

APPLICATION NO. 08AA-10021	PROJECT NO. 1000493
PROJECT NAME Cottonwood Trails	
EPC APPLICATION NO.	
APPLICANT / AGENT Steve Taske	PHONE NO. 898-0464
ZONE ATLAS PAGE D-13	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE <i>2/14/08</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE <i>2/14/08</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NSP</i>	DATE <i>02/13/08</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RS</i>	DATE <i>22 Feb 2008</i>	DATE
COMMENTS:		
<i>Shade structure.</i>		
<i>RS</i>		

Revised 3/3/04

(Return form with plat / site plan)

APPLICATION NO. <i>CSAA 10021</i>	PROJECT NO. <i>1000493</i>
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PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>AS/AF</i>	DATE <i>2/14/08</i>	DATE
COMMENTS:		

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COMMENTS:		
<i>Shade structure</i>		
<i>\$223</i>		

Revised 3/3/04

(Return form with plat / site plan)



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

Professional/Agent (if any): GROFF LUMBER / STEVE TESKE PHONE: 898-0464
 ADDRESS: 7902 4TH ST NW FAX: 898-8422
 CITY: ALB STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: KEN WILMERT PHONE: 301-6318
 ADDRESS: 6624 SANTO LINA TRL. NW FAX: _____
 CITY: ALB STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: HOMEOWNER List all owners: _____

DESCRIPTION OF REQUEST: ROUGH TIMBER SHADE STRUCTURE WITHIN 15' REAR SETBACK IN SU-1 FOR PRD

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 6 Block: 0000 Unit: _____
 Subdiv/Addn/TBKA: COTTONWOOD TRAILS
 Existing Zoning: SU-1 FOR PRD Proposed zoning: _____
 Zone Atlas page(s): D-13 UPC Code: 10130631224502 MRGCD Map No 0814

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
1000493 & 1000279

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: _____ Total area of site (acres): 0.205
 LOCATION OF PROPERTY BY STREETS: On or Near: 6624 SANTO LINA TRL. NW
 Between: EAGLE RANCH RD. NW and SALT CEDAR TRL. NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 02.08.08
 (Print) STEVEN K. TESKE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>08AA</u>	<u>AA</u>	<u>PL4</u>	\$ <u>45.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date			Total
	<u>2/11/08</u>			\$ <u>45.⁰⁰</u>

Project # 1000493

Planner signature / date

[Signature]

1000493

100029279
NOLENE

FORM P(4): SITE PLAN REVIEW - ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

STEVE TESALE

[Signature]

Applicant name (print)

Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

08 AA	-	-10021
-	-	-
-	-	-

[Signature] 2/11/08
Planner signature / date

Project # 1000493



Sales
7902 Elm St. NW
Albuquerque, NM 87114
505-898-0464 Fax 505-898-8422

LUMBER COMPANY, INC.
www.grofflumber.com

Accounting
P.O. Box 10279
Albuquerque, NM 87184-0279
505-898-8937 Fax 505-898-8422

02/06/08

City of Albuquerque

To Whomever It May Concern:

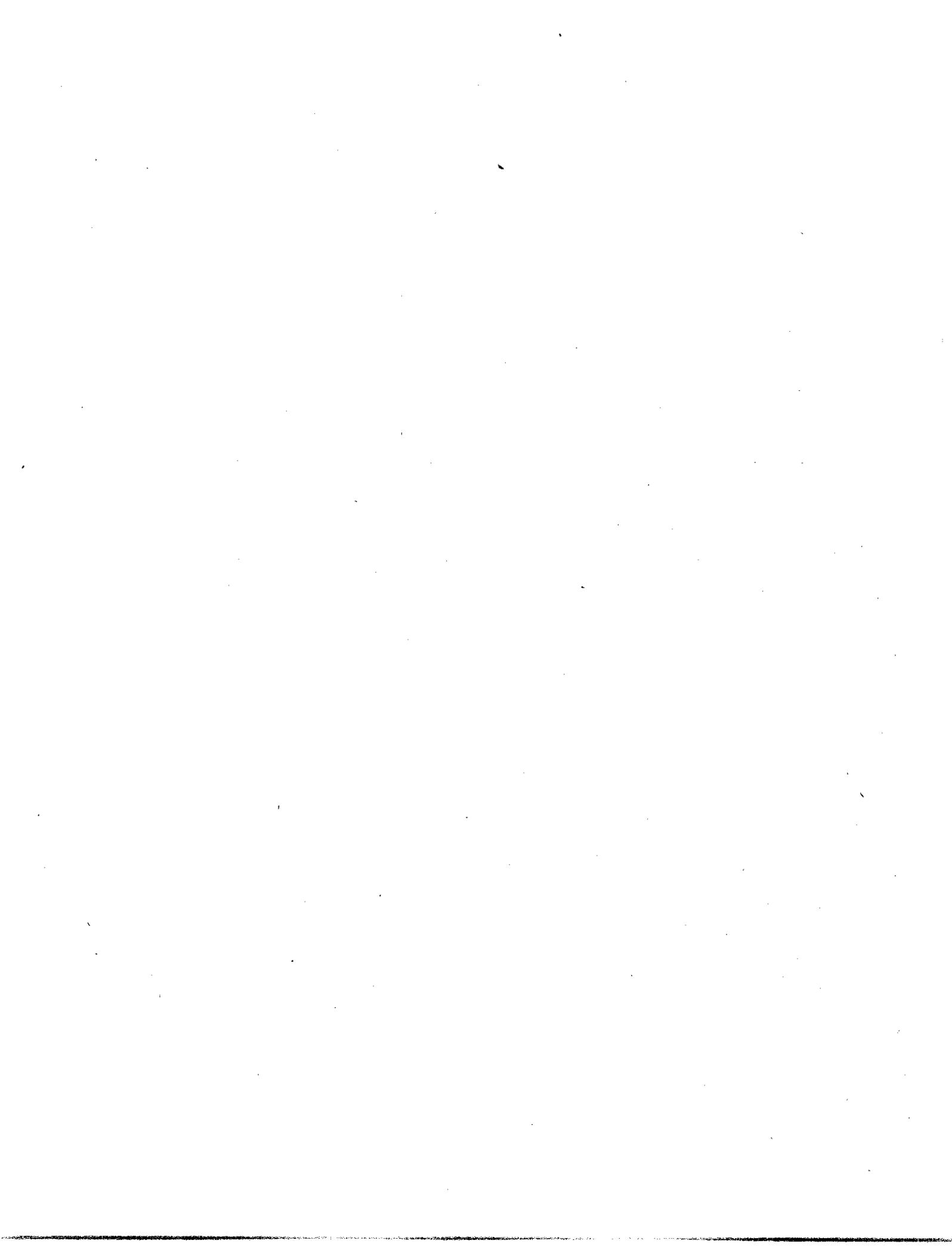
Groff Lumber has been contracted by Ken Wilmert to construct a rough timber shade structure affixed to his residence at 6624 Santo Lina Trail NW, Albuquerque NM 87120. During the summer months temperatures outside Mr. Wilmert's East and South facing windows regularly exceed 90° and this proposed shade structure will provide the home with much needed protection from the sun. It shall be constructed in a South Western style as shown on the provided construction drawings. The structure will be partially visible from Coors Trail NW, as are similar structures in the neighborhood, and not visible at all from Santo Lina Trail NW. The style of this structure will greatly enhance the outdoor quality of Mr. Wilmert's backyard. This proposed shade structure shall not impact the heated square footage of the existing house.

Groff Lumber appreciates your consideration and looks forward to your response.

Sincerely,

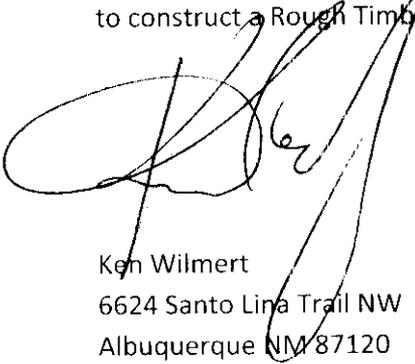
A handwritten signature in black ink, appearing to read "S. Teske", is written over a horizontal line.

Steven K. Teske
Project Manager
Groff Lumber



02/06/08

I, Ken Wilmert, do hereby authorize Groff Lumber to apply for an SU-1 Administrative Amendment and to construct a Rough Timber Shade Structure on my property.

A handwritten signature in black ink, appearing to read 'Ken Wilmert', is written over the printed name and address. The signature is stylized and somewhat cursive.

Ken Wilmert
6624 Santo Lina Trail NW
Albuquerque NM 87120



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

Date: June 21, 2002

OFFICIAL NOTIFICATION OF DECISION

City of Albuquerque
Parks & Recreation Department
P.O. Box 1293
Albuquerque, N.M. 87103

FILE: Project 1000493

02EPC-00641 Amended SDP – Subdivision

02EPC-00642 Amended SDP – Building Permit

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Lot(s) 1 - 62, Tract(s) B & PR, **Cottonwood Trails**, zoned SU-1 PRD, located on COORS BLVD NW, between MONTANO, NW and EAGLE RANCH, NW, containing approximately 17 acre(s). (D-13) Juanita Vigil, Staff Planner

On June 20, 2002, the Environmental Planning Commission voted to Approve Project 1000493 / 02EPC-00641, a Site Development Plan for Subdivision, based on the following Findings:

FINDINGS:

1. This is a request for an amendment to the site development plan for subdivision for lots 1-62, Tracts B and PR, Cottonwood Trails, zoned SU-1 PRD and containing approximately 16.61 acres.
2. The applicant is requesting removal of condition #3d of the approval of a site development plan for building permit that currently reads: "3d. Construction of a 10' bicycle/pedestrian trail on the Corrales Main Canal, with connection from the subdivision." This condition was not part of the original site development plan approval (00EPC 00586) and therefore, this amendment is not required.
3. The withdrawal of this submittal does not impact the intent of the accompany submittal for an amendment to site development plan for building permit.

On June 20, 2002, the Environmental Planning Commission voted to Approve Project 1000493 / 02EPC-00642, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1000493 / 02EPC-00641 & 02EPC-00642

June 21, 2002

Page 2

FINDINGS:

1. This is a request for an amendment to the site development plan for building permit for lots 1-62, Tracts B and PR, Cottonwood Trails, zoned SU-1 PRD and containing approximately 16.61 acres.
2. The applicant is requesting removal of condition #3d of the approval of a site development plan for building permit that currently reads: "3d. Construction of a 10' bicycle/pedestrian trail on the Corrales Main Canal, with connection from the subdivision."
3. The initial approval of this subdivision (Cottonwood Trails) in October of 2002 was conditioned that the then applicant, Garrett Group, construction a 10' bicycle/pedestrian trail on the Corrales Main Canal, with connection from the subdivision.
4. The condition to require that the subdivision to have a connection to the designated trail is supported by Policy 6.25: of the *Comprehensive Plan* that states, "All new developments shall include internal bicycle/pedestrian trails and bikeways which link to the adopted *Trails and Bikeways Facility Plan* primary trails network when feasible and subject to development impact free requirements. All subdivision, sector plans, planned communities, and other development plans must demonstrate connectivity of trails and bikeways to adjacent developments and destinations."
5. The *Coors Corridor Sector Development Plan* encourages trails in appropriate areas as stated in *Issue 1, Traffic Movement/Access and Roadway Design, Policy 8, Walks and Trails*.
6. The Middle Rio Grande Conservancy District (MRGCD), owners of the Corrales Main Canal had denied the construction of the 10' bicycle/pedestrian trail because of the maintenance road that currently exists on the Corrales Main Canal.
7. Since construction of the trail within the Middle Rio Grande Conservancy District (MRGCD) right-of-way is not permitted at this time and due to the grade change caused by the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) required flood wall, the connection originally proposed at the northwest corner of the subdivision can not be completed at this time. The existing trail easement, recorded on the Final Plat for Cottonwood Trails subdivision will remain.
8. An alternate connection is proposed that will more directly connect the adjoining neighborhoods and the required public parking spaces across the City Open Space on the south side of the subdivision from the detention pond area to the Corrales Main Canal. This trail will also have a direct connection to the Cottonwood Trails Subdivision.
9. The proposed additional trail connection, at the southwest corner of Cottonwood Trails, and the proposed trail in the City Open Space does not require a recommendation from the Metropolitan Parks Advisory Board and/or the Open Space Advisory Board. The proposed trail in the City Open Space does not meet the definition of an extraordinary facility in section 14-13-2-2(A)(5)(b) of the Planning, Goals and Objectives Ordinance.

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1000493 / 02EPC-00641 & 02EPC-00642

June 21, 2002

Page 3

10. The proposed trail in the City Open Space meets Policy C.4., West Side Open Space, of the *Major Public Open Space Facility Plan* that states "Recreational uses appropriate in Major Public Open Space areas adjacent to the monument include scenic overlooks, parking, restrooms, picnic areas and trails."
11. The proposed trail in the City Open Space will further the *Major Public Open Space Facility Plan, Management Guide (Appendix H)*, which states "Controlled access shall be provided to all open space lands. Open, dispersed access shall not be allowed in most cases unless it is deemed to be of benefit to the facility. Barriers, such as fencing, walls and natural landforms, will be used to restrict access. In general, developed facilities will provide areas for intense public use. Other area and trails intended for public use will be well marked and defined. All facilities will be constructed with materials which are appropriate to the site, blend visually to the natural environment and are unobtrusive to the natural setting in color, texture and material. Users of motorized vehicles will be directed through the use of control devices associated with vehicular transport. This includes access control devices, fencing, barricades, natural barriers, signing, and other means. As much as possible naturally occurring landforms such as escarpments, arroyos, rivers, and streams will be used to control access or motorized vehicles."
12. Access to the Corrales Main Channel and Service Road is readily available by other routes.

CONDITIONS:

1. Condition 3d shall be revised to read: "Connections from the subdivision to the Corrales Main Canal shall be provided and shall be coordinated with City Parks and Recreation Department."

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 5, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND 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).

EPC OFFICIAL NOTIFICATION OF DECISION
Project 1000493 / 02EPC-00641 & 02EPC-00642
June 21, 2002
Page 4

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,

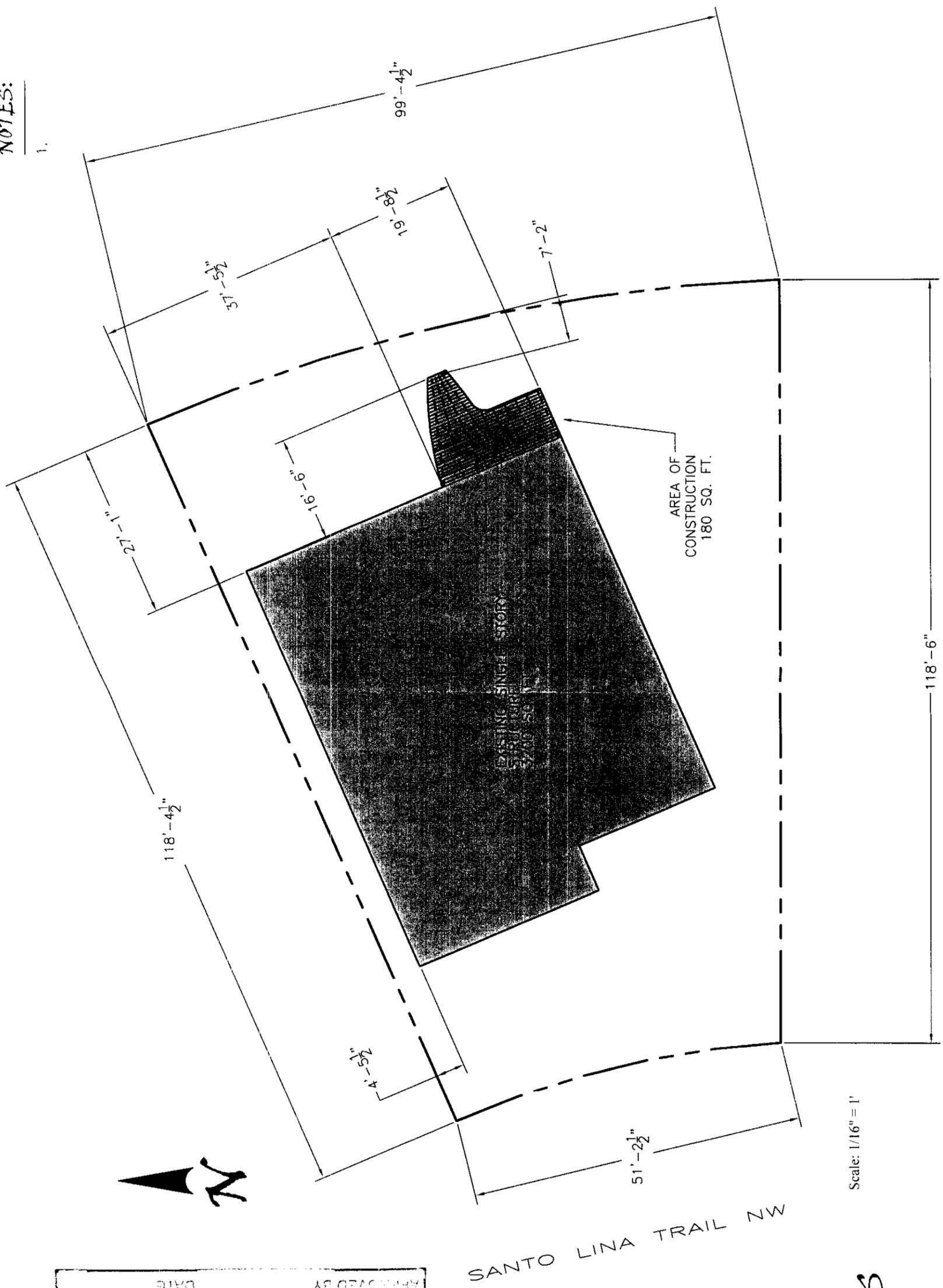

for Victor J. Chavez
Planning Director

VJC/JV/nat

cc: Consensus Planning, 924 Park Avenue SW, Albuquerque, NM 87102
Jack Scott & Bonnie Kelley, Alban Hills N.A., 6417 Camino del Arbol NW,
Albuquerque, NM 87102
Tom Houser, Bosque del Rio HOA, 6700 Jefferson NE, Bldg. B, Albuquerque, NM 87109
Tish Silva, Bosque del Rio HOA, 1116 Pennsylvania NE, Albuquerque, NM 87110
Lee Ellis, Coors Trail N.A., 2520 Bosque Entranda Trail NW, Albuquerque, NM 87120
Jim Timmons, Coors Trail N.A., 2715 Pueblo Grande Trail NW, Albuquerque, NM 87120
Virginia M. Klebesadel, Taylor Ranch N.A., 4416 Gooseberry Road NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Drive NW, Albuquerque, NM 87120
Diane Scena, Parks & General Services, 4th Street, NW
Jay Evans, Open Space Division, Montessa Park

NOTES:

1.

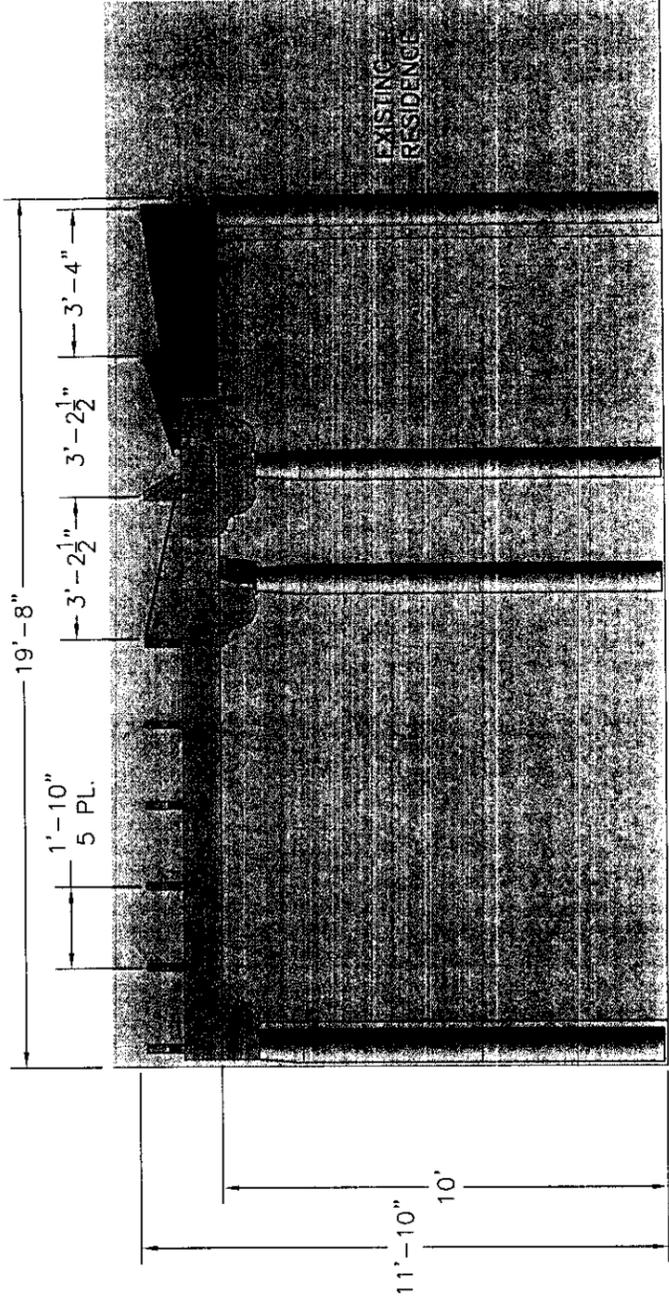
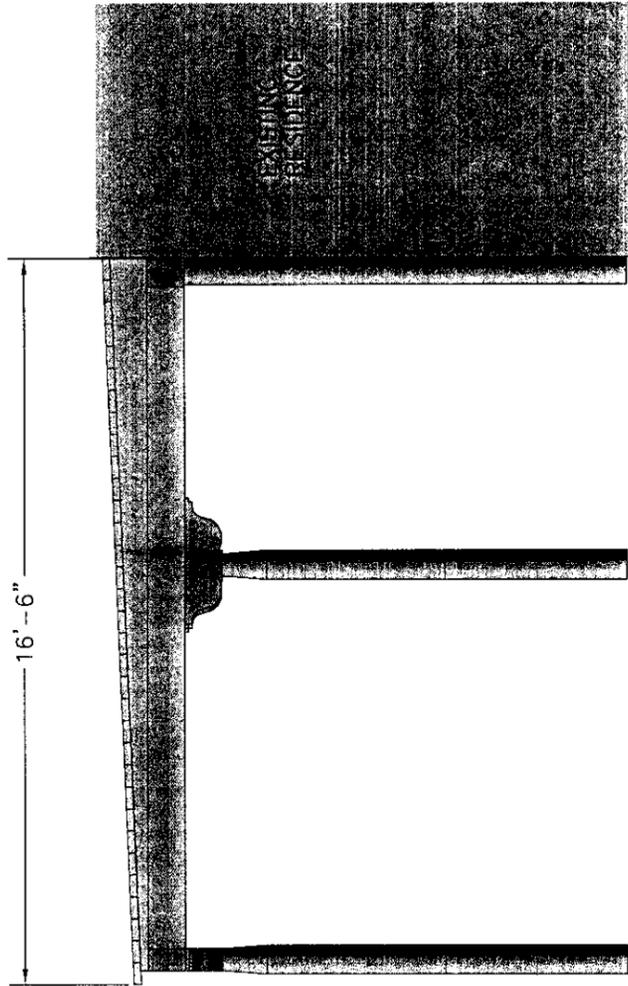
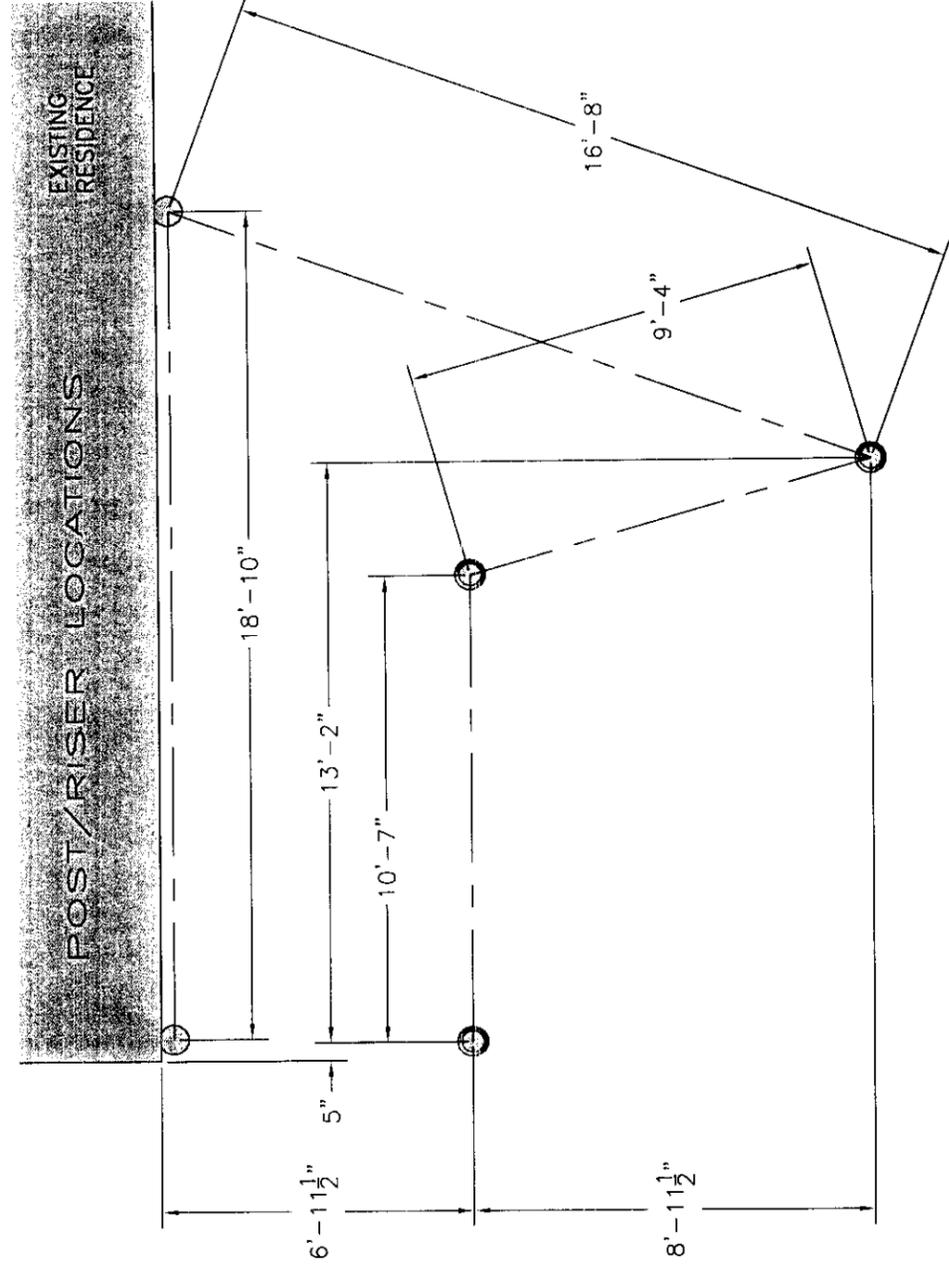
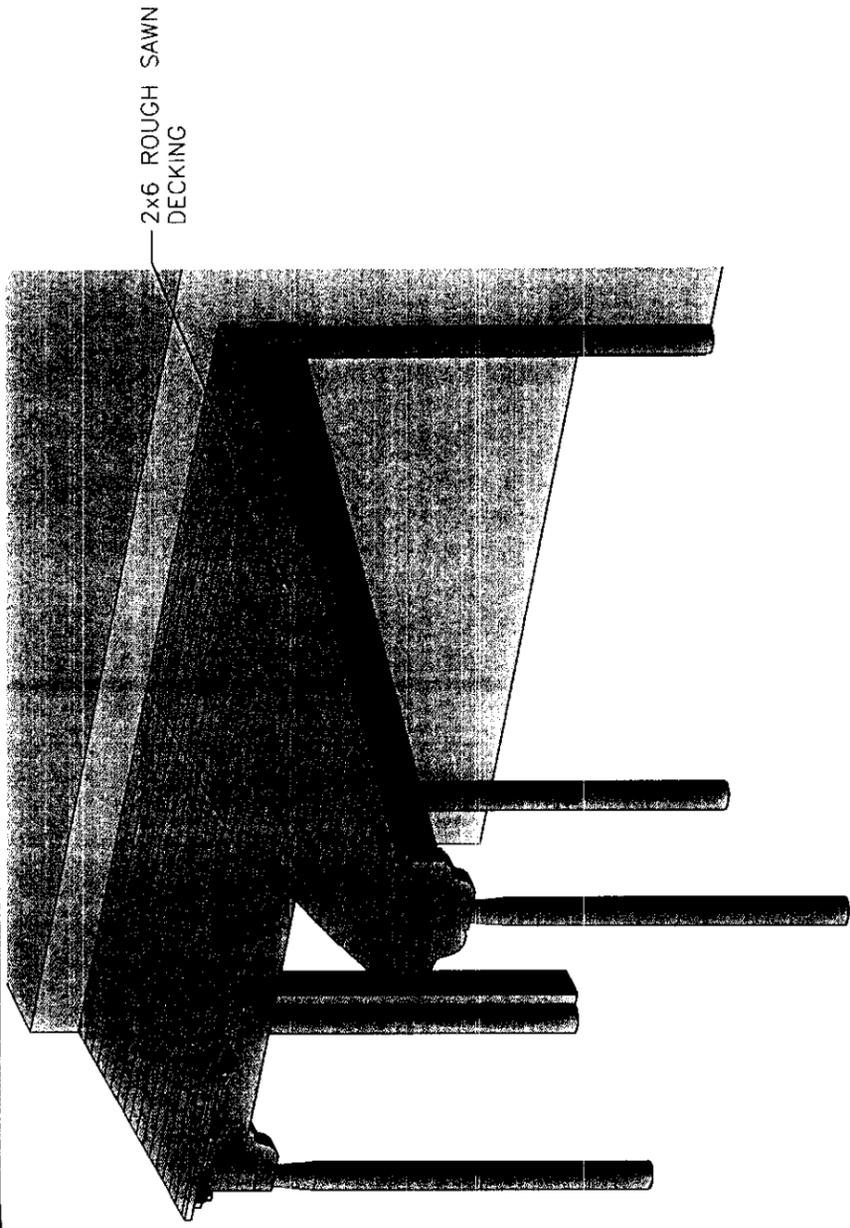


Scale: 1/16" = 1'

SETBACKS

APPROVED BY	DATE
<i>Timothy Burt</i>	2-25 Feb 2008
STAGE STRUCTURE	
66A-10024	1000993





Scale: 1/4" = 1'

Homeowner:
 Ken Wilmert
 6624 Santo Lino Trl, NW
 Albuquerque, NM 87120

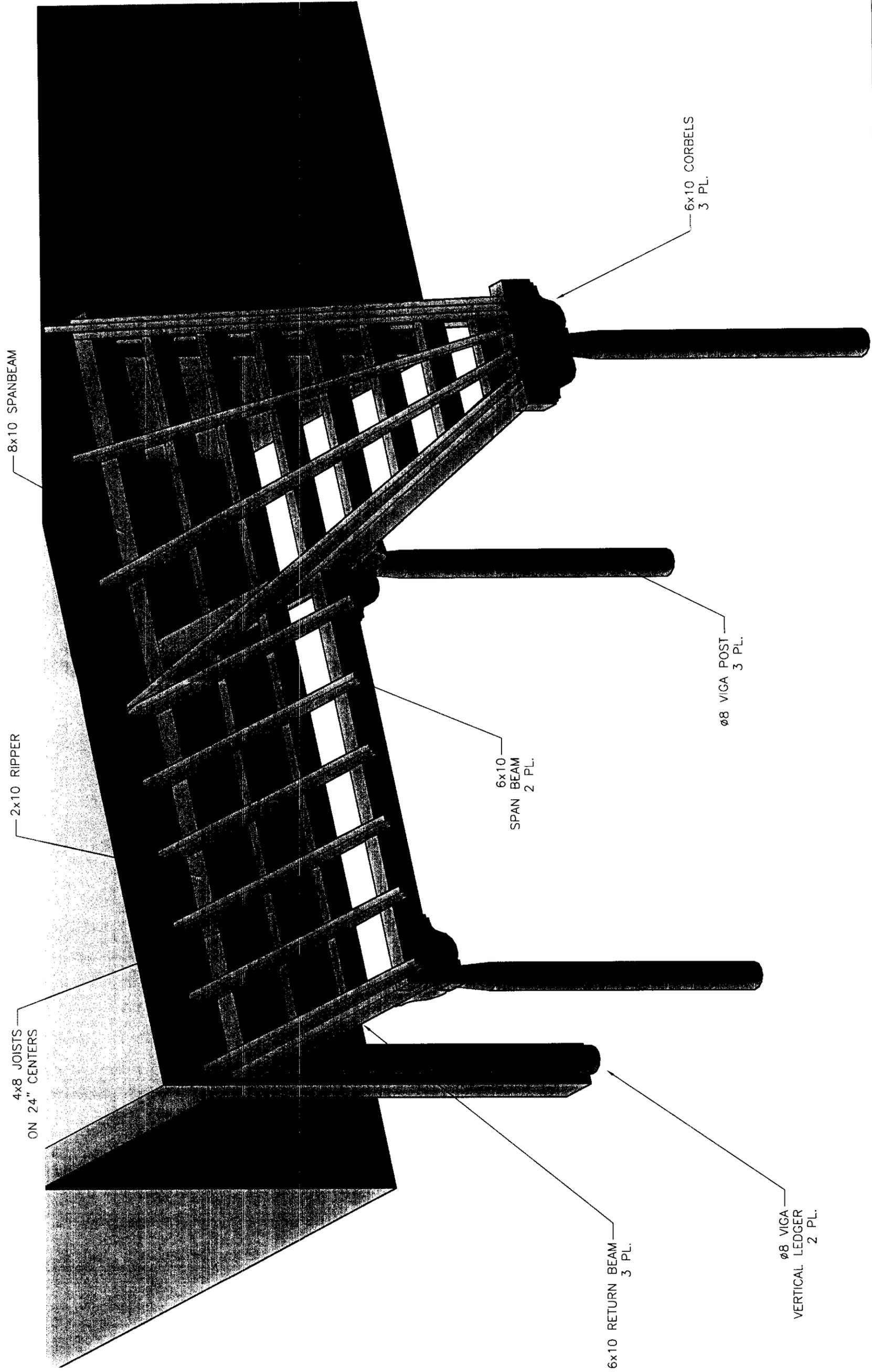
PORTAL DIMENSIONS

Groff
 Lumber Company, Inc.

Drawn by: SKT
 Sheet 2 of 4

Date: 12/27/07





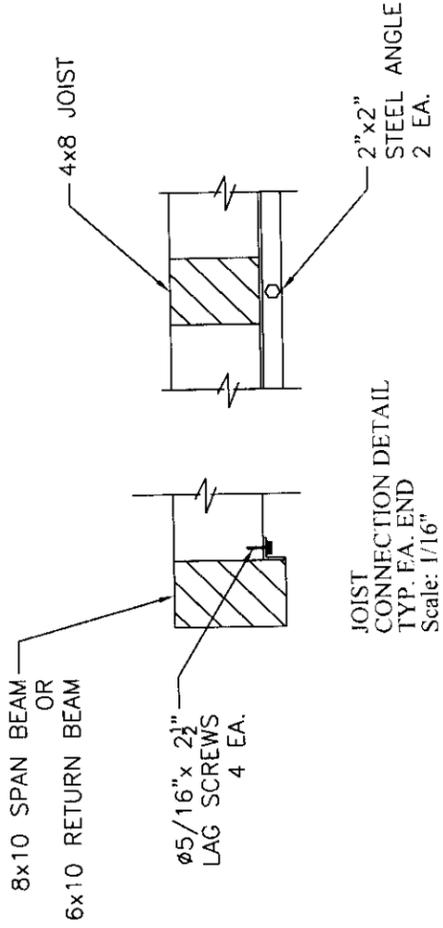
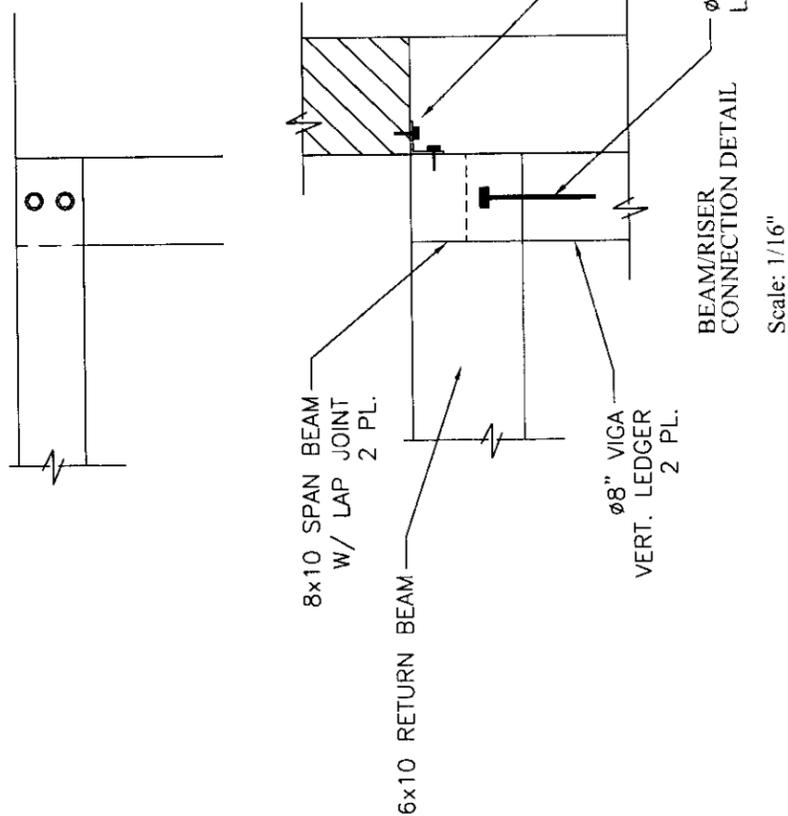
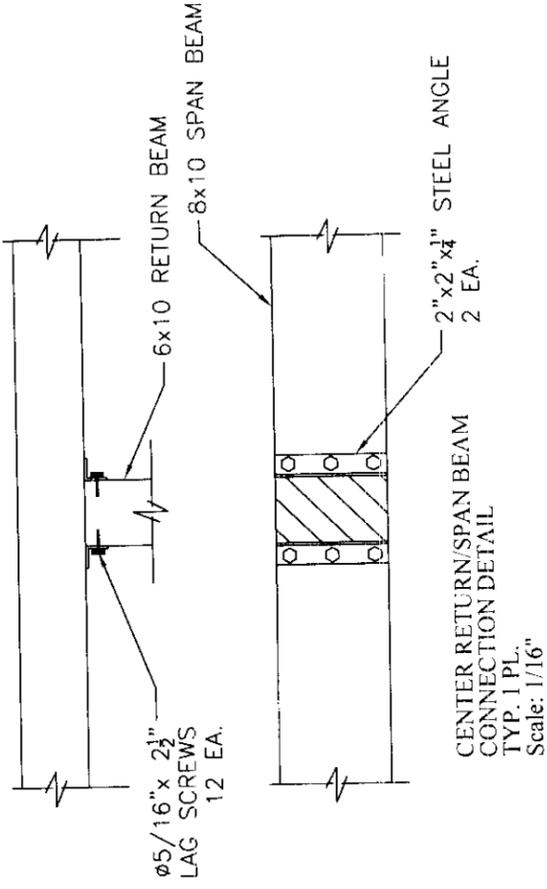
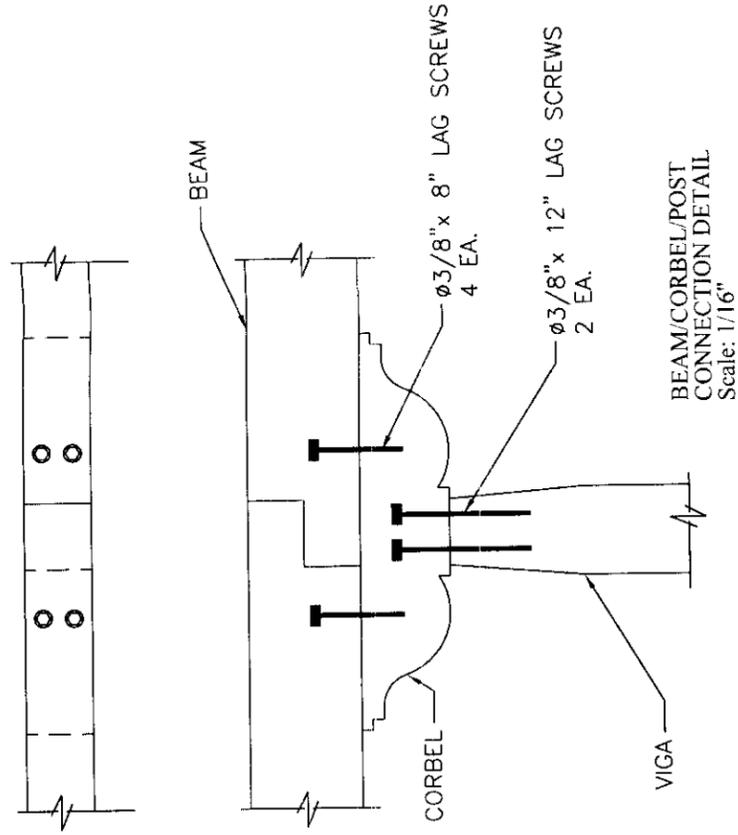
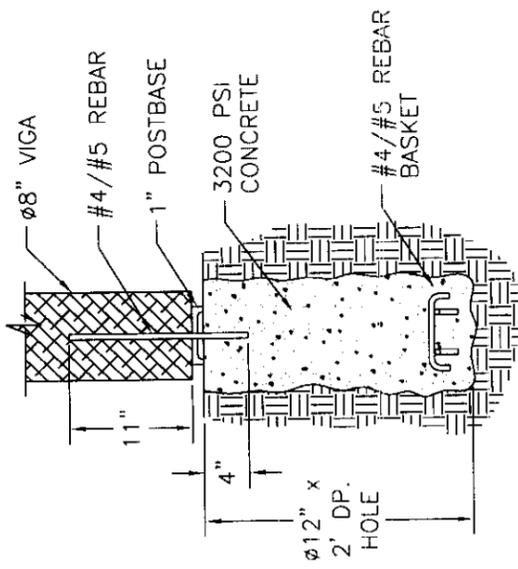
Homeowner:
 Ken Wilmert
 6624 Santo Lina Trl, NW
 Albuquerque, NM 87120

1. TIMBERS, VIGAS, POSTS & CORBELS TO BE PONDEROSA PINE.

NOTES:

PORTAL FRAMEWORK





Homeowner:
Ken Wilmert
6624 Santo Lino Trl, NW
Albuquerque, NM 87120

DETAILS

