

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D Decision by: DRB, EPC, LUCC, Planning Director or Staff ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

Professional Agent (if any): GARCIA/Kraemer + Associates PHONE: 505-242-5561
 ADDRESS: 200 Lomas NW Suite 1111 FAX: 242-9028
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: kilybannon@hotmail.com

APPLICANT: Tramway Associates Inc. PHONE: 505-450-4388
 ADDRESS: PO Box 1245 FAX: 505-293-3580
 CITY: Northbrook STATE IL ZIP 60065 E-MAIL: _____
 Proprietary Interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Amendment to the Site Development Plan for Subdivision

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY

Lot or Tract No. LOTS 1-PI to 28-PI Block: _____ Unit: _____
 Subdiv/Addr/TBKA: The Bluffs at Encastado
 Existing Zoning: SU-4/RT Proposed zoning: _____
 Zone Atlas page(s): K23/L23 UPC Code: See attached MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V., S., etc.): 1004496
06A10062, 06DRB00667, 06DRB00668, 06DRB00669, 06DRB00670, 06DRB0067

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO 06EPC00138, 05EPC01805
 No. of existing lots: 28 No. of proposed lots: SAME Total area of site (acres): 3.07

LOCATION OF PROPERTY BY STREETS: On or Near: Tramway Blvd NE
 Between: Skyline Road and Encastado Road

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE William J Kraemer DATE 08/01/08
 (Print) WILLIAM KRAEMER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06EPC</u>	<u>40083</u>		\$
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
				Total
				\$

Hearing date: September 18, 2008

WJ 8-1-08
 Planner signature / date

Project # 1004496

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 SEPT. 3, 2008 to SEPT. 18, 2008

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.

William Kraem 8/1/8
 (Applicant or Agent) (Date)

I issued 3 signs for this application, 08/01/08 Sandy Handman
 (Date) (Staff Member)

DRB PROJECT NUMBER: 100 44 96

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: TRAMWAY ASSOCIATES DATE OF REQUEST: 8/1/8 ZONE ATLAS PAGE(S): K-23

CURRENT:

ZONING SU-1 RT

PARCEL SIZE (AC/SQ. FT.) 3.07 acres

LEGAL DESCRIPTION:

LOT OR TRACT # 1-P1 to 28-P1 BLOCK #

SUBDIVISION NAME Bluffs @ Encanted

REQUESTED CITY ACTION(S):

- ANNEXATION SECTOR PLAN SITE DEVELOPMENT PLAN:
- COMP. PLAN ZONE CHANGE A) SUBDIVISION BUILDING PERMIT
- AMENDMENT CONDITIONAL USE B) BUILD'G PURPOSES ACCESS PERMIT
- (EPC) AMENDMENT OTHER

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT
- NEW CONSTRUCTION
- EXPANSION OF EXISTING DEVELOPMENT

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 28 (NO CHANGE)
BUILDING SIZE: _____ (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE

William J Kraemer

DATE 8/1/8

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES NO BORDERLINE

THRESHOLDS MET? YES NO

MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER

Tony Sol

DATE

8-1-08

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES NO

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

APPLICANT

William J Kraemer

DATE

8/1/8

Required TIS and/or AQIA **must be completed prior to applying to the EPC**. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

-SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

Bluffs at Encantado UPC numbers

102305703909132001
102305703608732002
102305703608432003
102305703508132004
102305703407832005
102305703407532006
102305703407232007
102305703406832008
102305703606432009
102305703706132010
102305703805832011
102305703905632012
102305704005332013
102305704105032014
102305704304632015
102305704404232016
102305704503932017
102305704603732018
102305704603432019
102305704603132020
102305704603832021
102305704603432022
102305704602032023
102305704701732024
102305704701432025
102305704701132026
102305704700832027
102305704700532028

Garcia Urremer.

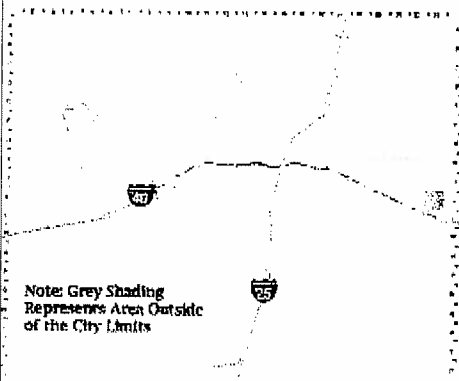
Project # 10044096.



For more current information and more details visit: <http://www.cabq.gov/gis>



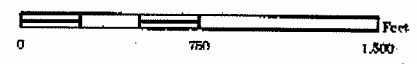
Map amended through: 6/13/2008



Zone Atlas Page:
K-23-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Sep 27 05 10:08a Philip Lindborg

505-293-3580

p.1

Sep 28 05 05:23p Philip Lindborg

505-293-3580

p.2

505 293 3580

September 26, 2005

Zoning Hearing Examiner (ZHE)
And Development Review Board
City of Albuquerque

Re: letter of authorization
Tracts 1A, 1B & 1C, Block J and Lot 1, Block K, Cenaroca Addition

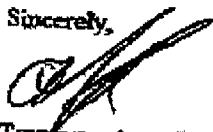
To Whom It May Concern:

Tranway Associates Inc. is the fee owner of the above referenced property.

This letter hereby authorizes the firm of GARCIA/KRAEMER & ASSOCIATES to act as our agent and represent our interests in connection with an application to allow dwelling units as a conditional use in the C-1 zone and a request to VACATE public right of way (Huerfano.) This Authorization extends to any appeals, or amendments to site development plans that may be required to develop this property.

The contract purchasers shall be responsible and pay for professional services and fees in connection with this and other applications.

Sincerely,



Tranway Associates Inc.
PO Box 1245
Northbrook Illinois, 60066



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

July 29, 2008

William Kraemer
Garcia/Kraemer and Associates
200 Lomas Blvd. NW, Suite 1111/87102
Phone: 505-242-5566/Fax: 505-242-9028

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear William:

Thank you for your inquiry of July 29, 2008 requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at LOTS 1-P1 TO 28-P1, THE BLUFFS AT ENCANTADO, LOCATED ON TRAMWAY BOULEVARD AND AVITAL DRIVE NE BETWEEN SKYLINE ROAD NE AND ENCANTADO NE zone map K-23.

Our records indicate that the Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

SUPPER ROCK N.A. (SPR) "R"

*Carol O'Keefe

600 Vista Abajo Dr. NE/87123 296-9075 (h)

Kathleen Schindler-Wright

407 Monte Largo Dr. NE/87123 275-2710 (h)

Please note that according to O-92 you are required to notify each of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application.

7007 0710 0000 6307 0349

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For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87123

Postage	\$ 0.59	0129
Certified Fee	\$2.70	06
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	08/01/2008
Total Postage & Fees	\$ 3.29	

Sent To: Kathleen Schindler-Hight
 Street, Apt. No. or PO Box No.: 407 Market Garage Dr. NE
 City, State, ZIP+4: Albuquerque NM 87123

US Form 3806, August 2006 See Reverse for Instructions

7007 0710 0000 6307 0370

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ALBUQUERQUE, NM 87114

Postage	\$ 0.59	0129
Certified Fee	\$2.70	06
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	08/01/2008
Total Postage & Fees	\$ 3.29	

Sent To: Homes by William Inc.
 Street, Apt. No. or PO Box No.: 10639 Pisces Ct. NW
 City, State, ZIP+4: Albuquerque NM 87114

US Form 3806, August 2006 See Reverse for Instructions

7007 0710 0000 6307 0356

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ALBUQUERQUE, NM 87123

Postage	\$ 0.59	0129
Certified Fee	\$2.70	06
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	08/01/2008
Total Postage & Fees	\$ 3.29	

Sent To: Carol O'Keefe
 Street, Apt. No. or PO Box No.: 600 Vista Alegre Dr. NE
 City, State, ZIP+4: Albuquerque NM 87123

US Form 3806, August 2006 See Reverse for Instructions

7007 0710 0000 6307 0363

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For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87111

Postage	\$ 0.59	0129
Certified Fee	\$2.70	06
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	08/01/2008
Total Postage & Fees	\$ 3.29	

Sent To: Drake LeMaster
 Street, Apt. No. or PO Box No.: 3240 B Juan Tabo NE
 City, State, ZIP+4: Albuquerque NM 87111

US Form 3806, August 2006 See Reverse for Instructions

GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

July 30th, 2008

Carol O'Keefe
600 Vista Abajo Dr. NE
Albuquerque, NM 87123

Homes by Lillian Inc.
10639 Pisces Ct. NW
Albuquerque, NM 87114

Kathleen Schindler-Wright
407 Monte Largo Dr. NE
Albuquerque, New Mexico 87123

Drake LeMaster
3240B Juan Tabo NE
Albuquerque, New Mexico 87111

RE: Project 1004496-The Bluffs at Encantado
Site plan for subdivision, SU-1 for RT
Administrative Amendment (AA) and Environmental Planning Commission

Dear Neighborhood Representatives:

In 2006, the EPC voted to approve a zone change from C-1 to SU-1 for RT and approved a site plan for subdivision for the site. In April of this year we requested an Administrative Amendment (AA) which was denied because of objections from aggrieved parties.

The purpose of this letter is to inform you that we are filing a request for a new AA to the site plan for subdivision on those properties, which is much narrower than the previous AA. Because of past objections to the previous AA we intend to have a facilitated meeting to discuss the revised changes. However, if it can't be resolved through negotiation, an application for an amendment to the Site Plan for Subdivision will be pursued to the Environmental Planning Commission. The changes and reasons we are making this request are explained in the attached reason for request.

The City's AA process will take a minimum of 15 days, whereupon the City will make a final decision on this request. A copy of the Planning Department's *Administrative Amendment Information Sheet* is enclosed to help you understand this process. If there are continued objections after the facilitated meeting this matter will be heard by the EPC on September 18th 2008.

If you have any questions please call me at 242-5566. This application can also be reviewed at City Planning, located downtown at the Plaza del Sol Building, 600 2nd St. NW. If you want to review the file or have any concerns, please contact April Candelaria

@ 924-3860, who can answer your questions or put you in touch with the Planner who will review our request.

We think that you will agree that the changes will be helpful rather than create problems for the neighborhood, but you have the right to have input into this process. Thanks again for your community involvement. Sincerely,

WILLIAM L. KRAEMER

GARCIA/KRAEMER & ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242-5566
Fax # (505) 242-9028

July 30th, 2008

REASON FOR REQUEST
Administrative Amendment
Site Development Plan for Subdivision
The Bluffs at Encantado
Project #1004496, SU-1 RT Uses

The approved zoning is SU1/ RT. The regulations of the RT zone are controlling absent any specific conditions imposed by the EPC approval. The RT zone does not contain specific limitations on the size of dwelling units. Maximum size is limited by the building envelope created by required setbacks and height limitations and there are no minimum sizes expressed or implied.

The original site development plan for subdivision included 28 townhouse units arranged in four groups of seven. A single builder (Homes by Lillian) was going to construct the entire subdivision. They purchased the southern 14 lots, but have chosen not to proceed on the remaining lots. The developer has contracted to sell the remaining 14 lots to another builder (Mike Davis dba Aspire Homes), whose product will vary slightly and requires minor amendments to the design regulations included on the approved site plan for subdivision.

This amendment includes the following changes to the approved site plan for subdivision:

1. The building envelopes on Lots 1-P1 through 14-P1 have been modified to show seven (7) duplexes on the 14 lots, instead of the two groups of seven originally shown. The new layout will increase sightlines through the project and improve drainage.
2. There are no other changes on sheet 1. The number of lots, lot sizes and access remain unchanged.
3. On sheet 2 we have added a typical lot plan for lots 1-P1 to 14-P1 in addition to the previous typical lot plan which now applies only to lots 15-P1 to 28-P1.
4. The Design Requirements on sheet 2 have been revised to (new language is underlined):
 - a. Describe the changed unit configuration.
 - b. Decrease the minimum dwelling size from 2,000 square feet to 1,600 square feet.
 - c. The rest of the design requirements remain unchanged.

The revised site plan for subdivision still complies with all of the conditions of approval imposed by the EPC. We assert that this request falls within the parameters of changes allowed as administrative amendment, Section 14-16-2-22 (A) (6) because:

- a. It is consistent with the written requirements of the EPC approval.
- b. The buildings are in the same general configuration.
- c. The total maximum floor area under the approved site plan will be reduced rather than increased.
- d. The vehicular circulation patterns are unchanged.

Also, the requested change would not be considered a "CHANGE IN ZONING REGULATION" (section 14-16-4-4 (E) (5) d 3 because :

- a. It does not change permitted land uses.
- b. The total maximum floor area under the approved will be decreased.
- c. Building heights will not be changed.
- d. The number of dwelling units will remain unchanged.

This administrative amendment request is very different from the previous AA filed in April, which was denied based upon opposition from aggrieved parties. It is our hope that after meetings with the community the opposition issues will be resolved. If not this request will be presented to the EPC for review and decision.

Please contact Bill Kraemer if you have any questions concerning this request or need additional information.