



Effective 3/01/2022

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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input checked="" type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch plat/plan review for a proposed multi-family residential development.		

APPLICATION INFORMATION		
Applicant/Owner: PV Trails Albuquerque, LLC		Phone:
Address: 4350 LA JOLLA VILLAGE DR SUITE 110		Email: gprice@pricedg.com
City: San Diego	State: CA	Zip: 92122
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tracts 4 and 5	Block:	Unit: Unit 3A
Subdivision/Addition: The Trails	MRGCD Map No.:	UPC Code: 100906403546422301 100906412249822304
Zone Atlas Page(s): C-09	Existing Zoning: R-ML	Proposed Zoning: No Change
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): approx. 37 ac
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 99999 Woodmont Ave NW	Between: Paseo del Norte	and: Sand Rock Street NW
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: 5/31/22
Printed Name: Michael Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 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 describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(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
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

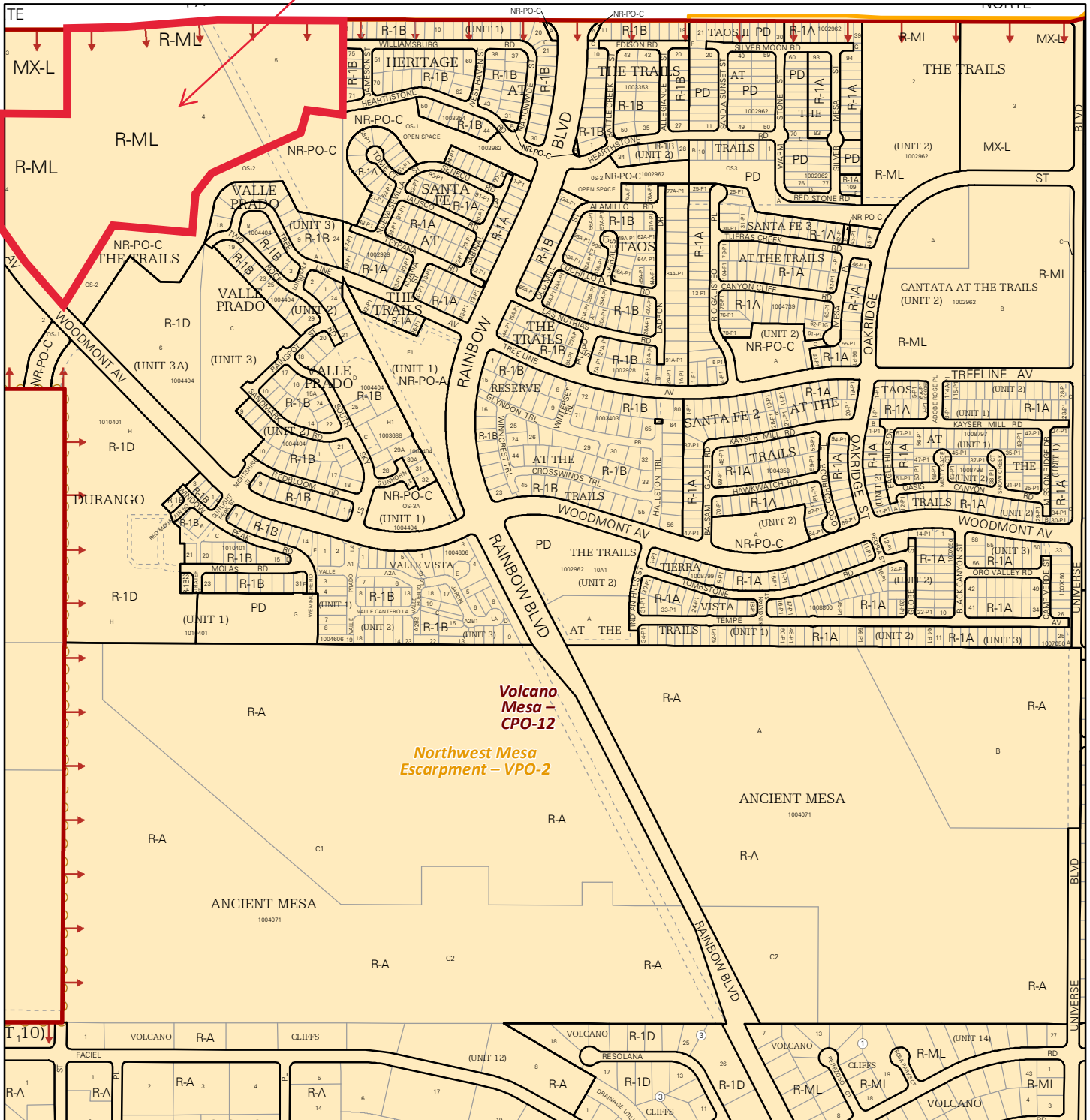
Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

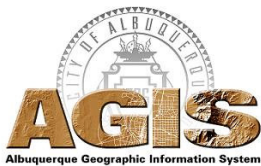
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

SITE

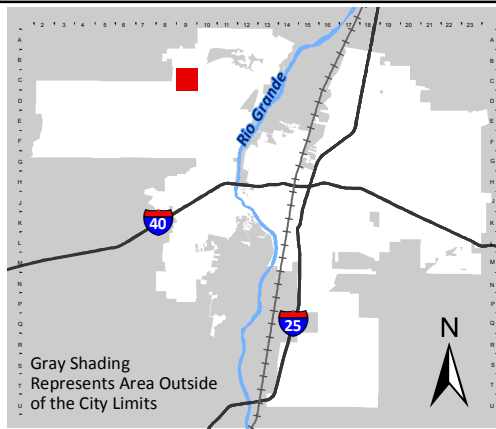


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

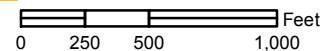


IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones
 are established by the
 Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-09-Z

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





May 31, 2022

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

RE: Sketch Plat Review and Comment for Tracts 4 & 5 at the Trails

Dear Ms. Wolfley:

The purpose of this letter is to request sketch plat/plan review for a proposed development located near the intersection of Paseo del Norte and Woodmont Avenue NW. The subject site is legally described as Tracts 4 and 5, Bulk Land Plat of the Trails Unit 3A (see figure below).



Figure 1. Subject site (in blue) located south of Paseo del Norte and east of Woodmont Avenue.

The attached concept plan shows a reconfiguration of the existing two tracts to create two development areas as depicted for construction of approximately 325 dwelling units. The site is zoned R-ML, Multi-family Low Density which allows for the proposed use.

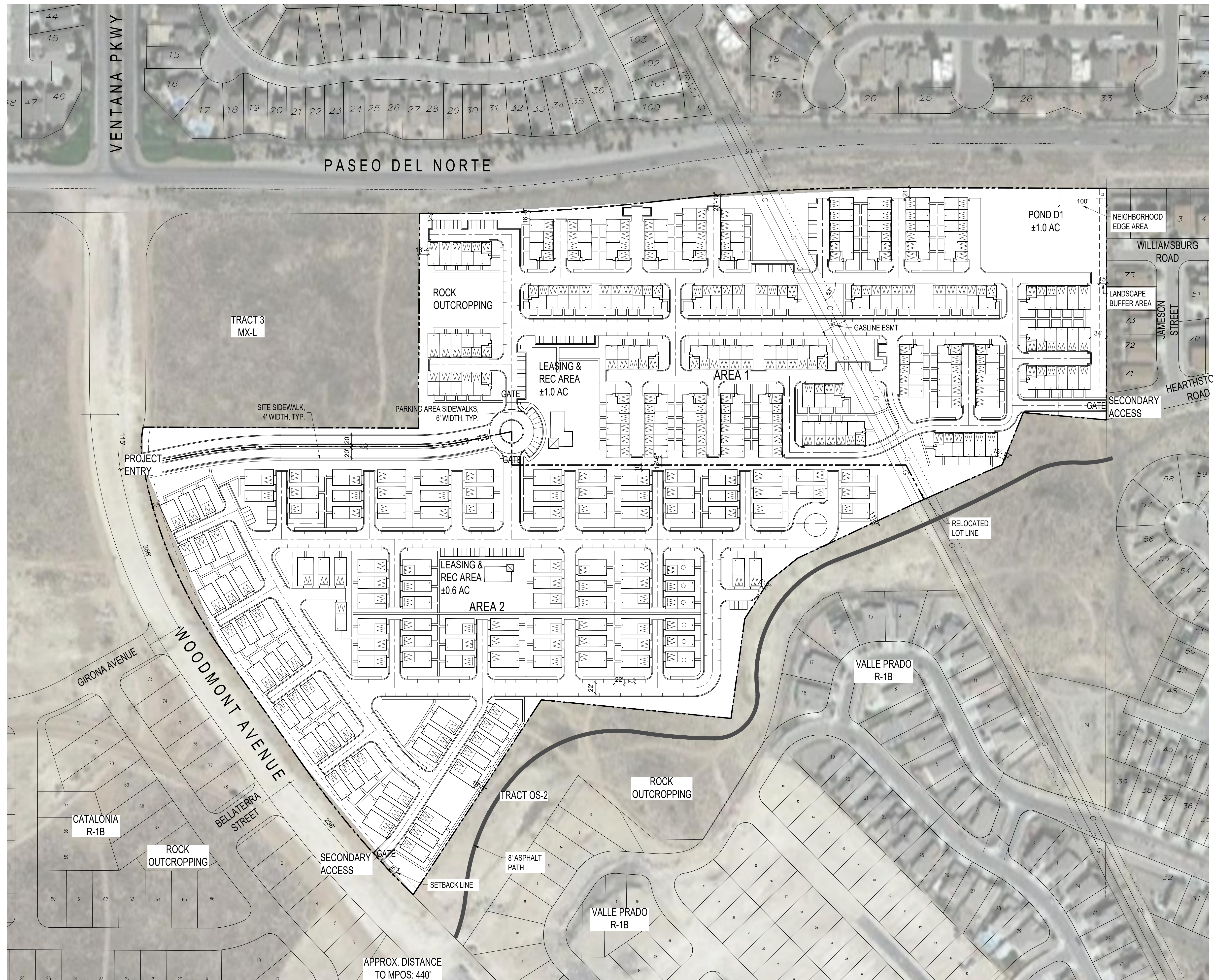
Should you have any questions or need additional information please email me at vos@consensusplanning.com or contact me by phone at 505-764-9801. We look forward to receiving the Board's comments on this proposed development.

PRINCIPALS

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

Sincerely,

Michael Vos, AICP
Senior Planner



PROJECT SUMMARY

AREA ±37.0 AC
 UNITS 325 DU
 DENSITY 8.8 DU / AC

ZONING: R-ML
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL

MAX. HEIGHT (R-ML): 38 FEET

AREA 1 SUMMARY

AREA 18.7 AC
 UNITS 199 DU
 DENSITY 10.6 DU / AC

UNIT MIX

PLAN 1	2 BD / 2 BA	1,170 SF	36 (18%)
PLAN 2	3 BD / 2.5 BA	1,530 SF	36 (18%)
PLAN 3	3 BD / 2.5 BA	1,570 SF	55 (28%)
PLAN 4	3 BD / 2.5 BA	1,780 SF	36 (18%)
PLAN 5	4 BD / 2.5 BA	1,810 SF	36 (18%)
TOTAL			199 (100%)

AREA 2 SUMMARY

AREA 18.3 AC
 UNITS 126 DU
 DENSITY 6.9 DU / AC

UNIT MIX

PLAN 1	3 BD / 2.5 BA	1,835 SF	43 (33%)
PLAN 2	3 BD / 2.5 BA	2,030 SF	23 (16%)
PLAN 3	4 BD / 2.5 BA	2,155 SF	20 (18%)
PLAN 4	4 BD / 3.5 BA	2,415 SF	40 (33%)
TOTAL			126 (100%)

PARKING REQUIRED - IDO TABLE 5-5-1
 1.5 SPACES / DU
 1.5 x 325 = 487 SPACES

PARKING PROVIDED

GARAGE 650 SPACES
 OPEN 351 SPACES
 TOTAL 1,001 SPACES (3.1 / DU)

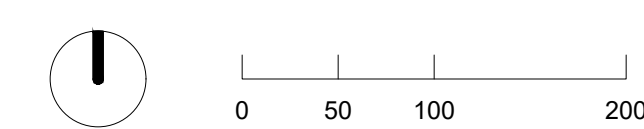


Architecture + Planning
 888.456.5849
 ktgy.com



THE TRAILS BFR
 ALBUQUERQUE, NM # 2022-0110

CONCEPTUAL DESIGN
 MAY 31, 2022



SKETCH PLAT

A1.0