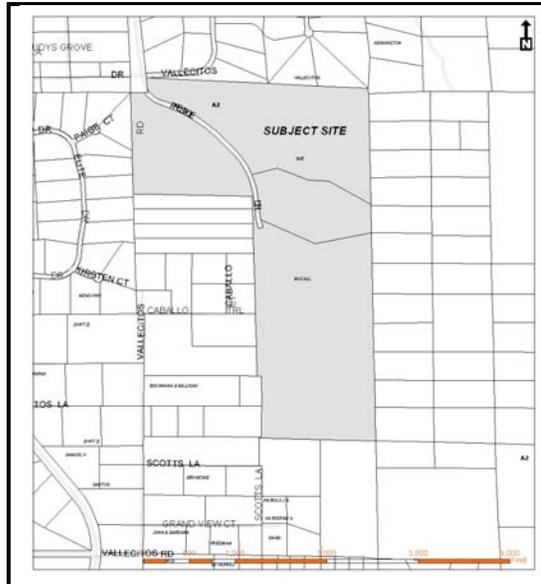


<b>Applicant:</b>	Express Development Ltd.
<b>Agent:</b>	N/A
<b>Location:</b>	North of I-40, east of Sedillo Hill Road, and south of Vallecitos Road
<b>Property Size:</b>	Approximately 131.30 acres
<b>Existing Zone:</b>	A-2
<b>Request:</b>	Preliminary Plat
<b>Recommendation:</b>	Approval



<b>Summary:</b>	<p>The applicant is seeking Preliminary Plat approval of a 59 lot subdivision on approximately 131.30 acres in the East Mountain area located southeast of the Vallecitos Rd. and Meadow Dr. intersection.</p> <p>The County Development Review Authority (CDRA) deemed this Preliminary Plat application complete on March 13, 2008.</p>
<b>Staff Planner:</b>	Mari Simbaña, Program Planner

- Attachments:**
1. Application
  2. Land Use and Zoning Maps
  3. CDRA Notice of Decision
  4. Letters from Reviewing Agencies
  5. Plat, disclosure statement (Commissioners only)

Bernalillo County Departments and other agencies reviewed this application from 2/27/07 to 3/12/07. Their comments were used in preparation of this report and begin on Page 8.

**AGENDA ITEM NO.: 11  
County Planning Commission  
June 4, 2008**

SC-70014 Express Development Ltd. requests approval of a preliminary plat for 59 lots to be called Richland Ridge Subdivision on Lots B and C, Lands of Sue McCall, Section 34, T11N, R6E, and Section 3, T10N, R6E, located north of I-40, east of Sedillo Hill Road, and south of Vallecitos Road, zoned A-2, and containing approximately 131.30 acres. (G-34)

**AREA CHARACTERISTICS AND ZONING HISTORY  
Surrounding Zoning & Land Uses**

	<b>Zoning</b>	<b>Land use</b>
<b>Site</b>	A-2	Vacant
<b>North</b>	A-2	Single family residential
<b>South</b>	A-2	Single family residential
<b>East</b>	A-2	Single family residential
<b>West</b>	A-2	Single family residential

**BACKGROUND:**

**The Request**

The applicant is requesting approval of a Preliminary Plat for 59 lots on approximately 131.30 acres. The subject site is currently vacant and located north of Sedillo Hill Rd. and east of Vallecitos Rd. The Solana subdivision is about one half mile west. There is one main access points proposed at the intersection of Vallecitos Rd. and Meadow Dr. that will be reached by each lot from internal roads. A portion of the existing Vallecitos Rd. (unpaved) will be vacated.

The proposed lots are all around 2 acres in size. The largest lot is 2.74 acres. According to the disclosure statement (dated 10/29/07), each lot will have telephone, electric, and water utilities “stub-outs” provided by the developer. Each lot owner must install an on-site liquid waste system. Future property owners will have to become members of Entranosa Water and Wastewater Association in order to receive water and wastewater services.

**Surrounding Land Uses and Zoning**

The subject site is currently vacant and located (east) off of Vallecitos Rd. The Solana subdivision is approximately one half mile to the west. Many of the lots surrounding the site are vacant and over 2.5 acres in size. Most of the developed lots are to the north and east of the subject site.

**APPLICABLE PLANS AND POLICIES:**

**Albuquerque/Bernalillo County Comprehensive Plan**

The site is located in the Rural area of the Albuquerque/Bernalillo County Comprehensive Plan. The principal goal for this area is to maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.

Policy a for the Rural Area states that “Rural Areas shall generally retain their rural character with development consisting primarily of ranches, farms, and single-family homes on large lots; higher density development may occur at appropriate locations within rural villages or planned communities.”

**East Mountain Area Plan**

*General Land Use – 1*

Goals

- Promote appropriate development that retains the unique rural character of the East Mountain Area.
- Protect the property rights of property owners while ensuring the health, safety and welfare of all inhabitants.

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Objectives

- Emphasize development that consists primarily of ranches, farms, and large-lot (minimum net lot size of two acres) single-family residential lots.

*Visual Resources – 4*

Goal

- Maintain and improve the existing visual quality of the East Mountain Area.

Objectives

- Recognize the natural and visual environment, particularly features unique to the East Mountain Area as a significant determination in development decisions.

*Residential Development – 8*

Goals

- Allow for residential development while protecting the rural character of the area.
- Ensure that zoning meets residential and housing needs.

Policy 8.1

- Recognize the natural and visual environment, particularly features unique to the East Mountain Area as a significant determination in development decisions.

p. 119

Rural Character

Rural character is defined by natural landscape, open spaces, undisturbed ecosystems, quietness, views of the landscape and the sky, limited traffic, large lots, privacy, and small-scale local businesses.

**Bernalillo County Subdivision Ordinance**

**Section 74-32 Agency Review**

(d)*Adverse opinion.* If any opinion from a public agency is adverse, the county shall forward a copy of the adverse opinion to the subdivider and request that additional information be provided to the county within 30 days to respond to the agency's concerns. The county shall forward such additional information upon receipt, to the appropriate agency, which shall have 30 days from the receipt of the additional information to review and return a revised opinion. The county shall obtain receipts or other proof showing the date the additional information was received by each state or local agency. The applicant may contact any public agency directly to expedite the process.

(e)*Revised opinion.* The county shall schedule a public hearing for consideration and action within 30 days after the receipt of a revised opinion from the appropriate agency. If the county does not receive a revised opinion within the specified 30 days after the date the subdivider submits the additional information, it shall proceed with the required public hearing. (Ord. No. 96-23, art. 4 § 2, 10-1-96)

**Section 74-92. Quantification of annual water requirements**

The following procedures shall be used to quantify the maximum allowable subdivision water use per year, for all subdivisions:

- (1) The maximum annual water requirements for both indoor and outdoor purposes, for each parcel in a residential subdivision shall be 0.6 acre-feet per year. The total annual water requirements for the subdivision in acre-feet per year, is computed by multiplying the number of parcels by 0.6.
- (2) The subdivider may, at his option, or if required by the county, prepare a detailed water demand analysis using the step by step computational procedure presented in the relevant state engineer technical report.

**Section 74-95. Water availability assessment for all type-one, type-two, and type-four subdivisions, and all type-three and type-five subdivisions containing six or more parcels**

- (f) For community water systems in which an existing company is proposed as the source of water supply, the subdivider shall submit a water supply plan which meets the following requirements:
  - (1) For all existing water utilities:
    - a. Name of the utility proposed as the source of supply. Letter of intent from the utility that they are ready, willing, and able to provide the maximum annual water requirements for the subdivision for at least 70 years. The letter must also state any requirements for the subdivider to provide water rights.
  - (2) For all new water utilities other than municipally owned water utilities and at the discretion of the county, existing utilities:
    - a. Documentation showing the quantity of water presently produced annually, quantity of water supply commitments to date, and proof of sufficient water rights to meet both existing commitments and the requirements of the proposed subdivision;
    - b. For New Mexico Public Utilities Commission (PUC) certified utilities, a copy of the most recent annual report submitted to the PUC;
    - c. Plans for the existing water system to which the proposed system will tie. The plans shall show diversion point locations, and water storage and distribution system. The size or capacity of the water system components should also be indicated on the plans; and
    - d. Any other information, including any or all of the requirements of subsection (d) of this section required by the board of county commissioners to make a determination that the utility has the capability to meet the water requirements of the proposed subdivision.

**ANALYSIS:**

**Surrounding Land Use and Zoning**

The subject property is zoned A-2 and is in a residential area of the East Mountains where A-2 zoning predominates. All proposed lots are a minimum of 2 acres in size, thus being compatible with surrounding area.

**Plans**

The request complies with the East Mountain Area Plan that recommends an average residential density of two net acres per lot and particular attention to natural resources.

**Bernalillo County Subdivision Ordinance**

Section 74-95 f.1, f.2 state, that the proposed utility for the source of water supply must provide a letter of intent that they are "ready, willing, and able to provide the maximum annual water requirements for the subdivision for at least 70 years." Furthermore, new water utilities (not municipally owned) and at the discretion of the county, existing utilities, will be asked to provide documentation showing present annual water quantity, quantity of water supply commitments to date, and any other information required by the Board of County Commissioners to deem the utility capable of meeting requirements of the proposed subdivision.

**Agency Comments**

Agency comments given through the County Development Review Authority for Sketch and Preliminary Plat process have been addressed by the applicant. There were not adverse comments from any staff reviewing the Preliminary Plat. The Office of the State Engineer has issued a positive opinion of the request. New Mexico Environment Department staff comments that, "the EWWA has provided the subdivider with an availability statement for the proposed subdivision which meets the requirements of the NMED Drinking Water Bureau." Department of Cultural Affairs Historic Preservation Division staff writes that, "The proposed subdivision will not affect cultural properties. No cultural resources were identified during the survey." Additional comments and requirements, such as a completion of a final Disclosure Statement, pertain to Final Plat submittal. Bernalillo County Public Works staff writes that, "All required improvements must be constructed and accepted by BCPWD or financially guaranteed and a Subdivision Improvements Agreement (SIA) entered into with Bernalillo County prior to final plat sign-off by BCPWD." Bernalillo County Water Resources staff writes that the applicant must provide a copy of the OSE water permit to Entramosa pertaining to the water dedicated to the subdivision and a copy of the infrastructure agreement between the developer and Entramosa. Ciudad Soil and Water Conservation District staff recommends that the Terrain Management Plan should be very detailed in its final draft. It also recommends that there be landscape and erosion controls in place. The gradient issues and soil limitations are of concern to the District and staff believes that these need to be addressed to attempt to avoid substantial erosion. Public Service Company of New Mexico staff suggests that developer determine if CNM Co-op can provide service since the majority of the property is within their service area. It is possible for PNM to provide service. Bernalillo County Parks and Recreation staff recommends that the developer meet with staff to establish improvements and access to a bicycle route as shown in the East Mountain Trails & Bikeways Master Plan.

**Conclusion**

This request appears to be consistent with the corresponding land use designation of the Albuquerque/Bernalillo County Comprehensive Plan and the East Mountain Area Plan, and with the requirements of A-2 zoning. There are a number of submittal requirements to be met prior to Final Plat approval. The County Development Review Authority examined this case thoroughly and deemed it to be ready for Preliminary Plat approval, therefore, staff recommends approval.

**RECOMMENDATION**

**Approval** of SC-70014 based on the following Findings and Conditions:

Mari Simbaña  
Program Planner

**FINDINGS:**

1. This request is for the approval of a preliminary plat for 59 lots to be called Richland Ridge Subdivision on Lots B and C, Lands of Sue McCall, Section 34, T11N, R6E, and Section 3, T10N, R6E, located north of I-40, east of Sedillo Hill Road, and south of Vallecitos Road, zoned A-2, and containing approximately 131.30 acres..
2. The subdivision meets the density requirements of the East Mountain Area Plan and the Albuquerque/Bernalillo County Comprehensive Plan.
3. The County Development Review Authority has deemed this application complete for preliminary plat approval.
4. This Preliminary Plat request meets the requirements of Section 74.95(f)(2) of the Bernalillo County Subdivision Ordinance, verifying that adequate water resources are available to meet the needs of the subdivision.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.

**CONDITIONS:**

1. The applicant shall comply with all Bernalillo County Ordinances and Regulations.
2. Prior to Final Plat approval, the applicant shall submit to Bernalillo County Public Works Division for review and approval proof of construction of all required improvements or financially guaranteed and enter into a Subdivision Improvements Agreement (SIA) with Bernalillo County prior.
3. Prior to Final Plat approval, the applicant shall submit a completed Disclosure Statement.

**BERNALILLO COUNTY DEPARTMENT COMMENTS**

Area Planner:

9/17/07

Please format the disclosure statement to match the the item sequence layed out within the subdivision ordinance for subdivision containing 6-99 lots. Any additional item should be listed following those items described in the ordinance. Not acceptable for preliminary plat.

10/29/07

Acceptable for Preliminary Plat approval.

12/3/07

Acceptable for Preliminary Plat approval.

3/3/08

Acceptable for Preliminary Plat approval.

Environmental Health:

9/10/07

1. Current Water Availability statement provided from Entranosa.
2. Disclosure statement is satisfactory.
3. Provide a soils map.
4. Provide soil samples from borings or test pits.

9/19/07

Applicant has provided a geo-technical report that meets the requirements of the Office of EH. No adverse opinion on this platting or planning submittal.

11/1/07

No adverse opinion on this platting or planning submittal.

12/10/07

No adverse opinion on this platting or planning submittal.

1/16/08

No adverse opinion on this platting or planning submittal.

3/4/08

No adverse opinion on this platting or planning submittal.

Fire:

9/12/07

Required access: Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

The required width of a apparatus access road shall not be obstructed in any manner, including parking of vehicles during construction and/or occupancy.

An additional evacuation / access road maybe required in a wildland/forest interface area.

An evacuation plan may be required in a wildland/forest interface area.

The code items in this review are not intended to be a complete listing of all possible code requirements adopted by this jurisdiction. It is a guide to selected sections of the code. Additional information is required prior to approval and/or occupancy.

Automatic Fire Sprinkler System - Residential:

" The owner is required to demonstrate to the satisfaction of the Bernalillo County Fire Marshal's Office that all occupied structures are adequately protected.

" The code items in this review are not intended to be a complete listing of all possible code requirements but a guide to selected sections of the code adopted by the Bernalillo County Fire Marshals Office.

" An Automatic Fire Sprinkler System shall be designed, approved, and installed in all structures and/or areas as required by the Bernalillo County Fire Marshals Office.

" The Automatic Fire Sprinkler System shall be designed by a NICET level two or greater.

" Shall comply with NFPA 13R (current edition of) the Installation of Sprinkler Systems.

" Shall comply with IBC, (current edition of) the International Building Code.

" Shall comply with NFPA 70, (current edition of) the National Electric Code.

" Shall comply with NFPA 72, (current edition of) the National Fire Alarm Code.

" The installing contractor shall notify the Bernalillo County Fire Marshals Office and owner's representative of the time and date testing will be performed.

" The installing contractor shall perform all required acceptance tests.

" The installing contractor shall complete and sign appropriate Contractor's Material and Test Certificate(s).

" The Installing contractor shall prepare and sign a certificate of compliance and forward it to the Bernalillo County Fire Marshals Office.

Approval and/or occupancy pending approved water supplies for fire protection.

Fire hydrants are generally installed according to spacing criteria that varies according to proposed land use. These hydrants may be required to be supplemented with additional hydrants when actual development takes place.

the plat does not show Approved widths of the roads  
also does not show Approved locations and distances of the Fire Hydrants

IN ADDITION THERE MUST NOT ANY SLOPE GREATER THAN 12 % DUE TO ACCESS FOR  
FIRE APPRATUAS

Zoning:

9/11/07

Must comply with below listed comments.

Need to show lot width's for all proposed lots.

All roads need to be named,and verified by zoning.

Plat is acceptable for sketch all comments must be met before final plat can be signed by zoning.

9/26/07

Must comply with all Bernalillo County Code regulations for this project.  
All road name's are acceptable.  
Need to show lot width's on all proposed lot's.  
Plat is not acceptable for sketch.

11/6/07

Based on the above comments there is no adverse comments at this time.  
Road name's are acceptable.  
Plat is acceptable for Preliminary.

12/11/07

Based on the above comments there is no adverse comments at this time.  
Plat is acceptable for Preliminary.

1/18/08

Based on the above comments there is no adverse comments at this time.  
Plat is acceptable for Preliminary.

3/7/08

Based on the above comments there is no adverse comments at this time.  
Plat is acceptable for Preliminary.

Public Works:

DRAN:

9/25/07

1. BCPWD has a policy that the applicant must submit a grading and drainage plan (G&D) prior to preliminary plat approval, to ensure that submitted lot configurations and rights-of-way are adequate and will not be subject to future change. At present the applicant has not submitted a G&D for this platting action. However, BCPWD has been in discussion with the applicant, who is fully aware of the possibility that substantive revisions to the plat may be required in order to comply with the approved G&D. Accordingly, the applicant has agreed to defer the submittal of the plat to the CPC for their review and approval until the G&D has been reviewed and approved by BCPWD.

2. Please replace all references to "Bernalillo County Storm Drainage Ordinance 96-5" with references to "Chapter 38 of the Bernalillo County Ordinance".

11/05/07

1. See previous comments.
2. Label the drainage easement and provide easement width.

12/11/07

1. See previous comments.
2. Label the drainage easement and provide easement width.
3. Please replace the Drainage Easement Dedication note with the following updated note:  
"Drainage Easement Dedication - Dedication to the County of Bernalillo, its successors and assigns, of the lands, right-of-way, and easements designated herein as 'Drainage Easement' is with full and free consent and in accordance with the desire of the undersigned owner(s), their successors, assigns, transferees, heirs, and devisees. This dedication is for drainage, flood control, conveyance of storm water, and the construction, operation and maintenance of, and access to such facilities. Except by the written approval of the County Engineer, no fence, wall, building or other obstruction may be placed or maintained in said easements, and there shall be no alterations of the grades or contours in said easements. The granting of easements shall not obligate the County of Bernalillo to maintain natural arroyos, drainage channels, or facilities unless otherwise agreed to in writing by the County. The granting of this easement shall not require the protection of property lying outside of the easements granted. Safe locations for structures built on lands adjacent to the easement dedicated herein may be substantially outside the area described by the easements. Subject to the rules, regulations, and ordinances of Bernalillo County, any portion of any lands, right-of-way, or easements dedicated or granted herein may be vacated to the extent said portion is declared unnecessary for flood control and drainage by the County Engineer of Bernalillo County."

1/22/08

1. See previous comments.
2. Include drainage easements as shown on the grading and drainage plan (PWDN 70094). Label all drainage easements and provide easement widths.
3. Please replace the Drainage Easement Dedication note with the following updated note:  
"Drainage Easement Dedication - Dedication to the County of Bernalillo, its successors and assigns, of the lands, right-of-way, and easements designated herein as 'Drainage Easement' is with full and free consent and in accordance with the desire of the undersigned owner(s), their successors, assigns, transferees, heirs, and devisees. This dedication is for drainage, flood control, conveyance of storm water, and the construction, operation and maintenance of, and access to such facilities. Except by the written approval of the County Engineer, no fence, wall, building or other obstruction may be placed or maintained in said easements, and there shall be no alterations of the grades or contours in said easements. The granting of easements shall not obligate the County of Bernalillo to maintain natural arroyos, drainage channels, or facilities unless otherwise agreed to in writing by the County. The granting of this easement shall not require the protection of property lying outside of the easements granted. Safe locations for structures built on lands adjacent to the easement dedicated herein may be substantially outside the area described by the easements. Subject to the rules, regulations, and ordinances of Bernalillo County, any portion of any lands, right-of-way, or easements dedicated or granted herein may be vacated to the extent said portion is declared unnecessary for flood control and drainage by the County Engineer of Bernalillo County."

DRE:

9/24/07

1. Change the purpose of the plat note to read "to subdivide" rather than to "replat"
2. A 30' easement, for emergency access only, shall be granted with this plat in the vicinity of lots 41, 44, 45 or 46.
3. The emergency access easement shall connect to the 25 foot "ingress and egress easement" located on southern property boundary.
4. Improvements to the 30' emergency access easement will be required at the time of road development in this phase of the subdivision.
5. Access to all lots is from the proposed interior roadway and this statement shall be placed in the disclosure statement and on the plat.
6. The Air Quality Control Board Fugitive Dust Control Ordinance 20.11.20.19 requires the stabilization and maintenance of all roads which are to be constructed and which exceed 1320 feet in length. The new road exceeds 1320 feet in length and road surfacing shall be asphalt concrete as required in the Standard Details or as meets the criteria of Air Quality Control Board.
4. Construction plans for all facilities and/or improvements under Bernalillo County jurisdiction or within Bernalillo County right-of-way must be submitted to BCPWD for approval prior to final plat approval.
5. Infrastructure improvements required for emergency access purposes for this subdivision are required to be completed and approved prior to Public Works approving any building permits. All infrastructure improvements required for this subdivision are required to be completed and approved prior to Public Works approving any certificates of occupancy.
6. The subdivider is responsible for improvements to all included roadways and appropriate utilities and shall bear the cost of such improvements. In addition, if the impact of the development requires improvements to offsite roadways or utilities accessing the development and these improvements are determined to be necessary for Public Safety or for traffic operations, the developer shall bear the cost of such improvements. Such improvements may include but not be limited to improvements such as water lines, sewer lines, storm drains, major drainage crossing structures, traffic lighting, street lighting, proper signage and resurfacing or reconstruction of the roadway. The included and adjoining roadways need to meet or be improved to meet minimum Bernalillo County access standards found in Ordinance 88-42. All required improvements must be constructed and accepted by BCPWD or financially guaranteed and a Subdivision Improvements Agreement (SIA) entered into with Bernalillo County prior to final plat sign-off by BCPWD.
12. The minimum design review fee for this platting action is \$250.00 and is required to be paid prior to final plat sign-off by BCPWD. The design review fee is based on a percentage of the cost of improvements and may be greater than this amount. Please arrange for an appointment to receive final sign off by BCPWD. Within two weeks of the official recording of this plat, provide two (2) copies of this officially recorded plat and one (1) copy of the recorded Disclosure Statement to BCPWD. The copies may be mailed or hand delivered to 2400 Broadway, SE, Albuquerque, NM 87102. If there are any questions, please call David Lorenzo at 848-1583.

11/5/07

1. Change the purpose of the plat note to read "to subdivide" rather than to "replat"
2. A 30' easement, for emergency access only, shall be granted with this plat in the vicinity of lots 41, 44, 45 or 46.

3. The emergency access easement shall connect to the 25 foot "ingress and egress easement" located on southern property boundary.
4. Improvements to the 30' emergency access easement will be required at the time of road development in this phase of the subdivision.
5. Access to all lots is from the proposed interior roadway and this statement shall be placed in the disclosure statement and on the plat.
6. The Air Quality Control Board Fugitive Dust Control Ordinance 20.11.20.19 requires the stabilization and maintenance of all roads which are to be constructed and which exceed 1320 feet in length. The new road exceeds 1320 feet in length and road surfacing shall be asphalt concrete as required in the Standard Details or as meets the criteria of Air Quality Control Board.
4. Construction plans for all facilities and/or improvements under Bernalillo County jurisdiction or within Bernalillo County right-of-way must be submitted to BCPWD for approval prior to final plat approval.
5. Infrastructure improvements required for emergency access purposes for this subdivision are required to be completed and approved prior to Public Works approving any building permits. All infrastructure improvements required for this subdivision are required to be completed and approved prior to Public Works approving any certificates of occupancy.
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13. A section of old roadway known as Vallecitos Road runs north-south through the western portion of the proposed subdivision. The applicant proposes not to establish an easement in this location. This road has provided access to property to the south of the proposed subdivision in the past.

12/12/07

1. A 30' easement, for emergency access only, has been granted with this plat across Lot 41 and connects to the 25 foot "ingress and egress easement" located on southern property boundary. Improvements to the 30' emergency access easement will be required at the time of road development in this phase of the subdivision.

2. Access to all lots is from the proposed interior roadways dedicated as public right-of-way and this statement shall be placed in the disclosure statement and on the plat.
3. The Air Quality Control Board Fugitive Dust Control Ordinance 20.11.20.19 requires the stabilization and maintenance of all roads which are to be constructed and which exceed 1320 feet in length. The new road exceeds 1320 feet in length and road surfacing shall be asphalt concrete as required in the Standard Details or as meets the criteria of Air Quality Control Board.
4. Construction plans for all facilities and/or improvements under Bernalillo County jurisdiction or within Bernalillo County right-of-way must be submitted to BCPWD for approval prior to final plat approval.
5. Infrastructure improvements required for emergency access purposes for this subdivision are required to be completed and approved prior to Public Works approving any building permits. All infrastructure improvements required for this subdivision are required to be completed and approved prior to Public Works approving any certificates of occupancy.
6. The subdivider is responsible for improvements to all included roadways and appropriate utilities and shall bear the cost of such improvements. In addition, if the impact of the development requires improvements to offsite roadways or utilities accessing the development and these improvements are determined to be necessary for Public Safety or for traffic operations, the developer shall bear the cost of such improvements. Such improvements may include but not be limited to improvements such as water lines, sewer lines, storm drains, major drainage crossing structures, traffic lighting, street lighting, proper signage and resurfacing or reconstruction of the roadway. The included and adjoining roadways need to meet or be improved to meet minimum Bernalillo County access standards found in Ordinance 88-42. All required improvements must be constructed and accepted by BCPWD or financially guaranteed and a Subdivision Improvements Agreement (SIA) entered into with Bernalillo County prior to final plat sign-off by BCPWD.
7. The minimum design review fee for this platting action is \$250.00 and is required to be paid prior to final plat sign-off by BCPWD. The design review fee is based on a percentage of the cost of improvements and may be greater than this amount. Please arrange for an appointment to receive final sign off by BCPWD. Within two weeks of the official recording of this plat, provide two (2) copies of this officially recorded plat and one (1) copy of the recorded Disclosure Statement to BCPWD. The copies may be mailed or hand delivered to 2400 Broadway, SE, Albuquerque, NM 87102. If there are any questions, please call David Lorenzo at 848-1583.
8. At the previous hearing on November 8th the following comment was submitted by BCPWD: A section of old roadway known as Vallecitos Road runs north-south through the western portion of the proposed subdivision. The applicant proposes not to establish an easement in this location. This road has provided access to property to the south of the proposed subdivision in the past. BCPWD has investigated the status of the roadway in question and finds that it was once County maintained. As such, the road must be shown on the plat and a minimum of 40 feet for private access easement, or 50 feet for public right-of-way granted with this platting action. The applicant may request vacation of this road with this platting action but this will require the consent of the affected adjoining owners.
9. The plat is not ready for preliminary plat approval.

1/16/08

1. Access to all lots is from the proposed interior roadways dedicated as public right-of-way and this statement shall be placed in the disclosure statement and on the plat.

2. Road surfacing shall be asphalt concrete as required in the Standard Details or as meets the criteria of Air Quality Control Board.
3. Construction plans for all facilities and/or improvements under Bernalillo County jurisdiction or within Bernalillo County right-of-way must be submitted to BCPWD for approval prior to final plat approval.
4. Infrastructure improvements required for emergency access purposes for this subdivision are required to be completed and approved prior to Public Works approving any building permits. All infrastructure improvements required for this subdivision are required to be completed and approved prior to Public Works approving any certificates of occupancy.
5. The subdivider is responsible for improvements to all included roadways and appropriate utilities and shall bear the cost of such improvements. In addition, if the impact of the development requires improvements to offsite roadways or utilities accessing the development and these improvements are determined to be necessary for Public Safety or for traffic operations, the developer shall bear the cost of such improvements. Such improvements may include but not be limited to improvements such as water lines, sewer lines, storm drains, major drainage crossing structures, traffic lighting, street lighting, proper signage and resurfacing or reconstruction of the roadway. The included and adjoining roadways need to meet or be improved to meet minimum Bernalillo County access standards found in Ordinance 88-42. All required improvements must be constructed and accepted by BCPWD or financially guaranteed and a Subdivision Improvements Agreement (SIA) entered into with Bernalillo County prior to final plat sign-off by BCPWD.
6. The minimum design review fee for this platting action is \$250.00 and is required to be paid prior to final plat sign-off by BCPWD. The design review fee is based on a percentage of the cost of improvements and may be greater than this amount. Please arrange for an appointment to receive final sign off by BCPWD. Within two weeks of the official recording of this plat, provide two (2) copies of this officially recorded plat and one (1) copy of the recorded Disclosure Statement to BCPWD. The copies may be mailed or hand delivered to 2400 Broadway, SE, Albuquerque, NM 87102. If there are any questions, please call David Lorenzo at 848-1583.
7. The developer proposes to vacate a section of roadway known as Vallecitos Road which runs north-south through the western portion of the proposed subdivision. This action requires consent of all affected adjoining owners.

1/23/08

1. The Vallecitos Road vacation action will require approval by the Bernalillo County Commission, therefore the preliminary plat cannot be approved at this time.

3/12/08

1. Access to all lots is from the proposed interior roadways dedicated as public right-of-way and this statement shall be placed in the disclosure statement and on the plat.
2. Road surfacing shall be asphalt concrete as required in the Standard Details or as meets the criteria of Air Quality Control Board.
3. Construction plans for all facilities and/or improvements under Bernalillo County jurisdiction or within Bernalillo County right-of-way must be submitted to BCPWD for approval prior to final plat approval.
4. Infrastructure improvements required for emergency access purposes for this subdivision are required to be completed and approved prior to Public Works approving any building permits. All

infrastructure improvements required for this subdivision are required to be completed and approved prior to Public Works approving any certificates of occupancy.

5. The subdivider is responsible for improvements to all included roadways and appropriate utilities and shall bear the cost of such improvements. In addition, if the impact of the development requires improvements to offsite roadways or utilities accessing the development and these improvements are determined to be necessary for Public Safety or for traffic operations, the developer shall bear the cost of such improvements. Such improvements may include but not be limited to improvements such as water lines, sewer lines, storm drains, major drainage crossing structures, traffic lighting, street lighting, proper signage and resurfacing or reconstruction of the roadway. The included and adjoining roadways need to meet or be improved to meet minimum Bernalillo County access standards found in Ordinance 88-42. All required improvements must be constructed and accepted by BCPWD or financially guaranteed and a Subdivision Improvements Agreement (SIA) entered into with Bernalillo County prior to final plat sign-off by BCPWD.

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7. The developer proposes to vacate a section of roadway known as Vallecitos Road which runs north-south through the western portion of the proposed subdivision.

8. Bernalillo County acknowledges the use of subject right of way easement in question is long extinguished and possession of the property therein shall revert back to and restore the original estate for the benefit of the original owner or successors in fee simply interest free from any rights or responsibility of Bernalillo County. The County therefor abandons said easement upon approval of replat or subdivision.

#### Water Resources:

9/21/07

No Adverse Comment for Preliminary Plat.

At final plat application, applicant must provide

1. Copy of water permit issued by the OSE under which Entranosa will provide water to the subdivision pursuant to Sec 74-93.
2. Copy of signed infrastructure agreement with Entranosa which "addresses Entranosa infrastructure requirements as well as those of the County of Bernalillo". This requirement is made pursuant to Sec 74-96 (f)(2)(c) and (d), Sec 74-42 (c), and the final paragraph of the availability letter wherein Entranosa's commitment is conditioned pursuant to completion of such an agreement.

#### Parks and Recreation

1/23/08

"The East Mountain Trails & Bikeways Master Plan shows a proposed bicycle route along Vallecitos Dr. and Meadow Dr. at the northwest corner of the applicant's property. Access and

provision of this route shall be provided. Applicant shall coordinate with BC Parks & Recreation and BC Public Works regarding improvements along Vallecitos Dr.

Add a signature line to the plat for Bernalillo County Parks & Recreation.

Impact Fees for Open Space in the East Mountains are to be collected as of 1/1/08."

#### **COMMENTS FROM OTHER AGENCIES**

City of Albuquerque Planning:  
No Comment received.

City of Albuquerque Department of Municipal Development:  
No Comment received.

City Transportation Division:  
No comment received

MRGCOG:  
No Comment received.

AMAFCA:  
No comment received.

State of New Mexico, Office of Historic Preservation:  
[See Attachment 4](#)

State of New Mexico, Office of State Engineer  
[See Attachment 4](#)

State of New Mexico, Environmental Department  
[See Attachment 4](#)

Ciudad Soil and Water Conservation District  
[See Attachment 4](#)

NM Department of Transportation  
No comment received

Public Service Company of New Mexico  
4/11/08

The bulk of the project is located in the CNM Co-op area. The southern part of the subdivision is in the PNM service area. PNM would be able to serve the southern part of the property from existing overhead lines about 1500' away. Since the bulk of the project is in CNM Co-op service area, they would need to review whether to serve them or not. If the Co-op cannot serve them, PNM can from the west.

Albuquerque Public Schools  
4/9/08

Richland Ridge Subdivision, Lots B and C, Lands of Sue McCall, is located at 130 Prestige Dr Tijeras NM. The owner of the above property requests approval of a Preliminary Plat for a development that will consist of 59 residential lots. This will impact A Montoya Elementary School, Roosevelt Middle School, and Manzano High School. All three schools currently have capacity.

Loc No.	School	07/08 40th Day	07/08 Capacity	Space Available
321	A. Montoya	400	539	139
452	Roosevelt	455	761	306
530	Manzano	2038	2150	112

**NEIGHBORHOOD ASSOCIATIONS:**

East Mountain Coalition