

Village of Los Ranchos de Albuquerque
6718 Rio Grande Boulevard NW
Los Ranchos de Albuquerque, NM 87107
Phone: (505) 344-6582

FOR OFFICIAL USE		
Zone _____	SDP # _____	Date: _____
Related Cases _____	Receipt # _____	
Character Area _____	Fee: _____	

Application fee payable upon notification by Village staff. Additional public notice fees will apply. Complete application must be submitted with all required documents by the deadline for the next Planning & Zoning Commission meeting. Incomplete applications without all required supplemental documents will not be processed. No revisions (edits to submitted documents, removing submitted documents, or additional documents) are accepted after the deadline.

**SITE DEVELOPMENT PLAN
PRELIMINARY & FINAL APPLICATION**

Address: _____ **Zip:** _____
Los Ranchos de Albuquerque

Property Acreage _____ **Development Type:** Commercial Residential Mixed-Use

Legal Description (Only if property has no formal address)

Subdivision _____ **Block** _____ **Lot No.** _____ **Tract No.** _____ **MRGCD Map No.** _____

PROPERTY OWNER

Name: _____

Mailing address: _____
Street City Zip

Telephone: _____ **Email:** _____

CONTRACTOR/AGENT OR FIRM

Representative for property owner who will handle application processing in lieu of property owner. If not applicable, leave blank.

Contact Name: _____ **Title:** _____

Business Name: _____

Mailing address: _____
Street City Zip

Telephone: _____ **Email:** _____

PRELIMINARY

The Planning & Zoning Commission will review the draft site plan for conformance with Village Code and the Master Plan. The Commission recommends with conditions, which must be addressed in final.

FINAL

The Board of Trustees will review the final site plan for conformance with Village Code and the Master Plan. The Board will either approve or deny with conditions for development. Supplemental documents for Board of Trustees meeting must be submitted by deadline on Village website to be on next agenda.

REQUIRED DOCUMENTS

*** Must be submitted with application form.**

**** All items below must be included in final submittal. Substantially complete drafts are required for preliminary to indicate progress and corrections for final.**

- **Grant/warranty deed or other proof of ownership*** (Confirm with staff other proof is acceptable prior to submittal)
- **Verification of paid property taxes (e.g. tax bill)*** (From <https://www.bernco.gov/treasurer/property-tax-search.aspx>)
- **Letter of intent** – Describe proposed project site, use(s), potential impact on residential/economic development, historic preservation, and/or health and safety of community, and if applicable: potential days/hours of operation, delivery/pick-up times, and noise, odor, or other potential nuisance mitigation measures. Applicant may include visuals with narrative. Narrative may be any length.
 - **Photographs/diagrams** – If applicable.
- **ABCWUA Letter of Water & Sewer Availability** – Confirmation of request to Albuquerque Bernalillo County Water Utility Authority (ABCWUA) required for preliminary. Letter required for final.
- **Fire Department Letter** – Letter must confirm location of existing fire hydrants, whether new fire hydrants will be required, fire truck access, and any other information Bernalillo County Fire Department (BCFD) requires for site. Confirmation of request to BCFD required for preliminary. Letter required for final.
- **Required Plans** – Plans may be combined if all information for each plan is included and clear. All plans must be to scale (include dimensions).
 - **Site Plan** – Include existing and proposed building footprints. If final building design subject to change (e.g. residential custom home development), note total buildable area or potential building pad. Include mailbox(es), dumpster(s), utilities, and loading/docking area(s). If not applicable, include explanation in narrative.
 - **Existing Conditions Plan** – Showing existing landscaping, structures, parking, etc. If structures will be demolished, mark for demolition. If property is vacant, can state current conditions of property in narrative instead of providing plan.
 - **Parking Plan** – Include total number of parking spaces, dimensions, identify handicapped spaces, and vehicle and pedestrian ingress/egress (dimensions must meet fire truck access requirements). Identify lot material (paved/unpaved), which must meet specifications shown in [9.2.25\(E\)\(4\)\(k\)](#) or [9.2.25\(E\)\(4\)\(l\)](#).
 - **Landscaping Plan** – Identify number and type of plants, irrigation system, and total landscaped area (square footage and percent of unbuilt area). If requesting an alternate landscaping plan, please contact Village Staff.
 - **Exterior Lighting Plan** – Identify location, height if freestanding, direction facing, and type of exterior lights. Include sample design and/or photo confirming light design conforms with Dark Skies (9.2.20) (e.g. Shielding). If not applicable, include explanation in narrative.
 - **Sign Plan** – Identify freestanding sign and/or building mounted sign locations. If sign size not finalized, must show proposed sign area. If not applicable, include explanation in narrative.
 - **Grading & Drainage Plan** – Must be done by licensed engineer. Draft for Village Engineer review required for preliminary. Village Engineer approved version required for final.
 - **Floor Plan** – Only required if multiple uses proposed inside one building (to calculate parking). Otherwise, optional.
 - **Exterior Elevations** – Identify materials, colors, total height from existing grade, windows, doors, and other exterior notes for architectural design. If applicable, include dumpster elevation showing it is enclosed, gated, and on a concrete pad.
 - **Fire 1 Plan** – Proof of submittal to BCFD required for preliminary. Approved Fire 1 plan required for final.

Refer to Village Code (www.losranchosnm.gov/village-code) for site uses and development regulations:

- Zone:
 - Residential: A-1 ([9.2.7](#)); A-2 ([9.2.8](#)); A-3 ([9.2.9](#)); R-2 ([9.2.10](#)); R-3 ([9.2.11](#))

- Commercial/Mixed-Use: C-1 ([9.2.12](#)); GD ([9.2.13](#)); VC ([9.2.14](#)); AC ([9.2.15](#))
- For Special Use Zones & Permits, contact Village Staff.
- Site Development Plan ([9.2.25\(E\)\(4\)](#))
- Off-Street Parking ([9.2.18](#))
- Landscaping ([9.2.19](#))
- Dark Skies ([9.2.20](#))
- Design Regulations ([9.2.21](#))
- Signs ([9.2.22](#))
- Stormwater Management ([4.3](#))

In addition to the site development plan application fee, each hearing (preliminary and final) will generate public notice fees for postings in the newspaper, a posted sign, and mailings sent to all neighbors within a 300-400 foot area from the subject property. Fees generated by this application are the applicant’s responsibility, due and payable upon notification of fees by the Village.

The Planning & Zoning Department will notify the applicant to pay the public notice fees and pick up the sign to post on the property. The sign must be posted visible from the roadway; if along two roads, the applicant may pick which road to post the sign along. The applicant is responsible for posting the sign on the property for the duration of the public comment period, according to application public notice requirements.

The Grading & Drainage Plan will be forwarded to the Village Engineer to confirm compliance with Village Code. Applicant will be forwarded the cost of the engineer’s time.

The Village of Los Ranchos de Albuquerque does not take responsibility for information on or enforcement of restrictive covenants on the subject property.

By submitting this application, I certify that all statements herein are true and correct to the best of my knowledge.

Signature of Property Owner (or submit affidavit of agent) **Date**

Signature of Applicant (Contractor/Agent) (if applicable) **Date**

Site Development Plan Application Fees

<u>Lot Size:</u>	<u>Fee:</u>
<1 acre	\$250.00
1 acre < 5 acres	\$250.00 for first acre + \$30.00 for each additional acre or portion thereof
5 acres < 20 acres	\$400.00 for first 5 acres + \$30.00 for each additional acre or portion thereof
20 acres < 60 acres	\$750.00 for first 20 acres + \$30.00 for each additional acre or portion thereof
60+ acres	\$1,950.00 for first 60 acres + \$30.00 for each additional acre or portion thereof

Village of Los Ranchos de Albuquerque Application Public Notice Requirements

1. Applications for Administrative Approval

Your application will be noticed for administrative approval in two ways: letters sent to all property owners within 300-400' from your property and a posted notice sign on the front of your property. The Village will handle the mailed notice and forward the cost to you as the applicant. You must post the sign per the below instructions. Failure to do so may constitute reason to defer or deny your application. If your application is not administratively approved, you will be charged for the Commission public hearing notice. Please contact the Planning & Zoning Department with any questions.

2. Applications for Approval by the Planning & Zoning Commission or Board of Trustees

Your application will be noticed as on the Planning & Zoning Commission or Board of Trustees agenda in three ways: a notice in the Albuquerque Journal newspaper, letters sent to all property owners within 300-400' from your property, and a posted notice sign on the front of your property. The Village will handle the newspaper and mailed notice, and will forward the cost to you as the applicant. You must post the sign per the below instructions. Failure to do so may constitute reason to defer or deny your application. If your application will go before the Commission or Board multiple times, each meeting requires a new notice. You will be charged accordingly and be required to post a new meeting sign. Please contact the Planning & Zoning Department with any questions.

Public Notice Sign

As the applicant, you are responsible for posting and maintenance of a sign on the property that describes the application. The Village will contact you via phone or email.

You are responsible for ensuring the sign remains posted throughout the designated period (dates and times) noted on the sign. Failure to maintain the sign during the entire period may be cause for deferral or denial of the application.

Location:

- The sign must be conspicuously located. It must be within twenty feet (20') of the edge of the front property line, and Village staff may indicate a specific location.
- The face of the sign must be parallel to the street, and the bottom of the sign must be two (2) to seven (7) feet from the ground.
- No barrier shall prevent a person from coming within five feet (5') of the sign in order to read the content.

Posting:

- The Village provides zip ties to attach the sign to a fence. Alternatively, nailing or stapling the sign to a heavy stake with two (2) crossbars or a full plywood backing works best to keep the sign in place, especially during high winds. In the event the sign is lost or damaged to the point

that it is unreadable prior to the meeting, inform Village staff to obtain a new sign as soon as possible.

Removal:

- Do not remove the sign before the hearing or administrative approval of the request.
- You must remove the sign no later than five (5) days after the Director, Commission, or Board issues its decision.

Public Notice Fees

You must pay the public notice fees when you pick up the public notice sign. The invoice will be comprised of the following:

- **Albuquerque Journal Notice:** Forwarded cost from the newspaper for the cost of the posting, divided by the number of applications on the agenda. Only applicable for public hearing items.
- **Mailed Letter Notice:** \$0.58 (cost of stamp) * number of letters sent
- **Public Notice Sign:** \$2