain, and justify the following waivers.

- / Maximum allowable block length identified in IDO Table 5-4-1, Section 5-4(E)(3)
- / Incorporation of a permanent stub street identified in IDO Section 5-3(E)(1)(d)
- / Rear yards adjacent to an arterial roadway identified in IDO Section 5-4(F)(2)(b)

Waiver – DRB: Block Dimensions

The western block of this subdivision is 796-feet in length. Per interpretation by staff, this exceeds the maximum allowable length of 600-feet as specified in Table 5-4-1 of IDO Section 5-4(E)(3). It was suggested by staff to add a common tract to break up the block so this requirement is met. However, adding a tract mid-block would not be beneficial for a few reasons.

First, the existing subdivision to the west has no common tracts along this block, so no vehicular nor pedestrian connectivity would be possible. If the suggested common tract is created, it would serve no other purpose other than being a landscaped tract to break up the block.

Second, by creating this common tract, one of two things would need to occur. Either Tract A on the south end of the block or Tract G on the north end of the block would need to be reduced in size. As currently designed, Tract A aligns with the existing HOA tract adjacent to it. By leaving Tract A as shown, this would provide a common area consistent with the neighboring subdivision. Tract G serves two purposes. It provides a pedestrian connection to Paseo Del Norte from the subdivision as well as a connection point to the existing waterline stubbed to the subject property from the existing subdivision to the west. The width of Tract G is 20-feet. The minimum width the ABCWUA will allow for a public waterline corridor is 20-feet. This width also provides sufficient space for the pedestrian connection as well.

This waiver complies with the criteria specified in IDO Section 6-6(P)(3). Therefore, for the reasons explained above, the applicant is requesting a waiver to the block dimension requirements provided in IDO Section 5-4(E)(3).

7770 JEFFERSON ST., NE
SUITE 200
ALBUQUERQUE, NM 87109
505.268.2661

Waiver – DRB: Stub Streets

A stub street is being proposed at the northeast corner of the subdivision. IDO Section 5-3(E)(1)(d) discourages permanent stub streets, however, exceptions can be made through the DRB waiver process.

Stub streets were not originally proposed for the subdivision layout. However, the ABCWUA has requested that a waterline stub be provided to the adjacent tract to the east at this location for future connection. The stub street was added to provide right-of-way for this waterline stub.

This waiver complies with the criteria specified in IDO Section 6-6(P)(3). Therefore, for the reasons explained above, the applicant is requesting a waiver to the block dimension requirements provided in IDO Section 5-3(E)(1)(d).

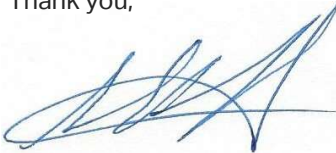
Waiver – DRB: Rear Yards Along Arterial Roadway

Rear yards are proposed along the northern boundary of this development, which abuts Paseo Del Norte right-of-way. Paseo Del Norte is an arterial street. IDO Section 5-4(F)(2)(b) discourages rear lot lines adjacent to arterial street.

This waiver requests that rear lot lines abutting an arterial street be allowed. The existing subdivisions located west of this project have backyards along Paseo Del Norte. Doing the same with this development would be consistent with what has already been done to the west. Further, an additional 10-feet is being provided for the rear yard set-back to help buffer the future homes from the arterial roadway.

If you should have any further comments, questions, or concerns, please feel free to reach out to me at your convenience.

Thank you,



Sheldon Greer, PE

RESPEC

Community Design Solutions

505.264.0472 cell

sheldon.greer@respec.com



DEVELOPMENT FACILITATION TEAM (DFT)

AGENDA

August 2, 2023

Join Zoom Meeting

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/j/89785314995>

1. [PR-2021-006208](#)

SI-2023-01171 SITE PLAN DFT

REQUEST: SITE PLAN APPROVAL FOR GAS STATION USE. THE PROPOSED GAS STATION WILL BE 5,630 SF. THERE IS MAJOR PUBLIC INFRASTRUCTURE NEEDED FOR THIS DEVELOPMENT. THE SITE IS CURRENTLY VACANT AND CURRENTLY SUBDIVIDED.

LOCATION: 9501 GIBSON BLVD SW between GIBSON BLVD SW and 98TH ST SW

2. [PR-2023-008926](#)

PS-2023-00124 – SKETCH PLAT

REQUEST: PROPOSED 7-LOT COMMERCIAL DEVELOPMENT OF EXISTING PARCEL 1 & 2 LOCATED AT SE QUADRANT OF THE INTERSECTION OF PASEO DEL NORTE AND UNIVERSE BLVD NW

LOCATION: UNIVERSE BLVD between OAK RIDGE ST NW and PASEO DEL NORTE NW

3. [PR-2023-008947](#)

PS-2023-00126 – SKETCH PLAT

REQUEST: LOT LINE ADJUSTMENT

LOCATION: 1903 WILLIAMS SE between ABILENE and ANDERSON

4. [PR-2023-008971](#)

PS-2023-00129 – SKETCH PLAT

REQUEST: LOT LINE REMOVAL

LOCATION: BETWEEN LOMAS and CAMPUS

5. [PR-2023-008993](#)

PS-2023-00131 – SKETCH PLAT

REQUEST: CLARIFICATION FOR ZONING REQUIREMENT OF ROLL CURB AND SIDEWALK. HOMES IN THE AREA DO NOT HAVE SIDEWALK

LOCATION: 8400 FLORENCE between BARSTOW and VENTURA

6. [PR-2021-005717](#)

PS-2023-00132 – SKETCH PLAT

REQUEST: REQUEST FOR SUBDIVISION OF AN EXISTING TRACT TO CREATE 72 LOTS AND 7 TRACTS, GRANTS SIX EASEMENTS, DEDICATION OF RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND VACATES A PUBLIC AND PRIVATE EASEMENT

LOCATION: OAKRIDGE STREET NW between UNIVERSE BLVD and SILVER MESA STREET NW

7. [PR-2021-006307](#)

SD-2023-00137 – AMENDMENT TO INFRASTRUCTURE LIST

REQUEST: MOVE STREETLIGHTING FROM ONE APPROVED INFRASTRUCTURE LIST TO ANOTHER

LOCATION: GLENDALE AVE NE between 9500 SAN PEDRO DR and 9119 LANSDOWNE PL NE

8. [PR-2022-007063](#)

SI-2023-01044 - SITE PLAN DFT – SECOND SUBMITTAL

REQUEST: SITE PLAN - ADMINISTRATIVE DFT FOR A 344 UNIT MULTI-FAMILY COMMUNITY CONSISTING OF MULTI-FAMILY, TOWN HOME, AND SINGLE FAMILY DETACHED RENTAL HOMES, WITH TWO AMENITY CENTERS WITH POOLS.

LOCATION: between WOODMONT AVE and PASEO DEL NORTE BLVD

9. [PR-2019-002284](#)

PS-2023-00168 – EPC SITE PLAN SIGN-OFF – SECOND SUBMITTAL

REQUEST: FINAL SIGN OFF

LOCATION: 1500 DESERT SURF CIRCLE between DESERT SURF CIR NE and ALEXANDER BLVD NE

DEVELOPMENT FACILITATIVE TEAM (DFT)
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 8/2/2023

AGENDA ITEM NO: 6

PROJECT NUMBER:

PR-2021-005717

PS-2023-00132 – SKETCH PLAT

REQUEST: REQUEST FOR SUBDIVISION OF AN EXISTING TRACT TO CREATE 72 LOTS AND 7 TRACTS, GRANTS SIX EASEMENTS, DEDICATION OF RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND VACATES A PUBLIC AND PRIVATE EASEMENT

LOCATION: OAKRIDGE STREET NW between UNIVERSE BLVD and SILVER MESA STREET NW

COMMENTS:

1. Code Enforcement has no comments or objections.

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2021-005717 Hearing Date: 08-02-2023

Project: Volcano Mesa at the Trails Agenda Item No: 6

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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ENGINEERING COMMENTS:

- Hydrology has an approval of a Grading and Drainage Plan (C09D001H) with engineer's stamp date of 10/06/2022.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Vacations.
- Hydrology has no objection to the Infrastructure List.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSP SPBP FINAL PLAT
DEFERRED TO _____



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2021-005717

Date: 08/02/2023

Agenda Item: #6 Zone Atlas Page: E-24

Legal Description: ADJUSTMENT OF BUILDING ENVELOPE EASEMENT (2) OUTSIDE OF THE EXISTING BUILDING ON THE SUBJECT PROPERTY

Location: 13724 APACHE PLUME PL NE between ELENA GALLEGOS PL NE and SANDIA FOOTHILLS

Application For: PS-2023-00132-SKETCH PLAT (DHO)

1. No comments for revised building envelope



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2021-005717

PS-2023-00132 – SKETCH PLAT

REQUEST: REQUEST FOR SUBDIVISION OF AN EXISTING TRACT TO CREATE 72 LOTS AND 7 TRACTS, GRANTS SIX EASEMENTS, DEDICATION OF RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND VACATES A PUBLIC AND PRIVATE EASEMENT

LOCATION: OAKRIDGE STREET NW between UNIVERSE BLVD and SILVER MESA STREET NW

Comments:

08-02-2023

Nearby trail will be developed on the southside of Paseo del Norte east of the site. Additional trail along the northern edge of the property along Paseo would help to create an off-street connection to other trails within the area. I defer to transportation regarding ROW widths and preference.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005717
Oakridge

AGENDA ITEM NO: 6

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. A minimum 75-foot radius is required at roadway curves. Label all centerline radii.
2. Please provide road cross-section for all interior roads. A 5' sidewalk with a 4-6' landscape buffer is required as these are local roads.
3. A Traffic Scoping Form needs to be submitted to determine if a Traffic Study is required.
4. A Traffic Circulation Layout is required prior to site plan or building permit.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: August 2, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT FACILITATION TEAM

Planning Comments

HEARING DATE: 8/2/23 -- **AGENDA ITEM:** DFT #6

Project Number: PR-2021-005717

Application Number: PS-2023-00132

Project Name: Volcano Mesa at the Trails

Request:

Sketch Plat..

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- A Preliminary Plat was previously approved on this site by the DRB on December 15, 2021 per PR-2021-005717 / SD-2021-00162 for 72 lots and 7 tracts. Additionally, four separate Waivers were approved by the DRB on that date with the Preliminary Plat. As a Final Plat was not submitted within 1-year of the DRB approval of the Preliminary Plat, the Preliminary Plat and four Waivers have all expired per Table 6-4-3 of the IDO.
- This Sketch Plat features the previously approved Preliminary Plat (also proposing a subdivision to 72 lots and 7 tracts) and four Waivers, while additionally featuring the proposed Vacation of a public drainage easement and a private access easement.
- The four Waivers must be individually justified per all the applicable criteria of 6-6(P)(3)(a) of the IDO. If criterion don't apply to the Waiver, please note that as well.
- All development must meet standards and provisions of the IDO (**R-ML**) and the DPM. ***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***
****Please clarify development type.***
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity. ***Plans should demonstrate compliance of these standards.**

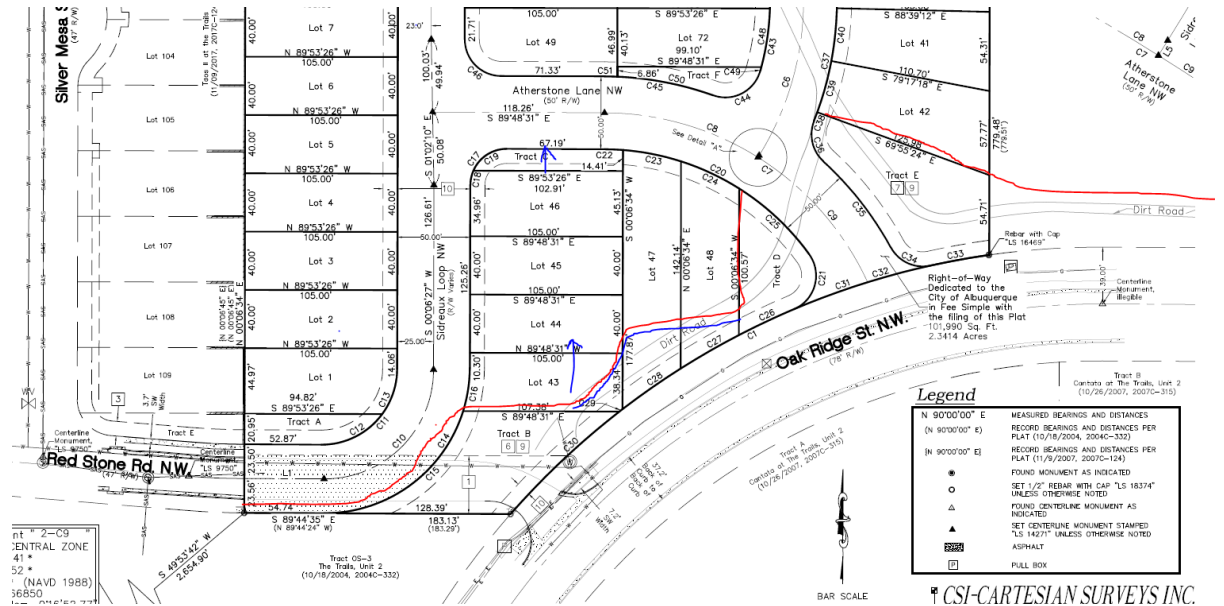
**(See additional comments on next page)*

- For Preliminary Platting actions, the surveyor, property owner(s), and City Surveyor signatures are required on the Plat prior to acceptance of the platting application and placement on a DHO agenda; the Preliminary Plat featured in this Sketch Plat application doesn't feature a stamp and signature from a surveyor licensed in the State of New Mexico.
- Upon DHO approval of a Preliminary Plat, a Final Plat application must be submitted within 1-year of DHO approval of the Preliminary Plat.
- The Infrastructure List included with the Preliminary Plat submittal must be a DHO Infrastructure List, which can be obtained at the following link:
https://documents.cabq.gov/planning/development-hearing-officer/DHO_infrastructure-list.pdf
- For Final Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required on the Plat prior to acceptance of the platting application and placement on a DHO agenda. The signature blocks to add to the Final Plat can be obtained at the following link:
https://documents.cabq.gov/planning/development-hearing-officer/DHO_Plat_Signature_Block.pdf
- After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The construction of some of the sidewalks is depicted as being deferred per the Deferred Sidewalk Exhibit included in the application. A Deferral of Sidewalk Construction application must be submitted and approved administratively separately from the Preliminary Plat, Waiver, and Vacation applications.
- Drainage ponds must meet the requirements of the Standard Specifications at this link:
[Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

Please note the following from these specifications and add the note to the infrastructure list:

“Drainage ponds for all residential subdivisions must use these Interim Guidelines to provide seeding on the pond bottom and aggregate with seeding for erosion control on the pond sides. **In the ‘notes’ section of the Infrastructure list, include “Pond stabilization to follow Section 1013.”** In lieu of following these guidelines, the applicant may submit a landscaping plan for approval that will provide an equivalent or better outcome to erosion control, stabilization, maintenance, and aesthetic quality than these interim guidelines.”

- Recent planning work has identified the value of continuing the east-west linear park and trail system that is well established through the Trails subdivisions to the west. With modifications to only three lots, this subdivision can continue this amenity that enhances the subdivision you are creating and provides east-west connectivity for the community in this area. (The red line below points out the open space that can be part of this system.) The connected open space maintains the natural desert ecosystem through this area. Could lots 43 through 46 be moved north to allow for an open space band along the north side of Oakridge? Could lots 47 and 48 be reduced from their unusually long dimension to provide the connection to Tract D? (The blue lines indicate recommended lot changes.)



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 8/1/23



CITY OF ALBUQUERQUE INVOICE

RESPEC RESPEC

7770 JEFFERSON ST NE SUITE 200

Reference NO: VA-2023-00214

Customer NO: CU-157102843

Date	Description	Amount
8/03/23	2% Technology Fee	\$6.50
8/03/23	Application Fee	\$275.00
8/03/23	Facilitated Meeting Fee	\$50.00

Due Date: **8/03/23**

Total due for this invoice:

\$331.50

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Date: 8/03/23

Amount Due: \$331.50

Reference NO: VA-2023-00214

Payment Code: 130

Customer NO: CU-157102843

RESPEC RESPEC
7770 JEFFERSON ST NE SUITE 200
ALBUQUERQUE, NM 87109



130 0000VA20230021400102546718644024500000000000003315CU157102843



CITY OF ALBUQUERQUE INVOICE

RESPEC RESPEC

7770 JEFFERSON ST NE SUITE 200

Reference NO: VA-2023-00215

Customer NO: CU-157102843

Date	Description	Amount
8/03/23	2% Technology Fee	\$6.50
8/03/23	Application Fee	\$275.00
8/03/23	Facilitated Meeting Fee	\$50.00

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Total Amount:	\$340.62
Building Permits, Business Registrations, Code Enforcement Permits and Planning Applications 2023214004-37-1 NAME: RESPEC RESPEC - CU157102843 CUSTOMER NUMBER: CU157102843	\$331.50
Permit Information PERMIT NUMBER: VA-2023-00214 PERMIT DESCRIPTION: TF001: Planning: Technology Fee Application (Variance and Appeals) NAME: RESPEC RESPEC - CU157102843	\$6.50
Permit Information PERMIT NUMBER: VA-2023-00214 PERMIT DESCRIPTION: PL002: Planning: Application Fee (Variance and Appeals) NAME: RESPEC RESPEC - CU157102843	\$275.00
Permit Information PERMIT NUMBER: VA-2023-00214 PERMIT DESCRIPTION: PL001: Planning: Facilitated Meeting Fee (Variance and Appeals) NAME: RESPEC RESPEC - CU157102843	\$50.00
American Express Service Fee 2023214004-37-5	\$9.12
American Express Credit Sale M CARD NUMBER: *****1076 LAST NAME: Floyd	\$331.50
American Express Service Fee Credit Sale M CARD NUMBER: *****1076 LAST NAME: Floyd	\$9.12
Total Amount:	\$340.62





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Total Amount:	\$340.62
Building Permits, Business Registrations, Code Enforcement Permits and Planning Applications 2023214004-42-1 NAME: RESPEC RESPEC - CU157102843 CUSTOMER NUMBER: CU157102843	\$331.50
Permit Information PERMIT NUMBER: VA-2023-00215 PERMIT DESCRIPTION: PL001: Planning: Facilitated Meeting Fee (Variance and Appeals) NAME: RESPEC RESPEC - CU157102843	\$50.00
Permit Information PERMIT NUMBER: VA-2023-00215 PERMIT DESCRIPTION: TF001: Planning: Technology Fee Application (Variance and Appeals) NAME: RESPEC RESPEC - CU157102843	\$6.50
Permit Information PERMIT NUMBER: VA-2023-00215 PERMIT DESCRIPTION: PL002: Planning: Application Fee (Variance and Appeals) NAME: RESPEC RESPEC - CU157102843	\$275.00
American Express Service Fee 2023214004-42-5	\$9.12
American Express Credit Sale M CARD NUMBER: *****1076 LAST NAME: Floyd	\$331.50
American Express Service Fee Credit Sale M CARD NUMBER: *****1076 LAST NAME: Floyd	\$9.12
Total Amount:	\$340.62





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