



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

17 July 2002

COA Open Space
P.O. Box 1293
Albuquerque, NM 87103

CERTIFICATE OF ZONING

FILE: 00110 00585 / 00128 00682
(Project 1000493)

DATE OF FINAL ACTION: 21 September 2002
LEGAL DESCRIPTION: a portion of Tract E-1,
Marian Rocco Subdivision (Tract A, Cottonwood
Trails), located on Coors Boulevard NW between
Montano Road and Paseo Del Norte, containing
approximately 7.8 acres. (D-13) Russell Brito,
Staff Planner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE
CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM *SU-1 for PRD*
TO *SU-1 for MPOS (Major Public Open Space)*

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,


For Victor Chavez, PE
Planning Director

VC/nat

cc: Zoning Code Services Division
Neal Weinberg, AGIS Division

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: October 20, 2000

Garrett Group
P.O. Box 10285
Alb., NM 87184

OFFICIAL NOTIFICATION OF DECISION

FILE: 00128 000000 00586/00128 000000
00587

LEGAL DESCRIPTION: for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montaña Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**

On October 19, 2000, the Environmental Planning Commission voted to approve 00128 00000 00586, a site development plan for subdivision for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.
2. This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.
4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.
5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

6. The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision.
7. The submitted site development plan for subdivision complies with the overriding site development plan for subdivision (00128 00000 00682).

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
 2. The site shall be replatted to reflect the zone boundary lines and new lot lines.
-

On October 19, 2000, the Environmental Planning Commission voted to approve 00128 00000 00586, a site development plan for building permit based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañño Road NW and south of Eagle Ranch Road.
2. The request as submitted furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.
4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

OFFICIAL NOTICE OF DECISION

00128 00000 00586/00128 00000 001587

OCTOBER 19, 2000

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5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.
6. The submitted site development plan for building permit complies with the overriding site development plan for subdivision (00128 00000 00682).
7. Asphalt shingles are not compatible with the roof materials in the previously approved Bosque del Rio design guidelines.
8. This project is located directly adjacent to the Major Public Open Space and is highly visible; architectural detail should be consistent on building elevations.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. Architecture and Elevations:
 - a. The stone and "El Rey" stucco colors listed in the design guidelines shall be listed with corresponding colors that are definite to allow for a smooth review process at the building permit level.
 - b. The elevation sheet shall list the colors and materials lists of the design guidelines.
 - c. Dark colored roofing is not allowed.
 - d. Asphalt shingles shall not be allowed.
3. The comments and conditions of the Public Works Department shall be addressed:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Any subsequent actions taken after City Council Bill O-19, April 4, 1988 must be noted and complied with.
 - b. Criteria for a single access subdivision must be met. This includes adequate width at the entrances; and strategically located emergency access routes. This may require emergency access through the Open Space area.
 - c. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - d. Construction of a 10 foot bicycle / pedestrian trail on the Corrales Main Canal, with connections from the subdivision.

- e. All streets will be constructed to DPM standards. Variances must be specified in approved policies specific to this site.
 - f. On and off-site infrastructure requirements must be financially guaranteed prior to DRB approval.
 - g. The utility plan shall address looping the 10-inch water line.
 - h. Off-site corridors must be identified and easements obtained.
 - i. This property shall help pay for the signal at Eagle Ranch and Coors.
4. This development is subject to the Park Dedication Ordinance requirement of land dedication or cash-in-lieu along with payment of a park development fee at building permit. Given the small number of units and the relationship to open space and the Bosque, cash-in-lieu is required. The note indicating that a streetscape will be constructed on "Boulevard Street" will clarify whether it is public or private.
 5. Each lot/home shall have a storage area for residential automated carts; not to be visible from the street.
 6. This project shall be reviewed by a representative of the Fire Department to determine required fire flow and fire hydrant(s) location before final sign off at the DRB is granted. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new hydrants shall be installed and operating prior to this construction project. The Fire Department shall provide written concurrence to DRB single access subdivision variance.
 7. The site shall be replatted to reflect the zone boundary lines and new lot lines.
 8. To avoid the tractor false front look the use of architectural detail and materials should be consistent with all elevations to some degree; the same window and door trim details shall be used consistently in all openings. All roof penetrations shall be painted to match the predominant roof color or stucco color.
 9. All walls shall comply with the adopted City of Albuquerque Wall Design Guidelines.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **NOVEMBER 3, 2000** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,



Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Consensus Planning, 924 Park Ave. SW, Alb., NM 87102
Bob Linehaugh, Coors Trail NA, 7120 Coors Trail NW, Alb., NM 87120
Rick Attenberg, Coors Trail NA, 7105 Coors Trail NW, Alb., NM 87120
Doug Goodfellow, Taylor Ranch NA, 7609 Window Rock NW, Alb., NM 87120
Christine Dillow, 6108 Hokona Pl., NW, Alb., NM 87120
Michael Cadigan, 2705 Bosque del Sol, Albuq. NM 87120
Martin Haynes, P.O. Box 9043, Albuq. NM 87119
Jay Hill, 201 Third St. NW, Ste 2075, Albuq. NM 87102

2. The neighborhood association/s and property owners within 100' had the opportunity to comment on the site plan for subdivision at a public hearing before the Environmental Planning Commission. Notice of the variance request at DRB was not required.
3. The DRB did not act arbitrarily, capriciously or being manifestly abusive of discretion. Approval was made by consensus of the board members based on technical review.

MOVED BY COMMISSIONER GARA

SECONDED BY COMMISSIONER J CHAVEZ

MOTION CARRIED UNANIMOUSLY

15. 00128 0000 00586 Consensus Planning, agents for Garrett Group, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montañó Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner **(APPROVED WITH CONDITIONS)**
00128 0000 00587
(Project # 000493)

STAFF PRESENT:

Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Ave.
Ted Garrett

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

Mike Cadigan, 2705 Bosque del Sol NW
Jay Hill, 201 Third St. NW

MR. BRITO: Reiterated comments made in the staff report in which approval was recommended for both site development plan for building and subdivision purposes.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128 00000 00586, a site development plan for subdivision for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.
2. This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
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6. The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision.
7. The submitted site development plan for subdivision complies with the overriding site development plan for subdivision (00128 00000 00682).

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. The site shall be replatted to reflect the zone boundary lines and new lot lines.

MOVED BY COMMISSIONER J CHAVEZ
SECONDED BY COMMISSIONER HEISER

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE BE IT RESOLEVE THAT the Environmental Planning Commission voted to approve 00128 00000 00586, a site development plan for building permit based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañño Road NW and south of Eagle Ranch Road.
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7. Asphalt shingles are not compatible with the roof materials in the previously approved Bosque del Rio design guidelines.
8. This project is located directly adjacent to the Major Public Open Space and is highly visible; architectural detail should be consistent on building elevations.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site

plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.

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 - b. The elevation sheet shall list the colors and materials lists of the design guidelines.
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3. The comments and conditions of the Public Works Department shall be addressed:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Any subsequent actions taken after City Council Bill O-19, April 4, 1988 must be noted and complied with.
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 - c. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - d. Construction of a 10 foot bicycle / pedestrian trail on the Corrales Main Canal, with connections from the subdivision.
 - e. All streets will be constructed to DPM standards. Variances must be specified in approved policies specific to this site.
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 - g. The utility plan shall address looping the 10-inch water line.
 - h. Off-site corridors must be identified and easements obtained.
 - i. This property shall help pay for the signal at Eagle Ranch and Coors.
4. This development is subject to the Park Dedication Ordinance requirement of land dedication or cash-in-lieu along with payment of a park development fee at building permit. Given the small number of units and the relationship to open space and the Bosque, cash-in-lieu is required. The note indicating that a streetscape will be constructed on "Boulevard Street" will clarify whether it is public or private.
5. Each lot/home shall have a storage area for residential automated carts; not to be visible from the street.
6. This project shall be reviewed by a representative of the Fire Department to determine required fire flow and fire hydrant(s) location before final sign off at the DRB is granted. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new hydrants shall be installed and operating prior to this construction project. The Fire Department shall provide written concurrence to DRB single access subdivision variance.

7. The site shall be replatted to reflect the zone boundary lines and new lot lines.
8. To avoid the tractor false front look the use of architectural detail and materials should be consistent with all elevations to some degree; the same window and door trim details shall be used consistently in all openings. All roof penetrations shall be painted to match the predominant roof color or stucco color.
9. All walls shall comply with the adopted City of Albuquerque Wall Design Guidelines.

MOVED BY COMMISSIONER J CHAVEZ
SECONDED BY COMMISSIONER HEISER

MOTION CARRIED UNANIMOUSLY

16. 00128 00000 01195 Herbert M. Denish & Associates, Inc., agents for Lowe's Companies, request approval of a site development plan for building permit for Project # 1000769 Tracts 1 and A, Tinnin Shopping Center, zoned C-2, located on Juan Tabo Boulevard NE between Candelaria Road and Golden Gate Avenue, containing approximately 15.35 acres. (G-22) Debbie Stover, Staff Planner **(DEFERRED TO OCTOBER 26, 2000)**

STAFF PRESENT:

Debbie Stover, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Lawrence Kline, P.O. Box 2001

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MR. STOVER: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 01195 to the Environmental Planning Commission Public Hearing on October 26, 2000.

MOVED BY COMMISSIONER J CHAVEZ
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

11. 00128 00000 00586 Consensus Planning, agents for Garrett Group, Inc., request
00128 00000 00587 approval of a site development plan for subdivision purposes plus
(Project #1000493) approval of a site development plan for building permit for a portion
of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located
on Coors Boulevard NW between Montañó Road and Paseo del
Norte, containing approximately 16.51 acres. (D-13) Russell Brito,
Staff Planner **(CONTINUED TO OCTOBER 19, 2000)**

STAFF PRESENT:

Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Ave. SW
Matt Schmaeder, Open Spen Space
Ted Garrett, P.O. Box 10285

PERSONS PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

Martin Haynes, P.O. Box 9043
Michael Cadigan, 2705 Bosque del Sol NW

MR. BRITO: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue 00128 00000 00586/00128 00000 00587 to the Environmental Planning Commission Public Hearing on October 19, 2000.

MOVED BY COMMISSIONER HEISER

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

12. 00110 00000 01016 Herbert M. Denish & Associates, agents for Ike J. Monty, request a
Project # 1000691 zone map amendment from R-2 to C-2 for Lots 1 & 2, Block 13,
Clayton Heights Addition, located on the west side of Wilmoore
Avenue SE between Gibson Boulevard and Ross Avenue, containing
approximately .488 acres. (L-15) Jon Messier, Staff Planner
(APPROVED.)

6. 00128 00000 00586
00128 00000 00587
(Project # 100493)
- Consensus Planning, agents for Garrett Group, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montaña Road and Paseo del Norte, containing approximately 16.51 acres. (D-13)
Russell Brito, Staff Planner

STAFF PRESENT:

Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park SW
Michael Cadigan, 2705 Bosque del Sol
Martin Haynes, P.O. Box 9043

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MR. BRITO: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 00586/00128 00000 00587 to the Environmental Planning Commission Public Hearing on July 20, 2000.

MOVED BY COMMISSIONER HEISER

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

7. 00128 00000 00579
(Project # 1000489)
- George Rainhart Architect & Assoc., agents for Paul Edwards request approval of a site development plan for building permit for Lot 8, Block 20, Tract 2, Unit 3, North Albuquerque Acres, zoned C-2 and site plan for subdivision amendment to include this parcel in the La Cueva Town Center site plan, located on the northeast quadrant of Paseo del Norte and Wyoming Boulevard, containing approximately 1 acre. (C-19) Bob Torres, Staff Planner

STAFF PRESENT:

00128 00000 00586
00128 00000 00587
(Project #1000493)

Consensus Planning, agents for Garrett Group, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montañño Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner **(DEFERRED FROM JUNE 15, 2000) (DEFERRED TO SEPTEMBER 21, 2000.)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 00586/00128 00000 00587 to the Environmental Planning Commission Public Hearing on September 21, 2000 at the request of the agent. There is a \$75.00 fee when the request is from the applicant/agent per Section 14-16-4-1 of the Zone Code. Payment is due by August 4, 2000 and may be paid at the counter of the Plaza del Sol Building.

MOVED BY COMMISSIONER HEISER
SECONDED BY COMMISSIONER McMAHAN MOTION CARRIED UNANIMOUSLY

Z-00-11 Tierra West LLC, agents for Development Services LTD Co. & Four Suns
AX-00-3 Bldgs., requests Annexation and Establishment of SU-1 for MH zoning plus approval of a Site Plan for Subdivision and approval of a Site Plan for Building Permit for Tracts 1, 2 and A-1, Lands of Chapman, plus the adjacent portion of the MRGCD lateral, plus Tract 22A, MRGCD Map 29; along with annexation and establishment of SU-1 for IP zoning and approval of a site plan for building permit for Tract B, Lands of Chapman, plus Tract 22, MRGCD Map 29, located on Edith Avenue NE between Osuna Boulevard and Sin Nombre Ct. for a total of approximately 23.08 acres. (E-15) Bob Torres, Staff Planner **(DEFERRED FROM JUNE 15, 2000) (DEFERRED TO SEPTEMBER 21, 2000.)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Z-00-11/AX-00-3 to the Environmental Planning Commission Public Hearing on September 21, 2000 at the request of the agent. There is a \$75.00 fee when the request is from the applicant/agent per Section 14-16-4-1 of the Zone Code. Payment is due by August 4, 2000 and may be paid at the counter of the Plaza del Sol Building.

MOVED BY COMMISSIONER HEISER
SECONDED BY COMMISSIONER McMAHAN MOTION CARRIED UNANIMOUSLY



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, October 19, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.
Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.
 - C. Approval of Minutes for August 17, 2000

2. 00138 00000 01307
00110 00000 01306
Project # 1000690
WM Duran & Assoc., agents for Josephine Jensen, request a zone map amendment from SU-1/ TH (12 du's/ac) to R-2 plus an amendment to the La Cuesta Sector Development Plan for Lots 22 & 23, Block A, La Cuesta Subdivision, located on Zia Road NE between Juan Tabo Boulevard NE and Zena Lona Street NE, containing approximately .404 acres. (K-22) Debbie Stover, Staff Planner

3. 00128 00000 00294
Resource Technology Inc., agents for 5 B Management, request approval of a site development plan for building permit for the westerly portion of Lot 4, Jefferson Commons II, zoned IP, located on Office Boulevard NE between Singer Boulevard and I-25 Frontage Road, containing approximately 3.52 acres. (F-17) Debbie Stover, Staff Planner **(DEFERRED FROM FROM JULY 20, 2000)**

4. 00114 00000 01055
00138 0000001056
Project # 1000711
Tierra West LLC, agents for Paradise West Inc., request annexation and establishment of R-D zoning, plus an amendment the La Cueva Sector Development Plan, located on Modesto between Ventura and Holbrook, containing approximately 13 acres. (B-20) Carmen Marrone, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**

5. 00138 00000 00911
00114 00000 00576
Project # 1000488
Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning plus an amendment to the La Cueva Sector Development Plan for Lots 1-5 and 28-32, Block 12, Tract 3, Unit 3, North Albuquerque Acres located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**

6. 00128 00000 01017
Project # 1000692
James W. Green, Architect, agent for Desert Sky Development, request approval of a site development plan for building permit for Tract A-1A, Academy Acres Subdivision, zoned SU-1/C-1, located on the corner of Wyoming Boulevard NE & Burlison, containing approximately 4.08 acres. (E-19) Debbie Stover, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**

7. 00128 00000 01181
Project # 1000692
Tom Couch, agent for Desert Sky Development LLC, request approval of a site development plan for building permit for Lot A1A, Academy Acres, located on Wyoming Boulevard NE between Academy Boulevard and San Antonio, containing approximately 4 acres. (E-19) Debbie Stover, Staff Planner

8. 00110 00000 01028
Project # 1000699 Garcia/Kraemer & Associates, agents for Dr. Sharon Holland, request a zone map amendment from R-1 & C-1 to C-2 for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Russell Brito, Staff Planner **(DEFERRED FROM SEPTEMBER 21, 2000)**
9. 00110 00000 001026
Project # 1000697 Garcia/Kraemer & Associates, agents for John Kinzer request a zone map amendment from R-T to C-2 for Lot 37, Block 4, La Mesa Addition, located on Mesilla Street NE between Central Avenue and Domingo Road, containing approximately 0.16 acre. (K-19) Carmen Marrone, Staff Planner **(DEFERRED FROM SEPTEMBER 21, 2000)**
10. 00128 00000 00915
00128 00000 00917
Project #1000651 Tierra West LLC, agents for SCM Properties Co., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract A-29A, Town of Atrisco Grant Northeast, zoned SU-1 for PDA C-1 Uses and Office located on Coors Boulevard between Redlands Road and Pheasant Avenue, containing approximately 3.4116 acres. (G-11) Bob Torres, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**
11. 00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM SEPTEMBER 21, 2000)**
12. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc. and James Schomburg, request a zone map amendment from M-2 and SU-1/IP to SU-1/C-2 Permissive Uses (2.6 acres) and Amendment to a Site Development Plan for Subdivision (25.5 acres) plus approval of a Site Development Plan for Building Permit (2.6 acres) for Lot A, Lands of Helen E. Saunders, Tracts B & C, Renaissance Center III (zoned SU-1 for IP Uses & Recreation Facility) located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 25.5 total acres. (F-16) Bob Paulsen, Staff Planner
13. 00110 00000 01170
Project # 1000757 Eva & Marisol Encinias request a zone map amendment from R-1 to R-2 for Lot A-3, Jarvis Subdivision, located on Poblana NW between 12th Street and 16th Street, containing approximately 0.76 acres. (H-13) Makita Hill, Staff Planner

EPC AGENDA
OCTOBER 19, 2000
PAGE 4 OF 5

14. 00110 00000 01180
Project # 1000764 Mitchell Turbov requests a zone map amendment from SU-1 Church & Related Facilities to O-1 for Lot 6, Block 7, Baron Burg Heights, located on Madeira Drive SE between Zuni Road and Bell Avenue, containing approximately 0.20 acres. (L-18) Simon Shima, Staff Planner
15. 00128 00000 01178
Project # 1000762 Herbert M. Denish & Associates, Inc., agents for Newfoundland Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road and Richland Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner
16. 00128 00000 01182
Project # 1000508 Tierra West LLC, agents for Wal-Mart Stores Inc., requests approvals of amendments to site development plans for subdivision purposes plus approval of a site development plan for building permit for Tract B1A, Towne Park Plaza & Lots 1 & 5, Lenkurt Properties, located on Eubank Boulevard NE between I-40 East and Chico Road, containing approximately 100 acres. (K-21) Russell Brito, Staff Planner
17. 011128 00000 01186
Project #1000163 Tierra West LLC, agents for Brinker Restaurant Corporation request approval of a site development plan for building permit for Lot 5, La Cueva Town Center, located on Wyoming Boulevard NE between Carmel Avenue and Paseo del Norte, containing approximately 1.53 acres. (C-19) Carmen Marrone, Staff Planner
18. 00136-00000-01279
Project #1000493
440-00-1140 Michael Cadigan, agent for Coors Trail Neighborhood Association, appeals the Development Review Board's approval of a request for Subdivision Design Variance for portion of Tract E-1, Marion Rocco Subdivision, zoned SU-1/PRD (City) and located on Coors Tr NW between Montano Road NW and Paseo del Norte NW containing approximately 16.51 acres. [REF: Z-87-166, Z-98-597, AX-98-6, DRB-93-437, DRB-95-213] [FIRST TIME ON THE AGENDA 1995] (D-13)
19. 00128 00000 00586
00128 00000 00587
(Project #1000493) Consensus Planning, agents for Garrett Group, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montano Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**

20. 00128 00000 01195 Herbert M. Denish & Associates, Inc., agents for Lowe's Companies, request approval of a site development plan for building permit for Tracts 1 and A, Tinnin Shopping Center, zoned C-2, located on Juan Tabo Boulevard NE between Candelaria Road and Golden Gate Avenue, containing approximately 15.35 acres. (G-22) Debbie Stover, Staff Planner
Project # 1000769
21. Z-99-31 James R. Achen, agent for Bandelier Equities/McMahon Equities LC, requests a zone map amendment from R-1 to R-2, C-1 and O-1 for an unplatted piece of property located on McMahon Boulevard NW at the intersection of Bandelier Drive (west of Paradise Heights -Unit 1), containing approximately 17.2 acres. (A-12) Bob Torres, Staff Planner
(DEFERRED FROM AUGUES 17, 2000)
22. 00110 00000 01196 Bohannan Huston, Inc., agents for Bandelier Equities/McMahon
00128 00000 01192 Equities L.C., request a zone map amendment from R-1 to SU-1 for C-2,
Project # 1000444 SU-1 for R-2/O-1 and SU-1 for C-2/O-1, plus approval of a site
development plan for subdivision purposes for an unplatted 17.2 acre tract,
Paradise Hills, located on McMahon Boulevard NW between Dover Street
and Stonebridge Drive at Bandelier Drive, containing approximately 17.2
acres. (A-12) Russell Brito, Staff Planner
23. 00128 00000 01199 Consensus Planning, Inc., agents for American Realcorp, requests
00128 00000 01200 approval of a site development plan for subdivision purposes plus
Project # 1000771 approval of a site development plan for building permit for Tracts E, F, and
G, Adobe Wells Addition, zoned SU-1 for IP, C-2/R-2 Uses, located on
Eagle Ranch Road NW and Irving Boulevard, containing approximately
38.1 acres. (B-13) Russell Brito, Staff Planner
24. 00114 00000 01184 Mark Goodwin & Associates, PA, agents for Unite-Us, LLC, request
00138 00000 01185 annexation and establishment of RD zoning plus an amendment to the
Project # 1000 766 Tower-Unser Sector Development Plan for Tracts 3-7, Unit 2, Town of
Atrisco Grant, located on Tower Road NW between Unser Boulevard and
75th Street, containing approximately 20 acres. (L-10) Debbie Stover, Staff
Planner
25. Other Matters



Agenda Number: 19
 Case Number: 00128 00000 00586/
 00128 00000 00587
 19 October 2000

Staff Report

• <i>Agent</i>	Consensus Planning
• <i>Applicant</i>	Garrett Group, Inc.
Requests	Approval of Site Development Plans for Subdivision and Building Permit
• <i>Legal Description</i>	a portion of Tract E-1, Marian Rocco Subdivision
• <i>Location</i>	on Coors Boulevard NW between Montaña Road and Paseo del Norte
• <i>Size</i>	approximately 16.51 acres
• <i>Existing Zoning</i>	SU-1 for PRD

Staff Recommendation

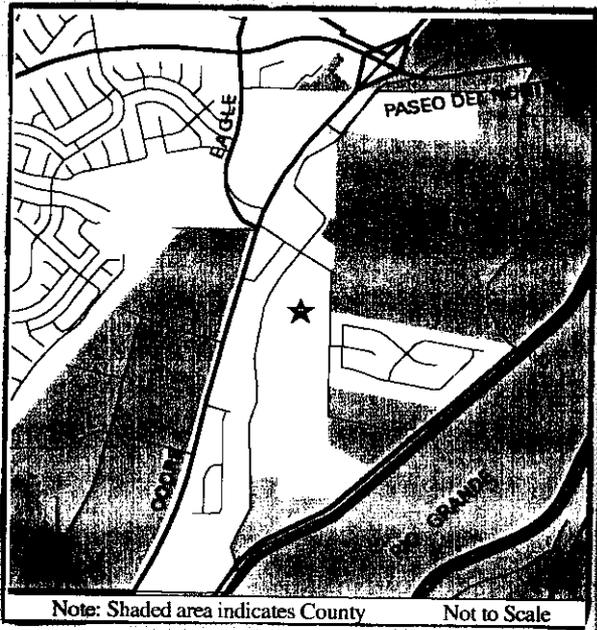
APPROVAL of 00128 00000 00586, based on the findings on page 34, and subject to the conditions of approval on page 35.

APPROVAL of 00128 00000 00587, based on the findings on pages 35 - 36, and subject to the conditions of approval on pages 36 - 38.

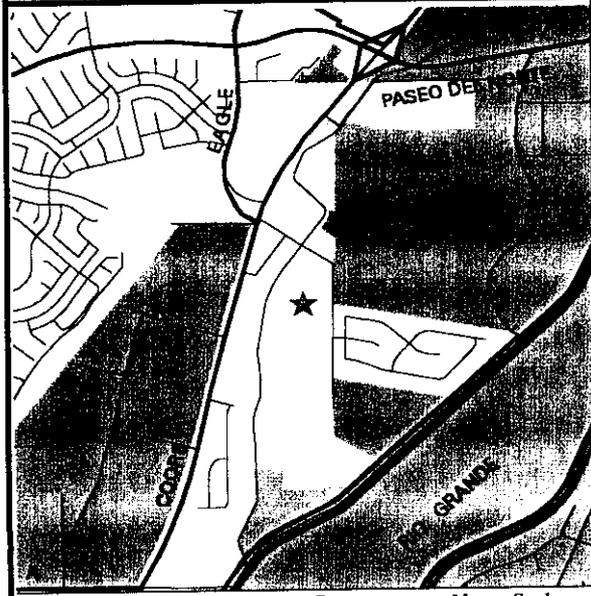
Staff Planner
 Russell Brito, Planner

Summary of Analysis

The Environmental Planning Commission continued these requests at the 21 September 2000 public hearing to allow an appeal of the Development Review Board's approval of a Subdivision Design Variance for the subject site to be heard prior to the subject requests (agenda item numbers 18 and 19, respectively). Since that time, the applicant has submitted revised site development plans for subdivision and building permit. The case was previously deferred at the June and July 2000 hearings in conjunction with an overriding amendment to a site development plan for subdivision (00128 00000 00682), which was approved by the Planning Commission at the September 2000 hearing without an easement, reflecting the existing record and a recent, DRB approved Subdivision Design Variance (00440 00000 01140), which has been appealed and is scheduled to be heard just prior to this case. The subject site development plans for subdivision and building permit comply with the overriding site development plan for subdivision (00128 00000 00682). Additional staff comments begin on pg. 28.



City Departments and other interested agencies reviewed this application from 5 May 2000 to 19 May 2000. Agency comments were used in the preparation of this report and begin on page 39.



LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



Scale 1" = 467'

PROJECT NO.
1000493

HEARING DATE
06-15-00

MAP NO.
D-13

APPLICATION NO.
00128-00000-00586
00128-00000-00587

Note: Shaded area indicates County Not to Scale

Development Services Report

SUMMARY OF REQUEST

<i>Requests</i>	1. Approval of a Site Development Plan for Subdivision 2. Approval of a Site Development Plan for Building Permit
<i>Location</i>	a portion of Tract E-1, Marian Rocco Subdivision located on Coors Boulevard NW between Montañó Road and Paseo del Norte

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
<i>Site</i>	SU-1 for PRD	Rural; West Side Strategic Plan; Coors Corridor Plan	undeveloped
<i>North</i>	RA-2 & SU-1 for O-1	"	undeveloped
<i>South</i>	SU-1 for PRD	"	undeveloped & open space
<i>East</i>	SU-1 for PRD & County A-1	"	single family homes and the Southwestern Indian Polytechnical Institute
<i>West</i>	SU-1 for PRD and SU-1 for PDA including visitors ctr & C-1 perm. uses & rest. w/ full serv. liquor (across the Corrales Main Canal)	Rural and Developing Urban; West Side Strategic Plan; Coors Corridor Plan	open space, Petroglyph National Monument, and commercial (across the Corrales Main Canal)

Background

The subject site was annexed and zoned SU-1 for PRD in 1988 (Z-87-168 / AX-87-36, Enactment No. 31-1988). The site was zoned without direct reference to the Zuris-Mann archaeological site in order not to tie any specific parcel to any specific use, requiring the locations to be designated as part of the master plan. The survey plan, as listed in the

annexation ordinance exhibits (Enactment No. 31-1988) was considered the site development plan for subdivision purposes.

An amendment to the site development plan for subdivision was denied and a site development plan for building permit was approved by the Environmental Planning Commission in 1995 (Z-95-24). The site development plan for building permit was approved for the 50 acre Parcel D located east of the subject site across Coors Trail. This action was appealed by the Coors Trail Neighborhood Association and by William and Marion Rocco. The City Council unanimously accepted both of the Land Use Planning and Zoning Committee reports of DO NOT HEAR for both appeals.

The current request is for approval of a site development plan for subdivision and a site development plan for building permit. The subdivision proposes to create some 62 individual single family home lots, a ponding area and roadways on approximately 16.5 acres. A related zone map amendment and site development plan amendment request is splitting the SU-1 for PRD zoned Parcel C into two properties: a new, 9.4 acre Parcel C1 proposed to be zoned SU-1 for MPOS and a the subject site, Parcel C2, which will remain zoned SU-1 for PRD, but with fewer dwelling units and a lower overall density. (Case Numbers 00110 00000 00585 and 00128 00000 00682).

The archaeological site located on both Parcel B and Tract B is currently part of the Petroglyph National Monument. It is described as a very large, adobe pueblo complex that dates to approximately A.D. 1325 - A.D. 1650. This archaeological site is considered to be virtually one of a kind. It is the last remaining, substantially intact pueblo site associated with the Southern Tiwa, ancestors of the modern pueblos of Sandia and Isleta. It is estimated that the site contains at least 1000 rooms, with approximately 80% of the site remaining intact.

APPLICABLE PLANS AND POLICIES

The Goal of the Rural Area is "to maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns." Applicable policies include:

Policy a 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. Overall densities shall not exceed on dwelling unit per acre.

- Higher density development must provide local government with property rights ensuring appropriate overall-area gross density.
- Each higher density area is to be controlled by site development plan and is to be located well away from other such higher density areas.

Policy b Development in rural areas shall be compatible with natural resource capacities including water availability and capacity, community and regional goals, and shall include trail corridors where appropriate.

Policy c Development shall be carefully controlled in floodplains and valley areas where flood danger, high water table, soils and air inversions inhibit extensive urbanization.

The Goal of the Open Space Network is "to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area." Applicable policies include:

Policy a states that open space lands and waters shall be acquired or regulated as appropriate to serve one or more of several specific purposes including conservation, education, recreation, protection from natural hazards.

Policy b Access to the Rio Grande, Bosque, and surrounding river lands should be carefully designed to provide entry to those portions suitable for recreational, scientific and educational purposes, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage functions.

Policy c Development in or adjacent to the proposed Open Space Network shall be compatible with open space purposes.

Policy f states that a multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created.

Policy I The design of parks and other open areas shall incorporate the following criteria:

- Multi-functional use of resources and compatible facilities.
- Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.
- Integration into residential design for easy accessibility and orientation to encourage use.
- Lighting, site design, or other methods to minimize vandalism.
- Connections between other Open Space Network areas and public facilities.

Policy j Design of neighborhood open areas should tie into other open areas, where appropriate, to create an Open Space Network.

West Side Strategic Plan

The *West Side Strategic Plan* was first adopted by the City Council in 1997. The *West Side Strategic Plan* generally encompasses properties between the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central; specific boundaries are shown on the Plan Boundary Map in the Plan. It includes applicable policies regarding land use in the Taylor Ranch Community and open space (*Policies 3.12 and 7.10*).

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.

Policy 7.10: The City of Albuquerque and Bernalillo County shall protect and expand both public and private open space on the West Side consistent with the final adopted facility Plan for Open Space. Private developers are encouraged to include open space in all major private developments consistent with the Planned Community Criteria.

Coors Corridor Plan

This plan was adopted in 1989. It provides detailed design guidelines for the development of Coors Boulevard and adjacent properties from Central Avenue, north to State Road 528 (Alameda Boulevard). The plan also puts emphasis on Coors as a transit and pedestrian corridor. There are applicable policies, including:

Issue 2, Policy 1, River lands access: this policy emphasizes the appropriateness of the Rio Grande and Bosque for recreation, scientific and educational purposes. Access and development is important while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions.

Issue 2, Policy 2, Bosque: Disturbance or removal of existing natural vegetation from the bosque shall be minimized.

Issue 2, Policy 7, Grading: Changes to natural topography shall be kept to a minimum. IN general, grading shall be minimized.

Issue 3, Policy 5, Development intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

Issue 4, a. Policy 3, New development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

Issue 4, b. Policy 1, Site design: Natural site amenities should be incorporated into the site design.

Issue 4, b. Policy 2, Building setback, height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures.

Issue 4, b. Policy 4, Site landscaping: Landscape design and improvements should be complimentary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

Issue 4, b. Policy 10, Architectural design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in

activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.

- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

ANALYSIS - Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaño Road NW and south of Eagle Ranch Road.

The submittal proposes to create 62 single family home lots, a ponding area and roadways on approximately 16.5 acres. It is being facilitated by a related amendment to a site development plan for subdivision submitted by the Open Space Division (Case Number 00128 00000 00682).

This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.

The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.

This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision. The site is clearly shown, the proposed use is a single family housing development, pedestrian and vehicular ingress and egress is specified, as is internal circulation. The maximum building height is 26 feet for two story homes and 19 feet for one story homes. The minimum building setbacks for each lot are 20 feet in front, 15 feet in the rear and 5 feet for side yards. The maximum total dwelling units as shown is 62.

Design Guidelines

The design guidelines for Cottonwood Trails cover such items as: architecture; materials and color; building height, setbacks and square footage; landscaping; site lighting; mechanical equipment; walls; review by the Cottonwood Trails Architectural Control Committee (CTACC); and restricted activities. The submitted design guidelines are comprehensive and should serve the development of the project well.

ANALYSIS - Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.

The submittal represents further development of homes in the larger area that was annexed in 1988. The Bosque del Rio housing development to the east was approved in 1995 is nearly built out at this time.

The request as submitted furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.

The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.

This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

Site Plan Layout / Configuration

The subject site's long axis extends from north to south with a "panhandle" at the southern end. It is immediately adjacent to the east of the Corrales Main Canal and City owned open space.

The proposed layout of the lots follows the shape of the site's boundaries. The internal "loop" road is double loaded, with lots on both sides of the road. The vast majority of the lots themselves are rectilinear, with a few trapezoid-shaped lots located at two of the corners and curves in the roadway.

Lot sizes range from 6,378 square feet to 33,829 square feet. A table listing each lot and its square footage should be added to the first sheet of the submittal.

Vehicular Access, Circulation and Parking

Vehicular access to the development is from the adjacent Coors Trail via a 42 foot wide entry at the northern end of the site. The internal loop road has a 28 foot wide roadway within a 46 foot wide private road easement. There is an "Emergency Access Gate" with a 28 foot wide emergency access located towards the southern end of the site off of the adjacent Coors Trail.

Three lots get access from Coors Trail. These lots are located in the "panhandle" at the southern end of the site.

The typical lot plan diagram shows access from the adjacent roadway by either a 17 or 28 foot wide driveway for either two or three cars respectively.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian and bicycle access is available via the entrance at the northern end of the site, from Coors Trail and a trail connection to a future City trail along the Corrales Main Canal. Internal pedestrian circulation is shown as 4 foot wide crusher fine paths along the internal "loop" road.

The nearest access to transit service is to the west along Coors Boulevard.

Lighting and Security

As the proposed "loop" road is proposed to be private, the street lighting is shown as fixtures mounted on relatively low, 12 foot tall poles. The design guidelines require that site lighting "be shielded source with no light source (lamp) visible from the site perimeter."

The development is proposed to be a gated community.

Landscaping

The landscaping shown on the submittal entails: perimeter wall landscaping with street trees and shrubs; internal front yard landscaping with street trees, ornamental trees and shrubs; landscaping of the entry/gate area with street and ornamental trees and shrubs; and a landscaped drainage detention area utilizing native trees and existing Cottonwood trees.

The perimeter wall landscaping will be adequate when the trees reach maturity in several years. The front yard landscaping for each lot as shown on the "typical front yard landscape plan" specifies minimum standards, including: one shade tree, two ornamental trees, sixteen shrubs, and two landscape boulders. A five foot wide, landscape strip is shown between the roadway and the four foot wide, crusher fine path.

Grading, Drainage, Utility Plans

The subject site slopes from northwest to southeast with a total change in elevation of approximately ten feet. It appears that grading is minimal as the site is already relatively flat.

Drainage is shown to be directed to eight separate basins. No storm drain will be constructed on this project. Excessive runoff will flow to a lift station adjacent to the drainage detention area and will be pumped to the Corrales Main Canal.

Utility service is available from existing water and sanitary sewer lines located in Coors Trail.

Architecture and Signage

The elevations of the homes in this development display the architectural styles listed and described in the design guidelines. The elevation drawings show three "examples" of types of residential units that may occur under the design guidelines. A two story, flat roofed home, a one story pitched roof home and a two story pitched roof home are illustrated with a variety of facade elements, doorways, windows, and treatments.

Materials and building colors are listed in the design guidelines with lists for stone finishes and stucco finishes. The stone and "El Rey" stucco colors should be listed with corresponding colors that are definite to allow for a smooth review process at the building permit level. The elevation sheet should list these colors and materials as well.

The elevation sheet lists a color palette for shingles. Because dark colors act as a heat sink, especially on roofs, dark colored asphalt shingles and roofing tiles should be removed from this list.

An entry monument and entrance facility signage is illustrated in the submittal. The entry monument is an enamel sign integrated into the perimeter wall. The entrance facility is an enamel sign on a low, four foot high wall that is perpendicularly connected to the perimeter wall near the entrance.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works, Parks and Recreation, Solid Waste Management and Fire Department comments and conditions should be addressed by the applicant prior to final sign off at the Development Review Board.

Neighborhood Concerns

The Coors Trail Neighborhood Association has contacted the applicant and submitted "measures" that "would be looked upon favorably by the association." The applicant has responded to the association in a letter outlining how the "measures" have been addressed on the site plan submittal. Most items have been agreed to by the applicant except for a reduction in the number of homes to be constructed.

No letters have been sent to the Planning Department or the Planning Commission.

A facilitator was assigned to this case. Neighborhood representatives have been contacted, but as of 31 May 2000, a facilitated meeting has not be set up. The Taylor Ranch N.A. has no issues with the application and do not want a meeting. The Coors Trail N.A. expressed

concerns with the project, but were awaiting a response to their "measures" letter to the applicant before agreeing to a facilitated meeting. A facilitator's report was issued to alert the EPC to the progress so far in this case.

Conclusions

Both submittals further or comply with the applicable Goals and policies of the of the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Major Public Open Space Facility Plan* and the *Coors Corridor Plan*.

The site of this proposed development is across the street from the existing Bosque del Rio subdivision. These requests are related to and dependant on an amendment to a larger site development plan for subdivision submitted by the Open Space Division (Case Number 00128 00000 00682).

The submitted site development plan for subdivision will be acceptable with some minor additions and changes.

The site development plan for building permit will be adequate with some changes and additions as outlined in the conditions of approval.

The site should be replatted to reflect the zone boundary lines and new lot lines.

FINDINGS - 00128 00000 00586 - Subdivision

1. This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.

2. This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.

3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.

4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

6. The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision.

RECOMMENDATION

APPROVAL of 00128 00000 00586, a site development plan for subdivision for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 00128 00000 00586 - Subdivision

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
 2. A table listing each lot and its square footage shall be added to the first sheet of the submittal.
 3. The site shall be replatted to reflect the zone boundary lines and new lot lines.
-

FINDINGS - 00128 00000 00587 - Building Permit

1. This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañó Road NW and south of Eagle Ranch Road.
2. The request as submitted furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.
4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

RECOMMENDATION

APPROVAL of 00128 00000 00587, a site development plan for building permit for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 00128 00000 00587 - Building Permit

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. A table listing each lot and its square footage shall be added to the first sheet of the submittal.
3. Architecture and Elevations:
 - a. The stone and "El Rey" stucco colors listed in the design guidelines shall be listed with corresponding colors that are definite to allow for a smooth review process at the building permit level.
 - b. The elevation sheet shall list the colors and materials lists of the design guidelines.
 - c. Dark colored asphalt shingles and roofing tiles are not allowed.

4. The comments and conditions of the Public Works Department shall be addressed:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Any subsequent actions taken after City Council Bill O-19, April 4, 1988 must be noted and complied with.
 - b. Criteria for a single access subdivision must be met. This includes adequate width at the entrances; and strategically located emergency access routes. This may require emergency access through the Open Space area.
 - c. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - d. Construction of a 10 foot bicycle / pedestrian trail on the Corrales Main Canal, with connections from the subdivision.
 - e. All streets will be constructed to DPM standards. Variances must be specified in approved policies specific to this site.
 - f. On and off-site infrastructure requirements must be financially guaranteed prior to DRB approval.
 - g. The utility plan shall address looping the 10-inch water line.
 - h. Off-site corridors must be identified and easements obtained.
 - I. This property shall help pay for the signal at Eagle Ranch and Coors.
5. This development is subject to the Park Dedication Ordinance requirement of land dedication or cash-in-lieu along with payment of a park development fee at building permit. Given the small number of units and the relationship to open space and the Bosque, cash-in-lieu is required. The note indicating that a streetscape will be constructed on "Boulevard Street" will clarify whether it is public or private.
6. Each lot/home shall have a storage area for residential automated carts; not to be visible from the street.
7. This project shall be reviewed by a representative of the Fire Department to determine required fire flow and fire hydrant(s) location before final sign off at the DRB is granted.

Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new hydrants shall be installed and operating prior to this construction project.

8. The site shall be replatted to reflect the zone boundary lines and new lot lines.
-

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON 22 JUNE 2000

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 00586 and 00128 00000 00587, to the Environmental Planning Commission Public Hearing on 20 July 2000.

MOVED BY COMMISSIONER HEISER

SECONDED BY COMMISSIONER MCMAHAN

MOTION CARRIED UNANIMOUSLY

ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR 20 JULY 2000:

The Environmental Planning Commission deferred these requests at the 22 June 2000 public hearing in response to concerns related to an associated and overriding amendment to a site development plan for subdivision (00128 00000 00682). This subdivision request was deferred at the same hearing to allow the applicant and staff time to determine the status of an "emergency ingress & egress (knock-down barrier)" note that is part of a survey that was adopted as a site development plan for subdivision by the City Council for the subject site. Neighborhood representatives are of the opinion that this note on the plan creates an emergency access easement that cannot be deleted in the current subdivision request. The neighborhood has submitted several documents, including the City Council Bill O-19 (Enactment 31-1988) and a settlement agreement dated 12 January 1996 to support their claim of the existence of an emergency access easement.

This emergency access easement does not appear on any plats or surveys filed with the County Clerk. There is no direct reference to it in the City Council Bill O-19. The assistant City attorney from the Legal Department has reviewed the pertinent documents and is of the opinion that there is insufficient evidence in the City Council record to support the neighborhood's assertion of an existing emergency access easement.

There is currently no agreement between the applicant and the neighborhood regarding the location or even the existence of the access easement. The applicant is requesting a deferral of this related subdivision case for sixty days to the 21 September 2000 EPC hearing. This additional time will allow all parties involved to resolve the discrepancies in their positions regarding the existence of the access easement.

For the subject requests, the applicant is also requesting a sixty day deferral to 21 September 2000 to allow resolution of the dispute with the related subdivision request (00128 00000 00682). Also, the applicant has not submitted additional copies of the site development plans, existing or revised, for distribution to the EPC; the Planning Commission cannot take a legitimate action on an incomplete submittal. Staff supports this deferral request.

FINDINGS - 00128 00000 00586 - Subdivision - 20 July 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.
2. The applicant is requesting a sixty day deferral to 21 September 2000 "to allow time to complete clarification of the Site Plan for Subdivision Amendment as requested in the application by City Open Space (Project 00110 00000 00585/00128 00000 00 682) as it relates to this project."
3. Staff supports this deferral request.

RECOMMENDATION - 20 July 2000

DEFERRAL of 00128 00000 00586, a site development plan for subdivision for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, for sixty days to 21 September 2000, based on the preceding Findings.

FINDINGS - 00128 00000 00587 - Building Permit - 20 July 2000

1. This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.
2. The applicant is requesting a sixty day deferral to 21 September 2000 "to allow time to complete clarification of the Site Plan for Subdivision Amendment as requested in the application by City Open Space (Project 00110 00000 00585/00128 00000 00 682) as it relates to this project."
3. Staff supports this deferral request.

RECOMMENDATION - 20 July 2000

DEFERRAL of 00128 00000 00587, a site development plan for building permit for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, for sixty days to 21 September 2000, based on the preceding Findings.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON 20 JULY 2000:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 00586 and 00128 00000 00587, to the Environmental Planning Commission Public Hearing on 21 September 2000.

MOVED BY COMMISSIONER HEISER

SECONDED BY COMMISSIONER MCMAHAN

MOTION CARRIED UNANIMOUSLY

ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR
21 SEPTEMBER 2000:

The Environmental Planning Commission deferred these requests at the 21 July 2000 public hearing at the applicant's request. The case was previously deferred at the 22 June 2000 public hearing in response to concerns related to an associated and overriding amendment to a site development plan for subdivision (00128 00000 00682). This subdivision request was deferred at the same hearing to allow the applicant and staff time to determine the status of an "emergency ingress & egress (knock-down barrier)" note that is part of a survey that was adopted as a site development plan for subdivision by the City Council for the subject site. Neighborhood representatives are of the opinion that this note on the plan creates an emergency access easement that cannot be deleted in the current subdivision request. The neighborhood has submitted several documents, including the City Council Bill O-19 (Enactment 31-1988) and a settlement agreement dated 12 January 1996 to support their claim of the existence of an emergency access easement.

This emergency access easement does not appear on any plats or surveys filed with the County Clerk. There is no direct reference to it in the City Council Bill O-19. The assistant City attorney from the Legal Department has reviewed the pertinent documents and is of the opinion that there is insufficient evidence in the City Council record to support the neighborhood's assertion of an existing emergency access easement.

There is currently no agreement between the applicant and the neighborhood regarding the location or even the existence of the access easement on the larger site plan for subdivision (00128 00000 00682). The applicant's 21 July 2000 request for a sixty day deferral of this case to the 21 September 2000 EPC hearing was to allow for resolution of any discrepancies regarding the existence of the access easement. Since that time, the applicant has applied for and received a Subdivision Design Variance from the Development Review Board to allow for a single access subdivision with a maximum of 190 DU's (00440 00000 01140, August 23, 2000 DRB meeting).

The applicant has submitted a detailed packet consisting of a letter from Wiggins, Campbell & Wells that has supporting documents outlining their position regarding the existence of the emergency access easement. The supporting documents corroborate the City Legal Department opinion that there is insufficient evidence in the City Council record (City Council Bill O-19) to support the neighborhood's assertion of an existing easement. The applicant has submitted a revision of the larger site development plan for subdivision that does not show an emergency access easement, reflecting the existing record and the recent, DRB approved Subdivision Design Variance.

The following is an analysis of the subject site development plan for subdivision and the site development plan for building permit.

ANALYSIS - Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañó Road NW and south of Eagle Ranch Road.

The submittal proposes to create 62 single family home lots, a ponding area and roadways on approximately 16.5 acres. It is being facilitated by a related amendment to a site development plan for subdivision submitted by the Open Space Division (Case Number 00128 00000 00682).

This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.

The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.

This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision. The site is clearly shown, the proposed use is a single family housing development, pedestrian and vehicular ingress and egress is specified, as is internal circulation. The maximum building height is 26 feet for two story homes and 19 feet for one story homes. The minimum building setbacks for each lot are 20 feet in front, 15 feet in the rear and 5 feet for side yards. The maximum total dwelling units as shown is 62.

Design Guidelines

The design guidelines for Cottonwood Trails cover such items as: architecture; materials and color; building height, setbacks and square footage; landscaping; site lighting; mechanical equipment; walls; review by the Cottonwood Trails Architectural Control Committee (CTACC); and restricted activities. The submitted design guidelines are comprehensive and should serve the development of the project well.

ANALYSIS - Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.

The submittal represents further development of homes in the larger area that was annexed in 1988. The Bosque del Rio housing development to the east was approved in 1995 is nearly built out at this time.

The request as submitted furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.

The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.

This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

Site Plan Layout / Configuration

The subject site's long axis extends from north to south with a "panhandle" at the southern end. It is immediately adjacent to the east of the Corrales Main Canal and City owned open space.

The proposed layout of the lots follows the shape of the site's boundaries. The internal "loop" road is double loaded, with lots on both sides of the road. The vast majority of the lots

themselves are rectilinear, with a few trapezoid-shaped lots located at two of the corners and curves in the roadway.

Lot sizes range from 6,378 square feet to 33,829 square feet. A table listing each lot and its square footage should be added to the first sheet of the submittal.

Vehicular Access, Circulation and Parking

Vehicular access to the development is from the adjacent Coors Trail via a 42 foot wide entry at the northern end of the site. The internal loop road has a 28 foot wide roadway within a 46 foot wide private road easement. There is an "Emergency Access Gate" with a 28 foot wide emergency access located towards the southern end of the site off of the adjacent Coors Trail.

Three lots get access from Coors Trail. These lots are located in the "panhandle" at the southern end of the site.

The typical lot plan diagram shows access from the adjacent roadway by either a 17 or 28 foot wide driveway for either two or three cars respectively.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian and bicycle access is available via the entrance at the northern end of the site, from Coors Trail and a trail connection to a future City trail along the Corrales Main Canal. Internal pedestrian circulation is shown as 4 foot wide crusher fine paths along the internal "loop" road.

The nearest access to transit service is to the west along Coors Boulevard.

Lighting and Security

As the proposed "loop" road is proposed to be private, the street lighting is shown as fixtures mounted on relatively low, 12 foot tall poles. The design guidelines require that site lighting "be shielded source with no light source (lamp) visible from the site perimeter."

The development is proposed to be a gated community.

Landscaping

The landscaping shown on the submittal entails: perimeter wall landscaping with street trees and shrubs; internal front yard landscaping with street trees, ornamental trees and shrubs; landscaping of the entry/gate area with street and ornamental trees and shrubs; and a landscaped drainage detention area utilizing native trees and existing Cottonwood trees.

The perimeter wall landscaping will be adequate when the trees reach maturity in several years. The front yard landscaping for each lot as shown on the "typical front yard landscape plan" specifies minimum standards, including: one shade tree, two ornamental trees, sixteen shrubs, and two landscape boulders. A five foot wide, landscape strip is shown between the roadway and the four foot wide, crusher fine path.

Grading, Drainage, Utility Plans

The subject site slopes from northwest to southeast with a total change in elevation of approximately ten feet. It appears that grading is minimal as the site is already relatively flat.

Drainage is shown to be directed to eight separate basins. No storm drain will be constructed on this project. Excessive runoff will flow to a lift station adjacent to the drainage detention area and will be pumped to the Corrales Main Canal.

Utility service is available from existing water and sanitary sewer lines located in Coors Trail.

Architecture and Signage

The elevations of the homes in this development display the architectural styles listed and described in the design guidelines. The elevation drawings show three "examples" of types of residential units that may occur under the design guidelines. A two story, flat roofed home, a one story pitched roof home and a two story pitched roof home are illustrated with a variety of facade elements, doorways, windows, and treatments.

Materials and building colors are listed in the design guidelines with lists for stone finishes and stucco finishes. The stone and "El Rey" stucco colors should be listed with corresponding colors that are definite to allow for a smooth review process at the building permit level. The elevation sheet should list these colors and materials as well.

The elevation sheet lists a color palette for shingles. Because dark colors act as a heat sink, especially on roofs, dark colored asphalt shingles and roofing tiles should be removed from this list.

An entry monument and entrance facility signage is illustrated in the submittal. The entry monument is an enamel sign integrated into the perimeter wall. The entrance facility is an enamel sign on a low, four foot high wall that is perpendicularly connected to the perimeter wall near the entrance.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works, Parks and Recreation, Solid Waste Management and Fire Department comments and conditions should be addressed by the applicant prior to final sign off at the Development Review Board.

Neighborhood Concerns

The Coors Trail Neighborhood Association has contacted the applicant and submitted "measures" that "would be looked upon favorably by the association." The applicant has responded to the association in a letter outlining how the "measures" have been addressed on the site plan submittal. Most items have been agreed to by the applicant except for a reduction in the number of homes to be constructed.

No letters have been sent to the Planning Department or the Planning Commission.

A facilitator was assigned to this case. Neighborhood representatives have been contacted, but as of 31 May 2000, a facilitated meeting has not be set up. The Taylor Ranch N.A. has no issues with the application and do not want a meeting. The Coors Trail N.A. expressed

concerns with the project, but were awaiting a response to their "measures" letter to the applicant before agreeing to a facilitated meeting. A facilitator's report was issued to alert the EPC to the progress so far in this case.

Conclusions

Both submittals further or comply with the applicable Goals and policies of the of the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Major Public Open Space Facility Plan* and the *Coors Corridor Plan*.

The site of this proposed development is across the street from the existing Bosque del Rio subdivision. These requests are related to and dependant on an amendment to a larger site development plan for subdivision submitted by the Open Space Division (Case Number 00128 00000 00682).

The submitted site development plan for subdivision will be acceptable with some minor additions and changes.

The site development plan for building permit will be adequate with some changes and additions as outlined in the conditions of approval.

The site should be replatted to reflect the zone boundary lines and new lot lines.

FINDINGS - 00128 00000 00586 - Subdivision - 21 September 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañó Road NW and south of Eagle Ranch Road.
2. This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.
4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.
5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.
6. The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision.
7. The submitted site development plan for subdivision complies with the overriding site development plan for subdivision (00128 00000 00682).

RECOMMENDATION - 21 September 2000

APPROVAL of 00128 00000 00586, a site development plan for subdivision for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 00128 00000 00586 - Subdivision - 21 September 2000

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. A table listing each lot and its square footage shall be added to the first sheet of the submittal.
3. The site shall be replatted to reflect the zone boundary lines and new lot lines.

FINDINGS - 00128 00000 00587 - Building Permit - 21 September 2000

1. This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañó Road NW and south of Eagle Ranch Road.
2. The request as submitted furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: September 22, 2000

OFFICIAL NOTIFICATION OF DECISION

Garrett Group
P.O. Box 10285
Alb., NM 87184

FILE: 00128 000000 00586/00128 00000 00587
LEGAL DESCRIPTION: for a portion of Tract E-1,
Marian Rocco Subdivision, zoned SU-1 PRD, located
on Coors Boulevard NW between Montañó Road and
Paseo del Norte, containing approximately 16.51
acres. (D-13) Russell Brito, Staff Planner

On September 21, 2000, the Environmental Planning Commission voted to continue 00128 00000
00586/00128 00000 00587 to the Environmental Planning Commission Public Hearing on October 19,
2000.

Sincerely,

FOR Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Consensus Planning, 924 Park Ave., SW, Alb., NM 87102
Bob Linehaugh, Coors Trail NA, 7120 Coors Trail NW, Alb., NM 87120
Rick Attenberg, Coors Trail NA, 7105 Coors Trail NW, Alb., NM 87120
Doug Goodfellow, Taylor Ranch NA, 7609 Window Rock NW, Alb., NM 87120
Christine Dillow, 6108 Hokona Pl., NW, Alb., NM 87120
Michael Cadigan, 2705 Bosque del Sol, Albuquerque, NM 87120
Martin Haynes, P.O. Box 9043, Albuquerque, NM 87119

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 21, 2000

OFFICIAL NOTIFICATION OF DECISION

Garrett Group
P.O. Box 10285
Alb., NM 87184

FILE: 00128 00000 00586/00128 00000 00587
LEGAL DESCRIPTION: For a portion of Tract
E-1, Marian Rocco Subdivision, zoned SU-1
PRD, located on Coors Boulevard NW between
Montaño Road and Paseo del Norte, containing
approximately 16.51 acres. (D-13) Russell
Brito, Staff Planner **(DEFERRED FROM
JUNE 15, 2000)**

On July 20, 2000 the Environmental Planning Commission voted to defer 00128 00000 00586/00128 00000 00587 to the Environmental Planning Commission Public Hearing on September 21, 2000 at the request of the agent. There is a \$75.00 fee when the request is from the applicant/agent per Section 14-16-4-1 of the Zone Code. Payment is due by August 4, 2000 and may be paid at the counter of the Plaza del Sol Building.

Sincerely,


F012 Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Consensus Planning, 924 Park Ave., SW, Alb., NM 87102
Bob Linehaugh, Coors Trail NA, 7120 Coors Trail NW, Alb., NM 87120
Rick Attenberg, Coors Trail NA, 7105 Coors Trail NW, Alb., NM 87120
Doug Goodfellow, Taylor Ranch NA, 7609 Window Rock NW, Alb., NM 87120
Christine Dillow, 6108 Hokona Pl., NW, Alb., NM 87120
Michael Cadigan, 2705 Bosque del Sol, Albuquerque, NM 87120
Matin Haynes, P.O. Box 9043, Albuquerque, NM 87119

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: June 16, 2000

OFFICIAL NOTIFICATION OF DECISION

Garrett Group
P.O. Box 10285
Alb., NM 87184

FILE: 00128 00000 00586/00128 00000 00587
LEGAL DESCRIPTION: for a portion of Tract E-1,
Marian Rocco Subdivision, zoned SU-1 PRD,
located on Coors Boulevard NW between Montañño
Road and Paseo del Norte, containing
approximately 16.51 acres. (D-13) Russell Brito,
Staff Planner

On June 15, 2000, the Environmental Planning Commission voted to defer 00128 00000 00586/00128 00000 00587 to the Environmental Planning Commission Public Hearing on July 20, 2000.

Sincerely,



For Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Consensus Planning, 924 Park Ave., SW, Alb., NM 87102
Bob Linehaugh, Coors Trail NA, 7120 Coors Trail NW, Alb., NM 87120
Rick Attenberg, Coors Trail NA, 7105 Coors Trail NW, Alb., NM 87120
Doug Goodfellow, Taylor Ranch NA, 7609 Window Rock NW, Alb., NM 87120
Christine Dillow, 6108 Hokona Pl., NW, Alb., NM 87120
Michael Cadigan, 2705 Bosque del Sol, Albuquerque, NM 87120
Matin Haynes, P.O. Box 9043, Albuquerque, NM 87119

4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.
5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.
6. The submitted site development plan for building permit complies with the overriding site development plan for subdivision (00128 00000 00682).

RECOMMENDATION - 21 September 2000

APPROVAL of 00128 00000 00587, a site development plan for building permit for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 00128 00000 00587 - Building Permit - 21 September 2000

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. A table listing each lot and its square footage shall be added to the first sheet of the submittal.
3. Architecture and Elevations:
 - a. The stone and "El Rey" stucco colors listed in the design guidelines shall be listed with corresponding colors that are definite to allow for a smooth review process at the building permit level.

- b. The elevation sheet shall list the colors and materials lists of the design guidelines.
 - c. Dark colored asphalt shingles and roofing tiles are not allowed.
4. The comments and conditions of the Public Works Department shall be addressed:
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Any subsequent actions taken after City Council Bill O-19, April 4, 1988 must be noted and complied with.
 - b. Criteria for a single access subdivision must be met. This includes adequate width at the entrances; and strategically located emergency access routes. This may require emergency access through the Open Space area.
 - c. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - d. Construction of a 10 foot bicycle / pedestrian trail on the Corrales Main Canal, with connections from the subdivision.
 - e. All streets will be constructed to DPM standards. Variances must be specified in approved policies specific to this site.
 - f. On and off-site infrastructure requirements must be financially guaranteed prior to DRB approval.
 - g. The utility plan shall address looping the 10-inch water line.
 - h. Off-site corridors must be identified and easements obtained.
 - i. This property shall help pay for the signal at Eagle Ranch and Coors.
5. This development is subject to the Park Dedication Ordinance requirement of land dedication or cash-in-lieu along with payment of a park development fee at building permit. Given the small number of units and the relationship to open space and the Bosque, cash-in-lieu is required. The note indicating that a streetscape will be constructed on "Boulevard Street" will clarify whether it is public or private.

6. Each lot/home shall have a storage area for residential automated carts; not to be visible from the street.

7. This project shall be reviewed by a representative of the Fire Department to determine required fire flow and fire hydrant(s) location before final sign off at the DRB is granted. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new hydrants shall be installed and operating prior to this construction project.

8. The site shall be replatted to reflect the zone boundary lines and new lot lines.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON
21 SEPTEMBER 2000:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue 00128 00000 00586 and 00128 00000 00587, to the Environmental Planning Commission Public Hearing on 19 October 2000.

MOVED BY COMMISSIONER HEISER

SECONDED BY COMMISSIONER MCMAHAN

MOTION CARRIED UNANIMOUSLY

ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR
19 OCTOBER 2000:

The Environmental Planning Commission continued these requests at the 21 September 2000 public hearing to allow an appeal of the Development Review Board's approval of a Subdivision Design Variance for the subject site to be heard prior to the subject requests (agenda item numbers 18 and 19, respectively). Since that time, the applicant has submitted revised site development plans for subdivision and building permit that reflect:

- addition of a gravel pull out space to accommodate 3 vehicles adjacent to the drainage pond for public access to the Major Public Open Space area;
- a note that limits the number of two story homes to no more than 2 two-story homes in a row and no more than 5 two-story homes total for those lots adjacent to the Major Public Open Space parcel; and
- revisions to the Design Guidelines to accommodate many of the Coors Trail Neighborhood Association's concerns as outlined in their letter dated October 2, 2000.

Otherwise, the submittal remains largely unchanged, as do staff comments, analysis and recommendations. The applicant has also submitted a copy of the "Architectural Design Guidelines" for the nearby Bosque del Rio subdivision development.

The subject requests were previously deferred at the 22 June 2000 and 21 July 2000 public hearings in response to concerns related to an associated and overriding amendment to a site development plan for subdivision (00128 00000 00682). This subdivision request was deferred at the same hearing to allow the applicant and staff time to determine the status of an "emergency ingress & egress (knock-down barrier)" note that is part of a survey that was adopted as a site development plan for subdivision by the City Council for the subject site.

This emergency access easement does not appear on any plats or surveys filed with the County Clerk. There is no direct reference to it in the City Council Bill O-19. The assistant City attorney from the Legal Department has reviewed the pertinent documents and is of the opinion that there is insufficient evidence in the City Council record to support the neighborhood's assertion of an existing emergency access easement.

Since that time, the applicant has applied for and received a Subdivision Design Variance from the Development Review Board to allow for a single access subdivision with a maximum of 190 DU's (00440 00000 01140, August 23, 2000 DRB meeting). Also since that time, the EPC approved the larger site development plan for subdivision with no reference to the aforementioned emergency access easement (00128 00000 00682) at the 21 September 2000 public hearing. Also, the neighborhood's appeal has been scheduled for the 19 October 2000 public hearing (agenda item 18).

The following is an analysis of the subject site development plan for subdivision and the site development plan for building permit.

ANALYSIS - Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañó Road NW and south of Eagle Ranch Road.

The submittal proposes to create 62 single family home lots, a ponding area and roadways on approximately 16.5 acres. It is facilitated by a related amendment to a site development plan for subdivision submitted by the Open Space Division and approved by the Planning Commission on 21 September 2000 (Case Number 00128 00000 00682).

This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.

The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.

This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision. The site is clearly shown, the proposed use is a single family housing development, pedestrian and vehicular ingress and egress is specified, as is internal circulation. The maximum building height is 26 feet for two story homes and 19 feet for one story homes. The minimum building setbacks for each lot are 20 feet in front, 15 feet in the rear and 5 feet for side yards. The maximum total dwelling units as shown is 62.

Design Guidelines

The design guidelines for Cottonwood Trails cover such items as: architecture; materials and color; building height, setbacks and square footage; landscaping; site lighting; mechanical

equipment; walls; review by the Cottonwood Trails Architectural Control Committee (CTACC); and restricted activities. The submitted design guidelines are comprehensive and should serve the development of the project well.

ANALYSIS - Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.

The submittal represents further development of homes in the larger area that was annexed in 1988. The Bosque del Rio housing development to the east was approved in 1995 is nearly built out at this time.

The request as submitted furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.

The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.

This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

Site Plan Layout / Configuration

The subject site's long axis extends from north to south with a "panhandle" at the southern end. It is immediately adjacent to the east of the Corrales Main Canal and City owned open space.

The proposed layout of the lots follows the shape of the site's boundaries. The internal "loop" road is double loaded, with lots on both sides of the road. The vast majority of the lots themselves are rectilinear, with a few trapezoid-shaped lots located at two of the corners and along the curves in the roadway.

Lot sizes range from 6,378 square feet to 33,829 square feet. A table listing each lot and its square footage has been added to the first sheet of the submittal. Also added is a note that limits the number of two story homes to no more than 2 two story homes in a row and no more than 5 two story homes total for those lots adjacent to the Major Public Open Space area (lots 20 - 26).

Vehicular Access, Circulation and Parking

Vehicular access to the development is from the adjacent Coors Trail via a 42 foot wide entry at the northern end of the site. The internal loop road has a 28 foot wide roadway within a 46 foot wide private road easement. There is an "Emergency Access Gate" with a 28 foot wide emergency access located towards the southern end of the site off of the adjacent Coors Trail.

Three lots get access from Coors Trail. These lots are located in the "panhandle" at the southern end of the site. The applicant has added a gravel pull out space to accommodate 3 vehicles adjacent to the drainage pond for access to the Major Public Open Space area.

The typical lot plan diagram shows access from the adjacent roadway by either a 17 or 28 foot wide driveway for either two or three cars respectively.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian and bicycle access is available via the entrance at the northern end of the site, from Coors Trail and a trail connection to a future City trail along the Corrales Main Canal. Internal pedestrian circulation is shown as 4 foot wide crusher fine paths along the internal "loop" road.

The nearest access to transit service is to the west along Coors Boulevard.

Lighting and Security

As the proposed "loop" road is proposed to be private, the street lighting is shown as fixtures mounted on relatively low, 12 foot tall poles. The design guidelines require that site lighting "be shielded source with no light source (lamp) visible from the site perimeter."

The development is proposed to be a gated community.

Landscaping

The landscaping shown on the submittal entails: perimeter wall landscaping with street trees and shrubs; internal front yard landscaping with street trees, ornamental trees and shrubs; landscaping of the entry/gate area with street and ornamental trees and shrubs; and a landscaped drainage detention area utilizing native trees and existing Cottonwood trees.

The perimeter wall landscaping will be adequate when the trees reach maturity in several years. The front yard landscaping for each lot as shown on the "typical front yard landscape plan" specifies minimum standards, including: one shade tree, two ornamental trees, sixteen shrubs, and two landscape boulders. A five foot wide, landscape strip is shown between the roadway and the four foot wide, crusher fine path.

Grading, Drainage, Utility Plans

The subject site slopes from northwest to southeast with a total change in elevation of approximately ten feet. It appears that grading is minimal as the site is already relatively flat.

Drainage is shown to be directed to eight separate basins. No storm drain will be constructed on this project. Excessive runoff will flow to a lift station adjacent to the drainage detention area and will be pumped to the Corrales Main Canal.

Utility service is available from existing water and sanitary sewer lines located in Coors Trail.

Architecture and Signage

The elevations of the homes in this development display the architectural styles listed and described in the design guidelines. The elevation drawings show three "examples" of types of residential units that may occur under the design guidelines. A two story, flat roofed home, a one story pitched roof home and a two story pitched roof home are illustrated with a variety of facade elements, doorways, windows, and treatments.

Materials and building colors are listed in the design guidelines with lists for stone finishes and stucco finishes. The stone and "El Rey" stucco colors should be listed with corresponding colors that are definite to allow for a smooth review process at the building permit level. The elevation sheet should list these colors and materials as well.

The elevation sheet lists a color palette for shingles. Because dark colors act as a heat sink, especially on roofs, dark colored asphalt shingles and roofing tiles should be removed from this list.

An entry monument and entrance facility signage is illustrated in the submittal. The entry monument is an enamel sign integrated into the perimeter wall. The entrance facility is an enamel sign on a low, four foot high wall that is perpendicularly connected to the perimeter wall near the entrance.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works, Parks and Recreation, Solid Waste Management and Fire Department comments and conditions should be addressed by the applicant prior to final sign off at the Development Review Board.

Neighborhood Concerns

The Coors Trail Neighborhood Association has contacted the applicant and submitted "measures" that "would be looked upon favorably by the association." The applicant has responded to the association in a letter outlining how the "measures" have been addressed on the site plan submittal. Most items have been agreed to by the applicant except for a reduction in the number of homes to be constructed.

No letters have been sent to the Planning Department or the Planning Commission.

A facilitator was assigned to this case. Neighborhood representatives have been contacted, but as of 31 May 2000, a facilitated meeting has not be set up. The Taylor Ranch N.A. has no issues with the application and do not want a meeting. The Coors Trail N.A. expressed concerns with the project, but were awaiting a response to their "measures" letter to the applicant before agreeing to a facilitated meeting. A facilitator's report was issued to alert the EPC to the progress so far in this case.

Conclusions

Both submittals further or comply with the applicable Goals and policies of the of the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Major Public Open Space Facility Plan* and the *Coors Corridor Plan*.

The site of this proposed development is across the street from the existing Bosque del Rio subdivision. These requests are related to and dependant on an amendment to a larger site development plan for subdivision submitted by the Open Space Division (Case Number 00128 00000 00682) and approved by the Planning Commission on 21 September 2000.

The submitted site development plan for subdivision will be acceptable with some minor additions and changes.

The site development plan for building permit will be adequate with some changes and additions as outlined in the conditions of approval.

The site should be replatted to reflect the zone boundary lines and new lot lines.

FINDINGS - 00128 00000 00586 - Subdivision- 19 October 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañó Road NW and south of Eagle Ranch Road.
2. This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.
4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.
5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.
6. The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision.
7. The submitted site development plan for subdivision complies with the overriding site development plan for subdivision (00128 00000 00682).

RECOMMENDATION - 19 October 2000

APPROVAL of 00128 00000 00586, a site development plan for subdivision for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 00128 00000 00586 - Subdivision - 19 October 2000

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. The site shall be replatted to reflect the zone boundary lines and new lot lines.

FINDINGS - 00128 00000 00587 - Building Permit - 19 October 2000

1. This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañño Road NW and south of Eagle Ranch Road.
2. The request as submitted furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.
4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.
6. The submitted site development plan for building permit complies with the overriding site development plan for subdivision (00128 00000 00682).

RECOMMENDATION -19 October 2000

APPROVAL of 00128 00000 00587, a site development plan for building permit for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 00128 00000 00587 - Building Permit - 21 September 2000

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. Architecture and Elevations:
 - a. The stone and "El Rey" stucco colors listed in the design guidelines shall be listed with corresponding colors that are definite to allow for a smooth review process at the building permit level.
 - b. The elevation sheet shall list the colors and materials lists of the design guidelines.
 - c. Dark colored asphalt shingles and roofing tiles are not allowed.
3. The comments and conditions of the Public Works Department shall be addressed:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Any subsequent actions taken after City Council Bill O-19, April 4, 1988 must be noted and complied with.
 - b. Criteria for a single access subdivision must be met. This includes adequate width at the entrances; and strategically located emergency access routes. This may require emergency access through the Open Space area.
 - c. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - d. Construction of a 10 foot bicycle / pedestrian trail on the Corrales Main Canal, with connections from the subdivision.
 - e. All streets will be constructed to DPM standards. Variances must be specified in approved policies specific to this site.
 - f. On and off-site infrastructure requirements must be financially guaranteed prior to DRB approval.
 - g. The utility plan shall address looping the 10-inch water line.
 - h. Off-site corridors must be identified and easements obtained.
 - i. This property shall help pay for the signal at Eagle Ranch and Coors.
4. This development is subject to the Park Dedication Ordinance requirement of land dedication or cash-in-lieu along with payment of a park development fee at building permit. Given the small number of units and the relationship to open space and the Bosque, cash-in-lieu is required. The note indicating that a streetscape will be constructed on "Boulevard Street" will clarify whether it is public or private.
5. Each lot/home shall have a storage area for residential automated carts; not to be visible from the street.
6. This project shall be reviewed by a representative of the Fire Department to determine required fire flow and fire hydrant(s) location before final sign off at the DRB is granted. Unpaved construction roads shall be capable to maintain the load of any emergency

apparatus. All new hydrants shall be installed and operating prior to this construction project.

7. The site shall be replatted to reflect the zone boundary lines and new lot lines.



Russell Brito
Planner

RB/ac

cc: Consensus Planning, 924 Park Ave., SW, Alb., NM 87102
Garrett Group P.O. Box 10285, Alb., NM 87184
Bob Linehaugh, Coors Trail NA, 7120 Coors Trail NW, Alb., NM 87120
Rick Attenberg, Coors Trail NA, 7105 Coors Trail NW, Alb., NM 87120
Doug Goodfellow, Taylor Ranch NA, 7609 Window Rock NW, Alb., NM 87120
Christine Dillow, 6108 Hokona Pl., NW, Alb., NM 87120
Michael Cadigan, 2705 Bosque del Sol, Albuquerque, NM 87120
Martin Haynes, P.O. Box 9043, Albuquerque, NM 87119

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comment."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

PROPOSED SITE PLAN FOR SUBDIVISION PURPOSES AND FOR BUILDING PERMIT REQUEST

The applicant should be advised that the Trails and Bikeways Facility Plan identifies a proposed crossing (710) of Paseo del Norte at the Corrales Main Canal, which may require the dedication of rights of way and/or an alternate routing as determined by the Trails Coordinator. The Bikeways Master Plan further identifies a proposed bicycle trail/path along the Corrales Main Canal.

PROPOSED SITE PLAN FOR SUBDIVISION PURPOSES AND FOR BUILDING PERMIT REQUEST

Conditions of approval should include:

- A) All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Any subsequent actions taken after City Council Bill O-19, April 4, 1988 must be noted and complied with.
- B) Criteria for a single access subdivision must be met. This includes adequate width at the entrances; and strategically located emergency access routes. This may require emergency access through the Open Space area.
- C) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D) Construction of a 10 foot bicycle / pedestrian trail on the Corrales Main Canal, with connections from the subdivision.
- E) All streets will be constructed to DPM standards. Variances must be specified in approved policies specific to this site

Transportation Planning:

"No comment."

Utility Development:

"Note: This project has already been to the Development Review Board (for sketch plat review) aka #1000279 under another project number. See #1000279. On and off-site infrastructure requirements must be financially guaranteed prior to DRB approval. The utility plan is incomplete, as it does not address looping the 10-inch water line. Off-site corridors must be identified and easements obtained."

Traffic Engineering Operations:

This property should help pay for the signal at Eagle Ranch and Coors.

Hydrology:

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

NEIGHBORHOOD SERVICES

“Coors Trail and Taylor Ranch (both recognized associations) were notified. Bosque del Rio was also notified.”

PARKS AND RECREATION

Design & Development

“This development is subject to the Park Dedication Ordinance requirement of land dedication or cash-in-lieu along with payment of a park development fee at building permit. Given the small number of units and the relationship to open space and the Bosque, we would request cash-in-lieu. A note indicates that a streetscape will be constructed on “Boulevard Street”. It is not clear if this is public or private.”

OPEN SPACE DIVISION

POLICE DEPARTMENT/Planning

traffic volume

traffic control devices

burglaries

lighting issues

alarm response

open space

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Approved on condition will have storage area for residential automated carts; not to be visible from street. TL Baca 761-8142.

FIRE DEPARTMENT/Planning

If zone change is approved, this project is required to come into our office for review by a representative to determine required fire flow and fire hydrant(s) location before any approval is granted. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new hydrants shall be installed and operating prior to this construction project. AFD will not approve any road widths fewer than 32 feet.

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

“AMAFCA has made previous comments on the drainage report and is waiting for a resubmittal.”

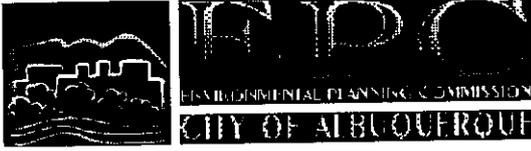
ALBUQUERQUE PUBLIC SCHOOLS

The 62 residential lots on 16.51 acres, zoned SU-1 PRD, of the Cottonwood Trails addition, will affect Petroglyph Elementary School, Taylor Middle School, and Cibola High School. The APS elementary/middle school facilities in the area are either at or approaching site capacity. In 1996, the district opened a new elementary school (Chamiza) and yet another (Painted Sky) in fall, 1998. A middle school (Jimmy Carter) will open (south of I-40) in the fall of 2000,

another mid school will open on paradise boulevard in the fall of 2001, as well as an elementary school at the 7-bar site. Regardless of the recent and planned additions to existing educational facilities, the region's growth may well outpace the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

“Given the development east of Coors Boulevard, MRGCOG staff recommends that some consideration be given to designating Eagle Ranch Road east of Coors as a collector. Designation as a collector would have design implications.”



Agenda Number: 20
Case Number: 00128 00000 00586/
00128 00000 00587
20 July 2000

Staff Report

- | | |
|----------------------------|--|
| • <i>Agent</i> | Consensus Planning |
| • <i>Applicant</i> | Garrett Group, Inc. |
| <i>Requests</i> | Approval of Site Development Plans for Subdivision and Building Permit |
| • <i>Legal Description</i> | a portion of Tract E-1, Marian Rocco Subdivision |
| • <i>Location</i> | on Coors Boulevard NW between Montaña Road and Paseo del Norte |
| • <i>Size</i> | approximately 16.51 acres |
| • <i>Existing Zoning</i> | SU-1 for PRD |

Staff Recommendation

DEFERRAL of 00128 00000 00586, based on the findings on page 16.

DEFERRAL of 00128 00000 00587, based on the findings on page 16.

Staff Planner
Russell Brito, Planner

Summary of Analysis

The EPC deferred these requests at the 22 June 2000 public hearing in response to concerns related to an overriding amendment to a site development plan for subdivision (00128 00000 00682). This subdivision request was deferred at the same hearing to allow the applicant and staff time to determine the status of an "emergency ingress & egress (knock-down barrier)" note that is part of a survey that was adopted as a site development plan for subdivision by the City Council for the subject site.

There is currently no agreement between the applicant and the neighborhood regarding the location or even the existence of the access easement. The applicant is requesting a deferral of this related subdivision case for sixty days to the 21 September 2000 EPC hearing.

For the subject requests, the applicant is also requesting a sixty day deferral to 21 September 2000 to allow resolution of the dispute with the related subdivision request (00128 00000 00682). Also, the applicant has not submitted additional copies of the site development plans, existing or revised, for distribution to the EPC; the Planning Commission cannot take a legitimate action on an incomplete submittal. Staff supports this deferral request. Additional staff comments, findings and recommendations begin on page 15.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 5 May 2000 to 19 May 2000. Agency comments were used in the preparation of this report.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON 22 JUNE 2000

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 00586 and 00128 00000 00587, to the Environmental Planning Commission Public Hearing on 20 July 2000.

MOVED BY COMMISSIONER HEISER

SECONDED BY COMMISSIONER MCMAHAN

MOTION CARRIED UNANIMOUSLY

ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR 20 JULY 2000:

The Environmental Planning Commission deferred these requests at the 22 June 2000 public hearing in response to concerns related to an associated and overriding amendment to a site development plan for subdivision (00128 00000 00682). This subdivision request was deferred at the same hearing to allow the applicant and staff time to determine the status of an "emergency ingress & egress (knock-down barrier)" note that is part of a survey that was adopted as a site development plan for subdivision by the City Council for the subject site. Neighborhood representatives are of the opinion that this note on the plan creates an emergency access easement that cannot be deleted in the current subdivision request. The neighborhood has submitted several documents, including the City Council Bill O-19 (Enactment 31-1988) and a settlement agreement dated 12 January 1996 to support their claim of the existence of an emergency access easement.

This emergency access easement does not appear on any plats or surveys filed with the County Clerk. There is no direct reference to it in the City Council Bill O-19. The assistant City attorney from the Legal Department has reviewed the pertinent documents and is of the opinion that there is insufficient evidence in the City Council record to support the neighborhood's assertion of an existing emergency access easement.

There is currently no agreement between the applicant and the neighborhood regarding the location or even the existence of the access easement. The applicant is requesting a deferral of this related subdivision case for sixty days to the 21 September 2000 EPC hearing. This additional time will allow all parties involved to resolve the discrepancies in their positions regarding the existence of the access easement.

For the subject requests, the applicant is also requesting a sixty day deferral to 21 September 2000 to allow resolution of the dispute with the related subdivision request (00128 00000 00682). Also, the applicant has not submitted additional copies of the site development plans, existing or revised, for distribution to the EPC; the Planning Commission cannot take a legitimate action on an incomplete submittal. Staff supports this deferral request.

FINDINGS - 00128 00000 00586 - Subdivision - 20 July 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.
2. The applicant is requesting a sixty day deferral to 21 September 2000 "to allow time to complete clarification of the Site Plan for Subdivision Amendment as requested in the application by City Open Space (Project 00110 00000 00585/00128 00000 00 682) as it relates to this project."
3. Staff supports this deferral request.

RECOMMENDATION - 20 July 2000

DEFERRAL of 00128 00000 00586, a site development plan for subdivision for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, for sixty days to 21 September 2000, based on the preceding Findings.

FINDINGS - 00128 00000 00587 - Building Permit - 20 July 2000

1. This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.
2. The applicant is requesting a sixty day deferral to 21 September 2000 "to allow time to complete clarification of the Site Plan for Subdivision Amendment as requested in the application by City Open Space (Project 00110 00000 00585/00128 00000 00 682) as it relates to this project."
3. Staff supports this deferral request.

RECOMMENDATION - 20 July 2000

DEFERRAL of 00128 00000 00587, a site development plan for building permit for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, for sixty days to 21 September 2000, based on the preceding Findings.



Russell Brito
Planner

RB/ac

cc: Consensus Planning, 924 Park Ave., SW, Alb., NM 87102
Garrett Group P.O. Box 10285, Alb., NM 87184
Bob Linehaugh, Coors Trail NA, 7120 Coors Trail NW, Alb., NM 87120
Rick Attenberg, Coors Trail NA, 7105 Coors Trail NW, Alb., NM 87120
Doug Goodfellow, Taylor Ranch NA, 7609 Window Rock NW, Alb., NM 87120
Christine Dillow, 6108 Hokona Pl., NW, Alb., NM 87120

Attachments

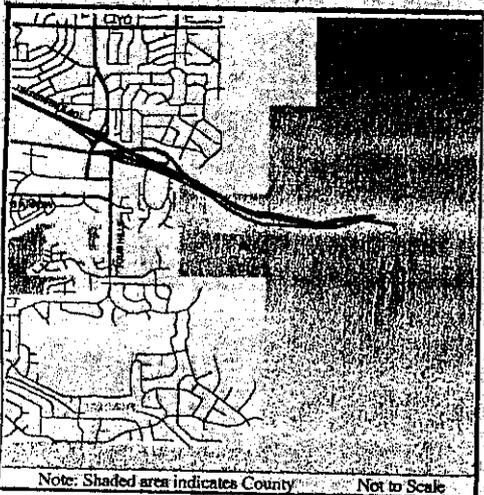
NOTICE OF PUBLIC HEARING

STATE OF NEW MEXICO
County of Bernalillo SS

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, June 15, 2000 at 8:00 a.m. in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:

00114 00000 00576 (Project # 1000488)
Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning for Lots 1-5 and 28-32, Block 12, North Albuquerque Acres, Tract 3, Unit 3, located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner

00110 00000 00176; 00138 00000 00177; 00128 00000 00590
Consensus Planning, agents for West Tijeras Canyon Ltd., requests an amendment to the Sandia Foothills Area Plan plus a zone map amendment to SU-1 PRD for 64.8 acres and SU-1 for 0-1 for 10 acres. (Project 1000232) SU-1 for R-ET for 18.5 acres, and SU-1 for MPOS for 11 acres and approval of a site development plan for subdivision for Parcel A and a portion of Parcel C, Canyon de Carnuel Land Grant, located south of the Interstate-40 Frontage Road, east of Serenity Hills Neighborhood, containing approximately 104.3 acres (L-23 & M-23) Russell Brito, Staff Planner



00110 00000 00585 (Project #1000493), 00128 00000 00682
Consensus Planning, agents for the City of Albuquerque, Open Space Division request a zone map amendment from SU-1 PRD to SU-1 for Major Public Open Space plus an amendment to a site development plan for a portion of Tract E-1, Marian Rocco Subdivision, located on Coors Boulevard NW between Montano Road and Paseo del Norte, containing approximately 9.38 acres. (D-13) Russell Brito, Staff Planner

00110 00000 00580, 00128 00000 00583, (Project # 1000490)
Mark Goodwin & Assoc., agents for Vista del Norte Management LLC, request a Zone Map Amendment on selected tracts of Vista del Norte Subdivision as follows: Tract A, 19.9 acres, from SU-1 RA2 Permissive to RA-2; Tract T-3, 38.8 acres, from SU-1 R-1 Permissive to R-1; Portion of Tract T-2, 9.2 acres, from SU-1 R-1 Permissive to R-1; Portion of Tract T-2, 41.5 acres, from SU-1 R-T, RL-T, R-2 Permissive to R-2; Villa del Norte Subdivision, 12.8 acres, from SU-1 R-T, RL-T, R-2 Permissive to R-T; Los Prados del Norte Subdivision, 18.9 acres, from SU-1 R-1 Permissive to R-1; La Sala del Norte Subdivision, 25.1 acres, from SU-1 R-1 Permissive to R-1; Tract J, 32.9 acres, from SU-1 R-T, RL-T, R-2 Permissive to R-2; plus a Site Plan for Subdivision amendment for Tract A, Tract J, Tract T-3 and Tract T-2, Villa del Norte Subdivision; La Sala del Norte Subdivision, Los Prados del Norte Subdivision; for a site located on Osuna Road NE between Edith Boulevard and the North Diversion Channel, containing approximately 306 acres (E-16) Bob Torres, Staff Planner.

00128 00000 00578, (Project # 1000363)
DCSW Inc., Architects, agents for the City of Albuquerque, National Atomic Museum request approval of a site development plan for building permit for Tract A, Lands of the Order of St. Dominic, zoned SU-2 for Balloon Fiesta Park Museum & Related Facilities, located on Balloon Museum Drive north of Alameda and south of AMAFCA Channel, containing approximately 18.1 acres. (B-17) Debbie Stover, Staff Planner

00128 00000 00574, 00128 00000 00575, (Project # 1000487)
Consensus Planning, Inc., agents for Herford, LLC request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract D-5A, Seven Bar Ranch within Section 5, Township 11N, Range 3E, zoned SU-1 IP, located on the southeast corner of Ellison & Calle Cuervo NW between NM-528 and Village of Corrales boundaries, containing approximately 1.9564 acres. (A-14) Debbie Stover, Staff Planner

00128 00000 00579, (Project # 1000489)
George Rainhart Architect & Assoc., agents for Paul Edwards request approval of a site development plan for building permit for Lot 8, Block 20, Tract 2, Unit 3, North Albuquerque Acres, zoned C-2 and site plan for subdivision amendment to include this parcel in the La Cueva Town Center site plan, located on the northeast quadrant of Paseo del Norte and Wyoming Boulevard, containing approximately 1 acre. (C-19) Bob Torres, Staff Planner

00128 00000 00584, (Project #1000492)
Mark Goodwin & Assoc. PA, agents for Clearbrooke Investments, Inc., request approval of a site development plan for building permit for Tract C1-C and C1-D, Richfield Park, zoned SU-1/C-1, located on Jefferson Street between Alameda Boulevard and Columbine Avenue, containing approximately 1.95 acres. (C-17) Debbie Stover, Staff Planner

00128 00000 00586, 00128 00000 00587, (Project #1000493)
Consensus Planning, agents for Garrett Group, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montano Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for May times, the first publication being on the 31 day of May, 2000, and the subsequent consecutive publications on _____, 2000.

Tafoya

Sworn and subscribed before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 31 day May of 2000.

PRICE 273.76

Statement to come at end of month.

ACCOUNT NUMBER C80583

CLA-22-A (R-1/93)

00128 00000 00588, 00110 00000 00596, 00138 00000 00597, (Project #1000494)

Herb Denish & Assoc., Inc. agents for M.S. Development request an amendment to the West Route 66 Sector Development Plan plus a Zone Map Amendment from SU-1 PDA to C-2 for portions of Lots 57 and 58 plus approval of a Site Plan for Subdivision and Site Plan for Building Permit for Lots 57-59, parcel 60 and Lot B, Town of Atrisco Grant, Unit 6, located on Central Avenue between Coors Blvd. and Unser Boulevard containing approximately 18.0 acres. (K-10) Bob Torres, Staff Planner

00128 00000 00592, 00128 00000 00593, (Project #1000032)

Consensus Planning agents for Dover Company, Inc., request approval of a site development plan for building permit plus an amendment to site development plan for subdivision for Tract 2, Coors Urban University of Albuquerque Urban Center, located on Coors Boulevard NW between Western Trail and Columbia Park containing approximately 14.16 acres. (E-16) Bob Torres, Staff Planner

00138 00000 00595, (Project # 1000498)

The site development plan for an amendment to the West Route 66 Sector Development Plan Design Overlay Zone containing the design and outdoor recreation items. This amendment is located on the Central Avenue Street between the University of Albuquerque and the University of Albuquerque. (K-10) Bob Torres, Staff Planner

00128 00000 00594, 00128 00000 00595, 00138 00000 00597, (Project # 1000032)

Consensus Planning, Inc., agents for the Academy NE request approval of a site development plan for building permit plus approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract A, 19-C2 and A-19-C1, located on the northeast quadrant of Paseo del Norte and Wyoming Boulevard, containing approximately 3.5 acres. (C-19) Bob Torres, Staff Planner

00128 00000 00596, (Project # 1000493)

Consensus Planning, Inc., agents for the Academy NE request approval of a site development plan for building permit plus approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract A, 19-C2 and A-19-C1, located on the northeast quadrant of Paseo del Norte and Wyoming Boulevard, containing approximately 3.5 acres. (C-19) Bob Torres, Staff Planner

Details of all items herein may be examined at the Development Services Division of the Planning Department, 3rd Floor, 600 2nd Street NW, between 10:00 a.m. and 4:00 p.m. Monday through Friday. For more information, contact Candalaria at 924-3361. If you need special assistance, please call the hearing should contact the hearing room at 924-3361 (TTY). For more information, please call the New Mexico State Planning Commission at 800-659-8331.

Consensus Planning Commission
3rd Floor, 600 2nd Street NW
Albuquerque, NM 87102
Phone: 924-3361
Fax: 924-3361
www.consensusplanning.com



ENVIRONMENTAL PLANNING COMMISSION
AMENDED A G E N D A

Thursday, September 21, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.
Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.
 - C. Approval of Minutes for July 20, 2000

- 1D. 00114 00000 00715 Dekker/Perich/Sabatini, agents for NM Commissioner of Public Lands, requests annexation and establishment of IP zoning plus a approval of a master development plan for a Tract of land in Section 33 T10N, R4E, in the North ½ of the SW ¼ of the NW ¼, located on Eubank Boulevard SE, south of Gibson Boulevard, containing approximately 20 acres. (M-21) Russell Brito, Staff Planner **(RECOMMENDED APPROVAL TO CITY COUNCIL OF ANNEXATION. RECOMMENDED APPROVAL OF ESTABLISHMENT OF IP ZONING. MASTER DEVELOPMENT PLAN CONTINUED TO SEPTEMBER 21, 2000)**
00110 00000 00716
00128 00000 00718
Project # 1000554
2. 00128 00000 00870 Tierra West, LLC, agents for Walmart Stores, Coors Ltd, RRG, Repetto, Komadina, Dolde Trust, Valencia Partners, Richard & Susan Saylor requests approval of a site development plan for subdivision plus approval of a site development plan for building permit for a portion of Tract 330 in Unit 8 of a portion of Tracts allotted from the Town of Atrisco Grant, Tract 331-A, Town of Atrisco Grant, Tract 332 in Unit 8, a portion of tracts allotted from the Town of Atrisco Grant, Tract A-2122-A of Northeast Unit, Town of Atrisco Grant, a 0.3074 acre portion of Tract Lettered A-14 in the Northeast Unit of Town of Atrisco Grant, Tract A-19-C2, Northeast Unit, Town of Atrisco Grant, Tract A-1-A Lands of Ann Komadina, 1/9 interest; and undivided interest, zoned SU-1 for C-2, located on Ouray Road NW between Coors Boulevard and Quail Road containing approximately 33.4339 acres. (H-11) Russell Brito, Staff Planner
00128 00000 00871
Project # 1000188
3. 00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM JULY 20, 2000)**
4. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM JULY 20, 2000)**
5. 00114 00000 01055 Tierra West LLC, agents for Paradise West Inc., request annexation and establishment of R-D zoning, plus an amendment the La Cueva Sector Development Plan, located on Modesto between Ventura and Holbrook, containing approximately 13 acres. (B-20) Carmen Marrone, Staff Planner
00138 0000001056
Project # 1000711

6. 00138 00000 00911
00114 00000 00576
Project # 1000488
Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning plus an amendment to the La Cueva Sector Development Plan for Lots 1-5 and 28-32, Block 12, Tract 3, Unit 3, North Albuquerque Acres located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**

7. 00110 00000 00145
00138 00000 00146
Pacific Equities, LLC request an amendment to the North I-25 Sector Development Plan plus a zone map amendment from R-D to SU-2/C-1 zoning for Lots 14-19, Block 34, Tract A, Unit B, North Albuquerque Acres, located on Louisiana Boulevard NE between Holly Avenue and Carmel Avenue, containing approximately 4.71 acres. (C-18) Bob Torres, staff Planner **(DEFERRED FROM AUGUST 17, 2000)**

8. 00110 00000 00995
Project # 1000683
John Lorentzen requests a zone map amendment from IP to C-2 for a western portion of Tract E, Airport Center, located on Miles Road SE between University Boulevard and Buena Vista, containing approximately .355 acre. (M-15) Simon Shima, Staff Planner

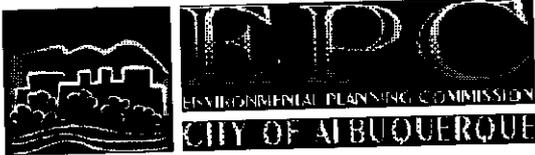
9. Z-00-11
AX-00-3
Tierra West LLC, agents for Development Services LTD Co. & Four Suns Bldgs., requests Annexation and Establishment of SU-1 for MH zoning plus approval of a Site Plan for Subdivision and approval of a Site Plan for Building Permit for Tracts 1, 2 and A-1, Lands of Chapman, plus the adjacent portion of the MRGCD lateral, plus Tract 22A, MRGCD Map 29; along with annexation and establishment of SU-1 for IP zoning and approval of a site plan for building permit for Tract B, Lands of Chapman, plus Tract 22, MRGCD Map 29, located on Edith Avenue NE between Osuna Boulevard and Sin Nombre Ct. for a total of approximately 23.08 acres. (E-15) Bob Torres, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**

10. 00110 00000 01004
00138 00000 01005
Project # 1000580
Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from O-1 to R-1, plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on Indian School Road NE & High Street between Indian School Road and Crespino Avenue, containing approximately .50 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner

11. 00110 00000 01006
00138 00000 01007
Project # 1000580
Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from O-1 to R-1 plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted Tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on Cordero Street between High Street and Albuquerque High School, containing approximately .70 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner
12. 00110 00000 01215
00138 00000 01216
Project # 1000580
Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from SU-2/RCM to R-1 plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted Tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on High Street between Crespín and Kinley and adjacent to Albuquerque High School, containing approximately .19 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner
13. 00110 00000 00585
00128 00000 00682
(Project #1000493)
Consensus Planning, agents for the City of Albuquerque, Open Space Division request a zone map amendment from SU-1 PRD to SU-1 for Major Public Open Space plus an amendment to a site development for subdivision for a portion of Tract E-1, Marian Rocco Subdivision, located on Coors Boulevard NW between Montañó Road and Paseo del Norte, containing approximately 9.38 acres. (D-13) Russell Brito, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**
14. 00128 00000 00586
00128 00000 00587
(Project #1000493)
Consensus Planning, agents for Garrett Group, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montañó Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**
15. 00110 00000 01016
Project # 1000691
Herbert M. Denish & Associates, agents for Ike J. Monty, request a zone map amendment from R-2 to C-2 for Lots 1 & 2, Block 13, Clayton Heights Addition, located on the west side of Wilmoore Avenue SE between Gibson Boulevard and Ross Avenue, containing approximately .488 acres. (L-15) Jon Messier, Staff Planner
16. 00128 00000 01017
Project # 1000692
James W. Green, Architect, agent for Desert Sky Development, request approval of a site development plan for building permit for Tract A-1A, Academy Acres Subdivision, zoned SU-1/C-1, located on the corner of Wyoming Boulevard NE & Burlison, containing approximately 4.08 acres. (E-19) Debbie Stover, Staff Planner

17. 00110 00000 01040
Project # 1000704
Guadalupe Architects, agents for Walter Sanchez, request a zone map amendment from R-2 to C-1 for Lots 3 & 4, Block 25, Playa del Sol Addition located on the east side of Florida Street SE between Zuni Road SE and Bell Avenue, containing approximately .475 acre. (L-18) Jon Messier, Staff Planner
18. 00110 00000 01028
Project # 1000699
Garcia/Kraemer & Associates, agents for Dr. Sharon Holland, request a zone map amendment from R-1 & C-1 to C-2 for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Russell Brito, Staff Planner
19. 00110 00000 001024
Project # 1000696
Cummins Consulting, agents for Yoshiro Akutagawa et. al., request a zone map amendment from R-D to C-2 for Tract F, Bosque Meadows, located on Coors Boulevard NW between Rambla Lane and Bosque Meadows, containing approximately 3.14 acres. (D-12) Russell Brito, Staff Planner
20. 00110 00000 01020
00128 00000 01021
Project # 1000694
John Griego, agent for Family Worship Center, requests a zone map amendment from R-2 to SU-1 for Church and Related Uses plus a site development plan for subdivision purposes for Lots 226-230, Town of Atrisco Grant, Airport Unit, located on Glenrio Road NW between Coors Boulevard and I-40, containing approximately 7.361 acres. (J-10) Mary Piscitelli, Staff Planner
21. 00110 00000 001026
Project # 1000697
Garcia/Kraemer & Associates, agents for John Kinzer request a zone map amendment from R-T to C-2 for Lot 37, Block 4, La Mesa Addition, located on Mesilla Street NE between Central Avenue and Domingo Road, containing approximately 0.16 acre. (K-19) Carmen Marrone, Staff Planner
22. 00128 00000 01029
Project # 1000400
Kevin Georges, AIA, agents for Our Lady of the Rosary Church request approval of a site development plan for building permit for Lot 336, Town of Atrisco Grant, zoned SU-1 Church/School/Rectory, located on Ouray Road NW between Ouray Road NW and Miami Road NW, containing approximately 5 acres. (H-11) [REMANDED FROM CITY COUNCIL] Debbie Stover, Staff Planner

23. 00128 00000 001037
Project #1000703 SMPC Architects, agents for Sandia Baptist Church, request an amendment to a site development plan for Tract A and Lot 15, Tijeras Club Gardens Addition, zoned SU-1 for Church and Related Facilities, located on the NE corner of Constitution Avenue and Moon Street NE, between Moon and Erbbe Streets, containing approximately 3.7 acres. (J-20) Russell Brito, Staff Planner
24. 00128 00000 001032
Project # 1000702 John Klee requests approval of a site development plan for building permit for Tract X, Temple Addition, zoned SU-2/R-2, O-1, located on the intersection of San Pedro Drive NE between Indian School Road and Haines, containing approximately .9833 acre. (J-18) Debbie Stover, Staff Planner
25. 00128 00000 001027
Project # 1000698 Laurie Moye, agent for PNM, requests approval of a site development plan for building permit for Tract E, Filberto Gurule Addition, zoned SU-2/IP/EP, located north of Balloon Fiesta Parkway NE between Jefferson Street and San Mateo Boulevard, containing approximately 11.42 acres. (B-17) Russell Brito, Staff Planner
26. SPR-95-2-1 The City of Albuquerque Planning Department requests amendments to the West Side Strategic Plan regarding mapping and policies for Village and Community Centers and Adjacent Areas designated in the West Side Strategic Plan. (Joel Wooldridge, Staff Planner) **(DEFERRED FROM JULY 25, 2000)**
27. 00110 00000 01031
Project # 1000701 Lawrence Rodriguez, agent for Tom Gunzelman, requests a zone map amendment from R-2 to C-2 for Lot 24, Loma Verde Addition, located on the northwest corner of Espanola Street NE, between Chico Road and Domingo, containing approximately K-19) Simon Shima, Staff Planner
28. Other Matters



Agenda Number: 14
 Case Number: 00128 00000 00586/
 00128 00000 00587
 21 September 2000

Staff Report

• <i>Agent</i>	Consensus Planning
• <i>Applicant</i>	Garrett Group, Inc.
Requests	Approval of Site Development Plans for Subdivision and Building Permit
• <i>Legal Description</i>	a portion of Tract E-1, Marian Rocco Subdivision
• <i>Location</i>	on Coors Boulevard NW between Montañó Road and Paseo del Norte
• <i>Size</i>	approximately 16.51 acres
• <i>Existing Zoning</i>	SU-1 for PRD

Staff Recommendation
APPROVAL of 00128 00000 00586, based on the findings on page 23, and subject to the conditions of approval on page 24.

APPROVAL of 00128 00000 00587, based on the findings on pages 24 - 25, and subject to the conditions of approval on pages 25 - 27.

Staff Planner
 Russell Brito, Planner

Summary of Analysis

The EPC deferred these requests on 21 July 2000. The case was previously deferred at the June 2000 hearing in conjunction with an overriding amendment to a site development plan for subdivision (00128 00000 00682). The deferral was to allow for a determination of the status of an "emergency ingress & egress (knock-down barrier)" note that is part of a survey that was adopted as a site development plan for subdivision by the City Council. This easement does not appear on any plats or surveys filed with the County Clerk. There is no reference to it in the City Council Bill O-19. The assistant City attorney from the Legal Department has reviewed the pertinent documents and is of the opinion that there is insufficient evidence in the City Council record to support the neighborhood's assertion of an existing easement. The applicant has submitted a revision of the overriding site development plan (00128 00000 00682) that does not show an easement, reflecting the existing record and a recent, DRB approved Subdivision Design Variance (00440 00000 01140). The subject site development plans for subdivision and building permit comply with the overriding site development plan for subdivision (00128 00000 00682). Additional staff comments begin on pg. 17.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 5 May 2000 to 19 May 2000. Agency comments were used in the preparation of this report and begin on page 28.

Development Services Report

SUMMARY OF REQUEST

<i>Requests</i>	1. Approval of a Site Development Plan for Subdivision 2. Approval of a Site Development Plan for Building Permit
<i>Location</i>	a portion of Tract E-1, Marian Rocco Subdivision located on Coors Boulevard NW between Montano Road and Paseo del Norte

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for PRD	Rural; West Side Strategic Plan; Coors Corridor Plan	undeveloped
<i>North</i>	RA-2 & SU-1 for O-1	"	undeveloped
<i>South</i>	SU-1 for PRD	"	undeveloped & open space
<i>East</i>	SU-1 for PRD & County A-1	"	single family homes and the Southwestern Indian Polytechnical Institute
<i>West</i>	SU-1 for PRD and SU-1 for PDA including visitors ctr & C-1 perm. uses & rest. w/ full serv. liquor (across the Corrales Main Canal)	Rural and Developing Urban; West Side Strategic Plan; Coors Corridor Plan	open space, Petroglyph National Monument, and commercial (across the Corrales Main Canal)

Background

The subject site was annexed and zoned SU-1 for PRD in 1988 (Z-87-168 / AX-87-36, Enactment No. 31-1988). The site was zoned without direct reference to the Zuris-Mann archaeological site in order not to tie any specific parcel to any specific use, requiring the locations to be designated as part of the master plan. The survey plan, as listed in the

annexation ordinance exhibits (Enactment No. 31-1988) was considered the site development plan for subdivision purposes.

An amendment to the site development plan for subdivision was denied and a site development plan for building permit was approved by the Environmental Planning Commission in 1995 (Z-95-24). The site development plan for building permit was approved for the 50 acre Parcel D located east of the subject site across Coors Trail. This action was appealed by the Coors Trail Neighborhood Association and by William and Marion Rocco. The City Council unanimously accepted both of the Land Use Planning and Zoning Committee reports of DO NOT HEAR for both appeals.

The current request is for approval of a site development plan for subdivision and a site development plan for building permit. The subdivision proposes to create some 62 individual single family home lots, a ponding area and roadways on approximately 16.5 acres. A related zone map amendment and site development plan amendment request is splitting the SU-1 for PRD zoned Parcel C into two properties: a new, 9.4 acre Parcel C1 proposed to be zoned SU-1 for MPOS and a the subject site, Parcel C2, which will remain zoned SU-1 for PRD, but with fewer dwelling units and a lower overall density. (Case Numbers 00110 00000 00585 and 00128 00000 00682).

The archaeological site located on both Parcel B and Tract B is currently part of the Petroglyph National Monument. It is described as a very large, adobe pueblo complex that dates to approximately A.D. 1325 - A.D. 1650. This archaeological site is considered to be virtually one of a kind. It is the last remaining, substantially intact pueblo site associated with the Southern Tiwa, ancestors of the modern pueblos of Sandia and Isleta. It is estimated that the site contains at least 1000 rooms, with approximately 80% of the site remaining intact.

APPLICABLE PLANS AND POLICIES

The Goal of the Rural Area is "to maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns." Applicable policies include:

Policy a 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. Overall densities shall not exceed on dwelling unit per acre.

- Higher density development must provide local government with property rights ensuring appropriate overall-area gross density.
- Each higher density area is to be controlled by site development plan and is to be located well away from other such higher density areas.

Policy b Development in rural areas shall be compatible with natural resource capacities including water availability and capacity, community and regional goals, and shall include trail corridors where appropriate.

Policy c Development shall be carefully controlled in floodplains and valley areas where flood danger, high water table, soils and air inversions inhibit extensive urbanization.

The Goal of the Open Space Network is “to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.” Applicable policies include:

Policy a states that open space lands and waters shall be acquired or regulated as appropriate to serve one or more of several specific purposes including conservation, education, recreation, protection from natural hazards.

Policy b Access to the Rio Grande, Bosque, and surrounding river lands should be carefully designed to provide entry to those portions suitable for recreational, scientific and educational purposes, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage functions.

Policy c Development in or adjacent to the proposed Open Space Network shall be compatible with open space purposes.

Policy f states that a multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created.

Policy I The design of parks and other open areas shall incorporate the following criteria:

- Multi-functional use of resources and compatible facilities.
- Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.
- Integration into residential design for easy accessibility and orientation to encourage use.
- Lighting, site design, or other methods to minimize vandalism.
- Connections between other Open Space Network areas and public facilities.

Policy j Design of neighborhood open areas should tie into other open areas, where appropriate, to create an Open Space Network.

West Side Strategic Plan

The *West Side Strategic Plan* was first adopted by the City Council in 1997. The *West Side Strategic Plan* generally encompasses properties between the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central; specific boundaries are shown on the Plan Boundary Map in the Plan. It includes applicable policies regarding land use in the Taylor Ranch Community and open space (*Policies 3.12 and 7.10*).

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.

Policy 7.10: The City of Albuquerque and Bernalillo County shall protect and expand both public and private open space on the West Side consistent with the final adopted facility Plan for Open Space. Private developers are encouraged to include open space in all major private developments consistent with the Planned Community Criteria.

Coors Corridor Plan

This plan was adopted in 1989. It provides detailed design guidelines for the development of Coors Boulevard and adjacent properties from Central Avenue, north to State Road 528 (Alameda Boulevard). The plan also puts emphasis on Coors as a transit and pedestrian corridor. There are applicable policies, including:

Issue 2, Policy 1, River lands access: this policy emphasizes the appropriateness of the Rio Grande and Bosque for recreation, scientific and educational purposes. Access and development is important while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions.

Issue 2, Policy 2, Bosque: Disturbance or removal of existing natural vegetation from the bosque shall be minimized.

Issue 2, Policy 7, Grading: Changes to natural topography shall be kept to a minimum. IN general, grading shall be minimized.

Issue 3, Policy 5, Development intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

Issue 4, a. Policy 3, New development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

Issue 4, b. Policy 1, Site design: Natural site amenities should be incorporated into the site design.

Issue 4, b. Policy 2, Building setback, height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures.

Issue 4, b. Policy 4, Site landscaping: Landscape design and improvements should be complimentary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

Issue 4, b. Policy 10, Architectural design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in

activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.

- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

ANALYSIS - Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.

The submittal proposes to create 62 single family home lots, a ponding area and roadways on approximately 16.5 acres. It is being facilitated by a related amendment to a site development plan for subdivision submitted by the Open Space Division (Case Number 00128 00000 00682).

This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.

The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.

This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision. The site is clearly shown, the proposed use is a single family housing development, pedestrian and vehicular ingress and egress is specified, as is internal circulation. The maximum building height is 26 feet for two story homes and 19 feet for one story homes. The minimum building setbacks for each lot are 20 feet in front, 15 feet in the rear and 5 feet for side yards. The maximum total dwelling units as shown is 62.

Design Guidelines

The design guidelines for Cottonwood Trails cover such items as: architecture; materials and color; building height, setbacks and square footage; landscaping; site lighting; mechanical equipment; walls; review by the Cottonwood Trails Architectural Control Committee (CTACC); and restricted activities. The submitted design guidelines are comprehensive and should serve the development of the project well.

ANALYSIS - Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañño Road NW and south of Eagle Ranch Road.

The submittal represents further development of homes in the larger area that was annexed in 1988. The Bosque del Rio housing development to the east was approved in 1995 is nearly built out at this time.

The request as submitted furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.

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Site Plan Layout / Configuration

The subject site's long axis extends from north to south with a "panhandle" at the southern end. It is immediately adjacent to the east of the Corrales Main Canal and City owned open space.

The proposed layout of the lots follows the shape of the site's boundaries. The internal "loop" road is double loaded, with lots on both sides of the road. The vast majority of the lots themselves are rectilinear, with a few trapezoid-shaped lots located at two of the corners and curves in the roadway.

Lot sizes range from 6,378 square feet to 33,829 square feet. A table listing each lot and its square footage should be added to the first sheet of the submittal.

Vehicular Access, Circulation and Parking

Vehicular access to the development is from the adjacent Coors Trail via a 42 foot wide entry at the northern end of the site. The internal loop road has a 28 foot wide roadway within a 46 foot wide private road easement. There is an "Emergency Access Gate" with a 28 foot wide emergency access located towards the southern end of the site off of the adjacent Coors Trail.

Three lots get access from Coors Trail. These lots are located in the "panhandle" at the southern end of the site.

The typical lot plan diagram shows access from the adjacent roadway by either a 17 or 28 foot wide driveway for either two or three cars respectively.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian and bicycle access is available via the entrance at the northern end of the site, from Coors Trail and a trail connection to a future City trail along the Corrales Main Canal. Internal pedestrian circulation is shown as 4 foot wide crusher fine paths along the internal "loop" road.

The nearest access to transit service is to the west along Coors Boulevard.

Lighting and Security

As the proposed "loop" road is proposed to be private, the street lighting is shown as fixtures mounted on relatively low, 12 foot tall poles. The design guidelines require that site lighting "be shielded source with no light source (lamp) visible from the site perimeter."

The development is proposed to be a gated community.

Landscaping

The landscaping shown on the submittal entails: perimeter wall landscaping with street trees and shrubs; internal front yard landscaping with street trees, ornamental trees and shrubs; landscaping of the entry/gate area with street and ornamental trees and shrubs; and a landscaped drainage detention area utilizing native trees and existing Cottonwood trees.

The perimeter wall landscaping will be adequate when the trees reach maturity in several years. The front yard landscaping for each lot as shown on the "typical front yard landscape plan" specifies minimum standards, including: one shade tree, two ornamental trees, sixteen shrubs, and two landscape boulders. A five foot wide, landscape strip is shown between the roadway and the four foot wide, crusher fine path.

Grading, Drainage, Utility Plans

The subject site slopes from northwest to southeast with a total change in elevation of approximately ten feet. It appears that grading is minimal as the site is already relatively flat.

Drainage is shown to be directed to eight separate basins. No storm drain will be constructed on this project. Excessive runoff will flow to a lift station adjacent to the drainage detention area and will be pumped to the Corrales Main Canal.

Utility service is available from existing water and sanitary sewer lines located in Coors Trail.

Architecture and Signage

The elevations of the homes in this development display the architectural styles listed and described in the design guidelines. The elevation drawings show three "examples" of types of residential units that may occur under the design guidelines. A two story, flat roofed home, a one story pitched roof home and a two story pitched roof home are illustrated with a variety of facade elements, doorways, windows, and treatments.

Materials and building colors are listed in the design guidelines with lists for stone finishes and stucco finishes. The stone and "El Rey" stucco colors should be listed with corresponding colors that are definite to allow for a smooth review process at the building permit level. The elevation sheet should list these colors and materials as well.

The elevation sheet lists a color palette for shingles. Because dark colors act as a heat sink, especially on roofs, dark colored asphalt shingles and roofing tiles should be removed from this list.

An entry monument and entrance facility signage is illustrated in the submittal. The entry monument is an enamel sign integrated into the perimeter wall. The entrance facility is an enamel sign on a low, four foot high wall that is perpendicularly connected to the perimeter wall near the entrance.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works, Parks and Recreation, Solid Waste Management and Fire Department comments and conditions should be addressed by the applicant prior to final sign off at the Development Review Board.

Neighborhood Concerns

The Coors Trail Neighborhood Association has contacted the applicant and submitted "measures" that "would be looked upon favorably by the association." The applicant has responded to the association in a letter outlining how the "measures" have been addressed on the site plan submittal. Most items have been agreed to by the applicant except for a reduction in the number of homes to be constructed.

No letters have been sent to the Planning Department or the Planning Commission.

A facilitator was assigned to this case. Neighborhood representatives have been contacted, but as of 31 May 2000, a facilitated meeting has not be set up. The Taylor Ranch N.A. has no issues with the application and do not want a meeting. The Coors Trail N.A. expressed

concerns with the project, but were awaiting a response to their "measures" letter to the applicant before agreeing to a facilitated meeting. A facilitator's report was issued to alert the EPC to the progress so far in this case.

Conclusions

Both submittals further or comply with the applicable Goals and policies of the of the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Major Public Open Space Facility Plan* and the *Coors Corridor Plan*.

The site of this proposed development is across the street from the existing Bosque del Rio subdivision. These requests are related to and dependant on an amendment to a larger site development plan for subdivision submitted by the Open Space Division (Case Number 00128 00000 00682).

The submitted site development plan for subdivision will be acceptable with some minor additions and changes.

The site development plan for building permit will be adequate with some changes and additions as outlined in the conditions of approval.

The site should be replatted to reflect the zone boundary lines and new lot lines.

FINDINGS - 00128 00000 00586 - Subdivision

1. This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañño Road NW and south of Eagle Ranch Road.
2. This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.
4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.
5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.
6. The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision.

RECOMMENDATION

APPROVAL of 00128 00000 00586, a site development plan for subdivision for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 00128 00000 00586 - Subdivision

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. A table listing each lot and its square footage shall be added to the first sheet of the submittal.
3. The site shall be replatted to reflect the zone boundary lines and new lot lines.

FINDINGS - 00128 00000 00587 - Building Permit

1. This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.
2. The request as submitted furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.
4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

RECOMMENDATION

APPROVAL of 00128 00000 00587, a site development plan for building permit for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 00128 00000 00587 - Building Permit

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. A table listing each lot and its square footage shall be added to the first sheet of the submittal.
3. Architecture and Elevations:
 - a. The stone and "El Rey" stucco colors listed in the design guidelines shall be listed with corresponding colors that are definite to allow for a smooth review process at the building permit level.
 - b. The elevation sheet shall list the colors and materials lists of the design guidelines.
 - c. Dark colored asphalt shingles and roofing tiles are not allowed.

4. The comments and conditions of the Public Works Department shall be addressed:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Any subsequent actions taken after City Council Bill O-19, April 4, 1988 must be noted and complied with.
 - b. Criteria for a single access subdivision must be met. This includes adequate width at the entrances; and strategically located emergency access routes. This may require emergency access through the Open Space area.
 - c. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - d. Construction of a 10 foot bicycle / pedestrian trail on the Corrales Main Canal, with connections from the subdivision.
 - e. All streets will be constructed to DPM standards. Variances must be specified in approved policies specific to this site.
 - f. On and off-site infrastructure requirements must be financially guaranteed prior to DRB approval.
 - g. The utility plan shall address looping the 10-inch water line.
 - h. Off-site corridors must be identified and easements obtained.
 - I. This property shall help pay for the signal at Eagle Ranch and Coors.
5. This development is subject to the Park Dedication Ordinance requirement of land dedication or cash-in-lieu along with payment of a park development fee at building permit. Given the small number of units and the relationship to open space and the Bosque, cash-in-lieu is required. The note indicating that a streetscape will be constructed on "Boulevard Street" will clarify whether it is public or private.
6. Each lot/home shall have a storage area for residential automated carts; not to be visible from the street.
7. This project shall be reviewed by a representative of the Fire Department to determine required fire flow and fire hydrant(s) location before final sign off at the DRB is granted.

Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new hydrants shall be installed and operating prior to this construction project.

8. The site shall be replatted to reflect the zone boundary lines and new lot lines.
-

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON 22 JUNE 2000

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 00586 and 00128 00000 00587, to the Environmental Planning Commission Public Hearing on 20 July 2000.

MOVED BY COMMISSIONER HEISER

SECONDED BY COMMISSIONER MCMAHAN

MOTION CARRIED UNANIMOUSLY

ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR 20 JULY 2000:

The Environmental Planning Commission deferred these requests at the 22 June 2000 public hearing in response to concerns related to an associated and overriding amendment to a site development plan for subdivision (00128 00000 00682). This subdivision request was deferred at the same hearing to allow the applicant and staff time to determine the status of an "emergency ingress & egress (knock-down barrier)" note that is part of a survey that was adopted as a site development plan for subdivision by the City Council for the subject site. Neighborhood representatives are of the opinion that this note on the plan creates an emergency access easement that cannot be deleted in the current subdivision request. The neighborhood has submitted several documents, including the City Council Bill O-19 (Enactment 31-1988) and a settlement agreement dated 12 January 1996 to support their claim of the existence of an emergency access easement.

This emergency access easement does not appear on any plats or surveys filed with the County Clerk. There is no direct reference to it in the City Council Bill O-19. The assistant City attorney from the Legal Department has reviewed the pertinent documents and is of the opinion that there is insufficient evidence in the City Council record to support the neighborhood's assertion of an existing emergency access easement.

There is currently no agreement between the applicant and the neighborhood regarding the location or even the existence of the access easement. The applicant is requesting a deferral of this related subdivision case for sixty days to the 21 September 2000 EPC hearing. This additional time will allow all parties involved to resolve the discrepancies in their positions regarding the existence of the access easement.

For the subject requests, the applicant is also requesting a sixty day deferral to 21 September 2000 to allow resolution of the dispute with the related subdivision request (00128 00000 00682). Also, the applicant has not submitted additional copies of the site development plans, existing or revised, for distribution to the EPC; the Planning Commission cannot take a legitimate action on an incomplete submittal. Staff supports this deferral request.

FINDINGS - 00128 00000 00586 - Subdivision - 20 July 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañó Road NW and south of Eagle Ranch Road.
2. The applicant is requesting a sixty day deferral to 21 September 2000 "to allow time to complete clarification of the Site Plan for Subdivision Amendment as requested in the application by City Open Space (Project 00110 00000 00585/00128 00000 00 682) as it relates to this project."
3. Staff supports this deferral request.

RECOMMENDATION - 20 July 2000

DEFERRAL of 00128 00000 00586, a site development plan for subdivision for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, for sixty days to 21 September 2000, based on the preceding Findings.

FINDINGS - 00128 00000 00587 - Building Permit - 20 July 2000

1. This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañó Road NW and south of Eagle Ranch Road.
2. The applicant is requesting a sixty day deferral to 21 September 2000 "to allow time to complete clarification of the Site Plan for Subdivision Amendment as requested in the application by City Open Space (Project 00110 00000 00585/00128 00000 00 682) as it relates to this project."
3. Staff supports this deferral request.

RECOMMENDATION - 20 July 2000

DEFERRAL of 00128 00000 00587, a site development plan for building permit for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, for sixty days to 21 September 2000, based on the preceding Findings.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON 20 JULY 2000:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 00586 and 00128 00000 00587, to the Environmental Planning Commission Public Hearing on 21 September 2000.

MOVED BY COMMISSIONER HEISER

SECONDED BY COMMISSIONER MCMAHAN

MOTION CARRIED UNANIMOUSLY

ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR
21 SEPTEMBER 2000:

The Environmental Planning Commission deferred these requests at the 21 July 2000 public hearing at the applicant's request. The case was previously deferred at the 22 June 2000 public hearing in response to concerns related to an associated and overriding amendment to a site development plan for subdivision (00128 00000 00682). This subdivision request was deferred at the same hearing to allow the applicant and staff time to determine the status of an "emergency ingress & egress (knock-down barrier)" note that is part of a survey that was adopted as a site development plan for subdivision by the City Council for the subject site. Neighborhood representatives are of the opinion that this note on the plan creates an emergency access easement that cannot be deleted in the current subdivision request. The neighborhood has submitted several documents, including the City Council Bill O-19 (Enactment 31-1988) and a settlement agreement dated 12 January 1996 to support their claim of the existence of an emergency access easement.

This emergency access easement does not appear on any plats or surveys filed with the County Clerk. There is no direct reference to it in the City Council Bill O-19. The assistant City attorney from the Legal Department has reviewed the pertinent documents and is of the opinion that there is insufficient evidence in the City Council record to support the neighborhood's assertion of an existing emergency access easement.

There is currently no agreement between the applicant and the neighborhood regarding the location or even the existence of the access easement on the larger site plan for subdivision (00128 00000 00682). The applicant's 21 July 2000 request for a sixty day deferral of this case to the 21 September 2000 EPC hearing was to allow for resolution of any discrepancies regarding the existence of the access easement. Since that time, the applicant has applied for and received a Subdivision Design Variance from the Development Review Board to allow for a single access subdivision with a maximum of 190 DU's (00440 00000 01140, August 23, 2000 DRB meeting).

The applicant has submitted a detailed packet consisting of a letter from Wiggins, Campbell & Wells that has supporting documents outlining their position regarding the existence of the emergency access easement. The supporting documents corroborate the City Legal Department opinion that there is insufficient evidence in the City Council record (City Council Bill O-19) to support the neighborhood's assertion of an existing easement. The applicant has submitted a revision of the larger site development plan for subdivision that does not show an emergency access easement, reflecting the existing record and the recent, DRB approved Subdivision Design Variance.

The following is an analysis of the subject site development plan for subdivision and the site development plan for building permit.

ANALYSIS - Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montano Road NW and south of Eagle Ranch Road.

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ANALYSIS - Site Development Plan for Building Permit

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Drainage is shown to be directed to eight separate basins. No storm drain will be constructed on this project. Excessive runoff will flow to a lift station adjacent to the drainage detention area and will be pumped to the Corrales Main Canal.

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The Coors Trail Neighborhood Association has contacted the applicant and submitted "measures" that "would be looked upon favorably by the association." The applicant has responded to the association in a letter outlining how the "measures" have been addressed on the site plan submittal. Most items have been agreed to by the applicant except for a reduction in the number of homes to be constructed.

No letters have been sent to the Planning Department or the Planning Commission.

A facilitator was assigned to this case. Neighborhood representatives have been contacted, but as of 31 May 2000, a facilitated meeting has not be set up. The Taylor Ranch N.A. has no issues with the application and do not want a meeting. The Coors Trail N.A. expressed

concerns with the project, but were awaiting a response to their "measures" letter to the applicant before agreeing to a facilitated meeting. A facilitator's report was issued to alert the EPC to the progress so far in this case.

Conclusions

Both submittals further or comply with the applicable Goals and policies of the of the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Major Public Open Space Facility Plan* and the *Coors Corridor Plan*.

The site of this proposed development is across the street from the existing Bosque del Rio subdivision. These requests are related to and dependant on an amendment to a larger site development plan for subdivision submitted by the Open Space Division (Case Number 00128 00000 00682).

The submitted site development plan for subdivision will be acceptable with some minor additions and changes.

The site development plan for building permit will be adequate with some changes and additions as outlined in the conditions of approval.

The site should be replatted to reflect the zone boundary lines and new lot lines.

FINDINGS - 00128 00000 00586 - Subdivision- 21 September 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.
2. This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.
4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.
5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.
6. The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision.
7. The submitted site development plan for subdivision complies with the overriding site development plan for subdivision (00128 00000 00682).

RECOMMENDATION - 21 September 2000

APPROVAL of 00128 00000 00586, a site development plan for subdivision for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 00128 00000 00586 - Subdivision - 21 September 2000

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. A table listing each lot and its square footage shall be added to the first sheet of the submittal.
3. The site shall be replatted to reflect the zone boundary lines and new lot lines.

FINDINGS - 00128 00000 00587 - Building Permit - 21 September 2000

1. This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañó Road NW and south of Eagle Ranch Road.
2. The request as submitted furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.

4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.
5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.
6. The submitted site development plan for building permit complies with the overriding site development plan for subdivision (00128 00000 00682).

RECOMMENDATION - 21 September 2000

APPROVAL of 00128 00000 00587, a site development plan for building permit for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 00128 00000 00587 - Building Permit - 21 September 2000

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. A table listing each lot and its square footage shall be added to the first sheet of the submittal.
3. Architecture and Elevations:
 - a. The stone and "El Rey" stucco colors listed in the design guidelines shall be listed with corresponding colors that are definite to allow for a smooth review process at the building permit level.

- b. The elevation sheet shall list the colors and materials lists of the design guidelines.
 - c. Dark colored asphalt shingles and roofing tiles are not allowed.
4. The comments and conditions of the Public Works Department shall be addressed:
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Any subsequent actions taken after City Council Bill O-19, April 4, 1988 must be noted and complied with.
 - b. Criteria for a single access subdivision must be met. This includes adequate width at the entrances; and strategically located emergency access routes. This may require emergency access through the Open Space area.
 - c. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - d. Construction of a 10 foot bicycle / pedestrian trail on the Corrales Main Canal, with connections from the subdivision.
 - e. All streets will be constructed to DPM standards. Variances must be specified in approved policies specific to this site.
 - f. On and off-site infrastructure requirements must be financially guaranteed prior to DRB approval.
 - g. The utility plan shall address looping the 10-inch water line.
 - h. Off-site corridors must be identified and easements obtained.
 - i. This property shall help pay for the signal at Eagle Ranch and Coors.
5. This development is subject to the Park Dedication Ordinance requirement of land dedication or cash-in-lieu along with payment of a park development fee at building permit. Given the small number of units and the relationship to open space and the Bosque, cash-in-lieu is required. The note indicating that a streetscape will be constructed on "Boulevard Street" will clarify whether it is public or private.

6. Each lot/home shall have a storage area for residential automated carts; not to be visible from the street.

7. This project shall be reviewed by a representative of the Fire Department to determine required fire flow and fire hydrant(s) location before final sign off at the DRB is granted. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new hydrants shall be installed and operating prior to this construction project.

8. The site shall be replatted to reflect the zone boundary lines and new lot lines.



Russell Brito
Planner

RB/ac

cc: Consensus Planning, 924 Park Ave., SW, Alb., NM 87102
Garrett Group P.O. Box 10285, Alb., NM 87184
Bob Linehaugh, Coors Trail NA, 7120 Coors Trail NW, Alb., NM 87120
Rick Attenberg, Coors Trail NA, 7105 Coors Trail NW, Alb., NM 87120
Doug Goodfellow, Taylor Ranch NA, 7609 Window Rock NW, Alb., NM 87120
Christine Dillow, 6108 Hokona Pl., NW, Alb., NM 87120
Michael Cadigan, 2705 Bosque del Sol, Albuquerque, NM 87120
Matin Haynes, P.O. Box 9043, Albuquerque, NM 87119

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comment."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

PROPOSED SITE PLAN FOR SUBDIVISION PURPOSES AND FOR BUILDING PERMIT REQUEST

The applicant should be advised that the Trails and Bikeways Facility Plan identifies a proposed crossing (710) of Paseo del Norte at the Corrales Main Canal, which may require the dedication of rights of way and/or an alternate routing as determined by the Trails Coordinator. The Bikeways Master Plan further identifies a proposed bicycle trail/path along the Corrales Main Canal.

PROPOSED SITE PLAN FOR SUBDIVISION PURPOSES AND FOR BUILDING PERMIT REQUEST

Conditions of approval should include:

- A) All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Any subsequent actions taken after City Council Bill O-19, April 4, 1988 must be noted and complied with.
- B) Criteria for a single access subdivision must be met. This includes adequate width at the entrances; and strategically located emergency access routes. This may require emergency access through the Open Space area.
- C) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D) Construction of a 10 foot bicycle / pedestrian trail on the Corrales Main Canal, with connections from the subdivision.
- E) All streets will be constructed to DPM standards. Variances must be specified in approved policies specific to this site

Transportation Planning:

"No comment."

Utility Development:

"Note: This project has already been to the Development Review Board (for sketch plat review) aka #1000279 under another project number. See #1000279. On and off-site infrastructure requirements must be financially guaranteed prior to DRB approval. The utility plan is incomplete, as it does not address looping the 10-inch water line. Off-site corridors must be identified and easements obtained."

Traffic Engineering Operations:

This property should help pay for the signal at Eagle Ranch and Coors.

Hydrology:

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

NEIGHBORHOOD SERVICES

“Coors Trail and Taylor Ranch (both recognized associations) were notified. Bosque del Rio was also notified.”

PARKS AND RECREATION

Design & Development

“This development is subject to the Park Dedication Ordinance requirement of land dedication or cash-in-lieu along with payment of a park development fee at building permit. Given the small number of units and the relationship to open space and the Bosque, we would request cash-in-lieu. A note indicates that a streetscape will be constructed on “Boulevard Street”. It is not clear if this is public or private.”

OPEN SPACE DIVISION

POLICE DEPARTMENT/Planning

traffic volume

traffic control devices

burglaries

lighting issues

alarm response

open space

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Approved on condition will have storage area for residential automated carts; not to be visible from street. TL Baca 761-8142.

FIRE DEPARTMENT/Planning

If zone change is approved, this project is required to come into our office for review by a representative to determine required fire flow and fire hydrant(s) location before any approval is granted. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new hydrants shall be installed and operating prior to this construction project. AFD will not approve any road widths fewer than 32 feet.

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

“AMAFCA has made previous comments on the drainage report and is waiting for a resubmittal.”

ALBUQUERQUE PUBLIC SCHOOLS

The 62 residential lots on 16.51 acres, zoned SU-1 PRD, of the Cottonwood Trails addition, will affect Petroglyph Elementary School, Taylor Middle School, and Cibola High School. The APS elementary/middle school facilities in the area are either at or approaching site capacity. In 1996, the district opened a new elementary school (Chamiza) and yet another (Painted Sky) in fall, 1998. A middle school (Jimmy Carter) will open (south of I-40) in the fall of 2000,

another mid school will open on paradise boulevard in the fall of 2001, as well as an elementary school at the 7-bar site. Regardless of the recent and planned additions to existing educational facilities, the region's growth may well outpace the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

“Given the development east of Coors Boulevard, MRGCOG staff recommends that some consideration be given to designating Eagle Ranch Road east of Coors as a collector. Designation as a collector would have design implications.”



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, July 20, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.
 - C. Approval of Mintues for April 27, 2000 and May 18, 2000.

2. 00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner
(DEFERRED FROM JUNE 15, 2000)

3. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**

4. Z-00110 00000 00460 Tierra West LLC, agents for Union Pension Transaction Trust 932 NM, request a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 & R-3 Uses plus approval of a site development plan for subdivision purposes for Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road and Union Way Road, containing approximately 10.460 acres. (F-16) Russell Brito, Staff Planner **(APPROVED ZONE MAP AMENDMENT TO SU-1 FOR C-2 & R-3 USES. DEFERRED SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES FROM JUNE 15, 2000)**

- 5.00128 00000 00578 DCSW Inc., Architects, agents for the City of Albuquerque / National Atomic Museum, request approval of an amendment to a site development plan for subdivision (Master Plan for Balloon Fiesta Park, containing 358 acres) for minor modifications to the area designated for the Balloon Museum and related uses plus approval of a site development plan for building permit for Tract A, Lands of the Order of St. Dominic. The entire 358-acre Balloon Fiesta site is zoned SU-2 for Balloon Fiesta Park, Museum & Related Facilities. The 18.1 acre Tract A is located on Balloon Museum Drive north of Alameda Boulevard and south of AMAFCA Channel. (B-17) Bob Paulsen, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**

6. Z-00110 00000 00414 J3 Construction, agents for Roberta Freid, requests a zone map amendment from R-1 to R-LT for Lots 11-15, Block 23, Thomas Addition, located on Hendrix NE and Hilton Avenue between Parsifal and Hilton Place containing approximately .96 acres. (G-20) Debbie Stover, Staff Planner

- 7.Z-00110 00000 00078 Mauro S. Nava requests a zone map amendment from R-1 to C-1 for Lot 7 of Davidson Addition, located on Candelaria Road NW between 4th Street and 2nd Street, containing approximately .10 acre. (G-14) Loretta Naranjo Lopez, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**

8. Z-00110-00000-00689 Southwest Surveying Co., Inc, agents for Turner Branch, request an
SD-00138-00000-00690 amendment to the Los Duranes Sector Development Plan and a Zone
(Project #1000281) Map Amendment from RA-2 to C-1 for approximately the westerly 120' of
Tract A-1, Lands of Branch, located on Rio Grande Boulevard, NW between
San Bernardino Road and Rice Avenue, containing approximately 0.17 acres.
(H-13) (Bob Torres, Staff Planner)
9. Z-00110 00000 00002 David B. Starr, agent for Brice and Eleanor Sewell, requests a zone map
amendment from RA-2 to C-2 for Lot 107-A-9-B, MRGCD Map 31, located
on Rio Grande Boulevard NW between Griegos Road and Elfego Road,
containing approximately 0.52 acres. (F-13) Elisa Paster, Staff Planner
(DEFERRED FROM MAY 18, 2000)
10. Z-99-141 Tierra West LLC, agents for Leona Casey request a zone map amendment from RD to
SU-1 for C-2 plus approval of a site development plan for subdivision for Lots 1-5 &
28-32, Tract A, Unit A, Block 21, North Albuquerque Acres, located on Wyoming
Boulevard NE between Paseo del Norte NE and Palomas Ave NE, containing
approximately 6.335 acres. (D-19) Russell Brito, Staff Planner **(DEFERRED FROM
APRIL 27, 2000)**
11. 00110 00000 00145 Pacific Equities, LLC request an amendment to the North I-25 Sector
00138 00000 00146 Development Plan plus a zone map amendment from R-D to SU-2/C-1 zoning
for Lots 14-19, Block 34, Tract A, Unit B, North Albuquerque Acres, located
on Louisiana Boulevard NE between Holly Avenue and Carmel Avenue,
containing approximately 4.71 acres. (C-18) Bob Torres, staff Planner
(DEFERRED FROM JUNE 15, 2000)
12. Z-99-29 Nick Kapnison & Jim Daskelos request a zone map amendment from R-1 to C-1 for Lot 7A,
Block 10, Tract 2, Unit 3, North Albuquerque Acres, located on Holly Avenue NE between
Louisiana Blvd. and Wyoming Blvd., containing approximately 2 acres. (C-19) Russell Brito,
Staff Planner **(DEFERRED FROM APRIL 27, 2000)**
13. 00110-00000-00688 Tim D. Janis, agent for Beverly Janis, requests a an amendment to the North
00138-00000-00736 I-25 Sector Development Plan and a Zone Map Amendment from R-D to C-1
(Project #1000544) and for Lot 27, Tract A, Block 11, Unit A, North Albuquerque Acres, located
on Palomas Avenue, NE between San Pedro Boulevard and Louisiana
Boulevard, containing approximately 0.89 acres. (D-18) (Bob Torres, Staff
Planner)

14. 00114 00000 00576
(Project # 1000488) Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning for Lots 1-5 and 28-32, Block 12, North Albuquerque Acres, Tract 3, Unit 3, located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**

15. 00128 00000 00294 Resource Technology Inc., agents for 5 B Management, request approval of a site development plan for building permit for the westerly portion of Lot 4, Jefferson Commons II, zoned IP, located on Office Boulevard NE between Singer Boulevard and I-25 Frontage Road, containing approximately 3.52 acres. (F-17) Debbie Stover, Staff Planner **(DEFERRED FROM JUNE 22, 2000)**

16. 00110-00000-00714
00138-00000-00883
(Project #1000552) DCSW Architects, Inc., agents for Russ Eaton, request an amendment to the Huning Castle / Raynolds Addition Sector Development Plan and a Zone Map Amendment from R-1 to R-T for Lot D, Block 29, Huning Addition, located on San Patricio Avenue, SW between Alcalde Place and Raynolds Avenue, containing approximately 0.18 acres. (K-13) (Russell Brito, Staff Planner)

17. 00110-00000-00710
(Project #1000473) David & Cynthia Davis request a Zone Map Amendment from SU-1 for Church to R-1 and a Site Development Plan Amendment for Lot 2, Block 16, Buena Ventura, located on Moon Street, NE between Buena Ventura Road and Chico Road, containing approximately 0.155 acres. (K-20) (Debbie Stover, Staff Planner)

18. 00128-00000-00713
(Project #1000551) DCSW, Inc, agents for GDM Land General Partnership, request approval of a Site Development Plan for Building Permit for Tract 2A, Park Square Addition, zoned SU-3 and located on America's Parkway, NE west of Louisiana Boulevard and south of Indian School Road, containing approximately 5.14 acres. (J-18) (Bob Torres, Staff Planner)

19. 00110 00000 00585
00128 00000 00682
(Project #1000493) Consensus Planning, agents for the City of Albuquerque, Open Space Division request a zone map amendment from SU-1 PRD to SU-1 for Major Public Open Space plus an amendment to a site development for subdivision for a portion of Tract E-1, Marian Rocco Subdivision, located on Coors Boulevard NW between Montañño Road and Paseo del Norte, containing approximately 9.38 acres. (D-13) Russell Brito, Staff Planner **(CONTINUED FROM JUNE 15, 2000)**

20. 00128 00000 00586 Consensus Planning, agents for Garrett Group, Inc., request approval of a
00128 00000 00587 site development plan for subdivision purposes plus approval of a site
(Project #1000493) development plan for building permit for a portion of Tract E-1, Marian Rocco
Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between
Montaño Road and Paseo del Norte, containing approximately 16.51 acres.
(D-13) Russell Brito, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
21. Z-00-11 Tierra West LLC, agents for Development Services LTD Co. & Four Suns Bldgs.,
AX-00-3 requests Annexation and Establishment of SU-1 for MH zoning plus approval of a
Site Plan for Subdivision and approval of a Site Plan for Building Permit for Tracts 1,
2 and A-1, Lands of Chapman, plus the adjacent portion of the MRGCD lateral, plus
Tract 22A, MRGCD Map 29; along with annexation and establishment of SU-1 for IP
zoning and approval of a site plan for building permit for Tract B, Lands of Chapman,
plus Tract 22, MRGCD Map 29, located on Edith Avenue NE between Osuna
Boulevard and Sin Nombre Ct. for a total of approximately 23.08 acres. (E-15) Bob
Torres, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
22. 00128-00000-00721 Tierra West, LLC, agent for WWS, LLC., request approval of a Site
00128-00000-00722 Development Plan for Subdivision Purposes and a Site Development
(Project #1000556) Plan for Building Permit for Tract B-1B, Lands of Joel P. Taylor, zoned SU-
1/PRD and located on Montano Road, NW between Winterhaven Road and the
lower Corrales Riverside Drain, containing approximately 10 acres. (E-12)
(Russell Brito, Staff Planner)
23. 00128 00000 00588 Herb Denish & Assoc., Inc., agents for M.S. Development request an
00110 00000 00596 amendment to the West Route 66 Sector Development Plan plus a Zone
00138 00000 00597 Map Amendment from SU-1 PDA to C-2 for portions of Lots 57 and 58 plus
(Project #1000494) approval of a Site Plan for Subdivision and Site Plan for Building Permit for
Lots 57-59, part of 60 and Lot B, Town of Atrisco Grant, Unit 6, located on
Central Avenue between Coors Blvd. and Unser Boulevard containing
approximately 18.0 acres. (K-10) Bob Torres, Staff Planner **(DEFERRED
FROM JUNE 15, 2000)**
24. Z-00128 00000 00456 Consensus Planning, agents for Westland Development/Mesa Golf Inc.,
00128 00000 00457 request approval of a site development plan for subdivision purposes plus
approval of a site development plan for building permit for unplatted piece of
land, Town of Atrisco Grant, zoned RR, located Northwest of 98th Street NW
and Unser Boulevard between Interstate-40 and Ouray Road, containing
approximately 550 acres. (H-7-9 & J-7-9) Russell Brito, Staff Planner
(DEFERRED FROM JUNE 22, 2000)

25. Z-00114 00000 00118
AX-00110 00000 00280 John Lind, agent for Olympia Herrera, requests annexation and establishment of R-2 zoning for Lot 86, MRGCD Map #39, located west of Atrisco Road SW between Gonzales Road and Felicitas Road SW, containing approximately .14 acre. (K-12) Debbie Stover, Staff Planner. **(DEFERRED FROM APRIL 27, 2000)**
- 26.00110 00000 00580
00128 00000 00583
(Project # 1000490) Mark Goodwin & Assoc., agents for Vista del Norte Management LLC, request a Zone Map Amendment on selected tracts of Vista Del Norte Subdivision as follows: Tract A, 19.9 acres, from SU-1 RA-2 Permissive to RA-2; South portion of Tract J, 21.8 acres, from SU-1 R-T, RL-T or R-2 Permissive to R-2; North portion of Tract J, 11.1 acres, from SU-1 R-T, RL-T or R-2 Permissive to R-T; Tract L, 16.20 acres, from SU-1 R-T, RL-T or R-2 Permissive to O-1 West portion of Tract T-2, 94.2 acres, from SU-1 R-1 Permissive to R-1; East portion of Tract T-2, 32.0 acres, from SU-1 R-T, RL-T or R-2 Permissive to R-2; Southeast portion of Tract T-2, 9.5 acres, from SU-1 R-T or RL-T or R-2 Permissive to R-T; Tract T-3, 38.8 acres, from SU-1 R-1 Permissive to R-1; Tract V, 2.5 acres, from SU-1 R-T, RL-T or R-2 Permissive to SU-1 for Public Park; La Sala del Norte Subdivision, 25.1 acres, from SU-1 R-1 Permissive to R-1; Los Prados del Norte Subdivision, 18.9 acres, from SU-1 R-1 Permissive to R-1; Villa del Norte Subdivision, 12.8 acres, from SU-1 R-T, RL-T or R-2 Permissive to R-T; plus a Site Plan for Subdivision amendment for all of the original Vista del Norte Subdivision as follows: Tract A, Tract J, Tract L, Tract M, Tract T-1, Tract T-2, Tract T-3, Tract U, Tract V, La Sala del Norte Subdivision, Los Prados del Norte Subdivision and Villa del Norte Subdivision, for a site located on Osuna Road NE between Edith Boulevard and the North Diversion Channel, containing approximately 395 acres (D-16, E-16) Bob Torres, Staff Planner
27. Z-00128 00000 00285 Mark Goodwin & Associates, PA, agents for VASA Development request approval of a site development for subdivision plus approval of a site development plan for building permit for Remande Hidden Valley, Hidden Vally Addition, zoned SU-1/PRD, located on Hidden Valley Drive between Sagewood Court and Fennel Court, containing approximately 11 acres. (L-22) Bob Torres, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
28. 00140 00000 000284 The City of Albuquerque, Planning Department request an amendment to the Zoning Code (Section 14-16-1-1 et. seq.) to add definitions for Commercial Vehicle; clarify R-1 Permissive Uses; and to change select Conditional Uses in the R-1, C-2 & M-1 zones to Permissive Uses. Russell Brito, Staff Planner **RESCHEDULED FROM 22 JUNE 2000**

29. Project #1000519
00136-00000-00639
DRB-97-437
SV-98-40
- Michael Allison Esq., agent for Mark and Maura Dahrling, appeals the Development Review Boards approval of the request for Preliminary Plat (includes Grading Plan approval) and a Sidewalk Variance for approximately 4 lots on Tract N-6-A, Tanoan Properties(to be known as The Traditions at Tanoan) zoned R-D(City) and located north of Academy NE and east of Lowell NE containing approximately 3.5 acres. [Z-97-61/SD-78-1-12] (E-22) [DEFERRED FROM 4/19/00] (**DEFERRED FROM JUNE 15, 2000**)

30. OTHER MATTERS.



Agenda Number: 20
 Case Number: 00128 00000 00586/
 00128 00000 00587
 20 July 2000

Staff Report

• <i>Agent</i>	Consensus Planning
• <i>Applicant</i>	Garrett Group, Inc.
Requests	Approval of Site Development Plans for Subdivision and Building Permit
• <i>Legal Description</i>	a portion of Tract E-1, Marian Rocco Subdivision
• <i>Location</i>	on Coors Boulevard NW between Montañño Road and Paseo del Norte
• <i>Size</i>	approximately 16.51 acres
• <i>Existing Zoning</i>	SU-1 for PRD

Staff Recommendation
 DEFERRAL of 00128 00000 00586, based on the findings on page 16.
 DEFERRAL of 00128 00000 00587, based on the findings on pages 16.

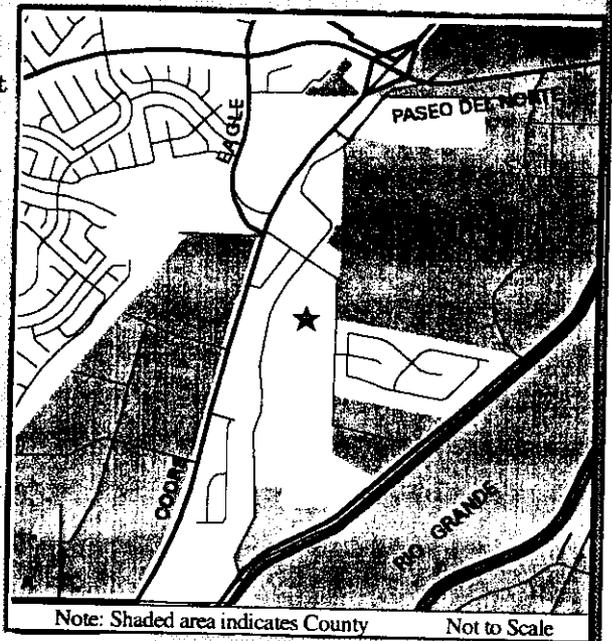
Staff Planner
 Russell Brito, Planner

Summary of Analysis

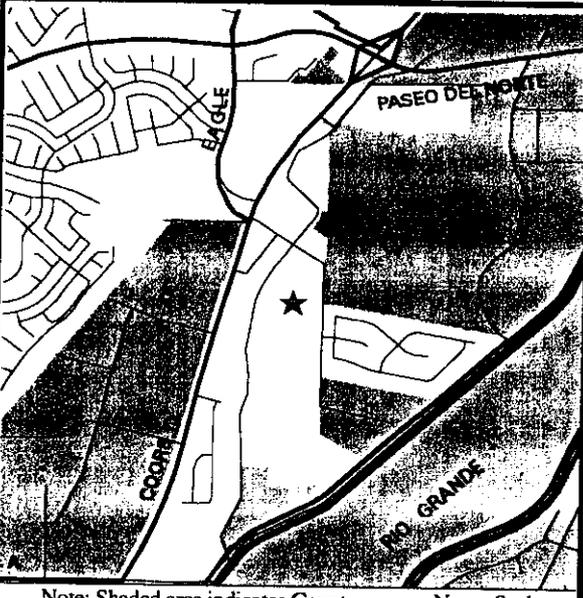
The EPC deferred these requests at the 22 June 2000 public hearing in response to concerns related to an overriding amendment to a site development plan for subdivision (00128 00000 00682). This subdivision request was deferred at the same hearing to allow the applicant and staff time to determine the status of an "emergency ingress & egress (knock-down barrier)" note that is part of a survey that was adopted as a site development plan for subdivision by the City Council for the subject site.

There is currently no agreement between the applicant and the neighborhood regarding the location or even the existence of the access easement. The applicant is requesting a deferral of this related subdivision case for sixty days to the 21 September 2000 EPC hearing.

For the subject requests, the applicant is also requesting a sixty day deferral to 21 September 2000 to allow resolution of the dispute with the related subdivision request (00128 00000 00682). Also, the applicant has not submitted additional copies of the site development plans, existing or revised, for distribution to the EPC; the Planning Commission cannot take a legitimate action on an incomplete submittal. Staff supports this deferral request. Additional staff comments, findings and recommendations begin on page 15.



City Departments and other interested agencies reviewed this application from 5 May 2000 to 19 May 2000. Agency comments were used in the preparation of this report.



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial-Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



Scale 1"=467'

PROJECT NO. 1000493
HEARING DATE 06-15-00
MAP NO. D-13
APPLICATION NO. 00128-00000-00586 00128-00000-00587

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON 22 JUNE 2000

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 00586 and 00128 00000 00587, to the Environmental Planning Commission Public Hearing on 20 July 2000.

MOVED BY COMMISSIONER HEISER

SECONDED BY COMMISSIONER MCMAHAN

MOTION CARRIED UNANIMOUSLY

ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR 20 JULY 2000:

The Environmental Planning Commission deferred these requests at the 22 June 2000 public hearing in response to concerns related to an associated and overriding amendment to a site development plan for subdivision (00128 00000 00682). This subdivision request was deferred at the same hearing to allow the applicant and staff time to determine the status of an "emergency ingress & egress (knock-down barrier)" note that is part of a survey that was adopted as a site development plan for subdivision by the City Council for the subject site. Neighborhood representatives are of the opinion that this note on the plan creates an emergency access easement that cannot be deleted in the current subdivision request. The neighborhood has submitted several documents, including the City Council Bill O-19 (Enactment 31-1988) and a settlement agreement dated 12 January 1996 to support their claim of the existence of an emergency access easement.

This emergency access easement does not appear on any plats or surveys filed with the County Clerk. There is no direct reference to it in the City Council Bill O-19. The assistant City attorney from the Legal Department has reviewed the pertinent documents and is of the opinion that there is insufficient evidence in the City Council record to support the neighborhood's assertion of an existing emergency access easement.

There is currently no agreement between the applicant and the neighborhood regarding the location or even the existence of the access easement. The applicant is requesting a deferral of this related subdivision case for sixty days to the 21 September 2000 EPC hearing. This additional time will allow all parties involved to resolve the discrepancies in their positions regarding the existence of the access easement.

For the subject requests, the applicant is also requesting a sixty day deferral to 21 September 2000 to allow resolution of the dispute with the related subdivision request (00128 00000 00682). Also, the applicant has not submitted additional copies of the site development plans, existing or revised, for distribution to the EPC; the Planning Commission cannot take a legitimate action on an incomplete submittal. Staff supports this deferral request.

FINDINGS - 00128 00000 00586 - Subdivision - 20 July 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.
2. The applicant is requesting a sixty day deferral to 21 September 2000 "to allow time to complete clarification of the Site Plan for Subdivision Amendment as requested in the application by City Open Space (Project 00110 00000 00585/00128 00000 00 682) as it relates to this project."
3. Staff supports this deferral request.

RECOMMENDATION - 20 July 2000

DEFERRAL of 00128 00000 00586, a site development plan for subdivision for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, for sixty days to 21 September 2000, based on the preceding Findings.

FINDINGS - 00128 00000 00587 - Building Permit - 20 July 2000

1. This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.
2. The applicant is requesting a sixty day deferral to 21 September 2000 "to allow time to complete clarification of the Site Plan for Subdivision Amendment as requested in the application by City Open Space (Project 00110 00000 00585/00128 00000 00 682) as it relates to this project."
3. Staff supports this deferral request.

RECOMMENDATION - 20 July 2000

DEFERRAL of 00128 00000 00587, a site development plan for building permit for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, for sixty days to 21 September 2000, based on the preceding Findings.



*Russell Brito
Planner*

RB/ac

cc: Consensus Planning, 924 Park Ave., SW, Alb., NM 87102
Garrett Group P.O. Box 10285, Alb., NM 87184
Bob Linehaugh, Coors Trail NA, 7120 Coors Trail NW, Alb., NM 87120
Rick Attenberg, Coors Trail NA, 7105 Coors Trail NW, Alb., NM 87120
Doug Goodfellow, Taylor Ranch NA, 7609 Window Rock NW, Alb., NM 87120
Christine Dillow, 6108 Hokona Pl., NW, Alb., NM 87120

Attachments

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: June 16, 2000

OFFICIAL NOTIFICATION OF DECISION

Garrett Group
P.O. Box 10285
Alb., NM 87184

FILE: 00128 00000 00586/00128 00000 00587
LEGAL DESCRIPTION: for a portion of Tract E-1,
Marian Rocco Subdivision, zoned SU-1 PRD,
located on Coors Boulevard NW between Montañño
Road and Paseo del Norte, containing
approximately 16.51 acres. (D-13) Russell Brito,
Staff Planner

On June 15, 2000, the Environmental Planning Commission voted to defer 00128 00000 00586/00128 00000 00587 to the Environmental Planning Commission Public Hearing on July 20, 2000.

Sincerely,



For Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Consensus Planning, 924 Park Ave., SW, Alb., NM 87102
Bob Linehaugh, Coors Trail NA, 7120 Coors Trail NW, Alb., NM 87120
Rick Attenberg, Coors Trail NA, 7105 Coors Trail NW, Alb., NM 87120
Doug Goodfellow, Taylor Ranch NA, 7609 Window Rock NW, Alb., NM 87120
Christine Dillow, 6108 Hokona Pl., NW, Alb., NM 87120
Michael Cadigan, 2705 Bosque del Sol, Albuq. NM 87120
Matin Haynes, P.O. Box 9043, Albuq. NM 87119

CITY OF Albuquerque

DEVELOPMENT REVIEW APPLICATION

ZONING	Supplemental form Z	SITE DEVELOPMENT PLAN	Supplemental form P
<input type="checkbox"/> Map Amendment		<input checked="" type="checkbox"/> for subdivision purposes	
<input type="checkbox"/> Annexation/Establishmt. Of Zoning		<input checked="" type="checkbox"/> for Building Permit	
<input type="checkbox"/> Sector Plan		<input type="checkbox"/> Plan Amendment	
<input type="checkbox"/> Text Amendment		<input type="checkbox"/> Administrative Amendment	
<input type="checkbox"/> Special Exception	E		
SUBDIVISION		APPEAL	A
<input type="checkbox"/> DRB Major & Minor	S	<input type="checkbox"/> Planning Director, Zoning	
<input type="checkbox"/> Variance (Non-Zoning)	V	<input type="checkbox"/> Enforcement Officer, Zoning	
<input type="checkbox"/> Vacation (Public & Private)		<input type="checkbox"/> Hearing Examiner, DRB, EPC,	
		<input type="checkbox"/> Zoning Board of Appeals, LUCC	

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Garrett Group, Inc. PHONE: 897-8599
 ADDRESS: P.O. Box 10285 FAX: 897-8597
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: _____
 Proprietary interest in site: owner
 AGENT (if any): Consensus Planning PHONE: 764-9801
 ADDRESS: 924 Park Ave SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp.consensusplanning.com

SITE INFORMATION:

Request Description: Site Plan for Subdivision and Site Plan for Building Purposes for a 62 unit Residential Subdivision
 Current Zoning: SU-1 PRD Proposed Zoning: same Zone Atlas Page: D-13-Z
 Lot or Tract No. a portion of Tract E-1 Block / MRGCD Map No. _____
 Subdiv. / Addn. Marian Rocco Subdivision
 UPC No. 101306310040620107 Total area of site (acres): 16.51 ac.
 Number of Lots Existing: 1 Number Proposed: 62
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: Coors NW
 Between: Montano Road and Paseo del Norte

SIGNATURE *James K. Strozier* Date 4/27/00
 (Print) James K. Strozier, AICP Applicant Agent

SUPPLEMENT INFORMATION City Council Bill O-19
 (A) List Cross Reference to Environmental Planning Commission Case (Z-) if applicable: Z-87-168 AX-98-6
 (B) List Cross Reference to Development Review Board Cases (DRB-) if applicable: DRB-93-437, DRB-95-213
 (C) List any Variance Granted (ZA-) if applicable Case No.: _____ City _____ County _____

Project # 1000493

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
SDP	<u>00128 0000 - 60586</u>	<u>\$ 540.00</u>	<u>4-15-2000</u>	
SDP	<u>00128 0000 - 60587</u>	\$ _____		
_____	_____	\$ _____		
_____	_____	\$ _____		
_____	_____	\$ _____		

Total fees \$ 540.00

Application and fees accepted by, *J. Chavez* Date: 4-28-2000

GARRETT GROUP, INC

P.O. Box 10285
Albuquerque, NM 87184-0285
505-897-8599
Fax 505-897-8597

G

April 21, 2000

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: A portion of Tract E-1 of the Marian Rocco Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 31, 1988 in Map Book C36, folio 146 subject to the Real Estate Exchange Agreement between The City of Albuquerque and Garrett Group, Inc. dated October 12, 1999.

To Whom It May Concern:

This letter is written authorization for Consensus Planning to act as the agent for Garrett Group, Inc. regarding the above property in all actions required for the subdivision and site plan approval for the development of the property.

Sincerely,

Ted E. Garrett

Ted E. Garrett
President



July 13, 2000

Mr. Chuck Gara, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87103

**RE: Cottonwood Trails
Project 00128 00000 00586/00128 00000 00587
Site Plan for Subdivision/Site Plan for Building Permit**

Dear Chairman Gara:

The purpose of this letter is to request a 60-day deferral to the scheduled September 21, 2000 Planning Commission Hearing for the cases noted above.

The purpose of this deferral is to allow time to complete clarification of the Site Plan for Subdivision Amendment as requested in the application by City Open Space (Project 00110 00000 00585/00128 00000 00682) as it relates to this project.

Thank you for your attention to this matter.

Sincerely,


James K. Strozier, AICP
Principal

c: Russell Brito, Case Planner
Ted Garrett, The Garrett Group
Dr. Matthew Schmader, City Open Space Division

PRINCIPALS

Karen R. Malone, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, June 15, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

**

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.

2. Z-99-38

Dekker, Perich and Sabatini, Agents for Geltmore, Inc., request approval of a Site Plan for Subdivision and a Site Plan for Building Permit for land generally located in the northeast quadrant of Coors Boulevard and I-40, more particularly described as Tract A, Quail Ridge Shopping Center; Tract A-2122-A, Town of Atrisco Grant; Tract A-19-C2 and A-19-C1, Town of Atrisco Grant; Tract A-1-A, Tract A-15-A and Tract A-16-A, Town of Atrisco Grant; Tract 330, Tract 331-A and Tract 332, Town of Atrisco Grant, containing a total of approximately 35 acres. (H-11) Bob Torres, Staff Planner

3. 00110 00000 00078 Mauro S. Nava requests a zone map amendment from P to C-3 for Lot 7 of Davison Addition, located on Candelaria Road NW between 4th Street and 2nd Street, containing approximately .10 acre. (G-14) Loretta Naranjo Lopez **(DEFERRED FROM APRIL 27, 2000)**

4. 00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner **(DEFERRED JUNE 15, 2000)**

5. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM MAY 18, 2000)**

6. Z-00-10 Tierra West LLC, agents for Bool/LOR, request a zone map amendment from R-2 to SU-1 for IP and approval of a site plan for subdivision for Tracts 181, 182, 183, 184 and 185A, Town of Atrisco Grant Airport Unit, located on Fortuna Road NW between 76th Street NW and Interstate 40, containing approximately 15.1 acres. (J-10) Bob Torres, Staff Planner **(DEFERRED FROM APRIL 27, 2000)**

7. Z-00-11
AX-00-3 Tierra West LLC, agents for Development Services LTD Co. & Four Suns Bldgs., requests Annexation and Establishment of SU-1 for MH zoning plus approval of a Site Plan for Subdivision and approval of a Site Plan for Building Permit for Tracts 1, 2 and A-1, Lands of Chapman, plus the adjacent portion of the MRGCD lateral, plus Tract 22A, MRGCD Map 29; along with annexation and establishment of SU-1 for IP zoning and approval of a site plan for building permit for Tract B, Lands of Chapman, plus Tract 22, MRGCD Map 29, located on Edith Avenue NE between Osuna Boulevard and Sin Nombre Ct. for a total of approximately 23.08 acres. (E-15) Bob Torres, Staff Planner **(DEFERRED FROM APRIL 27, 2000)**

8. Z-99-31 James R. Achen, agent for Bandelier Equities/McMahon Equities LC, requests a zone map amendment from R-1 to R-2, C-1 and O-1 for an unplatted piece of property located on McMahon Boulevard NW at the intersection of Bandelier Drive (west of Paradise Heights -Unit 1), containing approximately 17.2 acres. (A-12) Bob Torres, Staff Planner **(DEFERRED FROM APRIL 27, 2000)**

9. 00110 00000 00145 Pacific Equities, LLC request an amendment to the North I-25 Sector
00138 00000 00146 Development Plan plus a zone map amendment from R-D to SU-2/C-1
zoning for Lots 14-19, Block 34, Tract A, Unit B, North Albuquerque Acres,
located on Louisiana Boulevard NE between Holly Avenue and Carmel
Avenue, containing approximately 4.71 acres. (C-18) Bob Torres, staff
Planner **(DEFERRED MARCH 16, 2000)**

10. 00110 00000 00580 Mark Goodwin & Assoc., agents for Vista del Norte Management LLC,
00128 00000 00583 request a Zone Map Amendment on selected tracts of Vista Del Norte
(Project # 1000490) Subdivision as follows: Tract A, 19.9 acres, from SU-1 RA-2 Permissive to
RA-2; Tract T-3, 38.8 acres, from SU-1 R-1 Permissive to R-1; Portion of
Tract T-2, 94.2 acres, from SU-1 R-1 Permissive to R-1; Portion of Tract T-2,
41.5 acres, from SU-1 R-T, RL-T, R-2 Permissive to R-2; Villa del Norte
Subdivision, 12.8 acres, from SU-1 R-T, RL-T, R-2 Permissive to R-T; Los
Prados del Norte Subdivision, 18.9 acres, from SU-1 R-1 Permissive to R-1;
La Sala del Norte Subdivision, 25.1 acres, from SU-1 R-1 Permissive to R-1;
Tract J, 32.9 acres, from SU-1 R-T, RL-T, R-2 Permissive to R-2; plus a Site
Plan for Subdivision amendment for Tract A, Tract J, Tract T-3 and Tract T-2,
Villa del Norte Subdivision, La Sala del Norte Subdivision, Los Prados del
Norte Subdivision; for a site located on Osuna Road NE between Edith
Boulevard and the North Diversion Channel, containing approximately 306
acres (F-16) Bob Torres, Staff Planner

11. 00128 00000 00578 DCSW Inc., Architects, agents for the City of Albuquerque, National
(Project # 1000363) Atomic Museum request approval of a site development plan for building
permit for Tract A, Lands of the Order of St. Dominic, zoned SU-2 for
Balloon Fiesta Park Museum & Related Facilities, located on Balloon
Museum Drive north of Alameda and south of AMAFCA Channel,
containing approximately 18.1 acres. (B-17) Debbie Stover, Staff Planner

12. 00110 00000 00176 Consensus Planning, agents for West Tijeras Canyon Ltd., requests an
00138 00000 00177 amendment to the Sandia Foothills Area Plan plus a zone map amendment
00128 00000 00590 to SU-1 PRD for 64.8 acres and SU-1 for O-1 for 10 acres, (Project 1000232)
SU-1 for R-LT for 18.5 acres, and SU-1 for MPOS for 11 acres and approval
of a site development plan for subdivision for Parcel A and a portion of
Parcel C, Canyon de Carnuel Land Grant, located south of the Interstate-40
Frontage Road, east of Serenity Hills Neighborhood, containing
approximately 104.3 acres (L-23 & M-23) Russell Brito, Staff Planner

13. 00128 00000 00459 Claudio Vigil Architects, agents for Victory Love Fellowship, request an amendment to a site development plan for Tract A-1, Lands of Victory Love Fellowship Church, zoned SU-1 for Church and Related Facilities, located on Central Avenue, between Coors Road and Unser Boulevard, containing approximately 14.5 acres. (K-10) Bob Paulsen, Staff Planner **(DEFERRED FROM MAY 18, 2000)**

14. 00128 00000 00588 Herb Denish & Assoc., Inc., agents for M.S. Development request an amendment to the West Route 66 Sector Development Plan plus a Zone
00110 00000 00596
00138 00000 00597
(Project #1000494) Map Amendment from SU-1 PDA to C-2 for portions of Lots 57 and 58 plus approval of a Site Plan for Subdivision and Site Plan for Building Permit for Lots 57-59, part of 60 and Lot B, Town of Atrisco Grant, Unit 6, located on Central Avenue between Coors Blvd. and Unser Boulevard containing approximately 18.0 acres. (K-10) Bob Torres, Staff Planner

15. 00110 00000 00585 Consensus Planning, agents for the City of Albuquerque, Open Space
00128 00000 00682
(Project #1000493) Division request a zone map amendment from SU-1 PRD to SU-1 for Major Public Open Space plus an amendment to a site development for subdivision for a portion of Tract E-1, Marian Rocco Subdivision, located on Coors Boulevard NW between Montañño Road and Paseo del Norte, containing approximately 9.38 acres. (D-13) Russell Brito, Staff Planner

16. 00128 00000 00586 Consensus Planning, agents for Garrett Group, Inc., request approval of a
00128 00000 00587
(Project #1000493) site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montañño Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner

17. 00114 00000 00576 Tierra West LLC, agents for Mock Homes, request annexation and
(Project # 1000488) establishment of R-D zoning for Lots 1-5 and 28-32, Block 12, North Albuquerque Acres, Tract 3, Unit 3, located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner

18. 00128 00000 00579 (Project # 1000489) George Rainhart Architect & Assoc., agents for Paul Edwards request approval of a site development plan for building permit for Lot 8, Block 20, Tract 2, Unit 3, North Albuquerque Acres, zoned C-2 and site plan for subdivision amendment to include this parcel in the La Cueva Town Center site plan, located on the northeast quadrant of Paseo del Norte and Wyoming Boulevard, containing approximately 1 acre. (C-19) Bob Torres, Staff Planner

19. 00128 00000 00574 (Project #1000487) Consensus Planning, Inc., agents for Herford, LLC request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract D-5A, Seven Bar Ranch within Section 5, Township 11N, Range 3E, zoned SU-1 IP, located on the southeast corner of Ellison & Calle Cuervo NW between NM 528 and Village of Corrales Boundaries, containing approximately 1.9564 acres. (A-14) Debbie Stover, Staff Planner

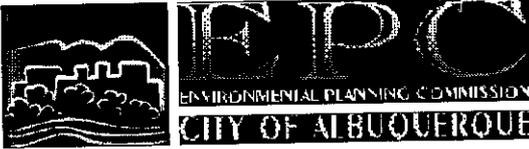
20. 00128 00000 00592 (Project #1000032) Consensus Planning, agents for Lowes Company, Inc., request approval of a site development plan for building permit plus an amendment to a site development plan for subdivision for Tract 3, Coors Village, University of Albuquerque Urban Center zoned SU-3, located on Coors Boulevard NW between Western Trial and Milne Road, containing approximately 14.16 acres. (F-11) Russell Brito, Staff Planner

21. 00128 00000 00584 (Project #1000492) Mark Goodwin & Assoc. PA, agents for Clearbrooke Investments, Inc., request approval of a site development plan for building permit for Tract C1-C and C1-D, Richfield Park, zoned SU-1/C-1, located on Jefferson Street between Alameda Boulevard and Columbine Avenue, containing approximately 1.95 acres. (C-17) Debbie Stover, Staff Planner

22. 00138 00000 00595 (Project #1000498) The City of Albuquerque request an amendment to the West Route 66 Sector Development Plan Design Overlay Zone concerning size of signs and outdoor storage of retail items. This request has been separated from the Central Avenue Streetscape Master Plan. Mary Piscitilli, Staff Planner

23. Project #1000519 Michael Allison Esq., agent for Mark and Maura Dahrling, appeals the
00136-00000-00639 Development Review Boards approval of the request for Preliminary
DRB-97-437 Plat (includes Grading Plan approval) and a Sidewalk Variance for
SV-98-40 approximately 4 lots on Tract N-6-A, Tanoan Properties(to be known as The
 Traditions at Tanoan) zoned R-D(City) and located north of Academy NE and
 east of Lowell NE containing approximately 3.5 acres. [Z-97-61/SD-78-1-12]
 (E-22) [DEFERRED FROM 4/19/00]

24. Other Matters.



Agenda Number: 16
 Case Number: 00128 00000 00586/
 00128 00000 00587
 June 15, 2000

Staff Report

• <i>Agent</i>	Consensus Planning
• <i>Applicant</i>	Garrett Group, Inc.
Requests	Approval of Site Development Plans for Subdivision and Building Permit
• <i>Legal Description</i>	a portion of Tract E-1, Marian Rocco Subdivision
• <i>Location</i>	on Coors Boulevard NW between Montañó Road and Paseo del Norte
• <i>Size</i>	approximately 16.51 acres
• <i>Existing Zoning</i>	SU-1 for PRD

Staff Recommendation

APPROVAL of 00128 00000 00586, based on the findings on page 10, and subject to the conditions of approval on page 11.

APPROVAL of 00128 00000 00587, based on the findings on pages 11 - 12, and subject to the conditions of approval on pages 12 - 14.

Staff Planner
 Russell Brito, Planner

Summary of Analysis

Both submittals further or comply with the applicable Goals and policies of the of the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Major Public Open Space Facility Plan* and the *Coors Corridor Plan*.

The site of this proposed development is across the street from the existing Bosque del Rio subdivision. These requests are related to and dependant on an amendment to a larger site development plan for subdivision submitted by the Open Space Division (Case Number 00128 00000 00682).

The submitted site development plan for subdivision will be acceptable with some minor additions and changes.

The site development plan for building permit will be adequate with some changes and additions as outlined in the conditions of approval.

The site should be replatted to reflect the zone boundary lines and new lot lines.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 5 May 2000 to 19 May 2000. Agency comments were used in the preparation of this report, and begin on page 15.

Development Services Report

SUMMARY OF REQUEST

<i>Requests</i>	1. Approval of a Site Development Plan for Subdivision 2. Approval of a Site Development Plan for Building Permit
<i>Location</i>	a portion of Tract E-1, Marian Rocco Subdivision located on Coors Boulevard NW between Montañó Road and Paseo del Norte

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for PRD	Rural; West Side Strategic Plan; Coors Corridor Plan	undeveloped
<i>North</i>	RA-2 & SU-1 for O-1	"	undeveloped
<i>South</i>	SU-1 for PRD	"	undeveloped & open space
<i>East</i>	SU-1 for PRD & County A-1	"	single family homes and the Southwestern Indian Polytechnical Institute
<i>West</i>	SU-1 for PRD and SU-1 for PDA including visitors ctr & C-1 perm. uses & rest. w/ full serv. liquor (across the Corrales Main Canal)	Rural and Developing Urban; West Side Strategic Plan; Coors Corridor Plan	open space, Petroglyph National Monument, and commercial (across the Corrales Main Canal)

Background

The subject site was annexed and zoned SU-1 for PRD in 1988 (Z-87-168 / AX-87-36, Enactment No. 31-1988). The site was zoned without direct reference to the Zuris-Mann archaeological site in order not to tie any specific parcel to any specific use, requiring the locations to be designated as part of the master plan. The survey plan, as listed in the

annexation ordinance exhibits (Enactment No. 31-1988) was considered the site development plan for subdivision purposes.

An amendment to the site development plan for subdivision was denied and a site development plan for building permit was approved by the Environmental Planning Commission in 1995 (Z-95-24). The site development plan for building permit was approved for the 50 acre Parcel D located east of the subject site across Coors Trail. This action was appealed by the Coors Trail Neighborhood Association and by William and Marion Rocco. The City Council unanimously accepted both of the Land Use Planning and Zoning Committee reports of DO NOT HEAR for both appeals.

The current request is for approval of a site development plan for subdivision and a site development plan for building permit. The subdivision proposes to create some 62 individual single family home lots, a ponding area and roadways on approximately 16.5 acres. A related zone map amendment and site development plan amendment request is splitting the SU-1 for PRD zoned Parcel C into two properties: a new, 9.4 acre Parcel C1 proposed to be zoned SU-1 for MPOS and a the subject site, Parcel C2, which will remain zoned SU-1 for PRD, but with fewer dwelling units and a lower overall density. (Case Numbers 00110 00000 00585 and 00128 00000 00682).

The archaeological site located on both Parcel B and Tract B is currently part of the Petroglyph National Monument. It is described as a very large, adobe pueblo complex that dates to approximately A.D. 1325 - A.D. 1650. This archaeological site is considered to be virtually one of a kind. It is the last remaining, substantially intact pueblo site associated with the Southern Tiwa, ancestors of the modern pueblos of Sandia and Isleta. It is estimated that the site contains at least 1000 rooms, with approximately 80% of the site remaining intact.

APPLICABLE PLANS AND POLICIES

The Goal of the Rural Area is "to maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns." Applicable policies include:

Policy a 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. Overall densities shall not exceed on dwelling unit per acre.

- Higher density development must provide local government with property rights ensuring appropriate overall-area gross density.
- Each higher density area is to be controlled by site development plan and is to be located well away from other such higher density areas.

Policy b Development in rural areas shall be compatible with natural resource capacities including water availability and capacity, community and regional goals, and shall include trail corridors where appropriate.

Policy c Development shall be carefully controlled in floodplains and valley areas where flood danger, high water table, soils and air inversions inhibit extensive urbanization.

The Goal of the Open Space Network is "to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area." Applicable policies include:

Policy a states that open space lands and waters shall be acquired or regulated as appropriate to serve on or more of several specific purposes including conservation, education, recreation, protection from natural hazards.

Policy b Access to the Rio Grande, Bosque, and surrounding river lands should be carefully designed to provide entry to those portions suitable for recreational, scientific and educational purposes, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage functions.

Policy c Development in or adjacent to the proposed Open Space Network shall be compatible with open space purposes.

Policy f states that a multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created.

Policy i The design of parks and other open areas shall incorporate the following criteria:

- Multi-functional use of resources and compatible facilities.
- Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.
- Integration into residential design for easy accessibility and orientation to encourage use.
- Lighting, site design, or other methods to minimize vandalism.
- Connections between other Open Space Network areas and public facilities.

Policy j Design of neighborhood open areas should tie into other open areas, where appropriate, to create an Open Space Network.

West Side Strategic Plan

The *West Side Strategic Plan* was first adopted by the City Council in 1997. The *West Side Strategic Plan* generally encompasses properties between the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central; specific boundaries are shown on the Plan Boundary Map in the Plan. It includes applicable policies regarding land use in the Taylor Ranch Community and open space (*Policies 3.12 and 7.10*):

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.

Policy 7.10: The City of Albuquerque and Bernalillo County shall protect and expand both public and private open space on the West Side consistent with the final adopted facility Plan for Open Space. Private developers are encouraged to include open space in all major private developments consistent with the Planned Community Criteria.

Coors Corridor Plan

This plan was adopted in 1989. It provides detailed design guidelines for the development of Coors Boulevard and adjacent properties from Central Avenue, north to State Road 528 (Alameda Boulevard). The plan also puts emphasis on Coors as a transit and pedestrian corridor. There are applicable policies, including:

Issue 2, Policy 1, River lands access: this policy emphasizes the appropriateness of the Rio Grande and Bosque for recreation, scientific and educational purposes. Access and development is important while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions.

Issue 2, Policy 2, Bosque: Disturbance or removal of existing natural vegetation from the bosque shall be minimized.

Issue 2, Policy 7, Grading: Changes to natural topography shall be kept to a minimum. IN general, grading shall be minimized.

Issue 3, Policy 5, Development intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

Issue 4, a. Policy 3, New development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

Issue 4, b. Policy 1, Site design: Natural site amenities should be incorporated into the site design.

Issue 4, b. Policy 2, Building setback, height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures.

Issue 4, b. Policy 4, Site landscaping: Landscape design and improvements should be complimentary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

Issue 4, b. Policy 10, Architectural design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in

activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.

- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

ANALYSIS - Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.

The submittal proposes to create 62 single family home lots, a ponding area and roadways on approximately 16.5 acres. It is being facilitated by a related amendment to a site development plan for subdivision submitted by the Open Space Division (Case Number 00128 00000 00682).

This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.

The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.

This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision. The site is clearly shown, the proposed use is a single family housing development, pedestrian and vehicular ingress and egress is specified, as is internal circulation. The maximum building height is 26 feet for two story homes and 19 feet for one story homes. The minimum building setbacks for each lot are 20 feet in front, 15 feet in the rear and 5 feet for side yards. The maximum total dwelling units as shown is 62.

Design Guidelines

The design guidelines for Cottonwood Trails cover such items as: architecture; materials and color; building height, setbacks and square footage; landscaping; site lighting; mechanical equipment; walls; review by the Cottonwood Trails Architectural Control Committee (CTACC); and restricted activities. The submitted design guidelines are comprehensive and should serve the development of the project well.

ANALYSIS - Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montañero Road NW and south of Eagle Ranch Road.

The submittal represents further development of homes in the larger area that was annexed in 1988. The Bosque del Rio housing development to the east was approved in 1995 is nearly built out at this time.

The request as submitted furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.

The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.

This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

Site Plan Layout / Configuration

The subject site's long axis extends from north to south with a "panhandle" at the southern end. It is immediately adjacent to the east of the Corrales Main Canal and City owned open space.

The proposed layout of the lots follows the shape of the site's boundaries. The internal "loop" road is double loaded, with lots on both sides of the road. The vast majority of the lots themselves are rectilinear, with a few trapezoid-shaped lots located at two of the corners and curves in the roadway.

Lot sizes range from 6,378 square feet to 33,829 square feet. A table listing each lot and its square footage should be added to the first sheet of the submittal.

Vehicular Access, Circulation and Parking

Vehicular access to the development is from the adjacent Coors Trail via a 42 foot wide entry at the northern end of the site. The internal loop road has a 28 foot wide roadway within a 46 foot wide private road easement. There is an "Emergency Access Gate" with a 28 foot wide emergency access located towards the southern end of the site off of the adjacent Coors Trail.

Three lots get access from Coors Trail. These lots are located in the "panhandle" at the southern end of the site.

The typical lot plan diagram shows access from the adjacent roadway by either a 17 or 28 foot wide driveway for either two or three cars respectively.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian and bicycle access is available via the entrance at the northern end of the site, from Coors Trail and a trail connection to a future City trail along the Corrales Main Canal. Internal pedestrian circulation is shown as 4 foot wide crusher fine paths along the internal "loop" road.

The nearest access to transit service is to the west along Coors Boulevard.

Lighting and Security

As the proposed "loop" road is proposed to be private, the street lighting is shown as fixtures mounted on relatively low, 12 foot tall poles. The design guidelines require that site lighting "be shielded source with no light source (lamp) visible from the site perimeter."

The development is proposed to be a gated community.

Landscaping

The landscaping shown on the submittal entails: perimeter wall landscaping with street trees and shrubs; internal front yard landscaping with street trees, ornamental trees and shrubs; landscaping of the entry/gate area with street and ornamental trees and shrubs; and a landscaped drainage detention area utilizing native trees and existing Cottonwood trees.

The perimeter wall landscaping will be adequate when the trees reach maturity in several years. The front yard landscaping for each lot as shown on the "typical front yard landscape plan" specifies minimum standards, including: one shade tree, two ornamental trees, sixteen shrubs, and two landscape boulders. A five foot wide, landscape strip is shown between the roadway and the four foot wide, crusher fine path.

Grading, Drainage, Utility Plans

The subject site slopes from northwest to southeast with a total change in elevation of approximately ten feet. It appears that grading is minimal as the site is already relatively flat.

Drainage is shown to be directed to eight separate basins. No storm drain will be constructed on this project. Excessive runoff will flow to a lift station adjacent to the drainage detention area and will be pumped to the Corrales Main Canal.

Utility service is available from existing water and sanitary sewer lines located in Coors Trail.

Architecture and Signage

The elevations of the homes in this development display the architectural styles listed and described in the design guidelines. The elevation drawings show three "examples" of types of residential units that may occur under the design guidelines. A two story, flat roofed home, a one story pitched roof home and a two story pitched roof home are illustrated with a variety of facade elements, doorways, windows, and treatments.

Materials and building colors are listed in the design guidelines with lists for stone finishes and stucco finishes. The stone and "El Rey" stucco colors should be listed with corresponding colors that are definite to allow for a smooth review process at the building permit level. The elevation sheet should list these colors and materials as well.

The elevation sheet lists a color palette for shingles. Because dark colors act as a heat sink, especially on roofs, dark colored asphalt shingles and roofing tiles should be removed from this list.

An entry monument and entrance facility signage is illustrated in the submittal. The entry monument is an enamel sign integrated into the perimeter wall. The entrance facility is an enamel sign on a low, four foot high wall that is perpendicularly connected to the perimeter wall near the entrance.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works, Parks and Recreation, Solid Waste Management and Fire Department comments and conditions should be addressed by the applicant prior to final sign off at the Development Review Board.

Neighborhood Concerns

The Coors Trail Neighborhood Association has contacted the applicant and submitted "measures" that "would be looked upon favorably by the association." The applicant has responded to the association in a letter outlining how the "measures" have been addressed on the site plan submittal. Most items have been agreed to by the applicant except for a reduction in the number of homes to be constructed.

No letters have been sent to the Planning Department or the Planning Commission.

A facilitator was assigned to this case. Neighborhood representatives have been contacted, but as of 31 May 2000, a facilitated meeting has not be set up. The Taylor Ranch N.A. has no issues with the application and do not want a meeting. The Coors Trail N.A. expressed

concerns with the project, but were awaiting a response to their "measures" letter to the applicant before agreeing to a facilitated meeting. A facilitator's report was issued to alert the EPC to the progress so far in this case.

Conclusions

Both submittals further or comply with the applicable Goals and policies of the of the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Major Public Open Space Facility Plan* and the *Coors Corridor Plan*.

The site of this proposed development is across the street from the existing Bosque del Rio subdivision. These requests are related to and dependant on an amendment to a larger site development plan for subdivision submitted by the Open Space Division (Case Number 00128 00000 00682).

The submitted site development plan for subdivision will be acceptable with some minor additions and changes.

The site development plan for building permit will be adequate with some changes and additions as outlined in the conditions of approval.

The site should be replatted to reflect the zone boundary lines and new lot lines.

FINDINGS - 00128 00000 00586 - Subdivision

1. This is a request for approval of a site development plan for subdivision for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montaña Road NW and south of Eagle Ranch Road.
2. This submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.
4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.
5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.
6. The submittal provides all of the information required by the *Zoning Code* for a site development plan for subdivision.

RECOMMENDATION

APPROVAL of 00128 00000 00586, a site development plan for subdivision for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL -00128 00000 00586 - Subdivision

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. A table listing each lot and its square footage shall be added to the first sheet of the submittal.
3. The site shall be replatted to reflect the zone boundary lines and new lot lines.

FINDINGS - 00128 00000 00587 - Building Permit

1. This is a request for approval of a site development plan for building permit for an approximately 16.5 acre site located east of Coors Boulevard, west of the Rio Grande, north of Montano Road NW and south of Eagle Ranch Road.
2. The request as submitted furthers the applicable Goals and policies of the *Comprehensive Plan* by helping to maintain the separate identity of rural areas as alternatives to urbanization and by providing visual relief from urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns.
3. The submittal furthers the applicable policies of the *West Side Strategic Plan* by providing for City services in a location contiguous to the rest of the City.
4. This submittal does not contradict and is consistent with the *Major Public Open Space Facility Plan*.

5. This submittal furthers the applicable policies of the *Coors Corridor Plan* by proposing access and development while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions and by ensuring that the intensity of development shall be compatible with environmental concerns, the natural landscape and design guidelines.

RECOMMENDATION

APPROVAL of 00128 00000 00587, a site development plan for building permit for a portion of Tract E-1 (Parcel C2), Marian Rocco Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 00128 00000 00587 - Building Permit

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. A table listing each lot and its square footage shall be added to the first sheet of the submittal.
3. Architecture and Elevations:
 - a. The stone and "El Rey" stucco colors listed in the design guidelines shall be listed with corresponding colors that are definite to allow for a smooth review process at the building permit level.
 - b. The elevation sheet shall list the colors and materials lists of the design guidelines.
 - c. Dark colored asphalt shingles and roofing tiles are not allowed.

4. The comments and conditions of the Public Works Department shall be addressed:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Any subsequent actions taken after City Council Bill O-19, April 4, 1988 must be noted and complied with.
 - b. Criteria for a single access subdivision must be met. This includes adequate width at the entrances; and strategically located emergency access routes. This may require emergency access through the Open Space area.
 - c. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - d. Construction of a 10 foot bicycle / pedestrian trail on the Corrales Main Canal, with connections from the subdivision.
 - e. All streets will be constructed to DPM standards. Variances must be specified in approved policies specific to this site.
 - f. On and off-site infrastructure requirements must be financially guaranteed prior to DRB approval.
 - g. The utility plan shall address looping the 10-inch water line.
 - h. Off-site corridors must be identified and easements obtained.
 - i. This property shall help pay for the signal at Eagle Ranch and Coors.
5. This development is subject to the Park Dedication Ordinance requirement of land dedication or cash-in-lieu along with payment of a park development fee at building permit. Given the small number of units and the relationship to open space and the Bosque, cash-in-lieu is required. The note indicating that a streetscape will be constructed on "Boulevard Street" will clarify whether it is public or private.
6. Each lot/home shall have a storage area for residential automated carts; not to be visible from the street.
7. This project shall be reviewed by a representative of the Fire Department to determine required fire flow and fire hydrant(s) location before final sign off at the DRB is granted.

Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new hydrants shall be installed and operating prior to this construction project.

8. The site shall be replatted to reflect the zone boundary lines and new lot lines.



Russell Brito
Planner

RB/ac

cc: Consensus Planning, 924 Park Ave., SW, Alb., NM 87102
Garrett Group P.O. Box 10285, Alb., NM 87184
Bob Linehaugh, Coors Trail NA, 7120 Coors Trail NW, Alb., NM 87120
Rick Attenberg, Coors Trail NA, 7105 Coors Trail NW, Alb., NM 87120
Doug Goodfellow, Taylor Ranch NA, 7609 Window Rock NW, Alb., NM 87120
Christine Dillow, 6108 Hokona Pl., NW, Alb., NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comment."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

PROPOSED SITE PLAN FOR SUBDIVISION PURPOSES AND FOR BUILDING PERMIT REQUEST

The applicant should be advised that the Trails and Bikeways Facility Plan identifies a proposed crossing (710) of Paseo del Norte at the Corrales Main Canal, which may require the dedication of rights of way and/or an alternate routing as determined by the Trails Coordinator. The Bikeways Master Plan further identifies a proposed bicycle trail/path along the Corrales Main Canal.

PROPOSED SITE PLAN FOR SUBDIVISION PURPOSES AND FOR BUILDING PERMIT REQUEST

Conditions of approval should include:

- A) All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Any subsequent actions taken after City Council Bill O-19, April 4, 1988 must be noted and complied with.
- B) Criteria for a single access subdivision must be met. This includes adequate width at the entrances; and strategically located emergency access routes. This may require emergency access through the Open Space area.
- C) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D) Construction of a 10 foot bicycle / pedestrian trail on the Corrales Main Canal, with connections from the subdivision.
- E) All streets will be constructed to DPM standards. Variances must be specified in approved policies specific to this site

Transportation Planning:

"No comment."

Utility Development:

"Note: This project has already been to the Development Review Board (for sketch plat review) aka #1000279 under another project number. See #1000279. On and off-site infrastructure requirements must be financially guaranteed prior to DRB approval. The utility plan is incomplete, as it does not address looping the 10-inch water line. Off-site corridors must be identified and easements obtained."

Traffic Engineering Operations:

This property should help pay for the signal at Eagle Ranch and Coors.

Hydrology:

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

NEIGHBORHOOD SERVICES

“Coors Trail and Taylor Ranch (both recognized associations) were notified. Bosque del Rio was also notified.”

PARKS AND RECREATION

Design & Development

“This development is subject to the Park Dedication Ordinance requirement of land dedication or cash-in-lieu along with payment of a park development fee at building permit. Given the small number of units and the relationship to open space and the Bosque, we would request cash-in-lieu. A note indicates that a streetscape will be constructed on “Boulevard Street”. It is not clear if this is public or private.”

OPEN SPACE DIVISION

POLICE DEPARTMENT/Planning

traffic volume

traffic control devices

burglaries

lighting issues

alarm response

open space

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Approved on condition will have storage area for residential automated carts; not to be visible from street. TL Baca 761-8142.

FIRE DEPARTMENT/Planning

If zone change is approved, this project is required to come into our office for review by a representative to determine required fire flow and fire hydrant(s) location before any approval is granted. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new hydrants shall be installed and operating prior to this construction project. AFD will not approve any road widths fewer than 32 feet.

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

“AMAFCA has made previous comments on the drainage report and is waiting for a resubmittal.”

ALBUQUERQUE PUBLIC SCHOOLS

The 62 residential lots on 16.51 acres, zoned SU-1 PRD, of the Cottonwood Trails addition, will affect Petroglyph Elementary School, Taylor Middle School, and Cibola High School. The APS elementary/middle school facilities in the area are either at or approaching site capacity. In 1996, the district opened a new elementary school (Chamiza) and yet another (Painted Sky) in fall, 1998. A middle school (Jimmy Carter) will open (south of I-40) in the fall of 2000,

another mid school will open on paradise boulevard in the fall of 2001, as well as an elementary school at the 7-bar site. Regardless of the recent and planned additions to existing educational facilities, the region's growth may well outpace the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

“Given the development east of Coors Boulevard, MRGCOG staff recommends that some consideration be given to designating Eagle Ranch Road east of Coors as a collector. Designation as a collector would have design implications.”

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, June 15, 2000 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:

00114 00000 00576
(Project # 1000488)

Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning for Lots 1-5 and 28-32, Block 12, North Albuquerque Acres, Tract 3, Unit 3, located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner

00110 00000 00176
00138 00000 00177
00128 00000 00590

Consensus Planning, agents for West Tijeras Canyon Ltd., requests an amendment to the Sandia Foothills Area Plan plus a zone map amendment to SU-1 PRD for 64.8 acres and SU-1 for O-1 for 10 acres, (Project 1000232) SU-1 for R-LT for 18.5 acres, and SU-1 for MPOS for 11 acres and approval of a site development plan for subdivision for Parcel A and a portion of Parcel C, Canyon de Carnuel Land Grant, located south of the Interstate-40 Frontage Road, east of Serenity Hills Neighborhood, containing approximately 104.3 acres (L-23 & M-23) Russell Brito, Staff Planner



00110 00000 00585
(Project #1000493)
00128 00000 00682

Consensus Planning, agents for the City of Albuquerque, Open Space Division request a zone map amendment from SU-1 PRD to SU-1 for Major Public Open Space plus an amendment to a site development for subdivision for a portion of Tract E-1, Marian Rocco Subdivision, located on Coors Boulevard NW between Montañó Road and Paseo del Norte, containing approximately 9.38 acres. (D-13) Russell Brito, Staff Planner

- 00110 00000 00580
00128 00000 00583
(Project # 1000490)
- Mark Goodwin & Assoc., agents for Vista del Norte Management LLC, request a Zone Map Amendment on selected tracts of Vista Del Norte Subdivision as follows: Tract A, 19.9 acres, from SU-1 RA-2 Permissive to RA-2; Tract T-3, 38.8 acres, from SU-1 R-1 Permissive to R-1; Portion of Tract T-2, 94.2 acres, from SU-1 R-1 Permissive to R-1; Portion of Tract T-2, 41.5 acres, from SU-1 R-T, RL-T, R-2 Permissive to R-2; Villa del Norte Subdivision, 12.8 acres, from SU-1 R-T, RL-T, R-2 Permissive to R-T; Los Prados del Norte Subdivision, 18.9 acres, from SU-1 R-1 Permissive to R-1; La Sala del Norte Subdivision, 25.1 acres, from SU-1 R-1 Permissive to R-1; Tract J, 32.9 acres, from SU-1 R-T, RL-T, R-2 Permissive to R-2; plus a Site Plan for Subdivision amendment for Tract A, Tract J, Tract T-3 and Tract T-2, Villa del Norte Subdivision, La Sala del Norte Subdivision, Los Prados del Norte Subdivision; for a site located on Osuna Road NE between Edith Boulevard and the North Diversion Channel, containing approximately 306 acres (F-16) Bob Torres, Staff Planner
- 00128 00000 00578
(Project # 1000363)
- DCSW Inc., Architects, agents for the City of Albuquerque, National Atomic Museum request approval of a site development plan for building permit for Tract A, Lands of the Order of St. Dominic, zoned SU-2 for Balloon Fiesta Park Museum & Related Facilities, located on Balloon Museum Drive north of Alameda and south of AMAFCA Channel, containing approximately 18.1 acres. (B-17) Debbie Stover, Staff Planner
- 00128 00000 00574
00128 00000 00575
(Project #1000487)
- Consensus Planning, Inc., agents for Herford, LLC request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract D-5A, Seven Bar Ranch within Section 5, Township 11N, Range 3E, zoned SU-1 IP, located on the southeast corner of Ellison & Calle Cuervo NW between NM 528 and Village of Corrales Boundaries, containing approximately 1.9564 acres. (A-14) Debbie Stover, Staff Planner
- 00128 00000 00579
(Project # 1000489)
- George Rainhart Architect & Assoc., agents for Paul Edwards request approval of a site development plan for building permit for Lot 8, Block 20, Tract 2, Unit 3, North Albuquerque Acres, zoned C-2 and site plan for subdivision amendment to include this parcel in the La Cueva Town Center site plan, located on the northeast quadrant of Paseo del Norte and Wyoming Boulevard, containing approximately 1 acre. (C-19) Bob Torres, Staff Planner
- 00128 00000 00584
(Project #1000492)
- Mark Goodwin & Assoc. PA, agents for Clearbrooke Investments, Inc., request approval of a site development plan for building permit for Tract C1-C and C1-D, Richfield Park, zoned SU-1/C-1, located on Jefferson Street between Alameda Boulevard and Columbine Avenue, containing approximately 1.95 acres. (C-17) Debbie Stover, Staff Planner

00128 00000 00586
00128 00000 00587
(Project #1000493)

Consensus Planning, agents for Garrett Group, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montañó Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner

00128 00000 00588
00110 00000 00596
00138 00000 00597
(Project #1000494)

Herb Denish & Assoc., Inc., agents for M.S. Development request an amendment to the West Route 66 Sector Development Plan plus a Zone Map Amendment from SU-1 PDA to C-2 for portions of Lots 57 and 58 plus approval of a Site Plan for Subdivision and Site Plan for Building Permit for Lots 57-59, part of 60 and Lot B, Town of Atrisco Grant, Unit 6, located on Central Avenue between Coors Blvd. and Unser Boulevard containing approximately 18.0 acres. (K-10) Bob Torres, Staff Planner

00128 00000 00592
00128 00000 00593
(Project #1000032)

Consensus Planning, agents for Lowes Company, Inc., request approval of a site development plan for building permit plus an amendment to a site development plan for subdivision for Tract 3, Coors Village, University of Albuquerque Urban Center zoned SU-3, located on Coors Boulevard NW between Western Trial and Milne Road, containing approximately 14.16 acres. (F-11) Russell Brito, Staff Planner

00138 00000 00595
(Project #1000498)

The City of Albuquerque request an amendment to the West Route 66 Sector Development Plan Design Overlay Zone concerning size of signs and outdoor storage of retail items. This request has been separated from the Central Avenue Streetscape Master Plan. Mary Piscitilli, Staff Planner

Project #1000519
00136-00000-00639
DRB-97-437
SV-98-40

Michael Allison Esq., agent for Mark and Maura Dahrling, appeals the Development Review Boards approval of the request for Preliminary Plat (includes Grading Plan approval) and a Sidewalk Variance for approximately 4 lots on Tract N-6-A, Tanoan Properties(to be known as The Traditions at Tanoan) zoned R-D(City) and located north of Academy NE and east of Lowell NE containing approximately 3.5 acres. [Z-97-61/SD-78-1-12] (E-22) [DEFERRED FROM 4/19/00]

THE FOLLOWING CASE IS REFERRED BACK TO THE ENVIRONMENTAL PLANNING COMMISSION FOR DELIBERATION AND A REVOTE PURSUANT TO A COURT ORDER:

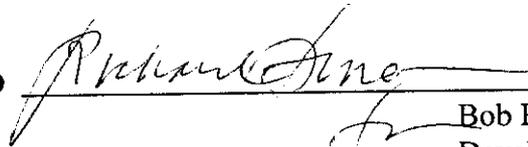
Z-99-38 Dekker, Perich and Sabatini, Agents for Geltmore, Inc., request approval of a Site Plan for Subdivision and a Site Plan for Building Permit for land generally located in the northeast quadrant of Coors Boulevard and I-40, more particularly described as Tract A, Quail Ridge Shopping Center; Tract A-2122-A, Town of Atrisco Grant; Tract A-19-C2 and A-19-C1, Town of Atrisco Grant; Tract A-1-A, Tract A-15-A and Tract A-16-A, Town of Atrisco Grant; Tract 330, Tract 331-A and Tract 332, Town of Atrisco Grant, containing a total of approximately 35 acres. (H-11) Bob Torres, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Chuck Gara, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MAY 31, 2000.

APPROVED



Bob Paulsen, Senior Planner,
Development Services Division
Planning Department

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: 6/15/00

Zone Atlas Page: D-13-2

Notification Radius: 100 Ft.

Cross Reference and Location: _____

App# <u>00128-00000-00584</u>
Proj# <u>1000493</u>
Other# <u>00128-00000-00587</u>

Applicant: Garrett Group, Inc. ✓

Address: P.O. Box 10285, Albuq., NM 87184

Agent: Consensus Planning ✓

Address: 924 Park SW, 87102

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: 5/30/00

Signature: K Tsefhlikas

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
D-13	1013063	100-400	201-07	✓ POA	1013063	141-395	200	05 ✓
		094-293	01	✓ POA		155-392		06 ✓
		120-720	02	✓ POA		144-390		07 ✓
		120-295	03	✓ POA		139-345	204	02 ✓
		052-340	04	✓ POA		139-330		03 ✓
		102-310	05	✓ POA		138-327		04 ✓
		012-324	102-08	✓		138-317		05 ✓
		021-400	09	✓ POA		143-303		06 ✓
		087-423	07	✓		140-305		07 ✓
		081-437	12	✓		155-332	205	17 ✓
		041-441	13	✓		155-344		10 ✓
		053-463	14	✓		155-341		03 ✓
		015-481	15	✓		155-374		02 ✓
		073-491	16	✓		143-291	301	39 ✓
		252-473	101-24	✓		141-282		40 ✓
		139-302	200-01	✓	1013064	105-005	305	04 ✓
		039-371	02	✓ POA				
		138-381	03	✓				
		137-391	04	✓				

1013063

*** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101306310040620107

LEGAL: TR E -1 R EPL OF TR E MARIAN ROCCO SUBD NOW TRS E-1 LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: CITY OF ALBUQUERQUE

OWNER ADDR: 00000 PO BOX 1293 ALBUQUERQUE NM 87103

101306309429320101 LEGAL: TR A PLA T OF LANDS OF W F MANN & V GWEN MANN CONT LAND USE:
PROPERTY ADDR: 00000 7101 COORS TR NW
OWNER NAME: MANN W F ETUX
OWNER ADDR: 00000 PO BOX 1519 ALBUQUERQUE NM 87103

101306312027620102 LEGAL: TR C PLA T OF MARIAN ROCCO SUBD CONT 1.2502 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MANN MARY S ETAL
OWNER ADDR: 00000 PO BOX 1519 ALBUQUERQUE NM 87103

101306312029520103 LEGAL: TR D PLA T OF MARIAN ROCCO SUBD CONT 1.2506 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MANN MARY S ETAL
OWNER ADDR: 00000 PO BOX 1519 ALBUQUERQUE NM 87103

101306305234020104 LEGAL: TR B PLA T OF MARIAN ROCCO SUBD CONT 2.001 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 PO BOX 1293 ALBUQUERQUE NM 87103

101306306231620105 LEGAL: TR F REP L OF TR E MARIAN ROCCO SUBD NOW TRS E-1 & LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 PO BOX 1293 ALBUQUERQUE NM 87103

101306301232420208 LEGAL: SLY PORT OF THE WLY PORT OF TR 3 MRGCD MAP 26 (AKA LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LEE PU HSUAN
OWNER ADDR: 06400 GLEN OAK NE ALBUQUERQUE NM 87111

101306302140020209 LEGAL: TR 2 -B R EPLAT OF TR 2 MANN TRS NOW TRS 2-A & 2-B C LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 PO BOX 1293 ALBUQUERQUE NM 87103

101306302742320207 LEGAL: LT 1 LOT S 1 THROUGH 9 BOSQUE DEL PUEBLO REPL OF TR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: JOHNSON CURTIS E
OWNER ADDR: 06628 CAMINITO COORS NW ALBUQUERQUE NM 87120

101306303143720212 LEGAL: LT 2 LOT S 1 THROUGH 9 BOSQUE DEL PUEBLO REPL OF TR LAND USE:
PROPERTY ADDR: 00000 6628 CAMINITO COORS NW
OWNER NAME: SALAS THOMAS M & THERESA M
OWNER ADDR: 01307 CRESCENT NW ALBUQUERQUE NM 87105

101306304144120213 LEGAL: LT 3 A PL AT OF LTS 3A, 4A, 5A, 6A BOSQUE DEL PUEBLO LAND USE:
PROPERTY ADDR: 00000 6632 CAMINITO COORS NW
OWNER NAME: MARKS JOEL
OWNER ADDR: 05645 4TH ST NW ALBUQUERQUE NM 87107

101306305346320214 LEGAL: LT 4 A PL AT OF LTS 3A, 4A, 5A, 6A BOSQUE DEL PUEBLO LAND USE:
PROPERTY ADDR: 00000 6636 COMINITO COORS NW
OWNER NAME: GOODWILL INDUSTRIES OF NM
OWNER ADDR: 05000 SAN MATEO BL NE ALBUQUERQUE NM 87109

101306306548120215 LEGAL: LT 5 A PL AT OF LTS 3A, 4A, 5A, 6A BOSQUE DEL PUEBLO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: NEW MEX DISTRICT COUNCIL
OWNER ADDR: 00222 ALVARADO NE ALBUQUERQUE NM 87108

101306307349120216 LEGAL: LT 6 A PL AT OF LTS 3A, 4A, 5A, 6A BOSQUE DEL PUEBLO LAND USE:
PROPERTY ADDR: 00000 6644 CAMINITO COORS RD NW
OWNER NAME: MADRID TED J & JACQUELINE
OWNER ADDR: 07143 DODGE TR NW ALBUQUERQUE NM 87120

101306325247320124 LEGAL: MAP 25 T R 82A2 69.89 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S INDIAN SERVICE
OWNER ADDR: 00000 PO BOX 1667 ALBUQUERQUE NM 87103

101306313936220601 LEGAL: LOT 97P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DRAPEAU SHARON F
OWNER ADDR: 06501 CASA DEL RIO TR NW ALBUQUERQUE NM 87120

101306313937120602 LEGAL: LOT 96P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 6505 CASA DEL RIO TR NW
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05111 JUAN TABO NE ALBUQUERQUE NM 87111

101306313838120603 LEGAL: LOT 95P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 6509 CASA DEL RIO TR NW
OWNER NAME: SALTZMAN NATHAN J & MARILYN J
OWNER ADDR: 06509 CASA DEL RIO TR NW ALBUQUERQUE NM 87120

101306313739120604 LEGAL: LOT 1P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT 0 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ESTRADA FRANCISCO J &
OWNER ADDR: 06515 CASA DEL RIO TR NW ALBUQUERQUE NM 87120

101306314639520605 LEGAL: LOT 2P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT 0 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05111 JUAN TABO NE ALBUQUERQUE NM 87111

101306315539220606 LEGAL: LOT 3P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT 0 LAND USE:
PROPERTY ADDR: 00000 2811 BOSQUE DEL SOL LN
OWNER NAME: DINEEN RICHARD W & ELIZABETH
OWNER ADDR: 02811 BOSQUE DEL SOL LN NW ALBUQUERQUE NM 87120

101306316439020607 LEGAL: LOT 4P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT 0 LAND USE:
PROPERTY ADDR: 00000 2807 BOSQUE DEL SOL LN NW
OWNER NAME: HOPPER ZANE O & CAROL K
OWNER ADDR: 02807 BOSQUE DEL SOL LN NW ALBUQUERQUE NM 87120

101306313934520402 LEGAL: LOT 98P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 6415 CASA DEL RIO TR NW
OWNER NAME: HASS STEVEN L & KENDRA S
OWNER ADDR: 06415 CASA DEL RIO TR NW ALBUQUERQUE NM 87120

101306313933620403 LEGAL: LOT 99P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 6409 CASA DEL RIO TR NW
OWNER NAME: HUDGELL RAYMOND P & JANEL U
OWNER ADDR: 06409 CASA DEL RIO TR NW ALBUQUERQUE NM 87120

101306313832720404 LEGAL: LT 1 00P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 6405 CASA DEL RIO TR NW
OWNER NAME: MCDOWELL TRUDELLE
OWNER ADDR: 06405 CASA DEL RIO TR NW ALBUQUERQUE NM 87120

101306313831720405 LEGAL: LT 1 01P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SWANSON KENNETH E
OWNER ADDR: 06401 CASA DEL RIO TR NW ALBUQUERQUE NM 87120

101306314330320406 LEGAL: LT 1 02P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 2804 RIO ORILLA LN NW
OWNER NAME: SPIESS JOE E & GAIL J
OWNER ADDR: 05923 GRAN QUIVIRA NW ALBUQUERQUE NM 87120

101306316030520407 LEGAL: LT 1 03P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GARRETT GROUP INC
OWNER ADDR: 00000 PO BOX 10284 ALBUQUERQUE NM 87184

101306315533220517 LEGAL: LOT 89P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 2809 RIO ORILLA LN NW
OWNER NAME: CRAIG SYLVIA S MD
OWNER ADDR: 02809 RIO ORILLA LN NW ALBUQUERQUE NM 87120

101306315534420516 LEGAL: LOT 88P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05111 JUAN TABO NE ALBUQUERQUE NM 87111

101306315536120503 LEGAL: LOT 75P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05111 JUAN TABO NE ALBUQUERQUE NM 87111

101306315537420502 LEGAL: LOT 74P1 PLAT OF BOSQUE DEL RIO SUB'D UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05111 JUAN TABO NE ALBUQUERQUE NM 87111

101306314329130139 LEGAL: TR A -3-A SUMMARY PLAT OF TRACT A-3 LANDS OF CHARLE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HARMON LADONNA M
OWNER ADDR: 04010 ALTA MONTE NE ALBUQUERQUE NM 87110

101306314128230140 LEGAL: TRAC T A- 1 LANDS OF CHARLES A PORTER COMPRISING POR LAND USE:
PROPERTY ADDR: 00000 7100 COORS RD NW
OWNER NAME: DILLON KENNETH S & LYNDA S
OWNER ADDR: 07100 COORS TR NW ALBUQUERQUE NM 87120



City of Albuquerque

fax: 842-5495

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

Date: March 6, 2000

TO CONTACT NAME: Karin Pitman 964-9801

COMPANY/AGENCY: Consensus Planning

ADDRESS/ZIP/PHONE: 924 Park Ave SW / 87102

Thank you for inquiry of 3-6-00 (date) requesting the names of the Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract E-1, as the same is shown on the Replat. of Tract E, Marian Rocco Subdivision
the map page(s): D-13

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

Coops Trail NA
Neighborhood Association
Contacts: Bob Linehan
1120 Coops Trail NW / 87120
898-5767 (W)
Rick Attenberg
1105 Coops Trail NW / 87120
898-7314 (W)

Taylor Ranch NA
Neighborhood Association
Contacts: Doug Goodfellow
1109 Window Rock NW / 87120
897-4798 (W)
Christine Dellow
6108 Hokona Pl. NW / 87120
899-2270 (W)

See reverse side for additional Neighborhood Association Information: Yes [] No

Please note that according to O-92 you are required to notify each of the contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR THIRTY (30) DAYS.**

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Dalaina L. Carmena
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

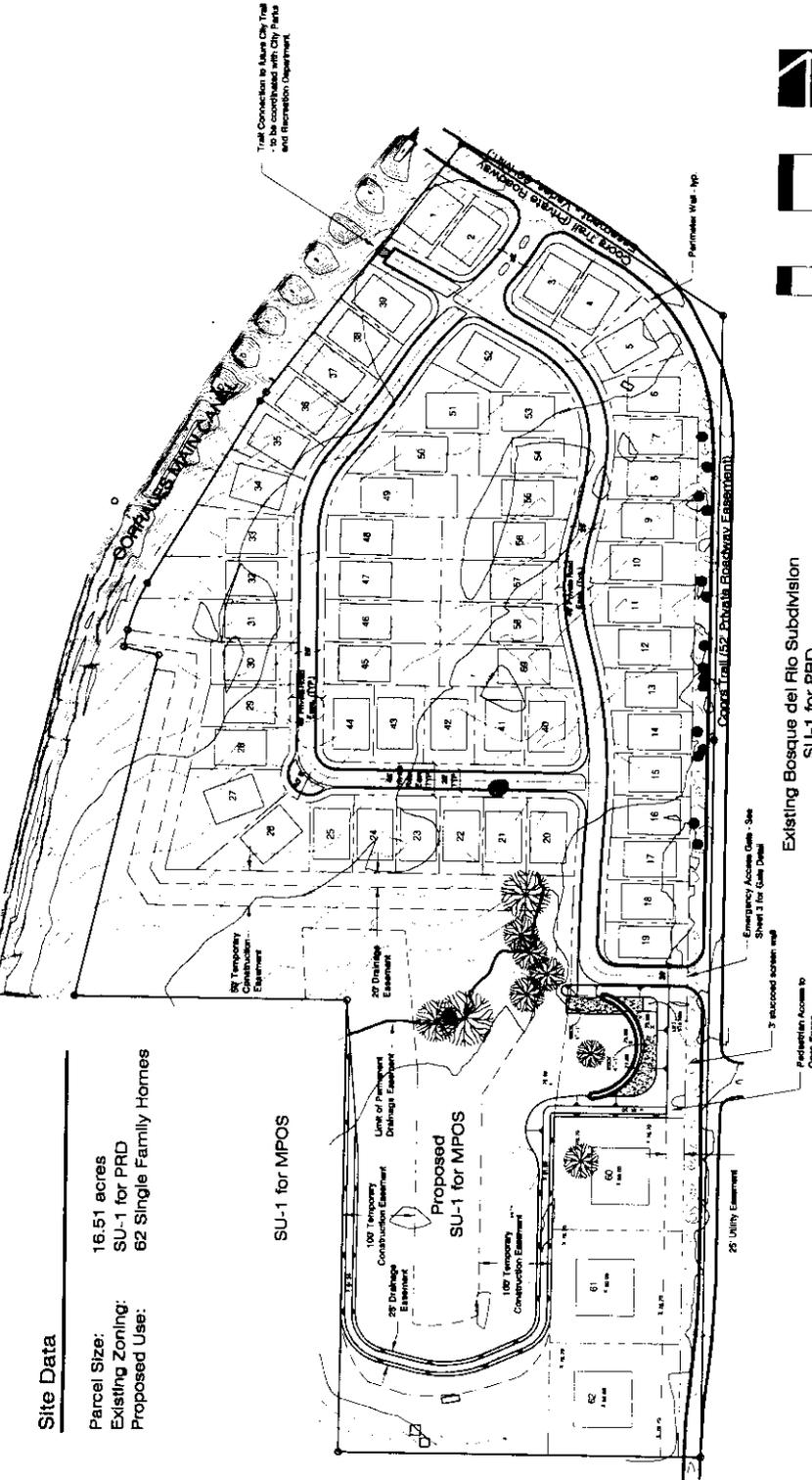
PARCEL "C"

Site Data

Parcel Size: 16.51 acres
 Existing Zoning: SU-1 for PRD
 Proposed Use: 62 Single Family Homes

SU-1 for MPOS

Proposed SU-1 for MPOS



APPROVED SITE PLAN FOR SUBDIVISION:
 City Council Bill O-19, April 4, 1988.

GENERAL NOTES

1. Maximum building height on residential parcels will be 26 feet.
2. Building setbacks will conform to the zoning requirements on residential parcels and C-1 zoning requirements on the commercial parcel.
3. Easements will be obtained from HUDCO by a bridge crossing to link the Victoria Center Site with the Cottonwood Trail site.
4. The specific location of the bridge crossing the Cottonwood Trail will be determined with the home application.
5. Remaining design characteristics will be subject to final site plan approval and zoning neighborhood agreements.

NOTES

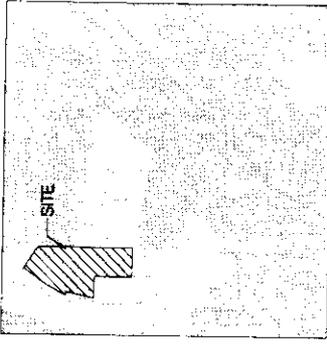
- PARCEL C**
- Zoning proposed for the 30.8314 acre site is SU-1 for PRD for 124 dwelling units.
1. There will be architectural covenants to restrict design to pueblo, south-western, mission, spanish mission, or mediterranean style. Lots adjacent to the Cottonwood Trail will be restricted to single story and there will be a building setback line from the Cottonwood Trail boundary of 25 feet.
 2. A well to match the well along the Archeological Site shall be extended north along the entire length of the Cottonwood Trail adjacent to the parcel.
 3. Internal residential streets will be private, 24 ft. paving section with gravel shoulders and sidewalks. The streets shall be custom-designed to preserve as many of the existing cottonwood trees as possible.

SITE DEVELOPMENT PLAN POLICIES
 PARCEL C

1. Development shall consist of not more than 124 houses and their parking improvements.
2. All internal streets shall be private.
3. A boulevard (the "Boulevard") with a landscaped median shall be constructed from Eighth Street (road) to the south end of the property, with the existing 22 foot private access easement serving as the north bound segment of the Boulevard. The Boulevard shall provide access road only to the non-cottonwood property (Parcel C), the Metaborg property (Parcel D), the Star Line Property, and the properties fronting on Cotton Trail.
4. A local street shall intersect the Boulevard near its north end, so that all of the subdivision traffic does not travel a substantive distance on the Boulevard before accessing local residential streets.
5. Water and sanitary sewer lines shall be constructed in the Boulevard which include sufficient capacity to serve the Cotton Trail intersection.
6. All others shall be underground.



VICINITY MAP



COA Zone Atlas D-13

APPROVALS

Planning Director	Date
Transportation Development	Date
City Engineer/AMAFCA	Date
Utility Development	Date
Parks and Recreation Department	Date

Cottonwood Trails
 SITE PLAN FOR SUBDIVISION AND BUILDING PURPOSES

Prepared by
 Gerald C. Taylor
 P.O. Box 10285
 Albuquerque, NM 87184-0285

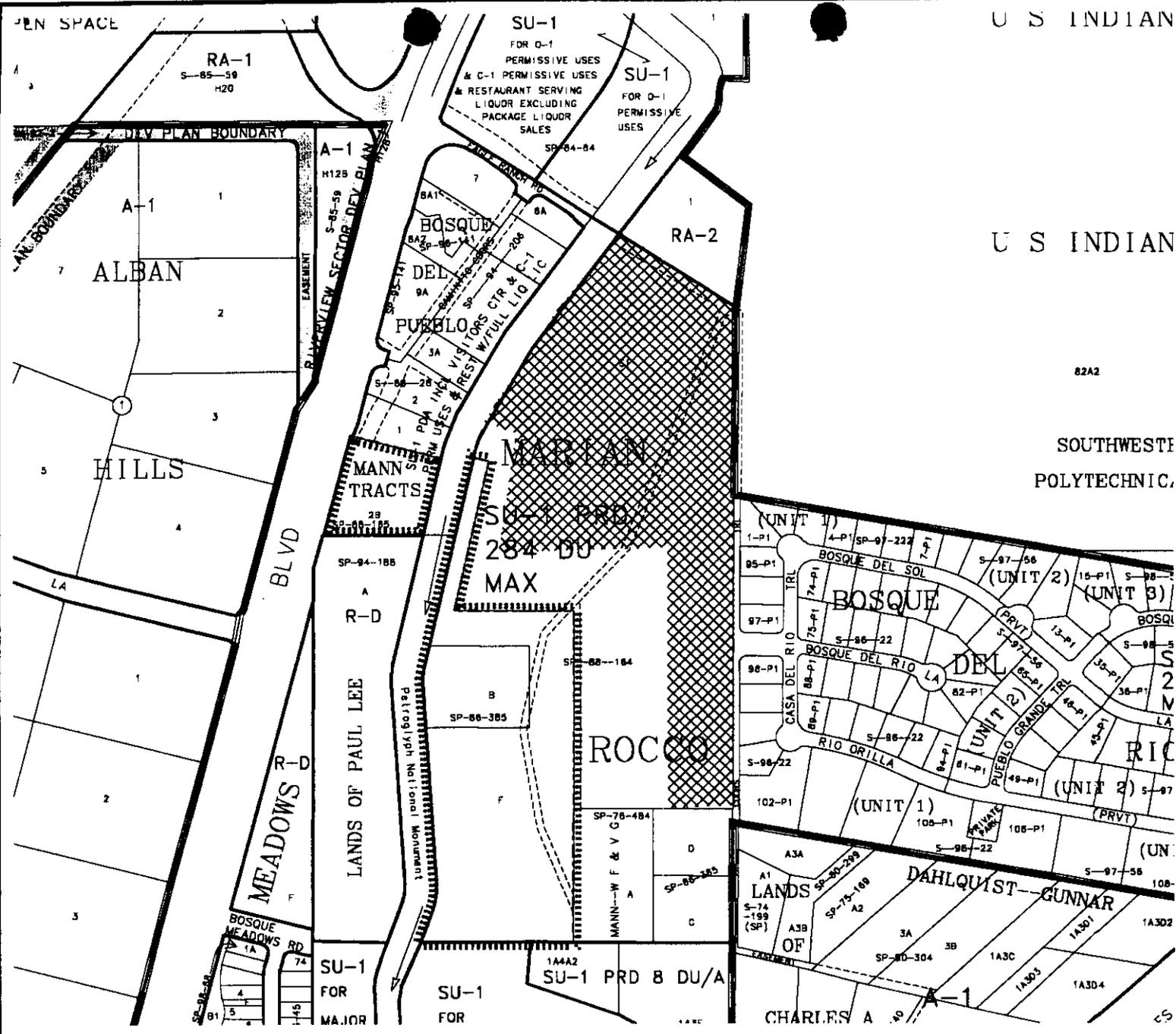
Prepared by
 Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102

Smith Engineering, Inc.
 6400 Lipton Blvd. NE, Suite 500E
 Albuquerque, NM 87110

CONSENSUS
 PLANNING
 APRIL 28, 2000
 Sheet 1 of 7

OPEN SPACE

U S INDIAN

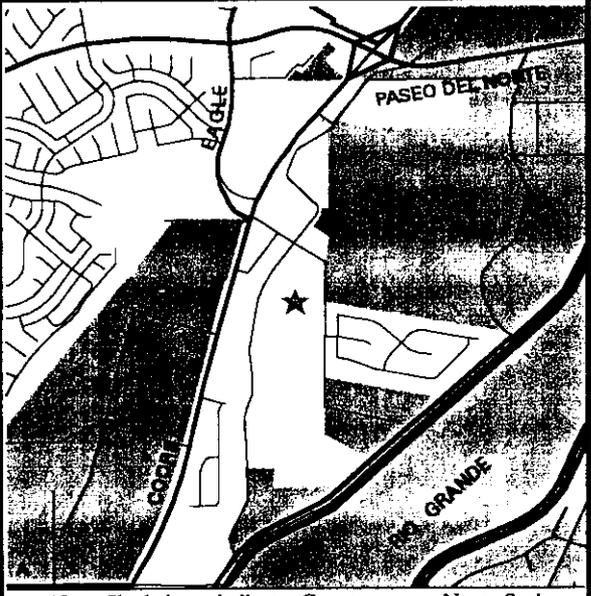


U S INDIAN

82A2

SOUTHWEST
POLYTECHNIC

ZONING MAP



Note: Shaded area indicates County Not to Scale



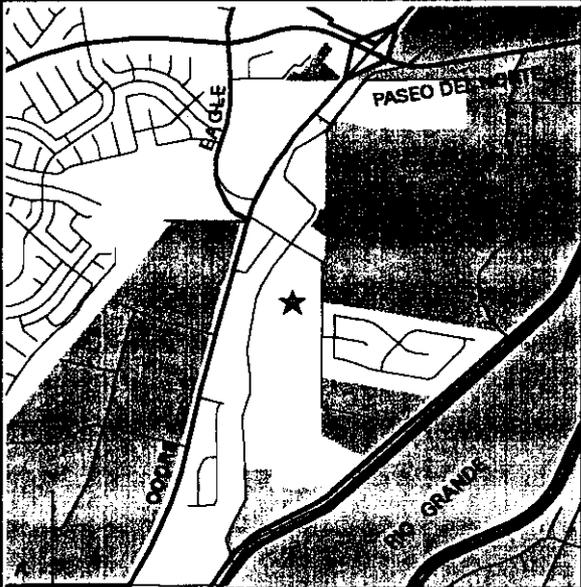
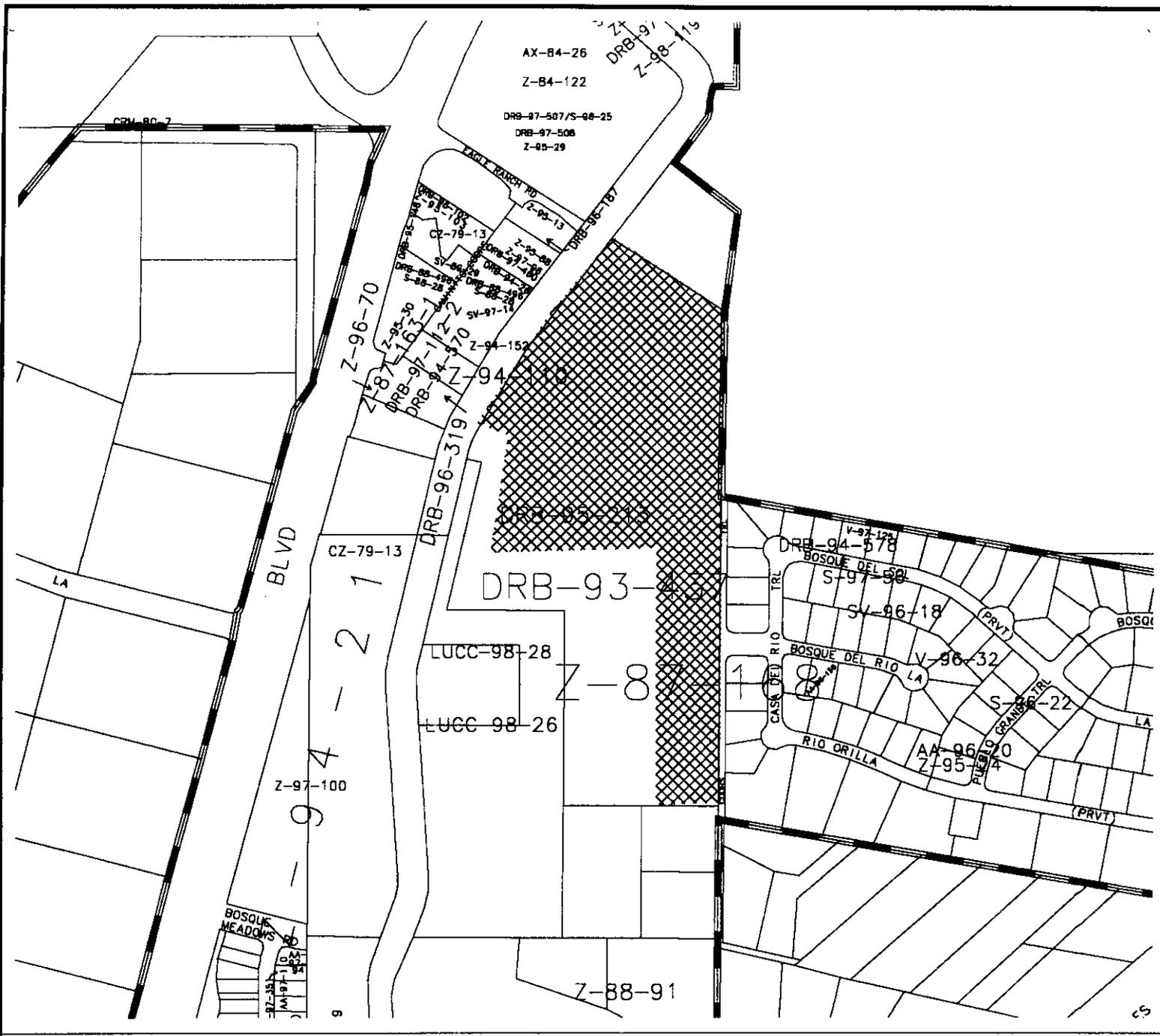
Scale 1" = 467'

PROJECT NO.
1000493

HEARING DATE
06-15-00

MAP NO.
D-13

APPLICATION NO.
00128-00000-00586
00128-00000-00587



HISTORY MAP



Scale 1" = 467'

PROJECT NO.
1000493

HEARING DATE
06-15-00

MAP NO.
D-13

APPLICATION NO.
00128-00000-00586
00128-00000-00587

Note: Shaded area indicates County Not to Scale



CITY OF Albuquerque

DEVELOPMENT REVIEW APPLICATION

ZONING	Supplemental form Z	SITE DEVELOPMENT PLAN	Supplemental form P
<input type="checkbox"/> Map Amendment		<input checked="" type="checkbox"/> for subdivision purposes	
<input type="checkbox"/> Annexation/Establishmt. Of Zoning		<input checked="" type="checkbox"/> for Building Permit	
<input type="checkbox"/> Sector Plan		<input type="checkbox"/> Plan Amendment	
<input type="checkbox"/> Text Amendment		<input type="checkbox"/> Administrative Amendment	
<input type="checkbox"/> Special Exception	E		
SUBDIVISION		APPEAL	A
<input type="checkbox"/> DRB Major & Minor	S	<input type="checkbox"/> Planning Director, Zoning Enforcement Officer, Zoning Hearing Examiner, DRB, EPC, Zoning Board of Appeals, LUCC	
<input type="checkbox"/> Variance (Non-Zoning)	V		
<input type="checkbox"/> Vacation (Public & Private)			

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Garrett Group, Inc. PHONE: 897-8599
 ADDRESS: P.O. Box 10285 FAX: 897-8597
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: _____
 Proprietary interest in site: owner
 AGENT (if any): Consensus Planning PHONE: 764-9801
 ADDRESS: 924 Park Ave SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp_consensusplanning.com

SITE INFORMATION:

Request Description: Site Plan for Subdivision and Site Plan for Building Purposes for a 62 unit Residential Subdivision
 Current Zoning: SU-1 PRD Proposed Zoning: same Zone Atlas Page: D-13-Z
 Lot or Tract No. a portion of Tract E-1 Block / MRGCD Map No. _____
 Subdiv. / Addn. Marian Rocco Subdivision
 UPC No. 101306310040620107 Total area of site (acres) : 16.51 ac.
 Number of Lots Existing: 1 Number Proposed: 62
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: Coors NW
 Between: Montano Road and Paseo del Norte

SIGNATURE [Signature] Date 4/27/00
 (Print) James K. Strozier, AICP _____ Applicant Agent

SUPPLEMENT INFORMATION City Council Bill 0-19
 (A) List Cross Reference to Environmental Planning Commission Case (Z-) if applicable: Z-87-168
 (B) List Cross Reference to Development Review Board Cases (DRB-) if applicable: Z-98-59/AX-98-6
 (C) List any Variance Granted (ZA-) if applicable Case No.: _____ City _____ County

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
SDSP	<u>00128-00000-60586</u>	<u>\$ 540.00</u>	<u>6-15-2000</u>	
SDBP	<u>00128-00000-60587</u>	\$ _____		
_____	_____	\$ _____		
_____	_____	\$ _____		
_____	_____	\$ _____		

Total fees \$ 540.00

Application and fees accepted by, [Signature] Date: 4-28-2000

GARRETT GROUP, INC.

P. O. Box 10285
Albuquerque, NM 87184-0285
505-897-8599
Fax 505-897-8597

G

April 21, 2000

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: A portion of Tract E-1 of the Marian Rocco Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 31, 1988 in Map Book C36, folio 146 subject to the Real Estate Exchange Agreement between The City of Albuquerque and Garrett Group, Inc. dated October 12, 1999.

To Whom It May Concern:

This letter is written authorization for Consensus Planning to act as the agent for Garrett Group, Inc. regarding the above property in all actions required for the subdivision and site plan approval for the development of the property.

Sincerely,

Ted E. Garrett

Ted E. Garrett
President



Landscape Architecture
Urban Design
Planning Services

924 E. 4th Avenue SW
Albuquerque, NM 87102

505.754.9811
Fax 505.754.9810
email: info@consensusplanning.com
www.consensusplanning.com

July 13, 2000

Mr. Chuck Gara, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87103

**RE: Cottonwood Trails
Project 00128 00000 00586/00128 00000 00587
Site Plan for Subdivision/Site Plan for Building Permit**

Dear Chairman Gara:

The purpose of this letter is to request a 60-day deferral to the scheduled September 21, 2000 Planning Commission Hearing for the cases noted above.

The purpose of this deferral is to allow time to complete clarification of the Site Plan for Subdivision Amendment as requested in the application by City Open Space (Project 00110 00000 00585/00128 00000 00682) as it relates to this project.

Thank you for your attention to this matter.

Sincerely,


James K. Strozier, AICP
Principal

c: Russell Brito, Case Planner
Ted Garrett, The Garrett Group
Dr. Matthew Schmader, City Open Space Division

PRINCIPALS:

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

CITY OF ALBUQUERQUE

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

APPLICANT: GANNETT Group, Inc. Date of request: 04/26/00 Zone atlas page(s): D-13.2

CURRENT: Zoning SUI for PRD Legal Description - a portion of
Lot or Tract # E-1 Block # _____

Parcel Size (acres / sq.ft.) 16.51 acres Subdivision Name MARIAN ROCCO Subdivision

REQUESTED CITY ACTION(S):

- Annexation [] Sector Plan [] Site Development Plan: Building Permit []
- Comp. Plan Zone Change [] a) Subdivision [] Access Permit []
- Amendment [] Conditional Use [] b) Build'g Purposes [] Other []
- c) Amendment []

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

- No construction / development [] # of units - 62
- New Construction [] Building Size - _____ (sq. ft.)
- Expansion of existing development []

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []
Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony J... 4-27-00
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

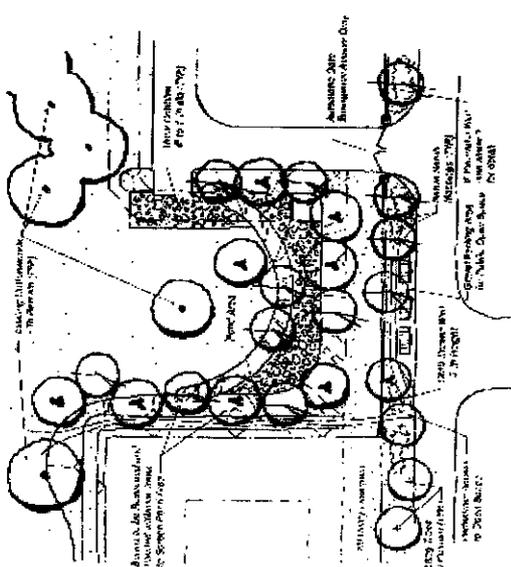
THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring AQIA: Previously studied: []
Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

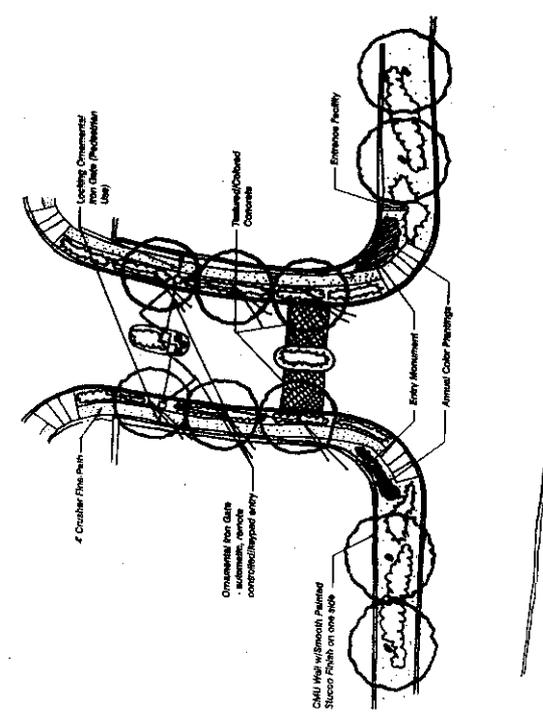
[Signature] 4/27/00
ENVIRONMENTAL HEALTH DATE

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

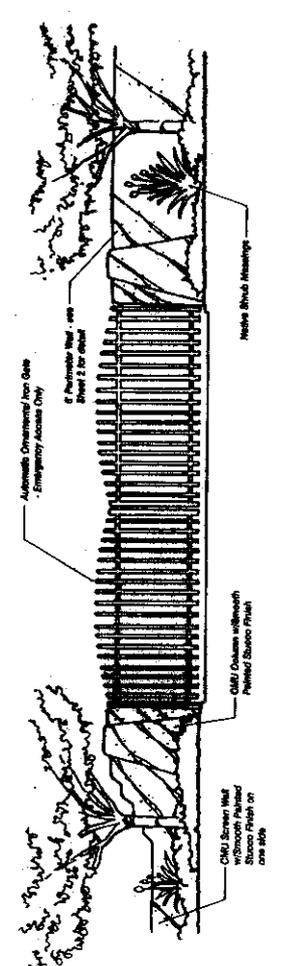
TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE



Drainage Detention Area Plan
Scale: 1" = 40'

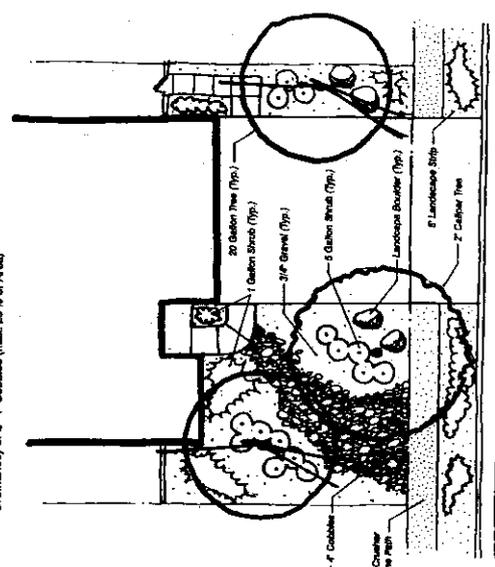


Subdivision Entry/Gate Plan
Scale: 1" = 20'

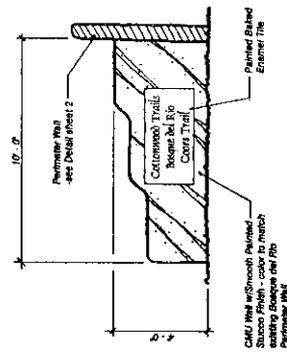


Emergency Access Gate Elevation
Scale: 1/2" = 1'-0"

- Minimum Front Yard Landscape Standards for Cottonwood Trails (Standard Lot)**
- 1 2" Caliper Shade Tree
 - 2 20 Gallon Specimen Trees
 - 6 5 Gallon Shrubs
 - 5 1 Gallon Shrubs
 - 2 Landscape Boulders
 - 3/2" Same Area Thin Rooted Mulch
 - Steel Header (as required)
 - Irrigation System w/Automatic Timer
- Approved Accents:**
Turf Sod (in compliance with Water Conservation Ordinance) or 2"-4" Cobble (max. 25% of Area)



Typical Front Yard Landscape Plan
Scale: 1/8" = 1'-0"



Entrance Facility Elevation
Scale: 3/8" = 1'-0"

Cottonwood Trails

CONCEPTUAL LANDSCAPE DETAILS

Prepared for:
Garrett Group, Inc.
PO Box 10285
Albuquerque, NM 87184-0285

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

Smith Engineering, Inc.
1000 University Blvd. NE
Albuquerque, NM 87110



October 10, 2000
Sheet 3 of 6



City of Albuquerque

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

fax: 842-5495

Date: March 6, 2000

TO CONTACT NAME: Karin Pitman 764-9801

COMPANY/AGENCY: Consensus Planning

ADDRESS/ZIP/PHONE: 924 Park Ave SW / 87102

Thank you for inquiry of 3-6-00 (date) requesting the names of the Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Dist E - Last the same is shown on the Replat. of Dist E Marian Rocco Subdivision
one map page(s): D-13

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

COOPS Trail NA
Neighborhood Association
Contacts: Bob Linehaugh
1120 COOPS TRAIL NW / 87120
898-5767 (W)
Pick Altenberg
1105 COOPS TRAIL NW / 87120
898-7314 (W)

Taylor Ranch NA
Neighborhood Association
Contacts: Dona Goodfellow
1109 WINDOW ROCK NW / 87120
897-4798 (W)
Christine Dellow
6108 HOKONA PL NW / 87120
899-2270 (W)

See reverse side for additional Neighborhood Association Information: Yes [] No

Please note that according to O-92 you are required to notify each of the contact persons by **CERTIFIED MAIL RETURN RECEIPT REQUESTED BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR THIRTY (30) DAYS.**

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Dalaine L. Carmena
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

FACILITATORS' REPORT

October 10, 2000

Meeting held: October 9, 2000,

At Paradise Hills United Methodist Church, 4700 Paradise Hills Blvd NW,
Between Consensus Planning, agent; Ted Garrett, owner, Jack Campbell, attorney for
Garrett, Norm Gregory, Centex Homes, and members of the Coors Trail NA.

RE: 00128 00000 00586, 00128 00000 00587

Facilitators: Jim Manske and Jori Manske

Meeting Summary: The meeting was quite productive, with the parties identifying several areas of agreement as well as clarifying certain positions which seem non-negotiable at this time. A few unresolved issues were also identified, but the parties agreed to continue working together to clarify and resolve their differences, working towards agreement on these items.

Status Report

Since the last meeting between neighbors and the developer, the EPC has approved the Open Space zoning adjacent to the proposed Cottonwood Trails Subdivision and an amendment to the overall site plan for subdivision. The site plan for subdivision for Cottonwood Trails has been modified as follows:

1. Three parallel parking spaces have been added off Coors Trail Rd at the "entrance" to the Open Space.
2. The 3' high wall has been moved in order to accommodate the parking spaces.
3. Four architectural styles will be allowed in the subdivision, and all are "compatible" to what exists in Bosque del Rio.
4. The minimum square footage for a house has been reduced to 1350 sq ft. and the price range is estimated to be from \$170,000-\$220,000.
5. Only "Timberline" type asphalt shingles will be used on houses requiring shingled roofs. No standard asphalt shingles will be allowed.
6. The DRB has recently approved a "single access" variance to the subdivision, but the decision is under appeal.

Areas of Agreement

Dust Control Measures: The developer agrees to mitigate dust to the best of his ability, agreeing to provide a copy of the required Environmental Department permit to the neighbors once it is approved. Mitigation measures will include the use of water trucks, as well as the seeding and watering of graded lots. The developer will provide contact numbers for neighbors to discuss problems with dust control.

Wall Along Coors Trail/Graffiti: The construction of the walls will begin as soon as feasible after mass grading is completed and will proceed along with construction of housing units. The developer agreed to clean up graffiti in a timely manner and this has been added to the design guidelines. No traffic access will be allowed to cut through the border of the subdivision and the open space.

Street Lighting: The developer agrees that the street lighting will be no greater than that in Bosque Del Rio and is specified in the design guidelines.

Landscaping Issues

Several dead trees along Coors Trail have already been replaced and the irrigation system has been repaired. More low growing species will be added.

The developer agrees to replant "disturbed areas" of Open Space with a native seed mix approved by City Open Space.

No standing water will be allowed in the drainage pond. A pump will transport water back to the Canal.

The Open Space area will be bermed to prevent flooding to the 10 day/100 year

standard. Construction of the berm will proceed in an environmentally sensitive way, and care will be taken to not damage existing trees. Temporary "snow fencing" will be used to demarcate sensitive areas, and subcontractors will be urged to use caution.

Trail Access The developer will provide combinations to neighbors for any locked gates to the trails which will be linked to the new bike trail. These gates will be installed before the first new homes are marketed.

Construction Worker Access : Access for construction workers will be limited to only the entrance on the NW.

Areas of Continued Negotiation

1. Preservation of Existing Cottonwood Trees : The developer intends to preserve all existing cottonwoods except two. One located on Site #21/22 may be problematic, however the developer agrees to study the site plan further and get back to the neighbors about it. Another tree is "split" and may not be salvageable.
2. Allocation of Costs for Maintenance of Coors Trail Rd. and Adjacent Landscaping The developer intends to make a proposal to the neighbors about a fair allocation of responsibility between Bosque del Rio HOA and the Cottonwood Trails HOA.
3. Number of Multi-story Homes along Coors Trail Rd : The developer intends to make a proposal to neighbors concerning limiting either the number or placement or both of multi-story units along Coors Trail Rd.

Bottom Line Issues: Two issues have been identified as "non-negotiable" at this time:

1. Density Neighbors want the density reduced to 40 building lots, while the developer wants 62 building lots.
2. Secondary Access: Quoting from a letter from neighbors to Consensus Planning, "The first and foremost issue is that of secondary access to residences east of the Corrales main canal, including those residences proposed in the Cottonwood Trails subdivision. We feel that the requested variance to the single access criteria does not resolve safety issues in the area. With the addition of the Cottonwood Trail subdivision, the total number of residences utilizing a single access would be 187 with the potential in excess of 200 homes. This is much greater than the maximum number of 50 dwelling units as detailed in the City's Development Process Manual. In order to meet the access criteria stated in the manual, a single access with four lanes divided along with a strategically located emergency access is required. The proposed solution of painting yellow stripes down the middle of the existing roadway does not change the physical configuration of Eagle Ranch road and does not resolve the safety concerns of the residents of the area. We have appealed the variance to the DRB and are awaiting the opportunity to state our case on this matter."

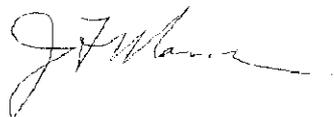
The developer responds that there are no other alternatives to single access.

Action Plan: As noted above, the parties will continue to work toward an agreement of the unresolved issues. In addition, Mr. Garrett has agreed to contact the city about repairing Coors Trail Road following the recent utility repair. He will also determine who is responsible for maintenance of the bridge and relay this information to the neighbors.

Respectfully submitted,



Jim Manske, Facilitator



Jori Manske, Facilitator

FACILITATORS' REPORT, DATED May 31, 2000

FACILITATED MEETING HELD: All conversations by phone

Between: Consensus Planning, Taylor Ranch NA and Coors Trail NA

Applicant/Agent Garrett Group, Inc

RE: Submittal/Application Address/Property Description: 00128-00000-00586, 587, Cottonwood Trails

Facilitators: Jean Anderson

Meeting Summary:

During the period May 18th to 31st 2000, Jean made several calls to the Taylor Ranch NA and Coors Trail NA. There were no responses to the early messages, but with changes in contact names and phone numbers, Jean was able to reach Rick Lackey of the Taylor Ranch NA; they have no issues with the application and therefore do not want a meeting. Eric Cramer and Mike Codigan, representing Coors Trail NA, both indicated that they had concerns relating to the Cottonwood Trails project, but had expressed concerns in a formal letter and do not see the value in having a meeting before they receive a response to that letter. They might be open to having a meeting after they receive a response to the letter.

Eric will call Jean as soon as he is clear on what step the CTNA will take next. Jean will call Eric and Mike and also Brian Verardo of Consensus Planning no later than Monday, June 5th to assess the potential for a facilitated meeting at that time.

This report is being issued at this point so that the EPC may have a record of progress so far in this case.

HISEY & CADIGAN, LLP

LAWYERS

ALLAN J. HISEY
MICHAEL J. CADIGAN
CYNTHIA TESSMAN

April 28, 2000

Mr. Ted Garrett
Garrett Group, Inc
Fax No. 897-8597

Re: New Subdivision West of Bosque del Rio

Dear Mr. Garrett:

The Coors Trail Neighborhood Association has met to discuss the your plans for developing a new subdivision just west of Bosque del Rio. We have come up with a list of conditions of approval we would seek to have included in the site plan for subdivision, or alternatively in restrictive covenants running with the land. The group has not decided whether it will generally endorse or oppose approval of the subdivision, but the following measures would be looked upon favorably by the association: (for reference we refer to the new subdivision as Bosque del Rio II)

1. All existing cottonwood trees be numbered and mapped. All existing cottonwoods (except the split/horizontal tree) will be preserved.
2. Drainage basin will be seeded with native grasses (buffalo/blue gramma)
3. Cottonwoods, russian olives, chamisa, four wing salt bush or other native trees and scrub will be planted at random intervals, averaging 1 per ten feet along the western edge of Coors Trail. The existing trees that have died will be replaced with new native trees. Irrigation will be provided.
4. No multi-story homes will be constructed along the wall running along Coors Trail.
5. The wall along Coors Trail will be stucco with pillars to match the wall on the east side of Coors Trail. The developer will remove any and all graffiti within 72 hours of any report of graffiti to the developer.
6. The developer will place a minimum of 6 "Slow, Children at Play" signs around Bosque del Rio and Bosque del Rio II (3 in each).
7. The developer will place "No Parking" signs at the Bosque del Rio trail access.
8. Residents of Bosque del Rio and Coors Trail will have a recreational easement over the catchment basin and associated natural areas in Bosque del Rio II.

6400 Uptown Blvd. NE, Suite 570-West, Albuquerque, New Mexico 87110
505.830.2076 (Telephone) 505.830.2365 (Facsimile)
email: hc@hc-lawyers.com

HISEY & CADIGAN, LLP

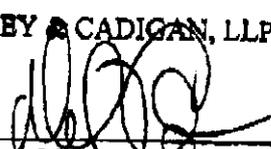
- 9. The developer will plant and irrigate for a period of two years 25-50 cottonwood poles in the catchment basin area.
- 10. Street lighting in Bosque del Rio II will be no brighter than that existing in Bosque del Rio.
- 11. The developer will enter into a landscape maintenance agreement with a landscape company to be approved by the Coors Trail Neighborhood Association relating to the maintenance of the trees and shrubs addressed above, and the Coors Trail Neighborhood Association will be a third party beneficiary of the maintenance agreement.
- 12. The developer will seek and diligently pursue dedication of Coors Trail to the City of Albuquerque.
- 13. The homeowners association of Bosque del Rio II will pay one-half of all costs associated with the maintenance of Coors Trail, unless or until it is dedicated to and accepted by the City.
- 14. No 3/4 acre lot will be cleared and graded until a buyer has been procured.
- 15. Dust control measures (straw matting, etc.) will be used on all graded lots.
- 16. The development will be limited to no more than 40 units.
- 17. Developer will meet meets the terms of all Coors Trail Neighborhood Association settlement agreements.

Please feel free to call me or Eric Cramer if you have any questions about this matter.

Sincerely,

HISEY & CADIGAN, LLP

By



Michael J. Cadigan

MJC:bcg

CENTEX HOMES

May31 2000

5700 Jefferson NE, Bldg. B
Albuquerque, NM 87109

Phone: 505-761-9606
Fax: 505-761-9650

Mr. Michael Cadigan
Hisey & Cadigan, LLP
6400 Uptown Blvd., NE Suite 570 West
Albuquerque, New Mexico 87110

Re: New Subdivision West of Bosque Del Rio

Dear Mr. Cadigan:

Your letter of April 28, 2000 to Garrett Group, Inc., ("Garrett") regarding the proposed subdivision west of Bosque Del Rio ("Property") has been forwarded to me for response. Centex is under contract to purchase the Property. Centex has reviewed your list of concerns, and in the event the purchase is finalized, the following responses address such concerns according to the numbers outlined in your letter.

1. Garrett has mapped out all mature cottonwood trees adjacent to and on the Property and a copy of the tree survey will be provided to you. Centex will preserve all trees that do not conflict with a proposed roadway or building pad. There are two trees on the Property. One of the trees is dying and will be removed by the Open Space Division of the City of Albuquerque and the other will remain and Centex will restrict the lot it occupies so that only a two story home will be constructed thereon in order to preserve the tree.
2. Centex agrees and will seed with the City of Albuquerque native plant mix.
3. Centex will provide the Coors Trail Neighborhood Association a landscape plan showing the existing trees and shrubs along Coors Trail and will indicate where additional plantings will be placed in order to enhance the existing landscape.
4. Beginning at the southernmost boundary of a Centex lot and continuing northward for a total of 14 lots, Centex will construct no more than two (2) two-story homes in succession and no more than nine (9) two-story homes within the 14 lots.
5. Centex will (i) construct the wall along Coors Trail with stucco and pillars to match the wall of Bosque Del Rio, (ii) remove any graffiti in a timely manner after notification of the existence of such graffiti. At such time as Centex has completed the last home to be constructed within the Property the responsibility of removal of graffiti will become the responsibility of the homeowners association to be created.
6. Centex will construct an access point for pedestrian travel into the future Open Space at a point designated by the Open Space Division.
7. Centex agrees.
8. Centex agrees.

Mr. Michael Cadigan
May 31, 2000
Page 2

9. Centex will plant 20-25 pole plantings in the Open Space drainage area if it is determined that the water table is sufficiently high enough. Centex will not provide irrigation to the pole plantings because of possible damage to the existing native landscape.
10. The street lighting within the Property will be restricted to lights similar to, but not brighter than, the existing street lights in Bosque Del Rio. Centex will use its best efforts to locate an acceptable "down light" type of streetlight. Centex will limit the amount of street lights to a maximum of eight (8).
11. Centex or a management company hired to manage the homeowners association to be created for the owners within the Property will enter into a landscape maintenance agreement relating to the above mentioned landscaping. Centex will not agree to make said homeowners association part of the landscape maintenance company approval process or a third party beneficiary to such maintenance agreement.
12. Centex agrees.
13. Centex agrees.
14. Centex and Garrett agree.
15. Centex will use its best efforts to control dust on the lots developed within the Property.
16. Centex will not agree to limit the number of homes to be constructed within the Property to 40.
17. Centex Homes agrees to assume the Garrett's obligations of pursuant to the Settlement Agreement dated January 12, 1996 by and among Garrett, Martin Haynes, Carole Haynes, Frederick Snoy, the Coors Trails Neighborhood Association and the City of Albuquerque.

Very truly yours,

CENTEX HOMES,
a Nevada general partnership

By: Centex Real Estate Corporation,
a Nevada corporation
Its: managing general partner

By: 
Tom Houser
Division President

Cottonwood Trails Subdivision
Net lot areas (to edge of roadway easement)
06/09/2000

o:\600\100600b\lot sizes.xls

Lot Number	Net Lot Area In Square Feet	Net Lot Area In Acres
1	6,688.67	0.1536
2	6,871.28	0.1577
3	7,253.17	0.1665
4	7,935.63	0.1822
5	8,910.71	0.2046
6	8,444.04	0.1938
7	6,873.53	0.1578
8	7,157.14	0.1643
9	7,831.89	0.1798
10	8,547.91	0.1962
11	8,588.64	0.1972
12	7,907.29	0.1815
13	7,086.13	0.1627
14	6,576.43	0.1510
15	6,378.28	0.1464
16	6,479.42	0.1487
17	6,692.06	0.1536
18	6,835.95	0.1569
19	6,733.86	0.1546
20	7,615.90	0.1748
21	6,600.00	0.1515
22	6,600.00	0.1515
23	6,600.00	0.1515
24	6,600.00	0.1515
25	6,388.67	0.1467
26	10,238.74	0.2350
27	14,691.81	0.3373
28	7,723.10	0.1773
29	7,070.67	0.1623
30	6,657.47	0.1528
31	12,456.15	0.2860
32	11,833.13	0.2717
33	10,527.78	0.2417
34	8,883.32	0.2039
35	7,496.75	0.1721
36	6,761.61	0.1552
37	6,746.34	0.1549
38	6,623.58	0.1521
39	7,643.28	0.1755

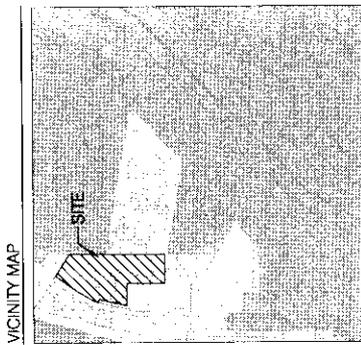
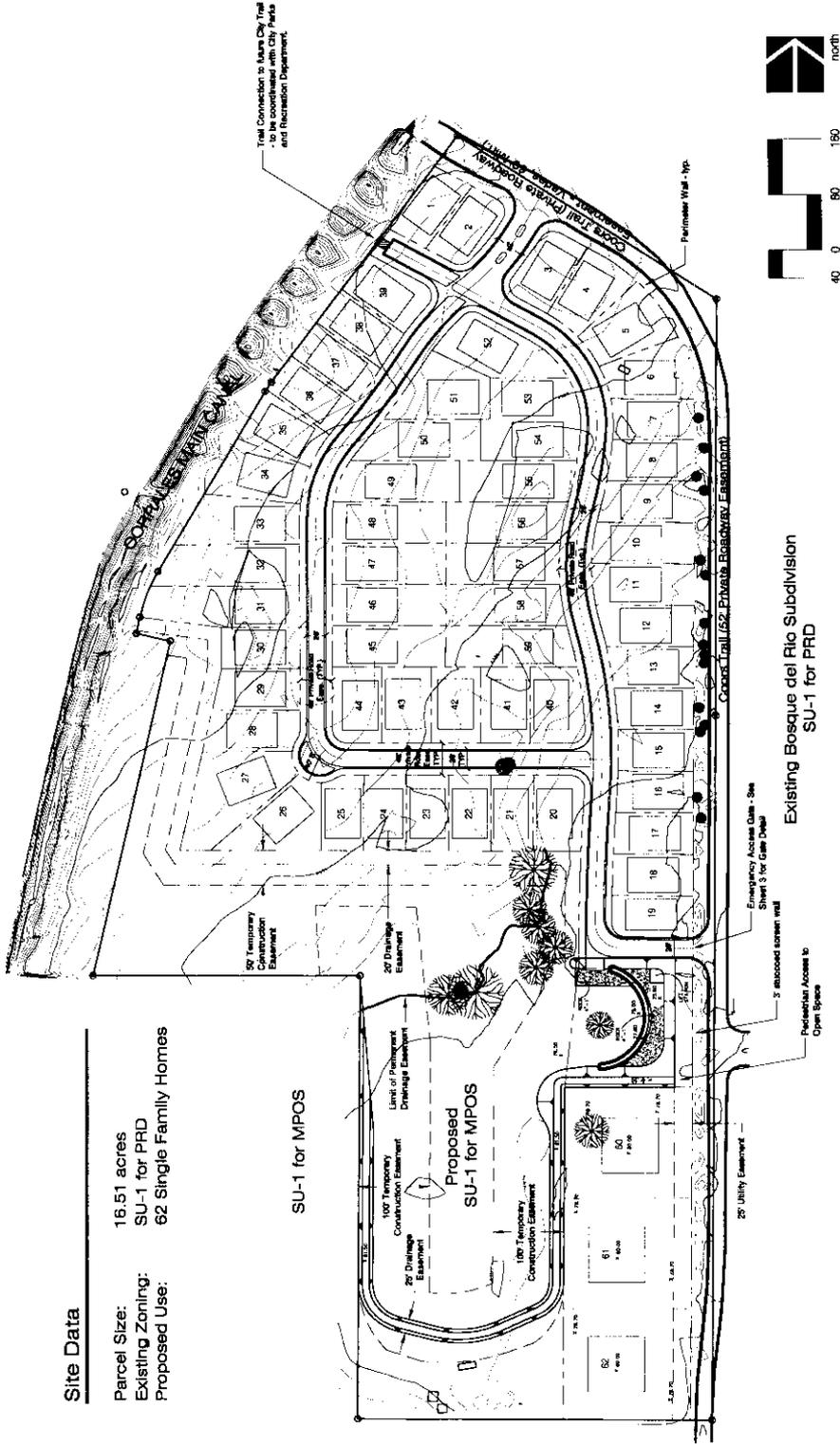
Lot Sizes

40	8,053.78	0.1849
41	7,696.92	0.1767
42	7,696.92	0.1767
43	7,696.92	0.1767
44	7,571.24	0.1738
45	9,566.90	0.2196
46	9,572.74	0.2198
47	9,572.74	0.2198
48	9,602.37	0.2204
49	10,101.53	0.2319
50	9,681.63	0.2223
51	9,901.15	0.2273
52	10,441.64	0.2397
53	7,353.84	0.1688
54	8,381.93	0.1924
55	9,627.07	0.2210
56	10,024.16	0.2301
57	9,662.37	0.2218
58	9,950.97	0.2284
59	10,778.35	0.2474
60	33,698.53	0.7736
61	33,829.38	0.7766
62	33,727.37	0.7743

PARCEL "C"

Site Data

16.51 acres
 Existing Zoning: SU-1 for PRD
 Proposed Use: 62 Single Family Homes



COA Zone Atlas D-13

APPROVALS

Planning Director	Date
Transportation Development	Date
City Engineer/AMAFCA	Date
Utility Development	Date
Parks and Recreation Department	Date

APPROVED SITE PLAN FOR SUBDIVISION:
 City Council Bill O-19, April 4, 1988.

GENERAL NOTES

1. Maximum building height on residential parcels will be 26 feet.
2. Building setbacks will conform to R-1 zoning requirements on residential parcels.
3. A 10' wide utility easement will be provided for the utility easement.
4. Center line of the bridge crossing the Corralles Main Canal will be determined with the license application.
5. Remaining design characteristics will be subject to final site plan approval and zoning neighborhood agreement.

NOTES

- PARCEL C
- Zoning proposed for the 30,501.4 acre site is SU-1 for PRD for 124 dwelling units.
1. There will be architectural covenants to restrict design to traditional, southwestern architectural style.
 2. The entire length of the Corralles Main Canal adjacent to this parcel will be widened north along the entire length of the parcel.
 3. Internal residential streets will be private, 26 ft. paving section with gravel shoulder and sidewalks to maintain the country flavor of the area. The streets and lots will be custom-designed to preserve as many of the existing cottonwood trees as possible.

SITE DEVELOPMENT PLAN POLICIES

- PARCEL C
1. Development shall consist of not more than 124 houses and their associated improvements.
 2. All internal streets shall be private.
 3. A boulevard (for this project) with a landscaped median shall be provided for the access to the site from the east end of the property with the access 25 foot private access easement serving as the north-bound segment of the Boulevard. The Boulevard shall provide access to and only to the Main-Hiscoo-Zula Property (Parcel C), the Mesa-Zula Property (Parcel D), the Star Zone Property, and the properties fronting on Coors Trail.
 4. A local street shall intersect the Boulevard near its north end, so that all of the subdivision traffic does not travel a substantive distance on the Boulevard before accessing back residential streets.
 5. Water and sanitary sewer lines shall be constructed in the Boulevard which include sufficient capacity to serve the Coors Trail residences.
 6. All utilities shall be underground.

Cottonwood Trails
 SITE PLAN FOR SUBDIVISION
 BUILDING PURPOSES

Prepared by:
 Garret Consulting
 PO Box 10285
 Albuquerque, NM 87104-0285

Prepared by:
 Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102

Smith Engineering, Inc.
 6400 Updown Blvd., NE, Suite 500E
 Albuquerque, NM 87110

Consensus
 April 28, 2000

Sheet 1 of 7

DESIGN GUIDELINES FOR COTTONWOOD TRAILS

The following are guidelines for homes built in the Cottonwood Trails subdivision ("Cottonwood Trails Guidelines"). The construction of homes in Cottonwood Trails will be subject to the review of the Cottonwood Trails Architectural Control Committee (the "CTACC") as described below. Builder will construct all homes within Cottonwood Trails in compliance with these Guidelines.

A. Architecture Styles

All homes must be Pueblo, Mediterranean, or Mediterranean Eclectic style. Below are described characteristics of the different styles. While these characteristics are typical, it is no the intent of these guidelines to prohibit a certain amount of individual expression and creativity as long as the overall look of the house contains the characteristics of one of the styles listed below and adheres to the Guidelines. The ACC retains the right to approve or deny any aspects of the design on a case-by-case basis without limitation.

- 1. Pueblo Style** - Pueblo style is walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the "ranch" buildings of historic Santa Fe, Pueblo style incorporates recessed set doors and windows, and dramatically recessed porches or patios at front facades). The Pueblo style traditionally uses flat roofs and tiles (alternately on port and beam or being walled construction). Interesting masonry and soft edged smooth stucco are distinctive features of this style.
- 2. Mediterranean Style** - Low-pitched gabled or hipped roofs (flat in some cases) characterize the Mediterranean style. Windows and doors may have arches above, windows tend toward full lengths, and entry porches are characteristically recessed. The facade is broken into multiple masses and the wall finishes of stucco, potentially with stone accent materials, and belt courses at walls and porches.
- 3. Mediterranean Eclectic Style** - The Mediterranean eclectic style is similar to the Mediterranean style but with additional embellishments. This style is more likely to have stone accents added to the facade at some locations, roof slopes may be steeper, detailing is often more active and varied, and additional masses may be added.

B. Building Massing

For all of the architectural styles listed above, building massing is critical, especially for the street elevations. Building masses should be offset from the adjacent masses by an appropriate dimension to the size of the building and approved by the CTACC. The front and rear (if adjacent to a street) elevations must contain at least three building masses, of which two of the building masses must have at least a 1 foot vertical/horizontal offset. Deviations from the 1 foot minimum massing requirements in the Design Guidelines may be approved on an individual basis. A building mass is defined as a volume of space that usually appears as a rectilinear form, consisting of a roof and at least three (3) walls.

C. Garages

1. Each home must have a garage for not less than two cars and have a driveway sufficient to park two vehicles, so that a minimum of four parking spaces is provided.
2. Garage doors shall be offset from the surface of the front facade by a minimum of eight inches (8").

D. Windows

All exterior windows and frames of windows must be white or tan color.

E. Setbacks

The use of curvilinear stress, short block lengths, and varied front facades has been allowed to prevent the garage doors from dominating the streetscape.

F. Front yard setback

1. Front yard setback
 - a. No house shall be constructed within fifteen feet (15') from the front property line of a lot.
 - b. The garage shall be constructed to ensure that a twenty-foot (20') minimum parking area exists in front of the garage.
2. Side yard setback - no house shall be constructed within five feet (5') from the side property line of a lot.
3. Rear yard setback - no house shall be constructed within fifteen feet (15') from the rear property line of a lot.

F. Minimum Square Footage

Each home must have at least 1,700 square feet of fully enclosed heating area, exclusive of garages and open porches and patios.

G. Materials and Pre-Approved Building Colors

1. All homes must be finished with stucco or stone. Subject to ACC approval, the only colors of stucco (El Rey or approved equal) or stone finishes that will be allowed on homes are the following:

Stone - Austin, Brown, Texas Creamy Gray, Desert Blend
 Surocco - Soapstone, Candlelight, Blockskin, Ash, Oakwood, Fawn, Palomino
 Sandwood, Hacienda, Ivory
 Stucco Parma-Flex, Saddle, Tierra, Stone Surf, Yellow Horse, Buffalo, Earth, Dry
 River, Alamo, Laurel, Casa

If a brand of stucco is used other than El Rey, the color must match one of the above colors. Additional colors may be approved by the ACC on an individual basis.

2. Stone and/or tile may be used as an accent feature.

H. Building Height

Houses or improvements on any lot shall not exceed nineteen feet (19') by single-story, and the maximum height allowed for two story homes is twenty-six feet (26') as defined by the City of Albuquerque Zoning Code.

1. The maximum area of the second story of a house shall be no more than seventy-five percent (75%) of the area of the first floor. The first floor area is calculated exclusive of the garage area and porch area. The second story area is calculated exclusive of roof decks and porches. For example, if the first floor has an area of 2,000 square feet, the area of the second story is limited to a maximum of 1,500 square feet.
2. The front elevation of the second story portion of the house shall also be set back a minimum of two feet (2') to eliminate the appearance of a two-story wall.
3. Floor Area Ratio is the ratio of the heated floor area (including multiple stories) of the structures to the lot. In order to ensure that houses are in appropriate proportion to their lot, a Floor Area Ratio of .75 shall not be exceeded.

I. Landscaping

1. Approval. Plans for front yard landscaping must be submitted to the CTACC for approval prior to the start of construction of landscaping and must be compatible with the overall subdivision concept and must conform to and meet or exceed the minimum standards as approved.
2. Front yard landscaping, and all side yard landscaping (if the home is on a corner lot), must be approved by the ACC prior to the start of construction of the home, but in any event no later than two months after completion of construction of the home.

J. Site Lighting

1. Site lighting shall not have a total off-site luminance greater than 1000 foot lamberts. However, it shall not have an off-site luminance greater than 200 foot lamberts measured from the property line of any private property in a residential zone.
2. The mounting height of luminaires in vehicular and/or storage areas shall be no higher than 20 feet.

K. Mechanical Equipment

1. Air conditioning/heating equipment may be installed on flat-roofed structures but must be screened from view by parapets that are an integral part of the house (as viewed from the front property line of residences). No air conditioning/heating equipment shall be installed on a pitched roof profile. Equipment that is ground-mounted shall be located within the side or rear yard and screened from the front and sides.

2. Any roof-mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color and design. Ground mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color, design, and/or landscaping. Top of screen walls are to be the same height or higher than the equipment being screened.

L. Fireplaces

Fireplaces and/or stoves within the residence shall be limited to gas tops and Environmental Protection Agency approved wood-burning devices. No ordinary wood-burning fireplaces shall be installed in any residential dwelling.

M. Walls

1. **Subdivision Walls.** The perimeter subdivision wall along Coors Trail shall be concrete masonry unit (CMU) with stucco finish on the Coors Trail side and will be installed and paid for by the Developer. The wall height shall be no more than eight feet (8') and no less than four feet (4') as measured from the street side of the wall. The wall along Coors Trail will match the Boque del Rio wall but be sited on the street side only. The wall adjacent to the Proposed Major Public Open Space shall be CMU and split face block to match the existing Open Space Wall adjacent to the Piedras Marcadas Visitors Center.
2. **Site Walls.**
 - a. Each home must have a rear wall and two sidewalls. All rear walls shall extend the entire length of the rear property line. All sidewalls shall extend from the rear of the lot to at least the rear of the dwelling.
 - b. Other residential lot line walls shall be brown CMU and no more than eight feet (8') in height.
 - c. All walls that are located on the common property line between adjoining lots shall be party walls that may not be removed by either property owner of the adjoining lots. All walls must be constructed from the elevation specified by the subdivision engineer and indicated on the grading plan of the Cottonwood Trails Subdivision. The cost of installation and maintenance of such party retaining walls shall be split equally between property owners of the adjoining lots.
 - d. No wall or fence may be erected on a lot that is closer to the street than the front of the dwelling on the lot, except for courtyard walls.
 - e. A house is located on a corner when such house abuts more than one public right-of-way.

The corner houses will be deemed to front on the right-of-way on which the house has a smaller dimension, subject to possible redesignation by the CTACC upon the request of the owner of any such house.

3. **Courtyard walls.** Courtyard walls are allowed within the front yard setback areas and shall be constructed of materials, finish, and color that are complementary to the house. Wall height shall be as approved by the CTACC.

N. Mailboxes

"Cluster-type" mailboxes will be used, subject to the requirements of, and in coordination with the United States Postal Service.

O. Review for Compliance

The compliance of any structure or improvement within the Cottonwood Trails Subdivision will be reviewed by the CTACC.

2. The Owner of a lot within the Cottonwood Trails Subdivision that is vacant shall be responsible to keep the lot cleared of all weeds, trash and any other item that is visually or otherwise undesirable.

1. One complete set of plans, including but not limited to, foundations floor plans, elevations, details, plot plan, CTACC submitted sheet, landscaping plans and the finished grade of the structure or improvement on the lot.

Within 15 days of receipt of the plans, the CTACC will communicate the results of its review in writing to the builder. The communication will specifically indicate whether or not the proposed structure complies with the Design Guidelines.

P. Vacant Lots, Destruction

1. There shall be no trash, ash, paper or refuse of any kind thrown or dumped onto vacant lots in the Cottonwood Trails Subdivision.
2. The Owner of a lot within the Cottonwood Trails Subdivision that is vacant shall be responsible to keep the lot cleared of all weeds, trash and any other item that is visually or otherwise undesirable.
3. The Owner of a lot upon which a structure is destroyed by fire or other casualty shall either promptly rebuild, repair or replace the structure or remove the debris (including foundations) from the lot.

Q. Restricted Activities

1. The use of any trailer, motor home, boat, shack, tent, garage or any other outbuilding as a residence, either temporarily or permanently, is prohibited. However, one motor home or boat may be kept in the driveway or in front of a house for no more than ten (10) days per year.
2. The placement of any kind of antenna (radio, shortwave, television or other), either temporarily or permanently, is prohibited without the prior approval of the CTACC.
3. The construction, erection, placement, assembly or maintenance of any outbuilding or storage building or other auxiliary building of any nature, permanent or temporary, detached from the permitted improvements on the house, must be approved in writing by the CTACC and must be of similar architectural design as the house.

R. Pedestrian Circulation

Pedestrian circulation for residents for the Cottonwood Trails is an important benefit. Accordingly, sidewalks and/or pedestrian/bicycle pathways are incorporated to, from, and throughout, the development. These pathways lead to the existing pedestrian/bicycle network constructed along Coates Main Canal, Boque del Rio, and City Open Space. An access gate will be installed between the Cottonwood Trails Subdivision and the Coates Main Canal to provide for security of Cottonwood Trail residents.



DESIGN GUIDELINES

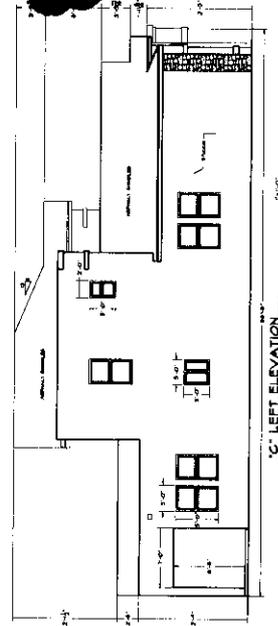
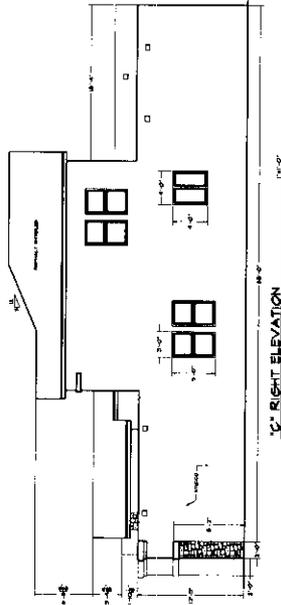
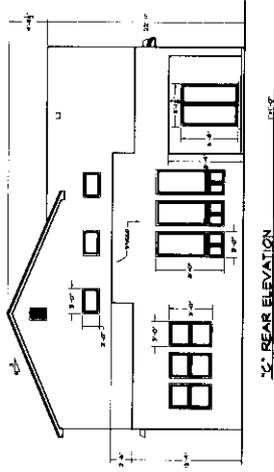
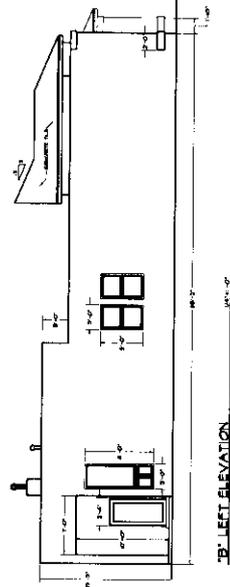
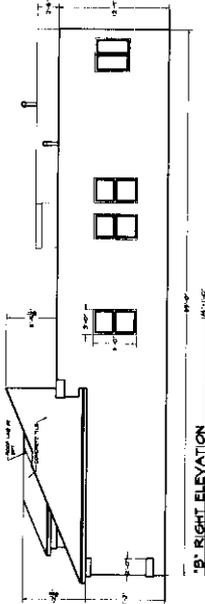
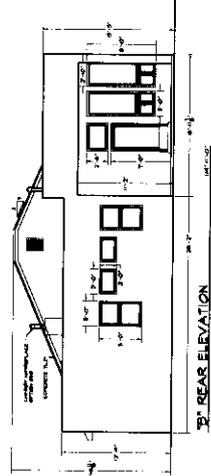
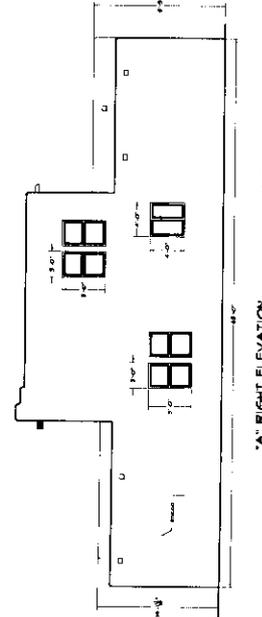
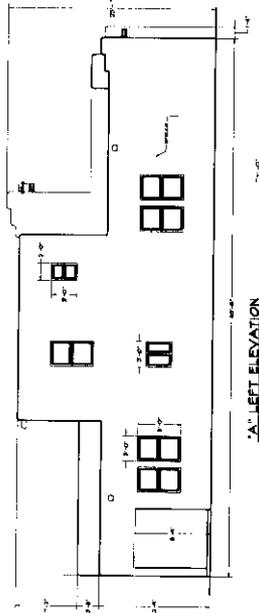
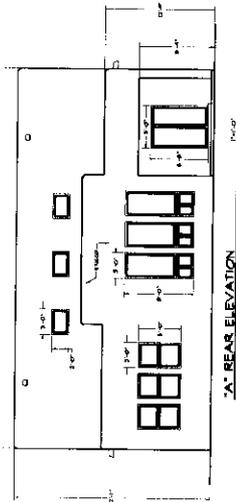
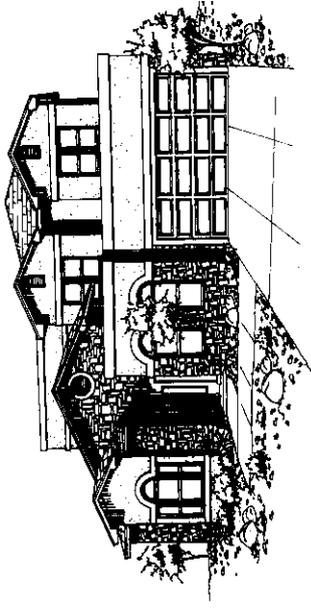
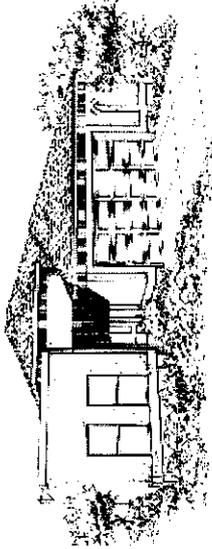
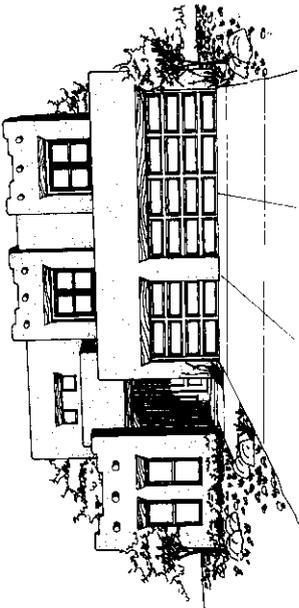
Prepared by:
 Gamart Group, Inc.
 PO Box 10285
 Albuquerque, NM 87184-0285

Prepared by:
 Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102

6400 Uplown Blvd. NE, Suite 500E
 Albuquerque, NM 87110



April 28, 2000



NOTE: THESE DRAWINGS ARE EXAMPLES OF TYPES OF RESIDENTIAL UNITS THAT MAY OCCUR UNDER THE GENERAL PERMITS. THE EXACT TYPES AND UNITS, NOR ARE THEY TO SET PRECEDENT FOR EVERY HOUSE AT COTTONWOOD TRAILS.

Lot Sizes

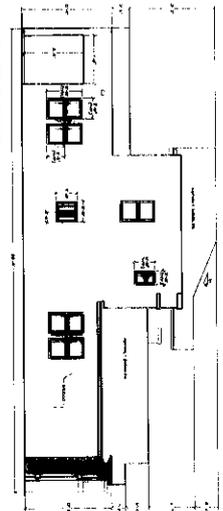
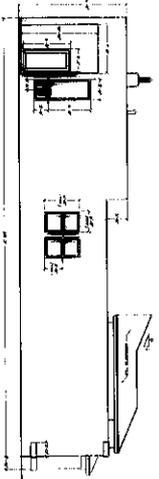
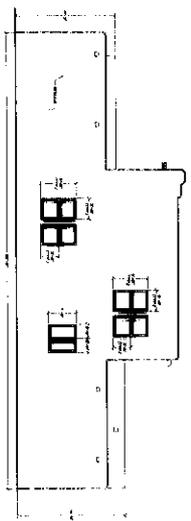
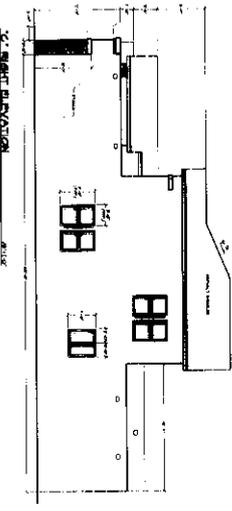
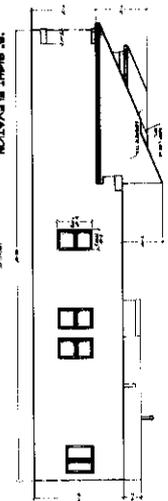
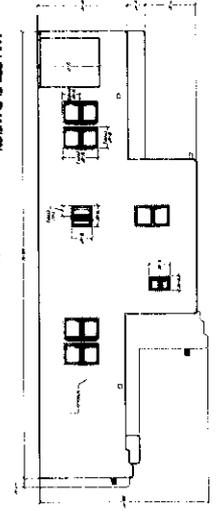
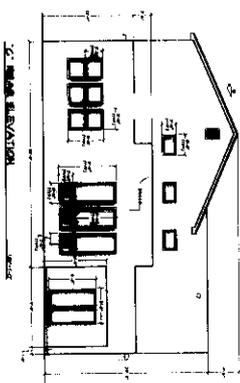
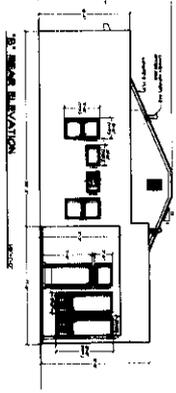
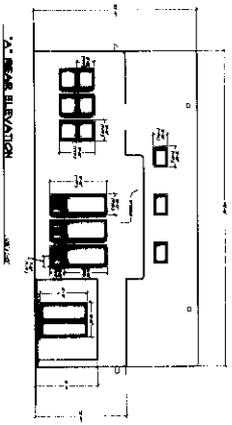
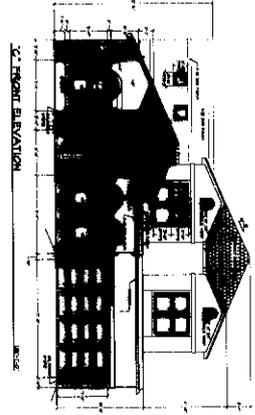
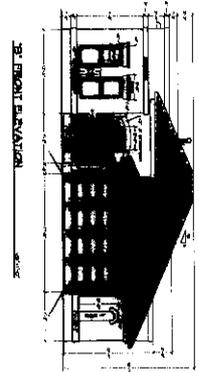
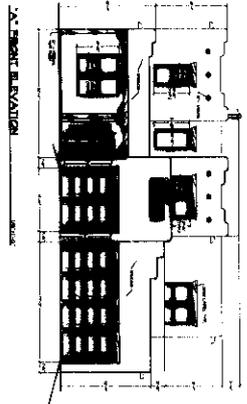
Cottonwood Trails Subdivision
Net lot areas (to edge of roadway easement)
06/09/2000

o:\600\100600b\lot sizes.xls

Lot Number	Net Lot Area In Square Feet	Net Lot Area In Acres
1	6,688.67	0.1536
2	6,871.28	0.1577
3	7,253.17	0.1665
4	7,935.63	0.1822
5	8,910.71	0.2046
6	8,444.04	0.1938
7	6,873.53	0.1578
8	7,157.14	0.1643
9	7,831.89	0.1798
10	8,547.91	0.1962
11	8,588.64	0.1972
12	7,907.29	0.1815
13	7,086.13	0.1627
14	6,576.43	0.1510
15	6,378.28	0.1464
16	6,479.42	0.1487
17	6,692.06	0.1536
18	6,835.95	0.1569
19	6,733.86	0.1546
20	7,615.90	0.1748
21	6,600.00	0.1515
22	6,600.00	0.1515
23	6,600.00	0.1515
24	6,600.00	0.1515
25	6,388.67	0.1467
26	10,238.74	0.2350
27	14,691.81	0.3373
28	7,723.10	0.1773
29	7,070.67	0.1623
30	6,657.47	0.1528
31	12,456.15	0.2860
32	11,833.13	0.2717
33	10,527.78	0.2417
34	8,883.32	0.2039
35	7,496.75	0.1721
36	6,761.61	0.1552
37	6,746.34	0.1549
38	6,623.58	0.1521
39	7,643.28	0.1755

Lot Sizes

40	8,053.78	0.1849
41	7,696.92	0.1767
42	7,696.92	0.1767
43	7,696.92	0.1767
44	7,571.24	0.1738
45	9,566.90	0.2196
46	9,572.74	0.2198
47	9,572.74	0.2198
48	9,602.37	0.2204
49	10,101.53	0.2319
50	9,681.63	0.2223
51	9,901.15	0.2273
52	10,441.64	0.2397
53	7,353.84	0.1688
54	8,381.93	0.1924
55	9,627.07	0.2210
56	10,024.16	0.2301
57	9,662.37	0.2218
58	9,950.97	0.2284
59	10,778.35	0.2474
60	33,698.53	0.7736
61	33,829.38	0.7766
62	33,727.37	0.7743



COLOR PALETTE

- SHINGLES - TAMKO**
- 01 - SLATE BLACK
 - 02 - SLATE SLATE
 - 03 - WEATHERED WOOD
 - 04 - OAKLAND GREY
 - 05 - RUSTIC HICKORY
 - 06 - DRIFTWOOD
- TILE - WESTLE**
- 01 - SLACK FOREST
 - 02 - DRIFTWOOD
 - 03 - WEATHERED WOOD
 - 04 - BLACK WALK/NT
 - 05 - WESTERN
 - 06 - BLUNT CEDAR
- STONE**
- 01 - ALUM
 - 02 - SNOW
 - 03 - TEXAS CREAM
 - 04 - GRAY
 - 05 - OBSERT BLEND

NOTE: THESE DRAWINGS ARE EXAMINES OF TYPES OF RESIDENTIAL UNITS THAT ARE OCCUR UNDER THE MOST TYPICAL LIMITS, NON ARE THEY TO SET PRECEDENT FOR OTHER HOUSE AT COTTONWOOD TRAILS.

Cottonwood Trails
EXTERIOR ELEVATIONS

Prepared by:
 Charles Hanks
 6700 Jefferson Ave, Bldg. B
 Appleton, WI 54912



NOTE: VIEWS 01, 02, 03, AND 04 ARE SUBJECT TO THE APPROVAL OF THE BUILDING DEPARTMENT. APPROVAL OF THE BUILDING DEPARTMENT IS NOT GUARANTEED. THIS ARCHITECTURAL CENTER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DESIGN GUIDELINES FOR COTTONWOOD TRAILS

The following are guidelines for homes built in the Cottonwood Trails subdivision ("Cottonwood Trails Guidelines"). The construction of homes in Cottonwood Trails will be subject to the review of the Cottonwood Trails Architectural Control Committee (the "CTACC") as described below. Builders will construct all homes within Cottonwood Trails in compliance with these Guidelines.

A. Architecture Styles

All homes must be Pueblo, Territorial, Northern New Mexican, Mediterranean, or Mediterranean Eclectic style. Below are descriptive characteristics of the different styles. While these characteristics are general, it is to the intent of these guidelines to provide a certain amount of individual expression and creative design as the overall look of the house contains the characteristics of one of the styles listed below and adheres to the Guidelines. The CTACC retains the right to approve or deny any aspects of the design for a case-by-case basis without limitation.

- Pueblo Style** - Pueblo style is widely architecture recalling the low adobe, flat-roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the "Pueblo" buildings of historic Santa Fe, Pueblo style incorporates traditional earthen and adobe walls, and characteristically increased porches (at front facades). The Pueblo style is traditionally used for roofs and relies extensively on post and beam construction. Interesting masonry and "adobe" stucco are distinctive features of this style.
- Spanish Colonial Style** - Spanish Colonial style is characterized by simple, flat roof brick, carriage caps, horizontal benches and chimneys; stucco walls with square corners of unadorned adobe and decorative window and door head trim, usually of wood. Columns are generally square or square topped and are typically painted, finished wood with painted wood trim forming the capital and base of the post (or corbel). Territorial style is typically stonier, more formal, and more finished than the Pueblo style.
- Northern New Mexican Style** - are typically a simple one and a half story Pueblo or Territorial style house with pitched roof. Houses tend to be more compact to keep the roofs simple and economical, and to conserve heat with lower additions giprized finish or colored standing seam roofing with second story rooms typically half in the total creating cathedral ceilings and characteristic dormer windows. Details tend to have shed roofs, also metal, with a lower pitch than the main roof. Columns and wood trim at openings are similar to those of the Territorial style. Brick or stone can be used in chimney, porches, rail and arched door and window sills.
- Mediterranean Style** - Low-sloped gabled or hipped roofs (flat in some cases) characterize the Mediterranean style. Windows and doors are well spaced above windows and toward full length, and roof porches are characteristically recessed. The facade is broken into multiple masses and the wall finishes of stucco, masonry with stone accent masses and dark courses at walls and porches.
- Mediterranean Eclectic Style** - The Mediterranean eclectic style is similar to the Mediterranean style but with additional embellishments. This style is more likely to have stone accents added to the facade at some locations, roof slopes may be steep, detailing often more active and varied, and additional masses may be added.
- Building Massing**

For all of the architectural styles listed above, building massing is critical, especially for the street elevations. Building masses should be chosen from the adjacent masses by an approximate dimension to the size of the building and approved by the CTACC. The front and rear of adjacent to a street elevations must contain at least three masses, of which two of the building masses must have at least a 1 foot vertical/horizontal offset. Developers from a local minimum massing requirements in the Design Guidelines may be approved on an individual basis. A building mass is defined as a volume of space that usually appears as a residential form, consisting of a roof and at least three (3) walls.

C. Garages

1. The main house shall have a garage for not less than two cars and have a driveway sufficient to park two vehicles, so that a 2) four parking spaces is provided.

D. Damage doors shall be offset from the surface of the front facade by a minimum of eight inches (8")

D. Windows

A) exterior windows and frames of windows must be white or tan color.

E. Sidelights

The use of counterpane streets, short block lengths, and varied front facades has been utilized to prevent the garage doors from dominating the streetscape.

1. Front yard setback.
2. No house shall be constructed within fifteen (15) feet from the front property line of a lot.
3. The garage shall be constructed to ensure that a twenty-foot (20') minimum setback area exists in front of the garage.
4. Side yard setback - no house shall be constructed within ten feet (10') from the side property line of a lot.
5. Rear yard setback - no house shall be constructed within fifteen feet (15') from the rear property line of a lot.

F. Minimum Square Footage

Each home must have at least 1,700 square feet of fully enclosed heated area, exclusive of garages and open porches and patios.

G. Materials and Pre-Approved Building Colors

1. All homes must be finished with stucco or stone. Subject to CTACC approval, the only colors of stucco (R) may be approved equal or stone finishes that will be allowed on homes are the following:

Stucco: Aladin, Brown, Tans, Creamy Gray, Desert Blend, Sandstone, Champagne, Buckskin, Ash, Birchwood, Fawn, Pigeon, Sandwood, Heavens, Ivory, Stucco Ferns, Flex, Saddle, Terra Stone, Buff, Yellow, Horse, Buffalo, Earth, Dry River, Mammo, Lariat, Casa

(A brand of stucco is used other than El Rey, the color must match one of the above colors. Additional colors may be approved by the CTACC on an individual basis.

H. Building Height

Height or improvements on any lot shall not exceed a maximum height (1) for single-story, and the maximum height allowed for two story houses is twenty-six feet (26') as defined by the City of Albuquerque zoning code.

1. The maximum area of the second story of a house shall be no more than twenty-five percent (25 %) of the area of the first floor. The first floor area is calculated inclusive of the garage area and porch area. The second story area is calculated exclusive of roof decks and porches. For example, if the first floor has an area of 2,000 square feet, the area of the second story is limited to a maximum of 1,500 square feet.

2. The front elevation of the second story portion of the house shall also be set back a minimum of two feet (2') to the front yard setback line.

3. Floor Area Ratio is the ratio of the total floor area (including multiple levels) of the structure to the lot. In order to ensure that houses are in appropriate proportion to their lot, a Floor Area Ratio of 75% shall not be exceeded.

I. Landscaping

1. Approval Plans for front yard landscaping must be submitted to the CTACC (or approved prior to the start of construction of landscaping) and must be compatible with the overall subdivision streetscape and must conform to and meet or exceed the minimum standards as approved.

2. Timing of installation. All front yard landscaping and all side yard landscaping (if the home is on a corner) must be completed by the owner, no later than two months after completion of construction of the home, but in any event no later than the date of occupancy of the home.

J. Site Lighting

1. Site lighting shall not have a total off-site luminance greater than 1000 foot candles; however, it shall not have an off-site luminance greater than 200 foot candles measured from the property line of any private property in a residential zone.

K. Mechanical Equipment

1. Air conditioning/heating equipment may be installed on flat-roofed structures but shall be screened from view by screening that are an integral part of the house (as viewed from the front, side and rear) and the equipment shall be located within the side or rear yard and screened from the front and side.

2. Any roof-mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color and design. Ground mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color, design, and/or landscaping. Top of screen walls are to be the same height or higher than the equipment being screened.

L. Pools/Spas

Swimming pools and spas within the easements shall be limited to general gas legs. Environmental Protection Agency (EPA) approved pool-cleaning treatments, and other EPA approved pool-cleaning devices.

M. Walls

1. **Subdivision Walls.** The perimeter subdivision wall along Coors Trail shall be concrete masonry unit (CMU) with stucco finish on the Coors Trail side and will be installed and paid for by the developer. The wall height shall be no more than eight feet (8') and no less than four feet (4') as measured from the street side of the wall. The wall along Coors Trail will match the Berque side the wall that be enclosed on the street side only. The wall adjacent to the proposed Major Public Open Spaces shall be CMU and stucco finish to match the existing Open Spaces Wall adjacent to the Berque

2. **Screening Vegetation.** A. Each home must have a new wall and two side walls. All rear walls shall exceed the entire length of the rear property line. All side walls shall extend from the rear of the lot to at least the rear of the driveway for all rear lots over 60, 61, and 62. B. Interior residential lot line walls shall be stucco CMU and no more than eight feet (8') height. Additional screens or materials may be used as approved by the CTACC for use 60, 61, and 62.

C. All walls that are located on the common property line between adjoining lots shall be party walls that may not be removed by either property owner of the adjoining lots. All walls must be constructed from the elevation specified by the subdivision engineer and indicated on the grading plan of the Cottonwood Trails Subdivision. The cost of installation and maintenance of such party retaining walls shall be split equally between property owners of the adjoining lots.

D. No wall or fence may be erected on a lot that is closer to the street than the front of the dwelling on the lot, except for 60, 61 and 62. A house is located on a corner when such house abuts more than one public right-of-way.

The corner house will be deemed to front on the right-of-way on which the house has a smaller dimension, subject to possible redesignation by the CTACC upon the request of the owner of any such house.

3. **Condyred walls.** Condyred walls are allowed within the front yard setback areas and shall be constructed of materials, finish, and color that are complementary to the house. Wall height shall be as approved by the CTACC.

N. Mailboxes

"Cluster" mailboxes will be used for lots 1 through 60, subject to the requirements of, and in coordination with, the United States Postal Service. Lots 60, 61, and 62 shall have street door mailboxes.

O. Review for Compliance

The compliance of any structure or improvement within the Cottonwood Trails Subdivision will be reviewed by the CTACC. In order for the CTACC to perform such review, the following must be submitted (the completeness of which will be subject to the determination of the CTACC):

1. One complete set of plans, including but not limited to, foundations (for paved, concrete, cobble, paver, patio, CTACC structural pool, landscaping plans and the finished grade of the structure or improvement on the lot.

Within 15 days of receipt of the plans, the CTACC will communicate the results of its review in writing to the builder. The communication will specifically indicate whether or not the proposed structure complies with the Design Guidelines.

P. Vacant Lots; Destruction

1. There shall be no trash, junk, paper or refuse of any kind thrown or dumped onto vacant lots in the Cottonwood Trails Subdivision.

2. The owner of a lot within the Cottonwood Trails Subdivision that a vacant shall be responsible to keep the lot cleared of weeds, trash and any other item that is visually or otherwise undesirable.

3. The owner of a lot upon which a structure is destroyed by fire or other casualty shall either promptly rebuild, repair or replace the structure or remove the debris (including foundations) from the lot.

Debris shall be no less than six feet, four inches, and shall be placed or placed or placed on the Open Space Parcel by any owner of a lot within the Cottonwood Trails Subdivision.

Q. Restricted Activities

1. The use of any trailer, motor home, boat, shack, tent, garage or any other outbuilding as a residence, either temporarily or permanently, is prohibited. However, one motor home or boat may be kept in the driveway or front of a house for no more than ten (10) days per year.

2. The placement of any sign or antenna (radio, television, or others), either temporary or permanently, is prohibited without the prior approval of the CTACC.

3. The construction, erection, placement, assembly or maintenance of any outbuilding or storage building or other accessory building of any kind, permanent or temporary, constructed from the permitted improvements or other materials shall be approved in writing by the CTACC and must be of similar architectural design as the house.

R. Pedestrian Circulation

Pedestrian circulation for residents for the Cottonwood Trails is an important benefit. Accordingly, sidewalks and/or pedestrian/bicycle pathways are incorporated to, from, and throughout the development. These pathways lead to the existing pedestrian/bicycle network constructed along Corrales Mesa Canal, Berque del Rio, and City Open Space. An access gate will be installed between the Cottonwood Trails Subdivision and the Corrales Mesa Canal to provide for access of Cottonwood Trail residents.

S. Emergency Access

One or more of the streets within Cottonwood Trails will be available as a 20' wide emergency access through the Cottonwood Trails Subdivision shall be provided for the benefit of residents of Cottonwood Trails. Coors Trail, and Berque del Rio (Berquehorns), as required by the certain Covenants and Agreement records in the office of the County Clerk of Bernalillo County, New Mexico in book 96-24, pages 59-79 to 59-82.

Cottonwood Trails

DESIGN GUIDELINES

Prepared by:
Central Group, Inc.
PO Box 10265
Albuquerque, NM 87194-0265

Reviewed by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

NOTE: Lots 60, 61, and 62 are subject to these guidelines. However, the lots are subject to the design guidelines and approved by the Cottonwood Trails Architectural Control Committee (the CTACC).

Smith Engineering, Inc.
6400 Ursula Blvd. NE, Suite 302C
Albuquerque, NM 87110

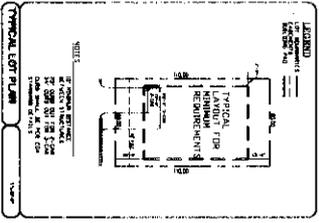
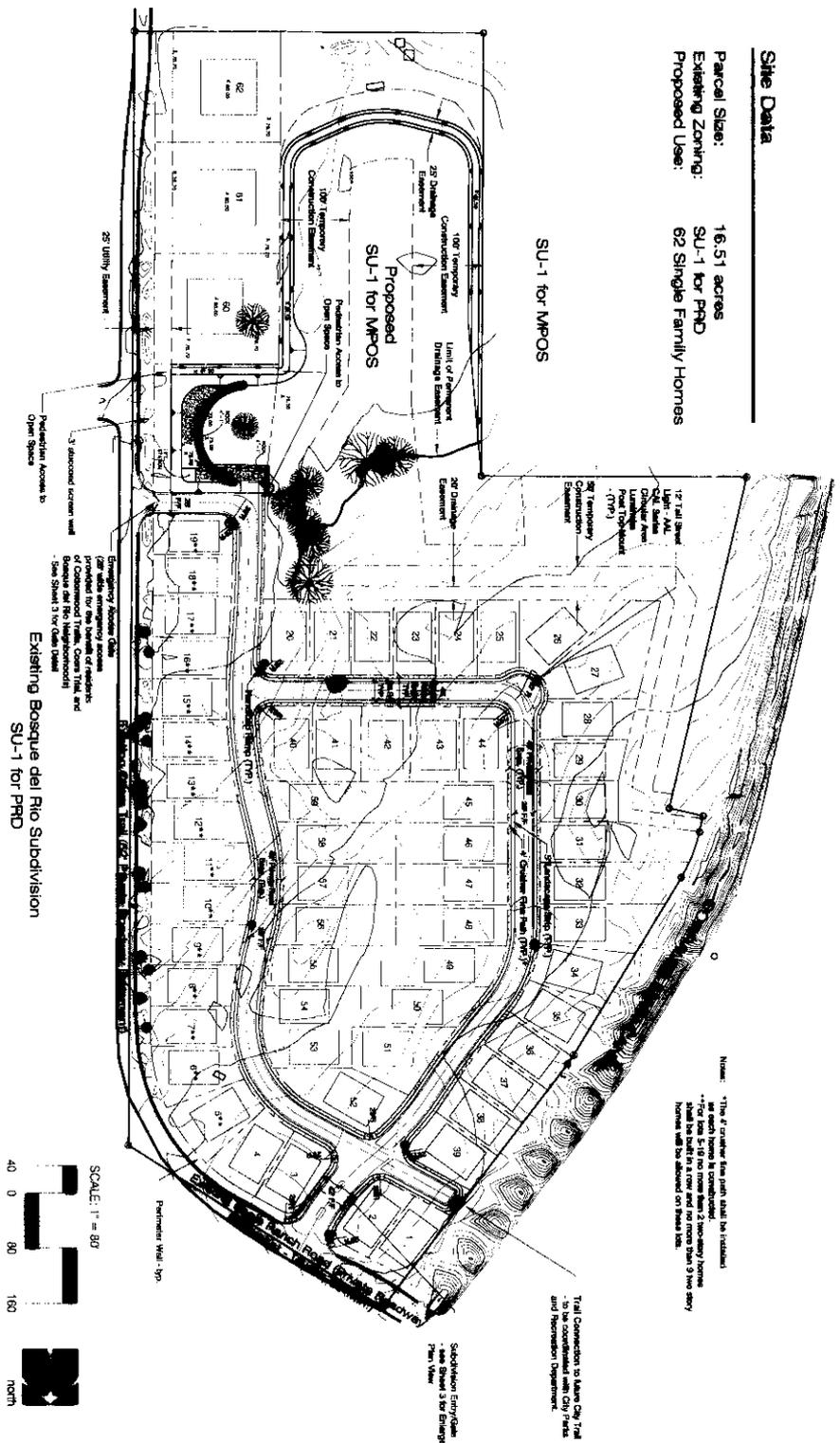


Consensus Planning, Inc.
September 8, 2000
Sheet 4 of 7

PARCEL "C"

Site Data

Parcel Size: 16.51 acres
 Existing Zoning: SU-1 for PRD
 Proposed Use: 62 Single Family Homes



Cottonwood Trails

SITE PLAN FOR SUBDIVISION AND BUILDING PURPOSES

Prepared by:
 Serritt Group, Inc.
 PO Box 10285
 Albuquerque, NM 87194-0285

Proposed by:
 Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102

6400 Upton Blvd. NE, Suite 5005
 Albuquerque, NM 87110

Swiss Engineering, Inc.
 6400 Upton Blvd. NE, Suite 5005
 Albuquerque, NM 87110

CONSISTENT PLANNING
 May 19, 2000
 Sheet 1 of 7



APPROVALS

Approval	Date
Planning Director	
Transportation Development	
Civ Engineer/AMFCA	
Utility Development	
Parks and Recreation Department	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Garrett Group, Inc.

AGENT: Consensus Planning

ADDRESS: 924 Park Ave SW
(w/zip code)

CASE NUMBER: 0028-0000-00586
" - " - 00587

AMOUNT DUE: \$75.00

- 441006/4981000 (City Cases)
- 441018/4921000 (County)
- 441011/7000110 (LUCC)

GARRETT GROUP, INC.
P.O. BOX 10285
ALBUQUERQUE, NM 87184
(505) 897-8599

BANK OF AMERICA
09820 NM
95-32-1070

3623

PAY TO THE ORDER OF

City of Albuquerque

Seventy Five + 00/100

\$ 75.00

DOLLARS

MEMO

Defernal Fee

Paul E. Garrett

⑈003623⑈ ⑆107000327⑆ 000164458614⑈

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR
MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME COTTONWOOD TRAILS / BOSQUE DEL RIO - 4
AGIS MAP # D-13
LEGAL DESCRIPTION TRACT E1, MARIAN ROCCO SUBD.
BOSQUE DEL RIO - PH 4
ZONED SU-1, COORS TRAIL NW
BTWN PDN & MONTANO 20 AC.

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on _____ [date].

[Signature] SMITH
ENG CO
Applicant / Agent 4-27-00 Date

[Signature]
Hydrology Division Representative 4/26/00 Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on MAR 8-00 [date].

[Signature] SMITH
ENG. CO.
Applicant / Agent 4-27-00 Date

[Signature]
Utilities Division Representative 4-26-00 Date

DRB# 00460-00000-00274
PROJ. # 1000279

SITE DEVELOPMENT PLAN CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site development plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submittals will ordinarily be composed of the following plan sheets:

1. Site Plan
2. Landscaping Plan
3. Grading Plan
4. Building Elevations
5. Utility Plan (where needed)

Submittals shall be organized in the above manner. In addition, 8½" by 11" transparencies must be included with plan submittals. The following checklist describes the minimum information necessary for each element.

SHEET #1 - Site Plan

A. General Information

1. Scale
- | | |
|-----------------|-----------|
| under 1.0 acre | 1" = 10' |
| 1.0 - 5.0 acres | 1" = 20' |
| over 5 acres | 1" = 50' |
| over 20 acres | 1" = 100' |
2. Graphic Scale
3. North Arrow
4. Vicinity Map (1" = 400')
5. Existing structures on site and sites adjacent to the proposal that impact, or are impacted by the project
6. Property lines
7. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

- a. Location and orientation of existing and proposed structures on the property and on the adjacent properties including privacy and retaining walls
- b. Square footage of each structure
- c. Proposed use of each structure
- d. Temporary structures, sign and other improvements
- e. Wall(s) location, height, and length, and cross-sections for retaining walls
- f. Screening or buffering
- g. Dimensions of all principal site elements
- h. Loading facilities
- i. Site lighting (type and height)

SHEET #2 - Landscaping Plan

A. General Information

- 1. Scale - must be same as scale on Sheet #1 - Site Plan
- 2. Graphic scale
- 3. North arrow
- 4. Property lines
- 5. Existing and proposed easements

- 6. Identify nature of ground cover materials
 - a. Impervious areas (pavements, sidewalks, slope pavings, curb and gutters, etc.)
 - b. Pervious areas (planting beds, grass areas, ground cover vegetation, etc.)
 - c. Ponding areas either for drainage or landscaping/recreational use

- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names)
 - a. Existing, indicating whether it is to be preserved or removed
 - b. Proposed, to be established for general landscaping
 - c. Proposed, to be established for screening/buffering
- 8. Irrigation system
- 9. Planting beds
- 10. Grass areas
- 11. Responsibility for maintenance
- 12. Landscaped area requirement, in square feet: _____
- 13. Landscaped area provided, in square feet: _____

SHEET #3 - Grading Plan

A. General Information

- 1. Scale - should be same as Sheet #1 - Site Plan
- 2. Graphic scale
- 3. North arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required)
- 5. Property lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities
 - a. Conceptual grading and drainage plan
 - b. Drainage plan
 - c. Drainage report

- a. Cross Sections
Provide a cross section for all perimeter property lines at the point of the greatest grade change: where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the referenced point.

- b. Spot Elevations
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

2. Non-Structural and Parking

- N/A
- "
- "
- "
- "
- "
- "
- "
- "
- "
- a. Parking design with spaces numbered per aisle and totaled
 - (1) Location
 - (2) Arrangement
 - (3) Dimensions
 - (4) Turning spaces
 - (5) Drives
 - (6) Aisles
 - (7) Ingress
 - (8) Egress
 - (9) Number of spaces required: _____
provided: _____
 - (10) Handicapped parking, spaces required: _____
provided: _____
- N/A
- "
- b. Bicycle racks
- c. Refuse container

C. Streets and Circulation

- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- 1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
- 2. Curve radii
- 3. Right-of-way width
- 4. Pavement widths, flow line to flow line including medians and median cuts
- 5. Sidewalk widths and locations, existing and proposed
- 6. Rail spurs, if any
- 7. Location of traffic signs and signals related to the functioning of the proposal
- 8. Bikeways
- 9. Bus facilities, including bays and shelters where required
- 10. Curb cut size and type

D. Utilities

- ✓
- ✓
- ✓
- ✓
- ✓
- 1. Fire hydrant locations, existing and proposed
- 2. Distribution lines
- 3. Right of way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions
- 4. Existing water, sewer, storm drainage facilities (public and/or private)
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Energy Conservation Features

- ✓
- ✓
- ✓
- 1. Siting for solar access
- 2. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage
- 3. Energy conservation elements

F. Phasing

- N/A
- 1. Proposed phasing of improvements and provision for interim facilities

✓

c. Grade Changes

Identify grade changes on the site greater than 2 feet with shading or a single cross-hatch [/////////]. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch [xxxxxxx].

Alternatively, cross sections (existing and proposed profile) taken through the site, at a scale appropriate to identify grade changes in excess of 2' vertical, shall be prepared in each principal direction, running between the property lines and including a representation of the adjacent streets and adjacent properties. These cross sections should be taken through the points of highest cut, highest fill, or principal involvement of grade changes, which would clearly illustrate to the Planning Commission those areas within the site that are to be subjected to consequential earth moving and retaining wall construction procedures.

SHEET #4 - Building elevations to scale

A. General Information

- ✓ 1. Scale
- ✓ 2. Graphic scale
- ✓ 3. Facade orientation (elevations of all sides of the building(s) required)
- ✓ 4. Dimensions, to scale if not shown in plan including overall height and width, and dimensions of major facade elements
- ✓ 5. Location of windows and building entrances
- ✓ 6. Building materials and Colors

B. Signage

- ✓ 1. Elevations
- ✓ 2. Location
- ✓ 3. Height and width
- ✓ 4. Sign face area
- ✓ 5. lighting
- ✓ 6. materials and colors

REQUIRED WITH THE DEVELOPMENT REVIEW APPLICATION FOR SITE PLAN APPROVAL
CHECK THE SECTION BELOW CORRESPONDING TO THE ACTION YOU REQUEST. APPLICANTS MUST
BE AWARE THAT APPROVED SITE DEVELOPMENT PLANS MAY EXPIRE AND SHOULD READ CAREFULLY
ZONING CODE SECTION 14-16-3-11 REGARDING THIS MATTER. A PRE-APPLICATION DISCUSSION WITH
A PLANNER FROM DEVELOPMENT SERVICES IS RECOMMENDED.

SKETCH PLAN REVIEW AND COMMENT. You must submit,
6 copies of the proposed plan (folded to 8.5" by 14")
Zone Atlas page showing the property clearly marked
YOUR ATTENDANCE IS NOT REQUIRED AT DRB MEETINGS. COMMENTS CAN BE FORWARDED.
MUST BE ABLE TO PHOTO COPY
SITE DEVELOPMENT PLAN APPROVAL OR AMENDMENT. You must submit for,
MUST BRING ORIGINAL MYLAR TO THE DRB MEETING

- Site Development Plan for Building Permit Site Development Plan for Subdivision Master Dev. Plan
- EPC public hearing DRB public hearing DRB non-public hearing
- Administrative Amendment: DRB Planning staff
- EPC: 30 copies of the site plan (folded to 8.5" by 14")
- DRB: 24 copies of Site Plan if a public hearing case (folded to 8.5" by 14")
- DRB: 6 copies of Site Plan if a non-public hearing case (folded to 8.5" by 14")
- DRB: 6 copies of the Infrastructure List, if infrastructure required.
- 2 copies of Utility Layout Plan
- AA: 5 copies of Site Plan if an Administrative Amendment case (folded to 8.5" by 14")
- Zone Atlas map showing the property clearly marked
- Site plan checklist
- Traffic Impact Study / Air Quality Statement if a EPC public hearing case (one copy)

MUST BE ABLE TO PHOTO COPY
FORM DRWS/TIS (Drainage Report / Water & Sewer Availability/Traffic Impact Study) if a public hearing case (one copy)
letter of authorization

Neighborhood Notification if a public hearing case
Sign Posting Agreement if a public hearing case
Reductions (8.5" x 11") of site plans if an EPC case
Fee (see schedule)

IN ALL CASES, YOUR ATTENDANCE IS REQUIRED.
Your case requires an EPC HEARING, hearings are approximately SEVEN WEEKS after the filing deadline.
Your case requires a DRB PUBLIC HEARING, hearings are approximately ONE MONTH after filing deadline.
Your case requires DRB NON-PUBLIC HEARING, meetings are approximately EIGHT DAYS after the filing deadline.

COMPLETE SETS OF THE PLAN (folded to 8.5" by 14")
Zone Atlas map showing the property clearly marked
P.C. Official Notification of Decision with conditions for site development
Letter outlining how you have met each condition of the Notification of Decision
Drainage Report submitted to Hydrology Division, (date submitted _____)
Print with the Fire Marshall's signature
Filing deadline is Tuesday noon. The DRB meeting is Wednesday of the following week.
ATTENDANCE IS REQUIRED.

Related case numbers must be listed here! (Zone change, variance, etc.)

Application has been submitted and checked at the time of application
Applicant or Agent / Date: *K. Strozier 9/28/00*
Planner / Date: *J. Chung 4-28-2000*
Project #: *10000493 / 00128* *000000586* *000000587*

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Garret Group Inc

AGENT: Consensus Planning

ADDRESS:
(w/zip code)

CASE NUMBER: Project # 1000493 / 0012800005 00586
00128 200005 587

AMOUNT DUE: \$ 540.00

- 441006/4921000 (City Cases)
- 441018/4921000 (County)
- 441011/7000110 (LUCC)

CONSENSUS PLANNING INC
924 PARK AVE SW
ALBUQUERQUE, NM 87102

5820

WCMA Working Capital Management Account

DATE 4/28/00 25-80/440

PAY TO THE ORDER OF City of Albuquerque
Five hundred forty + 00/100

\$ 540.00

Merrill Lynch
BANK ONE BANK ONE COLUMBUS, OH
Columbus, Ohio 43221

DOLLARS Security features included. Details on back.

MEMO
⑈005820⑈ ⑆044000804⑆ 040801771984⑈

Karen Morquette
President

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1541
CONNECTION TEL 98425495
SUBADDRESS
CONNECTION ID
ST. TIME 04/28 15:09
USAGE T 02'04
PGS. 2
RESULT OK

FAX TRANSMITTAL

City of Albuquerque Planning Department
Development Services Division
924-3860 / 924-3339 FAX

rev: 2/2000 x:\share\epc\stuff\siteplan\faxlist

PAGE 1 of 2

DATE: 4/28/00

TO: Consensus Planning [BY FAX] 842-5495
FROM: Planning Dept.
SUBJECT: Cottonwood Trails

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on June 15, 2000, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, May 3, 2000. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

Parcel shaded on zone atlas map is inconsistent w/ vicinity map/submittal. Please correct. Need ASAP

Landscape Plan needs plant ~~list~~ key/palette
→ Show symbol - common name - botanical name - size-caliper = height

Exterior elevations - need colors & specific materials
Need front elevation in addition to provided perspective.

Show a typical lot w/ driveway, dimensions ingress, egress

FAXED 3:15 4/28/00

FAX TRANSMITTAL

PAGE 1 of 2

City of Albuquerque Planning Department
Development Services Division
924-3860 / 924-3339 FAX

DATE: 4/28/00

rev: 2/2000 x:\share\epc\stuff\siteplan\faxlist

TO: Consensus Planning [BY FAX] 842-5495
FROM: Planning Dept.
SUBJECT: Cottonwood Trails

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Landscape Plan needs plant ~~list~~ key/palette

→ Show symbol - common name - botanical name - size - caliper - height

Exterior elevations - need colors & specific materials
Need front elevation in addition to provided perspective.

Show a typical lot w/ driveway, dimensions ingress, egress

Notes & policies inconsistent w/ drawings (Note 2 - C-1 zoning)
(Note 3 - where is visitor center site/archeological site?)

Discrepancy between site plan and road cross-section, sidewalks, 5' space/planter - not shown on site plan
Need curve radii

Need sidewalk width & locations

Curbs cut - size & type (typical)

Need Bar Scale on elevations



PLANNING

CONSENSUS ■ April 28, 2000

Landscape Architecture
Urban Design
Planning Services

Ms. Christine Dillow
Taylor Ranch Neighborhood Association
6108 Hokona Place NW
Albuquerque, NM 87120

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
e-mail: cp@
consensusplanning.com

Dear Ms. Dillow,

This letter is to inform you and the Coors Trail Neighborhood Association of two applications that have been made to the City's Environmental Planning Commission for a zone change and a Site Plan for the 26-acre property located west of the existing Bosque del Rio subdivision.

The zone change request is being made of behalf of the City Open Space Division. This request seeks to change the zoning for approximately 9 acres from SU-1 for PRD to SU-1 for Major Public Open Space. The companion request is for a Site Plan for Subdivision and Building Purposes for 62 single family lots on the remainder of this parcel.

This project will be discussed at the June 15, 2000 EPC hearing, which begins at 8:00 AM in basement of the Plaza Del Sol building at 600 2nd Street NW. If you have any questions, please feel free to call me at 764-9801.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: Zone Change Graphic
 8 1/2 x 11 reduction of the Site Plan

c: Project File

PRINCIPALS

Karen R. Manotte, AICP
James K. Strozier, AICP
Christine J. Owen, ANLA



PLANNING

CONSENSUS

April 28, 2000

Mr. Doug Goodfellow
Taylor Ranch Neighborhood Association
7609 Window Rock NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Goodfellow,

This letter is to inform you and the Coors Trail Neighborhood Association of two applications that have been made to the City's Environmental Planning Commission for a zone change and a Site Plan for the 26-acre property located west of the existing Bosque del Rio subdivision.

The zone change request is being made of behalf of the City Open Space Division. This request seeks to change the zoning for approximately 9 acres from SU-1 for PRD to SU-1 for Major Public Open Space. The companion request is for a Site Plan for Subdivision and Building Purposes for 62 single family lots on the remainder of this parcel.

This project will be discussed at the June 15, 2000 EPC hearing, which begins at 8:00 AM in basement of the Plaza Del Sol building at 600 2nd Street NW. If you have any questions, please feel free to call me at 764-9801.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: Zone Change Graphic
 8 1/2 x 11 reduction of the Site Plan

c: Project File

MEMORANDUM

TO: Mr. Goodfellow
FROM: James K. Strozier, AICP
DATE: 4/28/00



PLANNING

CONSENSUS

April 28, 2000

Landscape Architecture
Urban Design
Planning Services

Mr. Bob Linehaugh
Coors Trail Neighborhood Association
7120 Coors Trail NW
Albuquerque, NM 87120

924 Pied Avenue SW
Albuquerque, NM 87102

987-764-9801
Fax 847-9499
910-661-1111
www.consensusplanning.com

Dear Mr. Linehaugh,

This letter is to inform you and the Coors Trail Neighborhood Association of two applications that have been made to the City's Environmental Planning Commission for a zone change and a Site Plan for the 26-acre property located west of the existing Bosque del Rio subdivision.

The zone change request is being made of behalf of the City Open Space Division. This request seeks to change the zoning for approximately 9 acres from SU-1 for PRD to SU-1 for Major Public Open Space. The companion request is for a Site Plan for Subdivision and Building Purposes for 62 single family lots on the remainder of this parcel.

This project will be discussed at the June 15, 2000 EPC hearing, which begins at 8:00 AM in basement of the Plaza Del Sol building at 600 2nd Street NW. If you have any questions, please feel free to call me at 764-9801.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: Zone Change Graphic
 8 1/2 x 11 reduction of the Site Plan

c: Project File

PRINCIPALS

Robert M. ... AICP
James K. Strozier, AICP
Christina ... ANLA



PLANNING

CONSENSUS

April 28, 2000

Mr. Rick Altenberg
Coors Trail Neighborhood Association
7105 Coors Trail NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Altenberg,

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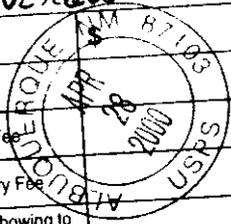
PLANNING
Environmental Planning
7105 Coors Trail NW
Albuquerque, NM 87120

Z 360 240 780

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	Christine D'How
Street & Number	6108 HOLLAND PI NW
Post Office, State, & ZIP Code	ALBUQUERQUE NM 87120
Postage	
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$ 3.20
Postmark or Date	

PS Form 3800, April 1995

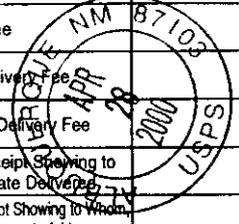


Z 360 240 778

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	Bob Linehaus
Street & Number	7120 COORS TRAIL NW
Post Office, State, & ZIP Code	ALBUQUERQUE NM 87120
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$ 3.20
Postmark or Date	

PS Form 3800, April 1995

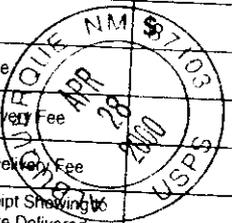


Z 360 240 779

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	Yous Good fellow
Street & Number	7609 WINDOW ROCK NW
Post Office, State, & ZIP Code	ALBUQUERQUE NM 87120
Postage	
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$ 3.20
Postmark or Date	

PS Form 3800, April 1995



Z 360 240 775

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	RICK ALTENBERG
Street & Number	7105 COORS TRAIL NW
Post Office, State, & ZIP Code	ALBUQUERQUE NM 87120
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$ 2.48
Postmark or Date	7.20

Form 3800, April 1995



SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 5-31-00 to 6-15-00

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for 15 days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] X 4/28/00
(Applicant or Agent) (Date)

I issued 1 signs for this application. 4-28-00 J. Chu
(Date) (Staff Member)

CASE NUMBER Project # 1000493

00128 00000 60586
00128 00000 60587