



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

MISCELLANEOUS APPLICATIONS		☐ Extension of Infrastructure List or IIA (Form S3)	
☐ Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS		
☐ Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	☒ Sketch Plat Review and Comment (Form S3)		
☐ Infrastructure List or Amendment to Infrastructure List (Form S3)	☐ Sketch Plan Review and Comment (Form S3)		
☐ Temporary Deferral of S/W (Form S3)	APPEAL		
☐ Extension of IIA: Temp. Def. of S/W (Form S3)	☐ Decision of Site Plan Administrative DFT (Form A)		
BRIEF DESCRIPTION OF REQUEST			
Sketch Plat Review for Tract N-1-B Watershed			
APPLICATION INFORMATION			
Applicant/Owner: The Pulte Group		Phone: 505-238-2857	
Address: 7601 Jefferson NE		Email: kevin.patton@pultegroup.com	
City: Albuquerque	State: NM	Zip: 87109	
Professional/Agent (if any): Bohannon Huston Inc.		Phone: (505) 798-7945	
Address: 7500 Jefferson St NE		Email: ypadilla@bhinc.com	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site: Owner/ Developer		List <u>all</u> owners: APS	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tracts N-1-B		Block:	Unit:
Subdivision/Addition: Watershed Subdivision		MRGCD Map No.:	UPC Code: 100805820244120201
Zone Atlas Page(s): J-8	Existing Zoning: PC		Proposed Zoning PC
# of Existing Lots: 1	# of Proposed Lots: 222		Total Area of Site (Acres): 60.08
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Arroyo Vista		Between: 118th Street and: 98th Street	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
J08D003			
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: 06-20-2024	
Printed Name: Yolanda Padilla Moyer		☐ Applicant or ☒ Agent	

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022☐ **AMENDMENT TO INFRASTRUCTURE LIST**

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

☐ **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension



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

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

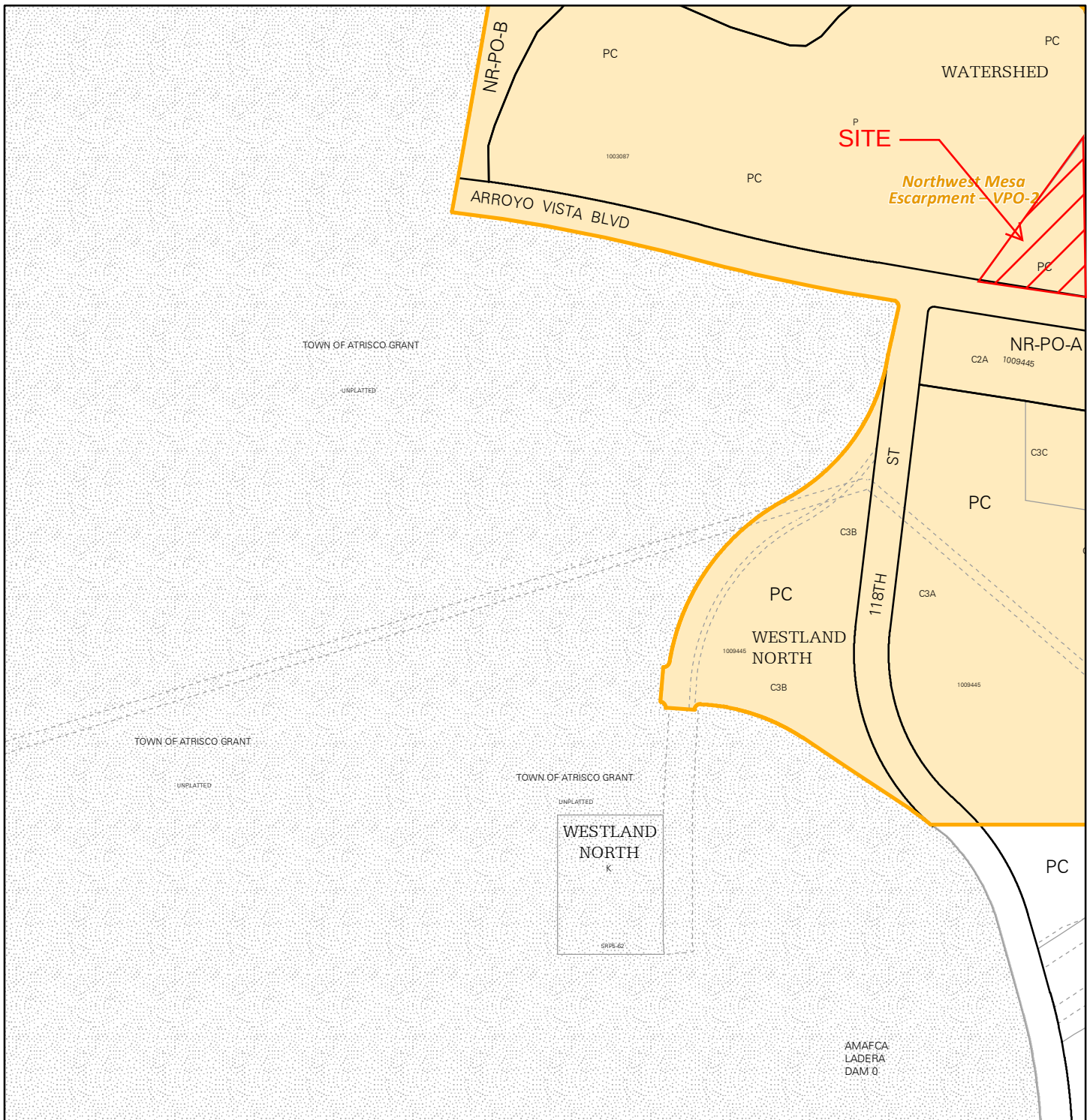
- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA



SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

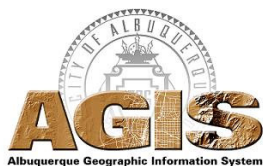
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Letter describing, explaining, and justifying the request
- X 5) Scale drawing of the proposed subdivision plat or Site Plan
- n/a 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

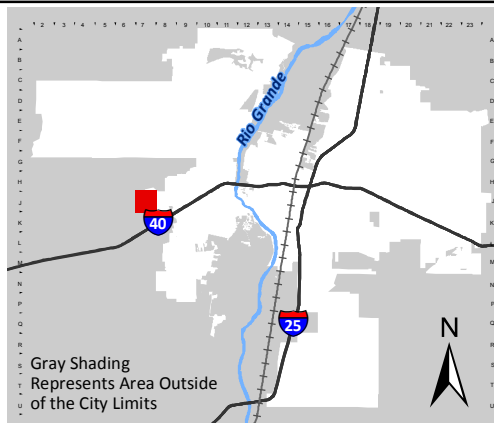


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

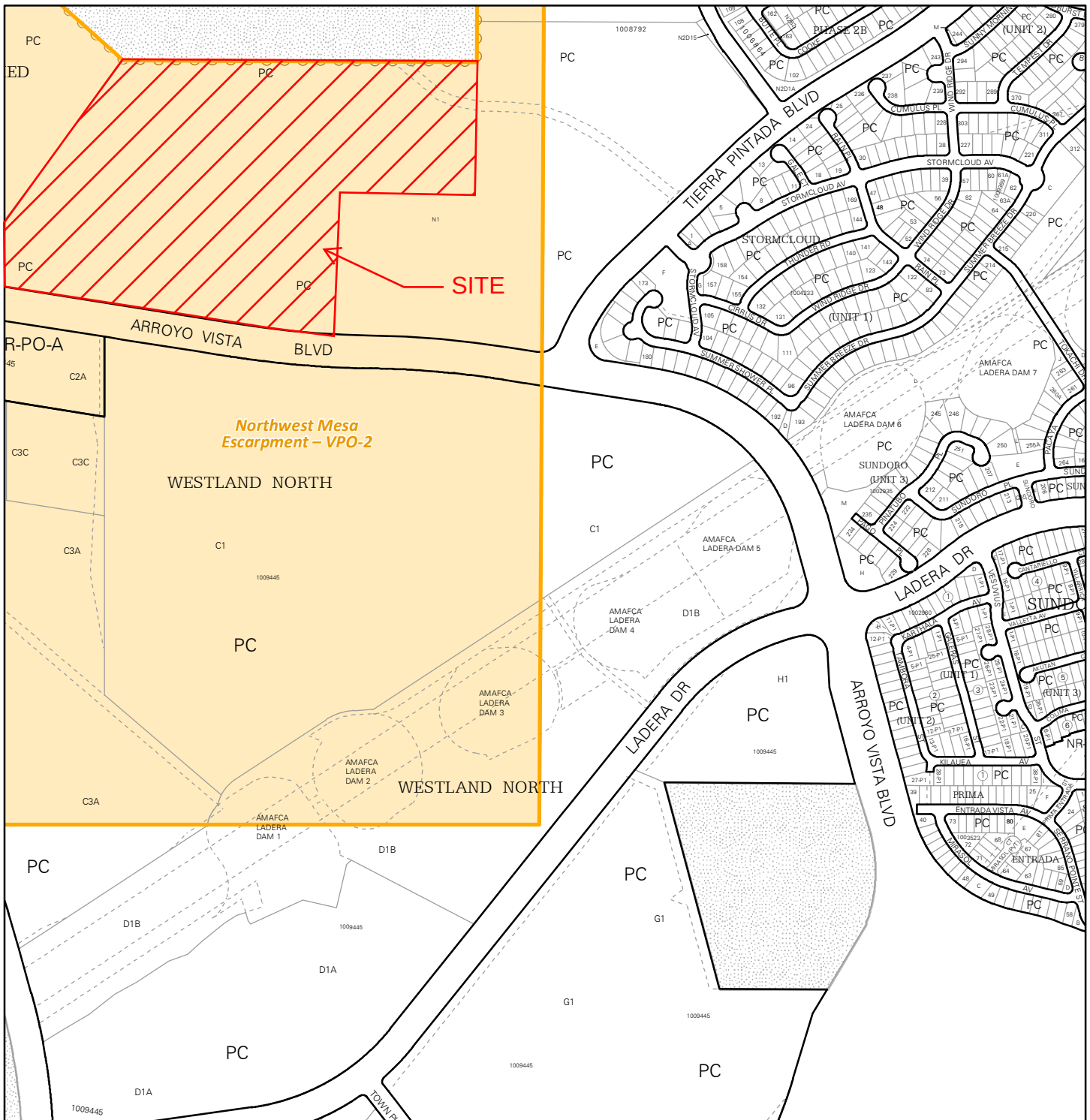


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



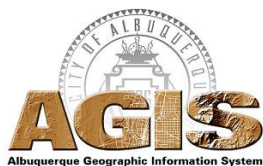
Zone Atlas Page:
J-07-Z

- 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

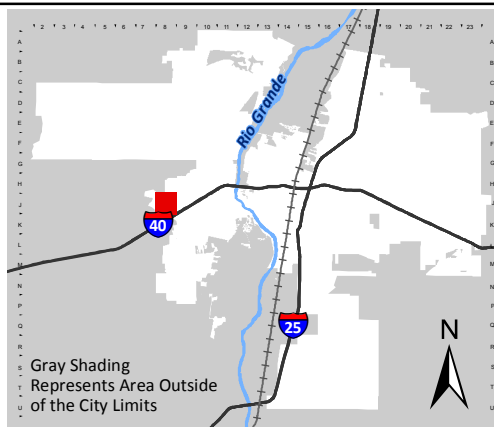


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
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Zone Atlas Page:
J-08-Z

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

0 250 500 1,000 Feet

June 20, 2024

Ms. Jolene Wolfley, DFT Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Tract N-1-B Watershed Subdivison - Sketch Plat Submittal

Dear Ms. Wolfley:

Enclosed for Development Facilitation Team (DFT) sketch plat review and comment are copies of the following information:

- Development Facilitation Team (DFT) Application
- Form S3
- Zone Atlas page
- Plat
- Exhibit/sketch plat of site
- Conceptual Util Plan

This sketch plat is being presented to the Development Facilitation Team for the purpose of obtaining City review and comment. Tract N-1-B represents the residential development for a portion of land formerly part of the APS Property located at Arroyo Vista Blvd and Tierra Pintada Street and proposes approximately 222 single family residential lots on about 60.08 acres. The site will be designed and developed in two phases.

Here is a list of comments and questions that we would like to discuss in the DFT hearing:

APS prefers that we do not connect to any wet or dry utilities, nor do they want us connecting to any roadways.

Roadways:

- We are proposing two gated access points from Arroyo Vista Blvd.
 - o We did not have to have decel lanes for Inspiration
 - We would prefer not to have any decel lanes off of Arroyo Vista
 - Our understanding is that Arroyo Vista doesn't need to be a six lane facility and WALH is looking to reduce the width as it extends west.

Emergency Access

- Will the two gated access points be sufficient?
 - o I believe APS would prefer we not have an access to their school.

Water:

- Is water located in Pressure Zone 4W. It appears that we will not require a PRV.
 - o Two connections through each entrance off of Arroyo Vista

Sanitary Sewer:

- Connection into Arroyo Vista Blvd.

Development adjacent to Open Space;

- Pulte has been very successful developing adjacent to the open space in Inspiration and in Del Webb.
- We would treat our development similar to those other two communities.
- Pulte would still provide access to PNM to access area behind Inspiration.

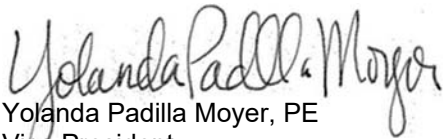
Pulte is proposing Age Targeted (not age restricted but age targeted which means most floorplans will be single story)

Storm Drainage.

- Pulte cut off most of the significant storm water upstream of the diversion dike.
 - o Dike is no longer needed and thus a CLOMR and LOMR would be prepared to remove the existing floodplain
- As shared APS has indicated we cannot connect to their onsite storm drain pipes therefore
 - o Pulte is looking to reroute storm water from ponds located in-between this property and the school taking it into and down Arroyo Vista and then north in Tierra Pintada Blvd to connect at the same location that APS connected. Any issues with this approach?
 - o May request cash in lieu for first flush? Or a portion of it due to the number of Ladera Dams there are between the site and the river. Overall benefit to the city to use funds closer to river.

Please schedule us for the next appropriate DFT hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Yolanda Padilla Moyer, PE
Vice President
Community Development and Planning

YPM/cc
Enclosures

cc: Kevin Patton, Pulte

PLAT OF
TRACTS N-1-A & N-1-B
WATERSHED SUBDIVISION
(A REPLAT OF TRACT N-1,
WATERSHED SUBDIVISION)
PROJECTED SECTIONS 17 AND 18,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
N.M.P.M.
ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2023

LEGEND

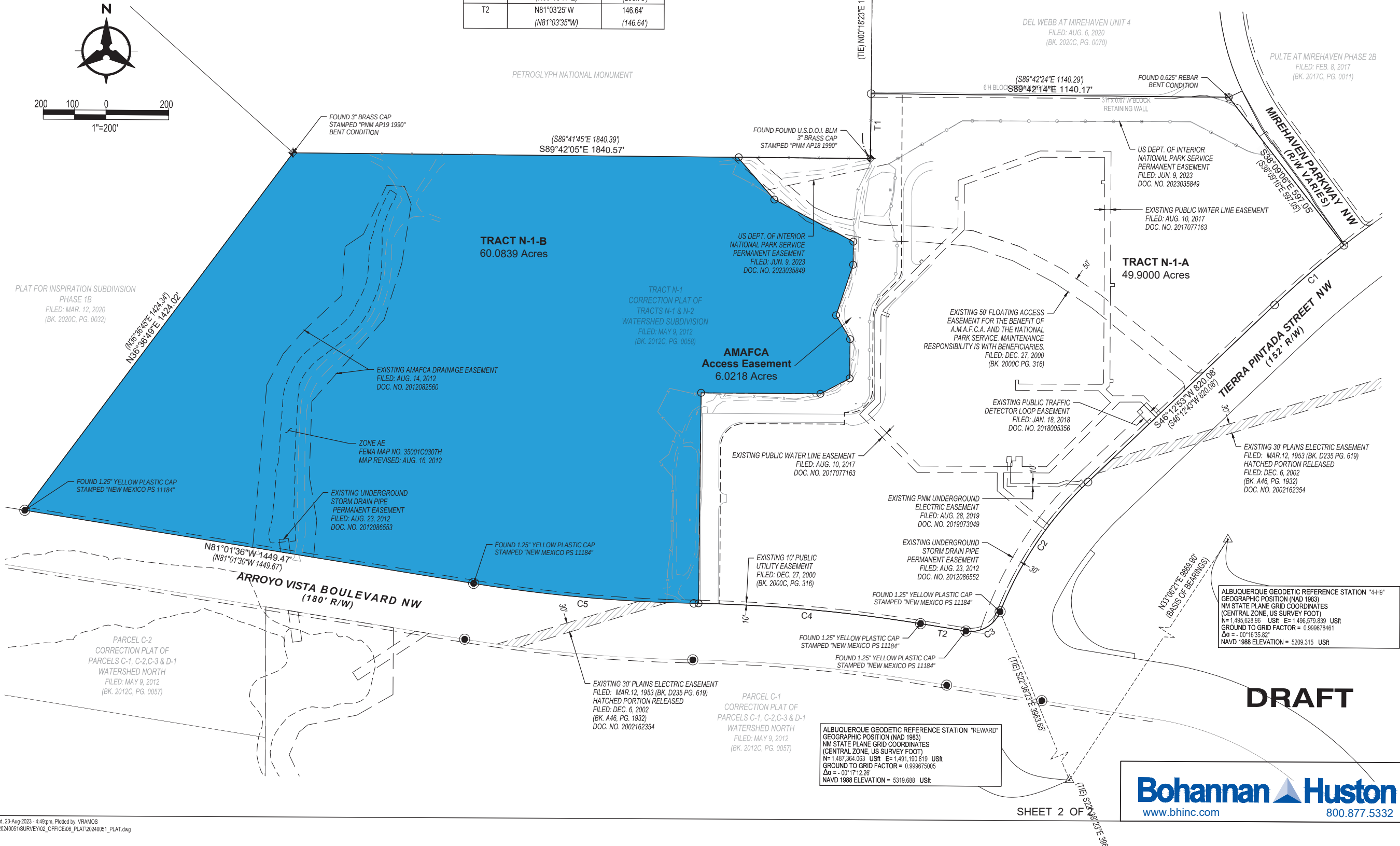
- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM PS 15700"
- FOUND PLASTIC CAP AS NOTED
- ⊗ FOUND REBAR AS NOTED
- ◆ FOUND BRASS CAP AS NOTED
- BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE



200 100 0 200
1"=200'

CURVE DATA					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG
C1	05°37'58" LT (05°37'58" LT)	145.81' (145.81')	291.39' (291.39')	2964.00' (2964.00')	S49°01'52"W (S49°01'42"W)
C2	24°45'05" LT (24°45'05" LT)	255.40' (255.40')	502.84' (502.84')	1164.00' (1164.00')	S33°50'20"W (S33°50'10"W)
C3	77°28'47" RT (77°28'47" RT)	80.23' (80.23')	135.23' (135.23')	100.00' (100.00')	S60°12'11"W (S60°12'02"W)
C4	08°10'32" LT (08°10'32" LT)	363.77' (363.77')	726.30' (726.30')	5090.00' (5090.00')	N85°08'31"W (N85°08'41"W)
C5	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'58"W)

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N00°18'23"E (N00°18'17"E)	206.90' (206.78')
T2	N81°03'25"W (N81°03'35"W)	146.64' (146.64')



ALBUQUERQUE GEODETIC REFERENCE STATION "4-H9"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N= 1,495,628.96 USR E= 1,496,579.839 USR
GROUND TO GRID FACTOR = 0.999678461
Δa = -00°16'35.82"
NAVD 1988 ELEVATION = 5209.315 USR

DEL WEBB AT MIREHAVEN UNIT 4
FILED: AUG. 6, 2020
(BK. 2020C, PG. 0070)

PULTE AT MIREHAVEN PHASE 2B
FILED: FEB. 8, 2017
(BK. 2017C, PG. 0011)

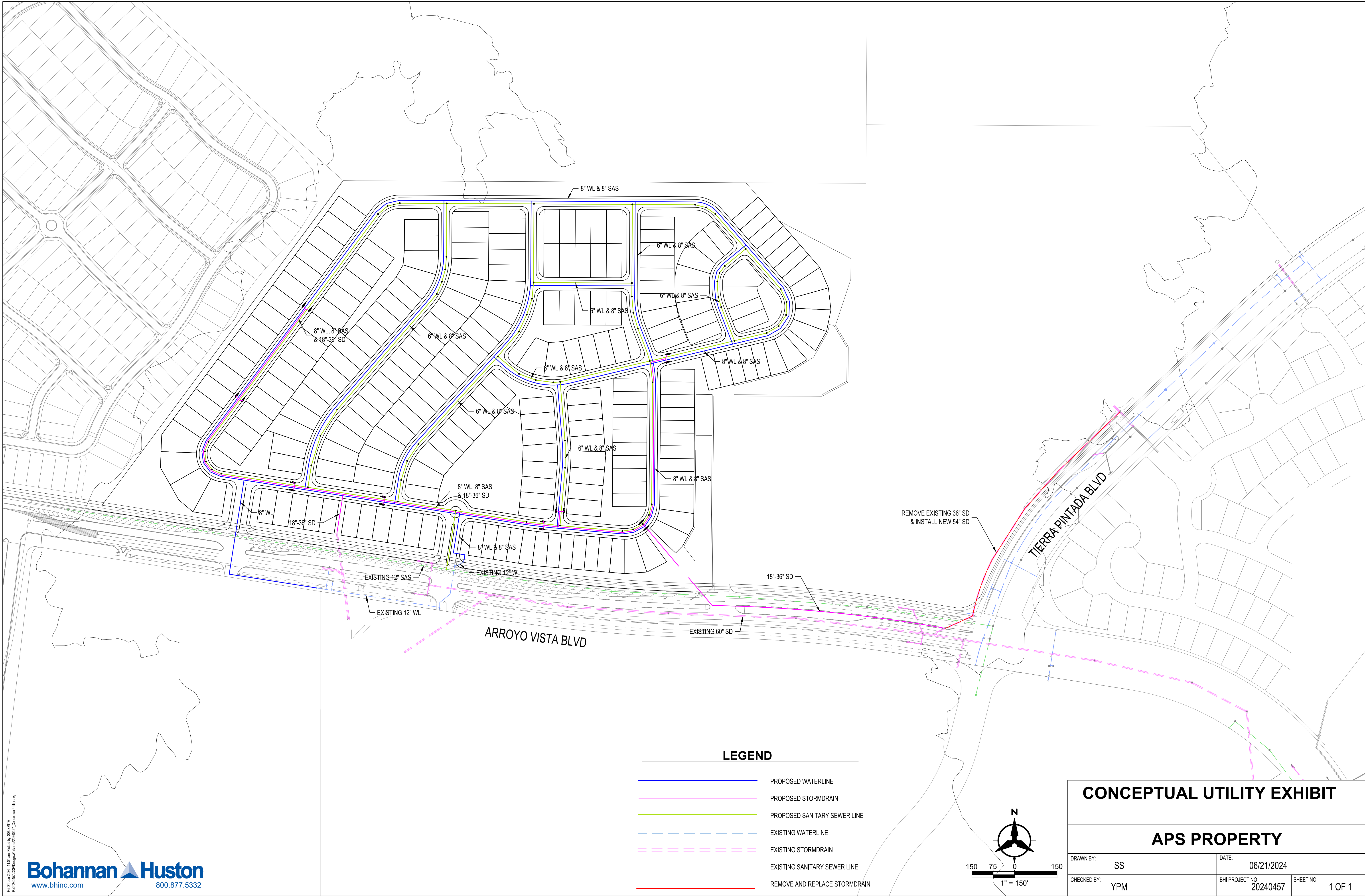
TRACT N-1-A
49.9000 Acres

AMAFCA
Access Easement
6.0218 Acres

TRACT N-1-B
60.0839 Acres

ALBUQUERQUE GEODETIC REFERENCE STATION "4-H9"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N= 1,495,628.96 USR E= 1,496,579.839 USR
GROUND TO GRID FACTOR = 0.999678461
Δa = -00°16'35.82"
NAVD 1988 ELEVATION = 5209.315 USR

ALBUQUERQUE GEODETIC REFERENCE STATION "REWARD"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N= 1,487,364.063 USR E= 1,491,190.819 USR
GROUND TO GRID FACTOR = 0.999675005
Δa = -00°17'12.26"
NAVD 1988 ELEVATION = 5319.688 USR





DEVELOPMENT FACILITATION TEAM REVIEW SHEET

CASES FOR REVIEW AND COMMENT FOR:

July 3, 2024

Join Zoom Meeting:

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

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

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

DFT - CASES FOR REVIEW AND COMMENT

Comments due – July 2nd @ 3pm

Link to access all files:

https://sfftp.cabq.gov/link/s_IEYBGrygk/

1. [**PR-2022-007299**](#)

SI-2024-00931 – SITE PLAN DFT

LOTS 54, 55 & 1, UNIT 6, TOWN OF ATRISCO GRANT zoned NR-C, located at 7320 CENTRAL AVE SW between COORS BLVD and UNSER BLVD containing approximately 13.59 acre(s). (K-10)

REQUEST: DFT - Site Plan Administrative for Skyview West Industrial

SKETCH PLAT 09-28-22 (DRB)

IDO -2022

2. [**PR-2022-007999**](#) *(2nd Submittal)*
SI-2024-00582 – EPC SITE PLAN SIGN-OFF

A tract of land Situate in the Southwest Quarter (SW 1/4) of Section 32, Township 10 North, Range 3 East, N.M.P.M., zoned NR-LM, located at 336 Woodward RD SE between BROADWAY and 2nd ST containing approximately 19.1 acres (M-14)

REQUEST: EPC SITE PLAN SIGN-OFF
SKETCH PLAT 12-2-22 (DRB)
IDO – 2022

3. [**PR-2022-007805**](#)
SI-2024-00849 – SITE PLAN DFT

TRACT D-6, MESA DEL SOL INNOVATION PARK II zoned PC, located on CRICK AVE SE between WATSON SE and HAWKING SE containing approximately 23.7954 acre(s). (Q-16)

REQUEST: Site will be developed in three phases. Each phase will contain a warehouse/manufacturing building containing approximately 106,000sf. Site will primarily be accessed from Crick Avenue SW. Site will be designed for full retention as required by the Mesa Del Sol Community Masterplan. Request is to obtain approval of the Site Plan for all phases.
IDO -2022

4. [**PR-2021-004973**](#)
SI-2024-00924 – SITE PLAN DFT

LT 9-A-1A BLK A PLAT OF LOTS 9-A-1A AND 9-B-1A, BLOCK A KIRTLAND ADDITION UNIT 2 (BEING A REPLAT OF LOTS 9-A-1 zoned MX-L, located at 1600 GIBSON BLVD SE between GIBSON BLVD SE and UNIVERSITY BLVD SE containing approximately 1.54 acre(s). (M-15)

REQUEST: Remodel of existing Chick-fil-A consisting of drive-thru widening and parking modification
IDO -2022

5. [**PR-2020-004024**](#) *(2nd Submittal)*
SI-2024-00648 – SITE PLAN DFT

H6B & H9A, VENTANA SQUARE AT VENTANA RANCE zoned MX-M, located at 9630 & 9610 UNIVERSE BLVD between PARADISE BLVD and PASEO DEL NORTE containing approximately 4.1 acre(s). (B-10)

REQUEST: Site plan for self-storage facility
IDO – 2022

6. [PR-2021-005597](#)

[PS-2024-00112](#) – SKETCH PLAT

LOT 9 & 10 OF LOTS 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER zoned **NR-C**, located at **5810 ST JOSEPH’S DR NW between ATRISCO DR NW and COORS BLVD NW** containing approximately 1.57 acre(s). (G-11)

REQUEST: Subdivide one 14.68 AC lot and one 0.87 AC to create one 1.57ac. Request to develop a 5,200 SF convenience store and fuel station south of St. Joseph’s Dr. between Atrisco Dr and Coors Blvd
IDO -2022

7. [PR-2021-005597](#)

[PS-2024-00110](#) – SKETCH PLAT

LOT 2 (PORTION OF TRACT X-2-A), THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER zoned **NR-C**, located at **3823 COORS BLVD NW between ST JOSEPH DR NW and SEQUOIA RD NW** containing approximately 1.8478 acre(s). (G-11)

REQUEST: Sketch Plat Review For New Olive Garden
IDO -2022

8. [PR-2024-010456](#)

[PS-2024-00100](#) – SKETCH PLAT

LOTS 7 THRU 12, BLOCK 36, EASTERN ADDITION zoned **MX-L**, located at **608 AVENIDA CESAR CHAVEZ SE between EDITH SE and WALTER SE** containing approximately 0.9865 acre(s). (L-14)

REQUEST: Create One Lot From 6 Exiting Lots
IDO -2022

9. [PR-2024-010474](#)

[PS-2024-00102](#) – SKETCH PLAT

TRACT 1, LOT 24, BLOCK 16, UNIT 3, NORTH ALBUQUERQUE ACRES zoned **PD**, located at **8701 GLENDALE AVE NE between BARSTOW ST and VENTURA ST** containing approximately 0.8864 acre(s). (B-20)

REQUEST: Build New Single-Family Dwelling Unit on The Subject Property
IDO -2022

10. [PR-2024-010475](#)

[PS-2024-00104](#) – SKETCH PLAT

TRACT B-6, SYCAMORE PLAZA zoned **MX-M**, located at **5640 WYOMING BLVD** between **ACADEMY RD NE** and **WYOMING BLVD** containing approximately 1.6661 acre(s). (B-6)

REQUEST: Proposed Whataburger Review For Com-Pliance With Local Ordinances, And To Understand Zoning Approval Process
IDO -2022

11. [PR-2024-010479](#)

[PS-2024-00105](#) – SKETCH PLAT

Lot A zoned **NR-LM**, located on **McKNIGHT AVE NW** between **2ND ST** and **3RD ST** containing approximately 0.440 acre(s). (H-14)

REQUEST: Acquire Former Bark Park and Right-Of-Way at McKnight Ave NW from 2nd St To 3rd St To Allow For Future Business Expansion/Growth
IDO -2022

12. [PR-2024-010571](#)

[PS-2024-00111](#) – SKETCH PLAT

TRACTS N-1-B, WATERSHED SUBDIVISION zoned **PC**, located on **ARROYO VISTA** between **118TH ST** and **98TH ST** containing approximately 60.08 acre(s). (J-8)

REQUEST: Sketch Plat review for Tract N-1-B Watershed
IDO -2022



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010571 **Date:** 7/3/2024 **Agenda Item:** #12 **Zone Atlas Page:** J-8

Legal Description: Tracts N-1-B, Watershed Subdivision

Request: Sketch Plat review for Tract N-1-B Watershed

Location: Arroyo Vista between 118th St and 98th St

Application For: PS-2024-00111 – SKETCH PLAT

1. Request an availability/serviceability statement online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. Regarding the comment for water, please provide a maximum pad elevation for the site to determine if there is any need for 5W infrastructure.
 - a. Note that the highest contour I see for the site based on our mapping system is right at the 5W/4W pressure zone boundary at 5485 feet which is evident the entire site currently sits within the 4W pressure zone thus not requiring a PRV to provide pressure to the site.
3. As proposed the site is on a really long dead end line and will require some sort of loop. Perhaps to the adjacent site on APS site which will create a good looped water system to provide redundancy for the future development.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT FACILITATIVE TEAM (DFT)

Code Enforcement Comments

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

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@caba.aov

DATE: 07/03/2024

AGENDA ITEM NO: 12

PROJECT NUMBER:

PR-2024-010571

PS-2024-00111 -Sketch Plat

ADDRESS/LOCATION: TRACTS N-1-B, WATERSHED SUBDIVISION zoned PC, located on ARROYO VISTA between 118TH ST and 98TH ST containing approximately 60.08 acre(s). (J-8)

REQUEST: Sketch Plat review for Tract N-1-B Watershed

IDO – 2022

COMMENTS:

1. Code Enforcement has no comments at this time.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010571
Arroyo Vista – Watershed Subdivision

AGENDA ITEM NO: 12

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Arroyo Vista is a Principal Arterial and requires a 6' sidewalks with a 5' to 6' landscape buffer. There is an existing multiuse trail along here which meets sidewalk requirements.
2. All internal roads would be local roads and require 5' sidewalk with a 4' to 6' landscape buffer.
3. Prior to site plan an approved TCL is required. Also, please submit a Traffic Scoping Form to Curtis Cherne (ccherne@cabq.gov) to determine if a TIS is required.

If new or revised information is submitted, additional comments may be provided by Transportation Development.

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

DATE: July 3, 2024

ACTION:

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

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

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

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

DRB Project Number: 2024-010571 Hearing Date: 07-03-2024

Project: Tract N-1-B Watershed
Subdivision Agenda Item No: 12

☒ Sketch Plat

☐ Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- Hydrology will need to approve a Conceptual Grading & Drainage Plan prior to platting.
- The infrastructure list will be needed for Preliminary Plat.
- Hydrology will also need AMAFCA's approval prior to plat approval.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

Delegated For: _____

SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT

DEFERRED TO _____



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 7/2/24 -- **AGENDA ITEM:** #12

Project Number: PR-2024-010571 AKA PR 2024- 10189

Application Number: PS-2024-00111

Project Name: Subdivide Tract N-1-B

Request: Sketch Plat: Future Tracts N-1-B (and N-1-A) , Watershed Subdivision

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

BACKGROUND

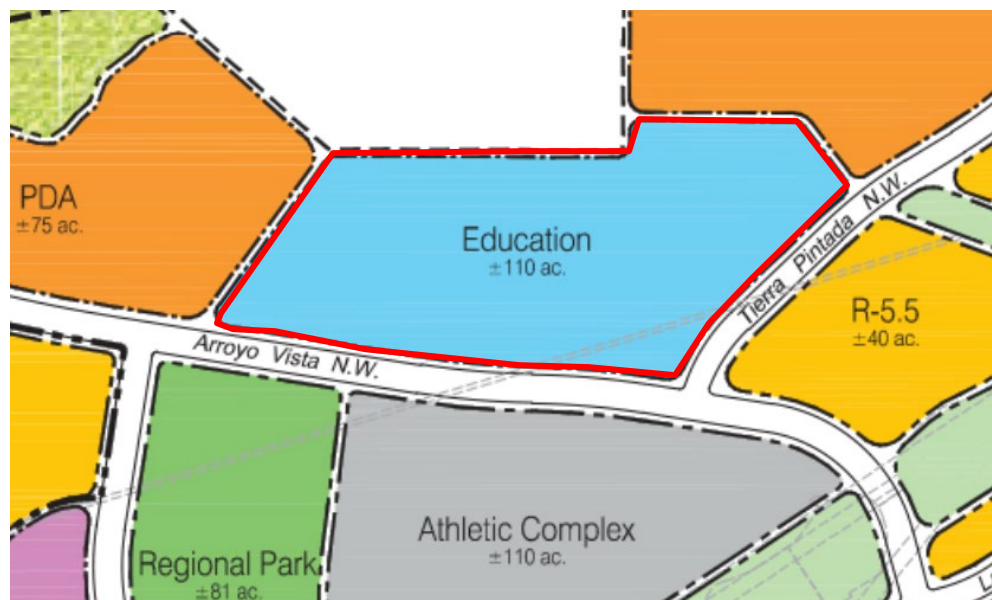
- A previous sketch plat was reviewed April 17, 2024. That Sketch Plat review request was for a Bulk Land Plat, subdividing an existing tract, Tract N-1 of the Watershed subdivision, into Tract N-1-B at 60.0839-acres in size and Tract N-1-A at 49.9-acres in size. **Tract N-1-A and Tract N-1-B still need to be created. Tract N-1-B could then be further subdivided.**
- The subject property is zoned PC (Planned Community), is located at 9601 Tierra Pintada Blvd., and features the Tres Volcanes Community Collaborative School on the eastern portion of the subject property (future Tract N-1-A as depicted on the Sketch Plat). The western portion of the property is vacant (future Tract N-1-B). The parcel is owned by Albuquerque Public Schools (APS).
- The subject property is located within the Westland Framework Plan, and the entire site is depicted as an education land use on the Framework Plan.
- The Subject property is located within an Area of Consistency, and is not located within any type of Center or Corridor.
- The western portion of the subject property is located within the Northwest Mesa

**(See additional comments on next pages)*

Escarpment – VPO-2, and is located within the height restrictions sub-area of the VPO.

IDO/DPM COMMENTS

- Platting applications would be subject to review and approval by the City of Albuquerque/Development Hearing Officer (DHO). residential would be >>>>>
- The western tract (proposed Tract N-1-B in this sketch plat) is a proposed residential subdivision, and not an educational land use. The parcel is subject to the requirements of the Westland Framework Plan and the IDO and DPM where the Framework Plan is silent. As the Westland Framework Plan depicts the subject property as an Education land use, any other future land uses on the site requires an amendment of the Westland Framework Plan, requiring EPC or City Council approval of the amendment. DRS Planning staff advises the applicant to schedule a PRT meeting with UDD staff regarding this step.



- A Bulk Land Plat application could be acceptable to transfer Tract N-1-B to another owner.
- The site area meets the minimum lot size requirements for a Bulk Land Plat per 6-6-6(J(1)(b)(2) of the IDO.

- The application forms for a Bulk Land Plat are featured in the following links:

https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S1.pdf>

Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, which includes notifying Neighborhood Associations by email and property owners within 100 feet by first class mail. After acceptance and processing of the application and placement on a DHO agenda, signs providing notice of the application would need to be placed along the street frontages of the subject property.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The Bulk Land Plat is subject to the requirements of 6-6(J) of the IDO.
- A Sensitive Lands Site Analysis is required to be submitted in accordance with IDO Section 5-2(C) for any action on the property.
- An Archaeological Certificate of No Effect and/or Approval is required for any application for development due to the size of the subject property.

- Tract N-1-B is located adjacent to Petroglyph National Monument and lies outside the boundaries of the City of Albuquerque. The developer should coordinate with Petroglyph National Monument. The development must comply with all the following sections of IDO 5-2(J)(1) Lots within 330 Feet of Major Public Open Space, 5-2(J)(2) Lots Adjacent to Major Public Open Space, and 5-2(J)(2)(c) Lots Adjacent to the Petroglyph National Monument. An important provision is 5-2(J)(2)(b)(10)

10. Have an approved Site Plan – EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the Major Public Open Space and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

This site requires a Site Plan EPC prior to subdivision of land with the DHO.

It is noted that a single-loaded street has been placed on the edge of the subdivision adjacent to Petroglyph National Monument which meets of the requirements of 5-2(J).

- Development must follow new Standard Specification 1014 regarding preserving Major Sensitive Lands. The Site Plan must include details on how Sensitive Lands will be preserved during construction.

Please note links below are correct for Specification 1014, but the link titles are not accurate:

[Sensitive_lands_analysis_form \(cabq.gov\)](#)

[SECTION 015639 - TEMPORARY TREE AND PLANT PROTECTION \(cabq.gov\)](#)

- Show compliance with the following IDO provisions for a new subdivision:

5.4.E Block Design and Layout

5.4.E.2 General Block Layout

5.4.E.2.b To the maximum extent practicable, streets and access lanes shall be oriented to create block and lot configurations with their longest dimension along an east-west access to facilitate solar access.

5.4.E.3.a Block Dimensions: Block lengths shall meet the requirement and comply with standards in the DPM association with each Center and Corridor area and each street classification.

It would appear that you have been able to keep some block lengths under 600 feet, but some are not.

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

5.4.F.2 Access to Public Streets

5.4.F.2.a All lots shall have frontage on a street unless deemed impracticable due to topography or other constraints.

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.

5.4.F.3.d Tracts for open space, drainage, landscaping, or other communal purposes shall have their use, beneficiaries and maintenance responsibilities clearly noted on the subdivision plat.

5.4.F.4 No subdivision shall result in any remainder lot that does not meet the standards of this IDO.



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

FROM: Jolene Wolfley
Planning Department

DATE: 7/2/24



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2024-010571

PS-2024-00111 - SKETCH PLAT

TRACTS N-1-B, WATERSHED SUBDIVISION zoned PC, located on ARROYO VISTA between 118TH ST and 98TH ST containing approximately 60.08 acre(s). (J-8)

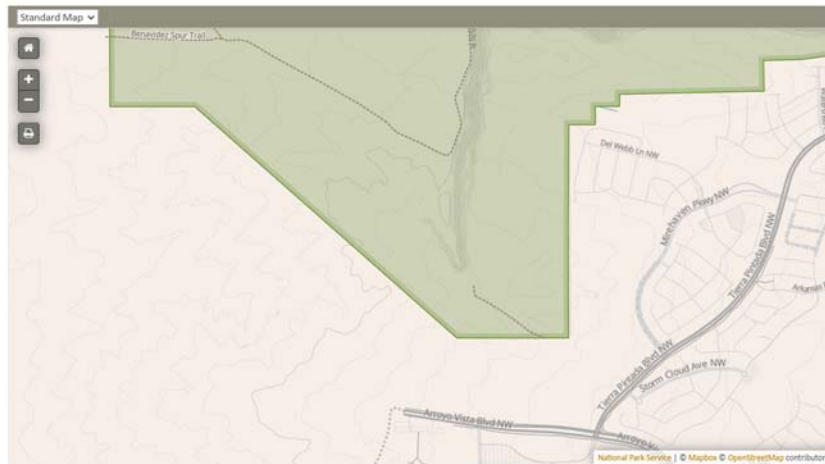
REQUEST: Sketch Plat review for Tract N-1-B Watershed

IDO - 2022

Comments:

07-03-2024

The subject site is adjacent to MPOS (Petroglyph National Monument) along the northern property line.



6-5(G)(1)(e) Where adjacent to Major Public Open Space, a Site Plan – Administrative may only be approved for a project site of no more than 5 acres. Development on a project site over 5 acres and adjacent to Major Public Open Space requires a Site Plan – EPC pursuant to Subsection 14-16-6-6(J).