

ADMINISTRATIVE PLANNING REPORT

Village of Los Ranchos • 6718 Rio Grande Blvd. NW • (505) 344-6582 Fax 344-8978

DATE ISSUED: August 19, 2022

REPORT NO.
File:

PREPARED FOR: Mayor Donald T. Lopez

SUBJECT: A request for final approval of Major Subdivision Final Plat --Village Center Project Southeast Corner of 4th Street & Osuna Road

APPLICANT: Palindrome Communities, LLC with the Village of Los Ranchos de Albuquerque per Purchase, Sale, and Development Agreement of October 2020

LOCATION AND LEGAL:

The properties are located at the southeast corner of Fourth Street and Osuna Road and are Lots 1 – 12 and Lot 14 as described in Exhibit A – Land of the Purchase, Sale and Development Agreement Between The Village of Los Ranchos de Albuquerque, New Mexico and Palindrome Communities, LLC, A Nevada Limited Liability Company, signed October 2020. The legal descriptions are further detailed in Trailhead at Chamizal – Listing of Property Legal Descriptions and Owners.

* Lot 13 from Exhibit A is included in this description and is shown on the proposed plat as it is an adjacent lot to the subdivision. Per the preliminary plat submittal, the property's lot lines will not be amended with this plat, therefore no letter of agency from that property's owner is necessary.

PROJECT:

This action constitutes the final plat submittal of the 12-acre Village Center Project.

SURROUNDING AREA:

North, South, East, West – VC Zone in Fourth Street Character Area

RELEVANT CODE LANGUAGE:

Compliance with §9.2.14 VC – Village Center Zone.

Please see attached Letter dated July 29, 2022 spelling out all relevant codes and compliance issues allowed and met by this project.

ANALYSIS:

The following the following Conditions and Findings for the project have been met.

Conditions:

o At least one sheet must show both existing lot lines as dashed lines noting they will be vacated with this plat, with proposed lot lines shown in solid lines, noting they will be created with this plat. —[condition met](#).

o Delete the underlying satellite image shown on sheet 4 of 11.—[condition met](#).

- o The names of the lots created with this plat must be included in the title of the subdivision. For example, Subdivision Plat of Tracts 1 – 6 Trailhead at Chamisal Subdivision. This title must be included on all sheets. —condition met.
- o Delete easement note on Tract 5 shown on sheet 9 of 11. Approximate location of future easement cannot be shown on plat if it will be done in a subsequent platting action. This easement should be either confirmed for the final plat, creating the easement, or should be part of a future replat and not shown on this plat. —condition met.
- o Add to sheet 5 of 11 the identification (i.e. recorded document numbers or MRGCD map document reference) for the Chamisal Lateral.—condition met.
- o On all sheets showing Tracts 1 – 6, add net acreage for each lot, subtracting access easements from gross acreage, and add gross and net square footage of each lot. —condition met.
 - Add to sheet 2 of 11 a note after #9 gross subdivision acreage what the net subdivision acreage is.
- o Add the Village of Los Ranchos Public Utility Easement Note shown and required under §9.1.8(B)(3)(b)(11): Public utility easements shown on this plat are not exclusive and are dedicated for the common and joint use of the utilities designated on this plat, their successors and assigns, and for the use of any other public utilities whose use of said easements is deemed to be in the public interest by the Village of Los Ranchos de Albuquerque. —condition met.
- o Identify permanent survey monument and tie, or x/y coordinate, on one of the corners (for placing lot in GIS). —condition met.
 - Coordinate can be in NAD 83 HARN projection or latitude longitude. If latitude and longitude, must be at least 2 decimal places beyond seconds if using degrees, minutes, and seconds (e.g. 35 22' 15.44") or must be six (6) decimal places if using decimal degrees (e.g. 35.256749).
 - Specific excerpt from code for reference: All survey monuments shall be indicated and there shall be at least one permanent survey monument for each subdivision. Location of and method of ties to permanent survey monuments and location and type of subdivision control monuments. Descriptions of all monuments found or set. Survey monuments shall be referenced to the federal sectionalized land system.
- o On all sheets, delete note in upper right corner identifying the owner. —condition met.
- o On sheets 6 through 9, easements should all have the same texture/shading if they are the same type of easement granted to the same parties, even if they are crossing multiple lots. Different easements can have different textures/shading.—condition met.
- o On sheet 1 of 11, add the Bernalillo County Treasurer's certification that the taxes are current and paid for the properties involved, per §9.1.8(B)(3)(d)(2).—This condition will occur.

o On sheet 1 of 11, add to FEMA flood map the AH zone, with the information for Zone X. —condition met.

o On sheet 1 of 11, under dedication and free consent, add to the signatory lines the printed names and roles of the representatives from the Village of Los Ranchos and Palindrome Communities, LLC. The representative from the Village of Los Ranchos is Donald T. Lopez, Mayor. —This condition we deemed to be unnecessary as the Village of Los Ranchos is the current owner as no property transfer has occurred.

o On sheet 1 of 11, under dedication and free consent, add statement confirming the public utility easements and private easements are dedicated and who they are dedicated to, per §9.1.8(B)(3)(c)(3).—condition met.

o On sheet 2 of 11, note 6.e. needs to reflect all easements created with the plat for consistency. For example, communications and electric easements noted in index of drawings is not included in this note. In addition, the public sanitary sewer easement is not the Village of Los Ranchos', it falls under ABCWUA.—condition met.

o On sheet 2 of 11, notes 11 and 12:

'Private drainage easements' noted but sheet 8 has some easements noting ponding too. This note and/or the easements shown on sheet 8 must be updated for consistency. —condition met.

Both notes have 'maintenance and operation responsibilities. Does this need to be specifically use and access instead of 'operation'? —condition met.

o On sheet 4 of 11, easements #1 and #4 to be vacated need to be cross hatched, shaded, or otherwise identified to distinguish the two. —condition met.

o On sheet 4 of 11, there are light grey dashed lines between Tracts 43A1, 43B, and 43D that are not identified. This must be identified. —condition met.

o On sheet 4 of 11, to better distinguish vacated easements from vacated lot lines, shade, texture, or otherwise identify the easements from the lot lines. For example, this is necessary to distinguish between easement note #6 and Lot 1B Merritt Acres. —condition met.

o On sheet 4 of 11, easement note #8, vacation may need to be tied to the platting action. Currently says "shall terminate when the system is permanently removed." —condition met.

o On sheet 11 of 11, to comply with §9.1.10(A)(2)(b) turning radii, the radii for curve EC13 must be adjusted to be a minimum of 12 feet and at important corners, a minimum of 24 feet, or in accordance with accepted engineering practice. Accepted engineering practice shall be determined by the Village Engineer. —condition met, Village staff, Vincent Steiner of BHI and representatives from Palindrome identified the radii at 25 feet.

• To comply with §9.1.10(A)(2)(a), demonstrate compliance with IFC and BCFD approval if

a turnaround with a 40' minimum radius is not provided.—condition met. Fire Marshall stamp presented.

- To comply with §9.1.8(A)(2)(a) and §9.1.8(B)(3)(e), applicant must provide proof of financial responsibility and an improvements plan. —condition will be met. Village attorney working with Palindrome reps on suitable financial guarantee.

- Per §9.1.8(B)(1), applicant must provide proof of compliance with the terms of this preliminary approval prior to submittal of the final plat. An updated plat and supplemental documents showing compliance with this approval letter may suffice. —condition met.

- Applicant must provide draft Subdivision Improvements Agreement (SIA) and financial guarantee prior to submittal of final plat application, or provide final SIA and financial guarantee, approved by the Village Attorney, with submittal of the final plat. This must be filed with the final plat. —condition will be met. Village attorney working with Palindrome reps on suitable financial guarantee.

- A deed dedicating the public right-of-way to the Village shall be filed with the final plat. —condition will be met.

- The applicant shall submit the filled out and signed sketch plat review application for major subdivisions before submitting the final application for major subdivisions, an extension of the prior condition to submit the sketch plat application prior to the preliminary application. —condition met.

- With the final application submittal, the applicant shall submit the filled out and signed final application for major subdivisions. —condition met.

- The final plat shall comply with §9.1 Subdivision, Vacation, and Development. —condition met.

- The applicant shall submit a statement of water and sewer availability from the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA) with their final plat application, per §9.1.6(C)(3) Services, which addresses the entire site, Tracts 1 – 6. Page 2 of the submitted letter indicates that future services for the subdivision will be considered in future availability statements. —condition met via letter from the ABCWUA.

- For approval of the final plat, the Village shall confirm in the utilities plan, public improvements plan, and/or site development plan(s) that utilities will be buried. Failure to bury utilities may constitute reason to deny the final plat.—this condition will be met except the utilities belonging to the Middle Rio Grande Conservancy District.

- The applicant shall submit to the Village a DXF file showing the new property lines, easements twenty (20) feet in width or more, and any other information Bernalillo County Geographic Information Systems (GIS) requires to update online maps, prior to submitting the final plat application and obtaining the Mayor's signature and Clerk's attest. —condition will be met.

- The applicant shall submit a corrected plat prior to printing on mylar as the Village has determined that the number of corrections requires a subsequent review to ensure corrections have been made. Post review and Village approval of the corrected plat, the

applicant may print the mylar plat and obtain utility signatures. After obtaining utility signatures, the applicant may submit the final application with the mylar plat for the Mayor's signature and Clerk's attest. —condition met.

- The applicant shall submit final versions of the Trailhead at Chamizal Declaration of Covenants, and all other documents referenced on the plat to be filed with Bernalillo County Clerk's Office, with the final plat.—condition will be met.
- Per §9.1.8(A)(2), the Declaration of Covenants must be filed with the final plat.—condition will be met.
- The applicant shall provide to the Village one (1) physical copy and one (1) digital copy of all documents filed with Bernalillo County Clerk's Office for this subdivision plat within thirty (30) days of final approval, per §9.1.8(A)(5).—condition will be met.
- The final subdivision plat shall comply with the Purchase, Sale and Development Agreement Between The Village of Los Ranchos de Albuquerque, New Mexico and Palindrome Communities, LLC, A Nevada Limited Liability Company, dated October 16, 2020.—condition will be met.

FINDINGS:

The submittal meets the requirements for a final plat for a major subdivision in the VC zone in the Fourth Street Character Area under §9.1.8.



Ann Simon
Administrator

Date: 8/19/2022

Attachments:
July 29th Letter approving Preliminary Plat with Conditions