



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"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input checked="" type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input checked="" type="checkbox"/> Sidewalk Waiver (Form V2)	
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

Preliminary plat to create 72 residential lots and HOA Tracts from 1 existing parcel

APPLICATION INFORMATION

Applicant: DR Horton Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Professional/Agent (if any): RESPEC, Jeremy Shell Phone: 505.918.1053

Address: 5971 Jefferson Street NE, Suite 101 Email: jeremy.shell@respec.com

City: Albuquerque State: NM Zip: 87109

Proprietary Interest in Site: Residential Subdivision List all owners: SIERRA HEALTH SERVICES INC & ETAL

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

Lot or Tract No.: Tract 2 Block: _____ Unit: 2

Subdivision/Addition: The Trails MRGCD Map No.: _____ UPC Code: 100906444647910105

Zone Atlas Page(s): C-9 Existing Zoning: R-ML Proposed Zoning R-ML

of Existing Lots: 1 # of Proposed Lots: 79 Total Area of Site (Acres): 10.4

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Oak Ridge Street Between: Universe Boulevard and: Tijeras Creek Road

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:** 7/27/21

Printed Name: Jeremy Shell Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date: _____ Fee Total: _____

Staff Signature: _____ Date: _____ Project # _____

FORM S1: SUBDIVISION OF LAND – MAJOR

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

BULK LAND SUBDIVISION

Interpreter Needed for Meeting? No if yes, indicate language: _____

X 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 S1 at the front followed by the remaining documents in the order provided on this form.

X Zone Atlas map with the entire site clearly outlined and labeled

X Letter of authorization from the property owner if application is submitted by an agent

X Sign Posting Agreement

X Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

X TIS Traffic Impact Study Form

X Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information

X Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)

X Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)

X Required notices with content per IDO Section 14-16-6-4(K)

X Office of Neighborhood Coordination notice inquiry response

X Copy of notification letter and proof of first class mailing

X Proof of emailed notice to affected Neighborhood Association representatives

X 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

X Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)

X Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)

N/A 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)

N/A Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone

X Proposed Infrastructure List

EXTENSION OF PRELIMINARY PLAT

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

___ 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 S1 at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

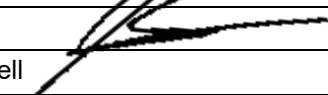
___ Letter of authorization from the property owner if application is submitted by an agent


___ Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

___ Preliminary Plat or site plan reduced to 8.5" x 11"

___ Copy of DRB approved infrastructure list

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: 	Date: 7/27/21
Printed Name: Jeremy Shell	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

FORM V2: Waiver– DRB

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

WAIVER – IDO

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- 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 V2 at the front followed by the remaining documents *in the order provided on this form*
- 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
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3), compliance with the DPM, and all improvements to be waived, as applicable. .
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K)
 - 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/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to affected Neighborhood Association representatives

WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- 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 V2 at the front followed by the remaining documents *in the order provided on this form*
- 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
- Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of Neighborhood Meeting
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing* **this step is not required if waiver is to be heard with minor subdivision plat**
 - Sign Posting Agreement - **this step is not required if waiver is to be heard with minor subdivision plat**

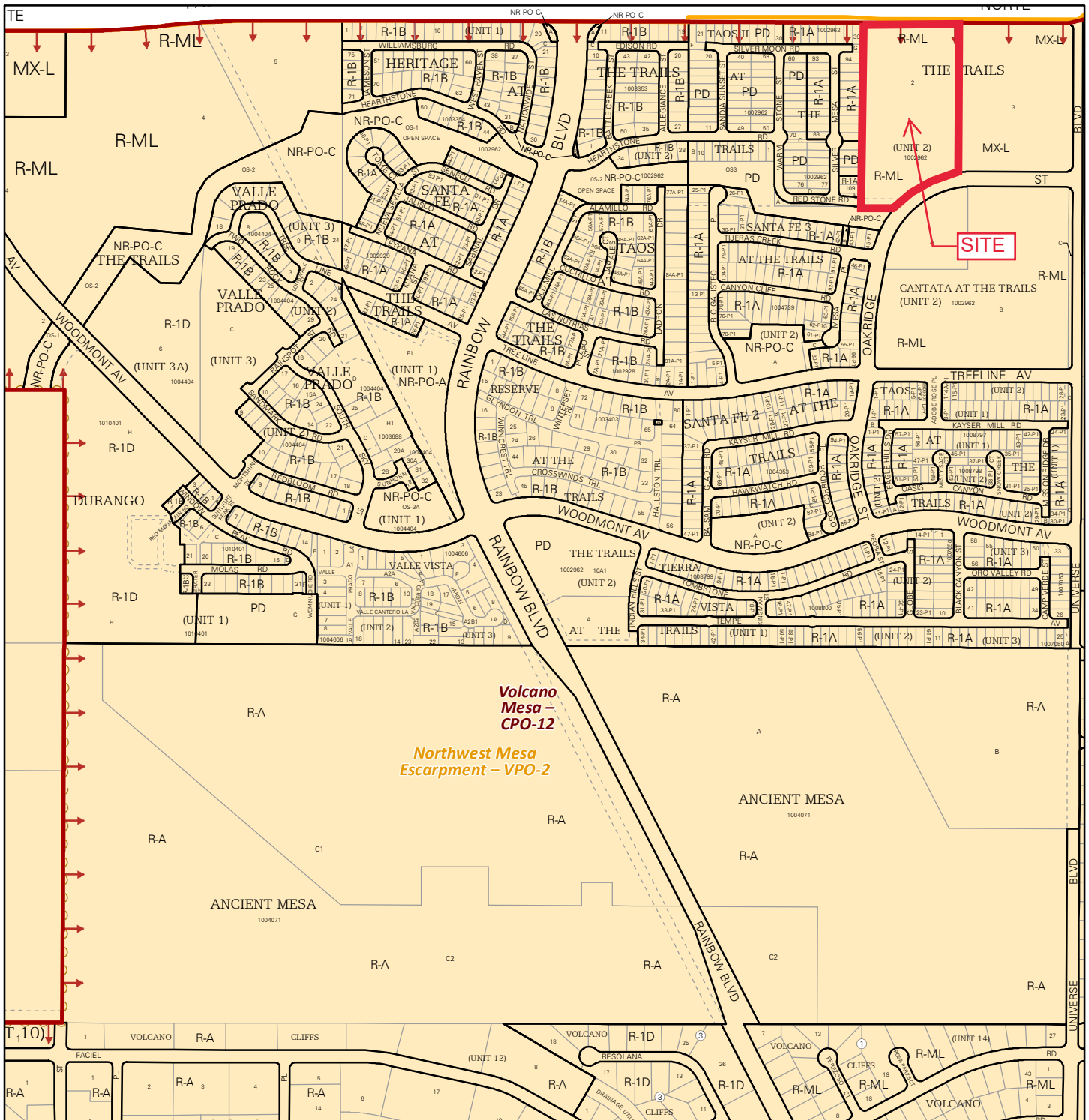
TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Interpreter Needed for Meeting? No if yes, indicate language: _____
- 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 V2 at the front followed by the remaining documents *in the order provided on this form*
- 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
- A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
- Proof of Neighborhood Meeting

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION


- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- 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 V2 at the front followed by the remaining documents *in the order provided on this form*
- 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
- Letter describing, explaining, and justifying the deferral or extension
- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

<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, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 7/27/21
Printed Name: Jeremy Shell	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

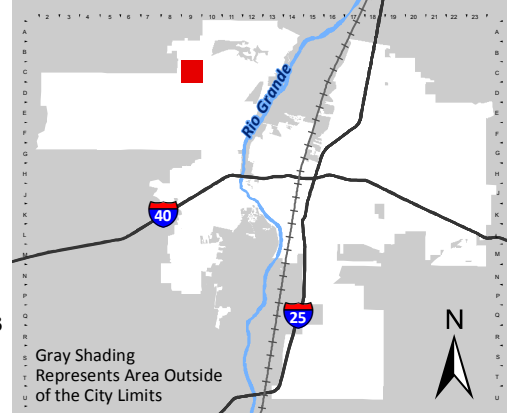


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

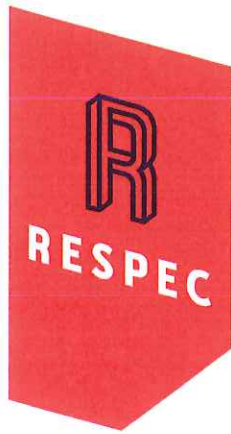


Gray Shading Represents Area Outside of the City Limits

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



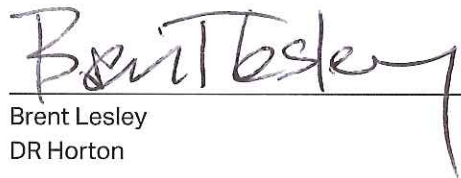
AGENT LETTER

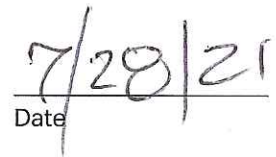
Owner: DR Horton
Brent Lesley, Manager

Agent: RESPEC, Inc
Jeremy Shell
5971 Jefferson St NE, Suite 101
Albuquerque NM, 87109
505.918.1053
jeremy.shell@respec.com

Property Description: Tract 2, Unit 2, The Trails

I, Brent Lesley, Manager of DR Horton, hereby authorize RESPEC as agent.


Brent Lesley
DR Horton


Date

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

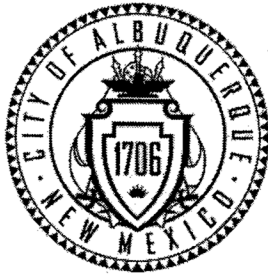
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent)

7/27/21
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

November 8, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: Longford Homes, Inc.

Legal Description: The Trails Unit 3

Acreage: 165.59 acres

Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

NIAF submitted by TRC Solutions dated February 2007 (NMCRI# 103624)

Note: LA 49629 "ikely destroyed by recent construction activity."

SITE VISIT: n/a

RECOMMENDATION(S):

- **CERTIFICATE OF NO EFFECT IS ISSUED** (ref O-07-72 Section 72 Section 4B(1)-- no significant sites in project area; 4B(2)— land disturbance; and 4B(3), information potential exhausted for LA 49629).

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Volcano Mesa at The Trails **Building Permit #:** _____ **Hydrology File #:** _____
Zone Atlas Page: C-09 **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract 2, Unit 2, The Trails
City Address: _____

Applicant: DR Horton **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Development Information

Build out/Implementation Year: 2021 **Current/Proposed Zoning:** R-ML

Project Type: New: Change of Use: Same Use/Unchanged: Same Use/Increased Activity:

Proposed Use (mark all that apply): Residential: Office: Retail: Mixed-Use:

Describe development and Uses:
Residential subdivision containing 72 Lots and 7 HOA Tracts

Days and Hours of Operation (if known): 7 days, 24 hours

Facility

Building Size (sq. ft.): N/A

Number of Residential Units: 72

Number of Commercial Units: N/A

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name Oak Ridge Street

Adjacent Roadway(s) Posted Speed: Street Name Oak Ridge Street Posted Speed N/A

Street Name _____ Posted Speed _____

ITE land Use #210
Single Family
Housing, 72 DUs;
AM peak 56 trips
PM peak 74 trips

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Oak Ridge Street - Major Local
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: _____
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: N/A
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalk along Oak Ridge frontage

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No Borderline []

Thresholds Met? Yes [] No

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes:

M. P. E.

7/27/2021

TRAFFIC ENGINEER

DATE



Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

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: Volcano Mesa at The Trails

AGIS MAP # C-09

LEGAL DESCRIPTIONS: Tract 2, Unit 2, The Trails

X **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 July 29, 2021 (date).

<u>Jeremy Shell</u> Applicant/Agent	<u>7/27/21</u> Date
<u>Renée C. Brissette</u> Hydrology Division Representative	<u>07/29/21</u> Date

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

X **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 April 19, 2021 (date).

<u>Jeremy Shell</u> Applicant/Agent	<u>7/27/21</u> Date
<u>Edwin Bergeron</u> ABCWUA Representative	<u>7/27/2021</u> Date

Statement #210419 - Executed on 06/03/2021

PROJECT # _____



July 27, 2021

Development Review Board
City of Albuquerque, Planning

**RE: Volcano Mesa at The Trails
Tract 2, Unit 2, The Trails**

RESPEC, agent for DR Horton, is requesting approval from Development Review Board on the enclosed Preliminary Plat and Temporary Deferral of Sidewalk application submitted for your consideration.

Tract 2, Unit 2, The Trails is located north of Oak Ridge Street between Universe Boulevard and Tijeras Creek Road within the City of Albuquerque. The subject property contains 10.4 acres. The proposed development consists of creating 72 new residential lots and 7 HOA tracts from the existing parcel. The properties are currently zoned R-ML for Multi-Family – Low Density.

To the best of our knowledge the site plan complies with all the applicable provisions of the City of Albuquerque's Integrated Development Ordinance and Development Process Manual. No deviations are requested at this time. We appreciate your consideration in this matter.

Sincerely,

Jeremy Shell
RESPEC, Engineer
Community Design Solutions
505.253.9811
jeremy.shell@respec.com

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2021-005717 Application #PS: -2021-00085

Meeting Date/Item Number: 18

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-

Final plat must have City surveyor, Surveyor and all property owners' signature

Final plat must all utility signatures, we recommend that you obtain signatures prior to submittal

The project number and application number must be on the plat

The subject is within the boundaries of Character Protection Overlay zone 13, Volcano Mesa. Please see this zone for specific requirements regarding setbacks, building height, façade design and garage access.

The subject site is also within the boundaries of View Protection Overlay Zone 2, Northwest Mesa Escarpment. Please see this section of for structure height and view protection, color, reflectivity and roof mounted equipment.

The North arrow on the proposed lot layout is actually point to the west.

Please dimension the lots.

This subdivision is abutting Paseo del Norte which is identified on the Long Range Roadway System as a Principal Regional Arterial. IDO Section 5-4 calls for the avoidance of residential rear lot lines adjacent to collector or arterial streets. Please consider a layout that would avoid placing homes in close proximity to Paseo del Norte or demonstrated that there is some landscape/trail buffer area between the future buildout road lanes and the private property line.

See section 5-4(F)(2)(b) Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Local frontage roads may be used within a subdivision to avoid locating residential rear yard walls along collector and arterial streets.



This land for this subdivision appears to not have been graded and must meet the requirements of Section 5-2(C) with the associated submittal requirements found on the DRB website. A Sensitive Lands Analysis will be required.

Land in this area has areas where the basalt is close to the surface. Please be aware of requirements in 5-4 (J) that regulate grade changes and extensive fill.

5-4(J)(1)(b) New subdivisions shall blend development into the adjacent environment with a minimum of grade change. Extensive fill that raises the grade for proposed lots at the edge of a proposed subdivision above the grade of nearby property shall be avoided. Significant cuts near the edges of a proposed subdivision to lower the grade within the development shall be avoided.

Block lengths are regulated by IDO 5-4(E)(3). It appears that Sidreaux Loop on the west side is a block length longer than 600 feet.

Table 5-4-1: Summary of Block Lengths in the DPM			
Location	Block Length (ft.)	Signalized Pedestrian Crossing (ft.)	Designated Pedestrian Crossing (ft.)
Streets in Center & Corridor Areas			
Downtown	200-400	≤660	≤400
Urban Center	300-400	≤660	≤400
Main Street Area	300-400	≤660	≤400
Activity Center	400-600	≤1,320	≤600
Employment Center	≤800	≤2,640	As appropriate
Village Center	400-600	≤1,320	≤600
Streets in Other Areas			
Collector, Arterial, or Interstate Highway	Per DPM	Per DPM	Per DPM
Local Street	≤600	≤2,640	As appropriate

5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long.

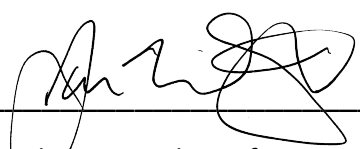


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Waiver-DRB	
Decision-making Body: Development Review Board	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: Tract 2 The Trails, Unit 2 (No addresses applied to property at this time)	
Name of property owner: D.R. Horton, Inc., a Delaware Corporation	
Name of applicant: Consensus Planning, Inc. (Agent)	
Date, time, and place of public meeting or hearing, if applicable:	
Anticipated hearing date: August 25, 2021 via Zoom	
Address, phone number, or website for additional information:	
Please contact Jim Strozier at (505) 764-9801 or cp@consensusplanning.com	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. No meeting was requested by the neighborhood associations.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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.

 Agent (Applicant signature) July 29, 2021 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

From: Carmona, Dalaina L.
To: Charlene Johnson
Subject: Universe St. and Paseo del Norte Blvd. Neighborhood Meeting Inqui
Date: Tuesday, July 6, 2021 1:33:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[Zone Atlas C-9-Z Highlighted.pdf](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, July 06, 2021 8:55 AM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Charlene Johnson

Telephone Number
5057649801

Email Address

johnson@consensusplanning.com

Company Name

Consensus Planning

Company Address

City 302 8th Street NW, 3rd Street and Lomas

State Albuquerque

ZIP NM

87102

Legal description of the subject site for this project:

Section 16, Township 11 North, Range 2 East, N.M.P.M. as Projected into the Town of Alameda Grant. Subdivision: The Trails, Unit 2

Physical address of subject site:

Subject site cross streets:

Universe St. and Paseo del Norte Blvd.

Other subject site identifiers:

This site is located on the following zone atlas page:

C-9-Z

From: [Rene' Horvath](#)
To: [Charlene Johnson](#)
Subject: Re: Pre-Application Meeting Offer - The Trails Tract 2
Date: Monday, July 12, 2021 4:52:28 PM

Thank you for the notice.
Rene' Horvath



Virus-free. www.avg.com

On Wed, Jul 7, 2021 at 5:25 PM Charlene Johnson <Johnson@consensusplanning.com> wrote:

Dear Neighbors,

This email is notification that Consensus Planning is preparing a Waiver-DRB application on behalf of D.R. Horton, Inc., for the property known as The Trails Tract 2, Unit 2. The property is located south of Paseo Del Norte Boulevard and west of Universe Boulevard (see attached Zone Atlas C-9-Z). The site is zoned R-ML and is within the Volcano Mesa CPO-13 and the Northwest Mesa Escarpment VPO-2 . In conjunction with a preliminary plat application, the Applicant will be requesting a waiver to allow a temporary deferral of sidewalk installation until construction is completed. An exhibit showing the locations of the deferred sidewalks is attached to this email.

In accordance with the Integrated Development Ordinance Section 6-4(C), we are providing you an opportunity to discuss the waiver application prior to submittal. Should you have any questions or would like to request a meeting regarding this application, please do not hesitate to contact me or Jim Strozier at cp@consensusplanning.com or by phone (505) 764-9801. Per the IDO, you have 15 days from receipt of this email to request a meeting. If you would like to meet, we will work with you and the City facilitator to schedule a meeting as soon as possible. If you do not want to schedule a meeting, please also let me know so we can continue with our application process.

Respectfully,

Charlene Johnson, Planner

[Consensus Planning, Inc.](#)

302 Eighth Street NW

Albuquerque, NM 87102

505 764.9801

johnson@consensusplanning.com

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

ekhaley@comcast.net (ekhaley@comcast.net)

Subject: Pre-Application Meeting Offer - The Trails Tract 2

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard111@gmail.com (aboard111@gmail.com)

Subject: Pre-Application Meeting Offer - The Trails Tract 2

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: July 7, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Rene Horvath / Elizabeth Haley

Email Address* or Mailing Address* of NA Representative¹: aboard111@gmail.com / ekhaley@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: cp@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* The Trails Tract 2, Unit 2
Location Description South of Paseo Del Norte Blvd and west of Universe Blvd (see attached Zone Atlas).
2. Property Owner* D.R. Horton, Inc., a Delaware Corporation
3. Agent/Applicant* [if applicable] Consensus Planning, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

In conjunction with a preliminary plat application, the Applicant is requesting a waiver for temporary deferral of sidewalk installation until after construction is completed.

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:
Please contact Jim Strozier at (505) 764-9801 or cp@consensusplanning.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} C-9-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:
Waiver-DRB request for temporary deferral of sidewalk installation until completion of construction.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- N/A a. Location of proposed buildings and landscape areas.*
- N/A b. Access and circulation for vehicles and pedestrians.*
- N/A c. Maximum height of any proposed structures, with building elevations.*
- N/A d. **For residential development***: Maximum number of proposed dwelling units.
- N/A e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] Approximately 10.4 acres
- b. IDO Zone District Multi-family Low Density
- c. Overlay Zone(s) [if applicable] Volcano Mesa CPO-13 and Northwest Mesa Escarpment VPO-2
- d. Center or Corridor Area [if applicable] None

2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

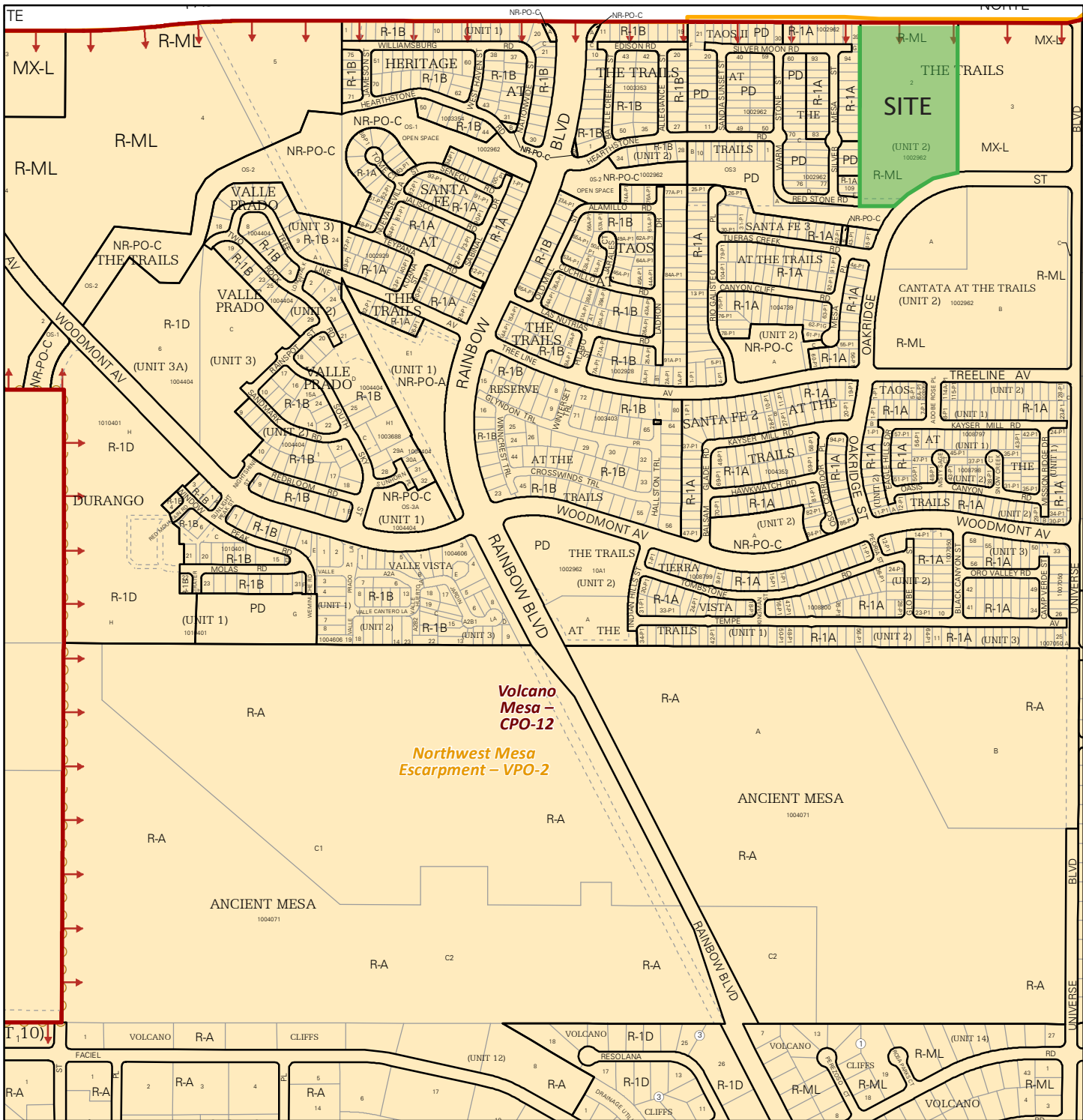
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

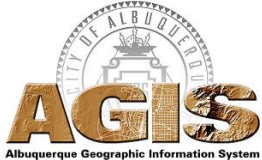
Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

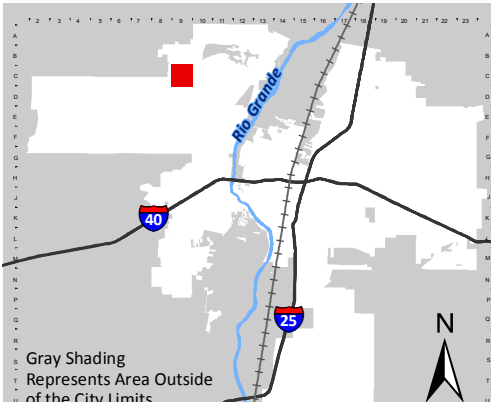


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

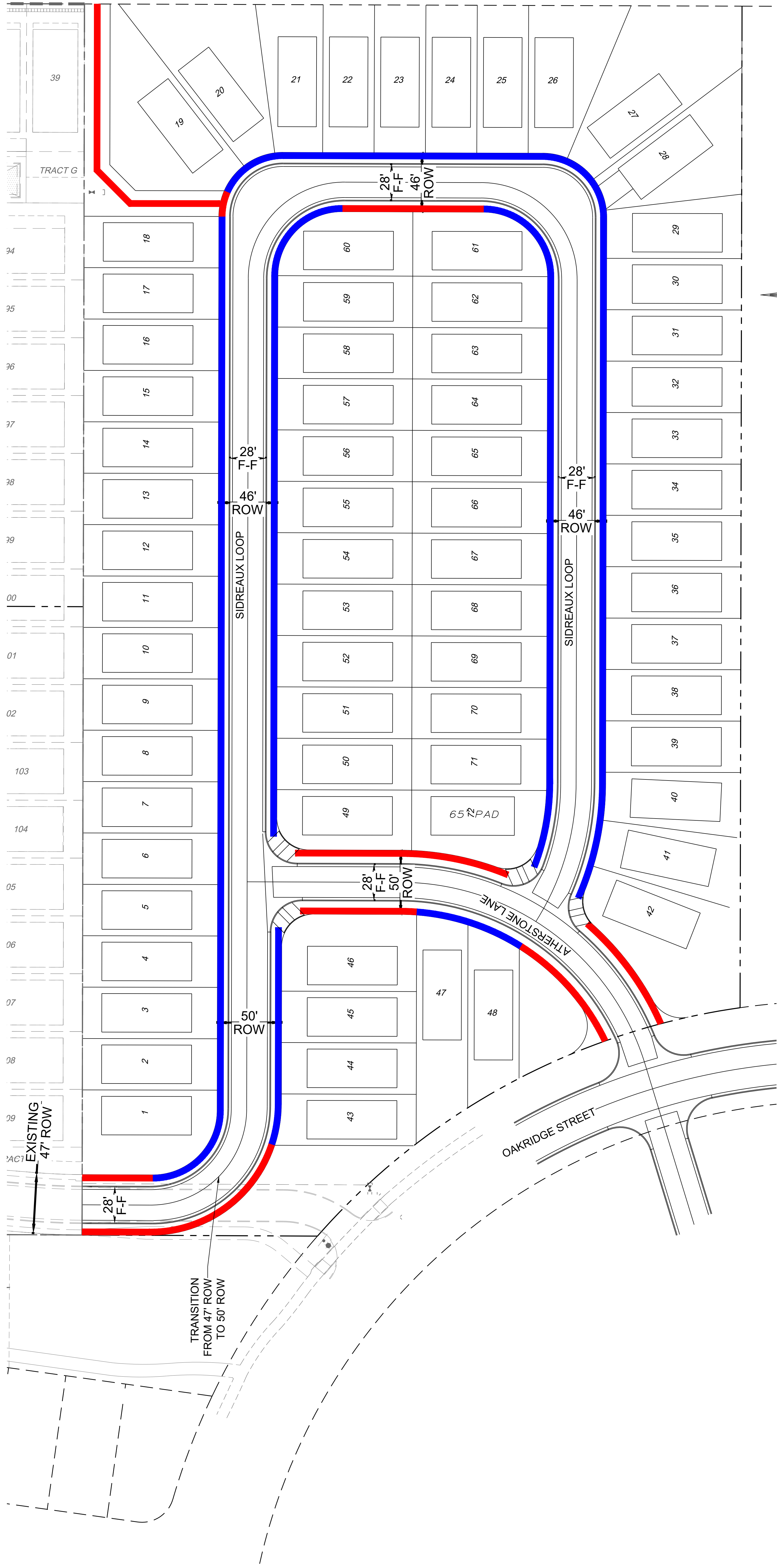
**Zone Atlas Page:
C-09-Z**

- 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

DEFERRED SIDEWALK

NON-DEFERRED SIDEWALK



RESPEC



RESPEC

COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

**TRACT 2 TRAILS
DEFERRED SIDEWALK EXHIBIT**
July 7, 2021

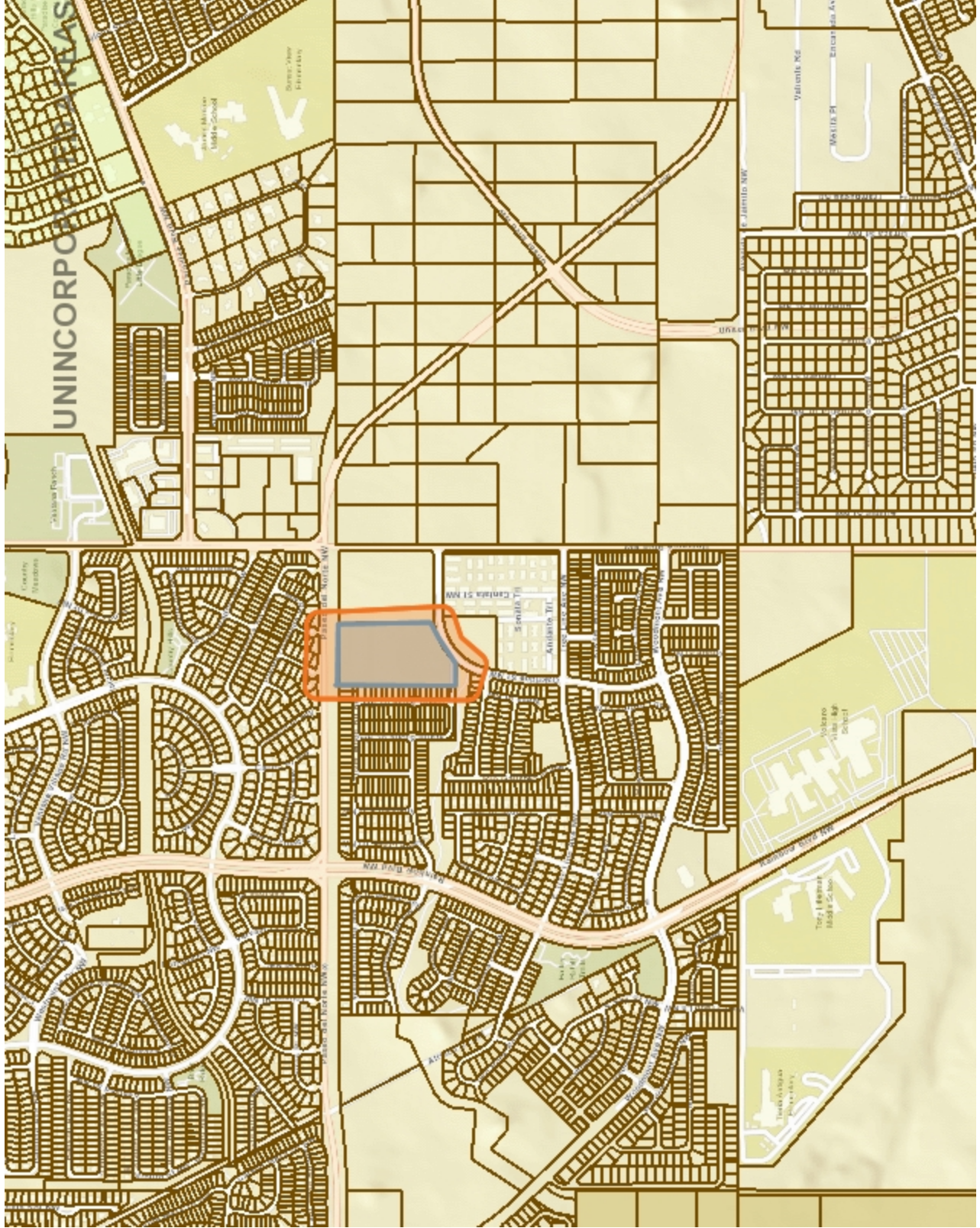


Volcano Mesa - Tract 2 Buffer Map



Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map



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

Notes

Prepared by Consensus Planning

2,404 0 1,202 2,404 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/27/2021 © City of Albuquerque

1: 14,423

Buffer Map Addresses - Volcano Mesa, The Trails Tract 2

Owner	Owner Address	Owner Address 2
MARTINEZ JOHN R	9404 TALARA PL NW	ALBUQUERQUE NM 87114
THORNTON HELENE B	9400 TERESINA CT NW	ALBUQUERQUE NM 87114
WEINHEIMER ROBERT ELI	9409 TERESINA CT NW	ALBUQUERQUE NM 87114
GAYLOR SUSAN C	6901 TIJERAS CREEK RD NW	ALBUQUERQUE NM 87114-6143
RICKERT JOSHUA KEITH	6915 TIJERAS CREEK RD NW	ALBUQUERQUE NM 87114
BROOKS NATHAN	6905 TIJERAS CREEK RD NW	ALBUQUERQUE NM 87114-6143
ORNELAS JONATHAN & ESLI ELISABET	9404 TERESINA CT NW	ALBUQUERQUE NM 87114-3637
KANG GEOFFREY A & CECILIA	6704 PIEDRA QUEMADA RD NW	ALBUQUERQUE NM 87114
SONATA GREEN OWNER LLC ATTN: MULTIGREEN PROPERTIES LLC	170 S GREEN VALLEY PKWY NW SUITE 300	HENDERSON NV 89012-3111
FINO ERIC & ANGELICA	PSC 80 BOX 22497	APO AP 96367-2497
MITCHELL HERMAN M & ARETHA J	9401 TALARA PL NW	ALBUQUERQUE NM 87114
TRAILS COMMUNITY ASSOCIATION	7023 TREE LINE AVE NW	ALBUQUERQUE NM 87114-5971
PAC-6700 CANTATA OWNER LP C/O PACIFIC ARDENT CAPITAL LLC	27401 LOS ALTOS SUITE 310	MISSION VIEJO CA 92691-6316
TRAILS LLC	2219 CHATSWORTH CT	LAS VEGAS NV 89074-5310
BLEA AMANDA J	9400 TALARA PL NW	ALBUQUERQUE NM 87114-3606
MANZANILLA JORGE & LILLY F TRUSTEES MANZANILLA FAMILY TRUST	8808 TWEEDY LN	DOWNEY CA 90240
MCKENZIE CARI RAE & JON MALCOLM II	9405 TALARA PL NW	ALBUQUERQUE NM 87114-3607
PRESBYTERIAN HEALTHCARE SERVICES ATTN: REAL ESTATE DEPT	PO BOX 26666	ALBUQUERQUE NM 87125-6666
RAINS CHRISTOPHER & KRISTA	9409 TALARA PL NW	ALBUQUERQUE NM 87114
DAVENPORT JENNIFER	9408 TALARA PL NW	ALBUQUERQUE NM 87114
CANALES SHEANA & EDDIE	6909 TIJERAS CREEK RD NW	ALBUQUERQUE NM 87114-6143
LEE DANIEL W	9405 TERESINA CT NW	ALBUQUERQUE NM 87114-3637
SIERRA HEALTH SERVICES INC & ETAL	6100 PAN AMERICAN EAST FWY NE	ALBUQUERQUE NM 87109-3427
TRAILS COMMUNITY ASSOCIATION INC	PO BOX 67590	ALBUQUERQUE NM 87193-7590
COLE TAMMY LEE	9200 SILVER MESA ST NW	ALBUQUERQUE NM 87114-6610
TRAILS COMMUNITY ASSOCIATION INC	PO BOX 67590	ALBUQUERQUE NM 87193-7590
BAYER CHRISTOPHER L	9204 SILVER MESA ST NW	ALBUQUERQUE NM 87114-6610
LOPEZ HANNAH JANE	9208 SILVER MESA ST NW	ALBUQUERQUE NM 87114-6610
VIGIL ANGIE B	9212 SILVER MESA ST NW	ALBUQUERQUE NM 87114-6610
SERAFIN BRANDON LEE & LOPEZ SARAH LAUREN	9216 SILVER MESA ST NW	ALBUQUERQUE NM 87114-6610
GRIEGO JOHN	9220 SILVER MESA ST NW	ALBUQUERQUE NM 87114-6610
NIEDER CALE A & WILLIAMS ASHLEY A	9224 SILVER MESA ST NW	ALBUQUERQUE NM 87114-6610
TRIAS EDWIN II & AHALIA C	9300 SILVER MESA ST NW	ALBUQUERQUE NM 87114-6612
CLARK TRACIE A & TRAVIS A	9304 SILVER MESA ST NW	ALBUQUERQUE NM 87114-6612
PACHECO CHRISTOPHER M & AUDRA L	9308 SILVER MESA ST NW	ALBUQUERQUE NM 87114-6612

TRAN BILL P C/O VELAZQUEZ DANIELLE M & ETAL
BOLDUC MATTHEW ROBERT
MORROW CHARLES D & ANGIE K & MORROW LORITA L
MANZANARES ISAIAH & MELISSA
FISCHER RYAN P
ROMERO DAVID E & EMMIE L
TRAILS COMMUNITY ASSOCIATION INC
KUHNEE TANYA E & MCELWEE PATRICK I
MARTINEZ ABRAHAM M & KIMBERLY L
JOSAFAT RONALD E

9312 SILVER MESA ST NW
9316 SILVER MESA ST NW
9320 SILVER MESA ST NW
9324 SILVER MESA ST NW
9328 SILVER MESA ST NW
9332 SILVER MESA ST NW
PO BOX 67590
6901 SILVER MOON RD NW
6905 SILVER MOON RD NW
6909 SILVER MOON RD NW

ALBUQUERQUE NM 87114-6612
ALBUQUERQUE NM 87114-6612
ALBUQUERQUE NM 87114-6612
ALBUQUERQUE NM 87114-0000
ALBUQUERQUE NM 87114-6612
ALBUQUERQUE NM 87114-6612
ALBUQUERQUE NM 87193-7590
ALBUQUERQUE NM 87114-6601
ALBUQUERQUE NM 87114-6601
ALBUQUERQUE NM 87114-6601

July 29, 2021

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board (DRB) will hold a Public Hearing on **Wednesday, August 25, 2021**, at **9:00 AM** for the request below. The DRB hearing will be held via Zoom using the following link:

<https://cabq.zoom.us/j/99140149725>

Meeting ID: 991 4014 9725

By phone +1 253 215 8782 or find your local number: <https://cabq.zoom.us/j/99140149725>

REQUEST

Consensus Planning and RESPEC, Agents for D.R. Horton, Inc., are submitting an application for a for Preliminary Subdivision Plat for a single-family residential development that will include a Waiver-DRB request for the temporary deferral of sidewalk installation until construction is completed. The property is known as Volcano Mesa at The Trails, Tract 2, Unit 2. It is located south of Paseo del Norte Boulevard and west of Universe Boulevard (see enclosed Zone Atlas C-9-Z). Included in this mailing is an exhibit showing the Preliminary Subdivision Plat and location of the location of the requested deferred sidewalks.

If you have any questions or would like more information, contact Jim Strozier at (505) 764-9801 or at cp@consensusplanning.com. You can also check the Development Review Board website for information <https://www.cabq.gov/planning/boards-commissions/development-review-board> or call (505) 924-3860.

Sincerely,

Consensus Planning, Inc.

Attached: Required Neighborhood Notification Packet.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 29, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: See mailing labels

Mailing Address*: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* No address listed for this property.
Location Description Vacant 10.3 acre site located south of Paseo del Norte Blvd. between Rainbow Blvd. and Universe Blvd.
2. Property Owner* D.R. Horton, Inc., a Delaware Corporation
3. Agent/Applicant* *[if applicable]* RESPEC and Consensus Planning, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

The Applicant is submitting a Major Subdivision Preliminary Plat application that will include a waiver request for the temporary deferral of sidewalk installation until after construction is completed. Attached are the Preliminary Plat and Sidewalk Deferral Exhibit.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Hearing date: August 25, 2021

Location*²: _____

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Please contact Jim Strozier at (505) 764-9801 or cp@consensusplanning.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ C-09-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

The Applicant is requesting a waiver to defer sidewalk installation until after construction.

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

None requested by Westside Coalition of Neighborhood Associations.

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

N/A a. Location of proposed buildings and landscape areas.*

N/A b. Access and circulation for vehicles and pedestrians.*

N/A c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

N/A d. **For residential development***: Maximum number of proposed dwelling units.

N/A e. **For non-residential development***:

- Total gross floor area of proposed project.
- Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 10.3 acres
 2. IDO Zone District R-ML
 3. Overlay Zone(s) [if applicable] CPO-13 and VPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: July 29, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Rene Horvath / Elizabeth Haley

Email Address* or Mailing Address* of NA Representative¹: aboard111@gmail.com / ekhaley@comcast.net

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Tract 2 The Trails, Unit 2
Location Description South of Paseo Del Norte Blvd and west of Universe Blvd (see attached Zone Atlas).
2. Property Owner* D.R. Horton, Inc., a Delaware Corporation
3. Agent/Applicant* *[if applicable]* Consensus Planning, Inc. & RESPEC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

In conjunction with a preliminary plat application, the Applicant is requesting a waiver for temporary deferral of sidewalk installation until after construction is completed.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: August 25, 2021

Location*³: Via Zoom

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Contact: Jim Strozier, cp@consensusplanning.com or Michael Vos, vos@consensusplanning.com or 505-764-9801.

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ _____
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

Waiver-DRB request for temporary deferral of sidewalk installation until completion of construction.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

None requested by Westside Coalition of Neighborhood Associations.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

N/Aa. Location of proposed buildings and landscape areas.*

b. Access and circulation for vehicles and pedestrians.*

N/Ac. Maximum height of any proposed structures, with building elevations.*

N/A d. **For residential development***: Maximum number of proposed dwelling units.

N/A e. **For non-residential development***:

Total gross floor area of proposed project.

Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] Approximately 10.4 acres
 2. IDO Zone District R-ML, Multi-family Low Density
 3. Overlay Zone(s) [if applicable] Volcano Mesa CPO-13 and Northwest Mesa Escarpment VPO-2
 4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



July 29, 2021

Rene Horvath
6005 Chaparral Circle NW
Albuquerque, NM 87114

Elizabeth Haley
5515 Palomino Dr. NW
Albuquerque, NM 87120

Dear Westside Coalition of Neighborhood Associations,

Thank you for your response indicating receipt of the pre-application email for the Waiver-DRB request on behalf of D.R. Horton, Inc.

This letter is notification that Consensus Planning and RESPEC are submitting an application for Preliminary Plat for a single-family subdivision that includes a Waiver-DRB for the temporary deferral of sidewalks that you were notified of on July 12th. The property known as Volcano Mesa at The Trails Tract 2, Unit 2, is located south of Paseo Del Norte Boulevard and west of Universe Boulevard (see attached Zone Atlas C-9-Z). The site is zoned R-ML and is within the Volcano Mesa CPO-13 and the Northwest Mesa Escarpment VPO-2. An exhibit showing the subdivision plat and the locations of the requested sidewalk deferrals is attached to this email.

The request will be heard by the Development Review Board on August 25, 2021, at 9:00 a.m. The meeting will be held via Zoom using the following link:

<https://cabq.zoom.us/j/99140149725>

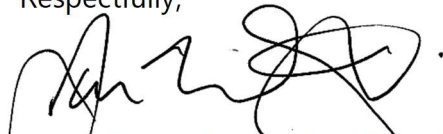
Meeting ID: 991 4014 9725

By phone +1 253 215 8782 or find your local number:

<https://cabq.zoom.us/j/99140149725>

If you have additional questions, would like to discuss this application, or schedule a meeting, please do not hesitate to contact Jim Strozier at cp@consensusplanning.com or by phone at (505) 764-9801.

Respectfully,



James K. Strozier, FAICP, Principal
Consensus Planning, Inc.

PRINCIPALS

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

Enclosed: Neighborhood Notification Packet with Preliminary Subdivision Plat and Sidewalk Deferral Exhibit.

Charlene Johnson

From: Charlene Johnson
Sent: Thursday, July 29, 2021 3:02 PM
To: 'aboard111@gmail.com'; 'ekhaley@comcast.net'
Cc: Jim Strozier (cp@consensusplanning.com)
Subject: Application Notification for Volcano Mesa, The Trails Tract 2
Attachments: Volcano Mesa, The Trails Tract 2.pdf

Tracking:	Recipient	Delivery
	'aboard111@gmail.com'	
	'ekhaley@comcast.net'	
	Jim Strozier (cp@consensusplanning.com)	Delivered: 7/29/2021 3:02 PM

Dear Neighbors,

Thank you for your response indicating receipt of the pre-application email for the Waiver-DRB request on behalf of D.R. Horton, Inc.

This letter is notification that Consensus Planning and RESPEC are submitting an application for Preliminary Plat for a single-family subdivision that includes a Waiver-DRB for the temporary deferral of sidewalks that you were notified of on July 12th. The property known as Volcano Mesa at The Trails Tract 2, Unit 2, is located south of Paseo Del Norte Boulevard and west of Universe Boulevard (see attached Zone Atlas C-9-Z). The site is zoned R-ML and is within the Volcano Mesa CPO-13 and the Northwest Mesa Escarpment VPO-2. An exhibit showing the subdivision plat and the locations of the requested sidewalk deferrals is attached to this email.

The request will be heard by the Development Review Board on August 25, 2021 at 9:00 a.m. The meeting will be held via Zoom using the following link:

<https://cabq.zoom.us/j/99140149725>

Meeting ID: 991 4014 9725

By phone +1 253 215 8782 or Find your local number: <https://cabq.zoom.us/j/99140149725>

If you have additional questions, would like to discuss this application, or schedule a facilitated meeting, please do not hesitate to contact myself or Jim Strozier at cp@consensusplanning.com or by phone at (505) 764-9801.

Respectfully,

Attached: Neighborhood Notification Packet with Preliminary Subdivision Plat and Sidewalk Deferral Exhibit.

Charlene Johnson, Planner

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

505 764.9801

johnson@consensusplanning.com

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard111@gmail.com (aboard111@gmail.com)

Subject: Application Notification for Volcano Mesa, The Trails Tract 2

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

ekhaley@comcast.net (ekhaley@comcast.net)

Subject: Application Notification for Volcano Mesa, The Trails Tract 2

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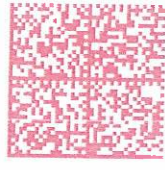


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Elizabeth Haley
6005 Chaparral Circle NW
Albuquerque, NM 87114

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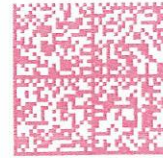


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Albuquerque, NM 87120

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SONATA GREEN OWNER LLC ATTN:
MULTIGREEN PROPERTIES LLC
170 S GREEN VALLEY PKWY NW SUITE 300
HENDERSON NV 89012-3111



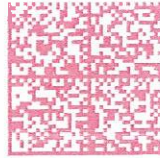
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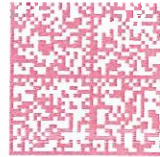


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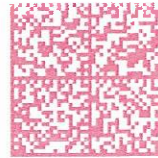


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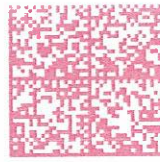
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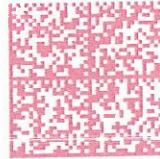


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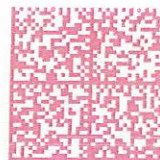


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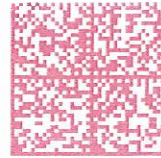


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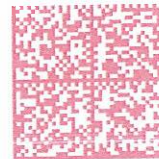


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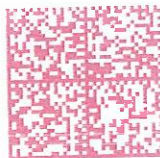


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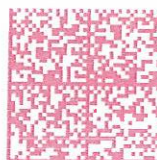


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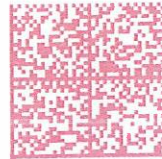


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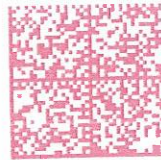


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LEE DANIEL W
9405 TERESINA CT NW
ALBUQUERQUE NM 87114-3637

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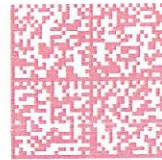


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SIERRA HEALTH SERVICES INC & ETAL
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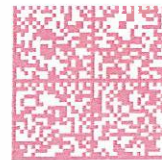


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TRAILS COMMUNITY ASSOCIATION INC
PO BOX 67590
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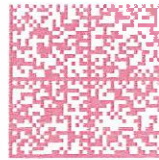


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COLE TAMMY LEE
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ALBUQUERQUE NM 87114-6610

ing
W
37102

FIRST-CLASS



PITNEY BOWES
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BAYER CHRISTOPHER L
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ALBUQUERQUE NM 87114-6610

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NW
87102

FIRST-CLASS



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LOPEZ HANNAH JANE
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ALBUQUERQUE NM 87114-6610

ing
W
87102

FIRST-CLASS



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VIGIL ANGIE B
9212 SILVER MESA ST NW
ALBUQUERQUE NM 87114-6610

is Planning
street NW
e, NM 87102

WEINHEIMER ROBERT ELI
9409 TERESINA CT NW
ALBUQUERQUE NM 87114

FIRST-CLASS

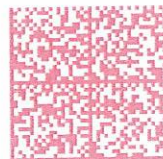


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Planning
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MARTINEZ ABRAHAM M & KIMBERLY L
6905 SILVER MOON RD NW
ALBUQUERQUE NM 87114-6601

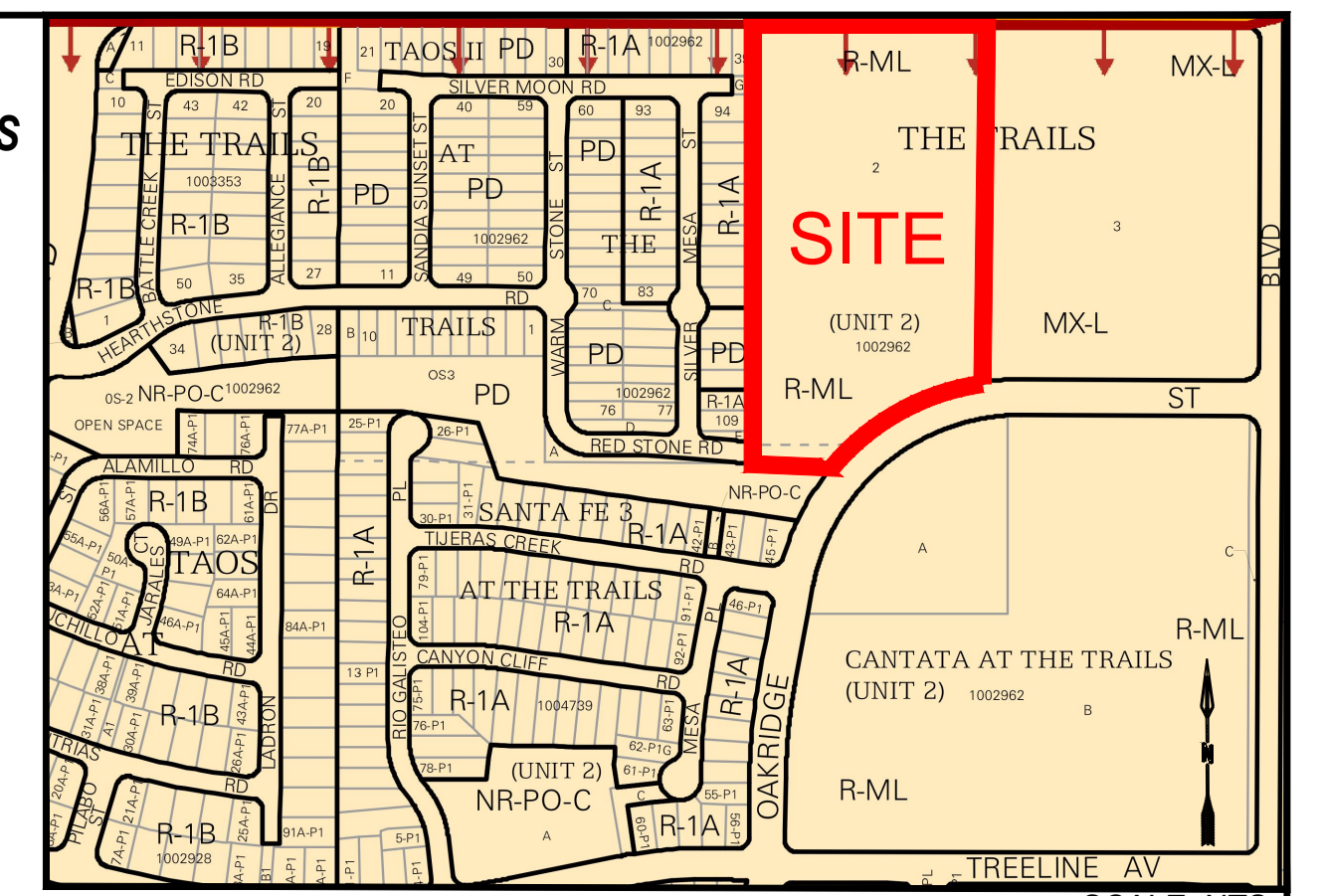
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PITNEY BOWES
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**PRELIMINARY PLAT FOR
VOLCANO MESA AT THE TRAILS
LOTS 1-72 AND TRACTS A-G**

JULY 2021



LOCATION MAP
SCALE: NTS
ZONE ATLAS MAP C-09-Z

RECORD AND MEASURED LEGAL DESCRIPTION

TRACT NUMBERED TWO (2), OF THE TRAILS UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 2004", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 18, 2004 IN PLAT BOOK 2004C, PAGE 332.

GENERAL NOTES

- EXISTING ZONING: R-ML - MULTI-FAMILY - LOW DENSITY
- A PROPOSED ZONING: MULTI-FAMILY - LOW DENSITY
- PROPOSED AREA: 10.4 AC
NUMBER OF LOTS: 72
NUMBER OF TRACTS: 7
PROPOSED DENSITY: 6.9 DU/AC
- MIN. LOT DIMENSIONS: 40' X 105'
MIN. LOT AREA: 4,200 SQFT
- 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 PASEO DEL NORTE BLVD.
- TRACTS A-G TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION

SIDE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-ML
MILES OF FULL WIDTH STREET CREATED	0.39 MILE
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	72
NO. OF HOA TRACTS CREATED	7

EASEMENT NOTES

- EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT (10/18/2004, 2004C-332)
- EXISTING 20' PNM EASEMENT (3/23/2004, BK. A74, PG. 7747, DOC. NO. 2004037858) AS SHOWN ON THE PLAT (10/18/2004, 2004C-332)
- EXISTING 10' P.U.E. (11/09/2017, 2017C-124)
- EXISTING 20' WATER EASEMENT GRANTED TO ABCWUA (11/09/2017, 2017C-124)
- EXISTING BLANKET PRIVATE ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT, ACROSS TRACT G (11/09/2017, 2017C-124)
- NEW BLANKET WATER EASEMENT GRANTED TO ABCWUA WITH THIS PLAT.
- NOT USED
- NEW BLANKET PUBLIC PEDESTRIAN ACCESS EASEMENT.
- NEW BLANKET DRAINAGE AND STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
- PORTION OF EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT TO THE VACATED BY THIS PLAT.

SURVEY NOTES

- ALL BOUNDARY CORNERS SHOWN (● / ○) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, PTS. ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲), AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE" CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
- THE SUBDIVISION 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.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

LEGEND

- SUBDIVISION BOUNDARY LINE
- PROPERTY LINE

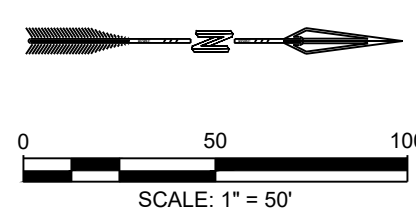
APPROVED

CITY SURVEYOR

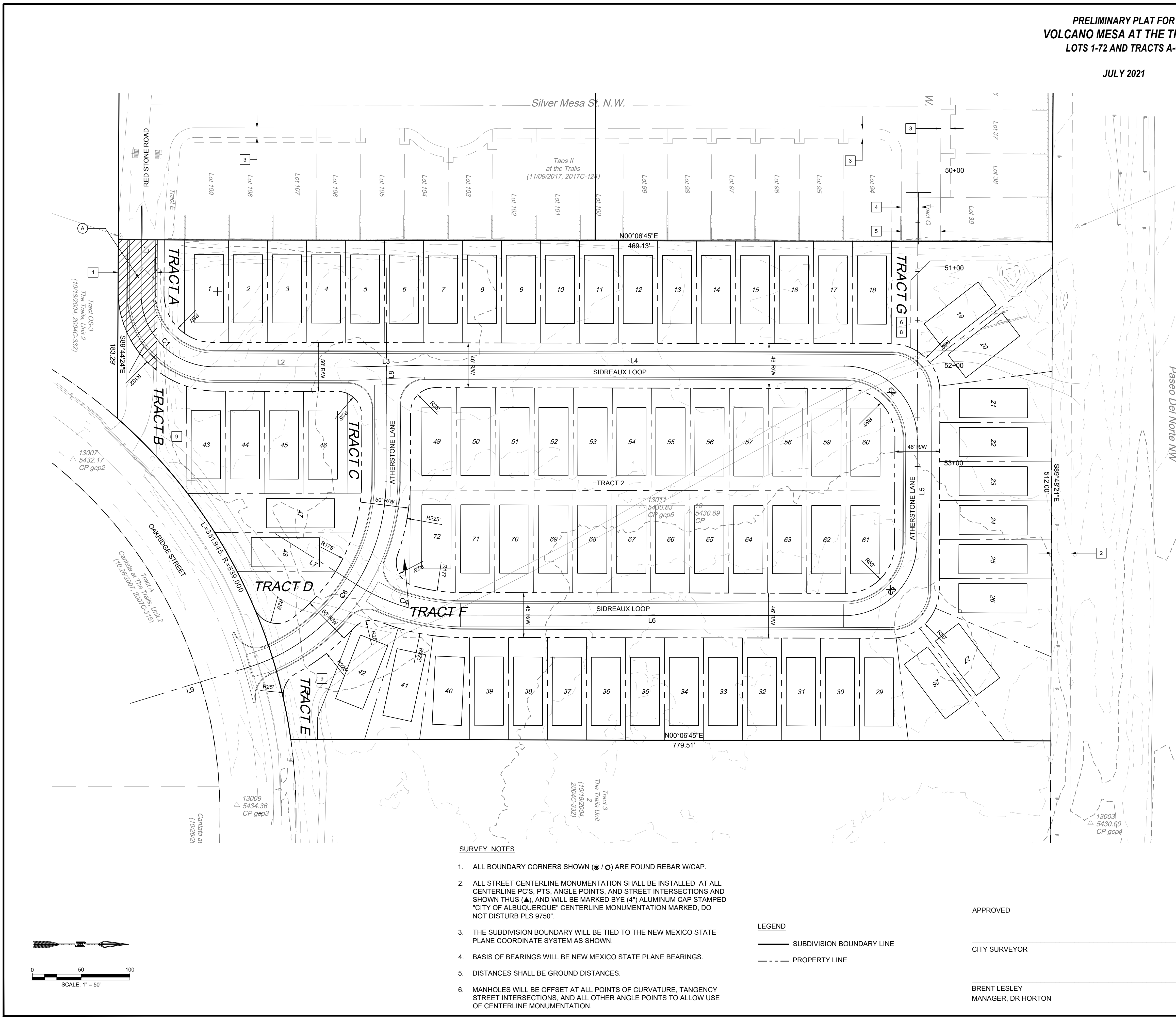
BRENT LESLEY
MANAGER, DR HORTON

DATE

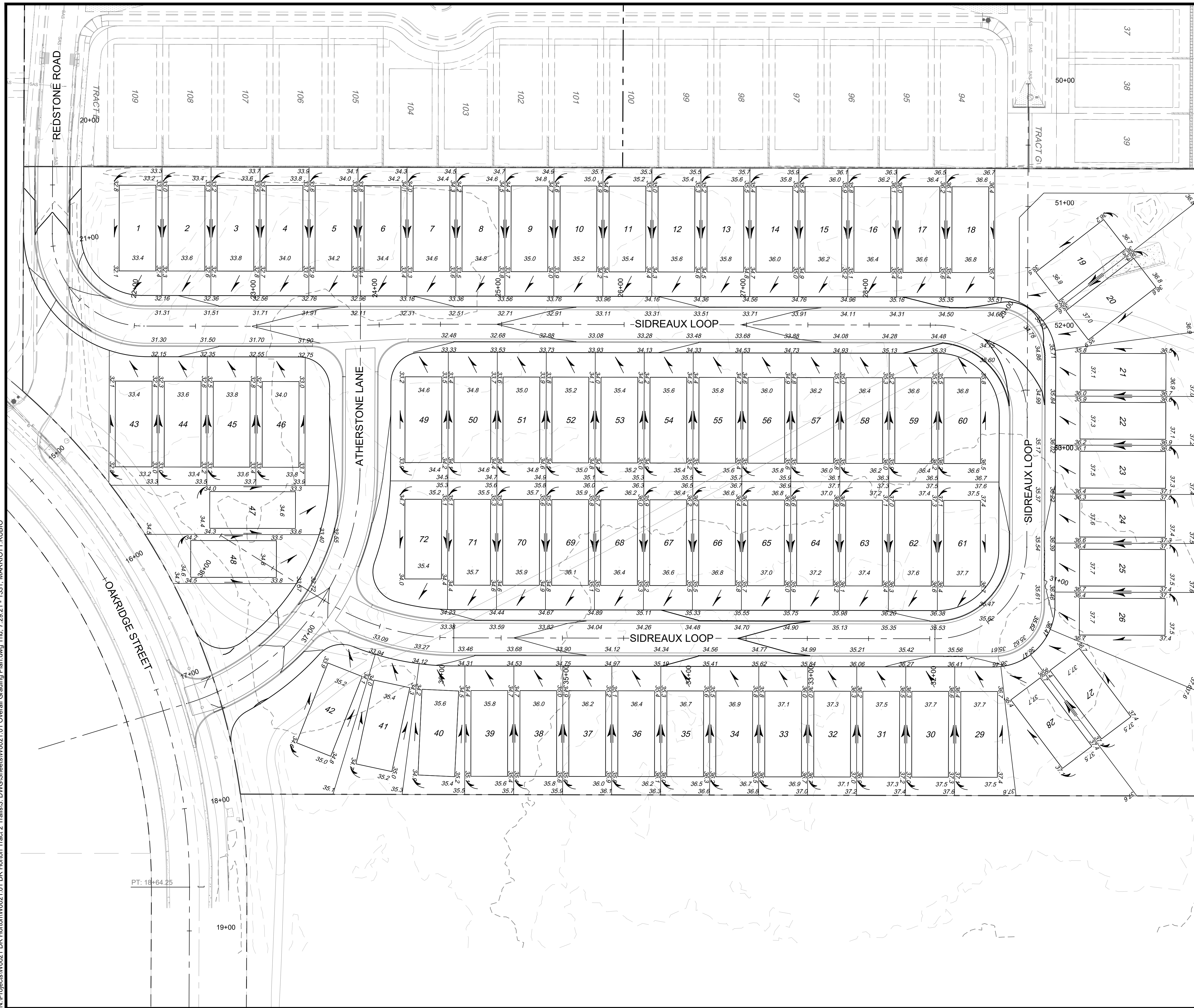
DATE



SCALE: 1" = 50'

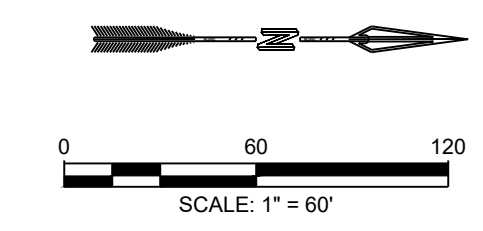


N:\Projects\W0021.DR_Horton\Tract 2 Trails\3.DWG\Sheets\W0021.01 Overall Grading Plan.dwg Thu, 7/29/21 - 1:31 PMARRIOTT,RUBIO



NOTES:

- CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
- CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.



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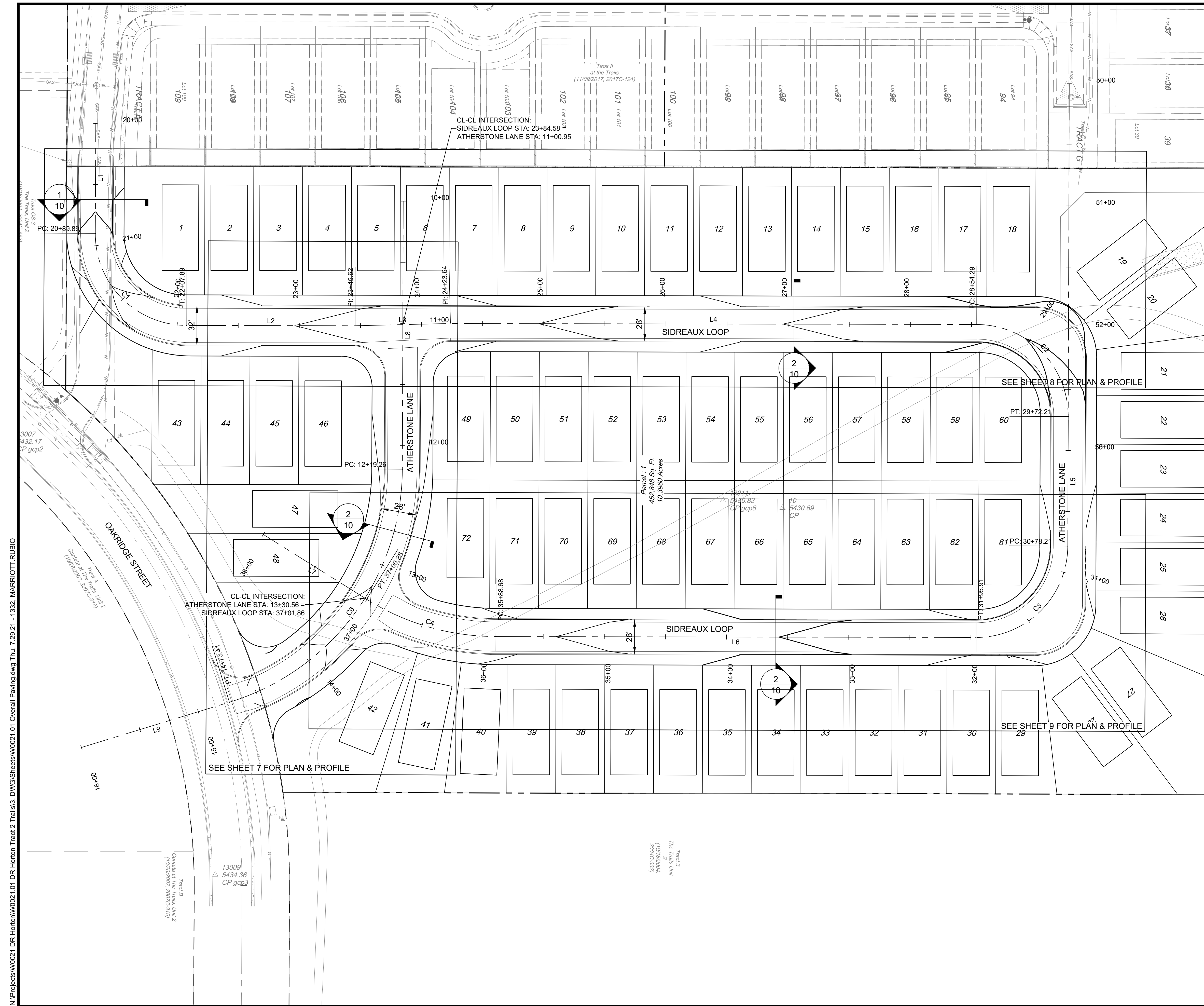
CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

**VOLCANO MESA AT THE TRAILS
 OVERALL GRADING PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

Project No. **XXXXXX** Zone Map No. **C-9-Z** Sheet **5** of **20**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALBUQUERQUE CONTROL SURVEY	DATE	NO.	BY	<p style="color: red; font-weight: bold; font-size: 1.2em;">90% REVIEW</p> <p style="color: red; font-weight: bold; font-size: 0.8em;">PRELIMINARY NOT FOR CONSTRUCTION 7.2021</p>	<p style="text-align: center;">REMARKS</p> <p style="text-align: center;">REVISIONS</p> <p style="text-align: center;">RESPEC DESIGN</p>
STAKED BY	DATE	MONUMENT "UNION" NEW MEXICO	DATE	DATE	DATE		
INSPECTORS	DATE	STATE PLANE COORDINATES (CENTRAL	DATE				
FIELD CHANGE BY	DATE	ZONE - NAD 83)	DATE				
FIELD VERIFICATION BY	DATE	NORTH= 1,523,503.475 FEET	DATE				
REVISIONS BY	DATE	EAST= 1,493,655.03 FEET	DATE				
CORRECTED BY	DATE	MAPPING ANGLE= 00°16'58.96"	DATE				
		GROUND TO GRID FACTOR= 0.99866436	DATE				
		ELEVATION= 5524.95 FEET	DATE				



ATHERSTONE LANE			
NUMBER	LENGTH	RADIUS	LINE/CHORD DIRECTION
L8	219.258		S89° 48' 31.05"E
C6	254.148	200.000	S53° 24' 16.61"E
L9	126.594		S17° 00' 02.16"E

SIDREAUX LOOP			
NUMBER	LENGTH	RADIUS	LINE/CHORD DIRECTION
L1	89.888		S89° 11' 00.00"E
C1	118.003	75.000	N45° 11' 00.00"E
L2	137.726		N00° 06' 34.37"E
L3	78.026		N01° 21' 33.30"W
L4	430.650		N00° 06' 34.37"E
C2	117.919	75.000	N45° 09' 04.05"E
L5	106.000		S89° 48' 26.27"E
C3	117.701	75.000	S44° 50' 55.95"E
L6	392.770		S00° 06' 34.37"W
C4	111.595	200.000	S16° 05' 39.56"W
L7	99.724		S32° 04' 44.75"W

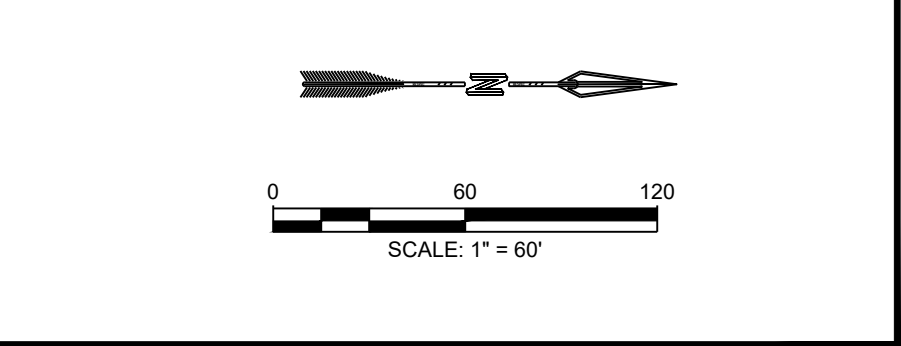
SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

ENGINEER'S SEAL	
NO.	DATE

90% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
7.2021

- NOTES:**
- CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

VOLCANO MESA AT THE TRAILS
OVERALL ROADWAY PLAN

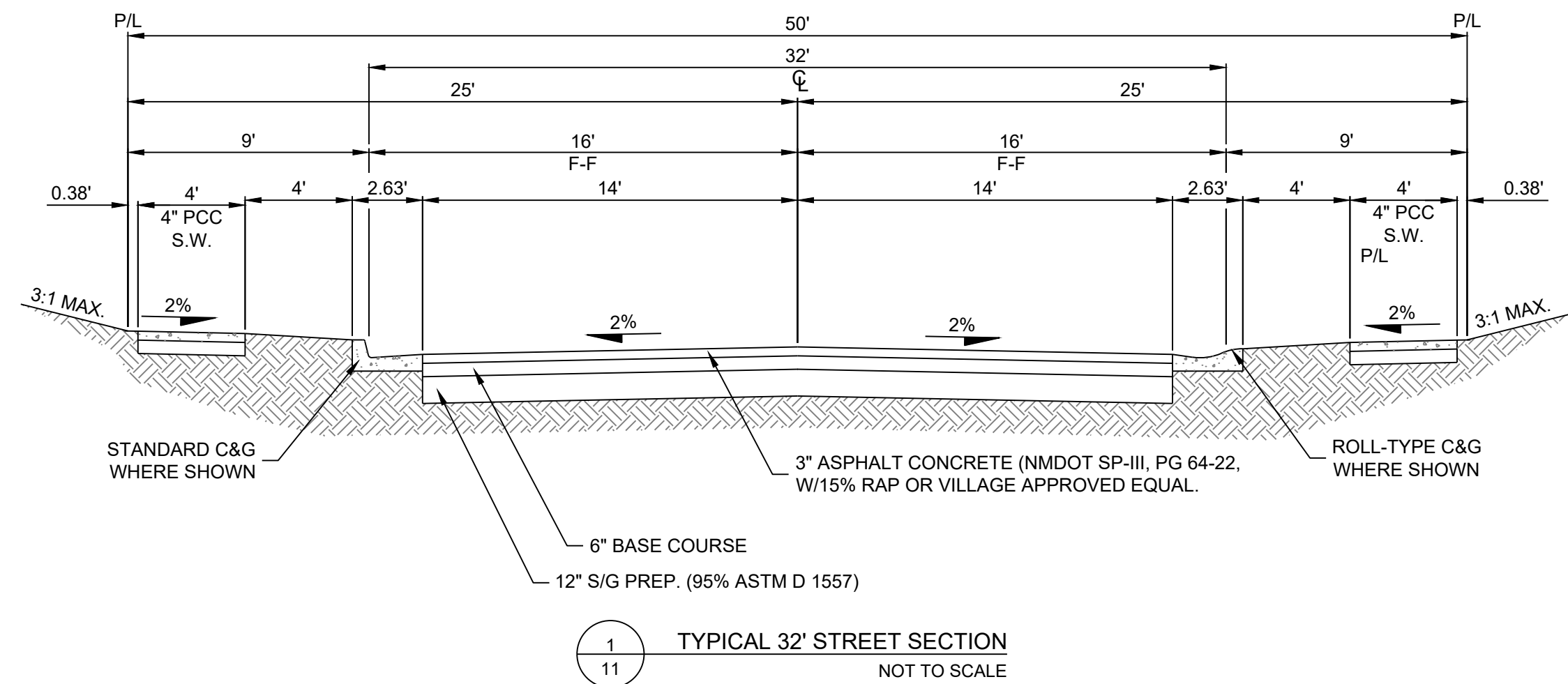
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

Project No.	Zone Map No.	Sheet	of
XXXXXX	C-9-Z	6	20

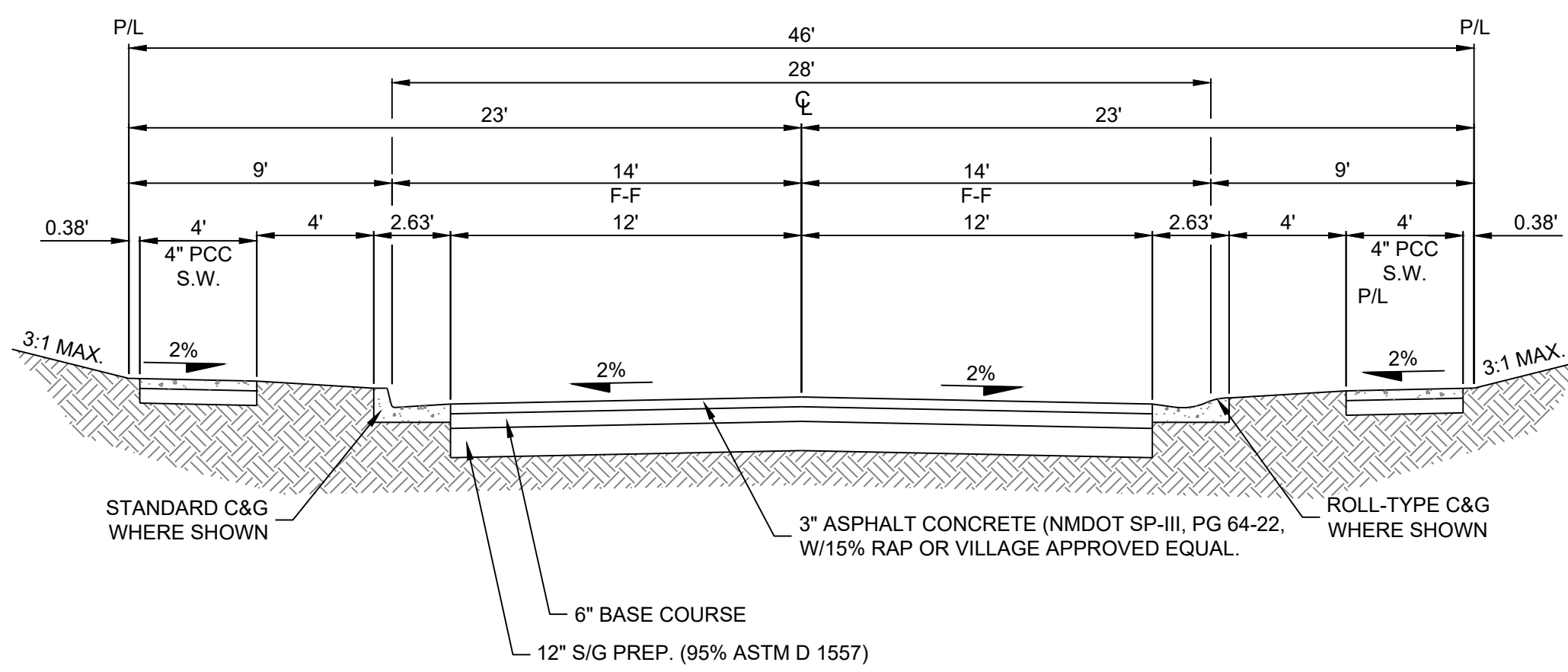
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STAKED BY	INSPECTORS	STATE PLANE COORDINATES	CENTRAL
DATE	FIELD	ZONE - NAD 83	NORTH+ 1,523,503.475 FEET
		EAST+ 1,493,655.03 FEET	MAPPING ANGLE= -00°16'58.96"
		GROUND TO GRID FACTOR= 0.99666436	ELEVATION= 5524.95 FEET

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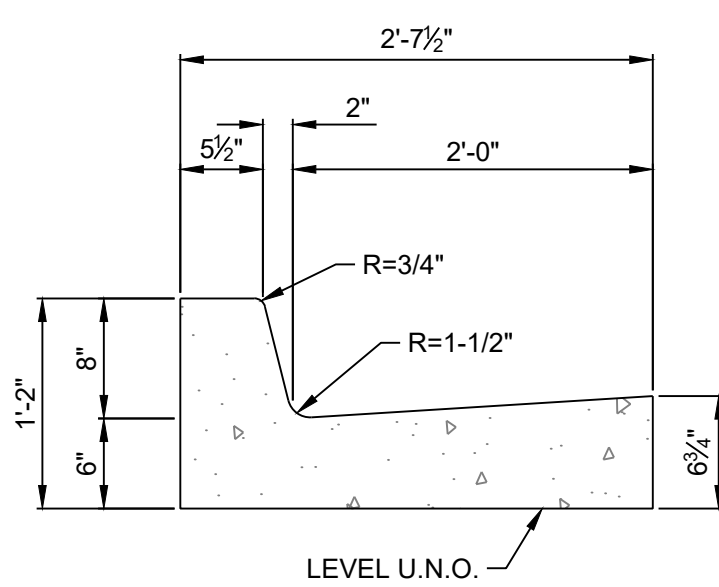
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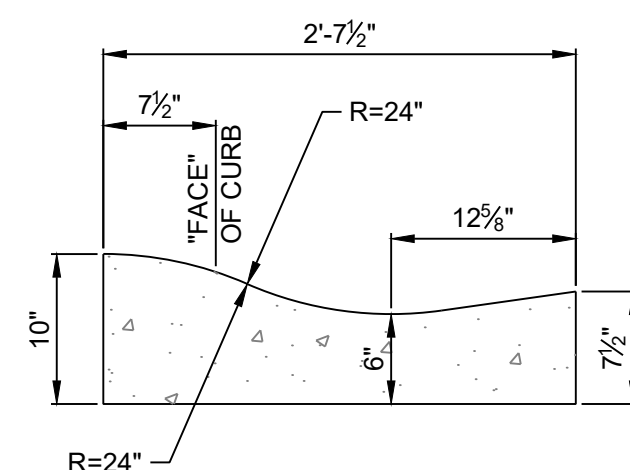
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11 TYPICAL 32' STREET SECTION
NOT TO SCALE



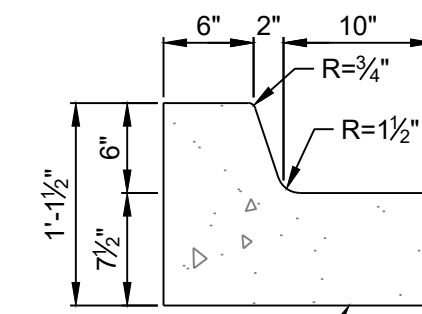
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11 TYPICAL 28' STREET SECTION
NOT TO SCALE



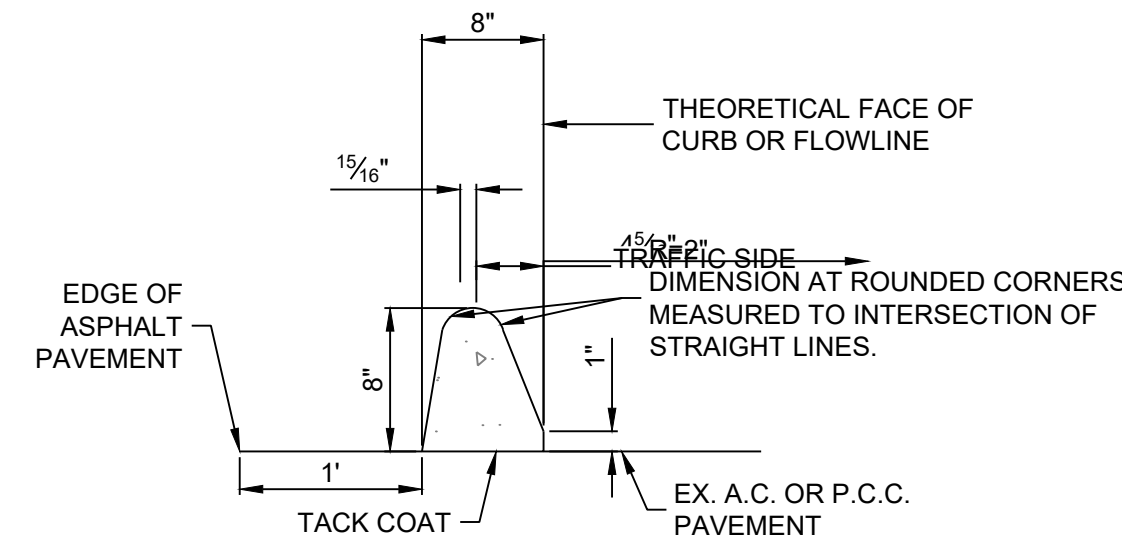
STANDARD CURB & GUTTER
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ROLL-TYPE CURB & GUTTER
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MEDIAN CURB & GUTTER
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ASPHALT CURB
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AS BUILT INFORMATION	
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STAMPED BY	MONUMENT/JUNION/NEW MEXICO
INSPECTORS	STATE PLANE COORDINATES (CENTRAL
FIELD CHANGE BY	ZONE - NAD 83
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DATE	EAST= 1,493,655.03 FEET
DATE	MAPPING ANGLE= -00°16'58.96"
DATE	GROUND TO GRID FACTOR= 0.99666436
DATE	ELEVATION= 5624.95 FEET

BENCHMARKS	
ALBUQUERQUE CONTROL SURVEY	
MONUMENT/JUNION/NEW MEXICO	
STATE PLANE COORDINATES (CENTRAL	
ZONE - NAD 83	
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EAST= 1,493,655.03 FEET	
MAPPING ANGLE= -00°16'58.96"	
GROUND TO GRID FACTOR= 0.99666436	
ELEVATION= 5624.95 FEET	

SURVEY INFORMATION	
FIELD NOTES	
NO.	
BY	
DATE	

90% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
7.2021

ENGINEER'S SEAL	REVISIONS	REMARKS	BY	DATE
	RESPEC DESIGN		JWS	07/29/2021
			JMT	07/29/2021
			SEG	07/29/2021

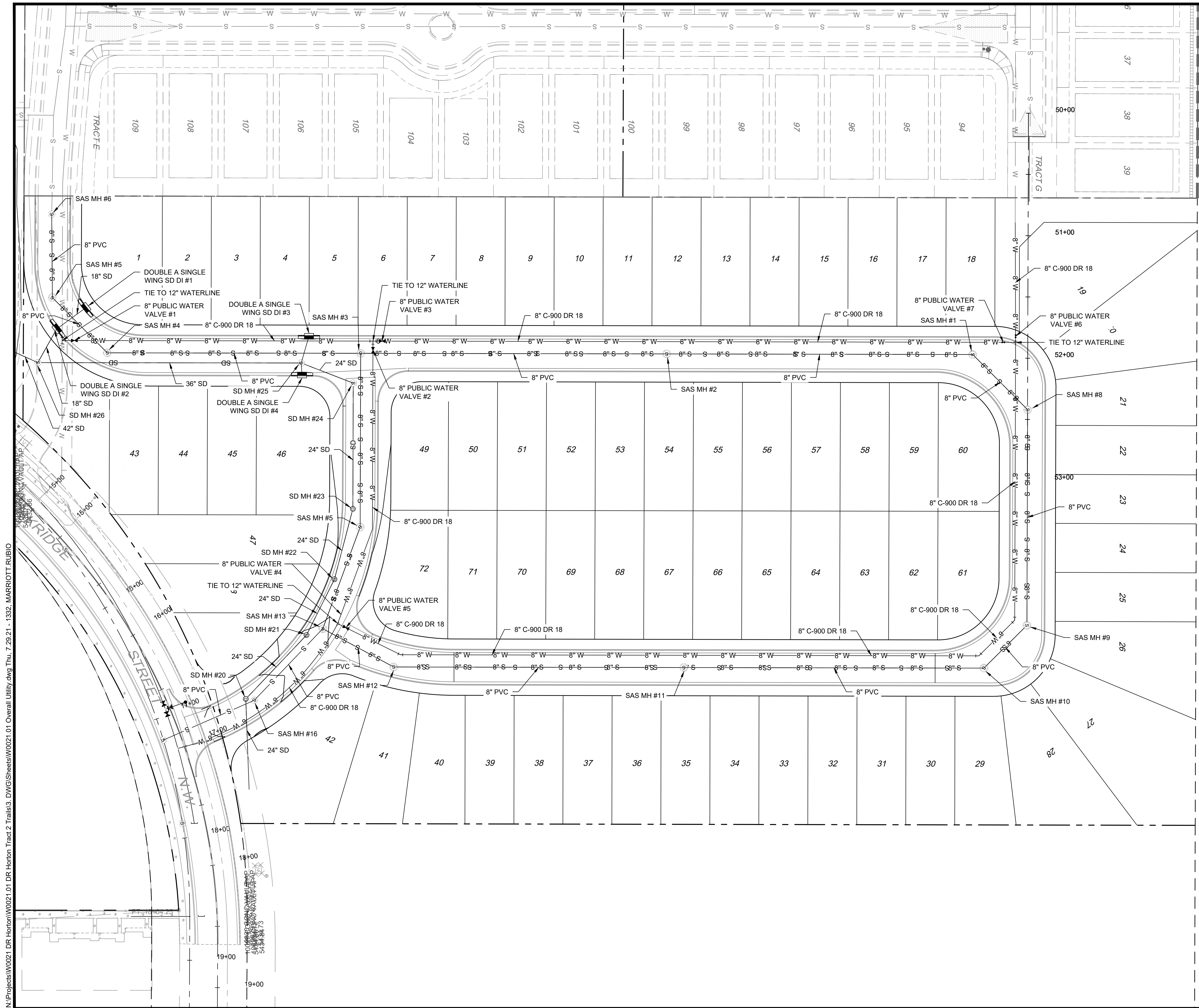
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ENGINEERING DIVISION

VOLCANO MESA AT THE TRAILS
TYPICAL ROADWAY SECTIONS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No. XXXXXX Zone Map No. C-9-Z Sheet 10 of 20



N:\Projects\W0021 DR Horton\W0021.01 DR Horton - Tract 2 Trails\3 DWG\Sheets\W0021.01 Overall Utility.dwg Thu, 7/29/21 - 1332, MARRIOTT, RUBIO
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AS BUILT INFORMATION

CONTRACTOR	ALBUQUERQUE CONTROL SURVEY
STAMPED BY	MONUMENT "UNION" NEW MEXICO
INSPECTED BY	STATE PLANE COORDINATES (CENTRAL
FIELD CHANGE BY	ZONE - NAD 83
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

MICRO-FILM INFORMATION

RECORDED BY	NO.
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

BENCHMARKS

ALBUQUERQUE CONTROL SURVEY	MONUMENT "UNION" NEW MEXICO
STATE PLANE COORDINATES (CENTRAL	ZONE - NAD 83
NORTH= 1,523,503.475 FEET	EAST= 1,493,655.03 FEET
MAPPING ANGLE= -00°16'58.96"	GROUND TO GRID FACTOR= 0.99666436
ELEVATION= 5524.95 FEET	

SURVEY INFORMATION

NO.	BY	DATE

ENGINEER'S SEAL

90% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
7.2021

NO.	DATE	BY	REMARKS

DESIGNED BY: JWS DATE: 07/29/2021
 DRAWN BY: JMT DATE: 07/29/2021
 CHECKED BY: SEG DATE: 07/29/2021

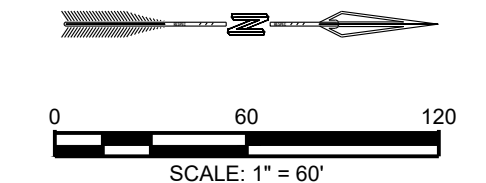
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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

VOLCANO MESA AT THE TRAILS
OVERALL UTILITY PLAN

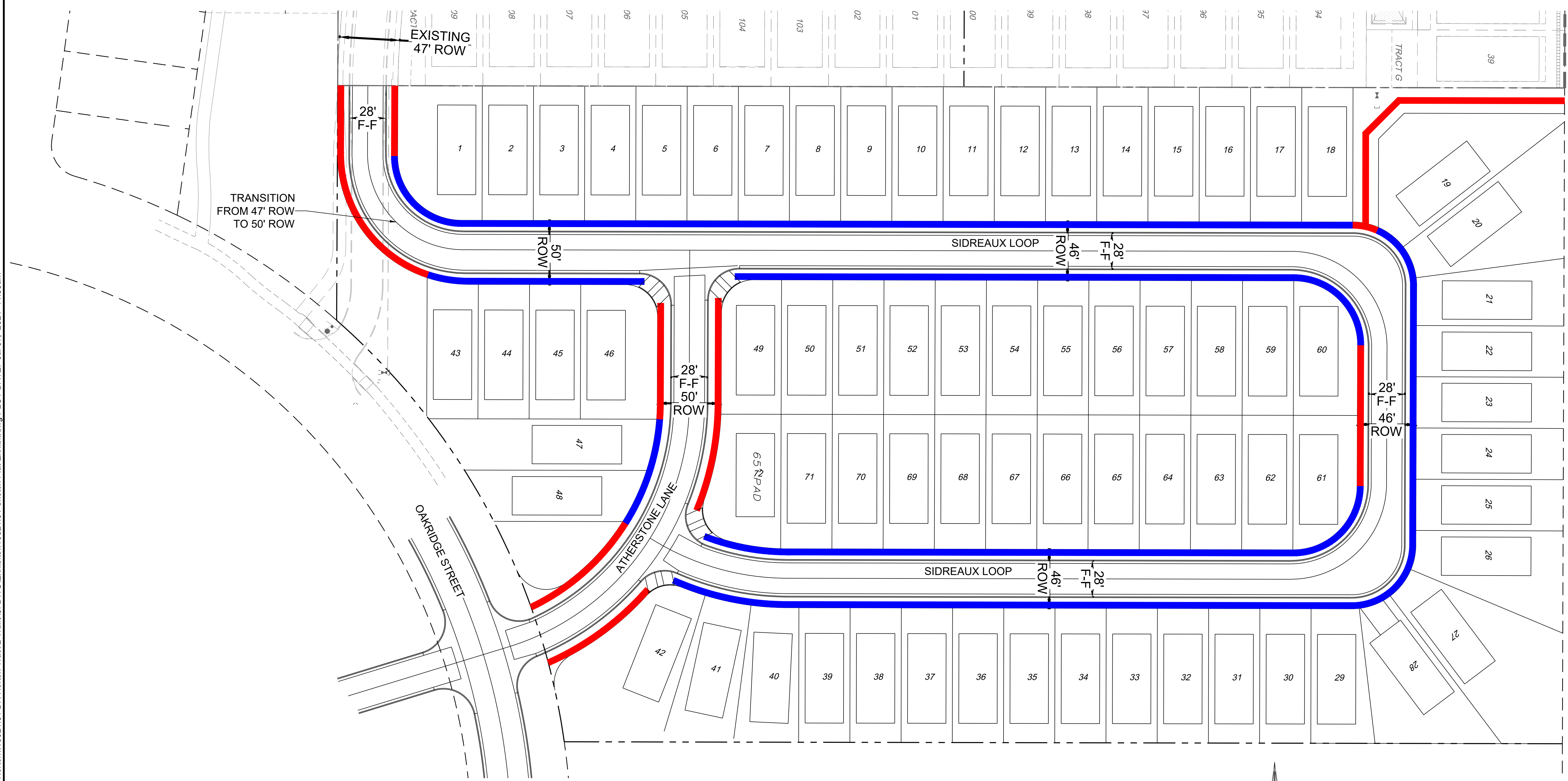
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

Project No. XXXXXX Zone Map No. C-9-Z Sheet 11 of 20



DEFERRED SIDEWALK

NON-DEFERRED SIDEWALK



TRACT 2 TRAILS
 DEFERRED SIDEWALK EXHIBIT
 July 7, 2021



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INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

Volcano Mesa at The Trails

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2, Unit 2, The Trails

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ATHERSTONE LANE	OAKRIDGE STREET	SIDREAU LOOP (N)	/	/	/
		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SIDREAU LOOP	ATHERSTONE LANE (S)	ATHERSTONE LANE (N)	/	/	/
		32' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SIDREAU LOOP	ATHERSTONE LANE (N)	CONNECTION W/RED STONE ROAD	/	/	/
		4'	PCC SIDEWALK PEDESTRIAN CONNECTION	TRACT G	SIDREAU LOOP	PASEO DEL NORTE	/	/	/
PUBLIC STORM DRAIN IMPROVEMENTS									
		30" DIA.	RCP W/MH & INLETS	TRACT E	EAST SUBDIVISION BOUNDARY	ATHERSTONE LANE	/	/	/
		30" DIA.	RCP W/MH & INLETS	ATHERSTONE LANE	TRACT E	SIDREAU LOOP (N)	/	/	/
		36" DIA.	RCP W/MH & INLETS	SIDREAU LOOP	ATHERSTONE LANE	TRACT B	/	/	/
		42" DIA.	RCP W/MH & INLETS	TRACT B	SIDREAU LOOP	POND F5	/	/	/
PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA.	WATERLINE W/VALVES AND HYDRANTS	OAK RIDGE STREET	RED STONE ROAD	EAST SUBDIVISION BOUNDARY	/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE W/VALVES AND HYDRANTS	ATHERSTONE LANE	OAK RIDGE STREET	SIDREAU LOOP (N)	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE W/VALVES AND HYDRANTS	SIDREAU LOOP	ATHERSTONE LANE (S)	RED STONE ROAD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE W/VALVES AND HYDRANTS	TRACT G	SIDREAU LOOP	WEST SUBDIVISION BOUNDARY	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
<input type="text"/>	<input type="text"/>	8" DIA.	SANITARY SEWER W/MH'S AND SERVICES	ATHERSTONE LANE	SIDREAU LOOP (S)	SIDREAU LOOP (N)	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	SANITARY SEWER W/MH'S AND SERVICES	SIDREAU LOOP	ATHERSTONE LANE (S)	CONNECTION W/RED STONE ROAD	/	/	/
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<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification				
							Private Inspector	P.E.	City Cnst Engineer		
<input type="text"/>	<input type="text"/>						/	/	/		
<input type="text"/>	<input type="text"/>						/	/	/		
Approval of Creditable Items:							Approval of Creditable Items:				
Impact Fee Administrator Signature							Date		City User Dept. Signature		Date

NOTES

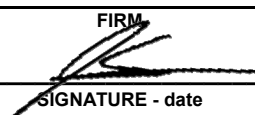
If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

Jeremy Shell
NAME (print)

RESPEC
FIRM



SIGNATURE - date

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & RECREATION - date

_____ AMAFCA - date

_____ CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: July 28, 2021

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

Volcano Mesa at The Trails

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2, Unit 2, The Trails

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		31' F-EOA*	ARTERIAL PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON SOUTH SIDE	PASEO DEL NORTE	WEST SUBDIVISION BOUNDARY	EAST SUBDIVISION BOUNDARY	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

* DEFERRED

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

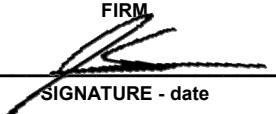
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Jeremy Shell

NAME (print)

RESPEC

FIRM



SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER