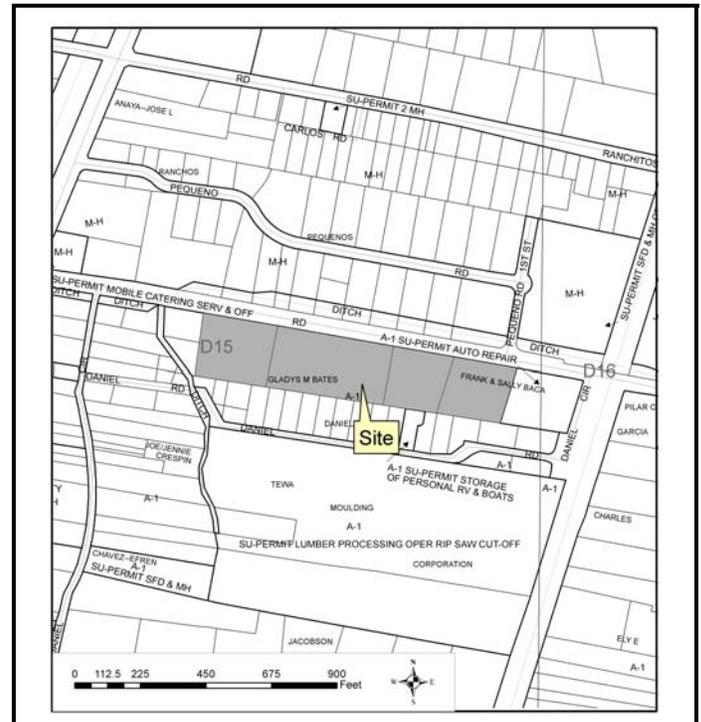


Applicant:	Frank and Sally Baca
Agent:	Michelle Henrie
Location:	Los Ranchos Rd.
Property Size:	5.77 acres (approximately)
Existing Zone:	A-1 with a Special Use Permit for a Planned Development Area
Request:	Preliminary Plat
Recommendation:	Approval



Summary: The applicants are seeking Preliminary Plat approval of 14-lot residential subdivision and one tract for open space on 5.77 acre (approximately) on a property zoned A-1 in the north valley of Bernalillo County. The County Development Review Authority deemed this Preliminary Plat submittal complete on February 8, 2007.

This case was deferred from the January 9, 2008 hearing, at the request of the owners for additional time to address a dispute over the water rights associated with the property. To date, the issue has been resolved and the applicants are ready to proceed with their request.

Staff Planner: Mari Simbaña, Program Planner

- Attachments:**
1. Application
 2. Land Use and Zoning Maps
 3. CDRA Notice of Decision
 4. Letters from Reviewing Agencies
 5. Letter from the Office of the State Engineer
 6. Request for Deferral of the May 2, 2007 CPC Hearing
 7. Request for Deferral of the July 11, 2007 CPC Hearing
 8. New materials from owner and agent
 9. Plat, dated February 22, 2007 (Commissioners only)

Bernalillo County Departments and other agencies reviewed this application from 3/27/07 to 12/03/07. Their comments were used in preparation of this report, and begin on Page 10.

AGENDA ITEM NO.: 9
County Planning Commission
July 2, 2008

SC-60022 Michelle Henrie, agent for Frank Baca, requests preliminary plat approval for 14 lots and one tract for open space to be called Los Ranchos Estates on Lots B & C, Lands of Frank & Sally B. Baca, Tracts A & B, Lands of Gladys M. Bates and Tracts 74-C-1A & 76-A1, MRGCD Map No. 27, located on the south side of Los Ranchos between 2nd Street and railroad tracks, zoned A-1 with a Special Use Permit for a Planned Development Area, containing approximately 5.77 acres. (D-15) (DEFERRED FROM THE JANUARY 9, 2008 HEARING)

AREA CHARACTERISTICS AND ZONING HISTORY
Surrounding Zoning & Land Uses

	Zoning	Land use
Site	A-1 with a Special Use Permit for a Planned Development Area.	Three lots contain single-family dwelling units. Three lots are vacant.
North	A-1	Single Family Residential
South	A-1	Single Family Residential
East	C-1	Commercial Second Street/Alameda Drain
West	R-1 & A-1	Single Family Residential

BACKGROUND:

The Request

The applicant is requesting preliminary plat approval for 14 lots and one tract for open space to be called Los Ranchos Estates, located on the south side of Los Ranchos between 2nd Street and railroad tracks. The property is zoned A-1 containing three lots that have single-family dwelling units and three lots that are vacant, equaling approximately 5.77 acres. On October 24, 2006, the Board of County Commissioners approved the request for a Special Use Permit for a Planned Development Area for 14 residential lots and a Tract 'A' for Open Space (CSU-60029).

According to the site plan for the Special Use Permit, the proposed development will include 14 rectangular shaped lots, each of about 8400 square feet. There will be direct access from each of the proposed lots to the public road and a small turnaround area on the property to limit backing up into the road. The lots will be located behind Los Ranchos Rd. Approximately 44% of the site will be open space (when 40% is required). The density will be 2.43 dwelling units per acre, when the Plan requires a density of 2.5 dwelling units per acre. Lots are varied in size (9300 to 10,500 square feet) and are staggered in their alignment and front setbacks along the front property line. Building setbacks are noted on the site plan. The lots are laid out on the site plan in two groups of seven lots separated by a tract of open space including a trail.

Surrounding Land Uses and Zoning

The subject property is located in what is mainly a residential area along Los Ranchos Rd. with a semi-rural character. Properties to the north of the site have M-H zoning with lots of about one-third of an acre. Properties to the south and west of the site have A-1 zoning, most of which are non-conforming in size (e.g., 8000 to 10000 square feet). One small property to the south of the subject property also has a Special Use Permit for Storage of Personal RV and Boats (CZ-20020).

To the immediate east of the site, a property has had a Special Use Permit for Auto Repair since the 1980s (CSU-89-15; CZ-20006). To the northeast of the site (across Los Ranchos Rd.) a 3-acre property received a Special Use Permit for a Mobile Home Court in 1970 (CSU-70-15) and still has mobile homes on it.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Semi-Urban Area as delineated in the Albuquerque/Bernalillo County Comprehensive Plan. The principal goal for this area is to "maintain the character and identity of semi-urban areas which have environmental, social or cultural conditions limiting urban land uses."

Policy a (Semi-Urban Area) states "Development in the Semi-Urban area shown by a Plan map shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; overall gross density shall be up to 3 dwelling units per acre."

North Valley Area Plan

The Goals of the North Valley Area Plan include the following:

1. Recognize the North Valley area as a unique and fragile resource and an inestimable and irreplaceable part of the entire metropolitan community.
2. To preserve and enhance the environmental quality of the North Valley by:
 - a. maintaining the rural flavor of the North Valley
 - b. controlling growth and maintaining low density development
 - c. providing a variety of housing opportunities and life styles including different socioeconomic types
 - d. reducing noise level impacts.

This property is located within the Semi-Urban area of the North Valley Area Plan. The Plan states that properties in this area may have special soil and water limitations or scenic, agricultural, or recreational assets, with the appropriate gross density at 1 to 3 dwelling units per acre. Within the Plan, the property is located in the "Second Street to Fourth Street Sub-Area", which extends from Fourth Street in the west to the railroad in the east, and north from Montano Rd. to Paseo del Norte. The plan calls out the portion of Second St. between Osuna Rd. and Paseo del Norte as kind of a 'transitional area between the more rural to the north and the more urban environment in the south. The provision of urban services into this portion of the plan area has supported requests for higher density residential and commercial zoning'. (Appendices, p. 16).

Policy 4.4 of the Plan states that the County and City shall encourage rural standards for development, especially within the Semi-Urban and Rural Comprehensive Plan areas of the North Valley.

Policy 2 (Land Use) states 'The City and County shall stabilize residential zoning and land use in the North Valley Area.' This may be accomplished through the following:

- a. Limit the location, duration, and type of new uses allowed by Special Use Permit.
- b. Cancel discontinued Special Use Permits granted where existing conditions of approval are not met and permits that are otherwise in violation of the Zoning Ordinance.
- c. Retain existing County A-1 zoning as the only Rural Agricultural zone intended to provide agricultural activities and spacious development.
- d. Require landscape buffering and other measures necessary to limit potential impacts of non-residential uses on residential areas.
- e. Retain the low density character of the North Valley.

Policy 2.2.d (Land Use) of the Plan states that "the County and City shall retain the low density character of the North Valley and that the minimum lot area for R-1 zoned land in the Rural area should be three-quarters of an acre."

Policy 3.a (Land Use) states that "the City and County shall retain existing residential zoning on Alameda Blvd., Second Street, and on future roadway corridors."

Policy 7.1 states the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

- a. Maintain and expand areas zoned for residential uses including A-1, R-1, M-H

- b. Limit encroachment of non-residential uses into residential areas
- c. Encourage residential zoning of parcels with residential uses.

Policy 7.4 (Housing) states “The County and City shall remove disincentives, provide incentives and/or require housing development which meets the cluster Housing Principles of preserving open land, providing new housing at appropriate densities, lower infrastructure costs, and design flexibility and creativity.”

- b. Amend the County Zoning Ordinance to add cluster principles and to include Cluster Housing as a Special Use.
- c. Provide for densities greater than 1 dwelling unit/acre in Rural and Semi-Urban Areas through adoption of Cluster Housing Principles.

Bernalillo County Subdivision Ordinance

Sec. 74-31. Preliminary plat instructions.

- (a) *Preliminary plat required.* Preliminary plats shall be submitted for Type 1, Type 2, Type 3, and Type 4 subdivisions. Certain Type 3 and all type 5 subdivisions are subjected to review under the summary procedure set forth in Article V of this chapter.
- (b) *Application / fees.* A subdivider shall prepare a preliminary plat and support documentation in accordance with the requirements provided in these regulations. Preliminary plat submittal is initiated by completing an application on a prescribed form available from the county and upon payment of the required administrative fee.
- (c) *Support documentation.* Prior to accepting the preliminary plat, the county shall require that the subdivider furnish documentation of:
 - (1) An approved sketch plat consistent with applicable County ordinances and staff requirements;
 - (2) Water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses;
 - (3) Water of an acceptable quality for human consumption and measures to protect the water supply from contamination;
 - (4) The means of liquid waste disposal for the subdivision;
 - (5) The means of solid waste disposal for the subdivision;
 - (6) Satisfactory roads to each parcel, including ingress and egress for emergency vehicles, and utility easements to each parcel;
 - (7) Terrain management (drainage report) to protect against flooding, inadequate drainage and erosion; and measures to protect steep slopes over 15 percent and ridge tops;

- (8) Protection for cultural properties, archaeological sites and unmarked burials that may be impacted directly by the subdivision, as required by Article X of this Code;
 - (9) If property is in a designated wildfire hazard area, means of compliance with wildfire safety provisions of this chapter;
 - (10) Fire protection requirements;
 - (11) Proof of neighborhood notification and sign posting;
 - (12) Appropriate number of copies of the preliminary plat and support documentation as determined by staff (folded to approximately eight and one-half inches by 11 inches);
 - (13) Additional information as deemed appropriate by the county upon prior notice to applicant.
- (d) *Neighborhood notification.* All applications for six or more lots shall be subject to the Bernalillo County Neighborhood Association and Notification Ordinance.
- (e) *Plat deemed complete (for review).* Within five calendar days after the CDRA public meeting in which the subject application was considered, the preliminary plat shall be deemed complete or incomplete. If there are no deficiencies, the preliminary plat shall be deemed complete and forwarded for state agency review. If the preliminary plat is deemed incomplete or does not comply with the submittal requirements provided herein, the subdivider shall be advised and the application will not be accepted for further review.

Sec. 74-32. Agency review.

- (a) *Plat transmittals.* Within ten days after the date that the preliminary plat is deemed complete, the county shall forward a copy of the preliminary plat and support documentation to the following state and local agencies by certified mail, "return receipt requested," with a request for review and opinions:
- (1) New Mexico State Engineer Office;
 - (2) New Mexico Environment Department;
 - (3) New Mexico Highway and Transportation Department;
 - (4) Soil and water conservation district in which the proposed subdivision is located;
 - (5) New Mexico Office of Cultural Affairs; and
 - (6) Any other public agencies the county considers necessary to determine whether there are adequate facilities to accommodate the proposed subdivision.

(b) *Agency response.* The state and local agencies shall have 30 days from their receipt of the preliminary plat to review and return an opinion regarding the preliminary plat. The county shall obtain receipts or other proof showing the date the opinion request was received by each state or local agency.

(c) *Hearing deadlines.* If the opinions received from all agencies are favorable, the county shall schedule a public hearing for consideration and action on the preliminary plat within 30 days following the receipt of such favorable opinion. If the county does not receive a requested opinion within the specified 30 days, it shall proceed with the required public hearing.

(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.

ANALYSIS:

Surrounding Land Use and Zoning

The applicant is requesting preliminary plat approval for 14 lots and one tract for open space to be called Los Ranchos Estates, located on the south side of Los Ranchos between 2nd Street and railroad tracks. The Planned Development Area, for which a Special Use Permit was granted (CSU-60029), provides a mechanism for developing the site with lots that are consistent with the area while still preserving some of the site's rural features. It is surrounded by a mixture of A-1, M-H, and R-1 zoning and some commercial uses with Special Use Permits. In addition, the residential properties on the north side of Los Ranchos Rd. are of about one-third acre and those to the south are even smaller. It appears that the preliminary plat is consistent with the approved Special Use Permit site plan.

Plans

The request appears to be relatively consistent with the Comprehensive Plan and the North Valley Area Plan policies. The property's land use designation is in the Semi-Urban area, which allows lots of a minimum lot size of one-third of an acre (a density of three dwelling units per acre). In addition, the request also attempts to follow the guidelines of the North Valley Area Plan for cluster housing, which suggests a density of 2.5 dwelling units per acre. The current request complies with this allowed density.

“Semi-Rural” Character. The North Valley Area Plan development scenarios suggest that properties in both the Rural and Semi-Urban Areas should retain their rural or semi-rural appearance and low density, and the Comprehensive Plan states that particular attention should be given to properties in the Semi-Urban Area with special features such as agricultural potential and scenic qualities. The North Valley Area Plan in the plan scenarios also gives strong preference to maintaining the existing residential zoning in order to retain low density development (1 acre) and the ‘rural character’ in the areas designated as Rural and Semi-Urban.

Bernalillo County Subdivision Ordinance

The Preliminary Plat meets all the requirements of Section 74.31 and 74.32 of the Bernalillo County Subdivision Ordinance for Preliminary Plat Submittals and Agency Review.

Agency Comments

On October 24, 2006, the Board of County Commissioners approved the request for a Special Use Permit for a Planned Development Area for 14 residential lots and a Tract ‘A’ for Open Space (CSU-60029). Following that approval, the owner submitted the application for a Major Subdivision. On February 8, 2007, the County Development Review Authority deemed the application adequate for Preliminary Plat approval. Staff then proceeded to place the application on the County Planning Commission agenda for May 2, 2007. Reviewing agencies were sent copies of the application and given one month to review and respond with comments. There were no adverse comments received by planning staff during this review period. Although, the Office of the State Engineer issued a negative opinion on water, these comments were received after the allowed thirty-day review period. Nevertheless, both the Bernalillo County Public Works/Water Resources and the New Mexico Environment Department had already commented that the *availability statement* provided by the applicant meets necessary requirements.

Conclusion

The applicant is requesting preliminary plat approval for fourteen lots and one tract for open space. All the essential documentation has been provided by the applicant as part of the preliminary plat process and reviewed by the County Development Review Authority who deemed the application acceptable for Preliminary Plat approval. Given that the subject site has a recently approved Special Use Permit, CSU-60029, the conditions of the preliminary plat approval should be compatible with those of the Special Use Permit.

Additional Comments, July 11, 2007:

To date, no new comments have been submitted by the applicant or agent.

Additional Comments, January 9, 2008:

To date, no new comments have been submitted by the applicant or agent.

Additional Comments, July 2, 2008:

The case was deferred from the January 2008 hearing due to a dispute between the Bacas, owners of the subject property, and Summertree Homes, Inc., the prospective developer of the site, surrounding the water rights associated with the property. Staff received a letter (May 21,

2008) stating that all claims were settled in the litigation. The Bacas, have chosen to continue the case and have assumed the role of the applicant. Michele Henrie will represent the Bacas at the July 2008 hearing (Attachment 7).

RECOMMENDATION

Approval of SC-60022, based on the following Findings and Conditions.

Mari Simbaña,
Program Planner

FINDINGS:

1. This request is for a preliminary plat approval for fourteen lots and one tract for open space to be called Los Ranchos Estates on Lots B & C, Lands of Frank & Sally B. Baca, Tracts A & B, Lands of Gladys M. Bates and Tracts 74-C-1A & 76-A1, MRGCD Map No. 27, located on the south side of Los Ranchos between 2nd Street and railroad tracks, zoned A-1 with a Special Use Permit for a Planned Development Area, containing approximately 5.77 acres.
2. The site is currently zoned A-1 and is designated in the Semi-Urban area within the Albuquerque/Bernalillo County Comprehensive Plan.
3. The subdivision plat complies with the lot size requirements for R-1 zoning in which the lot sizes are at least one-third of an acre.
4. The subdivision is located within the service area of the Albuquerque Bernalillo County Water Utility Authority. Both water and sanitary sewer lines are currently present within the Los Ranchos right-of-way. The water line is a 6-inch main. The sewer is an 8-inch collector.
5. The County Development Review Authority deemed this plat complete for agency review on February 8, 2007.
6. This request is consistent with the health, safety, and general welfare of the residents of the County.

CONDITIONS:

1. The final plat must identify the three required fire hydrant with 500' from the center, one on each side of the road.
2. Prior to Final Plat submittal, water availability statement must be revised to address the water conservation issues.
3. The applicant must determine and accommodate any existing utility easements that cross the property and show all utility easements on the final plat.

BERNALILLO COUNTY DEPARTMENT COMMENTS

Area Planner

12/11/06

Applicant has failed to submit a final site plan for review to the Zoning Administrator, as required under the conditions of Special Use Permit CSU-60029. The review of this subdivision request should not proceed until the site plan has been reviewed and approved by the Zoning Administrator. A signature line for AMAFCA is required. Disclosure statement #9 should list water conservation items 1 thru 5 in Section 74-91 of the subdivision ordinance.

1/9/07

Correct the Zoning note to indicate property has a Special Use Permit for a Planned Development Area (in addition to A-1 zoning). Disclosure statement appears to be missing items (only 21 of 24 are listed). Payment of impact fees will be required upon development. Disclosure statement and plat should note that development of the site shall comply with site plan and conditions of Special Use Permit (CSU-60029).

2/5/07

Disclosure statement appears to be missing items (only 22 of 24 are listed). Include an additional note that payment of impact fees will be required upon development.

Building Department:

No Comment received

Environmental Health:

12/11/07

1. Current water and sewer avail. provided.
2. Soil report provided. Obtain COA Air Quality Division upon any soil disturbance as is applicable for the site over excavation/development.
3. Irrigation for open space provided by the MRGCD canal adjacent to the property. Land owner has irrigation diversion water rights secured historically.
4. No adverse comment.

2/5/07

No adverse opinion on this platting or planning submittal.

Zoning Inspector:

12/12/06

Must comply with all Bernalillo County Code regulations for this project.

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Special Use Conditions have not been met, specifically Revised Site Plat to be reviewed by Zoning Administrator.

Plat will not be approved until administrator has approved revised site plan.

Plat is not acceptable for sketch.

1/10/07

Based on the above comments there is no adverse comments at this time.

Revised site plan was submitted and approved by BW. Plat is acceptable for sketch.

2/7/07

Based on the above comments there is no adverse comments at this time.

Plat is acceptable for preliminary plat.

Fire:

12/11/07

Plan Review:

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

Access:

Emergency access road (s): shall meet the requirements of the Bernalillo County Fire Marshal's Office. Road(s) shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the Bernalillo County Fire Department's jurisdiction. Road(s) shall be named as approved by the Bernalillo County Fire Marshal's Office. The required width of an apparatus access road shall not be obstructed in any manner, including parking of vehicles during construction and/or occupancy. Road(s) shall be required to have approved turnarounds when access exceeds 150'.

Fire Protection:

The owner is required to demonstrate to the satisfaction of the Bernalillo County Fire Marshal's Office that all occupied structures are adequately protected. Protection from fire may be accomplished through either the installation of an approved fire suppression system or through the availability of fire flows through a recognized utility supplier or alternative methods approved by the Fire Marshal's Office.

1/16/07

Fire Hydrants: Hydrant shown on plans is not adequate. A total of three hydrants shall be required.

The owner is required to demonstrate to the satisfaction of the Bernalillo County Fire Marshal's Office that all occupied structures are adequately protected. Fire hydrants shall be designed, approved, and installed prior to construction. Hydrants shall be designed based

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on the latest addition of the International Fire Code, including appendices.

On plat have not yet showed the locations of the fire Hydrants that are necessary for proper fire protection

2/5/07

Need to show correct amount fire hydrants needed for fire protection on plat

Public Works:

DRAN:

12/11/07

1. This platting action is a Major subdivision.
2. A grading and drainage plan Case # PWDN 60063 is pending approval.
3. Sketch plat is sufficient for grading and drainage.

1/8/07

1. A grading and drainage plan Case # PWDN 60063 has been approved for this site.

2. Please note, somehow, in the disclosure statement (note # 15) that the ponding is to be included with the maintenance, of the orchard, as shown on the approved grading and drainage plan.

2/5/07

The fire Hydrants have not been noted on new plats for correct fire protection ther is only on shwon this plat needs 3 with 500' from the center one on each sid eof the road

2/7/07

1. Note # 15 Terrain Management: Please note in the disclosure statement the approved grading and drainage plan is case # PWDN -60063.
2. Note # 17 Maintenance: Please include the ponding, as shown in the approved grading and drainage plan, part of the maintenance requirements.

DRE:

12/18/07

1. Include the right of-way-width for Los Ranchos Road on the plat. If ROW is not 50 feet additional ROW may be required.
2. Include the CDRA Case Number "SC 60022" on the plat.
3. 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

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Lorenzo at 848-1583.

4. 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.

1/9/07

1. Include the right of-way-width for Los Ranchos Road on the plat. If ROW is not 50 feet additional ROW may be required.

2. Include the CDRA Case Number "SC 60022" on the plat.

3. Modify the Purpose of Plat statement to read "subdivide existing tracts" instead of "replat existing tracts".

4. 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.

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.

1/31/07

1. Include the right of-way-width for Los Ranchos Road on the plat.

2. 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

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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.

3. 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.

Public Works/Water Resources

2/1/07

No adverse comment. Water availability statement is current through July 2007.

Parks and Recreation

No Comment received

Sheriff's:

No Comment received

COMMENTS FROM OTHER AGENCIES

MRCOG:

2/28/07

El Pueblo Rd. is designated a Bicycle Route on the Long Range Bikeway System Map. Coordination with Bernalillo County Parks and Recreation is recommended to insure project conformity with this adopted policy of the MTB

AMAFCA:

3/26/06

Favorable.

City Planning Department:

4/9/07

No Comments.

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City Public Works:
Transportation Planning:
No Comment received

Transportation Development:
No Comment received

Water Resources:
No Comment received

City Open Space:
No Comment received

MRGCD
No Comment received

NMDOT
3/4/07
No Direct access onto the state system.
Due to the size of the proposed development and its location, there is no anticipated significant impact onto the adjacent state roadway system.

Albuquerque Public Schools
3/7/07

Los Ranchos Estates is a proposed cluster development consisting of 14 residential lots. The proposed project is located within the following attendance areas: Los Ranchos Elementary School, Taft Middle School, and Valley High School. All three schools have capacity to absorb any students growth from the proposed redevelopment project.

School	2006-07 40th Day	2006-07 Capacity	Space Available
Los Ranchos	379	490	111
Taft	628	813	185
Valley	1,775	2,100	325

Office of the State Engineer
3/23/07

Based on the information provided, this office cannot determine tat the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses, and that the subdivider can fulfill the proposal in his disclosure statement concerning water, excepting water quality. Accordingly, a negative opinion is issues.

A staff memorandum providing the specific comments is attached for your information.

Office of Historic Preservation
3/21/07

According to the application, the proposed number of lots is 14, fewer then the number of lots that triggers a cultural resource survey under Section 74-112 of the Bernalillo County Code

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(No. 01-4). However, in order to determine the potential for cultural resources to exist within the area of the proposed subdivision, I conducted a search of our archaeological records database.

This database shows one archaeological site (LA 125071) near the proposed subdivision. LA 125071 is a historic acequia and it is actually located on the north side of Los Ranchos Road. There are no known archaeological sites within the boundaries of the proposed subdivision; however, an archaeological survey has not been conducted of the proposed subdivision.

The Los Ranchos area is rich in cultural resources; therefore, we recommend that a professional archaeologist conduct a cultural resources survey of the proposed subdivision in order to determine whether cultural resources exist. If a survey is not conducted, we encourage the developer to report any findings of archaeological artifacts (pottery sherds, flakes stoned, historic ceramics, animal bone, etc.) to this office so that we can evaluate their significance.

State Environmental Department

3/2/07

Water Quality

Los Ranchos Estates is proposing to utilize the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) as the source of water. ABCWUA has provided the subdivider with an availability statement for the proposed subdivision which meets the requirements of the NMED Drinking Water Bureau.

Liquid Waste Disposal

The subdivider is proposing to discharge liquid waste from this subdivision to the ABCWUA municipal wastewater system which meets the NMED requirements.

Solid Waste Disposal

The subdivider is proposing solid waste disposal will be provided by Waste Management of New Mexico under contract to Bernalillo County which meets the requirements of the NMED.

The preceding comments and opinions on the water quality, liquid waste disposal proposals for the proposed Los Ranchos Estates were made in response to a request by the County of Bernalillo as provided for in the New Mexico Subdivision Act. The comments and opinions are not a recommendation for or an endorsement of the proposed subdivision by the NMED.

Ciudad Water and Soil Conservation District

No Comment received

Public Service Company of New Mexico

3/5/07

It is the applicant's obligation to determine and accommodate existing utility easements that cross the property, to dedicate utility easements, and to abide by any conditions or terms of such easements. New Service Delivery department at PNM will need to be contacted.

NEIGHBORHOOD ASSOCIATIONS:

Alameda North Valley Association