

**Development Services Report**

**SUMMARY OF REQUEST**

<b>Requests</b>	<i>Amendment Site Development Plan for Subdivision Site Development Plan for Building Permit</i>
<b>Location</b>	<i>Coors Blvd NW between Montano NW &amp; Namaste Road NW</i>

**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1, Private Open Space/ School Recreational	Established Urban	Undeveloped
<b>North</b>	SU-1 PRD, C-2	<i>West Side Strategic Plan</i>	Townhouse Development, Shopping Center
<b>South</b>	A-1	<i>Coors Corridor Plan</i>	Undeveloped
<b>East</b>	SU-1 for School and Related Facilities, A-1		Bosque Preparatory School, Undeveloped
<b>West</b>	R-2, SU-1 PRD, A-1		Residential Development

**Background, History and Context**

This is a request for an amendment to a site development plan for subdivision for Tract 1, Tract 2, Tract 3, Tract 4, Tract 5, Tract 6A, Tract 6B and Tract A, Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres. The subject site is mostly zoned SU-1 for PRD with varying densities, but also includes SU-1 for C-2, O-1 and Private Open Space/School Recreational.

The applicant is requesting the following amendments to the site development plan for subdivision:

1. Tract 1B is to be subdivided into 13 single family lots and Tract 2 is to be subdivided into 41 single family lots.
2. The Private Recreation Area within Tract 1A has been replaced with 3 single-family residential lots.
3. A minor adjustment to the Tract 4 northwest boundary at the La Luz connection road.
4. A minor adjustment to the Tract 1D boundary at the entry road to La Luz subdivision.

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5. Clarification that the gross density for Tract 1 shall not exceed 5 du/acre and that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
6. Modification to building setback requirements for dwelling units specifying "zero lot line is permitted provided 10 feet of separation between houses is maintained."

An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.

In addition, the applicant is requesting approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2.

Annexation, zone map amendment and a site development plan for subdivision was approved by the EPC for the subject site in February of 2001 (00EPC-01743). In June of 2002 (02EPC-00634) a site development plan for building permit was approved for Tract B for a City Lift Station. A recent amendment to the site development plan for subdivision was approved by the EPC in January of 2003 for Tract 6 to accommodate the zone change from SU-1 C-2, O-1, PRD 10 DU/Acre to SU-1 for Major Public Open Space (02EPC 01796 & 02EPC 01771). Also in that approval was a site development plan for building permit to create a parking facility/trailhead and internal trail.

In August of 2003, the applicant submitted applications for EPC review, which included a zone map amendment (03EPC 01102) for the following Tracts:

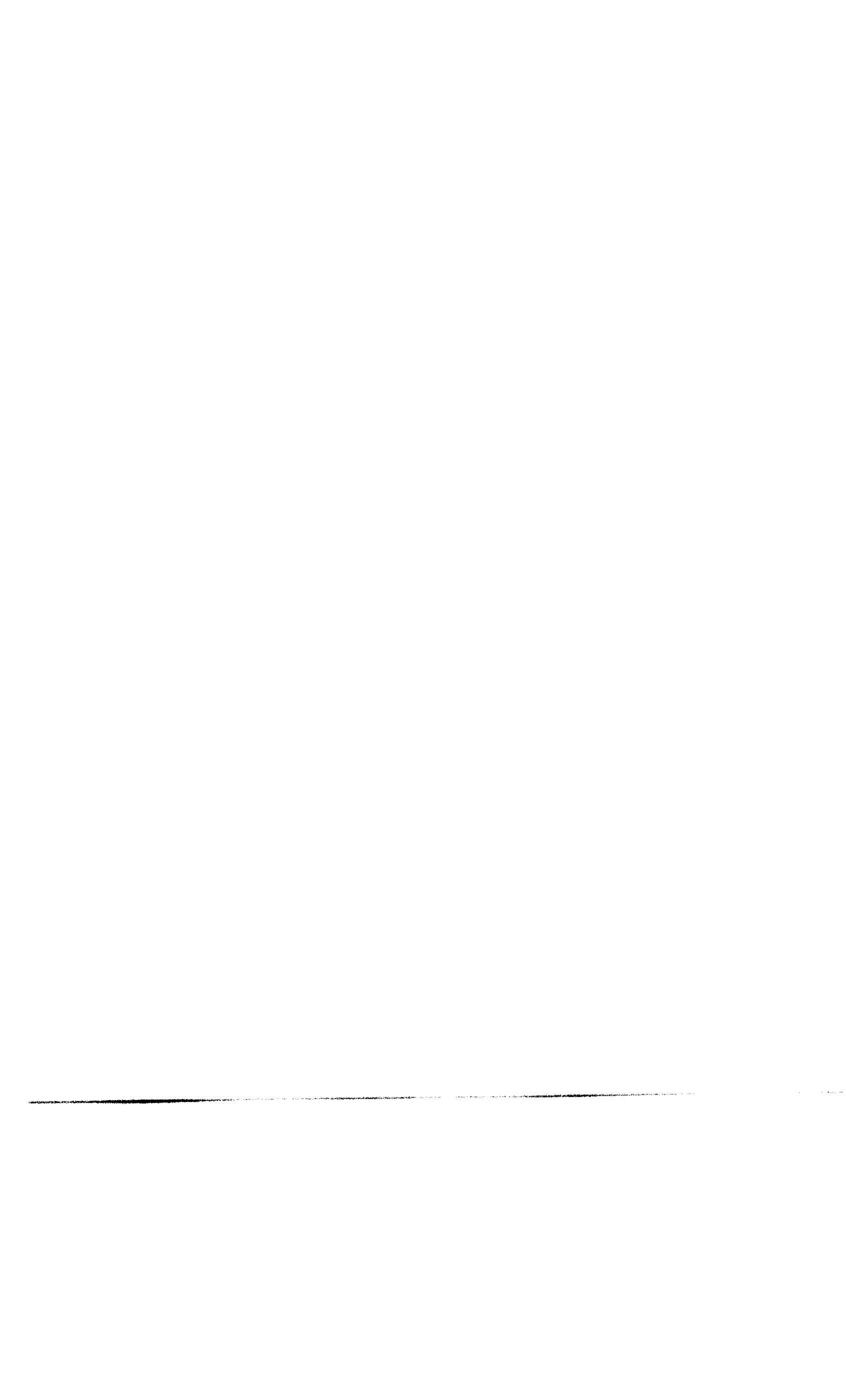
**Tract 1:** From SU-1 for PRD 10/DU/Acre to SU-1 for PRD 5 DU/Acre

**Tract 4:** From SU-1 for PRD 8/DU/Acre to SU-1 for PRD 6/DU/Acre

**Tract 5:** From SU-1 for PRD 10/DU/Acre to SU-1 for PRD 16/DU/Acre

**Tract 6B & A:** From SU-1 For C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 10 DU/Acre to SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max) and PRD 20/DU Acre

In addition, the request in August included an amendment to the site development plan for subdivision (03EPC 01105) to have Tract 1 re-platted into five separate tracts and for amendments to the Design Standards and a site development plan for building permit (03EPC 01103) for the construction of a 161 single-family residential development, which included, private commons areas, private recreation area and a 2-acre public park.



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## APPLICABLE PLANS AND POLICIES

### *Albuquerque / Bernalillo County Comprehensive Plan*

#### 3. Rural

Portions of the subject site are located in the area designated as **Rural** by the *Comprehensive Plan* with a Goal 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:

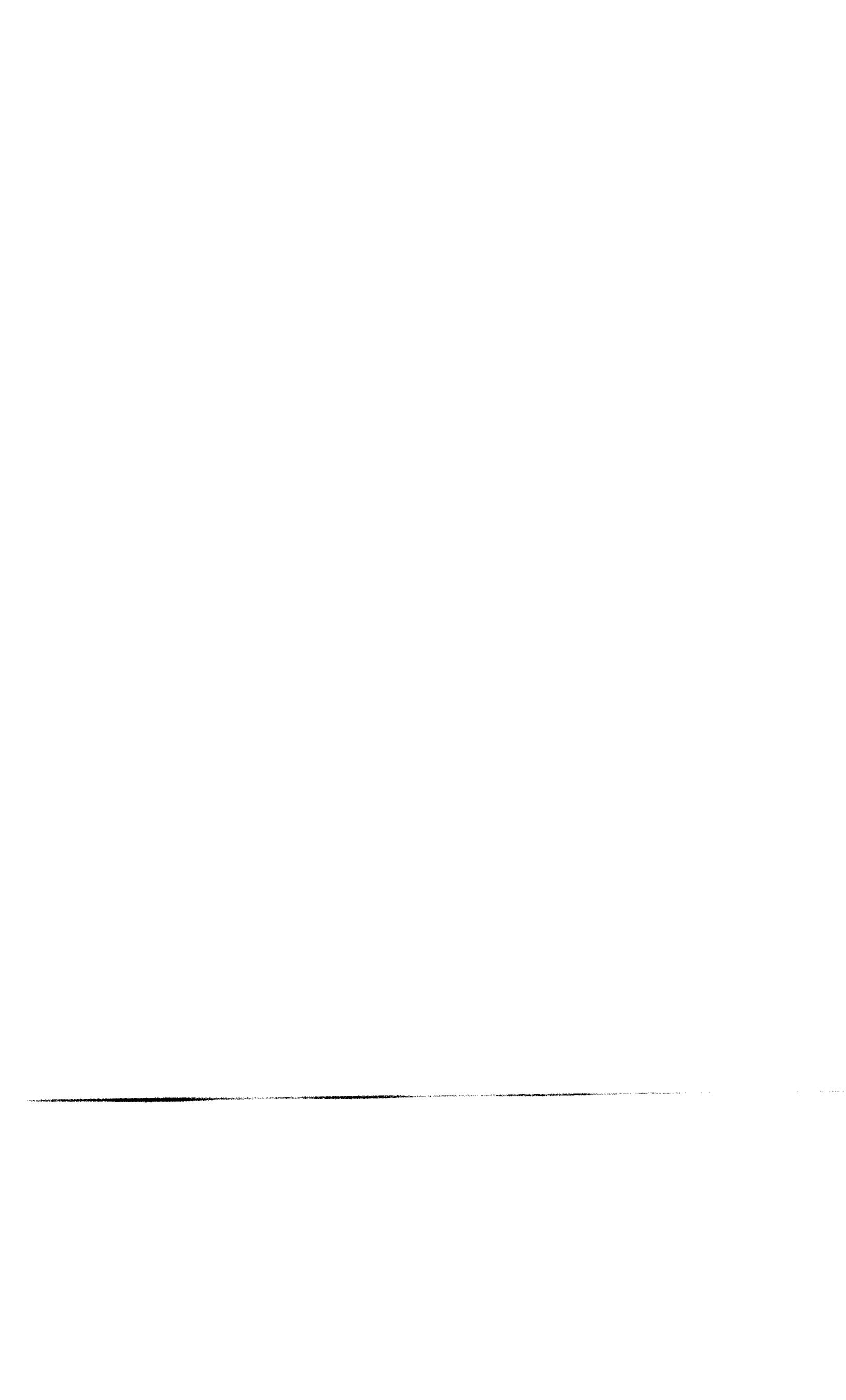
Policy 3a: Rural areas shall generally retain their rural character with development consisting primarily of ranches, farms, and single-family homes on large lots; higher density development may occur at appropriate locations- within rural villages or planned communities. Overall gross densities shall not exceed one dwelling unit per acre.

- Rural Area density patterns shall be more specifically defined through lower rank plans.
- 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.
- Small “rural villages” should contain compact housing areas – usually no more than 100 dwellings – with very few stores to serve the village.
- Planned communities will follow the Reserve Area policies concerning such communities, except:
  - Lower gross density requirements
  - The automatic requirement for unified urban government; and
  - In the East Mountain area, the average net density of permanent residential areas will be urban, the exact density to be determined by lower ranking plans, not this Plan.
- New rural villages and planned communities will be approved only if all public infrastructure needed primarily to serve the proposed areas is provided at the cost of the developers.

#### **B. Land Use**

#### 5. Established Urban

The remaining portions of the subject site is located in the area designated **Established Urban** by the *Comprehensive Plan* with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”



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Applicable policies include:

Policy 5a: The Established and Developing Urban areas as shown by the plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy 5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy 5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.

Policy 5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Policy 5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

Policy 5m: Urban and site design which maintains and enhances unique vistas and improved the quality of the visual environment shall be encouraged.

***West Side Strategic Plan (WSSP) (Rank II)***

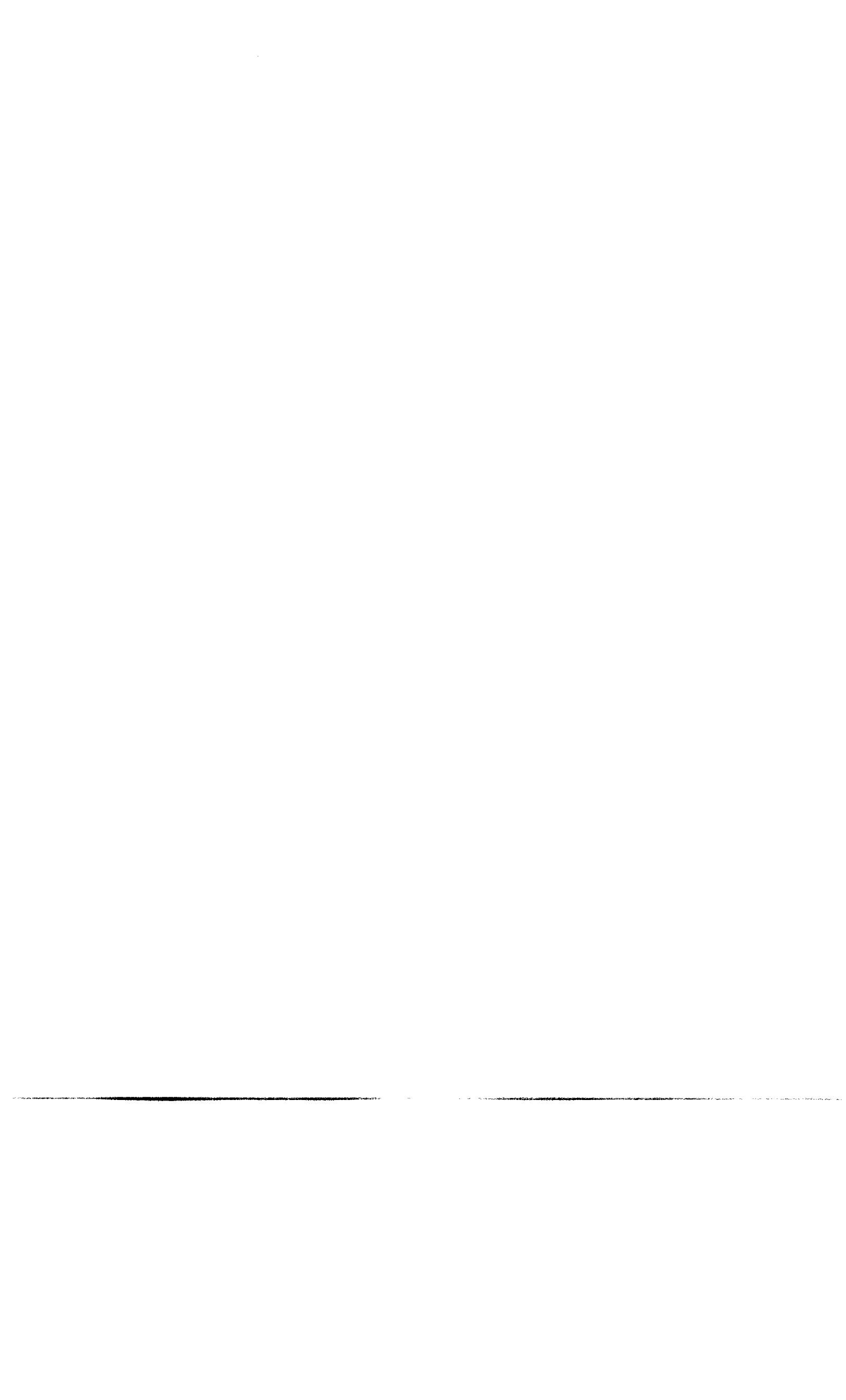
The *West Side Strategic Plan (WSSP)* was first adopted in 1997 and recently amended in 2002. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The *WSSP* identifies thirteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. A Community is comprised of a Neighborhood Center(s) and Community Center(s), and the Plan outlines uses that should occur within the centers, as well as uses that should occur in areas adjacent to the centers. The *WSSP* emphasizes throughout its text the concept of commercial development in cluster configurations in contrast to the traditionally evolved strip commercial development.

The recent amendments to the *WSSP* include several changes to policies, activity center boundaries and locations, and clarifications of conflicting and unclear policies. The adopting resolution for the amendments (R-01-278, Enactment No. 35-2002) has a section that reads:

“Section 3. The *West Side Strategic Plan* is a Rank 2 Plan and its provisions shall be mandatory except where they conflict with existing zoning.”

The subject site is located in the Taylor Ranch Community. The Taylor Ranch Community is located entirely below, or east of, the Volcanic Escarpment, and extends to Paseo del Norte on the north, to the river on the east, and to the general vicinity of Western Trails on the south. According to the *WSSP*, a Community Activity Center for the Taylor Ranch community is designated at the intersection of Coors Boulevard and Montano. The location of the Community Activity Center will allow the area to serve residents throughout the northwest mesa. Uses



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suitable for a Community Activity Center include retail, service commercial, and office, public and quasi-public uses (library, police, fire, etc.) entertainment (restaurants, theaters, etc.)

Applicable policies include:

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.

Other applicable policies that outline general commercial and activity center guidelines include Policies 1.1, 1.3, 1.5 and 1.14.

Policy 1.1: Thirteen distinct communities, as shown on the community plan and described individually in this plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in community and neighborhood centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commission shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low-density residential development (typical 3-5du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the centers.

Policy 1.12: The ideal community activity center of 35 to 60 acres will have parcels and buildings in scale with pedestrians, small enough to encourage parking once and walking to more than one destination. Off-street parking should be shared; on-street parking will contribute to the intimate scale typical of well functioning pedestrian areas. Parking shall be located between and behind buildings to permit walking more safely and comfortably between uses that front on sidewalks rather than parking lots. Seating and shade will be provided along pedestrian routes to promote walking and informal gathering.

Policy 1.13: The Community Activity Center shall provide the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses with the community. Its service area may be approximately three miles (radius) and a population of up to 30,000.

Policy 1.14: The typical Community Center shall be accessible by a major street or parkway, provide a hub for transit service, and be accessible by pedestrians and bicyclists.

Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

Policy 4.6: The following design guideline sections shall become policies with the approval of this Plan: View Preservation; Views East of Coors Boulevard; Views to and from the Monument; Other Views; Height; Lighting; Vegetation; Overhead Utilities; Radio, TV, and Cellular Towers; Signs; Fences and Walls; and Additional Design Guidelines Issues. It is recognized that additional Design Guidelines based on these and other applicable policies of the Plan shall be developed as follow-up work, and will be more complete than those included here. These policies were considered too critical to wait for additional planning efforts in the future. Specifically, *Fences and Walls/Transit Access*, indicating that "Gated



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communities suggest an environment separate from the community as a whole, make it difficult for residents to reach nearby commercial or residential areas, restrict access to transit lines, and complicate provision of emergency services.”

***Coors Corridor Plan (Rank III)***

This plan was adopted in 1984 and revised 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 Boulevard as a transit and pedestrian corridor. The subject property is in Segment 2 of the *Coors Corridor Plan*, which extends from I-40 on the south to Western trail on the north. The plan recommends commercial uses for the area of this proposed site plan. There are policies applicable to this request, including:

*Issue 2, Policy 1, River lands access*, states that development shall be carefully designed to provide access to these lands while still preserving the natural wildlife habitat and maintaining essential flood control and drainage functions.

*Issue 2, Policy 2, Bosque*, states that disturbance or removal of existing natural vegetation from the bosque shall be minimized.

*Issue 2, Policy 4, Floodplain*, states that cluster development on land above the flood level shall be encouraged and the floodplain shall be utilized as open space.

*Issue 2, Policy 6, Archeological Sites*, states that development within an identified archeological site shall obtain clearance and guidance from the State Historic Preservation Office before actual development begins.

*Issue 2, Policy 7, Grading*, states that grading shall be minimized and that the reconstruction and revegetation to a natural setting shall be encouraged.

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

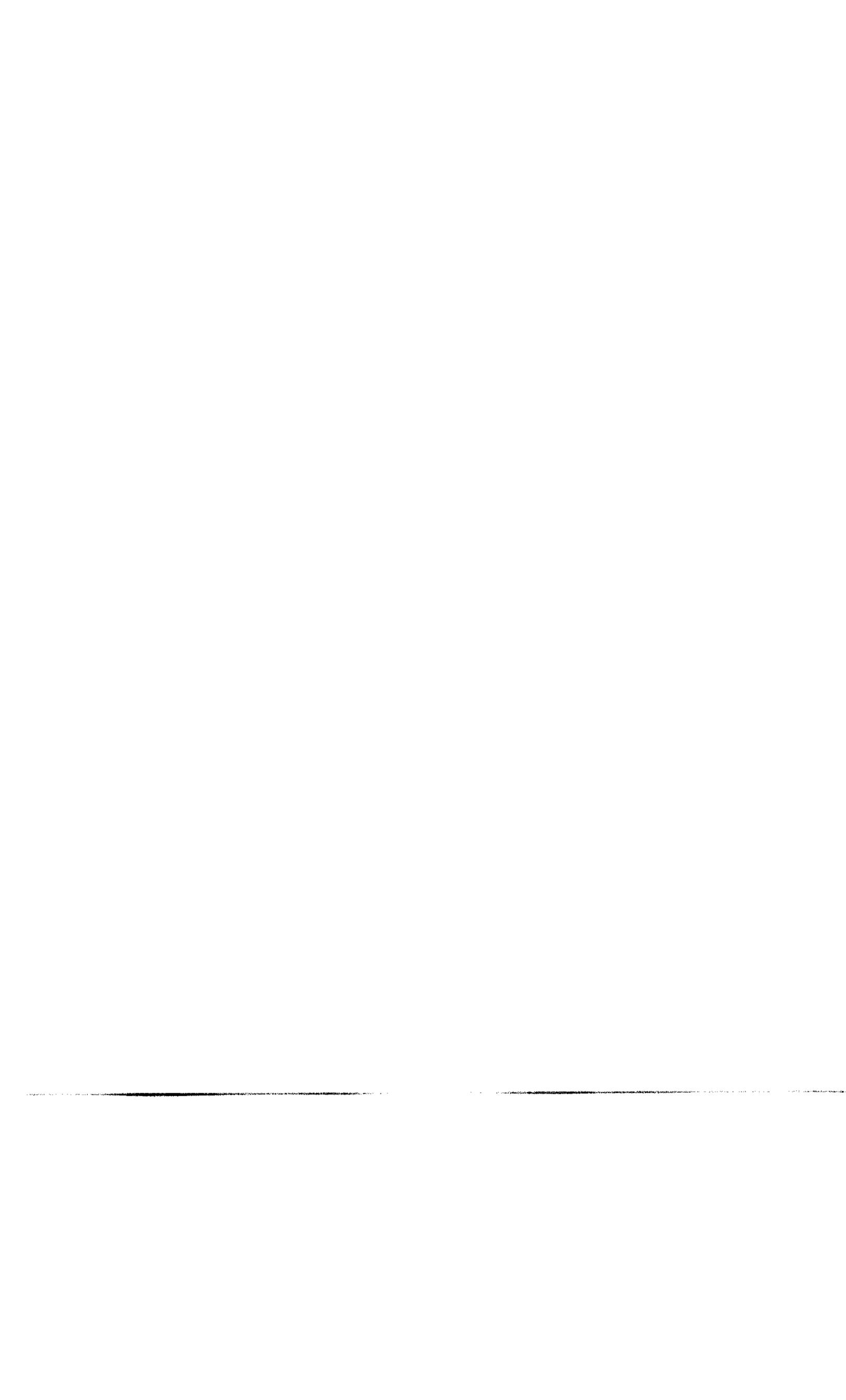
*Issue 3, Policy 8, Buffer Strip*, states that a 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

*Issue 4, Visual Impression and Urban Design Overlay Zone*, include general policies, site planning and architecture policies, view preservation and signage policies.

*Policy 6, Commercial Site*, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Blvd.

***Trails & Bikeways Facility Plan (Rank II)***

The *Trails & Bikeways Facility Plan* was adopted in July 1993 with an amendment made to the *Bikeways Master Plan* in November of 1996. The initial intent of the plan was the implementation of an off-road recreational trail system. However, after public hearings in the fall of 1990, the public strongly indicated a strong desire that the trail system function not only as a



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recreational network, but also as an alternative method of transportation. The major goals for the *Trails & Bikeways Facility plan* are to: secure a funding source; find an “administrative home” for the trails and bikeways; create a map of the proposed network; and develop policies for future trail and bikeway development and usage.

The *Trails & Bikeways Facility Plan* identifies two different types of trails, Primary Trail and Secondary Trail, with distinct policies and recommendations that apply to the both type of trails. The latest version of the Bikeways Master Plan map is found on page 21 of the plan and their description found in Appendix A.

#### ***Major Public Open Space Facility Plan (Rank II)***

The purpose of Major Public Open Space as outlined in the *Comprehensive Plan* is to:

- Conserve natural resources and environmental features
- Provide opportunities for outdoor education and recreation
- Shape the urban form
- Conserve archaeological resources
- Provide trail corridors
- Protect the public from natural hazards

A more general way of describing the purpose of the *Major Public Open Space Facility Plan* is to establish guidelines for implementation of the open space network goals as specified in the *Comprehensive Plan*. The *Comprehensive Plan* mandates that access to the Rio Grande, Bosque and surrounding river lands be carefully designed to provide entry to areas suitable for recreational, scientific and educational use. The *Major Public Open Space Facility Plan* lists several points of access (both existing and proposed) to provide access to the Bosque area in order “... to preserve wildlife habitat and maintain essential watershed and drainage functions.”

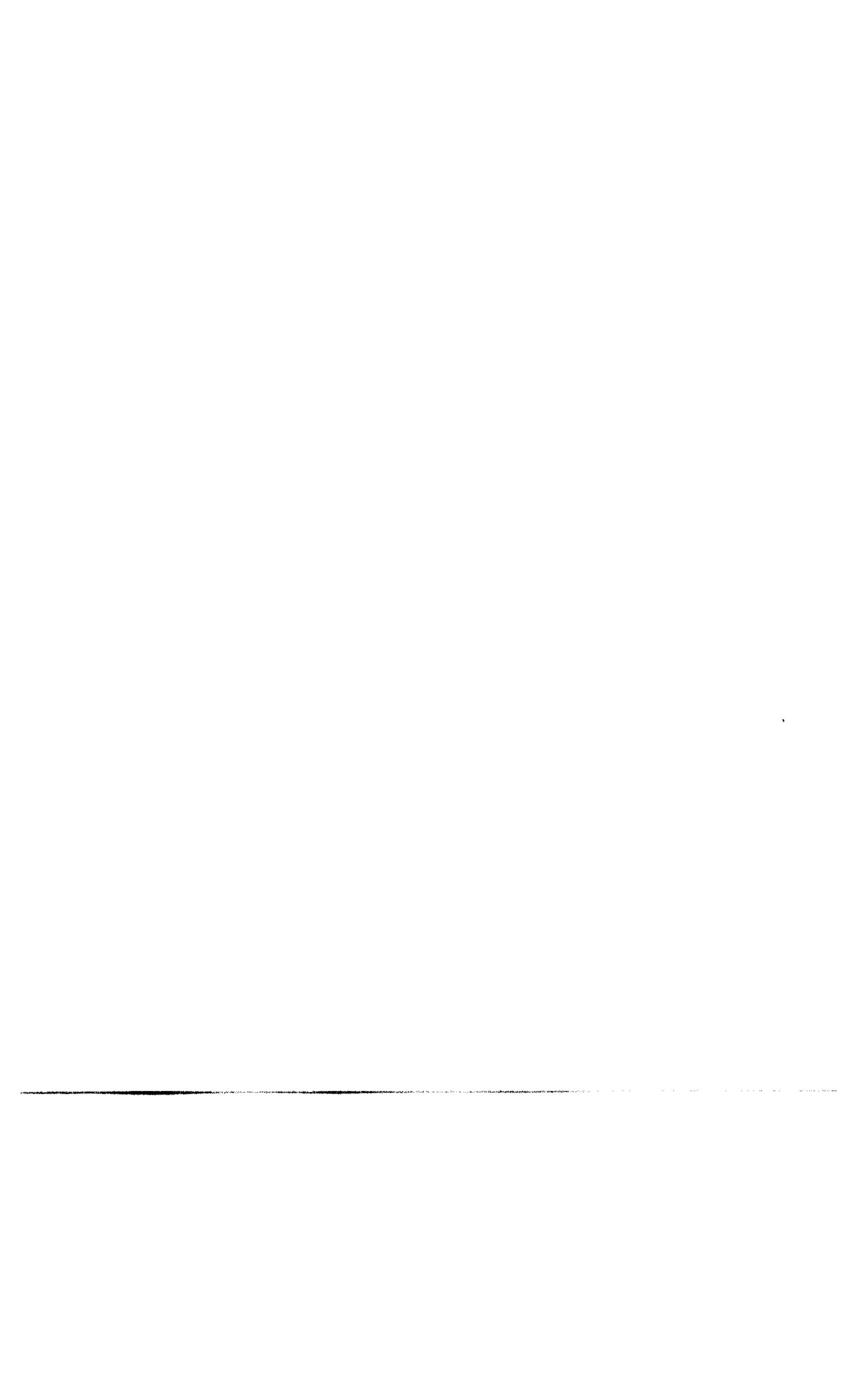
Section five in the *Major Public Open Space Facilities Plan*, regarding the Rio Grande Bosque, states several policies. The categories of the policies include planning, land use, management and revenue generation. Applicable policies specific to this project are presented in the land use category and stated below:

Policy C.5: Coordinate plans for other facilities to ensure access to Rio Grande Valley State Park. Plans for development adjacent to the Park shall be reviewed to coordinate access consistent with the *Major Public Open Space Facility Plan* and the *Bosque Action Plan*.

#### ***Facility Plan for Arroyos (Rank II)***

The goal of the Facility Plan for Arroyos is to establish guidelines and procedures for implementing the goals of the *Comprehensive Plan* in order to create a multi-purpose network of recreational trails and open space along arroyos. This document is a Rank Two facility plan designating and scheduling a limited number of arroyos for further study and development as recreational corridors.

The San Antonio Arroyo is ranked as a Major Open Space Arroyo, an Urban Recreational Arroyo and a Major Open Space Link. The Plan sets general policies on the functionality of the arroyos as drainage facilities. No interference on the drainage function of the arroyos can be tolerated. Specific policies are contain in the Facility Plan, on the use of arroyos, which include



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design controls for trail development along the arroyos, preservation of the arroyos and their floodplains, and design guidelines for site design of parcels adjacent to arroyos.

The following policies apply:

Orientation

Policy 1 – Building Orientation

- a. Multi-storied residential, office, and commercial developments having windows facing onto the arroyo shall be encouraged.
- b. Wherever feasible, development adjacent to the arroyo should orient entries toward and place landscaped public open areas adjacent to the arroyo right-of-way. These entries may necessarily constitute minor or secondary entries with the main entry oriented to the parking area or the street. Where this is not feasible, pedestrian access from the arroyo corridor to a building entry shall be required.

Policy 4 – Walls

- Fences and wall adjoining the arroyo corridor right-of-way should be staggered, landscaped setbacks, varied heights, or provide openings for visual access into public open areas within the development from the arroyo corridor.
- Specific materials for solid fences and wall shall be determined by the individual arroyo corridor plan. Stucco over concrete block, brick, stone, or wood are recommended as suitable materials.

Landscape

Policy 1 – Landscaping Adjacent to the Arroyo Right-of-Way

Except in park sections, the landscaping of public open areas on private development adjacent to the drainage right-of-way should consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way.

Private landowners have a responsibility to maintain landscaping adjacent to the arroyo corridor, as a complementary action to the City's responsibility to maintain landscaping adjacent to the arroyo corridor as a complementary action to the City's responsibility to maintain the public right-of-way.

***Comprehensive City Zoning Code***

The Zoning Code defines a site development plan for subdivision as:

“The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.” (§14-16-1-5 DEFINITIONS)

The Zoning Code defines a site development plan for building permit as:

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“In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, any energy conservation features of the plan (e.g. appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.” (§14-16-1-5 DEFINITIONS)

***Long Range Roadway System***

The Long Range Roadway System designates Coors Blvd NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Montano Road NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Major Street Plan proposes a grade separation at the intersection of Montano and Winter Haven Roads. When this grade separation is built, Winter Haven will no longer have access to Montano Road.

**ANALYSIS**

***Conformance to Adopted Plans, Policies, and Ordinances***

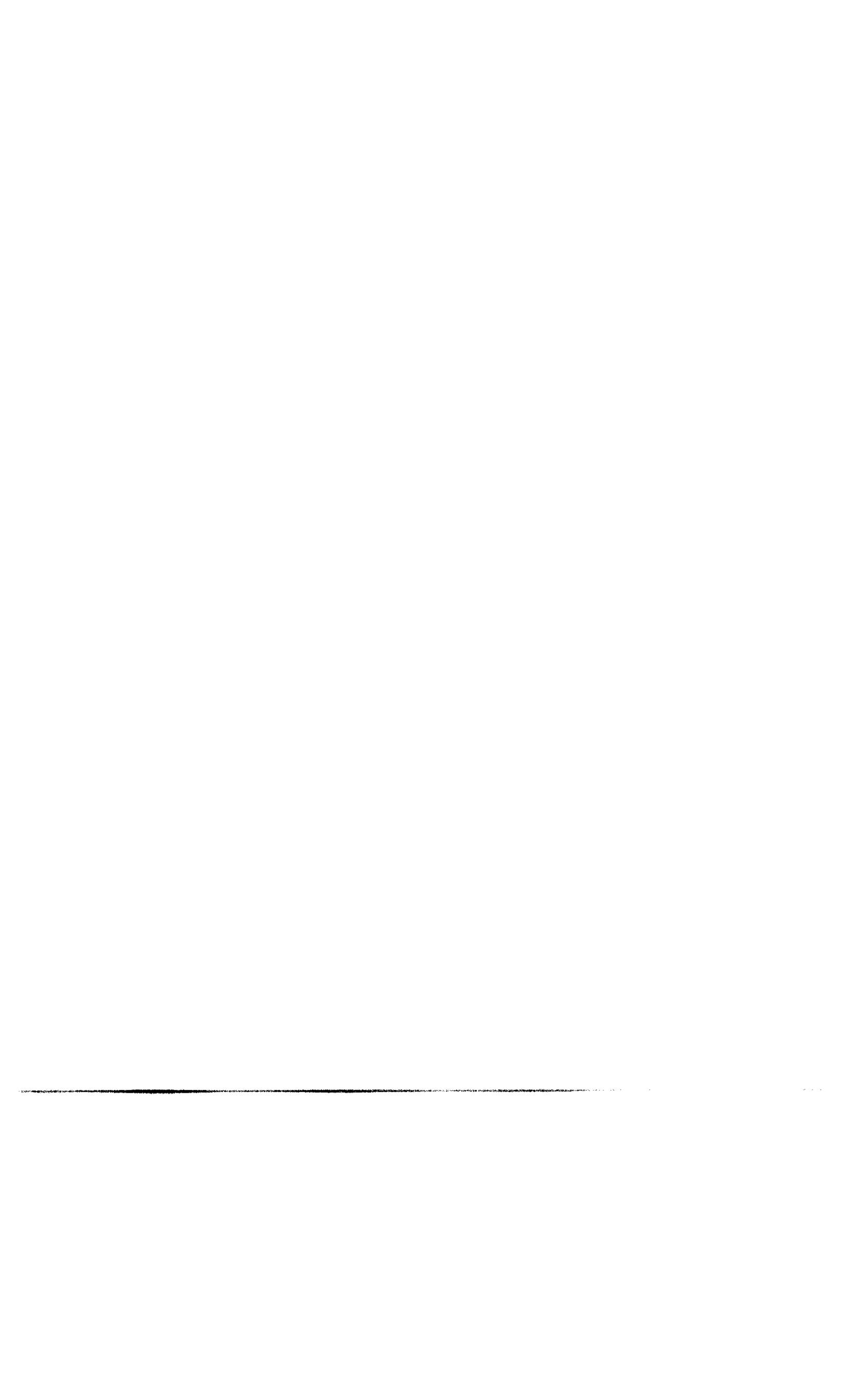
***Site Development Plan for Subdivision***

This is a request for an amendment to a site development plan for subdivision for Tracts 1-5, 6B, 6A, & A, Lands of Ray A. Graham III, Ovenwest Corp. and COA, containing approximately 230 acres located on Coors between Montano and Namaste Rd NW. The subject site is mostly zoned SU-1 for PRD with varying densities, SU-1 for C-2, O-1 and Private Open Space/School Recreational.

The site development plan for subdivision contains Design Standards that affect pedestrian and site amenities, trails and sidewalks, parking, setbacks, landscaping, non-residential and multi-family residential development, screening/walls and fences, architecture, lighting, signage, utilities, private commons areas, and lastly, unique street and traffic calming standards. The Design Standards apply to both the residential and commercial development of the subject site.

The applicant is requesting the following amendments to the site development plan for subdivision:

1. Tract 1B is to be subdivided into 13 single family lots and Tract 2 is to be subdivided into 41 single family lots.
2. The Private Recreation Area within Tract 1A has been replaced with 3 single-family residential lots.
3. A minor adjustment to the Tract 4 northwest boundary at the La Luz connection road.
4. A minor adjustment to the Tract 1D boundary at the entry road to La Luz subdivision.



5. Clarification that the gross density for Tract 1 shall not exceed 5 du/acre and that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
6. Modification to building setback requirements for dwelling units specifying "zero lot line is permitted provided 10 feet of separation between houses is maintained."

Staff is not opposed to the first proposed amendment and will be a typical amendment to the site development plan for subdivision with the future development of the remaining tracts.

The second proposed amendment will require a further administrative amendment to the site development plan for building permit that was approved for Tract 1A in August of 2003. This amendment relates to a Private Recreation Area that was proposed by the applicant in the August of 2003 EPC approval and was not a specific requirement from the City or the Planning Commission. The applicant is proposing to replace the Private Recreation Area with three single-family lots. Staff is not opposed to this request especially since the submittal illustrates a two-acre park within walking distance of the previously approved Private Recreation Area.

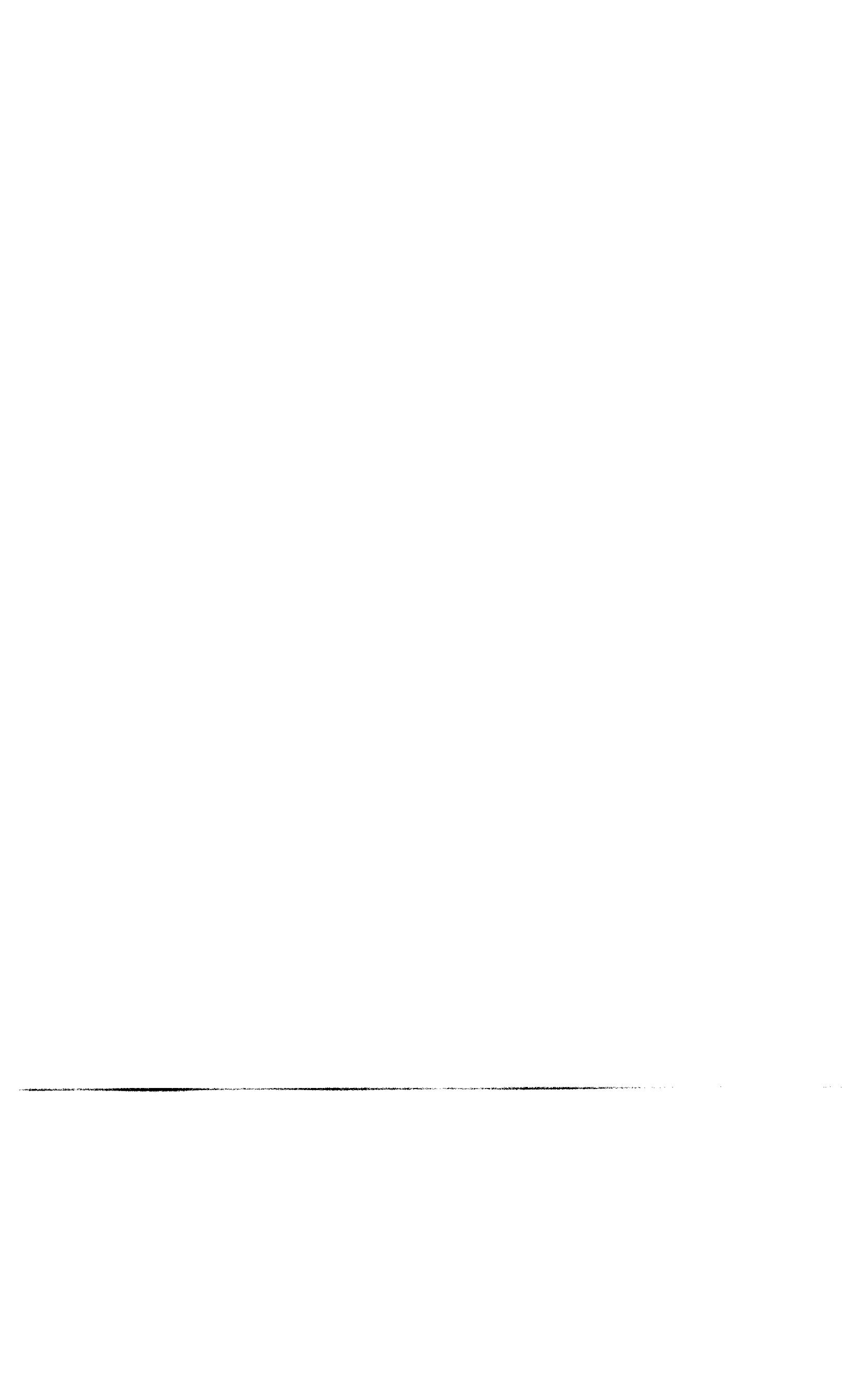
With the removal of the Private Recreation Area, the site will remain in compliance with Policy 5m, of the Comprehensive Plan because of the proposed two-acre public park, which will enhance the design and the visual environment of the overall site.

Staff is not opposed to the minor road amendments proposed by the applicant either. The request to amend the site development plan for subdivision in reference to the clarification of the 5 du/acre for Tracts 1A, 1B, 1C, 1D, and 1E also does not appear to be negatively affecting the overall site. This clarification is valid and necessary to avoid any confusion in the near future. Thus far, the applicant has not proposed any development that exceeds the 5 du/acre and it is staff's understanding that it is possible that it may never exceed the 5 du/acre. The location of the potentially higher density development is closer to Coors Blvd, which is designated as a limited access principal arterial and is an appropriate area for higher density.

The site is currently one tract and will be subdivided into five separate tracts in the near future. If the applicant did not subdivide the tract, the applicant would be able to develop at different densities throughout the site. For example, the applicant could develop an apartment complex in an area closer to Coors Blvd and a large single-family development closer to the Bosque without having to subdivide the existing tract.

The clarification of density for the subject site, which would allow density to be measured in its entirety as opposed to individual tracts, is consistent with Policy 5a, Established Urban of the Comprehensive Plan that allows for development at an overall gross density of up to 5 dwelling units per acre.

Staff is not opposed to the proposed amendment regarding dwelling unit setbacks that would allow for a zero lot line so long as there is a 10-foot separation between buildings, if they are not attached. Staff recommends an amendment to the proposed language that would read, "Zero lot line is permitted provided 10 feet of separation between *dwelling units* is maintained." Staff recommends that the term "dwelling units" replace the word "houses" so that townhouses could



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be included in the separation requirement. A proposed recommended condition of approval has been provided to reflect this change.

Since the applicant is proposing changes to the site development plan for subdivision, staff is recommending that the Design Standards be amended to allow for consistency with the recently adopted Wall Regulations that are found in Section 14-16-3-19 and the Building Design Standards found in Section 14-16-3-18 in the Comprehensive City Zoning Code. These regulations had not been fully adopted by the City at the previous review of the site development plan for subdivision.

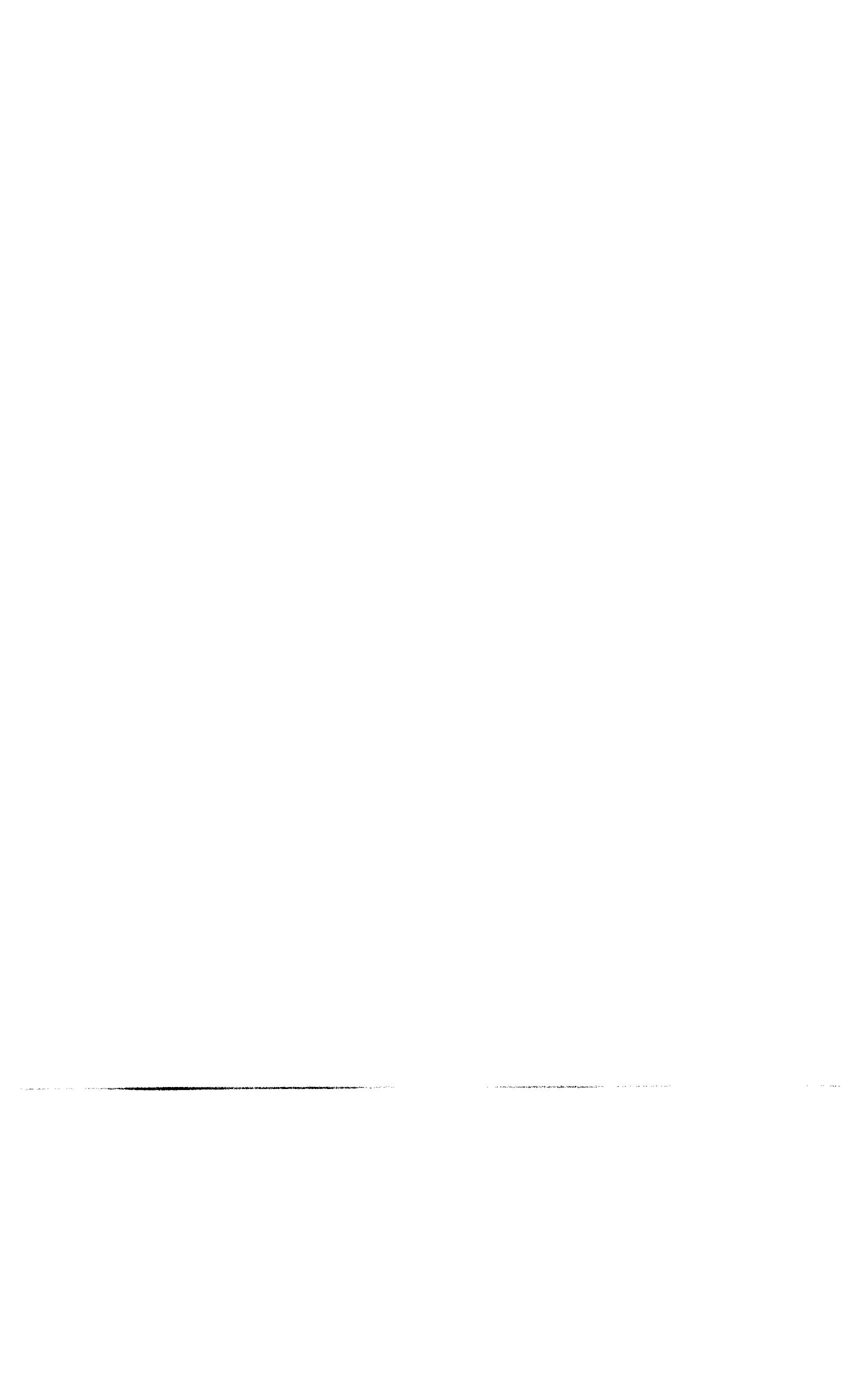
The reference regarding walls fences is found on Sheet 2 of the site development plan for subdivision. Under the general statement regarding walls and fences, staff recommends that the submittal contain the following language, "Wall and Fences shall also remain in compliance with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences and Retaining Walls or these Design Standards unless specified below." The item specified below the general statement regarding walls and fences contains bullets of specifications on the type of material, the design of walls and height restrictions.

At the previous EPC hearing that approved amendments to the site development plan for subdivision, the applicant was asking for approval of six-foot high walls within the front yard setback for courtyards. Since that time the modifications to wall regulations also affected those walls that require a special exception for courtyard walls, which will now be required to be six feet back from the front and street side yard property line if they are to be constructed at six feet in height. Therefore, staff recommends that bullet number 5, which reads, "Front yard walls within the view lot areas shall have a maximum height of 6 feet for any single wall. Clear site distances will be maintained at all driveway locations" should be amended to read, "Front yard walls within view lot areas shall have a maximum height of 6 feet 10 feet from the front and street side yard property line for any single wall. Clear site distances will be maintained at all driveway locations."

In regards to the amendments regarding the recently adopted Building and Site Design Regulations for Non-Residential Uses, staff recommends that language be inserted under the "Non-Residential and Multi-Family Residential" section of the Design Standards found on page 2 of the submittal. A recommended condition of approval will require the applicant to provide a bullet and the language that reads, "All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for non-residential uses of the Comprehensive City Zoning Code."

In addition, staff recommends other minor administrative changes be made to the site development plan for subdivision that includes a clarification of the vicinity map, which does not accurately reflect the current boundaries of the City and County limits. The applicant's map still shows a portion of the subject site outside of the City limits. A recommended condition of approval will require that the applicant provide an updated vicinity map on the submittal.

In addition, the "Zone Categories" table found on Sheet 1 of the site development plan for subdivision still identifies Tract 1. Tract 1 will be subdivided into five separate tracts and each tract should be clearly identified within the table. A recommended condition of approval will require that the "Zone Categories" table found on Sheet 1 of the site development plan for



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subdivision include the listing of proposed Tract 1A, 1B, 1C, 1D & 1E, showing their respective zone categories and acreage.

The submitted site development plan for subdivision creates a framework for the proposed and future site development plan for building permit to follow within the guidelines of the *Coors Corridor Plan*.

The site plan contains the information required by the *Comprehensive City Zoning Code*. It presents the site, the proposed uses, pedestrian and vehicular ingress and egress, internal circulation requirements and the maximum building heights allowed, and the nonresidential uses' maximum floor area ratio.

#### ***Site Development Plan for Building Permit***

In addition, the applicant is requesting approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2, containing approximately 31 acres.

The subject site is vacant land and is located near existing urban facilities and services that will allow for the integrity of the existing neighborhoods and required in Policy 5e, Established Urban of the *Comprehensive Plan*.

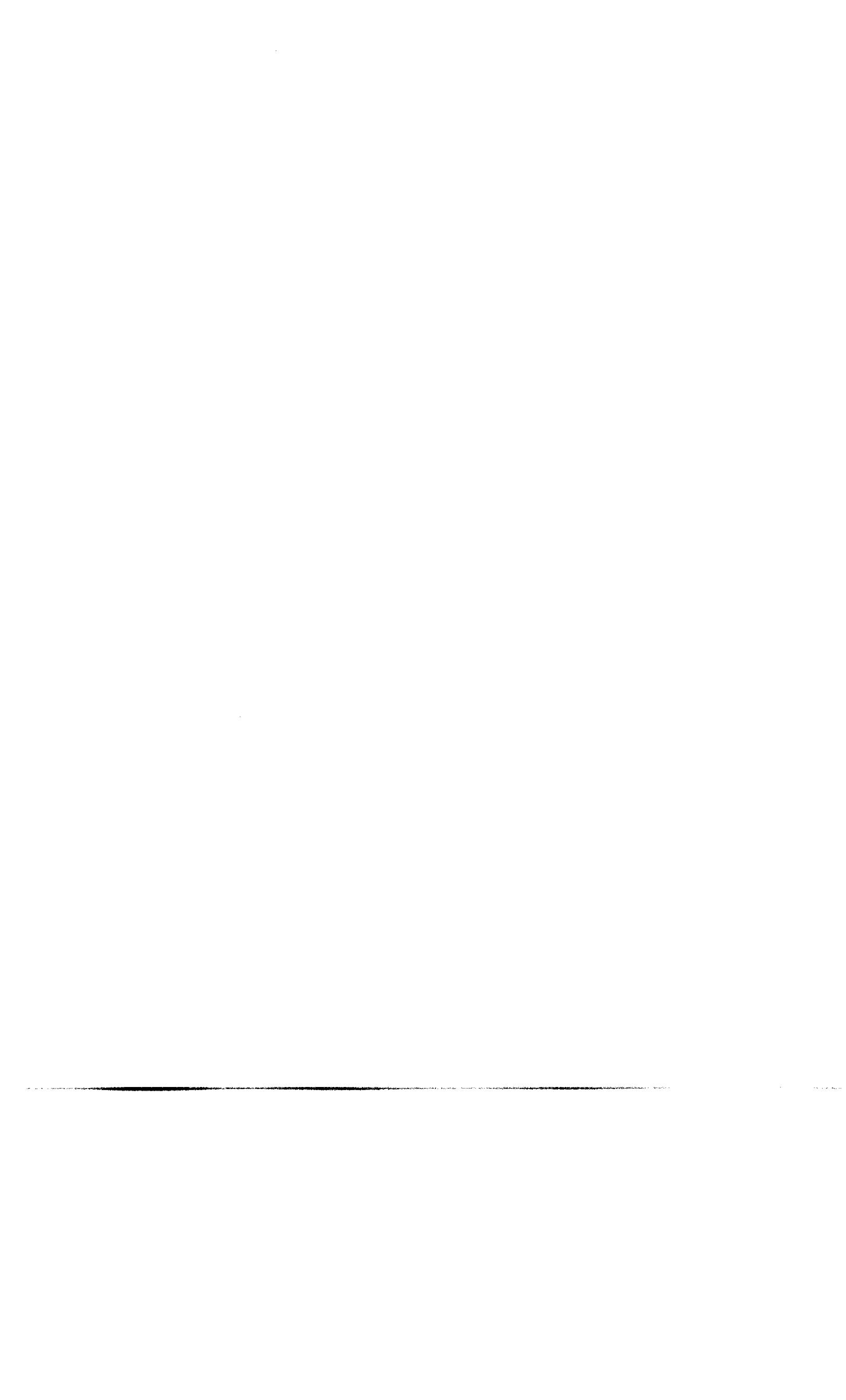
The submitted site plan for building permit meets the applicable general policies, site planning and architecture policies and view preservation policies contained in the *Coors Corridor Plan*.

The submittal is consistent with the Design Standards proposed within the site development for subdivision and furthers Policy 5g, Established Urban of the *Comprehensive plan* that requires development to be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

The site's zone category is SU-1 PRD at 5 dwelling units per acre. The applicant is proposing development that is approximately less than three dwelling units per acre for both Tract 2 and future Tract 1B. Staff did not receive any comments from APS regarding this case, however, the Planning Department was able to obtain information regarding registration information for the affected schools. Those affected schools include Marie Hughes, Chaparral, Susie Rayos Marmon elementary schools, John Adams and Lyndon B. Johnson middle schools and West Mesa and Cibola high schools. According to the information provided to the Planning Department by APS, all of the schools are at and above attendance capacity. Since the applicant is requesting approval of a development well below what is allowed the submittal will further Policy 2.5, of the West Side Strategic Plan that requires the Planning Department to consider whether local public schools have sufficient capacity to support the increased number of homes.

The proposed submittal meets the elements of a site development for building permit as defined in the *Comprehensive City Zoning Code*.

#### ***Site Plan Layout / Configuration***



The applicant is seeking approval of a site development for building permit for Tract 1B, containing approximately 9.3 acres and Tract 2, containing approximately 21.34 acres, for the construction of single-family homes.

Tract 1B is proposed to contain 13 single-family residential lots and is a continuation of the 41 single-family residential development proposed on Tract 2. The two sites have the appearance of one subject site because of the vehicular and pedestrian connections between the sites. Tract 1B will contain one major entrance to the subdivision via a bridge crossing over the San Antonio Arroyo that is located south of the subject site. The single entrance access point is then forked into two separate roads that provide a connection onto Tract 2. Private access easements between the two subject sites are identified on the submittal.

The applicant proposes private commons areas that are dispersed throughout the site for a convenient access.

#### ***Vehicular Access, Circulation and Parking***

Tract 1B will contain one major entrance to the subdivision via a bridge crossing over the San Antonio Arroyo that is located south of the subject site. The single entrance access point is then forked into two separate roads that provide a connection onto Tract 2. Private access easements between the two subject sites are identified on the submittal.

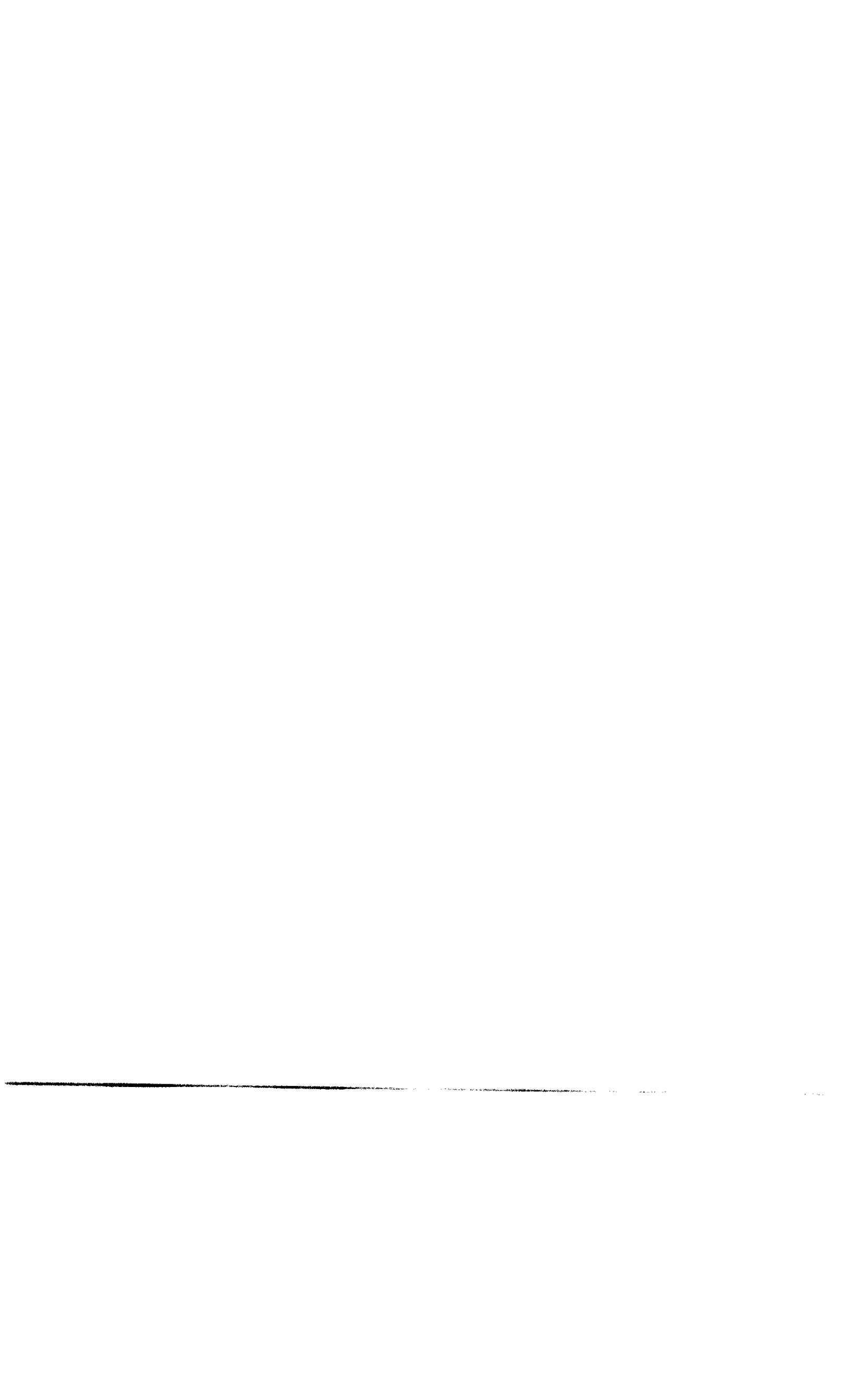
These streets will eventually connect to public streets within the development and then onto Coors Blvd or Namaste. The previously approved site development plan for building permit showed a new vehicular street proposed from Coors Blvd that is expected to contain a traffic signal, and a traffic signal was proposed at the intersection of Coors and Namaste. A bridge crossing was also proposed along the entrance from Coors Blvd also allowing for access over the San Antonio Arroyo.

Section views of typical street layout has been provided by the applicant and found on page 3 of the site development for subdivision, which demonstrate the different public street designs. The applicant proposes a one-way alley, a one-way street and three two-way streets that vary in width from 42' to 52'. The designs of the streets vary but all will contain parkways and public sidewalks.

The applicant has provided information regarding off-street parking on the submittal. The applicant states that off-street parking will be provided in the following manner:

- 3 spaces for each 2 bedroom dwelling unit
- 4 spaces for each 3-4 bedroom dwelling unit
- 5 spaces for each 5 or more bedroom dwelling unit

For information purposes only, bedroom is defined in the *Comprehensive City Zoning Code* as "any room in a dwelling which is partitioned by walls and doors, other than one kitchen, one room which may be designated as a living room, one room which may be designated as a dining room or family room, and any number of baths, foyers, corridors, and closets; however, no room greater than 100 square feet can be considered a closet for the purposes of this definition."



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The site is zoned SU-1 and Section 14-16-2-22(C) of the *Comprehensive City Zoning Code* states that "off-street parking shall be provided as required by the Planning Commission." The number of proposed off-street parking spaces will be further identified with the individual request of building permit from the Building and Safety Division. At that point, it will be determined if the applicant is providing the number of off-street parking spaces that is required. Coors Blvd is a Major Transit Corridor that will allow for alternative modes of transportation to help alleviate the need for auto transportation.

The site development plan for building permit shows that the proposed residential development will be considered a gated community. Sheet 2 of the submittal illustrates the location of the proposed access gate, which is located east of the roundabout. The *West Side Strategic Plan* strongly discourages gated communities. Policy 4.6 of the *West Side Strategic Plan* references the Design Guidelines for the *West Side Strategic Plan* and the section regarding *Fences and Walls/Transit Access*, indicates that "Gated communities suggest an environment separate from the community as a whole, make it difficult for residents to reach nearby commercial or residential areas, restrict access to transit lines, and complicate provision of emergency services." The proposed gated community restricts access from the remainder of Tract 1 to Tract 2, and eventually Tract 3. The lack of vehicular access to Tract 3 from Tract 2 and future Tract 1B is an adverse related issue.

There is a major concern regarding access that has been addressed by City Engineer and the Public Works Department that affects the site development plan for subdivision and the design of the road through Tract 2 and future Tract 1B. The site development plan for subdivision that was approved in August of 2003 showed that there would be access through Tract 1B and Tract 2 to Tract 3. This access point was identified in the approved site development plan for subdivision to illustrate that there would be some vehicular connection between the Andalusia subdivisions and the commercial development proposed north of La Luz subdivision. In order to provide a connection to the commercial development from the Andalusia subdivision, an access easement would also be required on Tract 4, which is located immediately north of Tract 3.

Staff obtained a copy of the subdivision plat for the subject site and does not illustrate an access easement connecting from Tract 2 to Tract 3. However, staff has received a copy of a "paper easement" on Tract 3 that provides an "access road easement" between Tract 2 and Tract 3 for the benefit of "tracts south and north of Tract 3 and for the benefit of the community and surrounding land." This easement, apparently, was signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. Tract 3 is now owned by the La Luz subdivision, located north of the subject site and does not want an access easement through the site to connect the Andalusia subdivisions to the proposed commercial development.

Comments from the City Engineer and the Public Works Department indicate that the access point from Tract 2 to Tract 3 should remain so that vehicular access is available. In doing this, the applicant will need to redesign the site development plans illustrating the vehicular entrance and will more than require a reduction in the number of lots.

Staff supports the recommended condition of approval that has been presented by the City Engineer and the Public Works Department and believes that the overall site could benefit from



an internal vehicular circulation system. The traffic along Coors Blvd could be alleviated if the residents of Tract 1 utilize the access easements found on Tract 3. A proposed related condition of approval will require the removal of the reference of the gated access found on future Tract 1B from all the sheets of the site development plan for building permit.

In addition, a City of Albuquerque water lift station exists east of Tract 2 and currently contains its access from La Bienvenida Place located south of Tract 1. The applicant has suggested that the access for the lift station occur through Tract 4 and along a sanitary sewer easement that currently exists on Tract 3. In addition, staff has not received comments from the Utilities Division regarding the feasibility of having a direct connection to the lift station from Tracts 3 & 4. However, the submittal does not formally show an access connection to the lift station from Tracts 3 & 4. La Luz Homeowners Association is also opposed to have semi-tractor chemical trucks run through Tract 3 to the lift station.

There is an additional problem with the submittal that affects Tract B, the tract that contains the City's lift station. Tract B is an odd shaped lot that has a connection from La Bienvenida Place and a portion of Tract B is between Tract 2 and future Tract 1B. The applicant is proposing to provide a vehicular connection over Tract B without clear direction on what is to occur on Tract B and the access easements that exist on Tract B.

Staff is recommending a deferral of this case until access issues have been resolved. It is also possible that since the applicant is requesting for the construction of roads over Tract B advertisement for that particular tract would also be required.

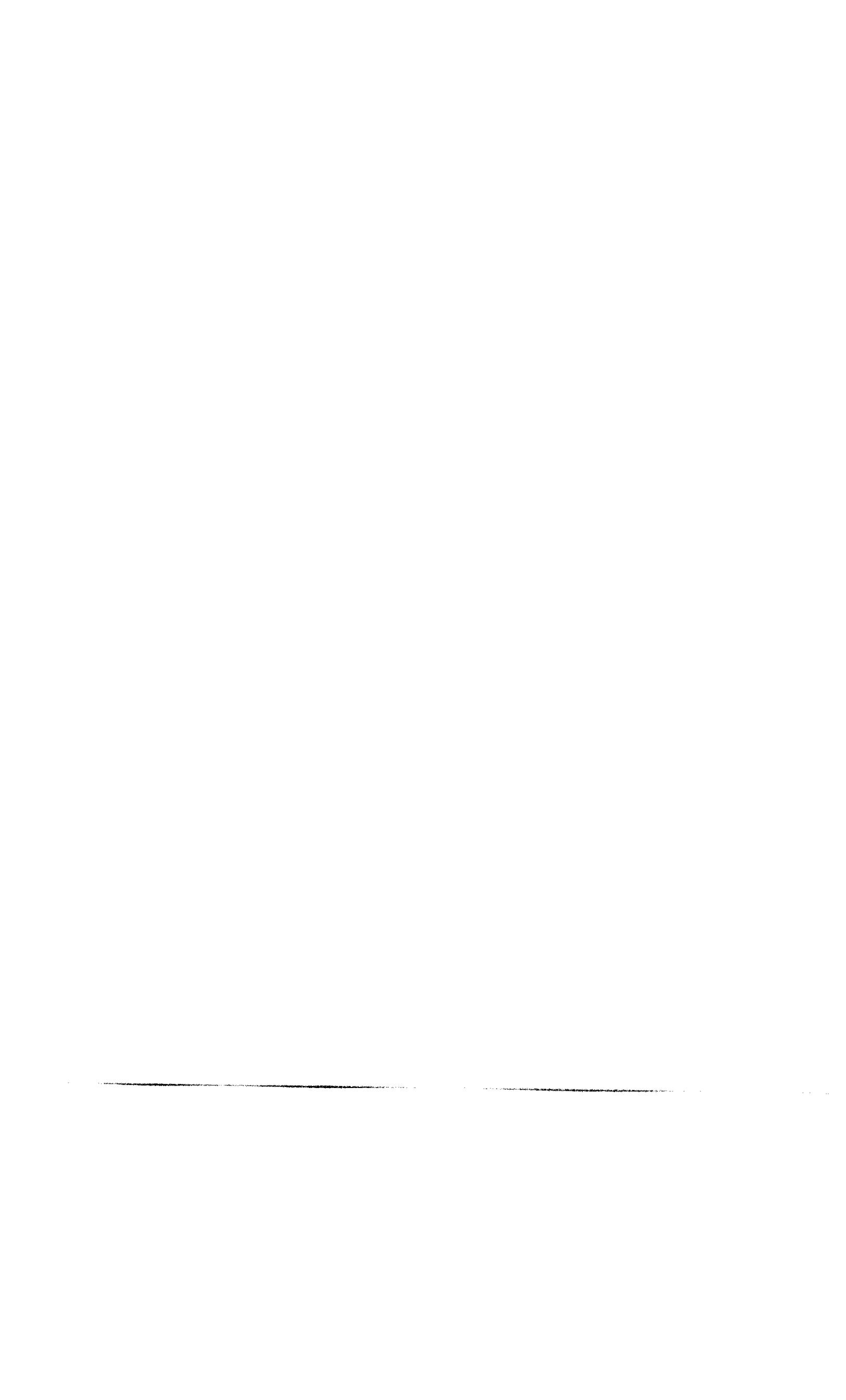
#### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

The Design Guidelines provides guidance on pedestrian trails and sidewalks. The objective is to provide a high quality and consistency in design to lessen the need for vehicular use and to provide pedestrian connectivity throughout the site. Private trails are also proposed to allow for connectivity and to alleviate the need for vehicular traffic.

The area is planned to be pedestrian friendly by providing pedestrian links between the development and the bosque. All public multi-use trails through the subject site shall be built to City standards per the City's Trails and Bikeways Facility Plan. All private trails and paths shall be soft surface, with a minimum width of six feet. The site will contain one private trail within the 100' buffer between this development and the bosque. The remaining pedestrian links will exist within the public portions of the right-of-way and will accommodate both pedestrian and bicycle passengers.

Bike trails are proposed within the larger subdivision as well. The City's Trails and Bikeway's Facility Plan identifies a primary trail that will cross Coors Boulevard and follow the San Antonio Arroyo. This trail will connect to the existing Learning Road Trail.

This area is served by Transit through Routes 90 and 96. Coors Blvd is a Major Transit Corridor.



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### ***Lighting and Security***

The Design Guidelines states that the primary objective for lighting is to maximize public safety while not affecting adjacent properties or roadways with unnecessary glare or reflection. All lights will be shielded to prevent spillage onto adjoining properties or pollution of the "dark sky". Cobra lights are prohibited. Heights of lights shall be kept to a minimum and individual lighting standards are to blend with the architectural character of the area.

The applicant is not proposing a gated community with this specific development. The Design Guidelines contains language on the regulation of walls and fences. The submittal indicates that front yard walls on "view" lots shall have a maximum height of 6'. Typically, walls within the front yard are limited to 3 feet, but to allow for courtyard walls, staff believes that 6' high walls in the front yard are acceptable, if they are at least ten feet back from the front and street side property lines. A recommended condition of approval has been provided for this alteration.

### ***Landscaping***

The Design Standards provided for the submittal relates to landscaping for commercial and residential development and are to follow the Water Conservation Landscaping and Water Waste Ordinance as well as the Street Tree Ordinance and landscaping regulations that are found in the Albuquerque Comprehensive Zoning Code. The development of the overall landscape concept is to establish a framework that is responsive to existing environmental conditions and emphasizes native and naturalized plant species. The design guidelines call for "significant" cottonwood specimens to be identified and preserved, where feasible.

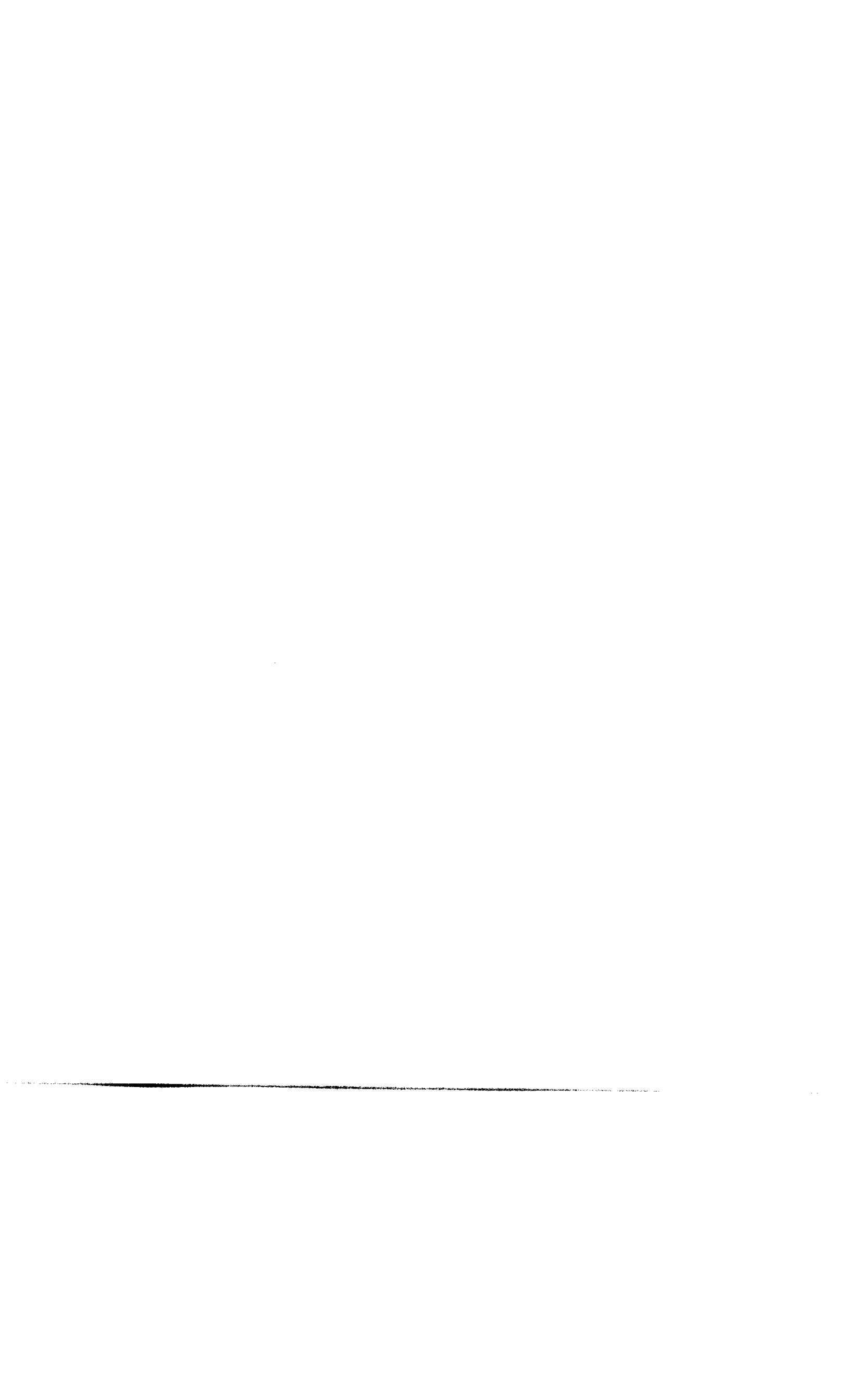
The Design Standards specifies that residential developments require street trees to be provided along roadways at a rate of one tree per 40 linear feet that are to be maintained by the Homeowners' Association. The submittal demonstrates different types of trees, which include Raywood Ash, Golden Raintree, Purple Robe Locust, Honeylocust, Vitex, New Mexico Olive, New Mexico Locust, Smoke Tree and Chitalpa.

Native seed mix, and turf is proposed within the Private Commons Areas. The submittal does not specify the type of turf and a recommended condition of approval will require the applicant to provide that information.

The submittal also demonstrates two typical front yard landscape designs that a property owner may select. The type of species and the number of species that a property owner will be required to provide are exact and are at a minimum. In addition to live species, a property owner is required to have ¾" Santa Ana Tan rock mulch over filter fabric and may provide two approved accent materials, river rock and bark mulch. A general plant palette list for front yard landscapes are also listed for accent trees, ornamental grasses, shrubs, groundcovers, vines and turf grasses. The submittal does not contain information regarding the rear yards. A recommendation of approval will require the applicant to provide a notation regarding any or no landscaping restrictions for the rear yards.

### ***On-site Open Space and Private Commons Area***

The submittal contains a notation that each lot will meet the Useable Open Space requirements of 2,400 square feet as specified in the Design Standards within the site development plan for subdivision.



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Useable open space is defined in the *Comprehensive City Zoning Code* and the type of useable open space provided on each lot shall be consistent with this definition. The applicant's provisions of useable open space requirements are consistent with the open space requirements of the SU-1 zone.

The applicant is also proposing Private Commons Areas, which is defined in the *Comprehensive City Zoning Code* as "the area within a Private Commons Development set aside through deed restrictions and a land use easement for the use and enjoyment of Private Commons Development property owners for the purposes of agriculture, landscaping or recreation."

The applicant proposes to provide 335,979 square feet of Private Commons Areas that are distributed throughout the site. Private Commons Areas are dedicated land that are to remain dedicated to open space and is a requirement of a Private Commons Development. The site is not officially being designated as a Private Commons Development as defined in the *Comprehensive City Zoning Code* and as regulated in Section 14-16-3-16 of the General Regulations, however the applicant is identifying the dedicated open spaces throughout the site as Private Commons Areas.

Tract 2 abuts an area zoned SU-1 Major Public Open Space and the applicant will be meeting with representatives from the Open Space Division to determine the ideal location(s) of the pedestrian connections to the open space. Staff will be available to respond to the results of that meeting at the July 15, 2004 EPC public hearing.

#### ***Grading, Drainage, Utility Plans***

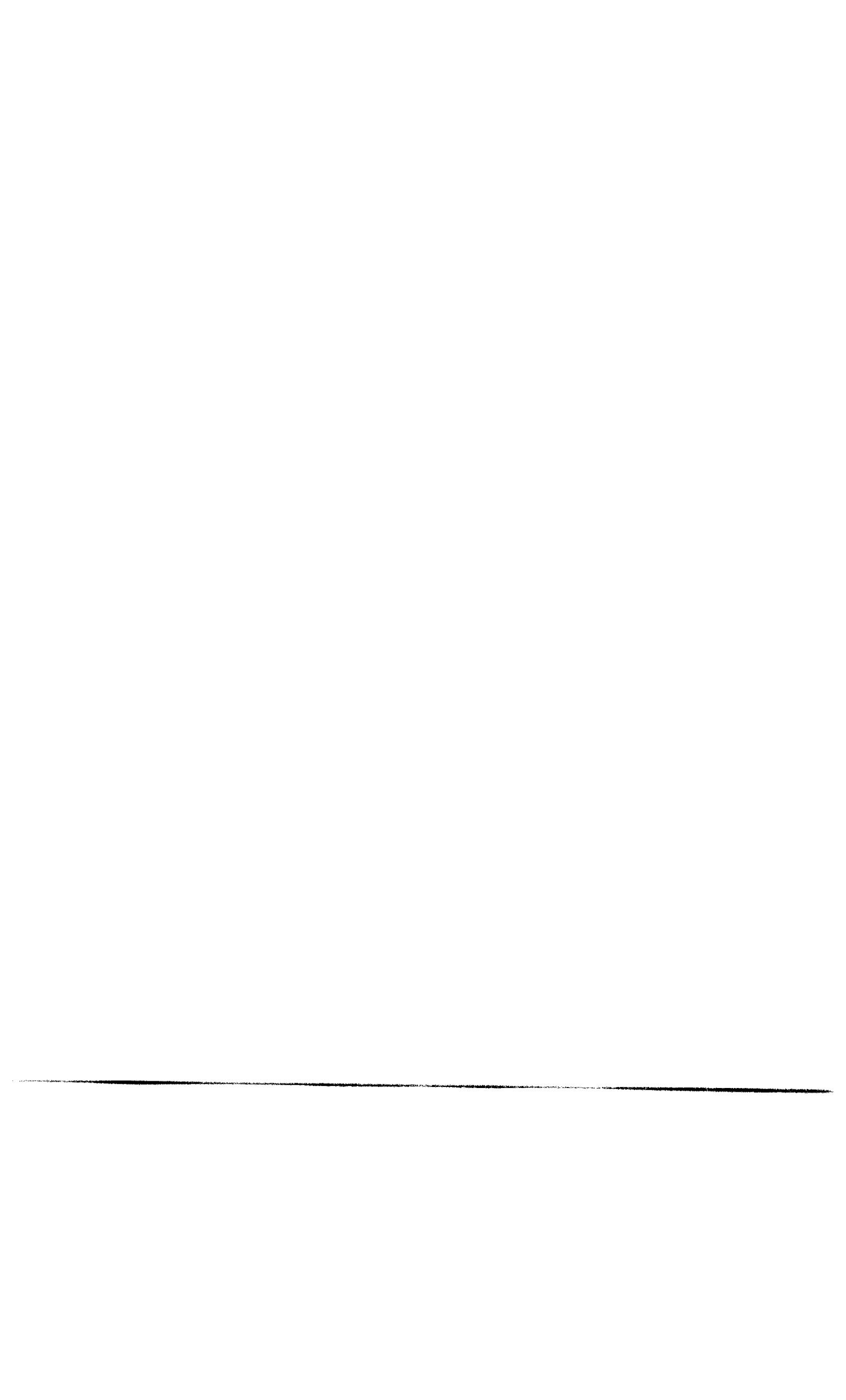
A grading and drainage plan has been submitted. The applicant will need to provide a final grading and drainage plan prior to placement on the DRB agenda. Generally, the site slopes downward from west to east. A retention pond, located within the 100' bosque buffer, is proposed within the submittal.

The conceptual water and sanitary sewer plan demonstrates the location of water and sewer lines and easements. An encroachment license for sanitary sewer with AMAFCA currently exists and will remain with this submittal. Comments from the Utility Division include "Availability requirements were last addressed in a serviceability letter dated May 28, 2003. Compliance with the parameters set forth therein is a requirement. Specifically, the looping requirement must be met. The proposed utility layout has the subdivision on a dead-end system, which will not be allowed. The utility plan must be revised prior to DRB sign-off of the site plan." Conditions of approval regarding these comments have been presented.

#### ***Architecture and Signage***

Design standards for the site plan state that the design objective for the architecture is to demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access and aesthetic considerations. The submittal shows a variety of construction design that a property owner may select; they are pueblo, contemporary pueblo, Spanish colonial, territorial, and northern New Mexico. These design are identified as illustrative and minor variations may occur.

The Design Standards identifies that front porches are required for each dwelling unit and also gives specifications on building colors and materials. The submittal contains a notation that



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regarding the approval of accessory buildings and any remodels. The administrative process of approving accessory buildings and remodels is consistent with Section 14-16-2-22(A)(6) of the *Comprehensive City Zoning Code*. Accessory buildings and remodels that require an administrative amendment are required for projects that are larger than 10% of the existing building.

#### Signs

The submittal does not demonstrate any freestanding signs for this phase of the development and would need to complete the administrative amendment process if one is preferred at a future date.

#### ***Concerns of Reviewing Agencies / Pre-Hearing Discussion***

There were no adverse comments from any of the commenting agencies.

The applicant was present at June 23, 2004 Pre-hearing discussion.

#### ***Neighborhood Concerns***

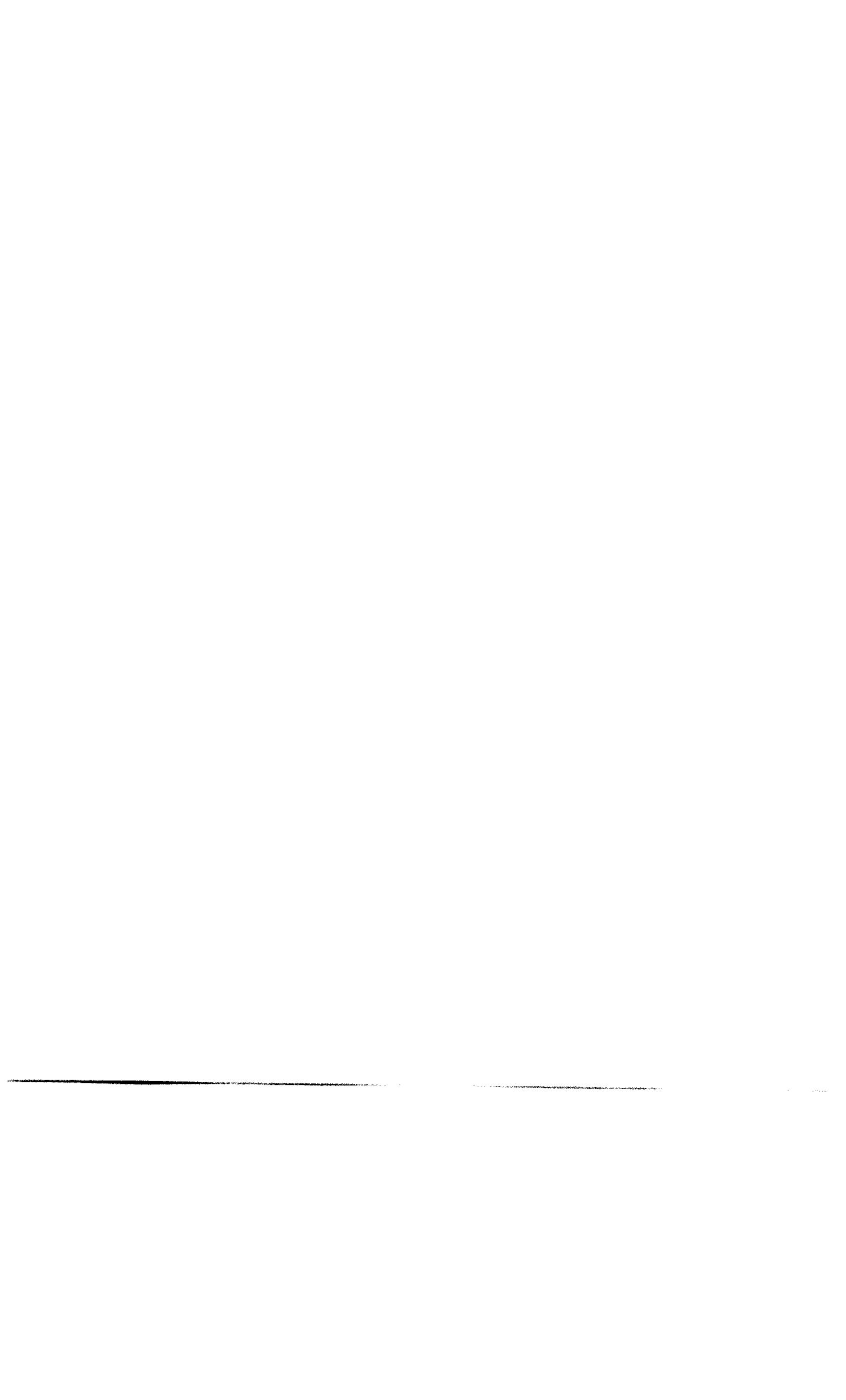
No facilitated meeting was held regarding the subject project; however, letters from La Luz Landowners neighborhood association and La Luz Del Sol neighborhood association were provided to staff. Staff did not receive any correspondence from the Taylor Ranch neighborhood association.

Comments from the La Luz Landowners neighborhood association indicate that they are concerned with the deletion of the private recreation area and believe that residents from Andalucia will trespass to the La Luz subdivision for the use of their swimming pool. They are also concerned that there is not sufficient parking for the public park shown on the site development plan and that the location of the roundabout on Tract 1B may allow for headlight luminance to escape into the La Luz subdivision. The applicant has agreed to modify the area next to the cul-de-sac to provide a barrier that will prevent the light from vehicles to escape into the La Luz subdivision.

Both the La Luz Landowners neighborhood association and the La Luz del Sol Landowners association are opposed to the proposed clarification of the 5 DU/Acre for Tract 1. As mentioned previously in this report, the applicant is proposing to provide language on the submittal that specifies that the 5 DU/Acres currently applicable to Tract 1 be not viewed as an overall calculation, but rather as a calculation for every individual Tract. Staff's response to all of these matters has been addressed in the staff report.

#### ***Conclusions***

This is a request for an amendment to a site development plan for subdivision for Tracts 1-5, 6B, 6A, & A, Lands of Ray A. Graham III, Ovenwest Corp. and COA, containing approximately 230 acres located on Coors between Montano and Namaste Rd NW. The subject site is mostly zoned SU-1 for PRD with varying densities, SU-1 for C-2, O-1 and Private Open Space/School Recreational.



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The applicant is requesting the following amendments to the site development plan for subdivision:

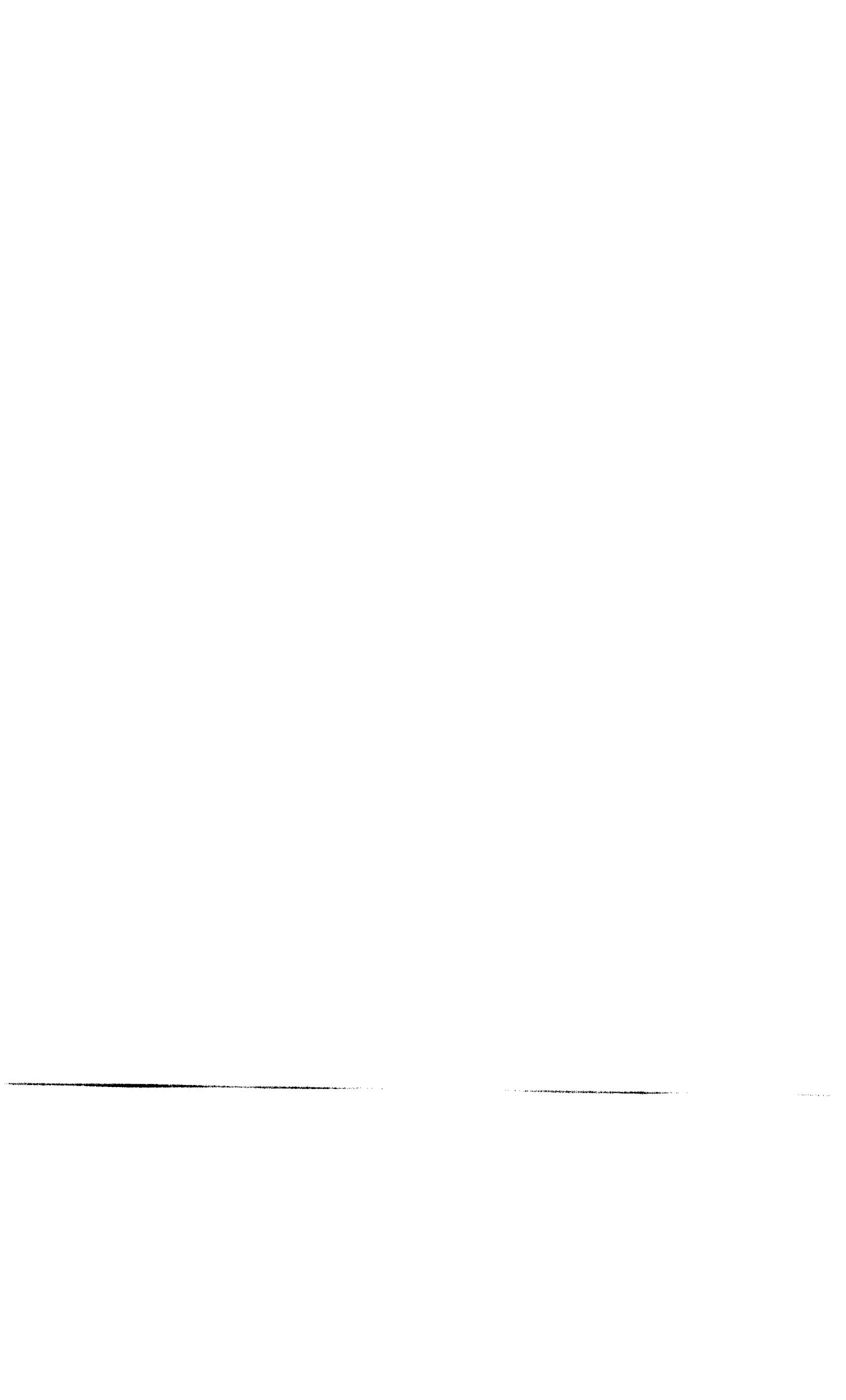
1. Tract 1B is to be subdivided into 13 single family lots and Tract 2 is to be subdivided into 41 single family lots.
2. The Private Recreation Area within Tract 1A has been replaced with 3 single-family residential lots.
3. A minor adjustment to the Tract 4 northwest boundary at the La Luz connection road.
4. A minor adjustment to the Tract 1D boundary at the entry road to La Luz subdivision.
5. Clarification that the gross density for Tract 1 shall not exceed 5 du/acre and that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
6. Modification to building setback requirements for dwelling units specifying "zero lot line is permitted provided 10 feet of separation between houses is maintained."

There is a major concern regarding access that has been addressed by City Engineer and the Public Works Department that affects the site development plan for subdivision and the design of the road through Tract 2 and future Tract 1B. The site development plan for subdivision that was approved in August of 2003 showed that there would be access through Tract 1B and Tract 2 to Tract 3. This access point was identified in the approved site development plan for subdivision to illustrate that there would be some vehicular connection between the Andalucia subdivisions and the commercial development proposed north of La Luz subdivision. In order to provide a connection to the commercial development from the Andalucia subdivision, an access easement would also be required on Tract 4, which is located immediately north of Tract 3.

Staff obtained a copy of the subdivision plat for the subject site and does not illustrate an access easement connecting from Tract 2 to Tract 3. However, staff has received a copy of a "paper easement" on Tract 3 that provides an "access road easement" between Tract 2 and Tract 3 for the benefit of "tracts south and north of Tract 3 and for the benefit of the community and surrounding land." This easement, apparently, was signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. Tract 3 is now owned by the La Luz subdivision, located north of the subject site and does not want an access easement through the site to connect the Andalucia subdivisions to the proposed commercial development.

Comments from the City Engineer and the Public Works Department indicate that the access point from Tract 2 to Tract 3 should remain so that vehicular access is available. In doing this, the applicant will need to redesign the site development plans illustrating the vehicular entrance and will more than require a reduction in the number of lots.

Staff supports the recommended condition of approval that has been presented by the City Engineer and the Public Works Department and believes that the overall site could benefit from an internal vehicular circulation system. The traffic along Coors Blvd could be alleviated if the residents of Tract 1 utilize the access easements found on Tract 3. A proposed related condition



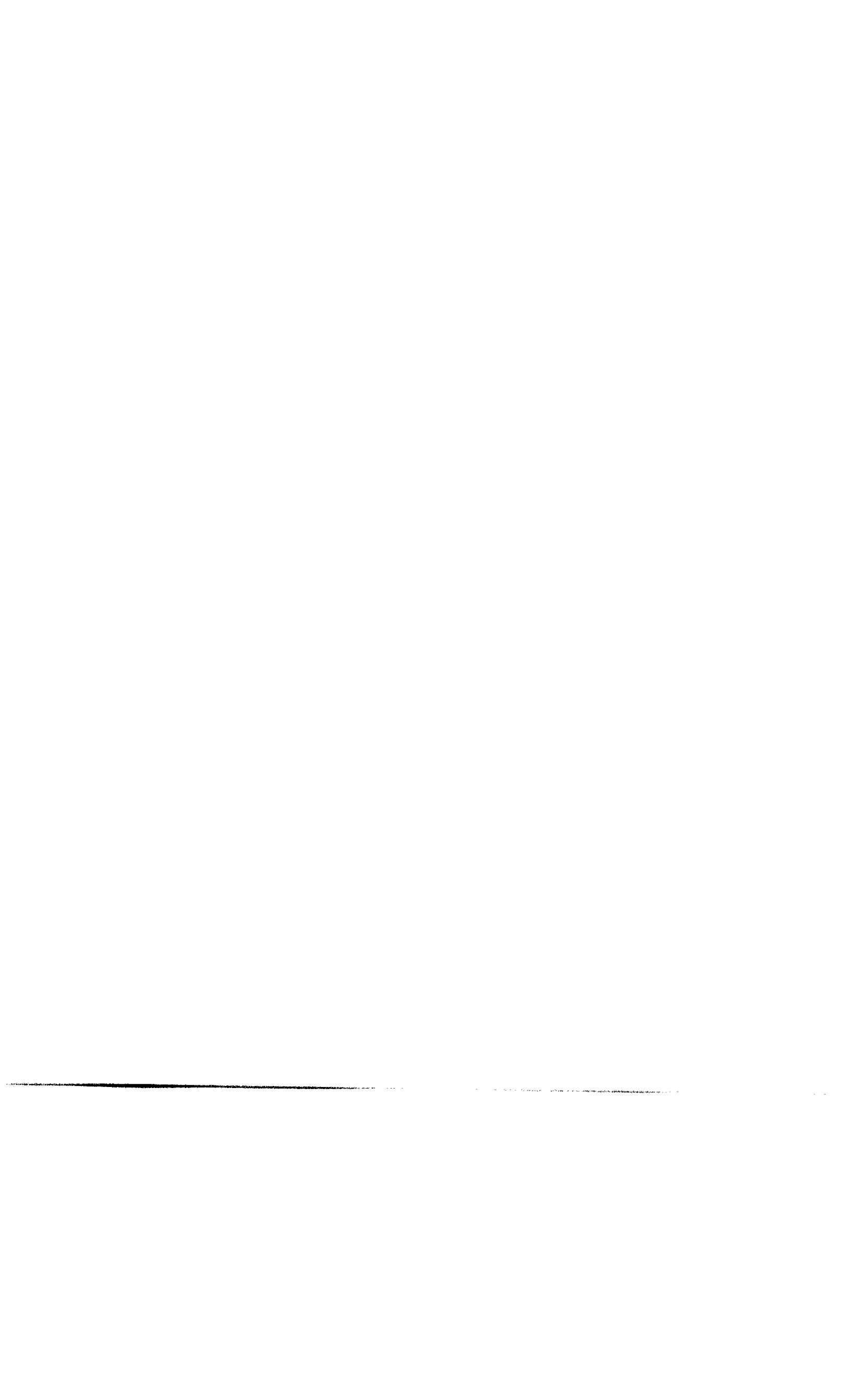
of approval will require the removal of the reference of the gated access found on future Tract 1B from all the sheets of the site development plan for building permit.

In addition, a City of Albuquerque water lift station exists east of Tract 2 and currently contains its access from La Bienvenida Place located south of Tract 1. The applicant has suggested that the access for the lift station occur through Tract 4 and along a sanitary sewer easement that currently exists on Tract 3. However, the submittal does not formally show an access to the lift station from Tracts 3 & 4. La Luz Homeowners Association is also opposed to have semi-tractor chemical trucks run through Tract 3 to the lift station. In addition, staff has not received comments from the Utilities Division regarding the feasibility of having the direct connection to the lift station occur from Tracts 3 & 4 as opposed to its current location.

There is an additional problem with the submittal that affects Tract B, the tract that contains the City's lift station. Tract B is an odd shaped lot that has a connection from La Bienvenida Place and a portion of Tract B is between Tract 2 and future Tract 1B. The applicant is proposing to provide a vehicular connection over Tract B without clear direction on what is to occur on Tract B and the access easements that exist on Tract B.

Staff is recommending a deferral of this case until access issues have been resolved. It is also possible that since the applicant is requesting for the construction of roads over Tract B advertisement for that particular tract would also be required.

Staff recommends a 30-day deferral.



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*FINDINGS – 04EPC 00855 July 15, 2004*

*Amendment to Site Development Plan for Subdivision*

1. This is a request for an amendment to a site development plan for subdivision for **Tract 1** zoned SU-1 for PRD 5 DU/Acre, **Tract 2** zoned SU-1 for PRD 6 DU/Acre, **Tract 3** zoned Private Commons Area and Recreational Fields, **Tract 4** zone SU-1 for PRD 6/DU/Acre, **Tract 5** zoned SU-1 for PRD 10DU/Acre, **Tracts 6B & A** zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre and **Tract 6A** zoned SU-1 for Major Public Open Space, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres.
  
2. An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.
  
3. The request for amendment to site development plan for subdivision includes the subdivision of future Tract 1B into 13-single family residential lots and Tract 2 into 41 single family residential lots, the deletion of a Private Recreation Area within future Tract 1A and replaced with 3 single-family residential lots, minor road adjustment on Tract 4 and future Tract 1D, modification to building setbacks for dwelling units allowing zero side yard setbacks and clarification that the gross density for Tract 1 shall not exceed 5 du/acre but that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
  
4. A "paper easement" on Tract 3 that provides an "access road easement" between Tract 2 and Tract 3 for the benefit of "tracts south and north of Tract 3 and for the benefit of the community and surrounding land" has been signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. The applicant is not providing such access between the two tracts contrary to the paper easement.
  
5. The applicant is proposing to construct private roads over Tract B, Lands of Ray Graham, Ovenwest Corp, COA for access to Tract 2 from future Tract 1B. The City of Albuquerque is the owner of Tract B, which contains a City Water Lift Station. The City of Albuquerque has not formally agreed to the use of Tract B for the purposes of vehicular connection between future Tract 1B and Tract 2.



6. The applicant has suggested that access for a water lift station on Tract B occur through Tract 4, along a sanitary sewer easement that currently exists on Tract 3. However, the submittal does not formally show an access to the lift station from Tracts 3 & 4. In addition, staff has not received comments from the Utilities Division regarding the feasibility of having a direct connection to the lift station from Tracts 3 & 4 to the lift station.

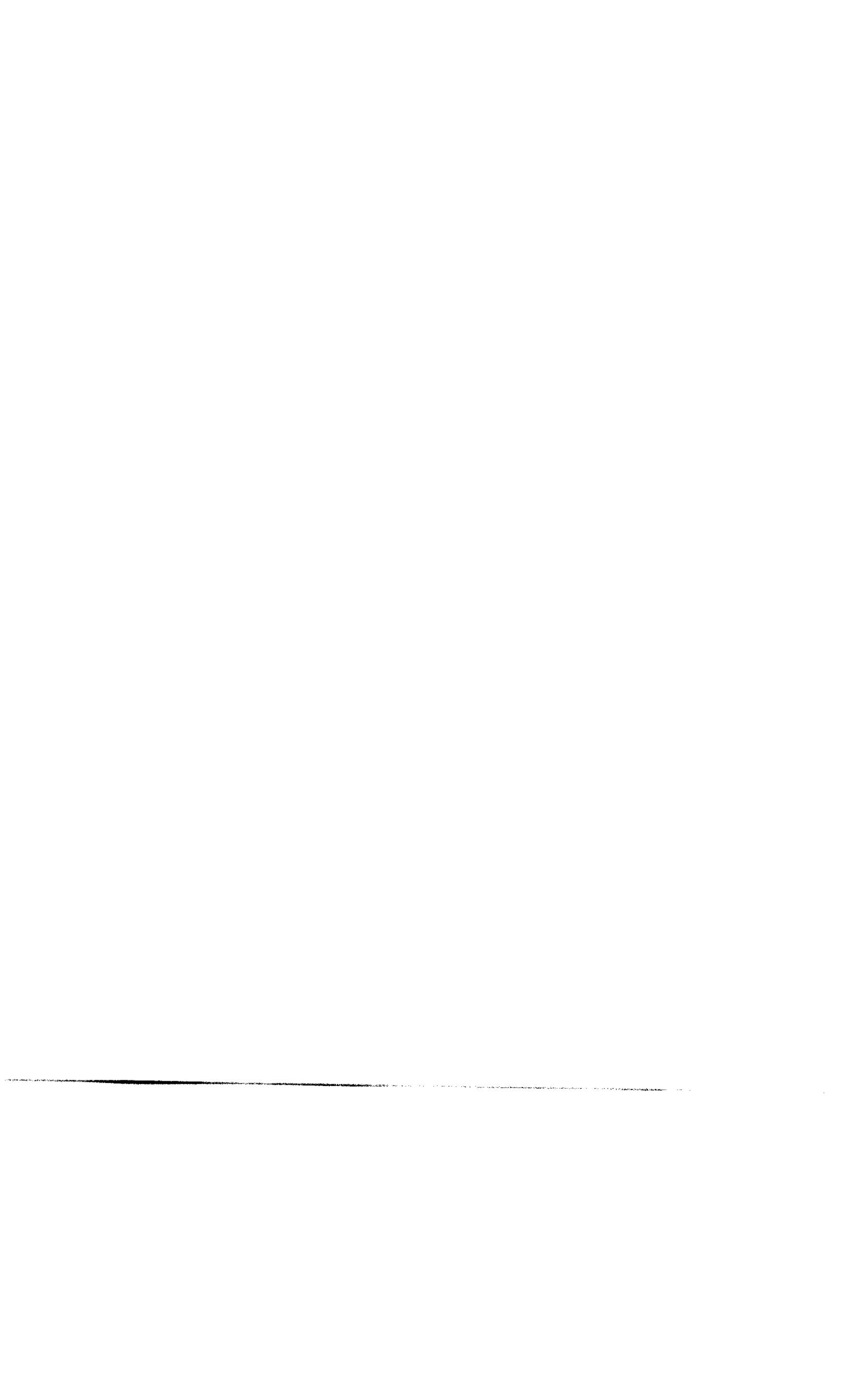
**RECOMMENDATION – 04EPC 00855 July 15, 2004**

**30-DAY DEFERRAL of 04EPC 00855, an amendment to the Site Development Plan for Subdivision, for Tract 1A, 1B, 1C, 1D, & 1E zoned SU-1 for PRD 5 DU/Acre, Tract 2 zoned SU-1 PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4 zoned SU-1 for PRD 6/DU/Acre, Tract 5 zoned SU-1 for PRD 10DU/Acre, Tract 6A zoned SU-1 for Major Public Open Space, and Tracts 6B & A zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre, For the Land of Ray A. Graham III, Owenwest Corp, and COA, located on Coors Blvd between Montano Road and Namaste Road, containing approximately 228 acres, based on the preceding Findings.**

**FINDINGS – 04EPC 00857 July 15, 2004**

**Site Development Plan for Building Permit**

1. This is a request for approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2 Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 30.64 acres. Tract 2 is zoned SU-1 for PRD 6/DU/Acre and Tract 1B is currently a part of Tract 1, which is zoned SU-1 for PRD 5/DU/Acre.
2. An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.
3. The subject site is part of larger site development plan and the applicant has also submitted an amendment to the site development plan for subdivision to demonstrate that the subject site will be subdivided into 54 single-family residential lots.



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4. A "paper easement" on Tract 3 that provides an "access road easement" between Tract 2 and Tract 3 for the benefit of "tracts south and north of Tract 3 and for the benefit of the community and surrounding land" has been signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. The applicant is not providing such access between the two tracts contrary to the paper easement.
  
  5. The applicant is proposing to construct private roads over Tract B, Lands of Ray Graham, Ovenwest Corp, COA for access to Tract 2 from future Tract 1B. The City of Albuquerque is the owner of Tract B, which contains a City Water Lift Station. The City of Albuquerque has not formally agreed to the use of Tract B for the purposes of vehicular connection between future Tract 1B and Tract 2.
  
  6. The applicant has suggested that access for a water lift station on Tract B occur through Tract 4, along a sanitary sewer easement that currently exists on Tract 3. However, the submittal does not formally show an access to the lift station from Tracts 3 & 4. In addition, staff has not received comments from the Utilities Division regarding the feasibility of having a direct connection to the lift station from Tracts 3 & 4 to the lift station.

***RECOMMENDATION – 04EPC 00857 July 15, 2204***

**30-DAY DEFERRAL of 04EPC 00857, a Site Development Plan for Building Permit, for Tract 1B and Tract 2, Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 30.64 acres, based on the preceding Findings.**



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NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1000965/ 04EPC-00857 EPC Site Development Plan- Building Permit and 04EPC-00855 EPC Site Development Plan-Amendment to Subdivision to the Environmental Planning Commission Public Hearing on August 19, 2004 at the request of the agent.

MOVED BY COMMISSIONER STEELE  
SECONDED BY COMMISSIONER DEICHMANN  
UNANIMOUSLY

MOTION PASSED

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**ADDITIONAL COMMENTS FOR AUGUST 19, 2004 EPC HEARING**

This is a request for an amendment to a site development plan for subdivision for Tracts 1-5, 6B, 6A, & A, Lands of Ray A. Graham III, Ovenwest Corp. and COA, containing approximately 230 acres located on Coors between Montano and Namaste Rd NW. The subject site is mostly zoned SU-1 for PRD with varying densities, SU-1 for C-2, O-1 and Private Open Space/School Recreational.

In addition, the applicant is requesting approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2, containing approximately 31 acres. This case was deferred from the July 15, 2004 EPC hearing to address the following issues:

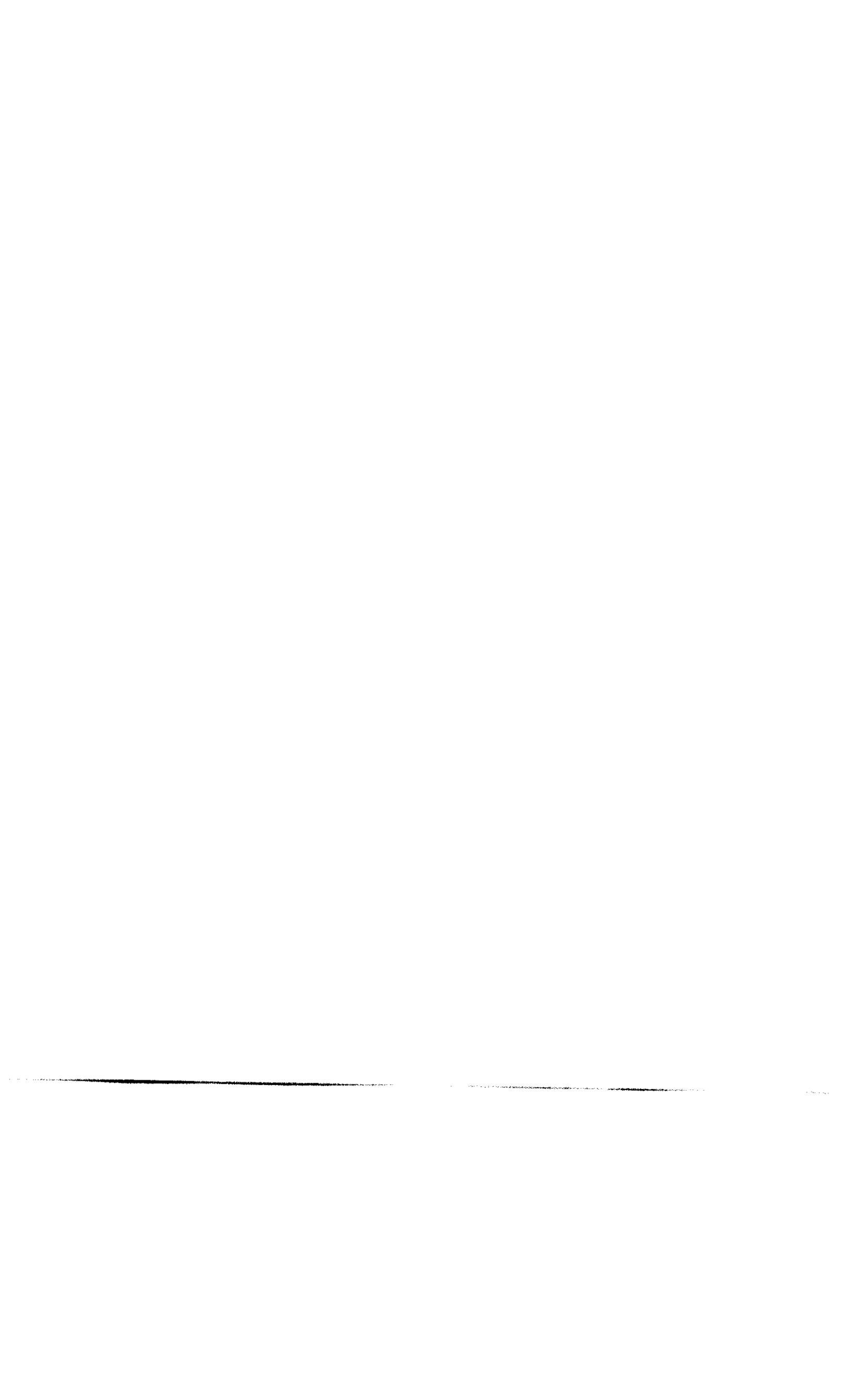
**Advertisement Issues**

Tract B, Lands of Ray A. Graham III, Ovenwest Corp. and COA currently contains a City Lift Station. This site contains a long stretch of property that serves as the vehicular connection to the lift station. The proposed development illustrated that Tract B would be affected by this proposal but was not included in the advertisement of the case. Therefore, staff recommended a deferral of this case. Since the July 15, 2004 EPC hearing, Tract B was included in the advertisement of this case.

**Vehicular Access from Tracts 1 & 2 to Learning Road**

The site development plan for subdivision that was approved in August of 2003 showed that there would be access through Tract 1B and Tract 2 to Tracts 3 & 4 and eventually to Learning Road. This access point was identified in the approved site development plan for subdivision to illustrate that there would be some vehicular connection between the Andalucia subdivisions and the commercial zoning identified north of La Luz subdivision. In order to provide a connection to the commercial development from the Andalucia subdivision access easements have been dedicated on Tract 3 and Tract 4.

Staff obtained a copy of the subdivision plat for the subject site, which does not illustrate an access easement connecting from the subject site to Tracts 3 & 4. However, staff has received a copy of a "paper easement" on Tract 3 that provides an "access road easement" between Tract 2 and Tract 3 for the benefit of "tracts south and north of Tract 3 and for the benefit of the community and surrounding land." This easement, apparently, was signed by the previous



owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. Tract 3 is now owned by the La Luz subdivision.

Comments from the City Engineer and the Public Works Department indicate that the access point from Tract 2 to Tract 3 should remain so that vehicular access is available. This comment has not changed for the August 19, 2004 EPC hearing. In doing this, the applicant will need to redesign the site development plans illustrating the vehicular entrance.

Staff supports the recommended condition of approval that has been presented by the City Engineer and the Public Works Department and believes that the overall site could benefit from an internal vehicular circulation system. The traffic along Coors Blvd could be alleviated if the residents of Tract 1 utilize the access easements found on Tract 3. A proposed related condition of approval will require the removal of the reference of the gated access found on future Tract 1B from all the sheets of the site development plan for building permit.

#### **Tract B**

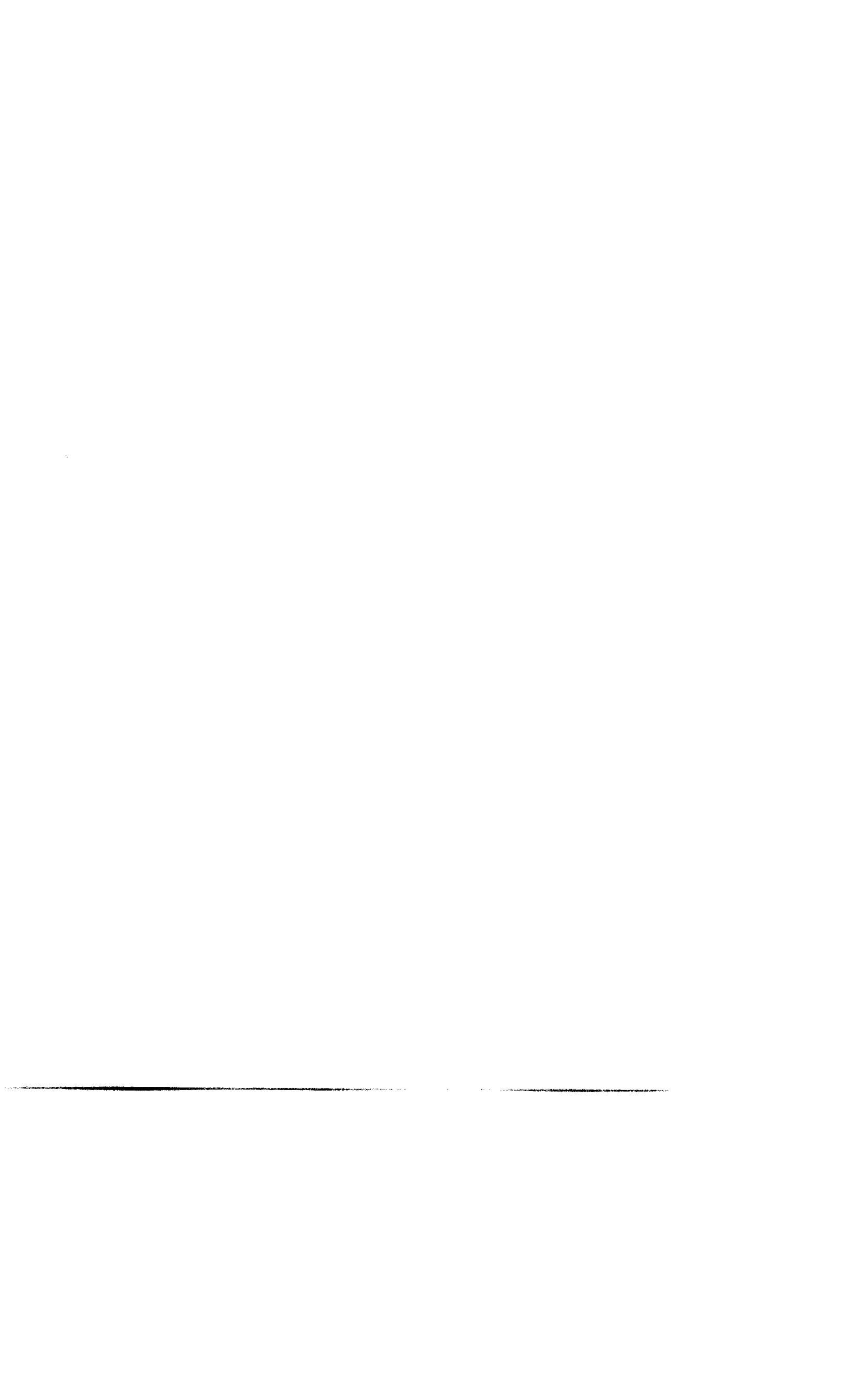
There was major concern regarding access to Tract B that had been addressed by the City Engineer and the Public Works Department that affects the site development plan for subdivision and the design of the road through Tract 2 and future Tract 1B. Tract B contains a City lift station and is an odd shaped lot that has a connection from La Bienvenida Place for vehicular access to the lift station. A portion of Tract B is between Tract 2 and future Tract 1B and the applicant was proposing to provide a vehicular connection over Tract B without clear direction on how vehicular access to the lift station is to occur and how the access easements that exist on Tract B would be affected. The applicant had only verbalized to staff that access to the lift station would occur through Tracts 3 & 4, which currently contain an access easement that leads to the lift station; however, no formal request was provided to have access to the lift station through Tracts 3 & 4.

The direction of vehicular access to the lift station requires approval from the Legal Department because of the access easement and from the Utility Division of the Planning Department. At the July 15, 2004 EPC hearing, staff had the additional comments from the Utility Division:

*"Permanent access to Lift Station #24 is not addressed. There are daily trips by the operators, and weekly trips by maintenance crews. Large tanker trucks deliver 5000 gallons of ferrous chloride to the site twice per week. Ferrous Chloride is a very corrosive and caustic chemical and it is not desirable to transport it through residential areas. It also is not appropriate to have residences immediately adjacent to the lift station property, more of a buffer area should be provided. There is some noise from the lift station site when the emergency generators are tested on a monthly basis. The Waste Water Division has not agreed to any relocation of the permanent access to Learning Road or elimination of the current access road. The site plan before the EPC shows internal streets crossing the existing access road with curb, gutter, pavement, and sidewalks, which is unacceptable.*

*Utility Development and Waster Water Division request a deferral until lift station access issues can be resolved."*

The current comments, including conditions from the Utility Development and Waste Water Division are the following:



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The Site Development Plans must include the following items prior to approval at EPC:

1. Show the private access easement between Learning Road and the lift station as a new all weather gravel road as access to the lift station.
2. Show a new access gate on the north side of the lift station tract at the south end of the access easement.
3. Show a berm along the west and south side of the lift station property to protect the private lot from sewage overflows.
4. We need to see a "draft" assignment of easement granting unrestricted access rights to the lift station on the private access easement between Learning Road and the lift station prior to approval at EPC.

Conditions of Approval:

The following items will be required prior to Preliminary Plat approval:

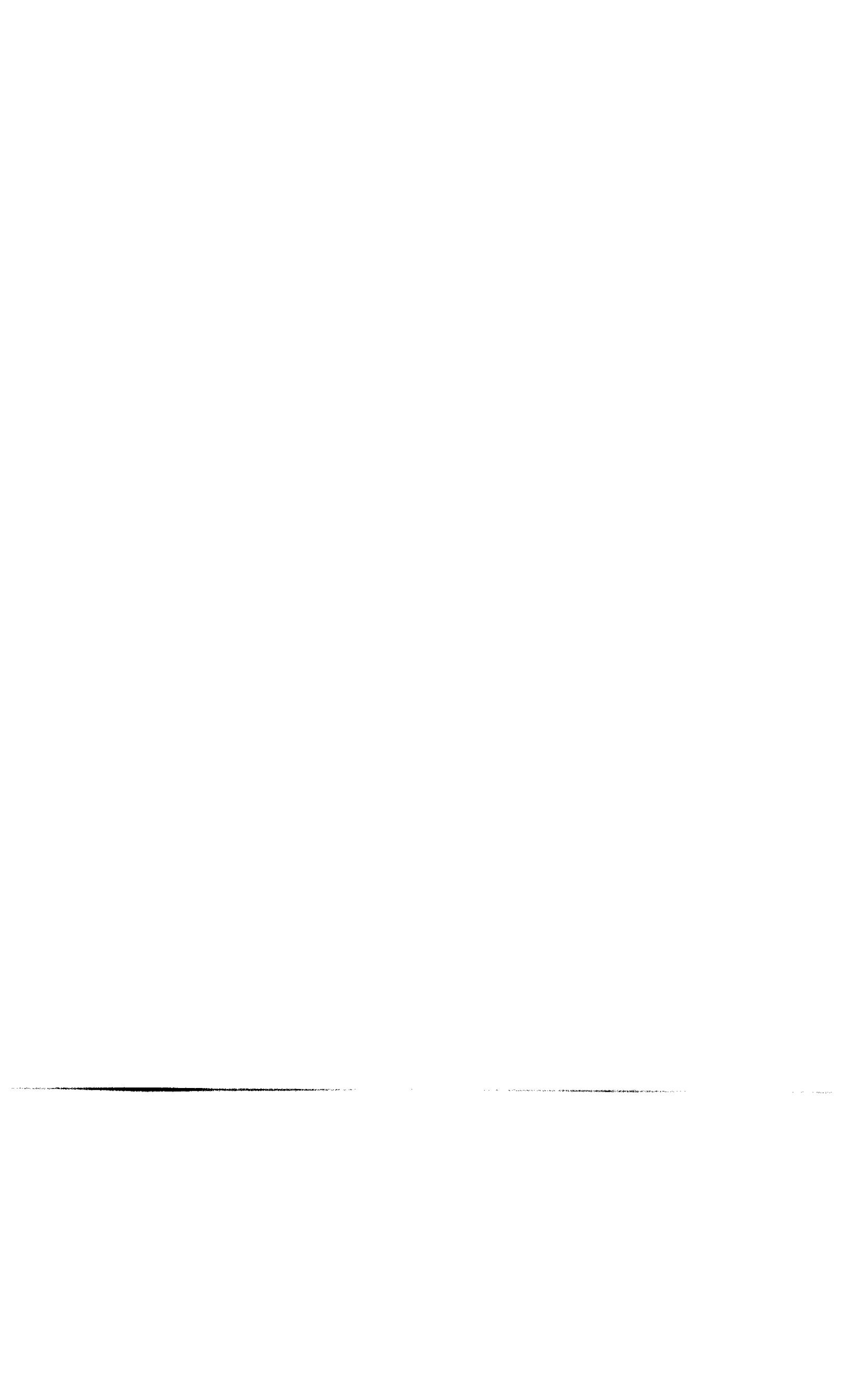
1. an assignment of easement granting the Lift Station Tract unrestricted use of the access easement between Learning Road and the lift station.
2. include on the Infrastructure List for Preliminary Plat approval:
  - a. new access gate on the north side of lift station tract.
  - b. 24' wide all weather road between Learning Road and the lift station.
  - c. berm around the west and south side of lift station tract.

**Reassignment of access easement on Tract 3 and Tract 4**

As mentioned immediately above, the City of Albuquerque owns and operates a City Lift Station on Tract B, which currently contains vehicular access in an area that the applicant is proposing for construction. Vehicular Access to Tract B is compromised with the proposed site and as a solution the applicant would prefer to have vehicular connection to Tract B through the access easements on Tracts 3 & 4, away from the proposed development. In order to allow for City trucks to travel to Tract B through the access easements on Tract 3 & 4, the applicant will required to reassign the access easements on Tracts 3 and 4, since the City of Albuquerque is not identified as a "grantee" in the easement. In further reviewing the access easement for Tract 3 & 4, there is concern regarding the language in the easement that will require the City of Albuquerque to provide an indemnity and liability insurance policy in the amount of one million dollars to the owners of Tracts 3 & 4.

The City Legal Department, via Assistant City Attorney Kevin Curran, provides the following comment regarding the reassignment of the access agreement on Tract 3 for the purposes of allowing the City of Albuquerque to use the access easement to Tract B (City's lift station):

*"The Road, Utility and Drainage Easement (attached "Easement") allows the Grantee to dedicate the Easement to the City as a public right-of-way. The Easement does not permit the Grantee to assign the Easement to the City. The Easement does permit the Grantee to assign the*



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*Easement to a homeowners' association whose members are comprised of residential lot owners of Grantee's property described as "approximately 184 acres adjacent to and lying southerly and northerly of Tract 3."*

*The Assignment of Road, Utility and Drainage Easement (attached) is legally impermissible to convey the Easement to the City. If the City wishes to acquire the Easement, the Grantee must dedicate, and the City must accept the Easement as a public right-of-way.*

*Acceptance of the Easement, however, is problematic for the City. Under paragraph 3 of the Easement, it is ambiguous as to whether a dedication and acceptance would require the City to assume an indemnity and liability insurance in the amount of \$1,000,000 in favor of the owner of Tract 3. The indemnity provision and insurance coverage are contrary to City policy.*

*In addition, the granting of an indemnity provision by the City is probably contrary to law in New Mexico. For the foregoing reasons the legal department therefore advises that the Assignment of Road, Utility and Drainage Easement not be accepted in its current form.*

*In the event the owners of Tract 3 (and Tract 4) expressly consent to the Assignment to the City and also expressly agree that the indemnity and insurance obligations do not run to the City upon an assignment or dedication, the Easement could be assigned or dedicated to the City by the Grantee. The legal department would, however, need to review and approve the form and content of the consent language. Alternatively, the City could require the applicant to seek a declaration of the parties rights under the Easement by a court of competent jurisdiction."*

Mr. Curran strongly recommends that the City not accept the assignment or the license of the access easement for Tracts 3 & 4 as proposed by the applicant, unless the agreements are written in such a way that would exclude the City of Albuquerque from maintaining the indemnity and insurance coverage.

**Comments regarding Archeological sites**

Since the July 15, 2004 EPC hearing, staff has received information regarding the location of the archeological sites for the overall area affected by the Andaluca site development plan for subdivision. At the EPC hearing in August of 2003, a condition of approval was required of the applicant to clarify language on the submittal that clearly indicates that "any future approvals for



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site development plan for building permit on Tracts 6B and A shall require clearance and guidance from the State Historic Preservation Office." An archeological survey was conducted by the applicant for Tract 1 and it has been determined that an archeological site also exists within Tract 1, therefore a condition of approval will be required to ensure that the existing language on the submittal regarding requiring clearance and guidance from the State Historic Preservation Office extends to Tract 1.

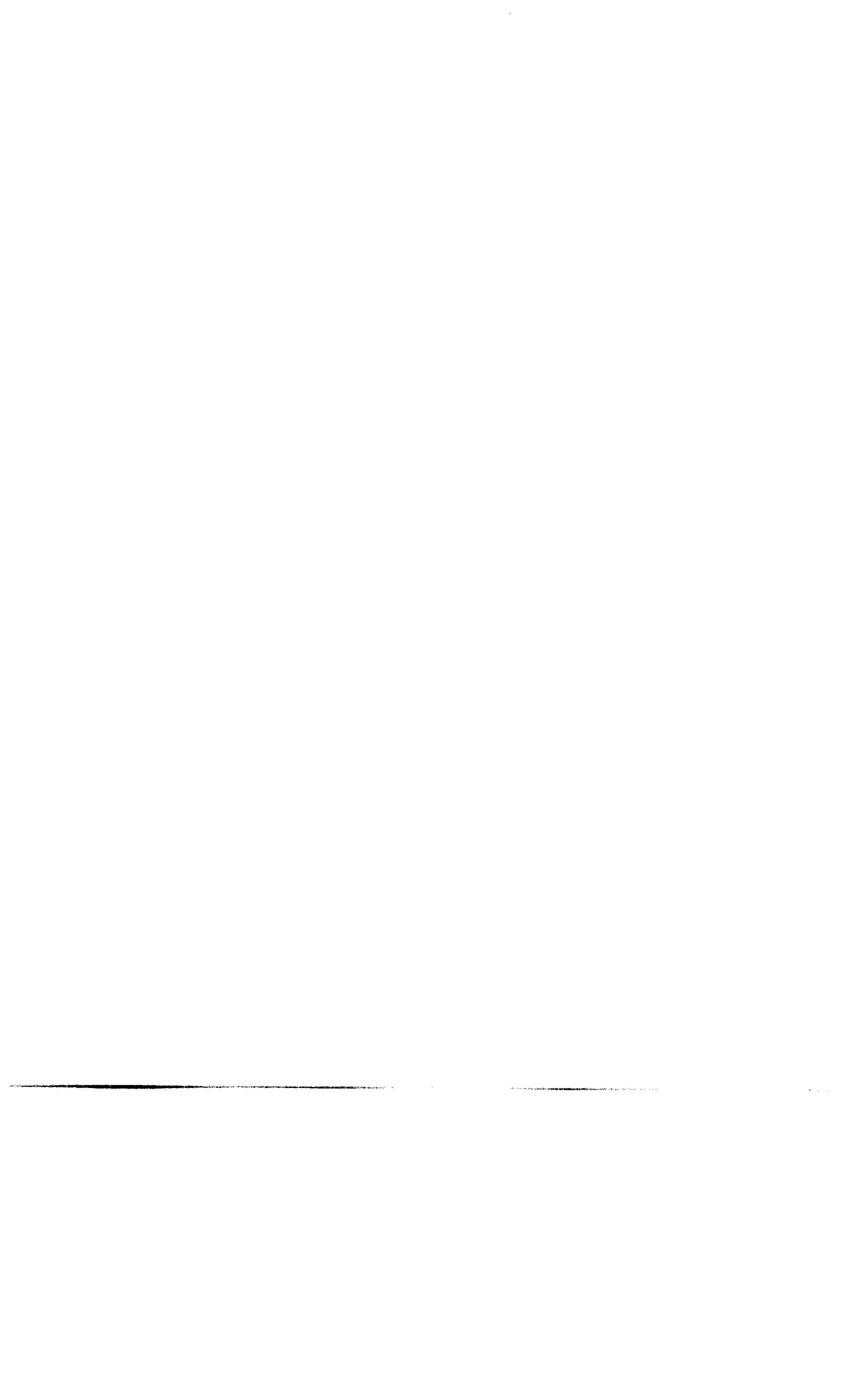
#### **Drawings for walls**

At the EPC hearing in August of 2003, when the site development plan for subdivision was previously approved, the EPC included a condition of approval that requires the applicant to return to the EPC for all future development. Originally, the applicant requested to have only the multi-family development or non-residential development return to the EPC for approval. There was great concern from the EPC in August of 2003 because of the recent construction of high walls along Coors Blvd. The applicant has submitted illustrations of how the walls along Coors Blvd will be constructed in the hopes of having the condition removed. Staff has reviewed the applicant's proposal regarding the walls along Coors and believes that the design is acceptable and meets the recently adopted General Height and Design Regulations for Walls, Fences and Retaining Walls. The Design Standards presented by the applicant are very detailed and will provide for a clear guidance on future development.

However, staff is not comfortable with the method in which the amended condition reads. Currently the submittal reads, "Subsequent site plans for building permits shall be consistent with the design standards established by this site plan for subdivision. Future site plans for building permits for the Private Recreation Area on Tract 1A shall be delegated for approval to the Development Review Board. All other site plans for building permit shall be approved by the Environmental Planning Commission." Minor amendments to the site plan for subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-2-22(A)(6), Special Use Zone.

The applicant is proposing to modify the language to read (with added language proposed in bold), "Subsequent site plans for building permits shall be consistent with the design standards established by this site plan for subdivision, **and shall be delegated to the Development Review Board.** ~~Future site plans for building permits for the Private Recreation Area on Tract 1A shall be delegated for approval to the Development Review Board. All other site plans for building permit shall be approved by the Environmental Planning Commission.~~ Minor amendments to the site plan for subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-2-22(A)(6), Special Use Zone, **and major amendments shall be approved by the Environmental Planning Commission.**

As mentioned above, in August of 2003, the applicant was proposing to have all multi-family and non-residential development return the EPC for final approval and all single-family development reviewed and approved by the DRB. With the applicant's proposed language, all future development, whether it is single-family, multi-family or non-residential would be delegated to the DRB for final approval. Staff is not opposed to having the single-family



development reviewed and approved by the DRB, but is opposed to having multi-family and non-residential approved by the DRB. A recommended condition of approval would require the applicant to modify the condition that requires multi-family and non-residential development reviewed and approved by the EPC.

Staff recommends a 60-day deferral to address major legal issues regarding Tract 3 & 4 for access to Tract B or provide a new site development plan for building permit that maintains the current traffic configuration to Tract B, where a City life station exists. All documentation and agreements that are agreeable to the City and the applicant should be reviewed and approved by representatives of the City of Albuquerque prior to EPC review.

Staff recommends a 60-day deferral.

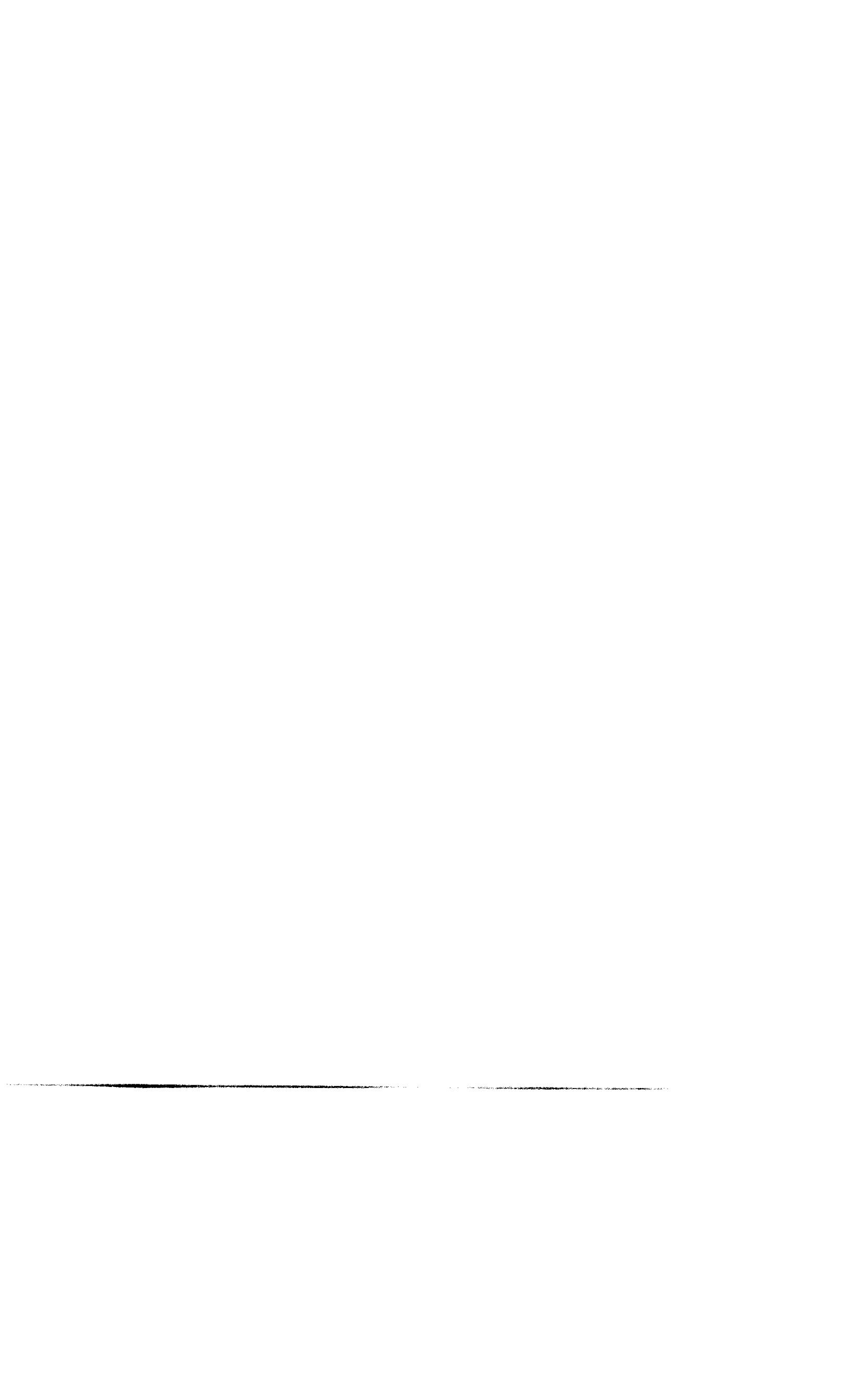


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**FINDINGS – 04EPC 00855 August 19, 2004**

***Amendment to Site Development Plan for Subdivision***

1. This is a request for an amendment to a site development plan for subdivision for **Tract 1** zoned SU-1 for PRD 5 DU/Acre, **Tract 2** zoned SU-1 for PRD 6 DU/Acre, **Tract 3** zoned Private Commons Area and Recreational Fields, **Tract 4** zone SU-1 for PRD 6/DU/Acre, **Tract 5** zoned SU-1 for PRD 10DU/Acre, **Tracts 6B & A** zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre and **Tract 6A** zoned SU-1 for Major Public Open Space, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres.
2. An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.
3. The request for amendment to site development plan for subdivision includes the subdivision of future Tract 1B into 13-single family residential lots and Tract 2 into 41 single family residential lots, the deletion of a Private Recreation Area within future Tract 1A and replaced with 3 single-family residential lots, minor road adjustment on Tract 4 and future Tract 1D, modification to building setbacks for dwelling units, revise the review process for future site development plan for building permits and clarification that the gross density for Tract 1 shall not exceed 5 du/acre but that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
4. A “paper easement” on Tract 3 that provides an “access road easement” between Tract 2 and Tract 3 for the benefit of “tracts south and north of Tract 3 and for the benefit of the community and surrounding land” has been signed by the previous owner and was intended to allow the owner(s) of Tracts 1 & 2 to maintain vehicular access through Tract 3.
5. A similar “paper easement” exists on Tract 4 that would allow for vehicular access from Tracts 1 & 2. Staff has not received a copy of such access easement that has been recorded through the County Clerks office.
6. The applicant is proposing to construct private roads over Tract B, Lands of Ray Graham, Ovenwest Corp, COA for access to Tract 2 from future Tract 1B. The City of Albuquerque is



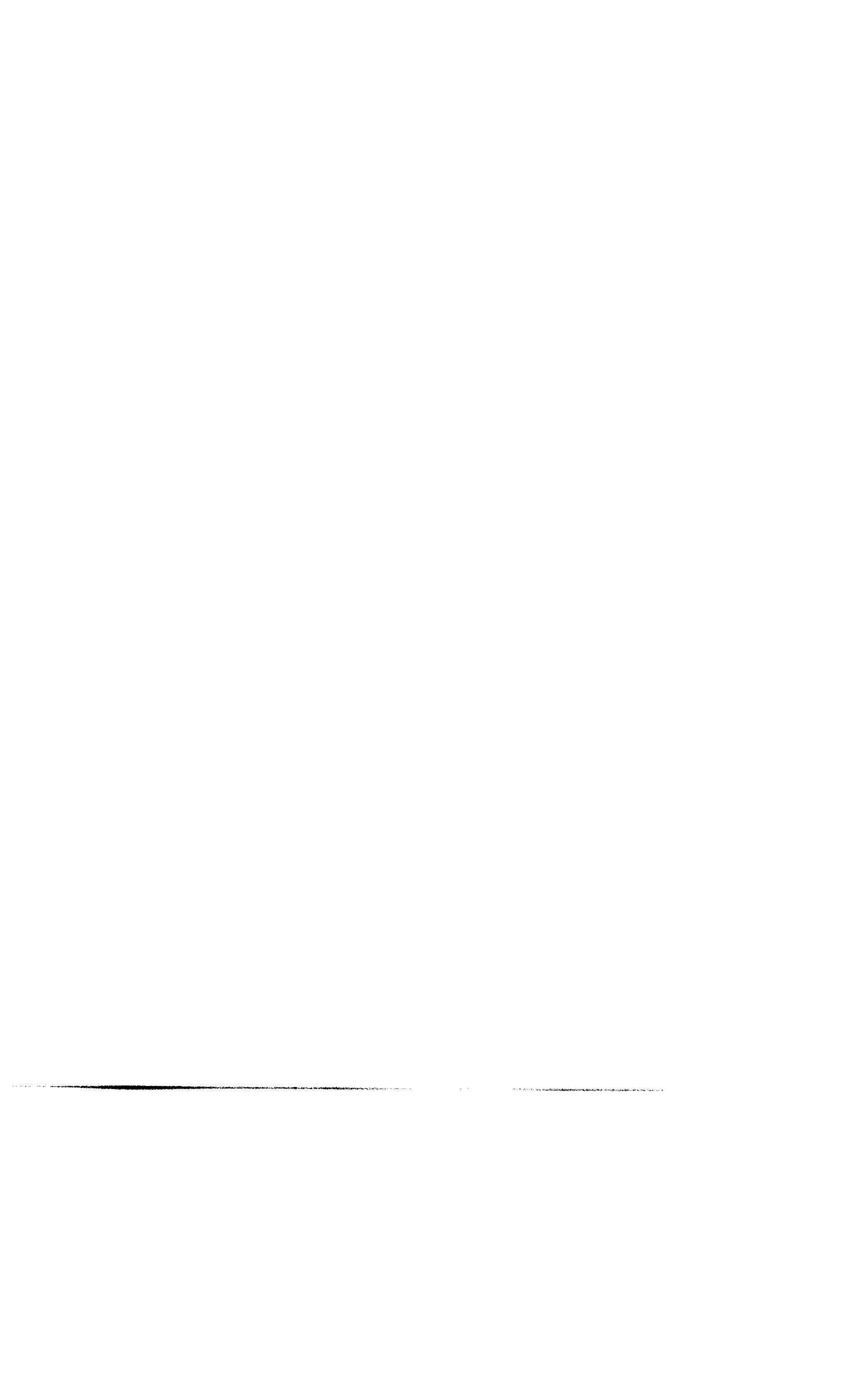
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the owner of Tract B, which contains a City Water Lift Station. The City of Albuquerque has not formally agreed to the use of Tract B for the purposes of vehicular connection between future Tract 1B and Tract 2.

7. The applicant is requesting that the City provide its access to Tract B for the lift station through the "reassignment" of the access easements on Tracts 3 & 4. However, the access easement agreements on Tracts 3 & 4 clearly specifies that assignment of the easement may only occur with the homeowners association whose members are comprised of residential lot owners of Grantee's property described as approximately 184 acres adjacent to and lying southerly and northerly of Tract 3.
  
8. The second option of allowing the City of Albuquerque to utilize the access easements on Tracts 3 & 4 for access onto Tract B would be allowed if the access easements were dedicated as a public right-of-way. However, it is unclear if this option would relieve the City of Albuquerque from the indemnity and one million dollar insurance coverage for the owners of Tract 3. A declaration of the parties' rights under the Easement by a court of competent jurisdiction could be required of the applicant.
  
9. A third option would be to have the applicant dedicate the access easements on Tracts 3 & 4 as public rights-of-way and have the property owners of both Tracts 3 & 4 provide a written consent that would release the City of Albuquerque from the obligation of providing the indemnity and insurance.
  
10. The submittal may need to be modified to reflect a clear vehicular connection for Tract B without the interference of residential development on future Tract 1B and Tract 2.

***RECOMMENDATION – 04EPC 00855 August 19, 2004***

**60-DAY DEFERRAL of 04EPC 00855, an amendment to the Site Development Plan for Subdivision, for Tract 1A, 1B, 1C, 1D, & 1E zoned SU-1 for PRD 5 DU/Acre, Tract 2 zoned SU-1 PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4 zoned SU-1 for PRD 6/DU/Acre, Tract 5 zoned SU-1 for PRD 10DU/Acre, Tract 6A zoned SU-1 for Major Public Open Space, and Tracts 6B & A zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre, For the Land of Ray A. Graham III, Owenwest Corp, and COA, located on Coors Blvd between Montano Road and Namaste Road, containing approximately 228 acres, based on the preceding Findings.**

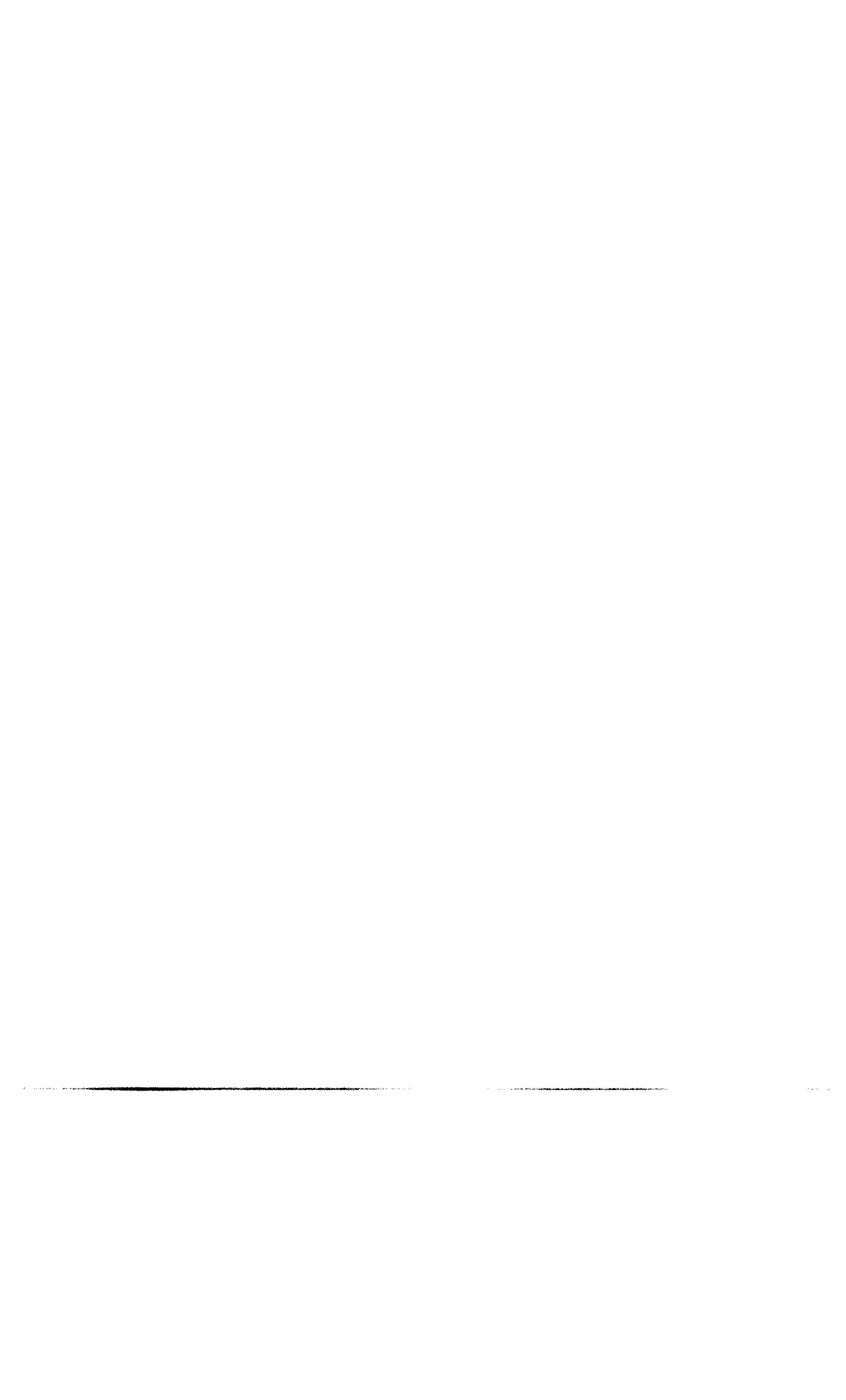


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**FINDINGS – 04EPC 00857 August 19, 2004**

***Site Development Plan for Building Permit***

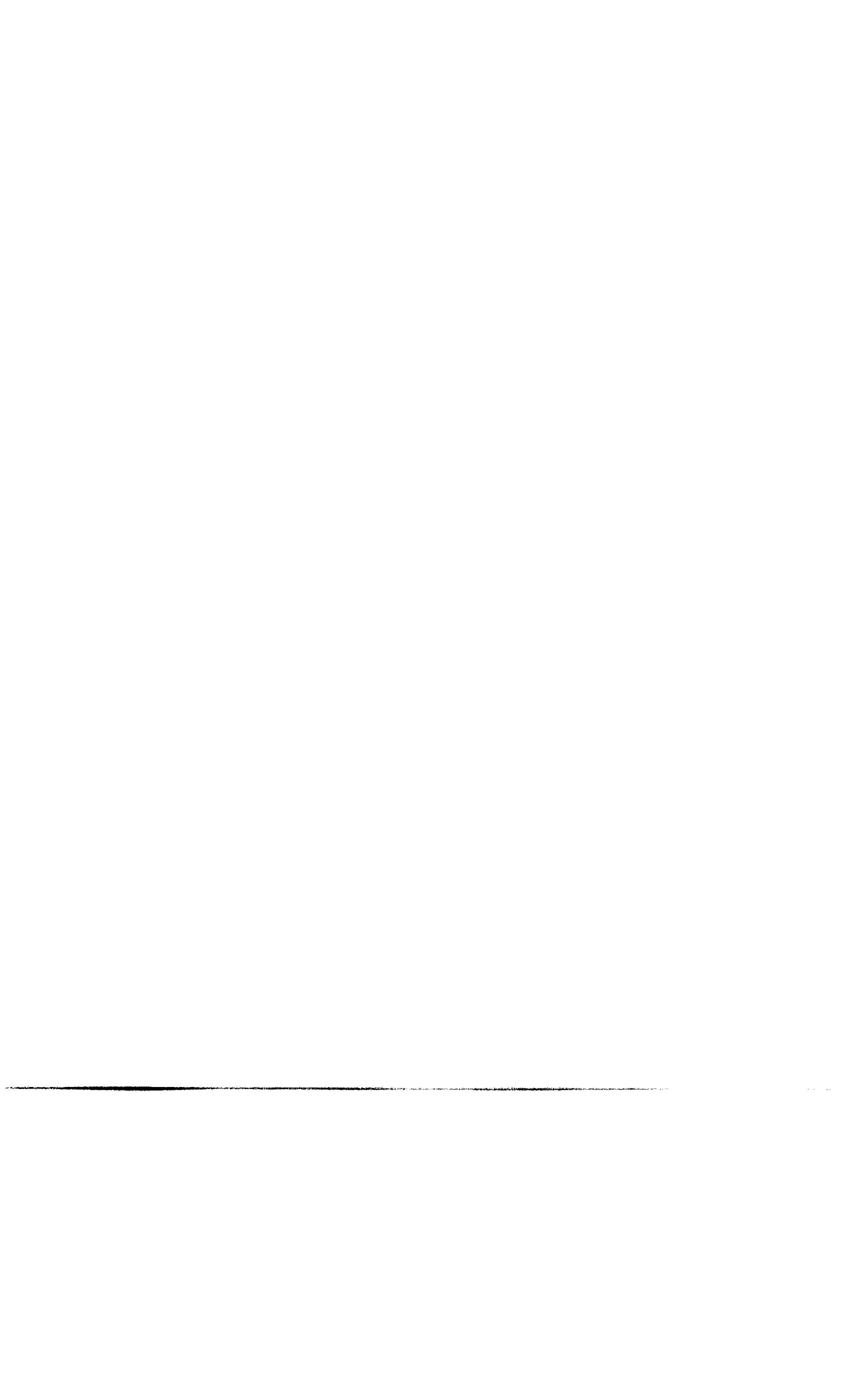
1. This is a request for approval of a site development plan for building permit for the construction of 13 single-family homes on future Tract 1B and 41 single-family homes on Tract 2 Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 33 acres. Tract 2 is zoned SU-1 for PRD 6/DU/Acre and Tract 1B is currently a part of Tract 1, which is zoned SU-1 for PRD 5/DU/Acre.
  
2. An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.
  
3. The subject site is part of larger site development plan and the applicant has also submitted an amendment to the site development plan for subdivision to demonstrate that the subject site will be subdivided into 54 single-family residential lots.
  
4. A “paper easement” on Tract 3 that provides an “access road easement” between Tract 2 and Tract 3 for the benefit of “tracts south and north of Tract 3 and for the benefit of the community and surrounding land” has been signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. The applicant is not providing such access between the two tracts contrary to the paper easement.
  
5. A similar “paper easement” exists on Tract 4 that would allow for vehicular access from Tracts 1 & 2. Staff has not received a copy of such access easement that has been recorded through the County Clerks office.
  
6. The applicant is proposing to construct private roads over Tract B, Lands of Ray Graham, Ovenwest Corp, COA for access to Tract 2 from future Tract 1B. The City of Albuquerque is the owner of Tract B, which contains a City Water Lift Station. The City of Albuquerque has not formally agreed to the use of Tract B for the purposes of vehicular connection between future Tract 1B and Tract 2.



7. The applicant is requesting that the City provide its access to Tract B for the lift station through the "reassignment" of the access easements on Tracts 3 & 4. However, the access easement agreements on Tracts 3 & 4 clearly specifies that assignment of the easement may only occur with the homeowners association whose members are comprised of residential lot owners of Grantee's property described as approximately 184 acres adjacent to and lying southerly and northerly of Tract 3.
  
8. The second option of allowing the City of Albuquerque to utilize the access easements on Tracts 3 & 4 for access onto Tract B would be allowed if the access easements were dedicated as a public right-of-way. However, it is unclear if this option would relieve the City of Albuquerque from the indemnity and one million dollar insurance coverage for the owners of Tract 3. A declaration of the parties' rights under the Easement by a court of competent jurisdiction could be required of the applicant.
  
9. A third option would be to have the applicant dedicate the access easements on Tracts 3 & 4 as public rights-of-way and have the property owners of both Tracts 3 & 4 provide a written consent that would release the City of Albuquerque from the obligation of providing the indemnity and insurance.
  
10. The submittal may need to be modified to reflect a clear vehicular connection for Tract B without the interference of residential development on future Tract 1B and Tract 2.

***RECOMMENDATION – 04EPC 00857 August 19, 2204***

**60-DAY DEFERRAL of 04EPC 00857, a Site Development Plan for Building Permit, for future Tract 1B, Tract B and Tract 2, Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 33 acres, based on the preceding Findings.**



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NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1000965/ 04EPC-00857 EPC Site Development Plan- Building Permit and 04EPC-00855 EPC Site Development Plan-Amendment to Subdivision to the Environmental Planning Commission Public Hearing on October 21, 2004.

MOVED BY COMMISSIONER DEICHMANN

SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY  
(COMMISSIONER PENA DID NOT  
VOTE) (COMMISSIONER CHAVEZ  
HAS LEFT)

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**ADDITIONAL COMMENTS FOR OCTOBER 21, 2004 EPC HEARING**

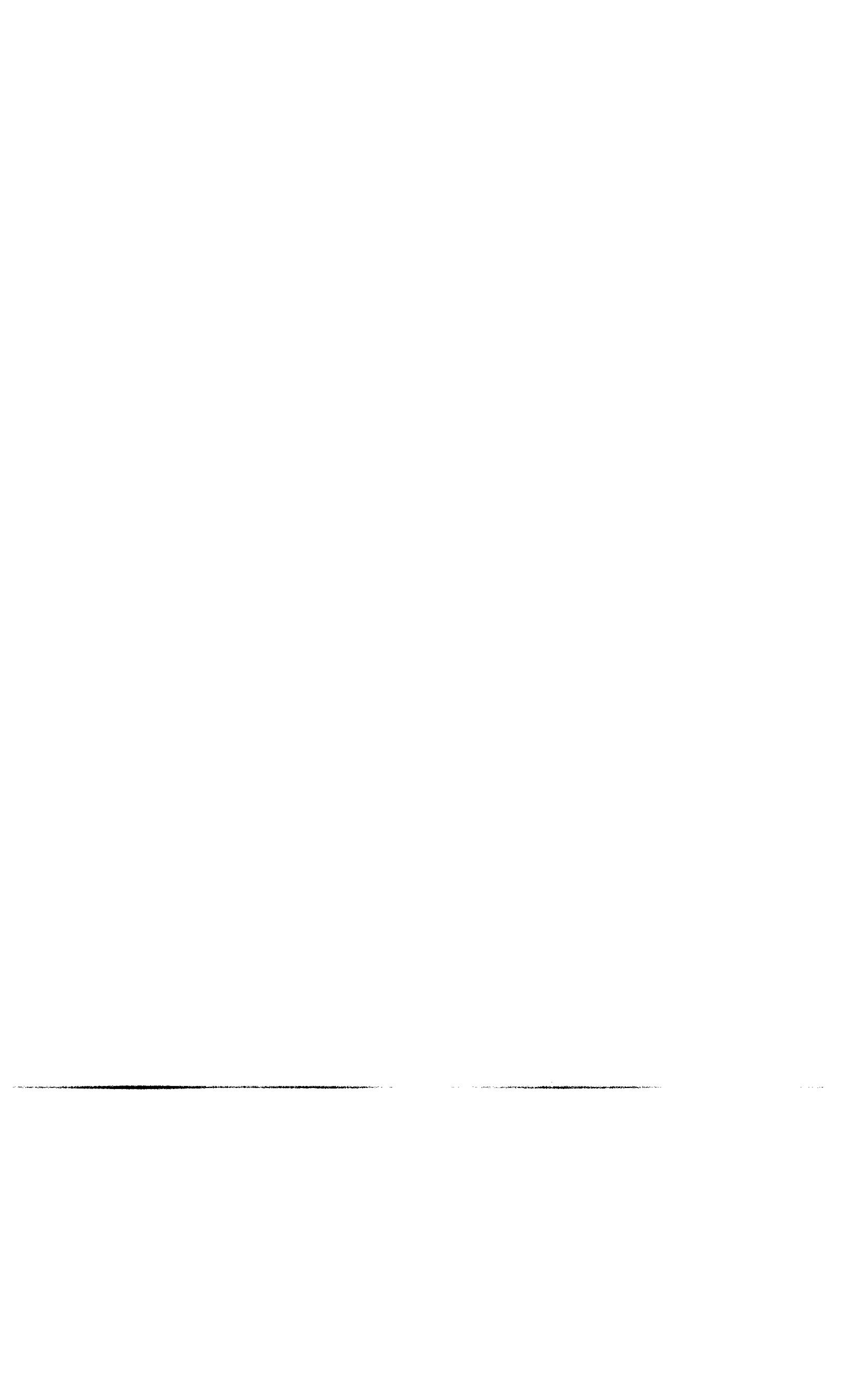
This is a request for an amendment to a site development plan for subdivision for Tracts 1-5, 6B, 6A, A & B, Lands of Ray A. Graham III, Ovenwest Corp. and COA, containing approximately 232 acres located on Coors between Montano and Namaste Rd NW. The subject site is mostly zoned SU-1 for PRD with varying densities, SU-1 for C-2, O-1 and Private Open Space/School Recreational.

In addition, the applicant is requesting approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B, 41 single-family homes on Tract 2 the construction of an access road on Tracts 3 & 4, containing approximately 36 acres. This case has been deferred several times (the last hearing being August 19, 2004) to address legal, roadway, and archeological site issues within the boundaries of the site development plan. Specifically the issues included:

**Vehicular Access from Tracts 1 & 2 to Learning Road**

The site development plan for subdivision that was approved in August of 2003 showed that there would be access through Tract 1B and Tract 2 to Tracts 3 & 4 and eventually to Learning Road. This access point was identified in the approved site development plan for subdivision to illustrate that there would be some vehicular connection between the Andalucia subdivisions and the commercial zoning identified north of La Luz subdivision. In order to provide a connection to the commercial development from the Andalucia subdivisions, access easements had been dedicated on Tracts 3 and 4.

A copy of the subdivision plat for the subject site does not illustrate an access easement connecting from the subject site to Tracts 3 & 4. However, a "paper easement" was provided to staff that described the access road easement on Tracts 3 and 4 for the benefit of "tracts south and north of Tracts 3 & 4 and for the benefit of the community and surrounding land." This



easement, apparently, was signed by the previous owner and was dedicated to allow the owner of Tract 2 to maintain vehicular access through Tract 3. Tract 3 is now owned by the La Luz subdivision.

Previous comments from the City Engineer and the Public Works Department indicated that the access point from Tracts 1 & 2 through Tracts 3 & 4 should remain so that vehicular access is available. Since the August 19, 2004 EPC hearing, new access agreements have been drafted to replace the existing access agreements that will no longer allow for vehicular access from Tracts 1 & 2 through Tracts 3 & 4. The access easements will remain on Tracts 3 & 4 but will be limited to City Vehicles that service the City's Lift Station on Tract B and for a 20-foot wide pedestrian path. The comments from the City Engineer regarding requiring a vehicular easement on Tracts 3 & 4 are in the process of being replaced that will restrict the type of vehicular traffic to City vehicles only. The applicant has provided an illustration that demonstrates the location of the revised access easement agreements for Tracts 3 & 4. However, the Department of Municipal Development has not amended their comments regarding this issue and is discussed under Issue 1 further below within this report.

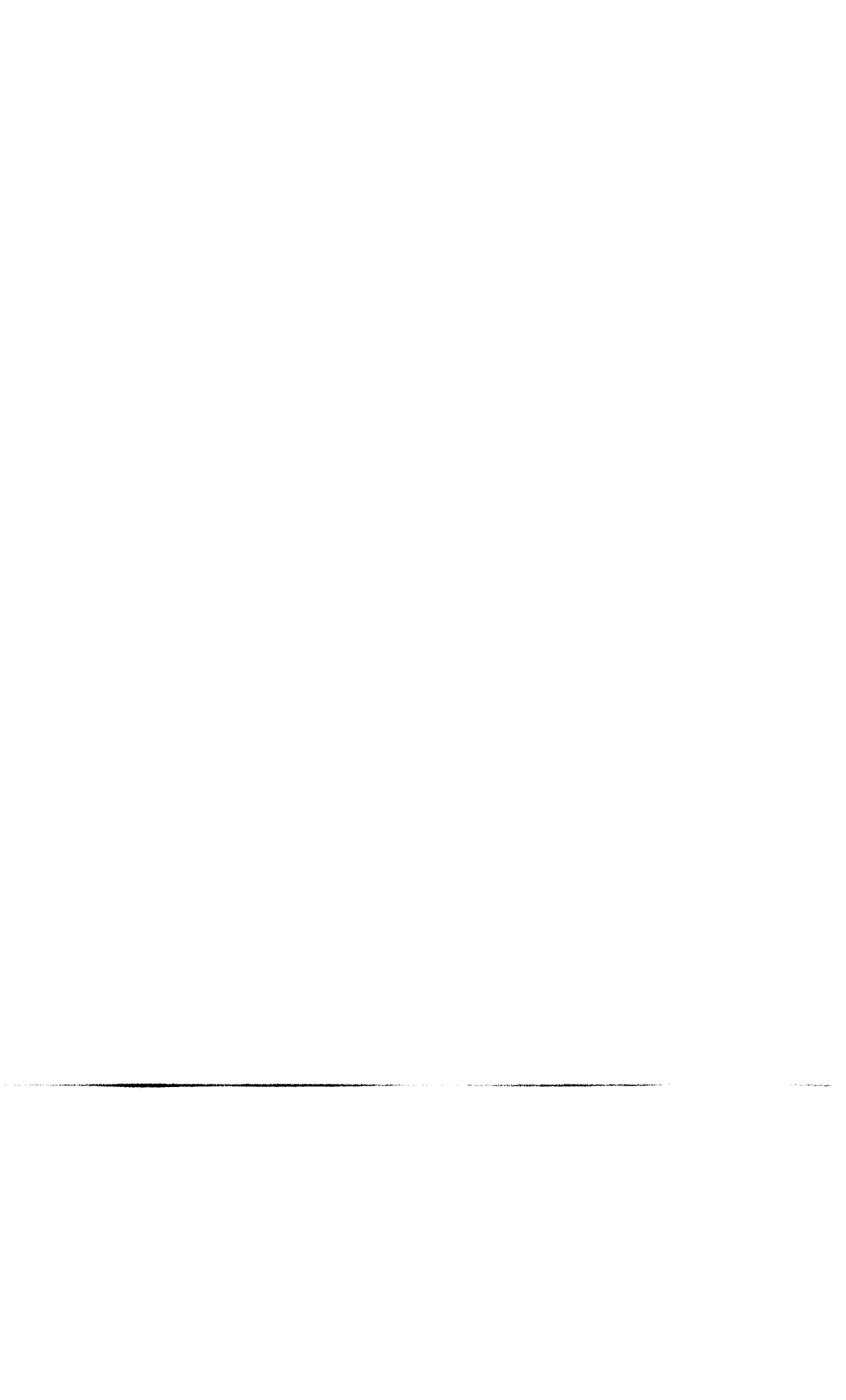
#### **Access to the City's Lift Station**

There was a major concern regarding access to Tract B that affects the site development plan for subdivision and the design of the road through Tract 2 and future Tract 1B. Tract B contains a City lift station and is an odd shaped lot that has a connection from La Bienvenida Place for vehicular access to the lift station. A portion of Tract B is between Tract 2 and future Tract 1B and the applicant was proposing to provide a vehicular connection over Tract B without clear direction on how vehicular access to the lift station is to occur and how the access easements that exist on Tract B would be affected. Previously, the applicant had only verbalized to staff that access to the lift station would occur through Tracts 3 & 4 on a paper dedicated access easement; however, no formal, written request was ever provided.

Since the August 19, 2004 EPC hearing the applicant has proceeded to abandon the previously approved access easement agreements and developed new access easement agreements. The previous access easement agreements did not specifically allow the City of Albuquerque to utilize the easements to gain access onto Tract B. The new access easement agreements will allow the large City vehicles to gain access onto Tract 3 & 4 to reach the City's Lift Station on Tract B.

The previous access easement agreements indicates that the users of the access easements must maintain a liability insurance policy that would be payable to the owners of Tract 3 (La Luz Homeowners Association). The current access easement agreement still contains the language of liability insurance of all users, but in this case, the City of Albuquerque will have its insurance paid for by the current applicant and in the future, by the homeowners association for Andalucia.

The location and the dedication of vehicular access to the lift station through Tracts 3 & 4 requires approval from the Legal Department to determine if the language within the access easement agreement is acceptable to the City and from the Utility Division of the Planning Department to determine if the location of the easement will meet the needs of the lift station. Since the August 19, 2004 EPC hearing, the applicant has been working with the both the Legal Department and the Utility Division to resolve these issues.



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As a reminder, a copy of the comments from the Utility Division regarding the City's Lift station is included:

*"Permanent access to Lift Station #24 is not addressed. There are daily trips by the operators, and weekly trips by maintenance crews. Large tanker trucks deliver 5000 gallons of ferrous chloride to the site twice per week. Ferrous Chloride is a very corrosive and caustic chemical and it is not desirable to transport it through residential areas. It also is not appropriate to have residences immediately adjacent to the lift station property, more of a buffer area should be provided. There is some noise from the lift station site when the emergency generators are tested on a monthly basis. The Waste Water Division has not agreed to any relocation of the permanent access to Learning Road or elimination of the current access road. The site plan before the EPC shows internal streets crossing the existing access road with curb, gutter, pavement, and sidewalks, which is unacceptable.*

*Utility Development and Waster Water Division request a deferral until lift station access issues can be resolved."*

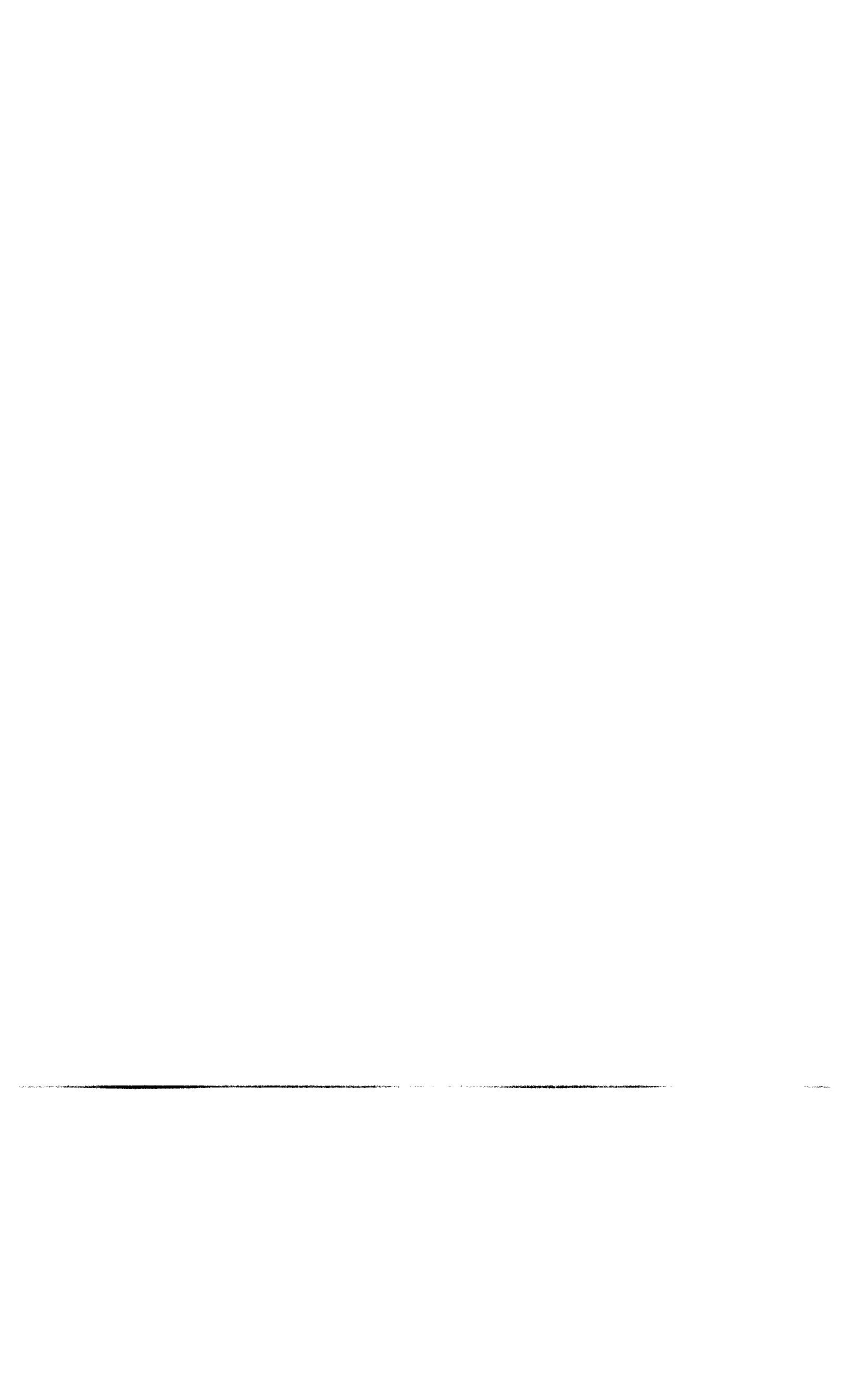
The applicant has resolved the concerns that were presented by the Utility Division.

#### **Reassignment of access easement on Tract 3 and Tract 4**

As mentioned immediately above, the City of Albuquerque owns and operates a City Lift Station on Tract B, which currently contains vehicular access in an area that the applicant is proposing for construction. Vehicular Access to Tract B is compromised with the proposed site plan and as a solution the applicant is proposing to have a vehicular connection to Tract B through the access easements on Tracts 3 & 4, away from the proposed development. In order to allow for City trucks to travel to Tract B through the access easements on Tract 3 & 4, the applicant was required to reassign the access easements on Tracts 3 and 4, since the City of Albuquerque is not identified as a "grantee" in the easement. In further reviewing the access easement for Tract 3 & 4, there was concern regarding the language in the easement that will require the City of Albuquerque to provide an indemnity and liability insurance policy in the amount of one million dollars to the owners of Tracts 3 & 4.

For the August 19, 2004 EPC hearing, the City Legal Department, via Assistant City Attorney Kevin Curran, provided the following comment regarding the reassignment of the access agreement on Tract 3 for the purposes of allowing the City of Albuquerque to use the access easement to Tract B (City's lift station):

*"The Road, Utility and Drainage Easement (attached "Easement") allows the Grantee to dedicate the Easement to the City as a public right-of-way. The Easement does not permit the Grantee to assign the Easement to the City. The Easement does permit the Grantee to assign the Easement to a homeowners' association whose members are comprised of residential lot owners*



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*of Grantee's property described as "approximately 184 acres adjacent to and lying southerly and northerly of Tract 3."*

*The Assignment of Road, Utility and Drainage Easement (attached) is legally impermissible to convey the Easement to the City. If the City wishes to acquire the Easement, the Grantee must dedicate, and the City must accept the Easement as a public right-of-way.*

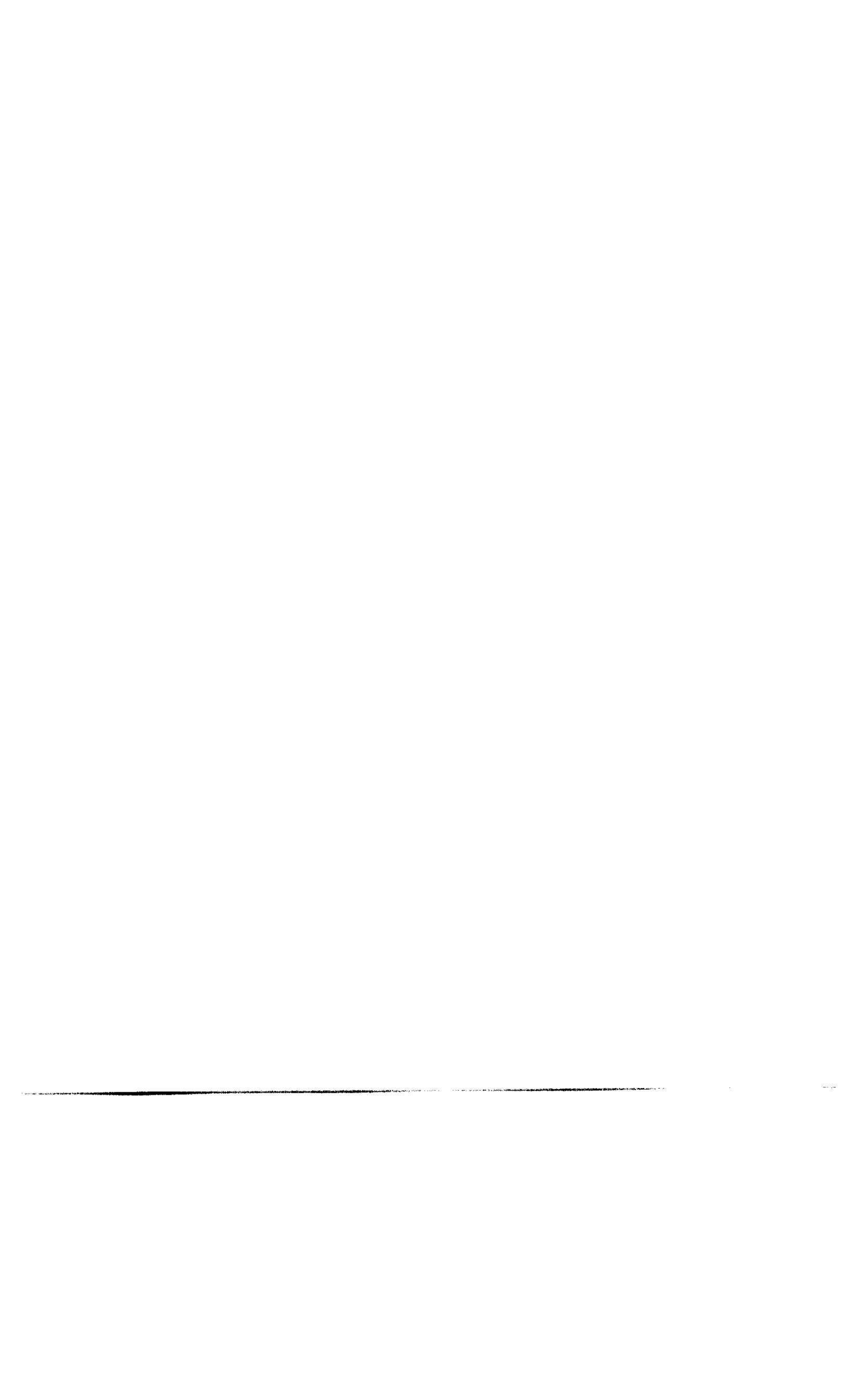
*Acceptance of the Easement, however, is problematic for the City. Under paragraph 3 of the Easement, it is ambiguous as to whether a dedication and acceptance would require the City to assume an indemnity and liability insurance in the amount of \$1,000,000 in favor of the owner of In addition, the granting of an indemnity provision by the City is probably contrary to law in New Mexico. For the foregoing reasons the legal department therefore advises that the Assignment of Road, Utility and Drainage Easement not be accepted in its current form.*

*In the event the owners of Tract 3 (and Tract 4) expressly consent to the Assignment to the City and also expressly agree that the indemnity and insurance obligations do not run to the City upon an assignment or dedication, the Easement could be assigned or dedicated to the City by the Grantee. The legal department would, however, need to review and approve the form and content of the consent language. Alternatively, the City could require the applicant to seek a declaration of the parties rights under the Easement by a court of competent jurisdiction."*

Kevin Curran, Assistant City Attorney has revised his comments for the October 21, 2004 EPC hearing, which include:

*"Due to a requested relocation of the easement, the developer has agreed to procure a termination of the existing easement and procure a new easement from the Tract 3 owners. The new easement would be granted to the City for a public pedestrian trail and a private vehicular access to the lift station and also be granted for the benefit of the Andaluca tracts.*

*The insurance and indemnity provisions in the current easement would be included in the new easement and would be the responsibility of the developer and the owners of the Andaluca tracts.*



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*The developer's attorney is preparing the documents for review by the Legal Department".*

Since the August 19, 2004 EPC hearing, the applicant has been working on abandoning the previously dedicated access easements agreements and creating new access easement agreements that would allow the City of Albuquerque to utilize Tracts 3 & 4 for access to the City's Lift station. The applicant is also working on resolving the issue regarding the indemnity and liability insurance in the amount of one million dollars and is offering to pay the City's portion of the insurance so that no added costs are incurred by the City.

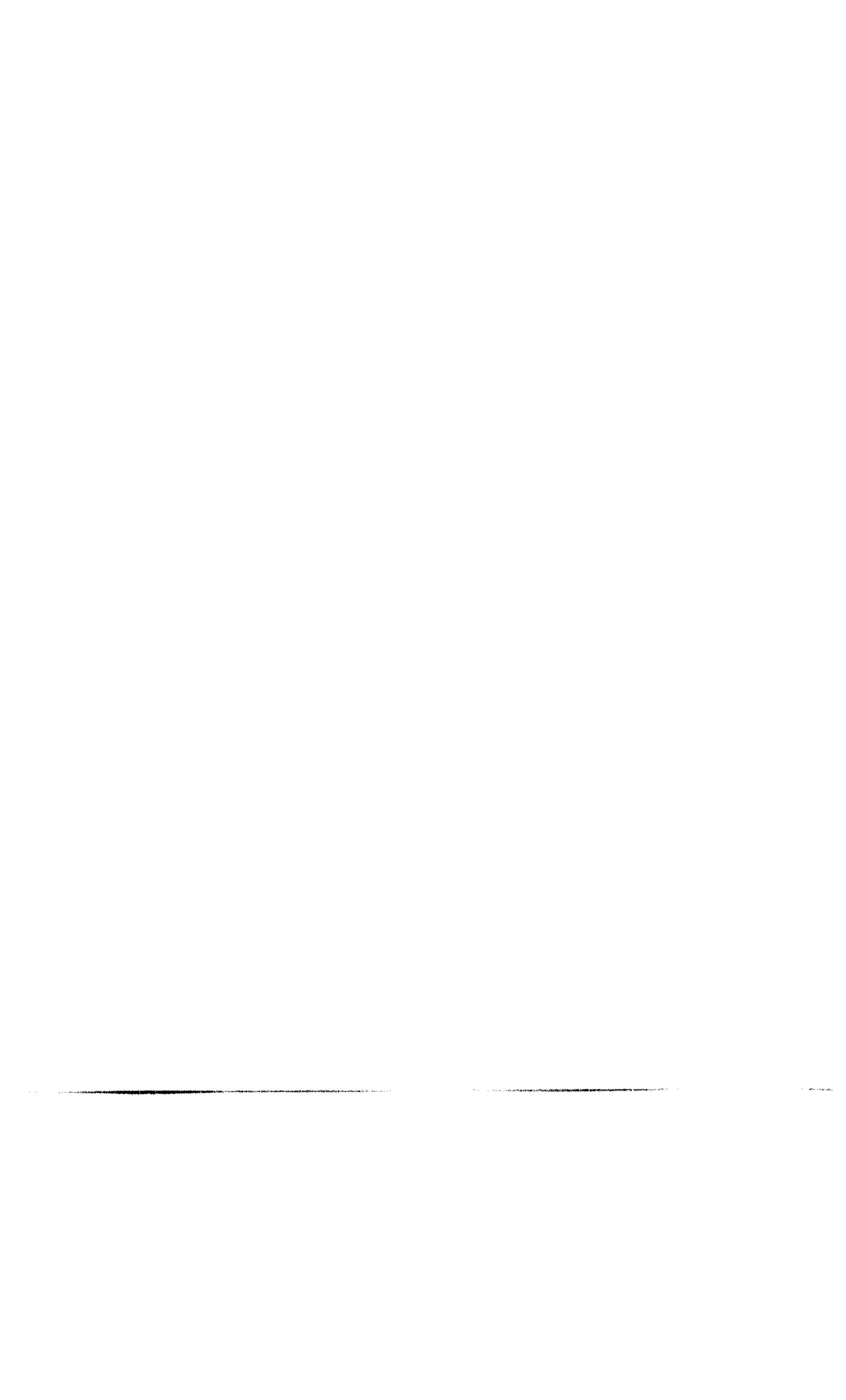
As mentioned previously, the applicant is working on creating new access easement agreements and staff had hoped that they would have been completed and available to the Planning Commission. However, the completion of those access agreements has not been finalized because of the amount of people involved in the process. Staff is concerned with the fact that a finalized (signed) version of the access agreement has not been provided to staff because it is possible that the access easements may affect the design of the subdivisions on Tract 2 and future Tract 1B. When the City asked representatives of the applicant if the newly drafted access easements would eliminate the allowance of future lot owners of Tract 2 and 1B from using the access easements on Tracts 3 & 4, a clear answer was not presented to the City. As of this time, City staff members have not had the opportunity to review the latest version on the access agreements and cannot confirm who will be authorized to use the access easements. Staff is proceeding with recommending approval of these requests in anticipation of having reviewed and further understanding the intent of the proposed access easement agreements prior to the October 21, 2004 EPC hearing. A recommendation of deferral may be suggested at the hearing if staff is not comfortable with proceeding because of the access easement agreements.

#### **Coors Corridor Plan, Issue 1, Traffic, Movement/Access and Roadway Design**

After discussing the proposed access easements with the Department of Municipal Development, it was determined that their previously submitted comments regarding providing an internal road system will not change. Comments from the Department of Municipal Development are as follows:

##### Findings:

- Coors Boulevard is a limited access, principal arterial with proposed bicycle lanes as designated on the Long Range Roadway System and Long Range Bikeways System.
- The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.
- The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 northbound travel lanes consistent with the Coors Corridor Plan (see figure 6).
- The new plan eliminates the provision for an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north. The elimination of this internal circulation road is not consistent with the approved site plan. Eliminating this local access road places an



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undesirable burden on Coors Boulevard, a limited access principal arterial, whose purpose is to serve regional travel needs not local travel internal to this site.

*Conditions*

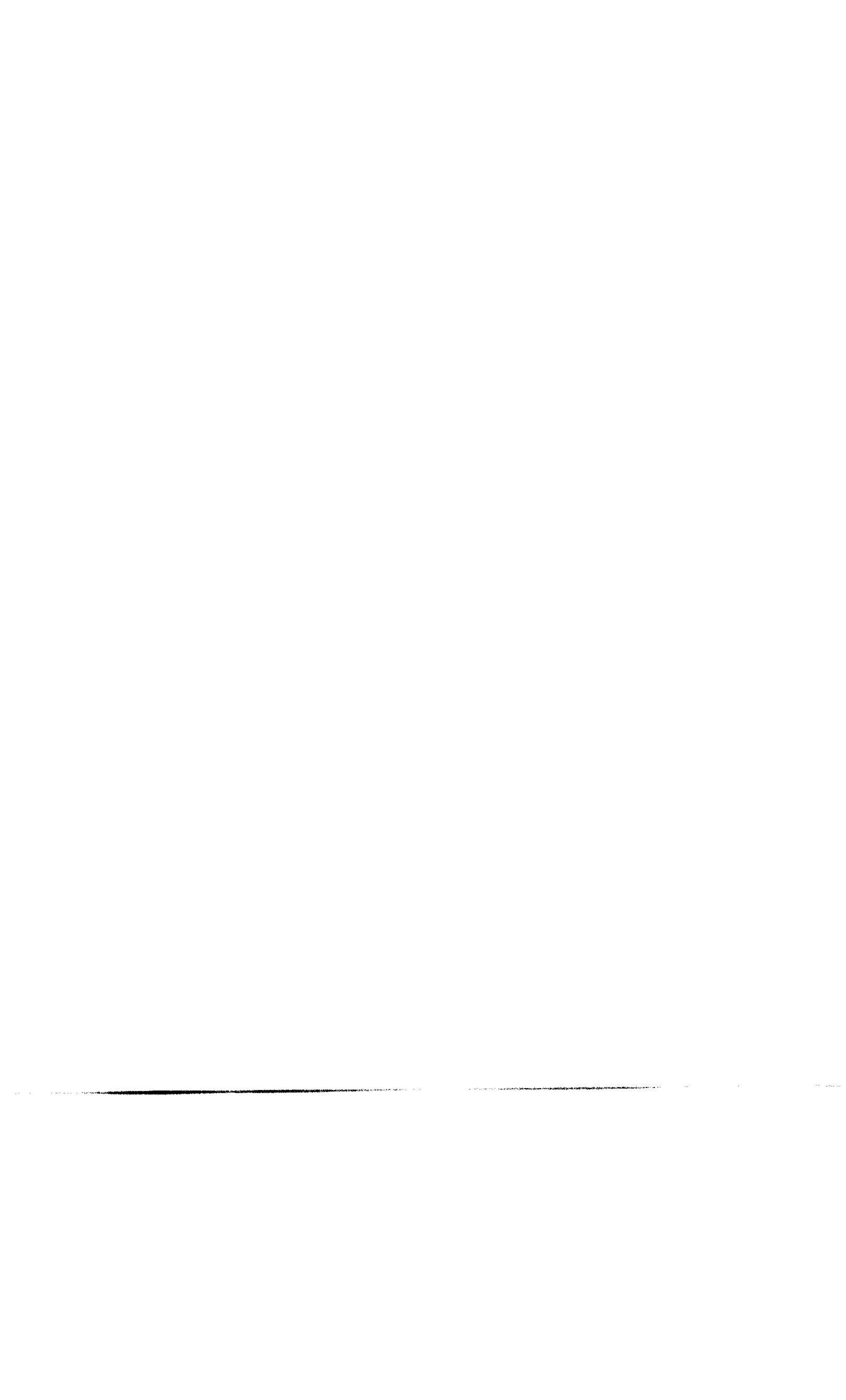
- Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for street bicycle lanes as designated on Long Range Bikeways System.
- Provision for the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.
- Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
- Provision for an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north as designated on the approved site plan.

Municipal Development states that the proposed site development plan(s) is in conflict with the Coors Corridor Plan, specifically, Issue 1, Traffic Movement/access and Roadway Design, Figure 14, Item 7, Circulation Streets with the recommendation to "develop plans for access to parcels from facilities other than Coors Blvd." The figure is found on page 31 of the plan.

The Planning Department differs from the opinion of the Department of Municipal Development in that Figure 14 does not demonstrate that a road link from the Andalucia site to the Learning Road needs to exist. Figure 14 illustrates, with hashed lines, where access to parcels should exist. The hashed lines indicate that a road should exist in the area where Learning Road currently is, with a connection to Winterhaven on the north side of Montano. The site development plan for subdivision currently contains a road in the area that is consistent with the sector plan.

It was mentioned earlier that having a vehicular connection from the Andalucia site through Tracts 3 & 4 to Learning Road does allow for the alleviation of traffic on Coors, however, the City is not in control of the access easements and cannot require that the applicant refrain from amending the access easements to limit the vehicular traffic to the City service vehicles.

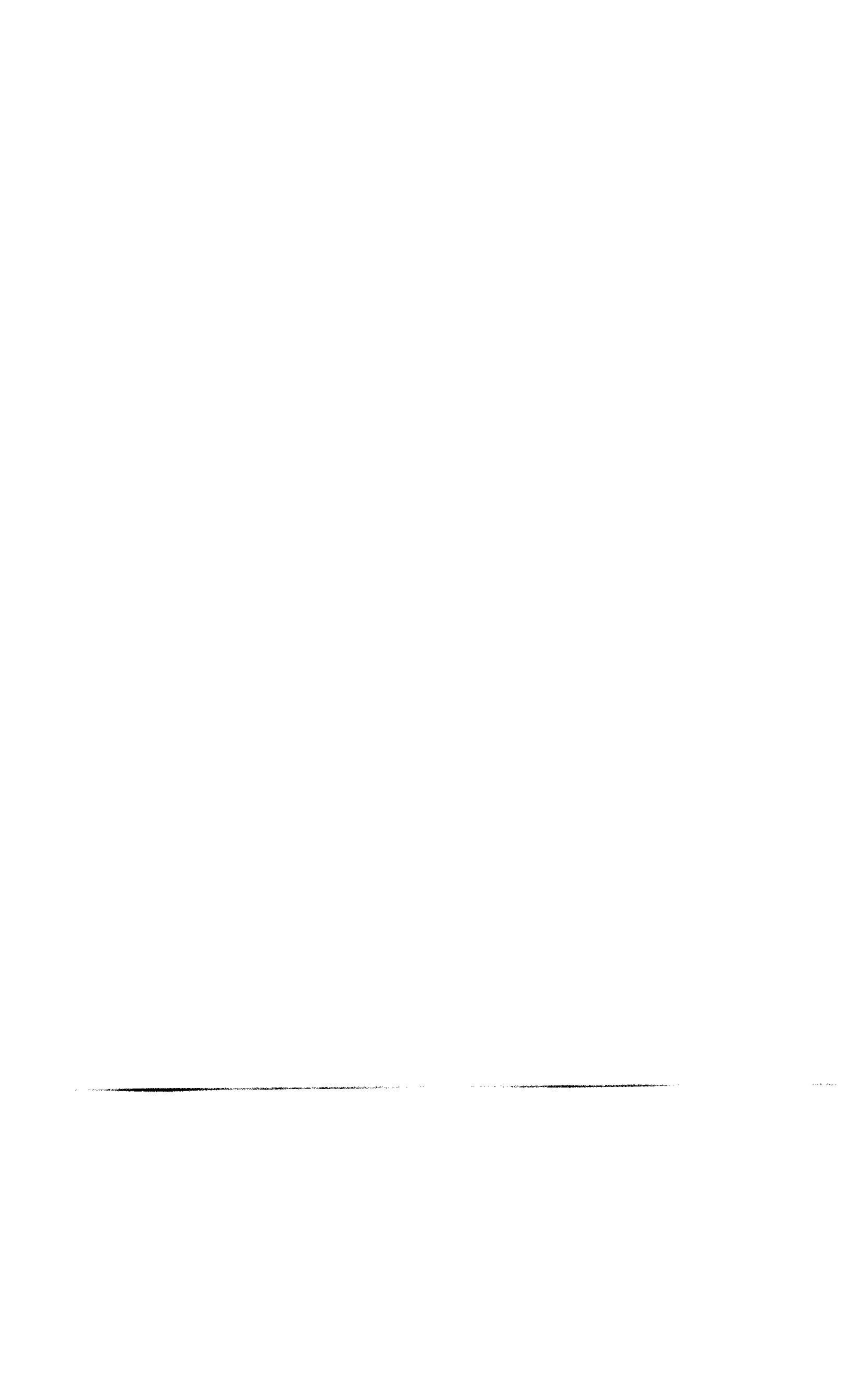
The recommended conditions of approval from the Department of Municipal Development have been included in the staff report but have not been included under the findings and conditions of this request. This issue is a very important issue and should be considered at the hearing. If the Planning Commission agrees that an internal vehicular system should exist within the subject site, then staff recommends that this request be deferred so that the applicant may modify the request to demonstrate a clear vehicular access road between Tract 2 and Tracts 3 & 4.



**Comments regarding Archeological sites**

Since the July 15, 2004 EPC hearing, staff has received information regarding the location of the archeological sites for the overall area affected by the Andalucia site development plan for subdivision. At the EPC hearing in August of 2003, a condition of approval was required of the applicant to clarify language on the submittal that clearly indicates that "any future approvals for site development plan for building permit on Tracts 6B and A shall require clearance and guidance from the State Historic Preservation Office." An archeological survey was conducted by the applicant for Tract 1 and it has been determined that an archeological site also exists within Tract 1. The exact location of all of the archeological sites have been undisclosed for the purposes of protecting the contents within the archeological sites from poachers. The applicant has obtained clearance and guidance from the State Historic Preservation Office for the archeological site on Tract 1. Previously, staff had recommended a condition of approval that would have required the applicant to extend the existing language on the submittal regarding requiring clearance and guidance from the State Historic Preservation Office to Tract 1. However, since the applicant has fulfilled that requirement, such condition of approval is no longer required.

Since the applicant has successfully addressed all the issues presented at the previous EPC hearing, staff is recommending approval of these requests.



**FINDINGS – 04EPC 00855 October 21, 2004**

***Amendment to Site Development Plan for Subdivision***

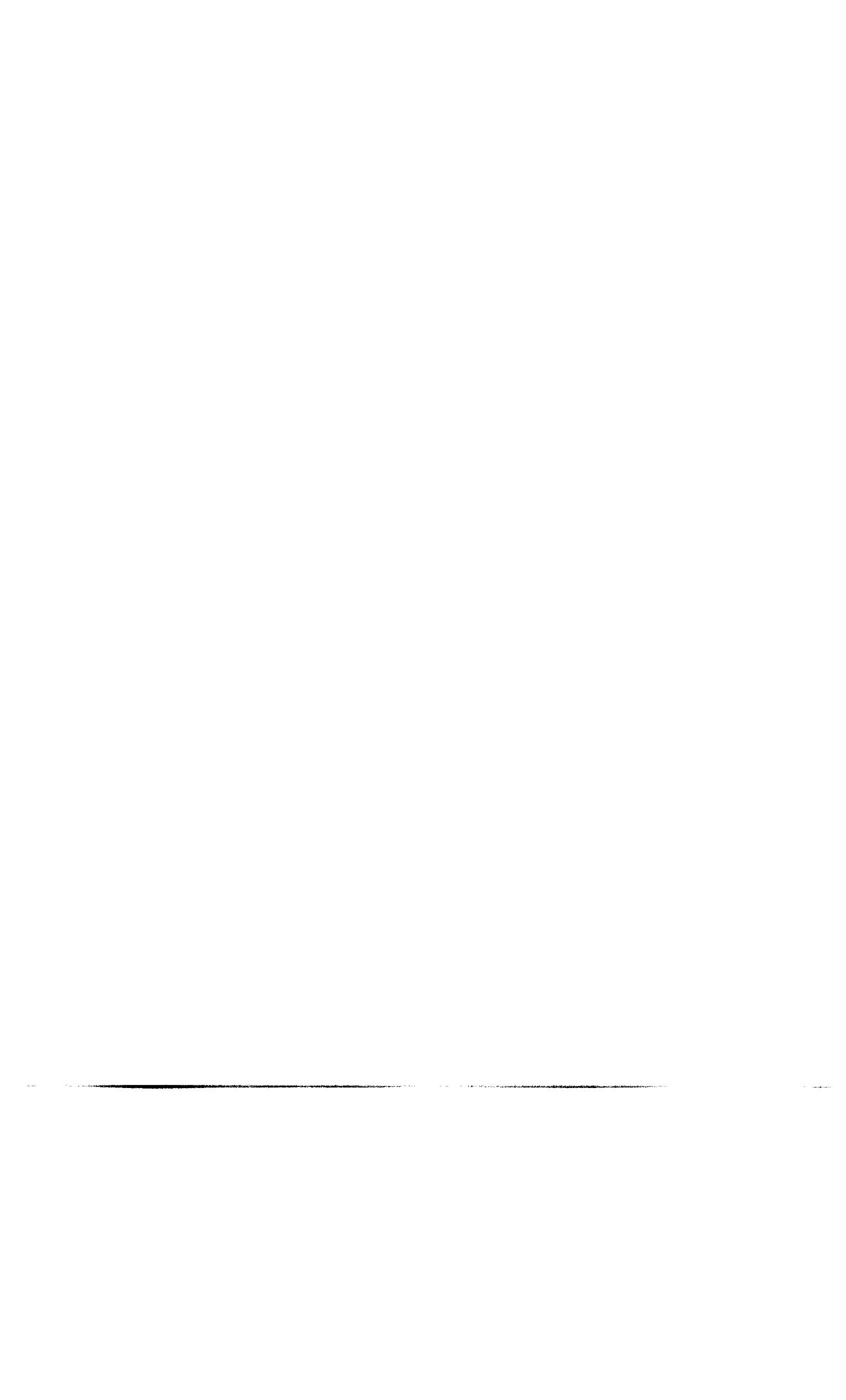
1. This is a request for an amendment to a site development plan for subdivision for **Tract 1** zoned SU-1 for PRD 5 DU/Acre, **Tract 2** zoned SU-1 for PRD 6 DU/Acre, **Tract 3** zoned Private Commons Area and Recreational Fields, **Tract 4** zone SU-1 for PRD 6/DU/Acre, **Tract 5** zoned SU-1 for PRD 10DU/Acre, **Tracts 6B & A** zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre and **Tract 6A** zoned SU-1 for Major Public Open Space, **Tract B** SU-1 6DU/Acre, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 232 acres.
2. An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.
3. The request for an amendment to the site development plan for subdivision includes the subdivision of future Tract 1B into 13-single family residential lots and Tract 2 into 41 single family residential lots, the deletion of a Private Recreation Area within future Tract 1A and replaced with 3 single-family residential lots, minor road adjustment on Tract 4 and future Tract 1D, modifications to the Design Standards and a clarification to the gross density that will allow densities to exceed 5 du/acre on individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) but may not exceed this density within these tracts as a whole.
4. A City Lift Station, which accepts wastewater exists on Tract B. The site currently contains its own vehicular access to the tract, but will be altered with the proposed development. The applicant and adjoining property owners are in the process of creating new “paper easements” agreements on Tracts 3 & 4 that will allow for large tanker trucks to deliver 5,000 gallons of ferrous chloride to a City Lift Station on a biweekly basis.
5. Previously, there was a paper access easement agreement that dedicated an “access road easement” between Tract 2 and Tract 3 for the benefit of “tracts south and north of Tract 3 and for the benefit of the community and surrounding land” has been signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. All relevant parties have agreed to create a new easement that will only allow city vehicles to enter



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the access easements on Tracts 3 & 4 to service the lift station on Tract B and will allow for a pedestrian connection between Tract 2 and 4 terminated this particular paper easement.

6. The newly created "paper easement" will require the applicant and its successors to assume an indemnity and liability insurance in the amount of one million dollars on behalf of the City of Albuquerque.
7. The deletion of the Private Recreation Area with the replacement of three single-family residential lots will require a further administrative amendment to the site development plan for building permit that was approved for Tract 1A in August of 2003, which identified the Private Recreation Area.
8. The site will maintain a two-acre public park, which is within walking distance of the previously approved Private Recreation Area.
9. The subject site does not require a public right-of-way vehicular access road be established on Tracts 3 & 4 to allow for an internal circulation roadway system as previously indicated. The existing road within the site development plan for subdivision (Learning Road) meets this requirement.
10. With the removal of the Private Recreation Area, the site will remain in compliance with Policy 5m, of the Comprehensive Plan because the proposed two-acre public park will enhance the design and the visual environment of the overall site.
11. The clarification of density for the subject site that would allow density to be measured in its entirety as opposed to individual tracts (Tract 1A, 1B, 1C, 1D & 1E) is consistent with Policy 5a, Established Urban of the Comprehensive Plan that allows for development at an overall gross density of up to 5 dwelling units per acre.
12. The subject request is below what is allowed within the site's zone category and furthers Policy 2.5, of the West Side Strategic Plan that requires the Planning Department to consider whether local public schools have sufficient capacity to support the increased number of homes.



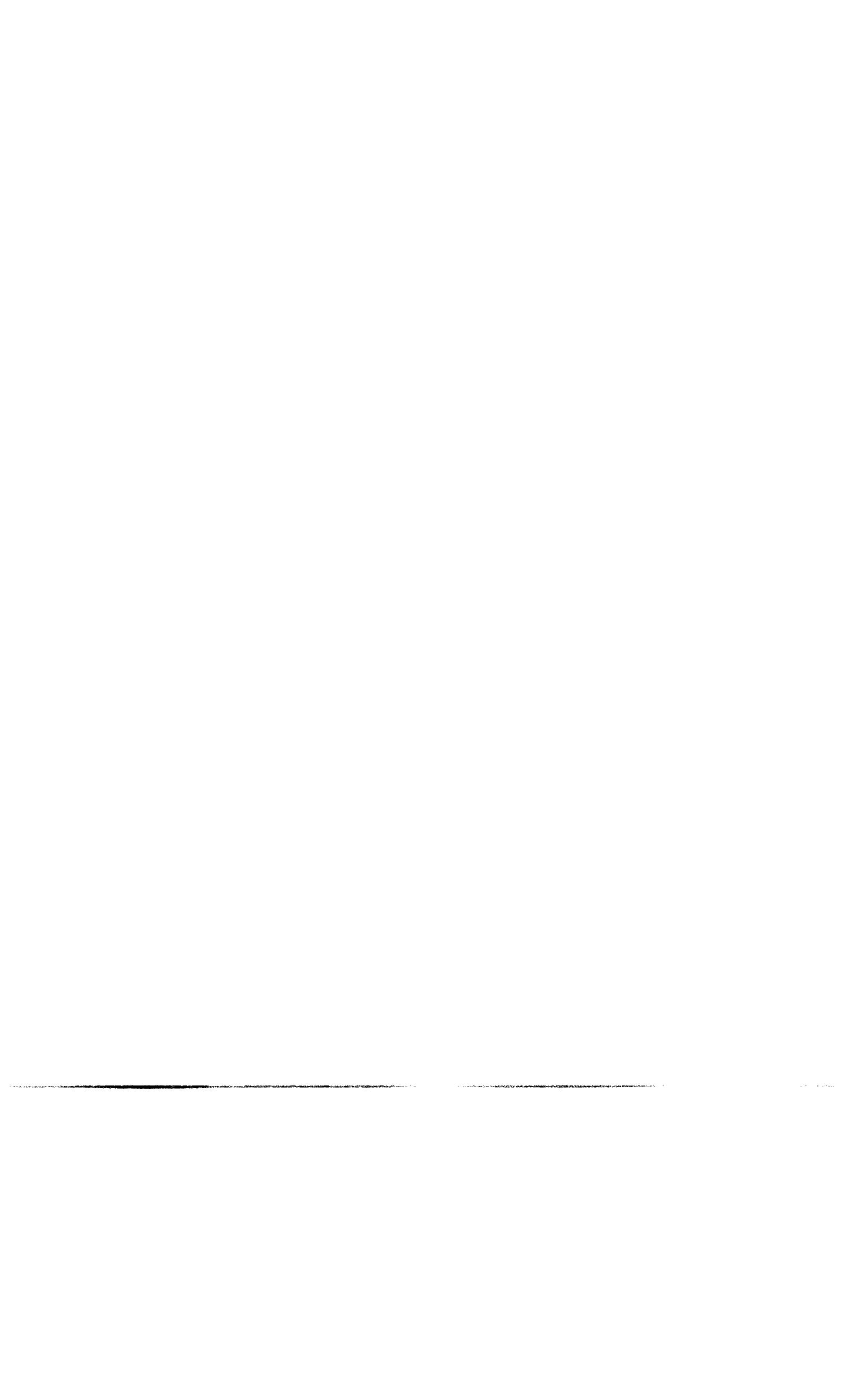
13. The submitted site development plan for subdivision creates a framework for the proposed and future site development plan for building permit to follow within the guidelines of the *Coors Corridor Plan*.
14. The La Luz Landowners neighborhood association and the La Luz del Sol landowners neighborhood association submitted correspondences showing opposition to the proposed calculation of density and the removal of the Private Recreation Area.

**RECOMMENDATION – 04EPC 00855 October 21, 2004**

**APPROVAL of 04EPC 00855, an amendment to the Site Development Plan for Subdivision, for Tract 1A, 1B, 1C, 1D, & 1E zoned SU-1 for PRD 5 DU/Acre, Tract 2 zoned SU-1 PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4 zoned SU-1 for PRD 6/DU/Acre, Tract 5 zoned SU-1 for PRD 10DU/Acre, Tract 6A zoned SU-1 for Major Public Open Space, and Tracts 6B & A zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre, Tract B SU-1 6DU/Acre, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd between Montano Road and Namaste Road, containing approximately 232 acres, based on the preceding Findings and subject to the following Conditions of Approval.**

**CONDITIONS OF APPROVAL – 04EPC 00855 October 21, 2004**

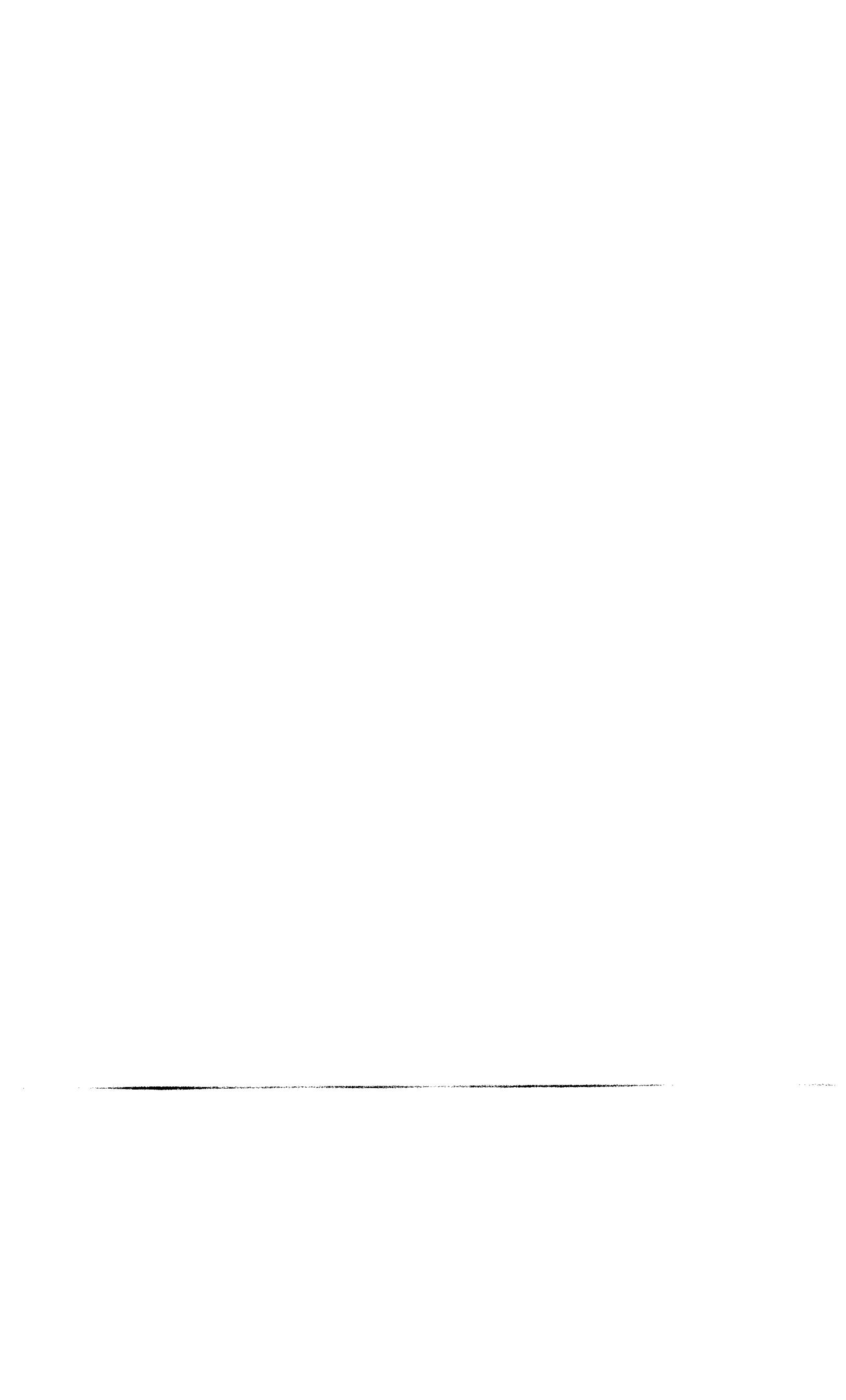
1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Access easements for Tracts 3 and 4 that will allow for City vehicular access to the City's Lift Station on Tract B shall be finalized to the satisfaction of the City Attorney.
3. The vicinity map on sheet 1 of the submittal shall be updated showing current City and County boundaries.



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4. The "Zone Categories" table found on Sheet 1 of the site development plan for subdivision shall include the listing of proposed Tract 1A, 1B, 1C, 1D & 1E and shall show their respective zone categories and acreage.
  
  5. The proposed language for side yard setbacks for single-family lots, found within the Design Standards of the submittal, shall be worded, "Zero lot line is permitted provided 10 feet of separation between dwelling units is maintained."
  
  6. The Design Standards for Screening / Walls and Fences, found on Sheet 2 of the submittal, shall contain the following sentence: "Walls and Fences shall also comply with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences and Retaining Walls or these Design Standards as specified below."
  
  7. Bullet number five under Walls/Fences, found on sheet 2 of the submittal, shall be modified in the following manner: "Front yard walls within the view lot areas shall have a maximum height of 6 feet 10 feet from the front and street side yard property line for any single wall. Clear site distances will be maintained at all driveway locations."
  
  8. The Design Standards for "All non-residential buildings, found on sheet 3 of the submittal shall contain an additional bullet which states, "All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for non-residential uses of the Comprehensive City Zoning Code."
  
  9. Under the Design Standards and above COORS CORRIDOR PLAN – VEIW and HEIGHT RESTRICTIONS, the applicant shall modify the language within the fourth paragraph to read: "Subsequent site plans for building permits for single-family residential development shall be delegated to the Development Review Board and shall be consistent with the design standards established by this site plan for subdivision. All other site plans for building permit shall be approved by the Environmental Planning Commission. Minor amendments to this site plan for subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-2-22(A)(6), Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission."



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10. The applicant shall complete the administrative amendment process for the site development plan for building permit that was approved in August of 2003 for Tract 1A that will illustrate the deletion of the Private Recreation Area and the development of three new residential lots.
  
  11. The submittal must meet the recommended conditions of approval as stipulated by the City Engineer and the Department of Municipal Development which include:
    - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
    - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    - c. Traffic Impact Study is required and has been submitted.
    - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
    - e. Provide cross access agreement between tracts.
    - f. Site plan shall comply and be designed per DPM Standards.
    - g. Platting must be a concurrent DRB action.
    - h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for street bicycle lanes as designated on Long Range Bikeways System.
    - i. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.
    - j. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

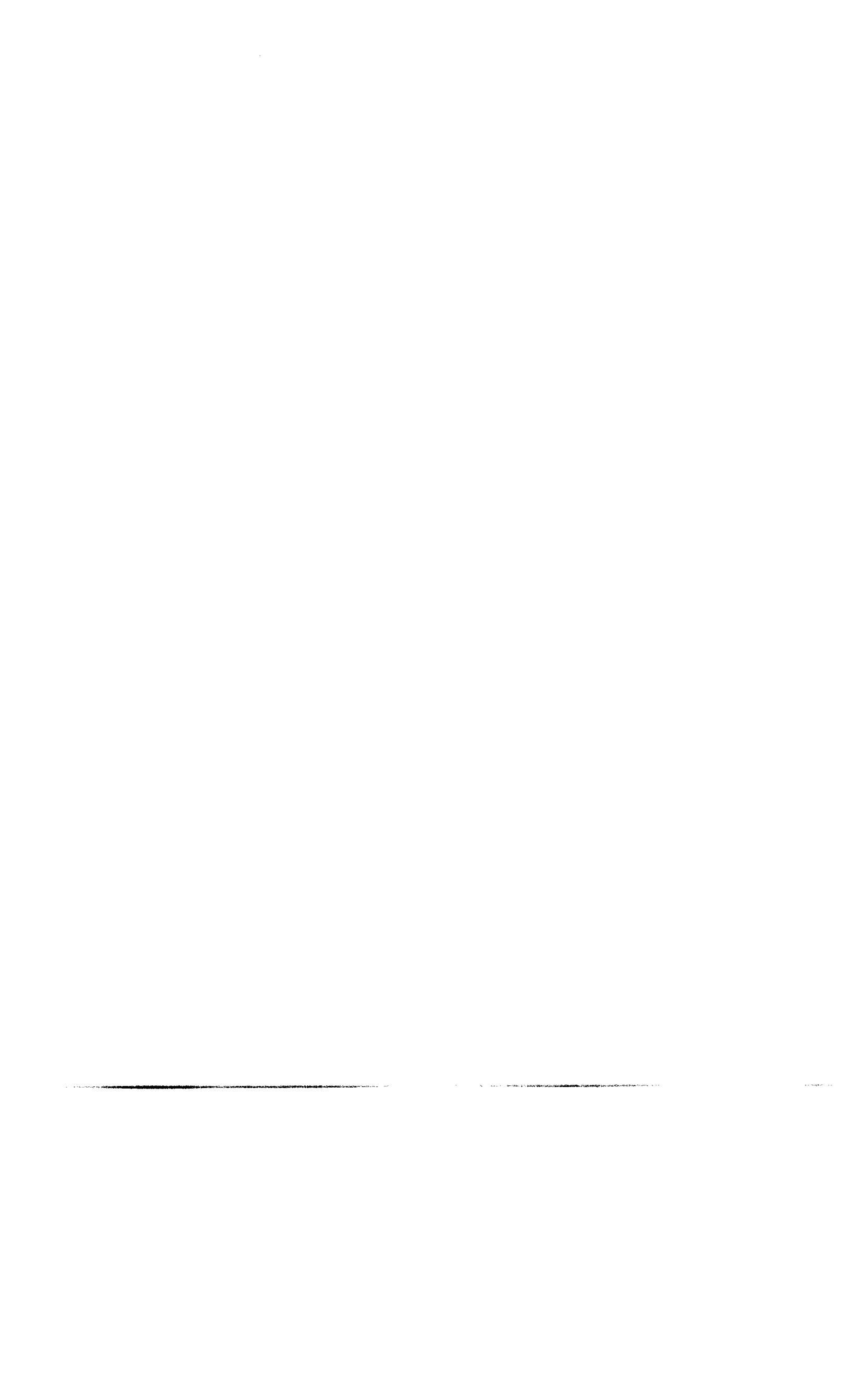


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**FINDINGS – 04EPC 00857 October 21, 2004**

***Site Development Plan for Building Permit***

1. This is a request for approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2 Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 36 acres. Tract 2 is zoned SU-1 for PRD 6/DU/Acre and Tract 1B is currently identified as Tract 1 on the site development plan for subdivision, which is zoned SU-1 for PRD 5/DU/Acre.
2. The applicant is also proposing to construct a vehicular access road along Tracts 3 and 4 to Tract B, which contains a City Lift Station. In addition, the applicant is proposing to construct a pedestrian path adjacent to the access roads on Tracts 3 & 4 to allow for a pedestrian connection between the boundaries of the site development plan for building subdivision and fencing along the western edge of the access easement.
3. The subject site is part of larger site development plan and the applicant has also submitted an amendment to the site development plan for subdivision to demonstrate that the subject site will be subdivided into 54 single-family residential lots.
4. A City Lift Station, which accepts wastewater exists on Tract B. The site currently contains its own vehicular access to the tract, but will be altered with the proposed development. The applicant and adjoining property owners are in the process of creating new “paper easements” agreements on Tracts 3 & 4 that will allow for large tanker trucks to deliver 5,000 gallons of ferrous chloride to a City Lift Station on a biweekly basis.
5. Previously, there was a paper access easement agreement that dedicated an “access road easement” between Tract 2 and Tract 3 for the benefit of “tracts south and north of Tract 3 and for the benefit of the community and surrounding land” has been signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. All relevant parties have agreed to create a new easement that will only allow city vehicles to enter the access easements on Tracts 3 & 4 to service the lift station on Tract B and will allow for a pedestrian connection between Tract 2 and 4 terminated this particular paper easement.
6. The newly created “paper easement” will require the applicant and its successors to assume an indemnity and liability insurance in the amount of one million dollars on behalf of the City of Albuquerque.



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7. The applicant's original request did not include approval of a site development plan for building permit for Tracts B, 3 & 4 but needs to be included to reflect the construction of the access road to the City's lift station on Tract B through Tracts 3 & 4.
  8. The proposed submittal meets the Design Standards as proposed on the site development plan for subdivision and compliance with the Design Standards will allow for quality and innovation in design of the entire subdivision for new development as encouraged in Policy 5l, Established Urban of the *Comprehensive Plan*.
  9. This request will further Policy 5g, Established Urban of the *Comprehensive plan* that requires development to be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.
  10. The subject site is vacant land and is located near existing urban facilities and services will allow for the integrity of the existing neighborhoods and required in Policy 5e, Established Urban of the *Comprehensive Plan*.
  11. The subject request is below what is allowed within the site's zone category and furthers Policy 2.5, of the West Side Strategic Plan that requires the Planning Department to consider whether local public schools have sufficient capacity to support the increased number of homes.
  12. The submittal demonstrates a gated community, which is contrary to Policy 4.6 of the *West Side Strategic Plan, Fences and Walls/Transit Access*, indicating that "Gated communities suggest an environment separate from the community as a whole, make it difficult for residents to reach nearby commercial or residential areas, restrict access to transit lines, and complicate provision of emergency services."
  13. With minor amendments, the submitted site plan meets the applicable general policies, site planning and architecture policies, and view preservation policies and signage policies contained in the *Coors Corridor Plan*.
  14. Coors Boulevard is a limited access, principal arterial as designated on the Long Range Roadway System, and more specifically identified in the Coors Corridor Plan.

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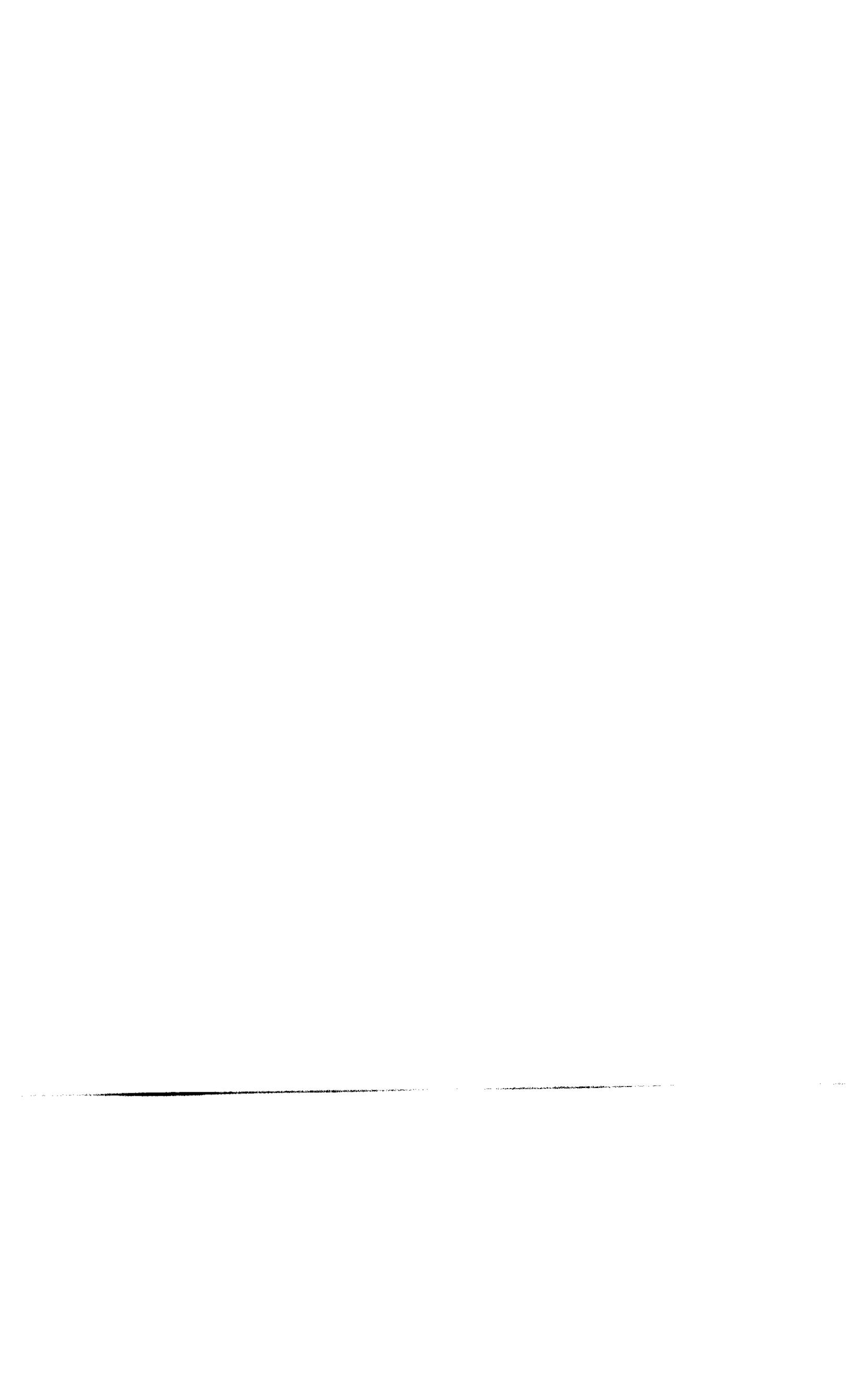
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15. Coors Boulevard is expected to be an eight-lane arterial, and a traffic signal is allowed at a location between Namaste Road and Dellyne Avenue, if needed.
  16. With minor amendments, the submittal will meet the requirements of a site development plan for building permit as defined in the *Comprehensive City Zoning Code*.

***RECOMMENDATION – 04EPC 00857 October 21, 2004***

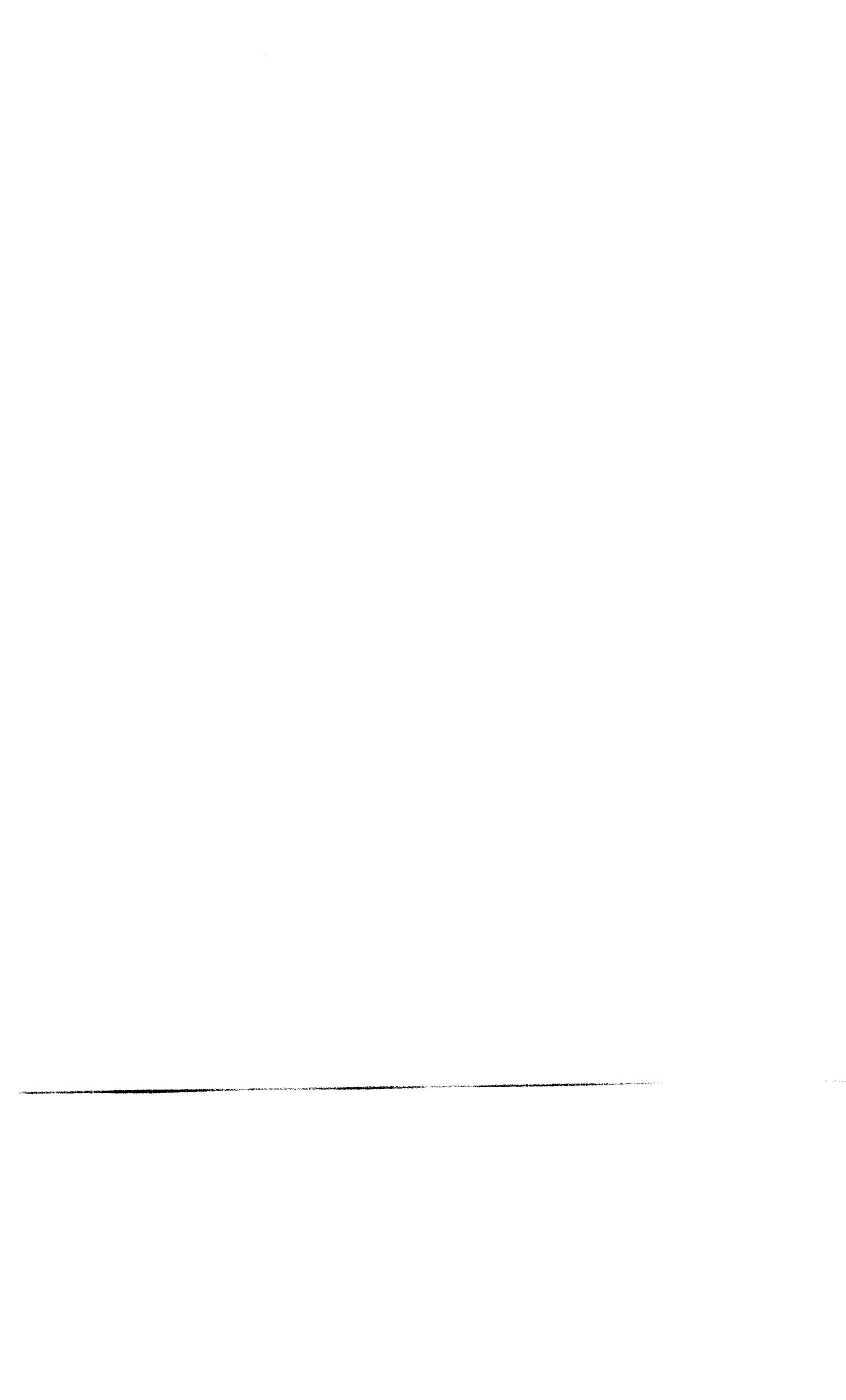
**APPROVAL of 04EPC 00857, a Site Development Plan for Building Permit, for Tract 1B, Tract 2, Tract B, a portion of Tract 3 and a portion of Tract 4, Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 36 acres, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 04EPC 00857 October 21, 2004***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The submittal demonstrates a gate at the entrance of Tract 1B to allow for a gated community. The proposed gate on Tract 1B shall be removed from the submittal and the site shall not be developed as a gated community.
3. Access easements for Tracts 3 and 4 that will allow for City vehicular access to the City's Lift Station on Tract B shall be finalized to the satisfaction of the City Attorney.
4. The location and design of pedestrian connections from the subject site to adjacent Major Public Open Space shall be coordinated between the applicant and members of the Parks and Recreation Department.



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5. The submittal must meet the recommended conditions of approval as stipulated by the City Engineer and the Public Works Department which include:
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Traffic Impact Study is required and has been submitted.
  - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
  - e. Provide cross access agreement between tracts.
  - f. Site plan shall comply and be designed per DPM Standards.
  - g. Platting must be a concurrent DRB action.
  - h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for street bicycle lanes as designated on Long Range Bikeways System.
  - i. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.
  - j. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).



*Juanita Garcia, CZO*

*Juanita Garcia, CZO  
Planner*

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cc: ASW Realty Partners, 401 Paseo del Peralta, Santa Fe, NM 87501  
Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102  
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuquerque, NM 87120  
Jolene Wolfley Taylor Ranch NA, 6804 Staghorn NW, Albuquerque, NM 87120  
Rae Perls La Luz Landowners, 15 Tennis Court NW, Albuquerque, NM 87120  
Bruce Masson, La Luz Landowners, 13 Arco NW, Albuquerque, NM 87120  
Steven Kells, La Luz del Sol, 35 Mill Rd. NW, Albuquerque, NM 87120  
Ray Graham, La Luz del Sol, One Wind NW, Albuquerque, NM 87120  
Shari Lewis, Ladera Heights, P.O. Box 66328, Albuquerque, NM 87193  
Tena Prescott, Ladera Heights, 3804 67<sup>th</sup> St. NW, Albuquerque, NM 87120  
Matthew Baca, Quaker Heights NA, 5125 Northern Trail NW, Albuquerque, NM 87120  
Agapita Hopkins, Quaker Heights NA, 5117 Northern Trail NW, Albuquerque, NM 87120

*Attachments*

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

11. 12. 13. 14. 15. 16. 17. 18. 19. 20.

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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### PLANNING DEPARTMENT

#### Zoning Code Services

Reviewed, no comments.

#### Office of Neighborhood Coordination

Taylor Ranch ®

La Luz Landowners ®

La Luz del Sol ®

### PUBLIC WORKS DEPARTMENT

#### **Transportation Development:**

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Traffic Impact Study is required and has been submitted.
- Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- Provide an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north as designated on the approved site plan.
- Provide cross access agreement between tracts.
- Site plan shall comply and be designed per DPM Standards.

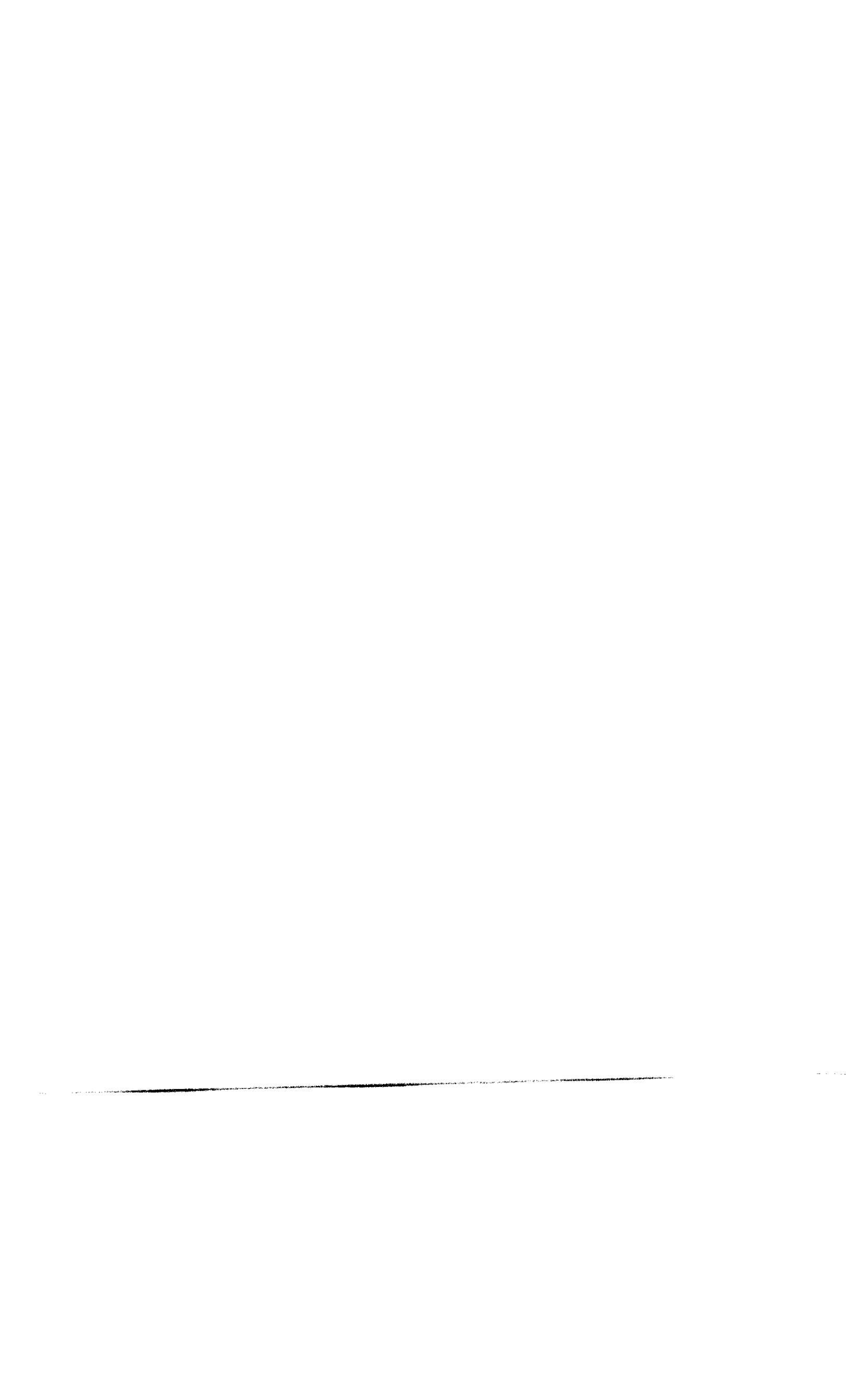
#### **Utility Development:**

- Availability requirements were last addressed in a serviceability letter dated May 28, 2003. Compliance with the parameters set forth therein is a requirement. Specifically, the looping requirement must be met. The proposed utility layout has the subdivision on a dead-end system, which will not be allowed. The utility plan must be revised prior to DRB sign-off of the site plan.

#### **Traffic Engineering Operations:**

- No comments received.

#### **Hydrology:**



- An approved drainage report is required for Preliminary Plat approval.
- **Condition:** Platting must be a concurrent DRB action.

**Transportation Planning:**

*Findings*

- Coors Boulevard is a limited access, principal arterial with proposed bicycle lanes as designated on the Long Range Roadway System and Long Range Bikeways System.
- The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.
- The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 northbound travel lanes consistent with the Coors Corridor Plan (see figure 6).
- The new plan eliminates the provision for an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north. The elimination of this internal circulation road is not consistent with the approved site plan. Eliminating this local access road places an undesirable burden on Coors Boulevard, a limited access principal arterial, whose purpose is to serve regional travel needs not local travel internal to this site.

*Conditions*

- Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for street bicycle lanes as designated on Long Range Bikeways System.
- Provision for the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.
- Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
- Provision for an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north as designated on the approved site plan.

**Street Maintenance:**

- No comments received.

**Water Resources, Water Utilities and Wastewater Utilities:**

- No comments received.

**New Mexico Department of Transportation:**

- Access coordination and TIA will be required.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**

Conditions of approval for the proposed Site Development Plan Amendment to Subdivision and Site Development Plan Amendment to Building Permit shall include:



- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Traffic Impact Study is required and has been submitted.
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. Provide an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north as designated on the approved site plan.
- f. Provide cross access agreement between tracts.
- g. Site plan shall comply and be designed per DPM Standards.
- h. Platting must be a concurrent DRB action.
- i. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for street bicycle lanes as designated on Long Range Bikeways System.
- j. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.
- k. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

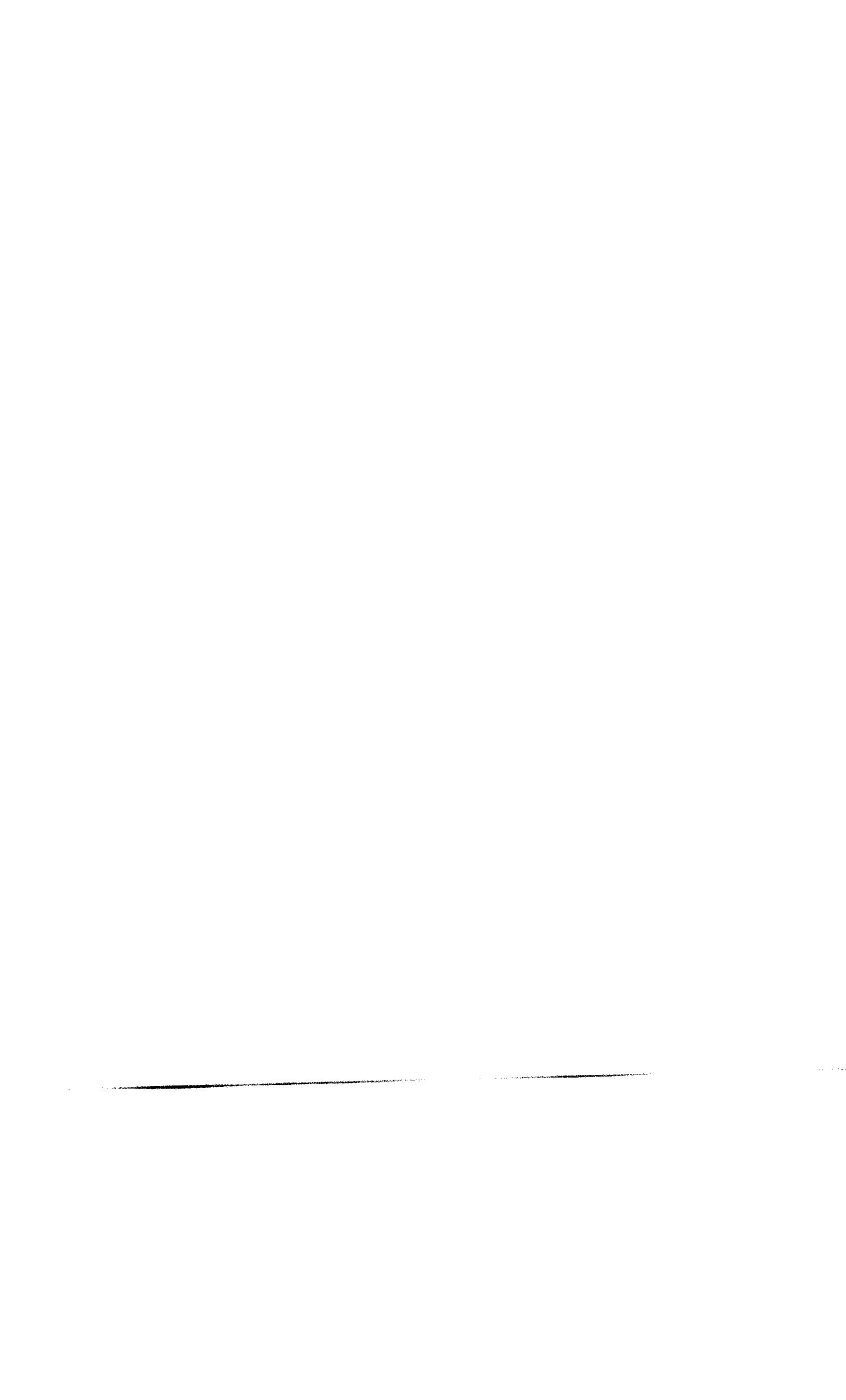
***Environmental Services Division***

***PARKS AND RECREATION***

***Planning and Design***

Future development will be subject to the requirements of the City Park Dedication and Development Ordinance, which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related site plan. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.



The purpose of the Park Dedication Ordinance is to provide developed park space within one-half mile of every home where practicable... There are two park facilities within a ½ mile of the subject property.

- St Pius High School Recreation Fields are located on Coors/St Josephs. This 8.5 acre facility is leased from the Archdiocese of Santa Fe and has three developed fields.
- Creighton Park located at Taylor Ranch and Monatano is 6.5 acres and is undeveloped. The property was dedicated in 1994, there are no plans for development at this time. It takes 7 to 10 years to generate the funding needed to develop a neighborhood park.

**Open Space Division**

We are unable to find wall design guidelines, and would like to know what the wall will be along lots 15-23 , tract 2 and what the boundary fencing along the east boundary of the private commons and the south boundary of the private commons will be?

What are the north and south terminii of the trail, will it connect to the public San Antonio Arroyo area?

***POLICE DEPARTMENT/Planning***

traffic volume

maintenance of landscaping

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

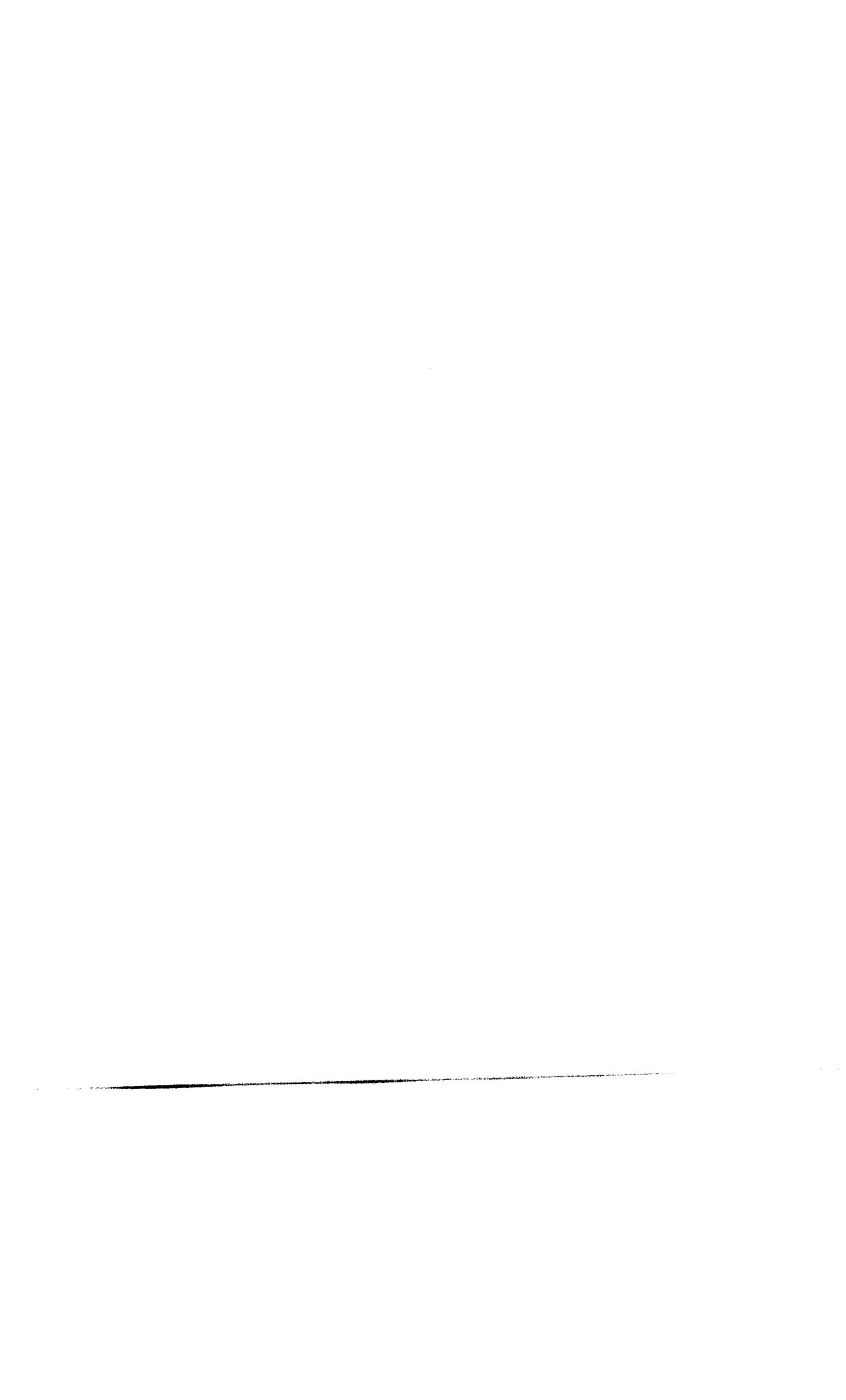
Approved on condition, will have storage area for residential automated carts, not seen from street or located inside garage

***FIRE DEPARTMENT/Planning***

No Adverse Comments

***TRANSIT DEPARTMENT***

Adjacent and nearby routes	Route 90 Coors and commuter route 96 Crosstown operate on Coors Blvd to the west of this site.
Adjacent bus stops	ABQ RIDE has bus stops on Coors at Montano, Learning Rd, Loop One, and Namaste.
Site plan requirements	None
Large site TDM suggestions	None
Other information	Montano and Coors are identified as Enhanced Transit Corridors in the Comprehensive Plan.



## ***COMMENTS FROM OTHER AGENCIES***

### ***BERNALILLO COUNTY***

#### ***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

No objection to requested actions. The proposed amendments to Building Permit and Subdivision will have negligible affect on the stormwater discharge to the San Antonio Arroyo.

### ***ALBUQUERQUE PUBLIC SCHOOLS***

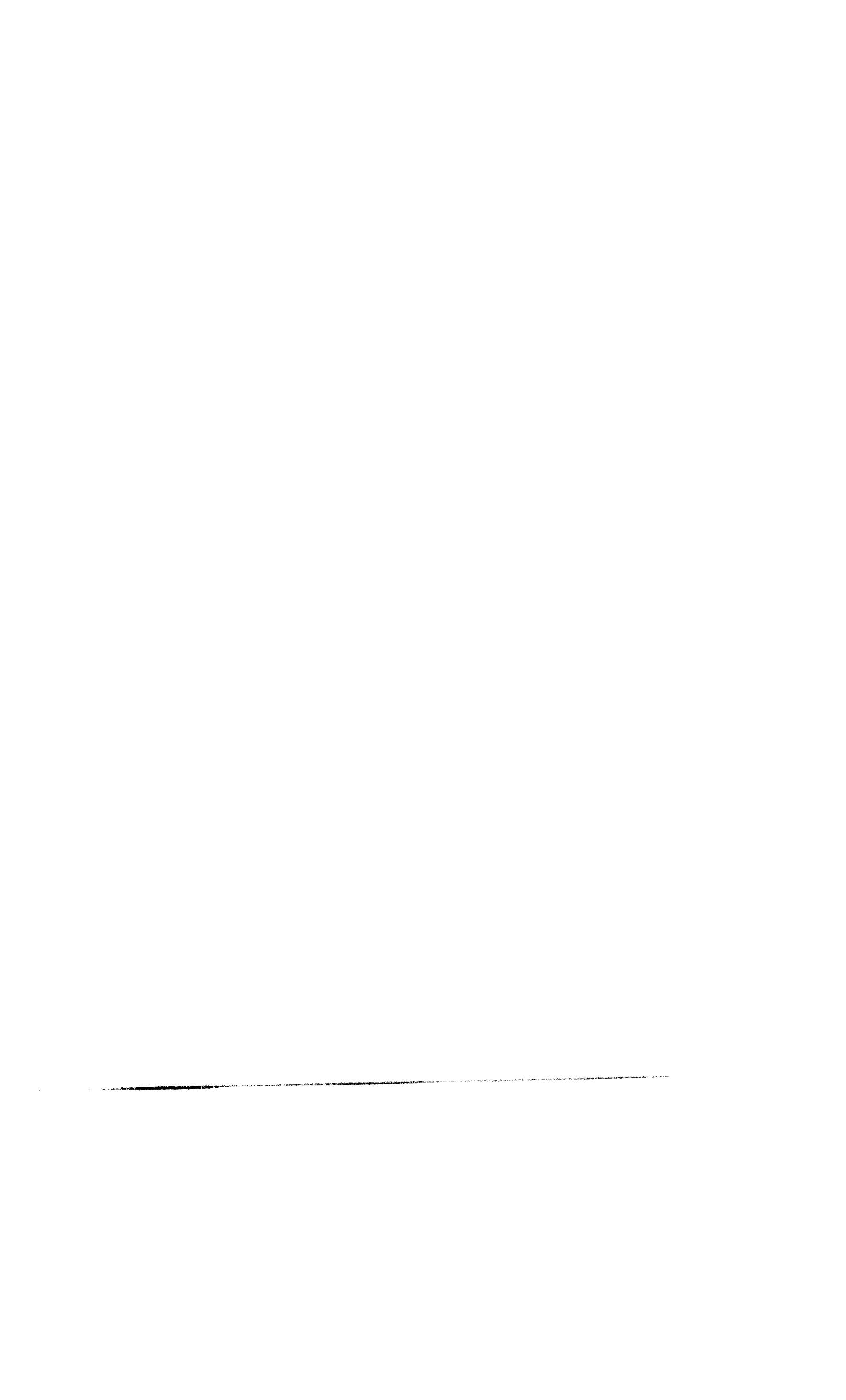
#### ***MID-REGION COUNCIL OF GOVERNMENTS***

For information, the Long Range Bikeway System map identifies a study corridor in the vicinity east of Coors Blvd and south of Montano Rd.

### ***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

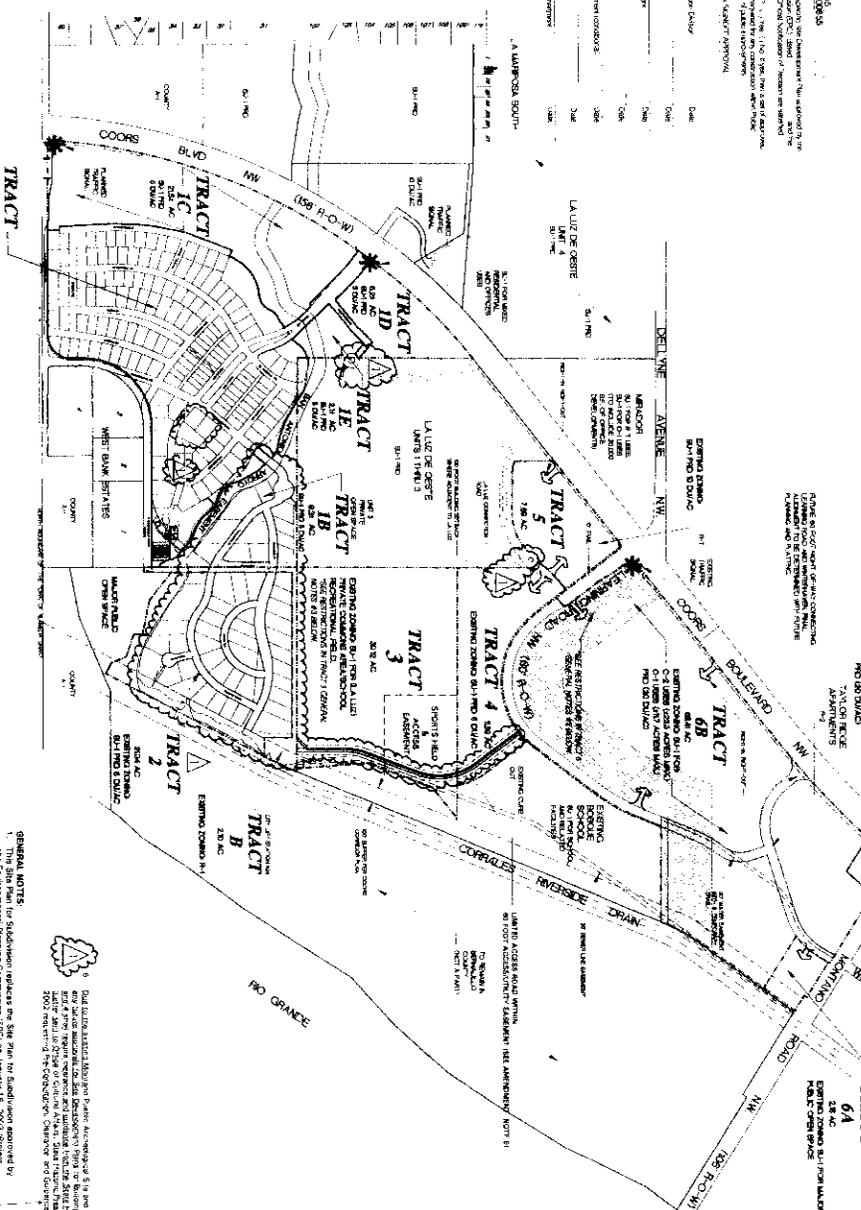
#### ***PUBLIC SERVICE COMPANY OF NEW MEXICO***

There is an underground electric distribution line to the South and East of the property. There is an overhead electric distribution line to the North and East of the property. There is a 4-inch gas distribution line to the West and South sides of the property. There is a 1-inch gas distribution line to the East of the property. The area will require the development of additional overhead and underground distribution lines to support development. This is a large development area. PNM's "Unser Substation" is planned near Unser and Atrisco by 2007.





TRACT	ACREAGE	EXISTING ZONING
1	0.47	SI-1 (PUD) S S/A/C
2	2.04	SI-1 (PUD) S S/A/C
3	3.02	SI-1 (PUD) S S/A/C
4	1.89	SI-1 (PUD) S S/A/C
5	7.88	SI-1 (PUD) S S/A/C
6A	2.8	SI-1 (PUD) S S/A/C
6B	4.0	SI-1 (PUD) S S/A/C



- GENERAL NOTES:**
1. The site plan is prepared for the proposed subdivision.
  2. The subdivision is shown on the site plan.
  3. The subdivision is shown on the site plan.
  4. The subdivision is shown on the site plan.
  5. The subdivision is shown on the site plan.

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  4. The subdivision is shown on the site plan.
  5. The subdivision is shown on the site plan.

**SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION**

**THE SITE:**  
The site consists of approximately 2.8 acres.

**PROPOSED USE:**  
The purpose of the site plan is to provide for the proposed subdivision.

**PROFESSIONAL AND TECHNICAL NOTES AND SURVEY:**  
The site plan is prepared by a professional surveyor.

**INTERNAL ACCESS:**  
The site plan shows the proposed internal access roads.

**LANDSCAPE PLAN:**  
The site plan shows the proposed landscape plan.

**APPROVALS:**

**PROJECT NUMBER:** PBA 03/088 - 0716

**DATE:** 10/2/03

**APPROVED:** [Signatures]

**Site Plan for Subdivision**

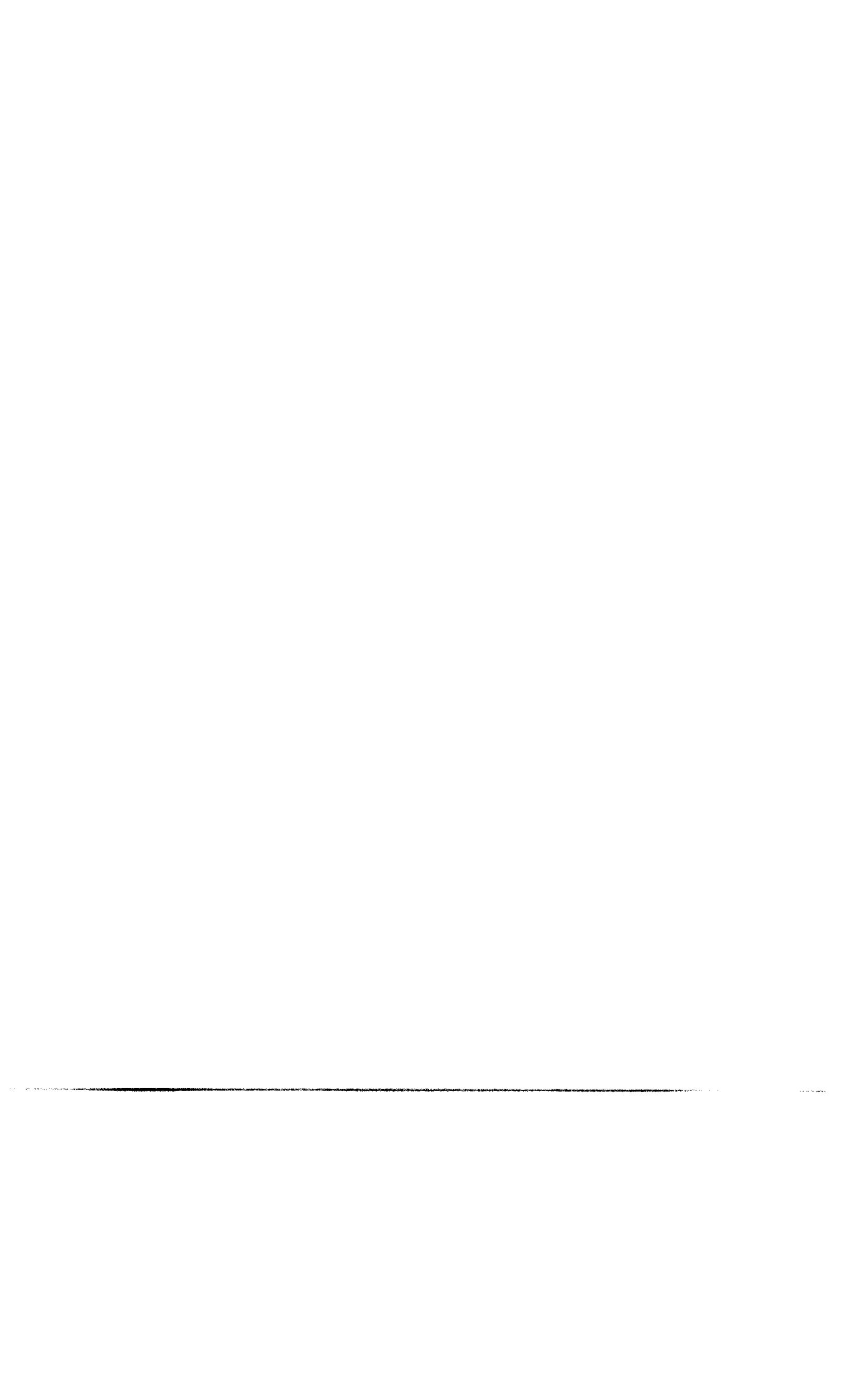
**Andalucia**  
at La Cuz

AWB REALTY

Scale: 1" = 50'

October 8, 2003

Sheet 1 of 3



## Design Standards



The City of San Diego is committed to providing a high quality, safe, and attractive environment for its citizens. The City's Design Standards are intended to guide the design and construction of new and existing buildings, streets, and public spaces. The City's Design Standards are intended to guide the design and construction of new and existing buildings, streets, and public spaces. The City's Design Standards are intended to guide the design and construction of new and existing buildings, streets, and public spaces.

### COORS CORRIDOR 3A.M. VIEW AND HEIGHT RESTRICTIONS

- Coors Corridor 3A.M. View and Height Restrictions
- Coors Corridor 3A.M. View and Height Restrictions
- Coors Corridor 3A.M. View and Height Restrictions

### FESTIVALS AND SITE ACTIVITIES

- Festivals and Site Activities
- Festivals and Site Activities
- Festivals and Site Activities

### TRAILS AND SIDEWALKS

- Trails and Sidewalks
- Trails and Sidewalks
- Trails and Sidewalks



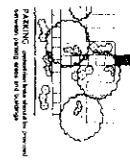
TRAILS AND SIDEWALKS

### CLIFFSIDE ALLEYS

- Cliffside Alleys
- Cliffside Alleys
- Cliffside Alleys

### PARKING

- Parking
- Parking
- Parking



PARKING

### STREET LIGHTING STANDARDS

- Street Lighting Standards
- Street Lighting Standards
- Street Lighting Standards

### SETBACKS

- Setbacks
- Setbacks
- Setbacks

### SMALL FRONT YARDS

- Small Front Yards
- Small Front Yards
- Small Front Yards

### TOPSOIL (DOT)

- Topsoil (DOT)
- Topsoil (DOT)
- Topsoil (DOT)

### TRAILS AND SIDEWALKS

- Trails and Sidewalks
- Trails and Sidewalks
- Trails and Sidewalks

### PARKING AREA STANDARDS

- Parking Area Standards
- Parking Area Standards
- Parking Area Standards

### LANDSCAPE

- Landscape
- Landscape
- Landscape



LANDSCAPE

### NON-RESIDENTIAL AND MULTIFAMILY RESIDENTIAL

- Non-Residential and Multifamily Residential
- Non-Residential and Multifamily Residential
- Non-Residential and Multifamily Residential

### SCREENING WALLS AND FENCES

- Screening Walls and Fences
- Screening Walls and Fences
- Screening Walls and Fences

### REUSE CONTAINERS

- Reuse Containers
- Reuse Containers
- Reuse Containers

### MULTI-STORIES

- Multi-Stories
- Multi-Stories
- Multi-Stories

### MECHANICAL SCREENING

- Mechanical Screening
- Mechanical Screening
- Mechanical Screening

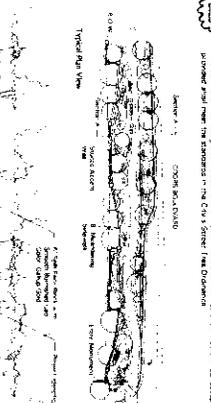
### MECHANICAL SCREENING

- Mechanical Screening
- Mechanical Screening
- Mechanical Screening

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### COORS CORRIDOR 3A.M. VIEW AND HEIGHT RESTRICTIONS



COORS CORRIDOR 3A.M. VIEW AND HEIGHT RESTRICTIONS

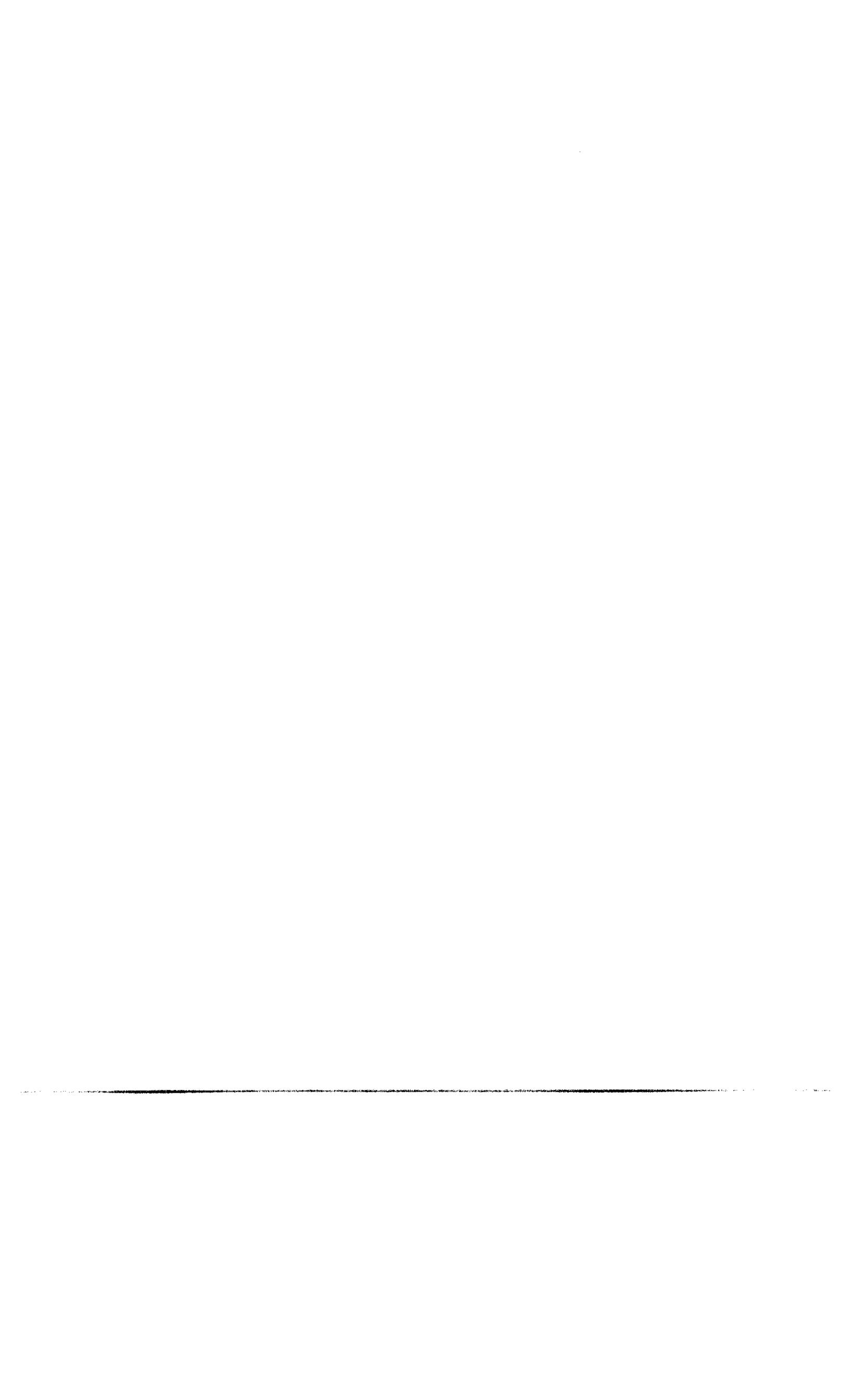


TRAILS AND SIDEWALKS



TRAILS AND SIDEWALKS

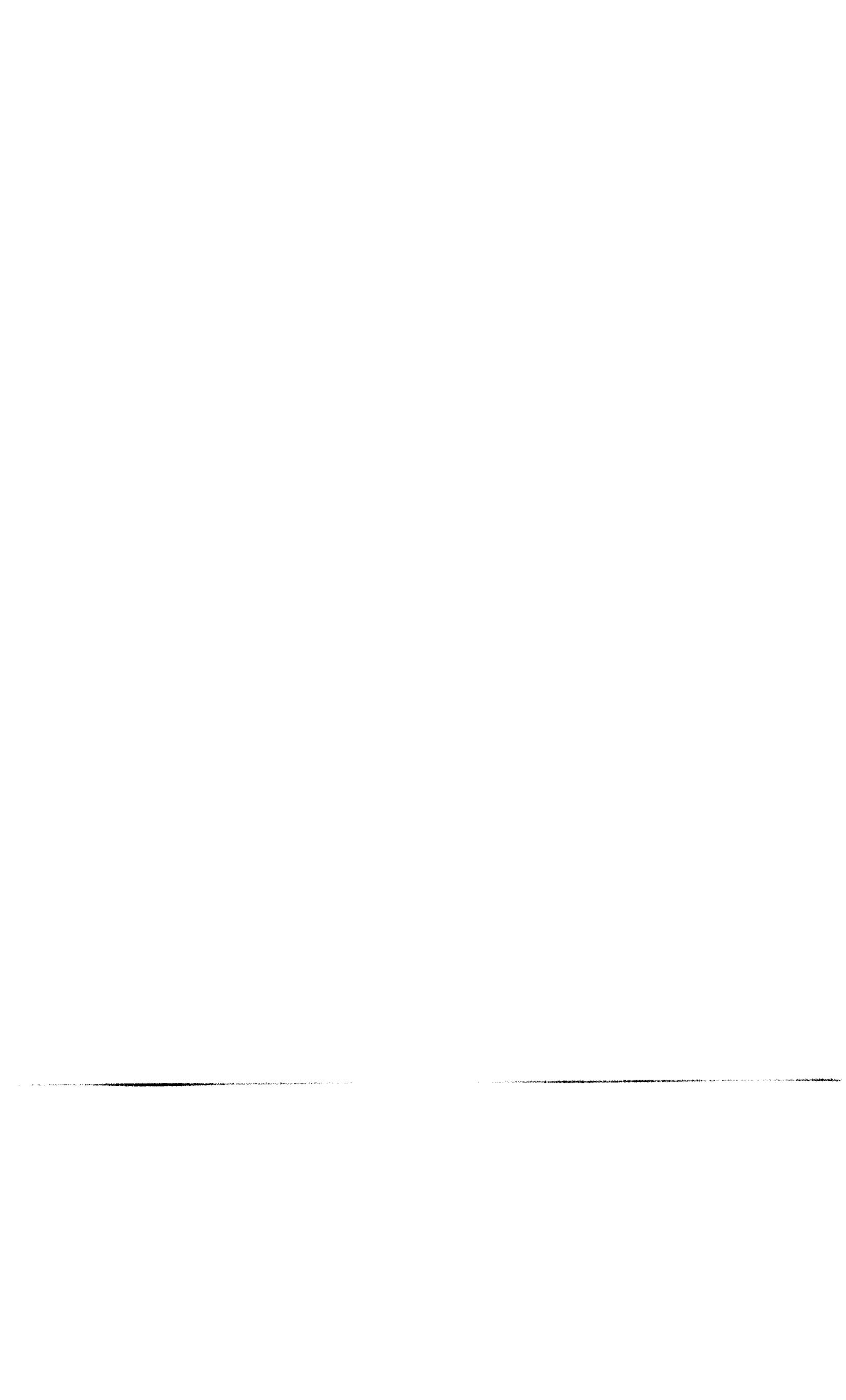
**ASW REALTY**  
 ANDALUCIA  
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 Sheet 2 of 3  
 October 8, 2003

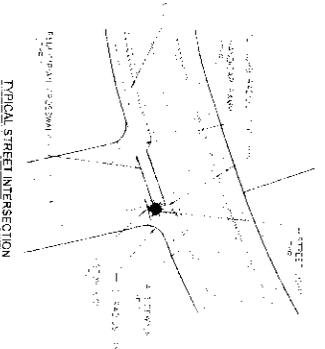
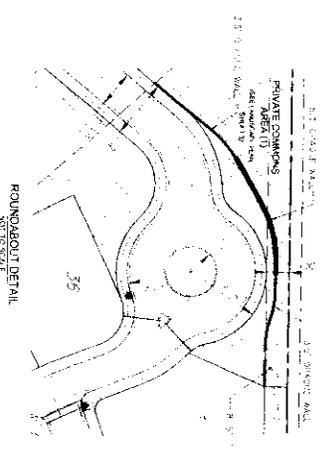
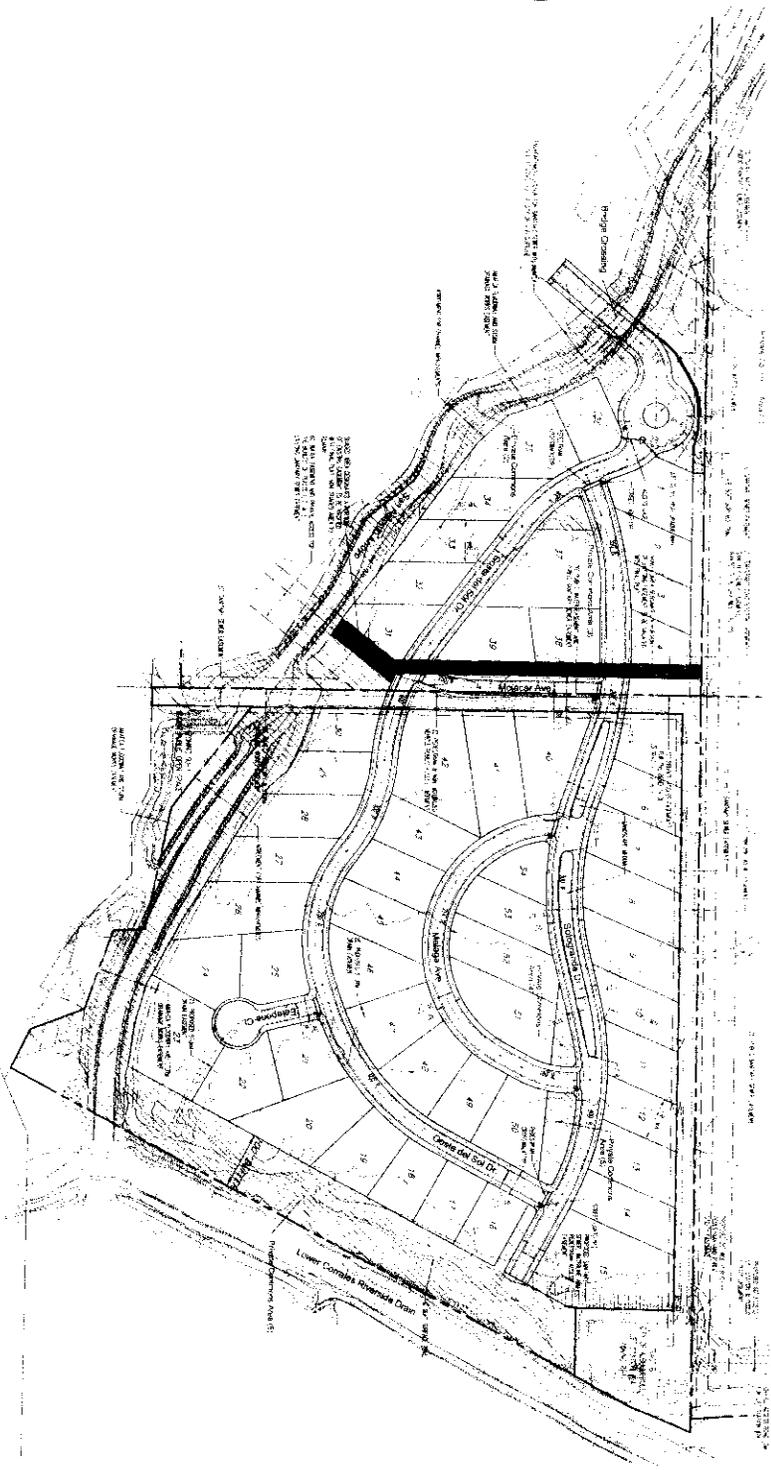












**SITE DATA**

Site Plan for Building Permit  
 Project No. 2001-0001  
 Date: 10/1/2001

**NOTES**

1. Verify all dimensions on this plan. Verify that the building footprint is within the lot lines and setbacks.
2. Verify that the building footprint is within the lot lines and setbacks.
3. Verify that the building footprint is within the lot lines and setbacks.
4. Verify that the building footprint is within the lot lines and setbacks.
5. Verify that the building footprint is within the lot lines and setbacks.
6. Verify that the building footprint is within the lot lines and setbacks.
7. Verify that the building footprint is within the lot lines and setbacks.
8. Verify that the building footprint is within the lot lines and setbacks.
9. Verify that the building footprint is within the lot lines and setbacks.
10. Verify that the building footprint is within the lot lines and setbacks.

**UNIQUE STREET AND TRAFFIC CALMING STANDARDS**

1. A street with a speed limit of 30 mph shall have a maximum street width of 60 feet.
2. A street with a speed limit of 35 mph shall have a maximum street width of 70 feet.
3. A street with a speed limit of 40 mph shall have a maximum street width of 80 feet.
4. A street with a speed limit of 45 mph shall have a maximum street width of 90 feet.
5. A street with a speed limit of 50 mph shall have a maximum street width of 100 feet.
6. A street with a speed limit of 55 mph shall have a maximum street width of 110 feet.
7. A street with a speed limit of 60 mph shall have a maximum street width of 120 feet.
8. A street with a speed limit of 65 mph shall have a maximum street width of 130 feet.
9. A street with a speed limit of 70 mph shall have a maximum street width of 140 feet.
10. A street with a speed limit of 75 mph shall have a maximum street width of 150 feet.

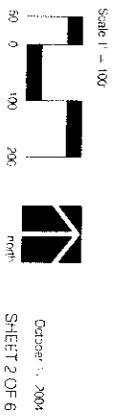
**ON-SITE OPEN SPACE & PRIVATE COMMONS AREAS**

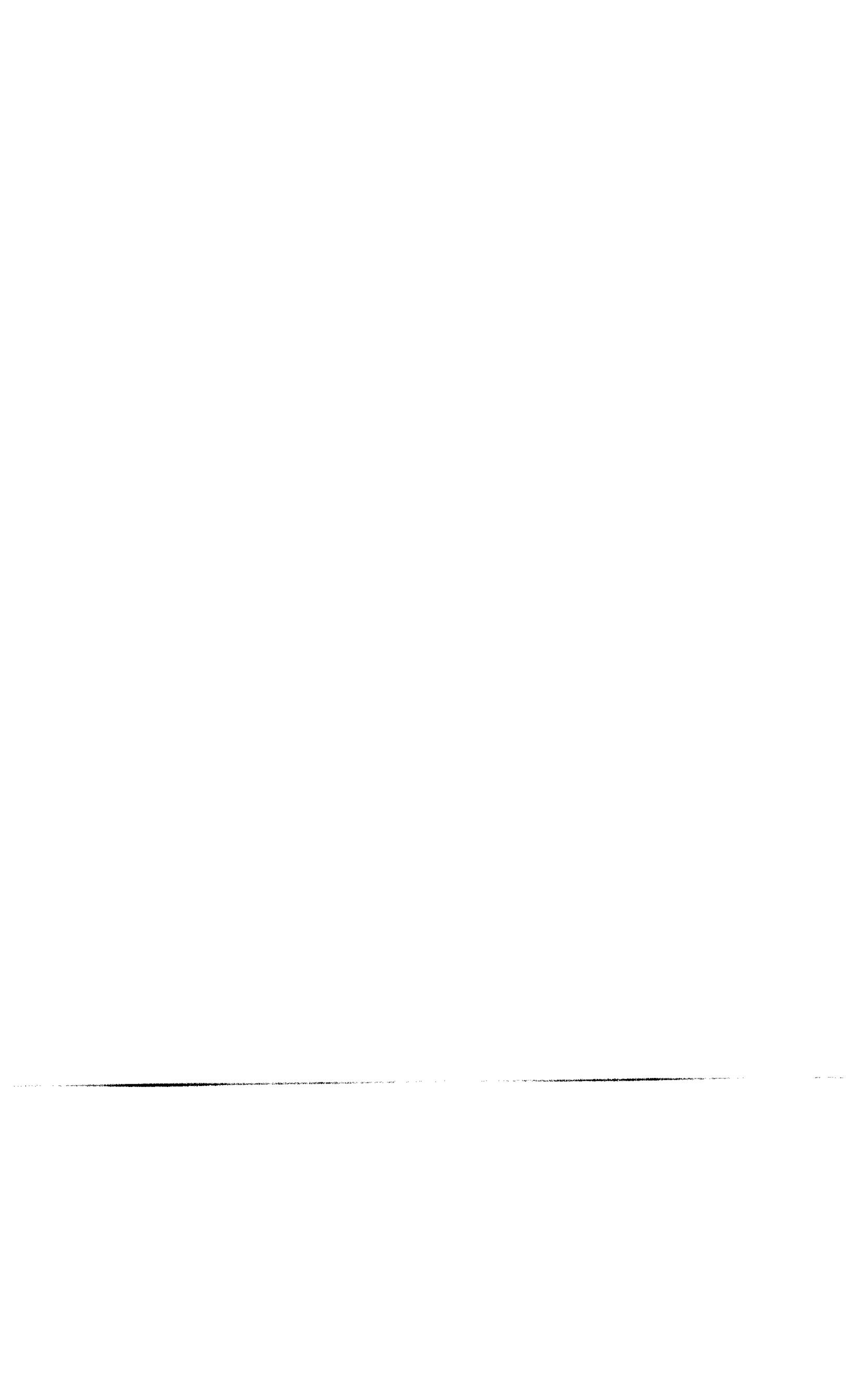
On-site open space shall be provided for each building unit. The minimum amount of open space shall be 100 square feet per building unit. Private commons areas shall be provided for each building unit. The minimum amount of private commons area shall be 100 square feet per building unit. The minimum amount of open space and private commons area shall be 200 square feet per building unit. The minimum amount of open space and private commons area shall be 300 square feet per building unit. The minimum amount of open space and private commons area shall be 400 square feet per building unit. The minimum amount of open space and private commons area shall be 500 square feet per building unit. The minimum amount of open space and private commons area shall be 600 square feet per building unit. The minimum amount of open space and private commons area shall be 700 square feet per building unit. The minimum amount of open space and private commons area shall be 800 square feet per building unit. The minimum amount of open space and private commons area shall be 900 square feet per building unit. The minimum amount of open space and private commons area shall be 1000 square feet per building unit.

ASW REALTY  
 10000 Wilshire Blvd, Suite 1000  
 Beverly Hills, CA 90210  
 Tel: 310.277.1111  
 Fax: 310.277.1112  
 www.aswrealty.com

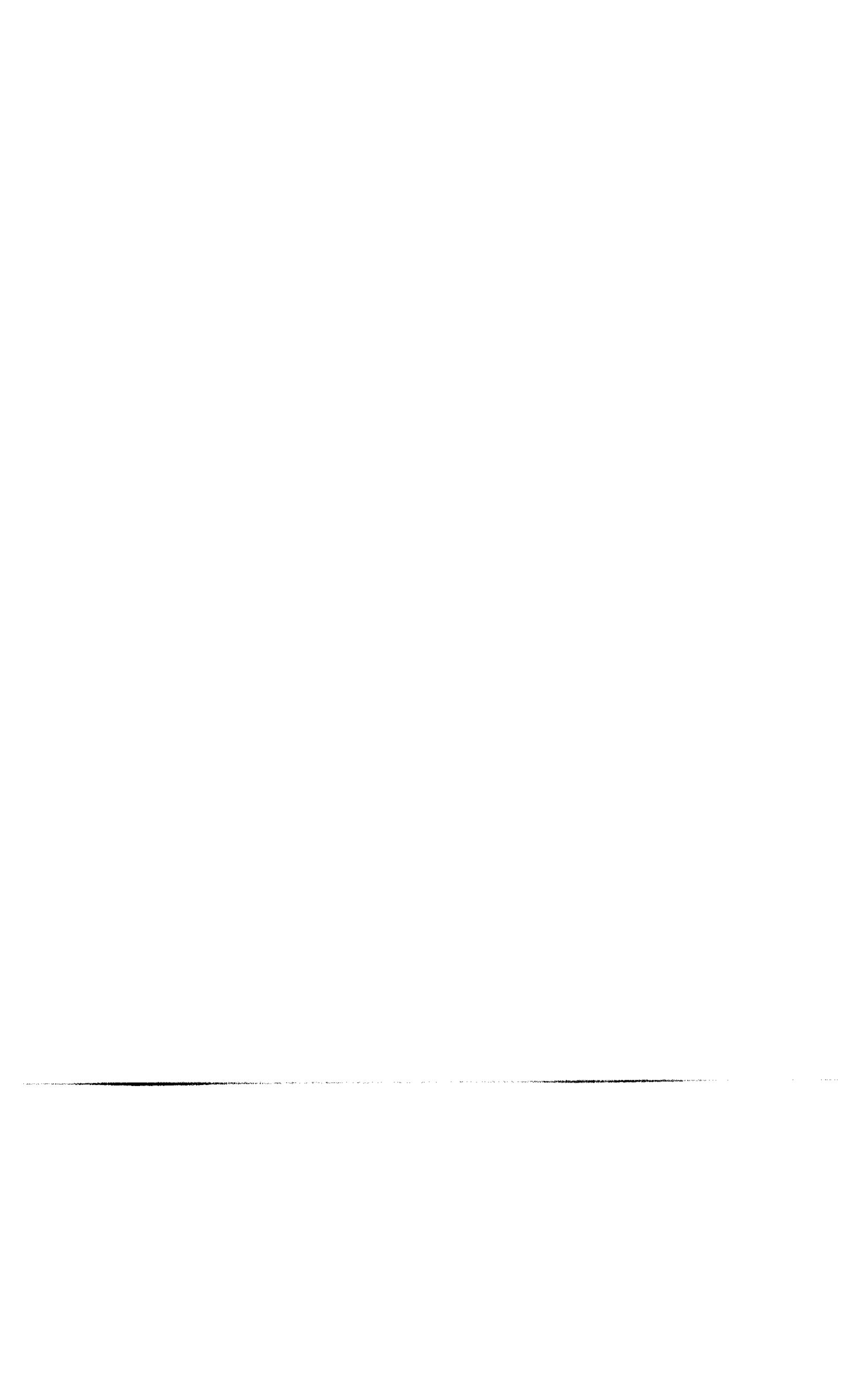
**Andalucia**  
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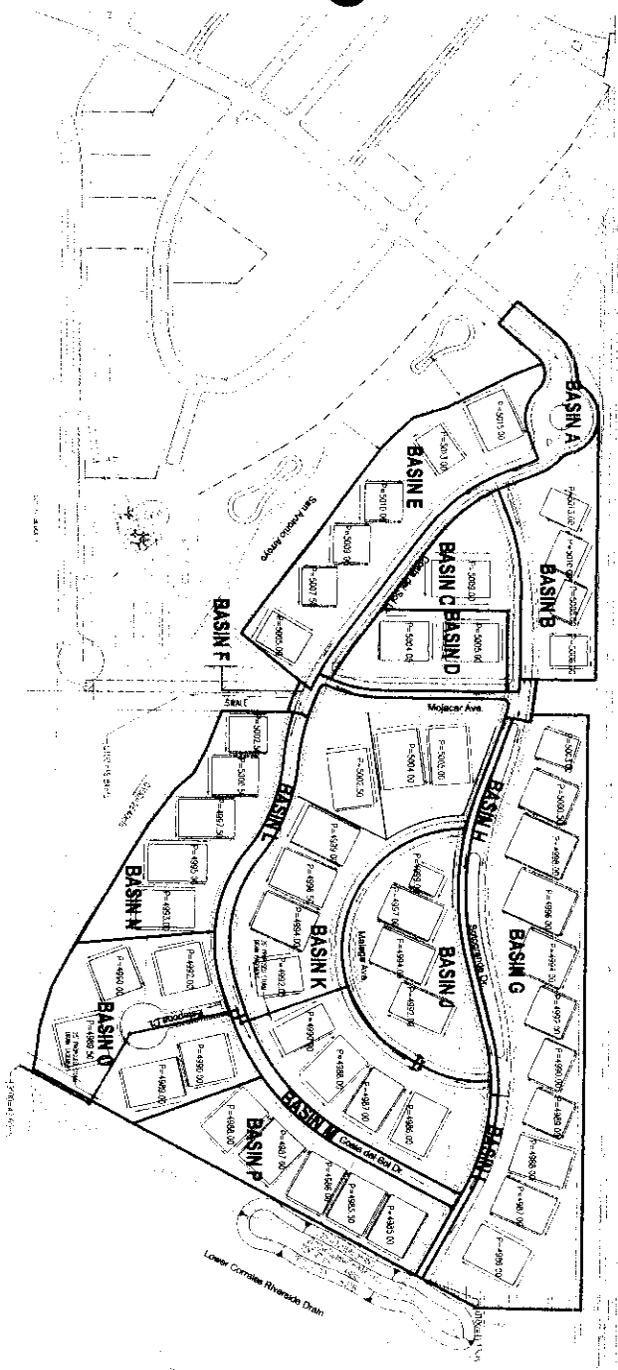
Site Plan for Building Permit





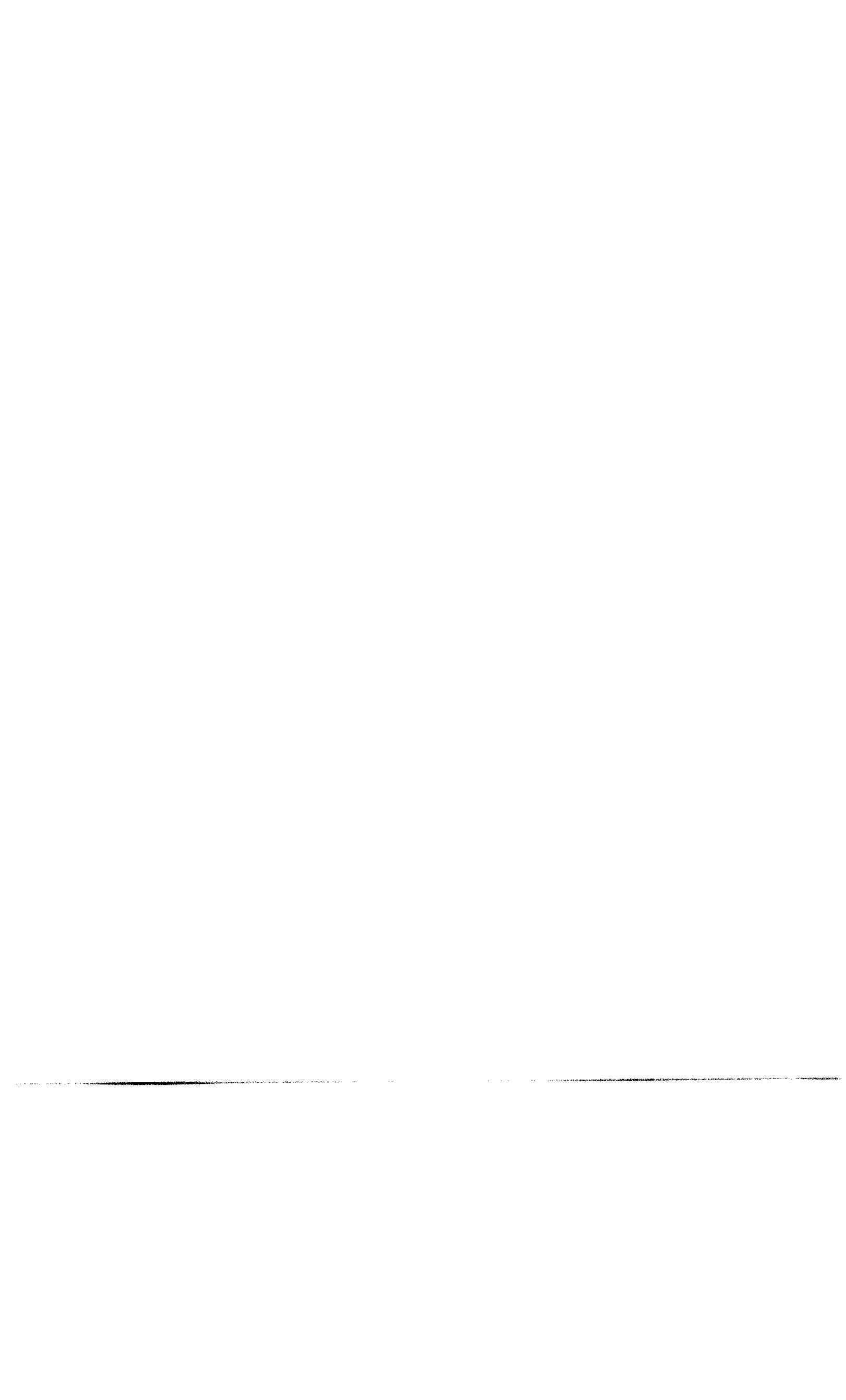




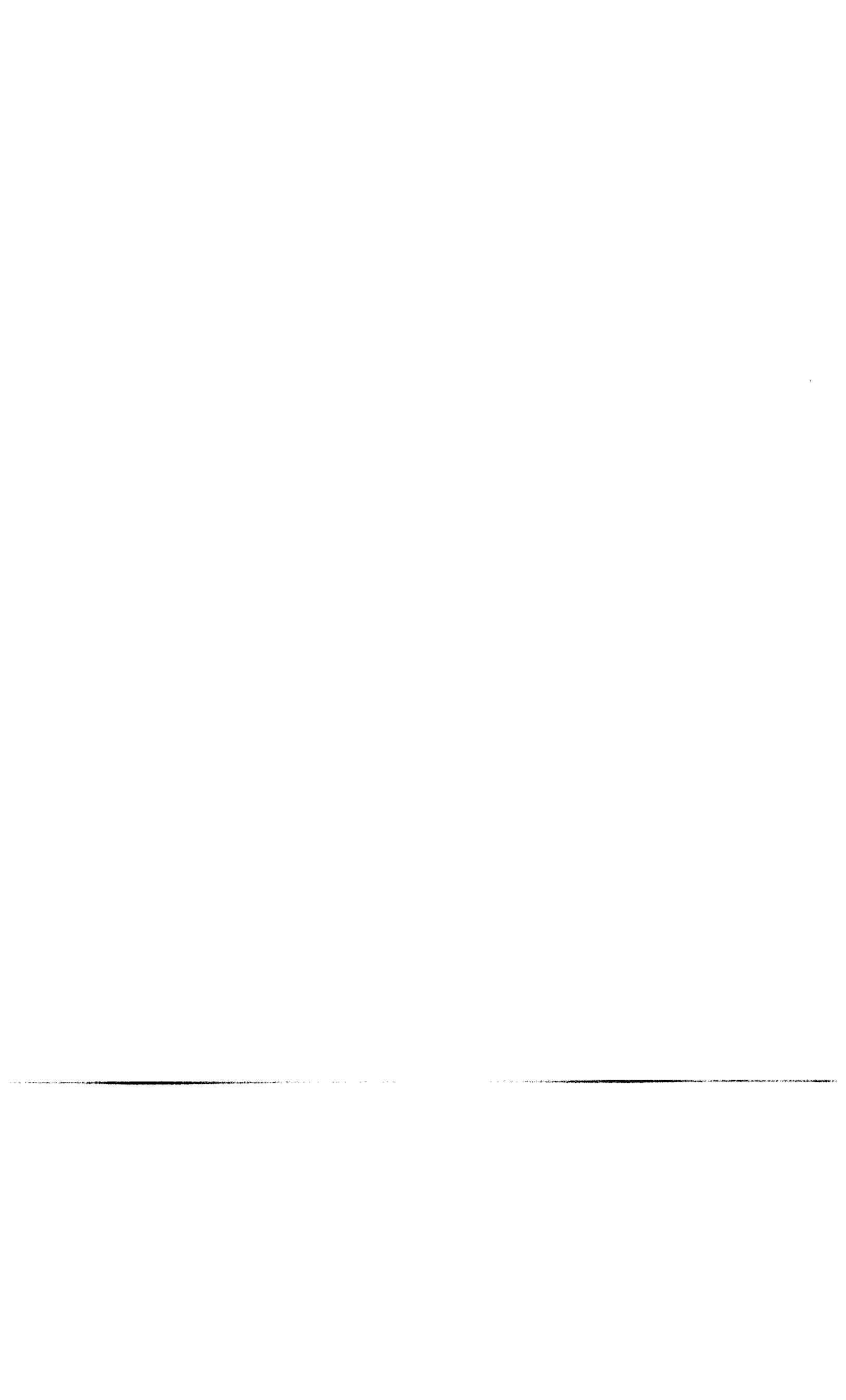


**LEGEND**

- 1:00' = 1" (100')
- 1:20' = 1" (200')
- 1:40' = 1" (400')
- 1:80' = 1" (800')
- 1:160' = 1" (1600')
- 1:320' = 1" (3200')
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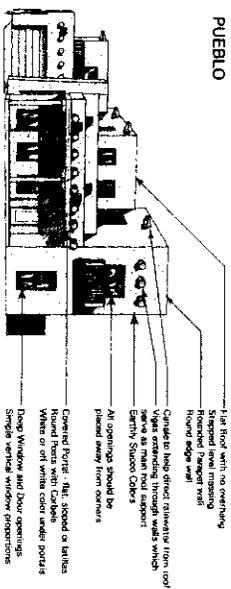




# RESIDENTIAL STYLES

NOTE: Architectural styles shown below are illustrative. Minor variations to these styles are permitted.

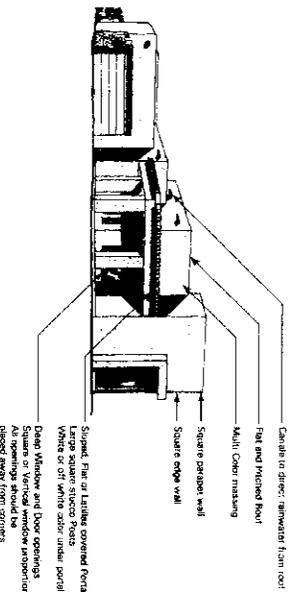
## PUEBLO



N.T.S.

**Pueblo Style** is characterized by massive wood framing with adobe to give the effect of adobe, projecting eaves, rounded parapets, arched window and door openings, and rounded wood columns with capitals. The walls and corners are finished with a smooth finish. The walls are finished with a smooth finish. The walls are finished with a smooth finish.

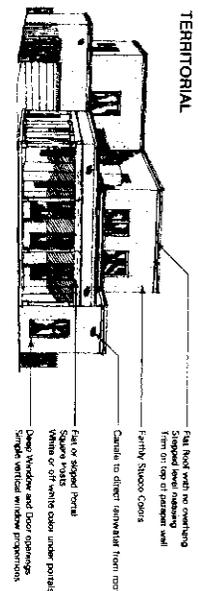
## CONTEMPORARY PUEBLO



N.T.S.

**Contemporary Pueblo Style** is a more modern design which reflects many of the traditional Pueblo style architectural combined with elements of modern design. The walls are finished with a smooth finish. The walls are finished with a smooth finish. The walls are finished with a smooth finish.

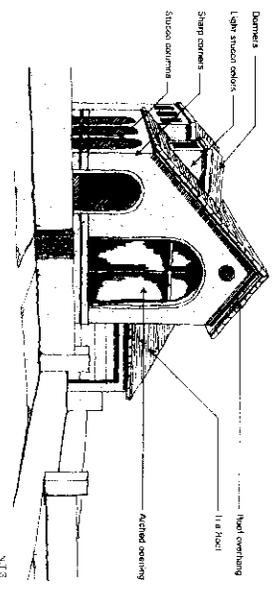
## TERRITORIAL



N.T.S.

**Territorial Style** is a departure from the traditional Pueblo style design. It is a more modern design which reflects many of the traditional Pueblo style architectural combined with elements of modern design. The walls are finished with a smooth finish. The walls are finished with a smooth finish. The walls are finished with a smooth finish.

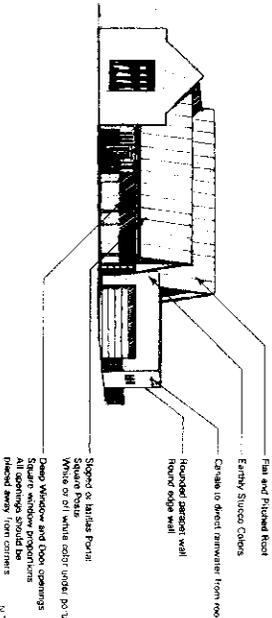
## SPANISH COLONIAL



N.T.S.

**Spanish Colonial Style** is a traditional Spanish Colonial architectural style. It is characterized by its massive masonry walls, arched windows and door openings, and its use of stucco. The walls are finished with a smooth finish. The walls are finished with a smooth finish. The walls are finished with a smooth finish.

## NORTHERN NEW MEXICO



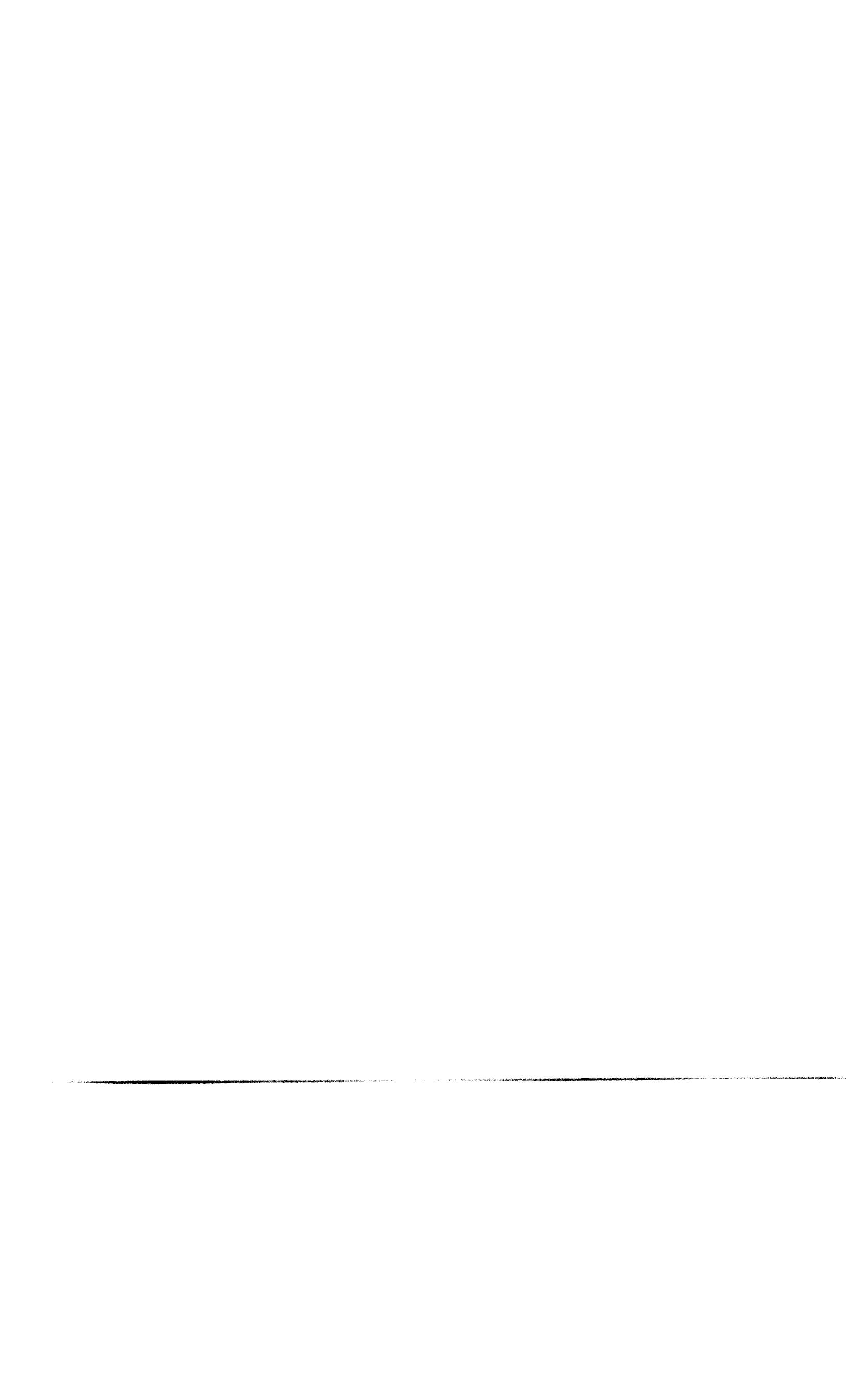
N.T.S.

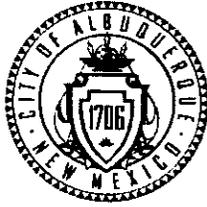
**Northern New Mexico Style** is a more modern design which reflects many of the traditional Pueblo style architectural combined with elements of modern design. The walls are finished with a smooth finish. The walls are finished with a smooth finish. The walls are finished with a smooth finish.

**Building Elevations**

*Andalucia*  
at La Cruz

ASW REALTY  
A Division of  
CENTURY 21 REALTY, INC.  
10000 N. 10th Street, Suite 100  
Phoenix, AZ 85020  
Tel: 602-998-1111  
Fax: 602-998-1112  
www.aswrealty.com





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

Date: August 20, 2004

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1000965**  
04EPC-00857 EPC Site Development Plan-  
Building Permit  
04EPC-00855 EPC Site Development Plan-  
Amendment to Subdivision

ASW Realty Partners  
401 Paseo del Peralta  
Santa Fe, NM 87501

LEGAL DESCRIPTION: for all or a portion of Tract 1, zoned SU-1 PRD 5 du/ac, Tract 2 zoned SU-1 for PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4, zoned SU-1 for PRD 6 du/ac, Tract 5, zoned PRD 10 du/ac, 6A, Zoned SU-1 for Major Public Open Space, and 6A & 6B, zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20 du/ac, Tract B, zoned SU-1 6 DU/Acre, **Lands of Ray Graham III, Owenwest Corp. and COA**, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 231 acres. (F-11) Juanita Vigil, Staff Planner

On August 19, 2004 the Environmental Planning Commission voted to defer Project 1000965/ 04EPC-00857 EPC Site Development Plan- Building Permit and 04EPC-00855 EPC Site Development Plan- Amendment to Subdivision to the Environmental Planning Commission Public Hearing on October 21, 2004.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 3, 2004 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. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

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,

  
for Richard Dineen  
Planning Director

RD/JG/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102  
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuquerque, NM 87120  
Jolene Wolfley Taylor Ranch NA, 6804 Staghorn NW, Albuquerque, NM 87120  
Rae Perls La Luz Landowners, 15 Tennis Court NW, Albuquerque, NM 87120  
Bruce Masson, La Luz Landowners, 13 Arco NW, Albuquerque, NM 87120  
Steven Kells, La Luz del Sol, 35 Mill Rd. NW, Albuquerque, NM 87120  
Ray Graham, La Luz del Sol, One Wind NW, Albuquerque, NM 87120  
Shari Lewis, Ladera Heights, P.O. Box 66328, Albuquerque, NM 87193  
Tena Prescott, Ladera Heights, 3804 67<sup>th</sup> St. NW, Albuquerque, NM 87120  
Matthew Baca, Quaker Heights NA, 5125 Northern Trail NW, Albuquerque, NM 87120  
Agapita Hopkins, Quaker Heights NA, 5117 Northern Trail NW, Albuquerque, NM 87120

**15. Project # 1000965**

04EPC-00857 EPC Site Development  
Plan- Building Permit  
04EPC-00855 EPC Site Development  
Plan-Amendment to Subdivision

CONSENSUS PLANNING, INC. agents for ASW REALTY PARTNERS request the above action(s) for all or a portion of Tract 1, zoned SU-1 PRD 5 du/ac, Tract 2 zoned SU-1 for PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4, zoned SU-1 for PRD 6 du/ac, Tract 5, zoned PRD 10 du/ac, 6A, Zoned SU-1 for Major Public Open Space, and 6A & 6B, zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20 du/ac, Tract B, zoned SU-1 6 DU/Acre, **Lands of Ray Graham III, Owenwest Corp. and COA**, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 231 acres. (F-11) Juanita Vigil, Staff Planner (**DEFERRED TO OCTOBER 21, 2004**)

**STAFF PRESENT:**

Russell Brito, Planning Department

**PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:**

Jim Strozier, 924 Park Ave. SW

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

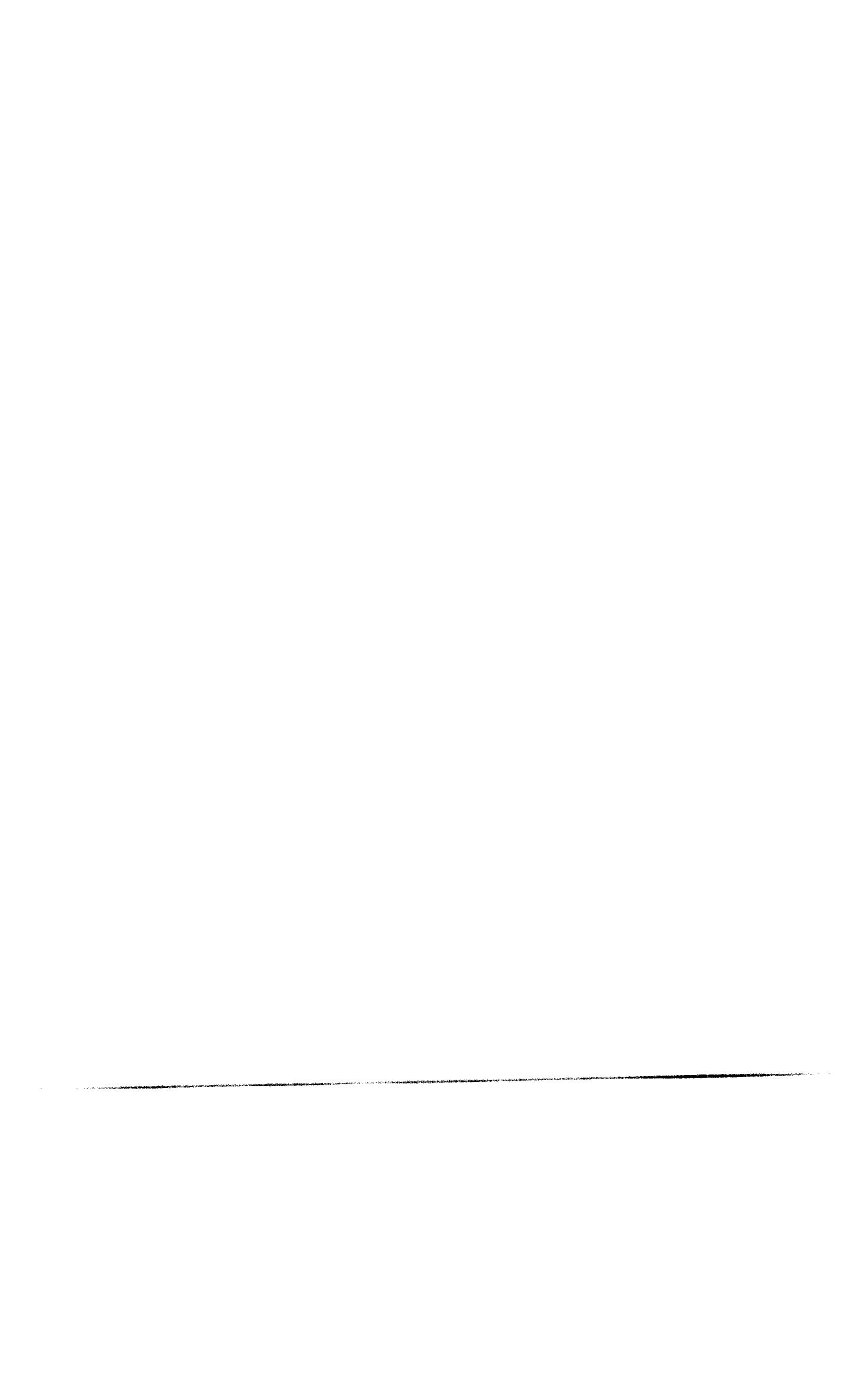
MR. BRITO: Reiterated comments made in the staff report in which deferral was recommended.

**FINAL ACTION TAKEN**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1000965/ 04EPC-00857 EPC Site Development Plan- Building Permit and 04EPC-00855 EPC Site Development Plan-Amendment to Subdivision to the Environmental Planning Commission Public Hearing on October 21, 2004.

MOVED BY COMMISSIONER DEICHMANN  
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY  
(COMMISSIONER PENA DID NOT VOTE)  
(COMMISSIONER CHAVEZ HAS LEFT)





## ENVIRONMENTAL PLANNING COMMISSION

### A G E N D A

Thursday, August 19, 2004, 8:30 a.m.

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

### MEMBERS

Jeffery Jesionowski, Chairman  
Jens Deichmann, Vice Chair

James Grout  
David Steele  
Ishmael Valenzuela

Larry Chavez  
Virginia Klebesadel  
Klarissa Pena

\*\*\*\*\*

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

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (\*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

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. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.**

All written materials - including petitions, legal analysis and other documents - should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

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 15, 2004.

2. **Project # 1002571\***

04EPC-00993 Annexation  
04EPC-00994 Zone Map Amendment

MAURICE W. IKLE agent(s) for JAMES P. GUTHERIE request the above action(s) for all or a portion of Tract(s) 89-A-2 & TRACTS 89-B-2 & 89-B-3, , a zone map amendment from M-1 (COUNTY) to M-1 (CITY), located on MONTANO NE, between EDITH BLVD. NE and I-25, containing approximately 2 acre(s). (F-15) Russell Brito, Staff Planner

3. **Project # 1003527\***

04EPC-01018 Zone Map Amendment

CHAPARAL CORP. agents for CHELWOOD CHRISTIAN REFORMED CHURCH request the above action for all or a portion of Block 1, Tracts D & E, **PANORAMA ESTATES**, a zone map amendment from SU-1 for Church and Related Uses to R-1, located on TOWNER NE, between CHELWOOD PARK NE and LANDMAN NE, containing approximately 1 acre. (H-22) Stephanie Shumsky, Staff Planner

4. **Project # 1002456\***

04EPC-01025 EPC Sector Development Plan  
04EPC-01024 Zone Map Amendment  
04EPC 01151 EPC Text Amendment to a Sector Plan  
04EPC 01152-Text Amendment to Area Plan

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request the above action(s) for all or a portion of Tracts G, **Bulk Land Plat of Arrowood Ranch Devel.**, a zone map amendment from SU-1 for C-1 to R-2, located on DENNIS CHAVEZ BLVD. SW, between UNSER BLVD. SW and GRACE VIGIL ROAD SW, containing approximately 7 acres. (P-9) Elvira Lopez, Staff Planner

5. **Project # 1003238\***

04EPC-01038 Zone Map Amendment  
04EPC-01042 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agent(s) for EVERGREEN DEVELOPMENT LLC request the above action(s) for all or a portion of Tract(s) E PORTION OF TRACT B-1, **MACIEL & TRUJILLO**, a zone map amendment from RA-2 residential and agricultural zone to R-LT residential zone, located on FLORAL PLACE NW, between MONTOYA ST. NW and RIO GRANDE BLVD. NW, containing approximately 1 acre(s). (H-12) Stephanie Shumsky, Staff Planner

**6. Project # 1003525\***  
04EPC-01015 Zone Map Amendment

DAC ENTERPRISES, INC. agents for MARK G. DUNATCHIK request the above action for all or a portion of Lots 1B,2B,3A, **Eastridge Addition**, a zone map amendment from P to C-2, located on JUAN TABO BLVD. NE, between INDIAN SCHOOL RD. NE and HAINES AVE. NE, containing approximately 2 acres. (J-21) Anna DiMambro, Staff Planner

**7. Project # 1003529\***  
04EPC-01023 Zone Map Amendment

MARK GOODWIN & ASSOCIATES agents for VISTA ARROYO LLC request the above actions for all or a portion of Block(s) 7, Tract(s) 1 & 13 AND TRACT 1 & 2 OF BLK 8 IN PARADISE HEIGHT UNIT R, **PARADISE HEIGHTS UNIT 4**, a zone map amendment from SU-1 FOR C-1 to R-1, located on WESTSIDE BLVD. NW, between UNIVERSE BLVD. NW and UNSER BLVD. NW, containing approximately 2 acres. (A-10) Stephanie Shumsky, Staff Planner

**8. Project # 1003285\***  
04EPC-01026 Annexation  
04EPC-01027 Zone Map Amendment  
04EPC-01028 EPC Sector Development Plan

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO. INC. request the above action(s) for all or a portion of Tract(s) B-24, B-25, includes B-26, B-27 & B-28, **TOWN OF ATRISCO GRANT UNIT 5**, zoned A-1, located on NORTHSIDE OF INTERSTATE 40 WEST, between 118TH ST. NW and UNSER BLVD. NW, containing approximately 13 acres. (J-09) Carmen Marrone, Staff Planner

**9. Project # 1001946\***  
04EPC-01032 EPC Site Development Plan-  
Building Permit

TARGET CORPORATION agent(s) for TARGET CORPORATION request the above action(s) for all or a portion of Tract(s) A-1, **Los Angeles**, zoned M-1, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO DR. NE, containing approximately 31 acres. ( D-18) Makita Hill, Staff Planner

**10. Project # 1003384\***  
04EPC-01035 EPC Site Development Plan-  
Building Permit

TIERRA WEST LLC agent for RSF LAND & CATTLE COMPANY LLC request the above action for a portion of Tract MM-1, **SEVEN BAR RANCH**, zoned C-2 (SC), located on COTTONWOOD DRIVE NW, between SEVEN BAR LOOP RD NW and OLD AIRPORT AVE. NW, containing approximately 3 acre(s). (B-14) Juanita Vigil, Staff Planner

**11. Project # 1002250\***

04EPC-01045 EPC Site Development Plan-  
Building Permit  
04EPC-01046 EPC Site Development Plan-  
Amendment to Subdivision

CONSENSUS PLANNING, INC. agent(s) for SANDIA PROPERTIES LTD. CO. request the above action(s) for all or a portion of Tract(s) A1-A, A1-B and Tracts A1-C & A2, **Ventana Ranch**, zoned SU-1 for R2, SU-1 for Church/R-2, located on UNIVERSE BLVD. NW, between VENTANA ROAD and IRVING BLVD., containing approximately 28 acre(s). (B-10) Elvira Lopez, Staff Planner

**12. Project # 1001620\***

04EPC-01054 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agent for CITY OF ALBUQUERQUE, CITY COUNCIL request the above action for six Text Amendments to the Zoning Code to restrict community residential programs and liquor sales within 500 ft. of each other Sections 14-16-4-12(A), Community Residential Program Regulations; Section 14-16-2-(B)(9) O-1 Z one Conditional Uses; Section 14-16-2-16(A)(7), C-1 Zone Permissive Uses; Section 14-16-2-17(B) C-2 Zone Conditional Uses; Section 14-16-2-20(B)(6) M-1 Zone Conditional Uses; and Section 14-16-2-22, SU-1 Zone. **City Wide.** Jon Messier, Staff Planner

**13. Project # 1000631\***

04EPC-01033 EPC Site Development Plan-  
Amendment to Building Permit

DAVID CAMPBELL agent(s) for CORONADO CENTER LLC request the above action(s) for Coronado Center, Lots 1-A, 2-A, 3, 4, 5, 7-A-1; and Federated Tract A, Unit 5-A and Lots 1-A-1, 2-1, 3-A1; Unit 6, Dale J. Bellamah's Jeannedale Subdivisio, , zoned SU-3, located on MENAUL & UPTOWN BLVD. NE, between SAN PEDRO NE and LOUISIANA BLVD. NE, containing approximately 32 acres. (H-18) Deborah Stover, Staff Planner

**14. Project # 1003533**

04EPC-01044 EPC Site Development Plan-  
Subdivision  
04EPC-01041 Zone Map Amendment  
04EPC-01043 EPC Site Development Plan-  
Building Permit

CONSENSUS PLANNING agent(s) for ANNETTE GALLEGOS request the above action(s) for all or a portion of Tract(s) 25A1B, **MRGCD Map 36**, a zone map amendment from R-1 to SU-1 for Mixed Use: O-1 Permissive Uses and R-T Uses, located on MENAUL BLVD. NW, between 8TH NW and 10TH NW, containing approximately 2 acre(s). (H-14) Mary Piscitelli, Staff Planner

**15. Project # 1003187**  
04EPC-00250 Zone Map Amendment

ABQ. ENGINEERING, INC. agent(s) for AMERI CONTRACTORS request the above action(s) for all or a portion of Tract(s) 5-E, **University of New Mexico**, a zone map amendment from R-1 to R-LT, located on SE CORNER OF GOLF COURSE NW, between MARNA LYNN NW and GOLF COURSE NW, containing approximately 2 acre(s). (C-12) Makita Hill, Staff Planner **(DEFERRED FROM MAY 20, 2004)**

**16. Project # 1000551**  
04EPC-00690 EPC Site Development  
Plan-Amendment to Building Permit

DAC ENTERPRISES, INC. agents for MOHAMED KASSAM request the above actions for all or a portion of Tracts A2A and A2B, **Park Square Addition**, zoned SU-3, Uptown Sector Plan, located on AMERICAS PARKWAY NE, between I-40 FWY NE and INDIAN SCHOOL RD. NE, containing approximately 5 acres. (J-18) Carmen Marrone, Staff Planner **(DEFERRED FROM JULY 15, 2004)**

**17. Project # 1000965**  
04EPC-00857 EPC Site Development  
Plan- Building Permit  
04EPC-00855 EPC Site Development  
Plan-Amendment to Subdivision

CONSENSUS PLANNING, INC. agents for ASW REALTY PARTNERS request the above action(s) for all or a portion of Tract 1, zoned SU-1 PRD 5 du/ac, Tract 2 zoned SU-1 for PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4, zoned SU-1 for PRD 6 du/ac, Tract 5, zoned PRD 10 du/ac, 6A, Zoned SU-1 for Major Public Open Space, and 6A & 6B, zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20 du/ac, Tract B, zoned SU-1 6 DU/Acre, **Lands of Ray Graham III, Owenwest Corp. and COA**, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 231 acres. (F-11) Juanita Vigil, Staff Planner **(DEFERRED FROM JULY 15, 2004)**

**18. Project # 1003010**  
04EPC-00860 EPC Site Development  
Plan-Building Permit

DEKKER/PERICH/SABATINI agents for TS MCNANEY & ASSOCIATES request the above action for all or a portion of Tract B, **Albuq. Little Theater**, zoned SU-2 CLD, located on CENTRAL SW, between LAGUNA BLVD. SW and SAN PASQUALE AVE. SW, containing approximately 1.02 acres. (J-13) Makita Hill, Staff Planner **(DEFERRED FROM JULY 15, 2004)**

**19. 04EPC-01053 Project # 1002632**  
04DRB-00760 Major-Bulk Land  
Variance  
04DRB-00761 Minor-Prelim&Final Plat  
Approval

Rodey Law Firm, John P. Salazar and Larry J. Montano, agent(s) for Felix Rabadi, appeals the Development Review Board's approval of the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11)

**20. Other Matters**



**Environmental  
Planning  
Commission**

**Agenda Number: 17  
Project Number: 1000965  
Case #'s: 04EPC 00855/00857  
August 19, 2004**

**Staff Report**

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	ASW Realty Partners
<b>Request</b>	<b>Amendment Site Development for Subdivision</b> <b>Site Development for Building Permit</b>
<b>Legal Description</b>	Tracts 1, 2, 3,4, 5, 6A, 6B, and A, Lands of Ray A. Graham III, Ovenwest Corp. and COA
<b>Location</b>	Coors Blvd between Montano and Namaste NW
<b>Size</b>	Approximately 228 acres
<b>Existing Zoning</b>	SU-1 Zoning
<b>Proposed Zoning</b>	No Proposed change

**Staff Recommendation**

**60-DAY DEFERRAL of 04EPC 00855, based on the findings on page 30.**  
**60-DAY DEFERRAL of 04EPC 00857, based on the findings on page 32.**

**Staff Planner**

**Juanita Vigil, CZO Planner**

**Summary of Analysis**

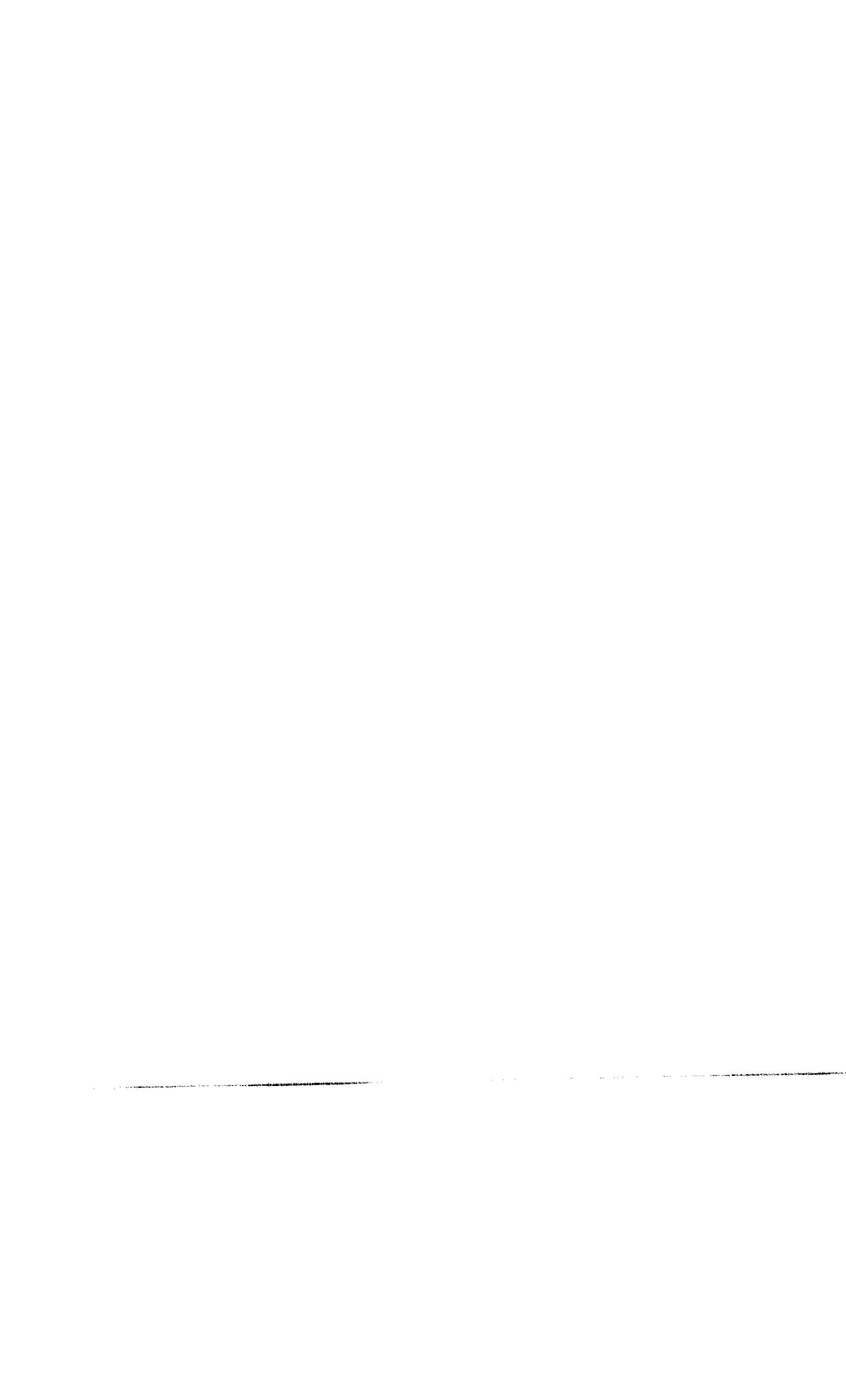
This is a request for an amendment to a site development plan for subdivision for **Tract 1** zoned SU-1 for PRD 5 DU/Acre, **Tract 2** zoned SU-1 for PRD 6 DU/Acre, **Tract 3** zoned Private Commons Area and Recreational Fields, **Tract 4** zone SU-1 for PRD 6/DU/Acre, **Tract 5** zoned SU-1 for PRD 10DU/Acre, **Tracts 6B & A** zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre and **Tract 6A** zoned SU-1 for Major Public Open Space, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres. The applicant is also requesting approval of a site development plan for building permit for the construction of 13 single-family homes on **Tract 1B** and 41 single-family homes on **Tract 2**, containing approximately 31 acres.

This case was deferred from the July 15, 2004 EPC hearing to address advertisement issues. The site development plan for building permit includes **Tract B**, but was not advertised. Since the July 15, 2004 EPC hearing, several issues were discussed regarding **Tract B** and the vehicular entrance to the lift station that exists on **Tract B**. The City of Albuquerque currently owns and operates a lift station on **Tract B** and the applicant would like to have the large chemical trucks that service the lift station re-routed through an access easement on **Tracts 3 & 4**. In order to have the large chemical trucks travel through **Tracts 3 & 4**, the applicant will be required to dedicate the access easement as a public right-of-way to the City of Albuquerque. However, it is unclear whether the dedication of the access easement on **Tracts 3 & 4** would require the City to provide an indemnity and liability insurance in the amount of one million dollars to the owners of **Tract 3**.

There is still major concerns regarding access, particularly to **Tract B** and staff recommends a 60-day deferral until major legal and roadway issues have been clearly resolved.

Staff recommends a 60-day deferral. (Additional Comments begin on page 24)

City Departments and other interested agencies reviewed this application from 06/07/04 to 06/18/04. Agency comments were used in the preparation of this report, and begin on page 35.



**Development Services Report**

**SUMMARY OF REQUEST**

<b>Requests</b>	Amendment Site Development Plan for Subdivision Site Development Plan for Building Permit
<b>Location</b>	Coors Blvd NW between Montano NW & Namaste Road NW

**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1, Private Open Space/ School Recreational	Established Urban	Undeveloped
<b>North</b>	SU-1 PRD, C-2	<i>West Side Strategic Plan</i>	Townhouse Development, Shopping Center
<b>South</b>	A-1	<i>Coors Corridor Plan</i>	Undeveloped
<b>East</b>	SU-1 for School and Related Facilities, A-1		Bosque Preparatory School, Undeveloped
<b>West</b>	R-2, SU-1 PRD, A-1		Residential Development

**Background, History and Context**

This is a request for an amendment to a site development plan for subdivision for Tract 1, Tract 2, Tract 3, Tract 4, Tract 5, Tract 6A, Tract 6B and Tract A, Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres. The subject site is mostly zoned SU-1 for PRD with varying densities, but also includes SU-1 for C-2, O-1 and Private Open Space/School Recreational.

The applicant is requesting the following amendments to the site development plan for subdivision:

1. Tract 1B is to be subdivided into 13 single family lots and Tract 2 is to be subdivided into 41 single family lots.
2. The Private Recreation Area within Tract 1A has been replaced with 3 single-family residential lots.
3. A minor adjustment to the Tract 4 northwest boundary at the La Luz connection road.
4. A minor adjustment to the Tract 1D boundary at the entry road to La Luz subdivision.



5. Clarification that the gross density for Tract 1 shall not exceed 5 du/acre and that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
6. Modification to building setback requirements for dwelling units specifying "zero lot line is permitted provided 10 feet of separation between houses is maintained."

An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.

In addition, the applicant is requesting approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2.

Annexation, zone map amendment and a site development plan for subdivision was approved by the EPC for the subject site in February of 2001 (00EPC-01743). In June of 2002 (02EPC-00634) a site development plan for building permit was approved for Tract B for a City Lift Station. A recent amendment to the site development plan for subdivision was approved by the EPC in January of 2003 for Tract 6 to accommodate the zone change from SU-1 C-2, O-1, PRD 10 DU/Acre to SU-1 for Major Public Open Space (02EPC 01796 & 02EPC 01771). Also in that approval was a site development plan for building permit to create a parking facility/trailhead and internal trail.

In August of 2003, the applicant submitted applications for EPC review, which included a zone map amendment (03EPC 01102) for the following Tracts:

**Tract 1:** From SU-1 for PRD 10/DU/Acre to SU-1 for PRD 5 DU/Acre

**Tract 4:** From SU-1 for PRD 8/DU/Acre to SU-1 for PRD 6/DU/Acre

**Tract 5:** From SU-1 for PRD 10/DU/Acre to SU-1 for PRD 16/DU/Acre

**Tract 6B & A:** From SU-1 For C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 10 DU/Acre to SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max) and PRD 20/DU Acre

In addition, the request in August included an amendment to the site development plan for subdivision (03EPC 01105) to have Tract 1 re-platted into five separate tracts and for amendments to the Design Standards and a site development plan for building permit (03EPC 01103) for the construction of a 161 single-family residential development, which included, private commons areas, private recreation area and a 2-acre public park.

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**APPLICABLE PLANS AND POLICIES**

*Albuquerque / Bernalillo County Comprehensive Plan*

3. Rural

Portions of the subject site are located in the area designated as **Rural** by the *Comprehensive Plan* with a Goal 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 3a: 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 gross densities shall not exceed one dwelling unit per acre.

- Rural Area density patterns shall be more specifically defined through lower rank plans.
- 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.
- Small “rural villages” should contain compact housing areas – usually no more than 100 dwellings – with very few stores to serve the village.
- Planned communities will follow the Reserve Area policies concerning such communities, except:
  - Lower gross density requirements
  - The automatic requirement for unified urban government; and
  - In the East Mountain area, the average net density of permanent residential areas will be urban, the exact density to be determined by lower ranking plans, not this Plan.
- New rural villages and planned communities will be approved only if all public infrastructure needed primarily to serve the proposed areas is provided at the cost of the developers.

**B. Land Use**

5. Established Urban

The remaining portions of the subject site is located in the area designated **Established Urban** by the *Comprehensive Plan* with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

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Applicable policies include:

Policy 5a: The Established and Developing Urban areas as shown by the plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy 5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy 5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.

Policy 5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Policy 5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

Policy 5m: Urban and site design which maintains and enhances unique vistas and improved the quality of the visual environment shall be encouraged.

***West Side Strategic Plan (WSSP) (Rank II)***

The *West Side Strategic Plan (WSSP)* was first adopted in 1997 and recently amended in 2002. The WSSP area is bounded by 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. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The *WSSP* identifies thirteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. A Community is comprised of a Neighborhood Center(s) and Community Center(s), and the Plan outlines uses that should occur within the centers, as well as uses that should occur in areas adjacent to the centers. The *WSSP* emphasizes throughout its text the concept of commercial development in cluster configurations in contrast to the traditionally evolved strip commercial development.

The recent amendments to the *WSSP* include several changes to policies, activity center boundaries and locations, and clarifications of conflicting and unclear policies. The adopting resolution for the amendments (R-01-278, Enactment No. 35-2002) has a section that reads:

“Section 3. The *West Side Strategic Plan* is a Rank 2 Plan and its provisions shall be mandatory except where they conflict with existing zoning.”

The subject site is located in the Taylor Ranch Community. The Taylor Ranch Community is located entirely below, or east of, the Volcanic Escarpment, and extends to Paseo del Norte on the north, to the river on the east, and to the general vicinity of Western Trails on the south. According to the *WSSP*, a Community Activity Center for the Taylor Ranch community is designated at the intersection of Coors Boulevard and Montano. The location of the Community Activity Center will allow the area to serve residents throughout the northwest mesa. Uses

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suitable for a Community Activity Center include retail, service commercial, and office, public and quasi-public uses (library, police, fire, etc.) entertainment (restaurants, theaters, etc.)

Applicable policies include:

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.

Other applicable policies that outline general commercial and activity center guidelines include Policies 1.1, 1.3, 1.5 and 1.14.

Policy 1.1: Thirteen distinct communities, as shown on the community plan and described individually in this plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in community and neighborhood centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commission shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low-density residential development (typical 3-5du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the centers.

Policy 1.12: The ideal community activity center of 35 to 60 acres will have parcels and buildings in scale with pedestrians, small enough to encourage parking once and walking to more than one destination. Off-street parking should be shared; on-street parking will contribute to the intimate scale typical of well functioning pedestrian areas. Parking shall be located between and behind buildings to permit walking more safely and comfortably between uses that front on sidewalks rather than parking lots. Seating and shade will be provided along pedestrian routes to promote walking and informal gathering.

Policy 1.13: The Community Activity Center shall provide the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses with the community. Its service area may be approximately three miles (radius) and a population of up to 30,000.

Policy 1.14: The typical Community Center shall be accessible by a major street or parkway, provide a hub for transit service, and be accessible by pedestrians and bicyclists.

Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

### ***Coors Corridor Plan (Rank III)***

This plan was adopted in 1984 and revised 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 Boulevard as a transit and pedestrian corridor. The subject property is in Segment 2 of the *Coors Corridor Plan*, which extends from I-40 on the south to Western trail on the north. The plan recommends commercial



uses for the area of this proposed site plan. There are policies applicable to this request, including:

*Issue 2, Policy 1, River lands access*, states that development shall be carefully designed to provide access to these lands while still preserving the natural wildlife habitat and maintaining essential flood control and drainage functions.

*Issue 2, Policy 2, Bosque*, states that disturbance or removal of existing natural vegetation from the bosque shall be minimized.

*Issue 2, Policy 4, Floodplain*, states that cluster development on land above the flood level shall be encouraged and the floodplain shall be utilized as open space.

*Issue 2, Policy 6, Archeological Sites*, states that development within an identified archeological site shall obtain clearance and guidance from the State Historic Preservation Office before actual development begins.

*Issue 2, Policy 7, Grading*, states that grading shall be minimized and that the reconstruction and revegetation to a natural setting shall be encouraged.

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

*Issue 3, Policy 8, Buffer Strip*, states that a 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

*Issue 4, Visual Impression and Urban Design Overlay Zone*, include general policies, site planning and architecture policies, view preservation and signage policies.

*Policy 6, Commercial Site*, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Blvd.

#### ***Trails & Bikeways Facility Plan (Rank II)***

The *Trails & Bikeways Facility Plan* was adopted in July 1993 with an amendment made to the *Bikeways Master Plan* in November of 1996. The initial intent of the plan was the implementation of an off-road recreational trail system. However, after public hearings in the fall of 1990, the public strongly indicated a strong desire that the trail system function not only as a recreational network, but also as an alternative method of transportation. The major goals for the *Trails & Bikeways Facility plan* are to: secure a funding source; find an "administrative home" for the trails and bikeways; create a map of the proposed network; and develop policies for future trail and bikeway development and usage.

The *Trails & Bikeways Facility Plan* identifies two different types of trails, Primary Trail and Secondary Trail, with distinct policies and recommendations that apply to the both type of trails. The latest version of the *Bikeways Master Plan* map is found on page 21 of the plan and their description found in Appendix A.

#### ***Major Public Open Space Facility Plan (Rank II)***

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The purpose of Major Public Open Space as outlined in the *Comprehensive Plan* is to:

- Conserve natural resources and environmental features
- Provide opportunities for outdoor education and recreation
- Shape the urban form
- Conserve archaeological resources
- Provide trail corridors
- Protect the public from natural hazards

A more general way of describing the purpose of the *Major Public Open Space Facility Plan* is to establish guidelines for implementation of the open space network goals as specified in the *Comprehensive Plan*. The *Comprehensive Plan* mandates that access to the Rio Grande, Bosque and surrounding river lands be carefully designed to provide entry to areas suitable for recreational, scientific and educational use. The *Major Public Open Space Facility Plan* lists several points of access (both existing and proposed) to provide access to the Bosque area in order “... to preserve wildlife habitat and maintain essential watershed and drainage functions.”

Section five in the *Major Public Open Space Facilities Plan*, regarding the Rio Grande Bosque, states several policies. The categories of the policies include planning, land use, management and revenue generation. Applicable policies specific to this project are presented in the land use category and stated below:

Policy C.5: Coordinate plans for other facilities to ensure access to Rio Grande Valley State Park. Plans for development adjacent to the Park shall be reviewed to coordinate access consistent with the *Major Public Open Space Facility Plan* and the *Bosque Action Plan*.

***Facility Plan for Arroyos (Rank II)***

The goal of the Facility Plan for Arroyos is to establish guidelines and procedures for implementing the goals of the *Comprehensive Plan* in order to create a multi-purpose network of recreational trails and open space along arroyos. This document is a Rank Two facility plan designating and scheduling a limited number of arroyos for further study and development as recreational corridors.

The San Antonio Arroyo is ranked as a Major Open Space Arroyo, an Urban Recreational Arroyo and a Major Open Space Link. The Plan sets general policies on the functionality of the arroyos as drainage facilities. No interference on the drainage function of the arroyos can be tolerated. Specific policies are contained in the Facility Plan, on the use of arroyos, which include design controls for trail development along the arroyos, preservation of the arroyos and their floodplains, and design guidelines for site design of parcels adjacent to arroyos.

The following policies apply:

Orientation

Policy 1 – Building Orientation

- a. Multi-storied residential, office, and commercial developments having windows facing onto the arroyo shall be encouraged.

- b. Wherever feasible, development adjacent to the arroyo should orient entries toward and place landscaped public open areas adjacent to the arroyo right-of-way. These entries may necessarily constitute minor or secondary entries with the main entry oriented to the parking area or the street. Where this is not feasible, pedestrian access from the arroyo corridor to a building entry shall be required.

**Policy 4 – Walls**

- Fences and wall adjoining the arroyo corridor right-of-way should be staggered, landscaped setbacks, varied heights, or provide openings for visual access into public open areas within the development from the arroyo corridor.
- Specific materials for solid fences and wall shall be determined by the individual arroyo corridor plan. Stucco over concrete block, brick, stone, or wood are recommended as suitable materials.

**Landscape**

**Policy 1 – Landscaping Adjacent to the Arroyo Right-of-Way**

Except in park sections, the landscaping of public open areas on private development adjacent to the drainage right-of-way should consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way.

Private landowners have a responsibility to maintain landscaping adjacent to the arroyo corridor, as a complementary action to the City's responsibility to maintain landscaping adjacent to the arroyo corridor as a complementary action to the City's responsibility to maintain the public right-of-way.

***Comprehensive City Zoning Code***

The Zoning Code defines a site development plan for subdivision as:

“The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.” (§14-16-1-5 DEFINITIONS)

The Zoning Code defines a site development plan for building permit as:

“In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, any energy conservation features of the plan (e.g. appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.” (§14-16-1-5 DEFINITIONS)

***Long Range Roadway System***

The Long Range Roadway System designates Coors Blvd NW as a Limited-Access Principal arterial, with a right-of-way of 156'.



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The Long Range Roadway System designates Montano Road NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Major Street Plan proposes a grade separation at the intersection of Montano and Winter Haven Roads. When this grade separation is built, Winter Haven will no longer have access to Montano Road.

## **ANALYSIS**

### ***Conformance to Adopted Plans, Policies, and Ordinances***

#### ***Site Development Plan for Subdivision***

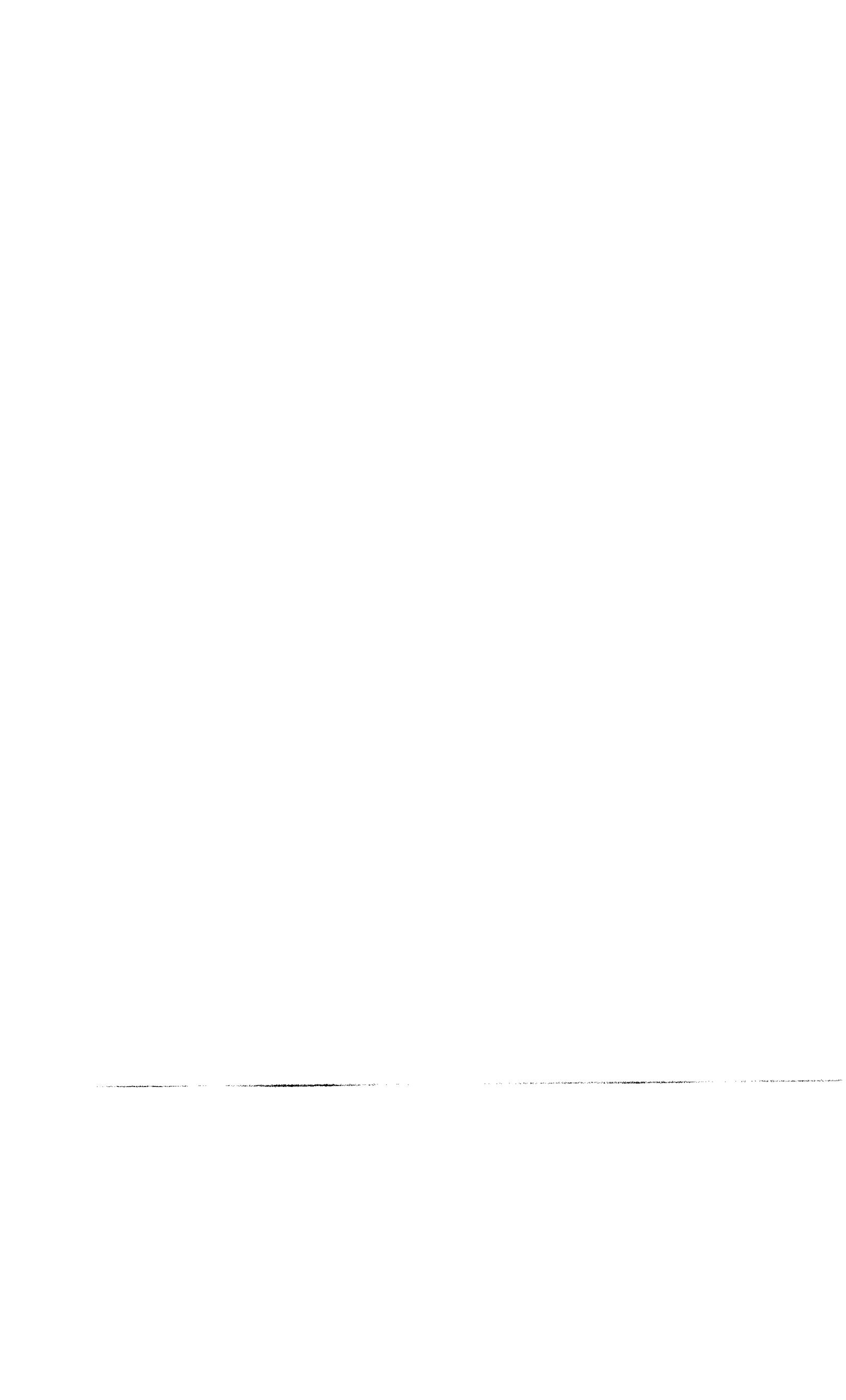
This is a request for an amendment to a site development plan for subdivision for Tracts 1-5, 6B, 6A, & A, Lands of Ray A. Graham III, Ovenwest Corp. and COA, containing approximately 230 acres located on Coors between Montano and Namaste Rd NW. The subject site is mostly zoned SU-1 for PRD with varying densities, SU-1 for C-2, O-1 and Private Open Space/School Recreational.

The site development plan for subdivision contains Design Standards that affect pedestrian and site amenities, trails and sidewalks, parking, setbacks, landscaping, non-residential and multi-family residential development, screening/walls and fences, architecture, lighting, signage, utilities, private commons areas, and lastly, unique street and traffic calming standards. The Design Standards apply to both the residential and commercial development of the subject site.

The applicant is requesting the following amendments to the site development plan for subdivision:

1. Tract 1B is to be subdivided into 13 single family lots and Tract 2 is to be subdivided into 41 single family lots.
2. The Private Recreation Area within Tract 1A has been replaced with 3 single-family residential lots.
3. A minor adjustment to the Tract 4 northwest boundary at the La Luz connection road.
4. A minor adjustment to the Tract 1D boundary at the entry road to La Luz subdivision.
5. Clarification that the gross density for Tract 1 shall not exceed 5 du/acre and that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
6. Modification to building setback requirements for dwelling units specifying "zero lot line is permitted provided 10 feet of separation between houses is maintained."

Staff is not opposed to the first proposed amendment and will be a typical amendment to the site development plan for subdivision with the future development of the remaining tracts.



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The second proposed amendment will require a further administrative amendment to the site development plan for building permit that was approved for Tract 1A in August of 2003. This amendment relates to a Private Recreation Area that was proposed by the applicant in the August of 2003 EPC approval and was not a specific requirement from the City or the Planning Commission. The applicant is proposing to replace the Private Recreation Area with three single-family lots. Staff is not opposed to this request especially since the submittal illustrates a two-acre park within walking distance of the previously approved Private Recreation Area.

With the removal of the Private Recreation Area, the site will remain in compliance with Policy 5m, of the Comprehensive Plan because of the proposed two-acre public park, which will enhance the design and the visual environment of the overall site.

Staff is not opposed to the minor road amendments proposed by the applicant either. The request to amend the site development plan for subdivision in reference to the clarification of the 5 du/acre for Tracts 1A, 1B, 1C, 1D, and 1E also does not appear to be negatively affecting the overall site. This clarification is valid and necessary to avoid any confusion in the near future. Thus far, the applicant has not proposed any development that exceeds the 5 du/acre and it is staff's understanding that it is possible that it may never exceed the 5 du/acre. The location of the potentially higher density development is closer to Coors Blvd, which is designated as a limited access principal arterial and is an appropriate area for higher density.

The site is currently one tract and will be subdivided into five separate tracts in the near future. If the applicant did not subdivide the tract, the applicant would be able to develop at different densities throughout the site. For example, the applicant could develop an apartment complex in an area closer to Coors Blvd and a large single-family development closer to the Bosque without having to subdivide the existing tract.

The clarification of density for the subject site, which would allow density to be measured in its entirety as opposed to individual tracts, is consistent with Policy 5a, Established Urban of the Comprehensive Plan that allows for development at an overall gross density of up to 5 dwelling units per acre.

Staff is not opposed to the proposed amendment regarding dwelling unit setbacks that would allow for a zero lot line so long as there is a 10-foot separation between buildings, if they are not attached. Staff recommends an amendment to the proposed language that would read, "Zero lot line is permitted provided 10 feet of separation between *dwelling units* is maintained." Staff recommends that the term "dwelling units" replace the word "houses" so that townhouses could be included in the separation requirement. A proposed recommended condition of approval has been provided to reflect this change.

Since the applicant is proposing changes to the site development plan for subdivision, staff is recommending that the Design Standards be amended to allow for consistency with the recently adopted Wall Regulations that are found in Section 14-16-3-19 and the Building Design Standards found in Section 14-16-3-18 in the Comprehensive City Zoning Code. These regulations had not been fully adopted by the City at the previous review of the site development plan for subdivision.

The reference regarding walls fences is found on Sheet 2 of the site development plan for subdivision. Under the general statement regarding walls and fences, staff recommends that the

submittal contain the following language, "Wall and Fences shall also remain in compliance with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences and Retaining Walls or these Design Standards unless specified below." The item specified below the general statement regarding walls and fences contains bullets of specifications on the type of material, the design of walls and height restrictions.

At the previous EPC hearing that approved amendments to the site development plan for subdivision, the applicant was asking for approval of six-foot high walls within the front yard setback for courtyards. Since that time the modifications to wall regulations also affected those walls that require a special exception for courtyard walls, which will now be required to be six feet back from the front and street side yard property line if they are to be constructed at six feet in height. Therefore, staff recommends that bullet number 5, which reads, "Front yard walls within the view lot areas shall have a maximum height of 6 feet for any single wall. Clear site distances will be maintained at all driveway locations" should be amended to read, "Front yard walls within view lot areas shall have a maximum height of 6 feet 10 feet from the front and street side yard property line for any single wall. Clear site distances will be maintained at all driveway locations."

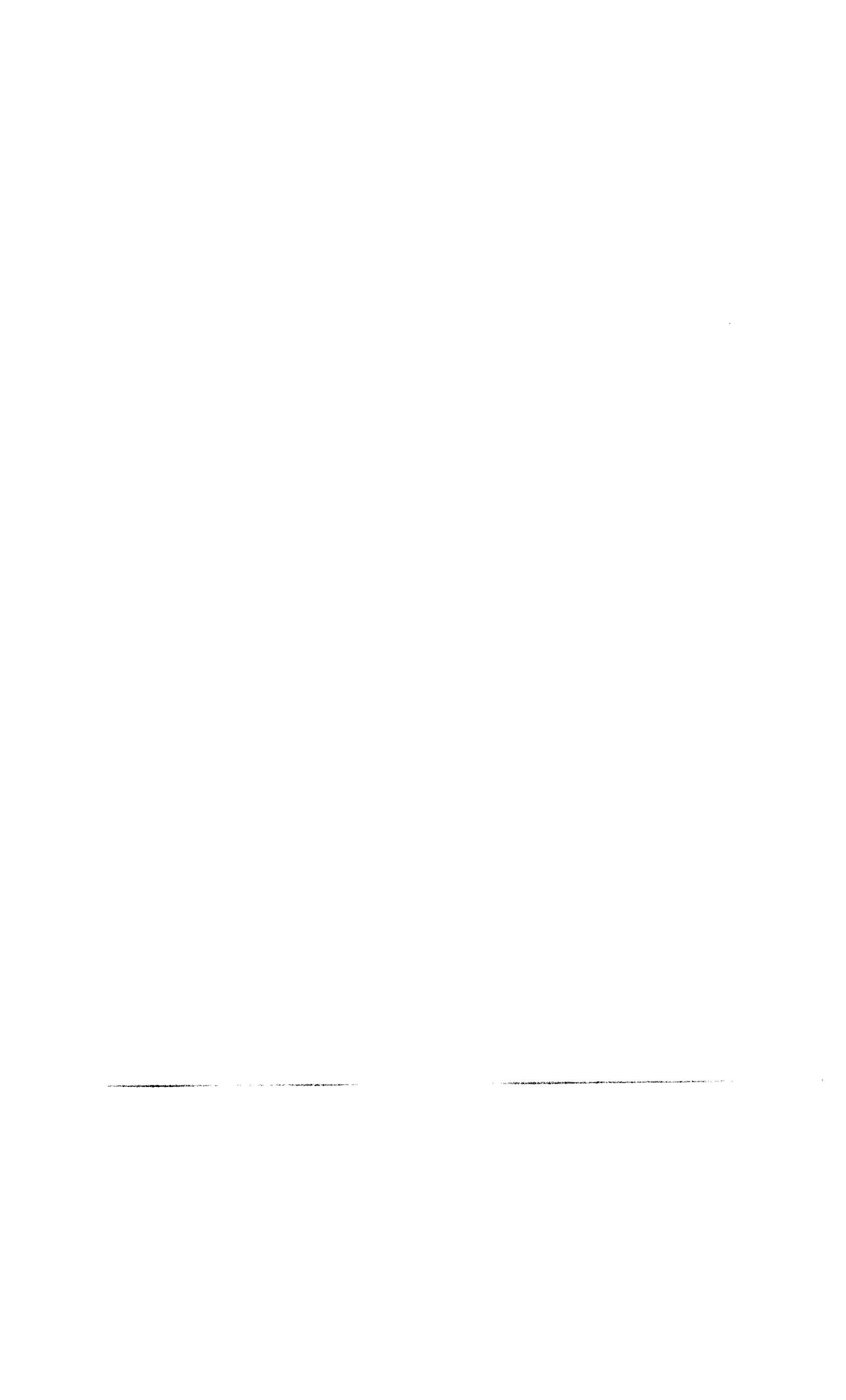
In regards to the amendments regarding the recently adopted Building and Site Design Regulations for Non-Residential Uses, staff recommends that language be inserted under the "Non-Residential and Multi-Family Residential" section of the Design Standards found on page 2 of the submittal. A recommended condition of approval will require the applicant to provide a bullet and the language that reads, "All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for non-residential uses of the Comprehensive City Zoning Code."

In addition, staff recommends other minor administrative changes be made to the site development plan for subdivision that includes a clarification of the vicinity map, which does not accurately reflect the current boundaries of the City and County limits. The applicant's map still shows a portion of the subject site outside of the City limits. A recommended condition of approval will require that the applicant provide an updated vicinity map on the submittal.

In addition, the "Zone Categories" table found on Sheet 1 of the site development plan for subdivision still identifies Tract 1. Tract 1 will be subdivided into five separate tracts and each tract should be clearly identified within the table. A recommended condition of approval will require that the "Zone Categories" table found on Sheet 1 of the site development plan for subdivision include the listing of proposed Tract 1A, 1B, 1C, 1D & 1E, showing their respective zone categories and acreage.

The submitted site development plan for subdivision creates a framework for the proposed and future site development plan for building permit to follow within the guidelines of the *Coors Corridor Plan*.

The site plan contains the information required by the *Comprehensive City Zoning Code*. It presents the site, the proposed uses, pedestrian and vehicular ingress and egress, internal circulation requirements and the maximum building heights allowed, and the nonresidential uses' maximum floor area ratio.



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***Site Development Plan for Building Permit***

In addition, the applicant is requesting approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2, containing approximately 31 acres.

The subject site is vacant land and is located near existing urban facilities and services that will allow for the integrity of the existing neighborhoods and required in Policy 5e, Established Urban of the *Comprehensive Plan*.

The submitted site plan for building permit meets the applicable general policies, site planning and architecture policies and view preservation policies contained in the *Coors Corridor Plan*.

The submittal is consistent with the Design Standards proposed within the site development for subdivision and furthers Policy 5g, Established Urban of the *Comprehensive plan* that requires development to be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

The site's zone category is SU-1 PRD at 5 dwelling units per acre. The applicant is proposing development that is approximately less than three dwelling units per acre for both Tract 2 and future Tract 1B. Staff did not receive any comments from APS regarding this case, however, the Planning Department was able to obtain information regarding registration information for the affected schools. Those affected schools include Marie Hughes, Chaparral, Susie Rayos Marmon elementary schools, John Adams and Lyndon B. Johnson middle schools and West Mesa and Cibola high schools. According to the information provided to the Planning Department by APS, all of the schools are at and above attendance capacity. Since the applicant is requesting approval of a development well below what is allowed the submittal will further Policy 2.5, of the West Side Strategic Plan that requires the Planning Department to consider whether local public schools have sufficient capacity to support the increased number of homes.

The proposed submittal meets the elements of a site development for building permit as defined in the *Comprehensive City Zoning Code*.

***Site Plan Layout / Configuration***

The applicant is seeking approval of a site development for building permit for Tract 1B, containing approximately 9.3 acres and Tract 2, containing approximately 21.34 acres, for the construction of single-family homes.

Tract 1B is proposed to contain 13 single-family residential lots and is a continuation of the 41 single-family residential development proposed on Tract 2. The two sites have the appearance of one subject site because of the vehicular and pedestrian connections between the sites. Tract 1B will contain one major entrance to the subdivision via a bridge crossing over the San Antonio Arroyo that is located south of the subject site. The single entrance access point is then forked into two separate roads that provide a connection onto Tract 2. Private access easements between the two subject sites are identified on the submittal.

The applicant proposes private commons areas that are dispersed throughout the site for a convenient access.



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*Vehicular Access, Circulation and Parking*

Tract 1B will contain one major entrance to the subdivision via a bridge crossing over the San Antonio Arroyo that is located south of the subject site. The single entrance access point is then forked into two separate roads that provide a connection onto Tract 2. Private access easements between the two subject sites are identified on the submittal.

These streets will eventually connect to public streets within the development and then onto Coors Blvd or Namaste. The previously approved site development plan for building permit showed a new vehicular street proposed from Coors Blvd that is expected to contain a traffic signal, and a traffic signal was proposed at the intersection of Coors and Namaste. A bridge crossing was also proposed along the entrance from Coors Blvd also allowing for access over the San Antonio Arroyo.

Section views of typical street layout has been provided by the applicant and found on page 3 of the site development for subdivision, which demonstrate the different public street designs. The applicant proposes a one-way alley, a one-way street and three two-way streets that vary in width from 42' to 52'. The designs of the streets vary but all will contain parkways and public sidewalks.

The applicant has provided information regarding off-street parking on the submittal. The applicant states that off-street parking will be provided in the following manner:

- 3 spaces for each 2 bedroom dwelling unit
- 4 spaces for each 3-4 bedroom dwelling unit
- 5 spaces for each 5 or more bedroom dwelling unit

For information purposes only, bedroom is defined in the *Comprehensive City Zoning Code* as "any room in a dwelling which is partitioned by walls and doors, other than one kitchen, one room which may be designated as a living room, one room which may be designated as a dining room or family room, and any number of baths, foyers, corridors, and closets; however, no room greater than 100 square feet can be considered a closet for the purposes of this definition."

The site is zoned SU-1 and Section 14-16-2-22(C) of the *Comprehensive City Zoning Code* states that "off-street parking shall be provided as required by the Planning Commission." The number of proposed off-street parking spaces will be further identified with the individual request of building permit from the Building and Safety Division. At that point, it will be determined if the applicant is providing the number of off-street parking spaces that is required. Coors Blvd is a Major Transit Corridor that will allow for alternative modes of transportation to help alleviate the need for auto transportation.

The site development plan for building permit shows that the proposed residential development will be considered a gated community. Sheet 2 of the submittal illustrates the location of the proposed access gate, which is located east of the roundabout. The *West Side Strategic Plan* strongly discourages gated communities. Policy 4.6 of the *West Side Strategic Plan* references the Design Guidelines for the *West Side Strategic Plan* and the section regarding *Fences and Walls/Transit Access*, indicates that "Gated communities suggest an environment separate from the community as a whole, make it difficult for residents to reach nearby commercial or

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residential areas, restrict access to transit lines, and complicate provision of emergency services.” The proposed gated community restricts access from the remainder of Tract 1 to Tract 2, and eventually Tract 3. The lack of vehicular access to Tract 3 from Tract 2 and future Tract 1B is an adverse related issue.

There is a major concern regarding access that has been addressed by City Engineer and the Public Works Department that affects the site development plan for subdivision and the design of the road through Tract 2 and future Tract 1B. The site development plan for subdivision that was approved in August of 2003 showed that there would be access through Tract 1B and Tract 2 to Tract 3. This access point was identified in the approved site development plan for subdivision to illustrate that there would be some vehicular connection between the Andulucia subdivisions and the commercial development proposed north of La Luz subdivision. In order to provide a connection to the commercial development from the Andulucia subdivision, an access easement would also be required on Tract 4, which is located immediately north of Tract 3.

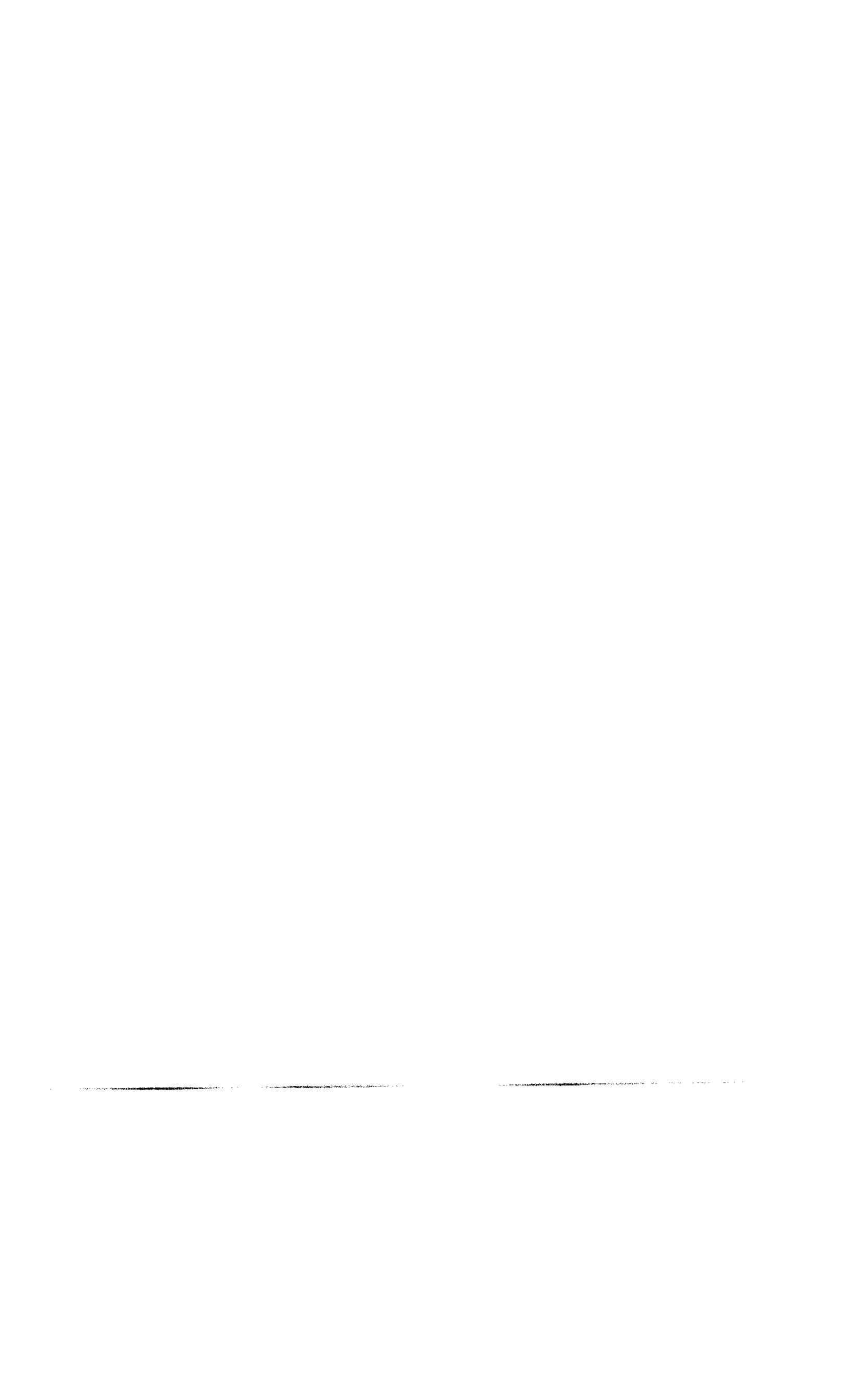
Staff obtained a copy of the subdivision plat for the subject site and does not illustrate an access easement connecting from Tract 2 to Tract 3. However, staff has received a copy of a “paper easement” on Tract 3 that provides an “access road easement” between Tract 2 and Tract 3 for the benefit of “tracts south and north of Tract 3 and for the benefit of the community and surrounding land.” This easement, apparently, was signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. Tract 3 is now owned by the La Luz subdivision, located north of the subject site and does not want an access easement through the site to connect the Andulucia subdivisions to the proposed commercial development.

Comments from the City Engineer and the Public Works Department indicate that the access point from Tract 2 to Tract 3 should remain so that vehicular access is available. In doing this, the applicant will need to redesign the site development plans illustrating the vehicular entrance and will more than require a reduction in the number of lots.

Staff supports the recommended condition of approval that has been presented by the City Engineer and the Public Works Department and believes that the overall site could benefit from an internal vehicular circulation system. The traffic along Coors Blvd could be alleviated if the residents of Tract 1 utilize the access easements found on Tract 3. A proposed related condition of approval will require the removal of the reference of the gated access found on future Tract 1B from all the sheets of the site development plan for building permit.

In addition, a City of Albuquerque water lift station exists east of Tract 2 and currently contains its access from La Bienvenida Place located south of Tract 1. The applicant has suggested that the access for the lift station occur through Tract 4 and along a sanitary sewer easement that currently exists on Tract 3. In addition, staff has not received comments from the Utilities Division regarding the feasibility of having a direct connection to the lift station from Tracts 3 & 4. However, the submittal does not formally show an access connection to the lift station from Tracts 3 & 4. La Luz Homeowners Association is also opposed to have semi-tractor chemical trucks run through Tract 3 to the lift station.

There is an additional problem with the submittal that affects Tract B, the tract that contains the City’s lift station. Tract B is an odd shaped lot that has a connection from La Bienvenida Place



and a portion of Tract B is between Tract 2 and future Tract 1B. The applicant is proposing to provide a vehicular connection over Tract B without clear direction on what is to occur on Tract B and the access easements that exist on Tract B.

Staff is recommending a deferral of this case until access issues have been resolved. It is also possible that since the applicant is requesting for the construction of roads over Tract B advertisement for that particular tract would also be required.

***Pedestrian and Bicycle Access and Circulation, Transit Access***

The Design Guidelines provides guidance on pedestrian trails and sidewalks. The objective is to provide a high quality and consistency in design to lessen the need for vehicular use and to provide pedestrian connectivity throughout the site. Private trails are also proposed to allow for connectivity and to alleviate the need for vehicular traffic.

The area is planned to be pedestrian friendly by providing pedestrian links between the development and the bosque. All public multi-use trails through the subject site shall be built to City standards per the City's Trails and Bikeways Facility Plan. All private trails and paths shall be soft surface, with a minimum width of six feet. The site will contain one private trail within the 100' buffer between this development and the bosque. The remaining pedestrian links will exist within the public portions of the right-of-way and will accommodate both pedestrian and bicycle passengers.

Bike trails are proposed within the larger subdivision as well. The City's Trails and Bikeway's Facility Plan identifies a primary trail that will cross Coors Boulevard and follow the San Antonio Arroyo. This trail will connect to the existing Learning Road Trail.

This area is served by Transit through Routes 90 and 96. Coors Blvd is a Major Transit Corridor.

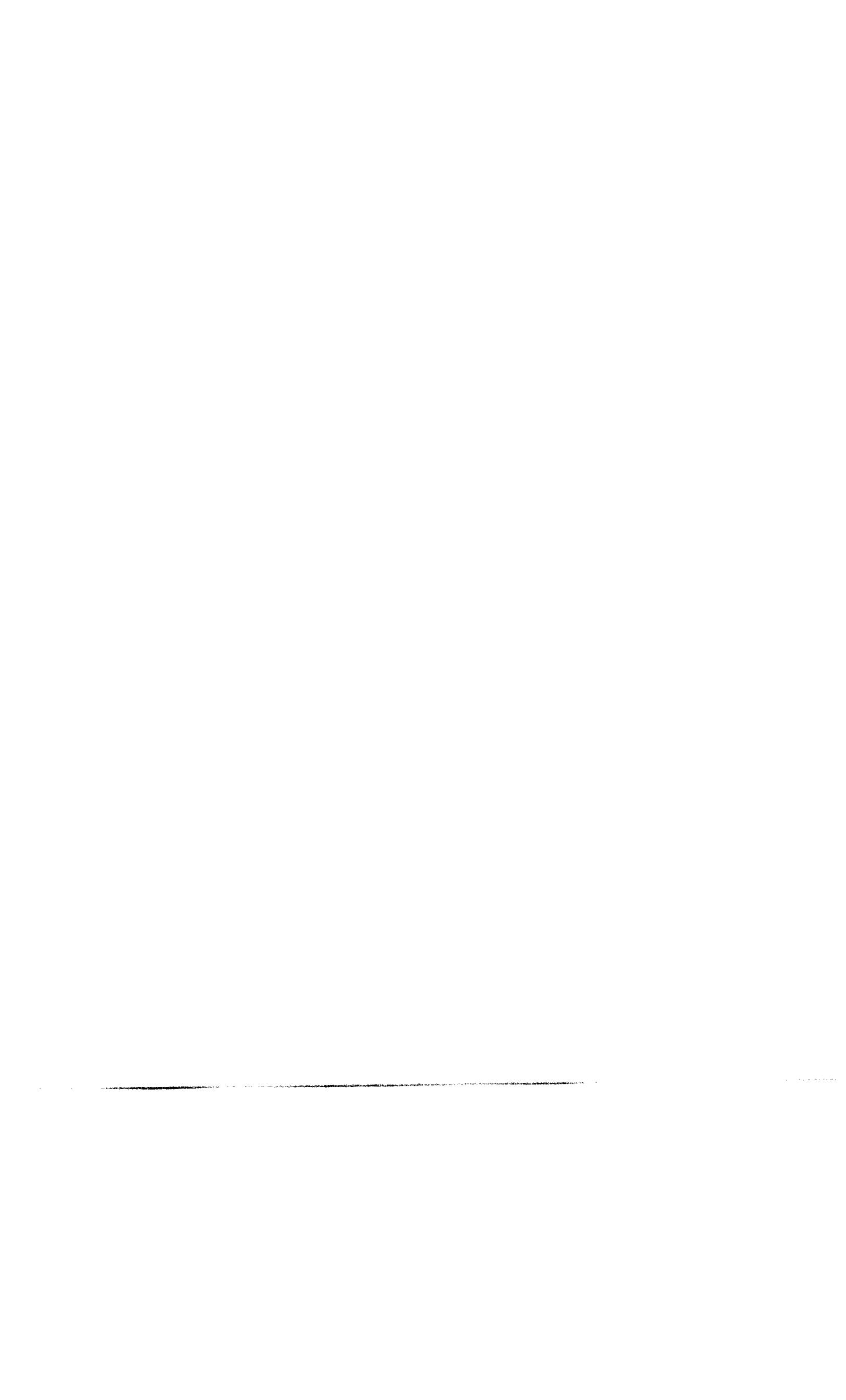
***Lighting and Security***

The Design Guidelines states that the primary objective for lighting is to maximize public safety while not affecting adjacent properties or roadways with unnecessary glare or reflection. All lights will be shielded to prevent spillage onto adjoining properties or pollution of the "dark sky". Cobra lights are prohibited. Heights of lights shall be kept to a minimum and individual lighting standards are to blend with the architectural character of the area.

The applicant is not proposing a gated community with this specific development. The Design Guidelines contains language on the regulation of walls and fences. The submittal indicates that front yard walls on "view" lots shall have a maximum height of 6'. Typically, walls within the front yard are limited to 3 feet, but to allow for courtyard walls, staff believes that 6' high walls in the front yard are acceptable, if they are at least ten feet back from the front and street side property lines. A recommended condition of approval has been provided for this alteration.

***Landscaping***

The Design Standards provided for the submittal relates to landscaping for commercial and residential development and are to follow the Water Conservation Landscaping and Water Waste Ordinance as well as the Street Tree Ordinance and landscaping regulations that are found in the



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Albuquerque Comprehensive Zoning Code. The development of the overall landscape concept is to establish a framework that is responsive to existing environmental conditions and emphasizes native and naturalized plant species. The design guidelines call for "significant" cottonwood specimens to be identified and preserved, where feasible.

The Design Standards specifies that residential developments require street trees to be provided along roadways at a rate of one tree per 40 linear feet that are to be maintained by the Homeowners' Association. The submittal demonstrates different types of trees, which include Raywood Ash, Golden Raintree, Purple Robe Locust, Honeylocust, Vitex, New Mexico Olive, New Mexico Locust, Smoke Tree and Chitalpa.

Native seed mix, and turf is proposed within the Private Commons Areas. The submittal does not specify the type of turf and a recommended condition of approval will require the applicant to provide that information.

The submittal also demonstrates two typical front yard landscape designs that a property owner may select. The type of species and the number of species that a property owner will be required to provide are exact and are at a minimum. In addition to live species, a property owner is required to have ¾" Santa Ana Tan rock mulch over filter fabric and may provide two approved accent materials, river rock and bark mulch. A general plant palette list for front yard landscapes are also listed for accent trees, ornamental grasses, shrubs, groundcovers, vines and turf grasses. The submittal does not contain information regarding the rear yards. A recommendation of approval will require the applicant to provide a notation regarding any or no landscaping restrictions for the rear yards.

#### ***On-site Open Space and Private Commons Area***

The submittal contains a notation that each lot will meet the Useable Open Space requirements of 2,400 square feet as specified in the Design Standards within the site development plan for subdivision.

Useable open space is defined in the *Comprehensive City Zoning Code* and the type of useable open space provided on each lot shall be consistent with this definition. The applicant's provisions of useable open space requirements are consistent with the open space requirements of the SU-1 zone.

The applicant is also proposing Private Commons Areas, which is defined in the *Comprehensive City Zoning Code* as "the area within a Private Commons Development set aside through deed restrictions and a land use easement for the use and enjoyment of Private Commons Development property owners for the purposes of agriculture, landscaping or recreation."

The applicant proposes to provide 335,979 square feet of Private Commons Areas that are distributed throughout the site. Private Commons Areas are dedicated land that are to remain dedicated to open space and is a requirement of a Private Commons Development. The site is not officially being designated as a Private Commons Development as defined in the *Comprehensive City Zoning Code* and as regulated in Section 14-16-3-16 of the General Regulations, however the applicant is identifying the dedicated open spaces throughout the site as Private Commons Areas.

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Tract 2 abuts an area zoned SU-1 Major Public Open Space and the applicant will be meeting with representatives from the Open Space Division to determine the ideal location(s) of the pedestrian connections to the open space. Staff will be available to respond to the results of that meeting at the July 15, 2004 EPC public hearing.

***Grading, Drainage, Utility Plans***

A grading and drainage plan has been submitted. The applicant will need to provide a final grading and drainage plan prior to placement on the DRB agenda. Generally, the site slopes downward from west to east. A retention pond, located within the 100' bosque buffer, is proposed within the submittal.

The conceptual water and sanitary sewer plan demonstrates the location of water and sewer lines and easements. An encroachment license for sanitary sewer with AMAFCA currently exists and will remain with this submittal. Comments from the Utility Division include "Availability requirements were last addressed in a serviceability letter dated May 28, 2003. Compliance with the parameters set forth therein is a requirement. Specifically, the looping requirement must be met. The proposed utility layout has the subdivision on a dead-end system, which will not be allowed. The utility plan must be revised prior to DRB sign-off of the site plan." Conditions of approval regarding these comments have been presented.

***Architecture and Signage***

Design standards for the site plan state that the design objective for the architecture is to demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access and aesthetic considerations. The submittal shows a variety of construction design that a property owner may select; they are pueblo, contemporary pueblo, Spanish colonial, territorial, and northern New Mexico. These design are identified as illustrative and minor variations may occur.

The Design Standards identifies that front porches are required for each dwelling unit and also gives specifications on building colors and materials. The submittal contains a notation that regarding the approval of accessory buildings and any remodels. The administrative process of approving accessory buildings and remodels is consistent with Section 14-16-2-22(A)(6) of the *Comprehensive City Zoning Code*. Accessory buildings and remodels that require an administrative amendment are required for projects that are larger than 10% of the existing building.

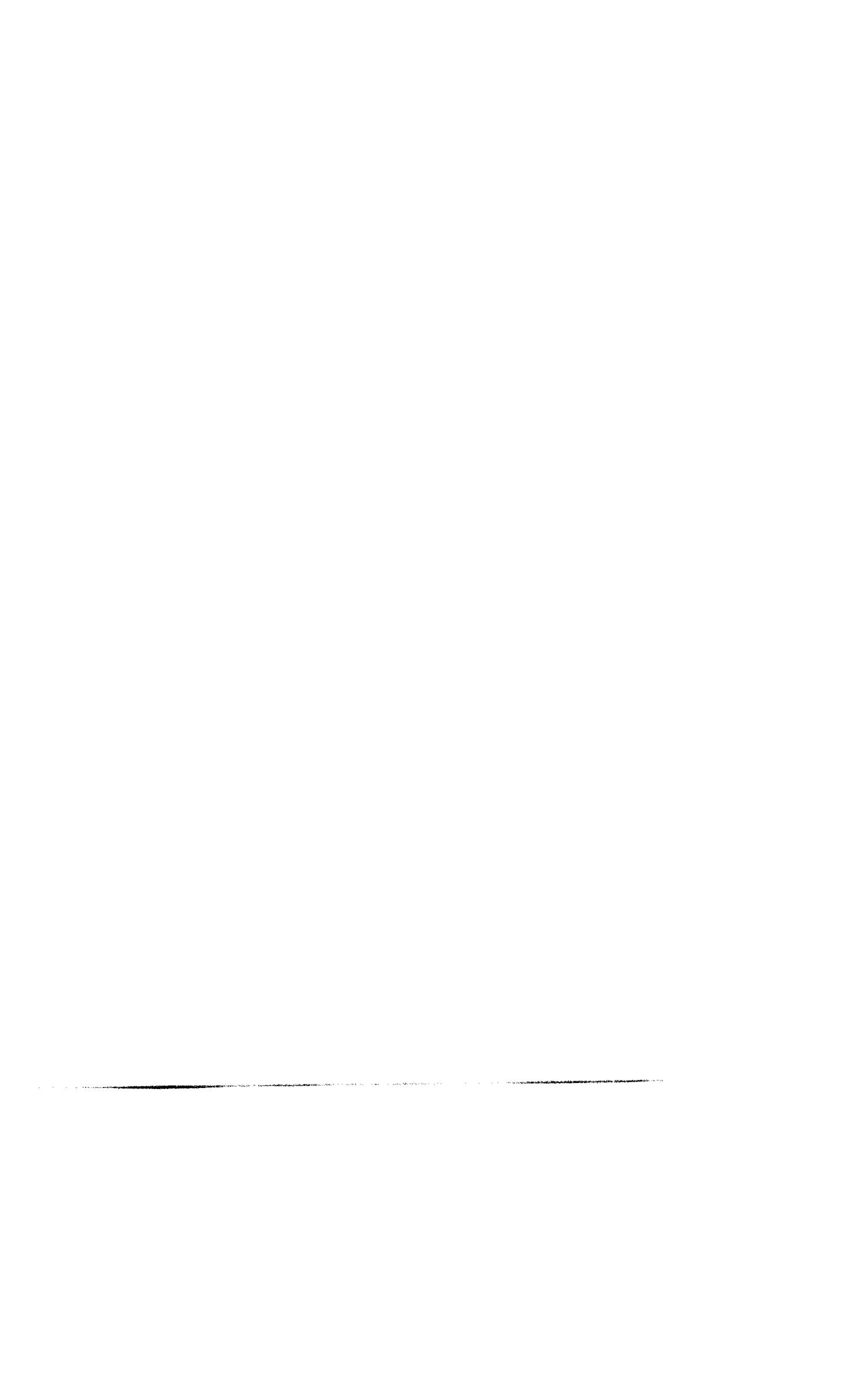
Signs

The submittal does not demonstrate any freestanding signs for this phase of the development and would need to complete the administrative amendment process if one is preferred at a future date.

***Concerns of Reviewing Agencies / Pre-Hearing Discussion***

There were no adverse comments from any of the commenting agencies.

The applicant was present at June 23, 2004 Pre-hearing discussion.



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### *Neighborhood Concerns*

No facilitated meeting was held regarding the subject project; however, letters from La Luz Landowners neighborhood association and La Luz Del Sol neighborhood association were provided to staff. Staff did not receive any correspondence from the Taylor Ranch neighborhood association.

Comments from the La Luz Landowners neighborhood association indicate that they are concerned with the deletion of the private recreation area and believe that residents from Andulucia will trespass to the La Luz subdivision for the use of their swimming pool. They are also concerned that there is not sufficient parking for the public park shown on the site development plan and that the location of the roundabout on Tract 1B may allow for headlight luminance to escape into the La Luz subdivision. The applicant has agreed to modify the area next to the cul-de-sac to provide a barrier that will prevent the light from vehicles to escape into the La Luz subdivision.

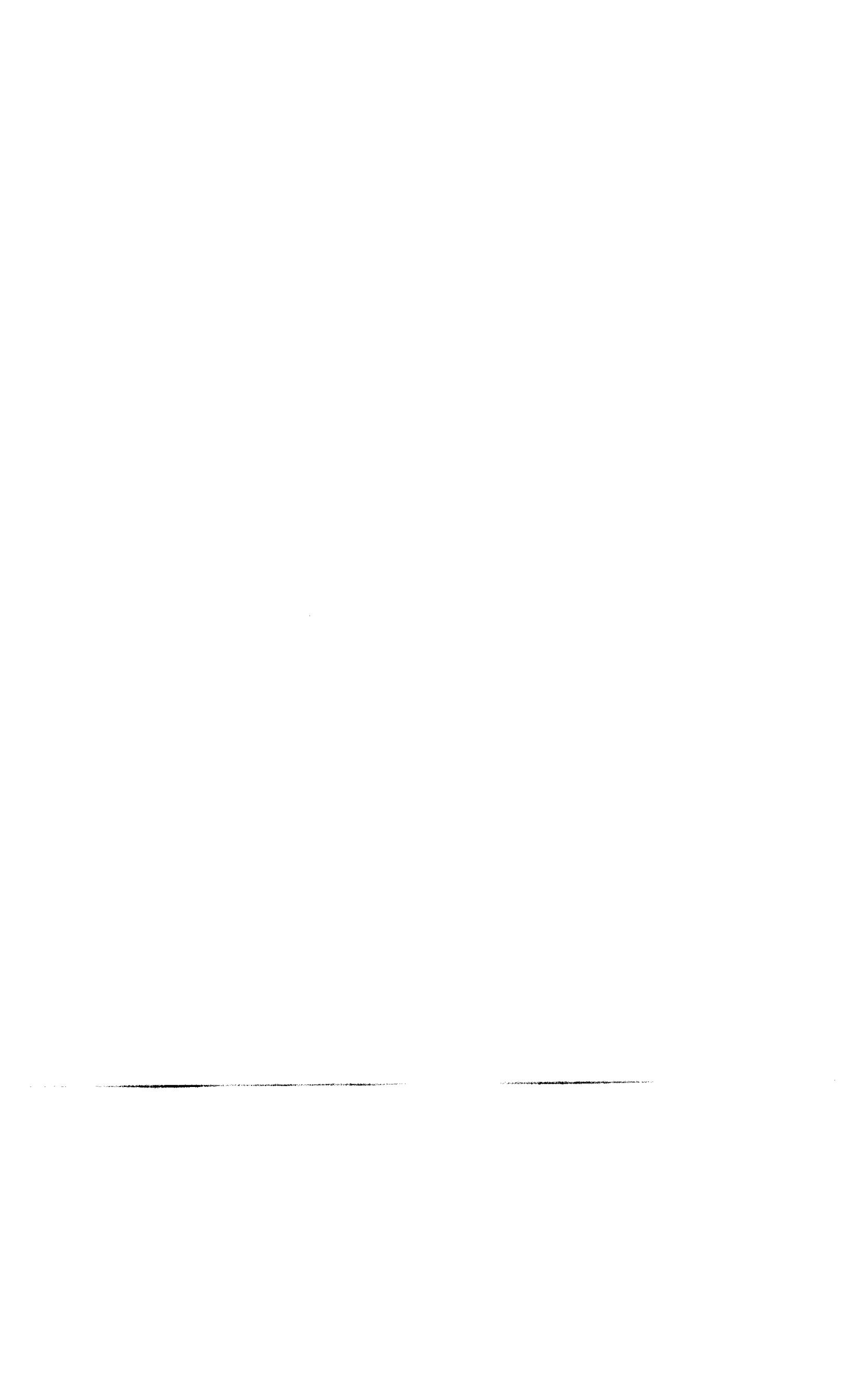
Both the La Luz Landowners neighborhood association and the La Luz del Sol Landowners association are opposed to the proposed clarification of the 5 DU/Acre for Tract 1. As mentioned previously in this report, the applicant is proposing to provide language on the submittal that specifies that the 5 DU/Acres currently applicable to Tract 1 be not viewed as an overall calculation, but rather as a calculation for every individual Tract. Staff's response to all of these matters has been addressed in the staff report.

### *Conclusions*

This is a request for an amendment to a site development plan for subdivision for Tracts 1-5, 6B, 6A, & A, Lands of Ray A. Graham III, Owenwest Corp. and COA, containing approximately 230 acres located on Coors between Montano and Namaste Rd NW. The subject site is mostly zoned SU-1 for PRD with varying densities, SU-1 for C-2, O-1 and Private Open Space/School Recreational.

The applicant is requesting the following amendments to the site development plan for subdivision:

1. Tract 1B is to be subdivided into 13 single family lots and Tract 2 is to be subdivided into 41 single family lots.
2. The Private Recreation Area within Tract 1A has been replaced with 3 single-family residential lots.
3. A minor adjustment to the Tract 4 northwest boundary at the La Luz connection road.
4. A minor adjustment to the Tract 1D boundary at the entry road to La Luz subdivision.
5. Clarification that the gross density for Tract 1 shall not exceed 5 du/acre and that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
6. Modification to building setback requirements for dwelling units specifying "zero lot line is permitted provided 10 feet of separation between houses is maintained."



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There is a major concern regarding access that has been addressed by City Engineer and the Public Works Department that affects the site development plan for subdivision and the design of the road through Tract 2 and future Tract 1B. The site development plan for subdivision that was approved in August of 2003 showed that there would be access through Tract 1B and Tract 2 to Tract 3. This access point was identified in the approved site development plan for subdivision to illustrate that there would be some vehicular connection between the Andulucia subdivisions and the commercial development proposed north of La Luz subdivision. In order to provide a connection to the commercial development from the Andulucia subdivision, an access easement would also be required on Tract 4, which is located immediately north of Tract 3.

Staff obtained a copy of the subdivision plat for the subject site and does not illustrate an access easement connecting from Tract 2 to Tract 3. However, staff has received a copy of a "paper easement" on Tract 3 that provides an "access road easement" between Tract 2 and Tract 3 for the benefit of "tracts south and north of Tract 3 and for the benefit of the community and surrounding land." This easement, apparently, was signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. Tract 3 is now owned by the La Luz subdivision, located north of the subject site and does not want an access easement through the site to connect the Andulucia subdivisions to the proposed commercial development.

Comments from the City Engineer and the Public Works Department indicate that the access point from Tract 2 to Tract 3 should remain so that vehicular access is available. In doing this, the applicant will need to redesign the site development plans illustrating the vehicular entrance and will more than require a reduction in the number of lots.

Staff supports the recommended condition of approval that has been presented by the City Engineer and the Public Works Department and believes that the overall site could benefit from an internal vehicular circulation system. The traffic along Coors Blvd could be alleviated if the residents of Tract 1 utilize the access easements found on Tract 3. A proposed related condition of approval will require the removal of the reference of the gated access found on future Tract 1B from all the sheets of the site development plan for building permit.

In addition, a City of Albuquerque water lift station exists east of Tract 2 and currently contains its access from La Bienvenida Place located south of Tract 1. The applicant has suggested that the access for the lift station occur through Tract 4 and along a sanitary sewer easement that currently exists on Tract 3. However, the submittal does not formally show an access to the lift station from Tracts 3 & 4. La Luz Homeowners Association is also opposed to have semi-tractor chemical trucks run through Tract 3 to the lift station. In addition, staff has not received comments from the Utilities Division regarding the feasibility of having the direct connection to the lift station occur from Tracts 3 & 4 as opposed to its current location.

There is an additional problem with the submittal that affects Tract B, the tract that contains the City's lift station. Tract B is an odd shaped lot that has a connection from La Bienvenida Place and a portion of Tract B is between Tract 2 and future Tract 1B. The applicant is proposing to provide a vehicular connection over Tract B without clear direction on what is to occur on Tract B and the access easements that exist on Tract B.

Staff is recommending a deferral of this case until access issues have been resolved. It is also possible that since the applicant is requesting for the construction of roads over Tract B advertisement for that particular tract would also be required.

Staff recommends a 30-day deferral.

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**FINDINGS – 04EPC 00855 July 15, 2004**

***Amendment to Site Development Plan for Subdivision***

1. This is a request for an amendment to a site development plan for subdivision for **Tract 1** zoned SU-1 for PRD 5 DU/Acre, **Tract 2** zoned SU-1 for PRD 6 DU/Acre, **Tract 3** zoned Private Commons Area and Recreational Fields, **Tract 4** zone SU-1 for PRD 6/DU/Acre, **Tract 5** zoned SU-1 for PRD 10DU/Acre, **Tracts 6B & A** zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre and **Tract 6A** zoned SU-1 for Major Public Open Space, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres.
2. An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.
3. The request for amendment to site development plan for subdivision includes the subdivision of future Tract 1B into 13-single family residential lots and Tract 2 into 41 single family residential lots, the deletion of a Private Recreation Area within future Tract 1A and replaced with 3 single-family residential lots, minor road adjustment on Tract 4 and future Tract 1D, modification to building setbacks for dwelling units allowing zero side yard setbacks and clarification that the gross density for Tract 1 shall not exceed 5 du/acre but that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
4. A “paper easement” on Tract 3 that provides an “access road easement” between Tract 2 and Tract 3 for the benefit of “tracts south and north of Tract 3 and for the benefit of the community and surrounding land” has been signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. The applicant is not providing such access between the two tracts contrary to the paper easement.
5. The applicant is proposing to construct private roads over Tract B, Lands of Ray Graham, Ovenwest Corp, COA for access to Tract 2 from future Tract 1B. The City of Albuquerque is the owner of Tract B, which contains a City Water Lift Station. The City of Albuquerque has not formally agreed to the use of Tract B for the purposes of vehicular connection between future Tract 1B and Tract 2.

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6. The applicant has suggested that access for a water lift station on Tract B occur through Tract 4, along a sanitary sewer easement that currently exists on Tract 3. However, the submittal does not formally show an access to the lift station from Tracts 3 & 4. In addition, staff has not received comments from the Utilities Division regarding the feasibility of having a direct connection to the lift station from Tracts 3 & 4 to the lift station.

***RECOMMENDATION – 04EPC 00855 July 15, 2004***

**30-DAY DEFERRAL of 04EPC 00855, an amendment to the Site Development Plan for Subdivision, for Tract 1A, 1B, 1C, 1D, & 1E zoned SU-1 for PRD 5 DU/Acre, Tract 2 zoned SU-1 PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4 zoned SU-1 for PRD 6/DU/Acre, Tract 5 zoned SU-1 for PRD 10DU/Acre, Tract 6A zoned SU-1 for Major Public Open Space, and Tracts 6B & A zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd between Montano Road and Namaste Road, containing approximately 228 acres, based on the preceding Findings.**

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***FINDINGS – 04EPC 00857 July 15, 2004***

***Site Development Plan for Building Permit***

1. This is a request for approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2 Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 30.64 acres. Tract 2 is zoned SU-1 for PRD 6/DU/Acre and Tract 1B is currently a part of Tract 1, which is zoned SU-1 for PRD 5/DU/Acre.
2. An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.
3. The subject site is part of larger site development plan and the applicant has also submitted an amendment to the site development plan for subdivision to demonstrate that the subject site will be subdivided into 54 single-family residential lots.

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4. A "paper easement" on Tract 3 that provides an "access road easement" between Tract 2 and Tract 3 for the benefit of "tracts south and north of Tract 3 and for the benefit of the community and surrounding land" has been signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. The applicant is not providing such access between the two tracts contrary to the paper easement.
  
  5. The applicant is proposing to construct private roads over Tract B, Lands of Ray Graham, Ovenwest Corp, COA for access to Tract 2 from future Tract 1B. The City of Albuquerque is the owner of Tract B, which contains a City Water Lift Station. The City of Albuquerque has not formally agreed to the use of Tract B for the purposes of vehicular connection between future Tract 1B and Tract 2.
  
  6. The applicant has suggested that access for a water lift station on Tract B occur through Tract 4, along a sanitary sewer easement that currently exists on Tract 3. However, the submittal does not formally show an access to the lift station from Tracts 3 & 4. In addition, staff has not received comments from the Utilities Division regarding the feasibility of having a direct connection to the lift station from Tracts 3 & 4 to the lift station.

***RECOMMENDATION – 04EPC 00857 July 15, 2204***

**30-DAY DEFERRAL of 04EPC 00857, a Site Development Plan for Building Permit, for Tract 1B and Tract 2, Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 30.64 acres, based on the preceding Findings.**

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NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1000965/ 04EPC-00857 EPC Site Development Plan- Building Permit and 04EPC-00855 EPC Site Development Plan-Amendment to Subdivision to the Environmental Planning Commission Public Hearing on August 19, 2004 at the request of the agent.

MOVED BY COMMISSIONER STEELE

SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED

UNANIMOUSLY

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**ADDITIONAL COMMENTS FOR AUGUST 19, 2004 EPC HEARING**

This is a request for an amendment to a site development plan for subdivision for Tracts 1-5, 6B, 6A, & A, Lands of Ray A. Graham III, Ovenwest Corp. and COA, containing approximately 230 acres located on Coors between Montano and Namaste Rd NW. The subject site is mostly zoned SU-1 for PRD with varying densities, SU-1 for C-2, O-1 and Private Open Space/School Recreational.

In addition, the applicant is requesting approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2, containing approximately 31 acres. This case was deferred from the July 15, 2004 EPC hearing to address the following issues:

**Advertisement Issues**

Tract B, Lands of Ray A. Graham III, Ovenwest Corp. and COA currently contains a City Lift Station. This site contains a long stretch of property that serves as the vehicular connection to the lift station. The proposed development illustrated that Tract B would be affected by this proposal but was not included in the advertisement of the case. Therefore, staff recommended a deferral of this case. Since the July 15, 2004 EPC hearing, Tract B was included in the advertisement of this case.

**Vehicular Access from Tracts 1 & 2 to Learning Road**

The site development plan for subdivision that was approved in August of 2003 showed that there would be access through Tract 1B and Tract 2 to Tracts 3 & 4 and eventually to Learning Road. This access point was identified in the approved site development plan for subdivision to illustrate that there would be some vehicular connection between the Andulucia subdivisions and the commercial zoning identified north of La Luz subdivision. In order to provide a connection to the commercial development from the Andulucia subdivision access easements have been dedicated on Tract 3 and Tract 4.

Staff obtained a copy of the subdivision plat for the subject site, which does not illustrate an access easement connecting from the subject site to Tracts 3 & 4. However, staff has received a copy of a "paper easement" on Tract 3 that provides an "access road easement" between Tract 2 and Tract 3 for the benefit of "tracts south and north of Tract 3 and for the benefit of the community and surrounding land." This easement, apparently, was signed by the previous

owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. Tract 3 is now owned by the La Luz subdivision.

Comments from the City Engineer and the Public Works Department indicate that the access point from Tract 2 to Tract 3 should remain so that vehicular access is available. This comment has not changed for the August 19, 2004 EPC hearing. In doing this, the applicant will need to redesign the site development plans illustrating the vehicular entrance.

Staff supports the recommended condition of approval that has been presented by the City Engineer and the Public Works Department and believes that the overall site could benefit from an internal vehicular circulation system. The traffic along Coors Blvd could be alleviated if the residents of Tract 1 utilize the access easements found on Tract 3. A proposed related condition of approval will require the removal of the reference of the gated access found on future Tract 1B from all the sheets of the site development plan for building permit.

#### **Tract B**

There was major concern regarding access to Tract B that had been addressed by the City Engineer and the Public Works Department that affects the site development plan for subdivision and the design of the road through Tract 2 and future Tract 1B. Tract B contains a City lift station and is an odd shaped lot that has a connection from La Bienvenida Place for vehicular access to the lift station. A portion of Tract B is between Tract 2 and future Tract 1B and the applicant was proposing to provide a vehicular connection over Tract B without clear direction on how vehicular access to the lift station is to occur and how the access easements that exist on Tract B would be affected. The applicant had only verbalized to staff that access to the lift station would occur through Tracts 3 & 4, which currently contain an access easement that leads to the lift station; however, no formal request was provided to have access to the lift station through Tracts 3 & 4.

The direction of vehicular access to the lift station requires approval from the Legal Department because of the access easement and from the Utility Division of the Planning Department. At the July 15, 2004 EPC hearing, staff had the additional comments from the Utility Division:

*"Permanent access to Lift Station #24 is not addressed. There are daily trips by the operators, and weekly trips by maintenance crews. Large tanker trucks deliver 5000 gallons of ferrous chloride to the site twice per week. Ferrous Chloride is a very corrosive and caustic chemical and it is not desirable to transport it through residential areas. It also is not appropriate to have residences immediately adjacent to the lift station property, more of a buffer area should be provided. There is some noise from the lift station site when the emergency generators are tested on a monthly basis. The Waste Water Division has not agreed to any relocation of the permanent access to Learning Road or elimination of the current access road. The site plan before the EPC shows internal streets crossing the existing access road with curb, gutter, pavement, and sidewalks, which is unacceptable.*

*Utility Development and Waster Water Division request a deferral until lift station access issues can be resolved."*

The current comments, including conditions from the Utility Development and Waste Water Division are the following:

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The Site Development Plans must include the following items prior to approval at EPC:

1. Show the private access easement between Learning Road and the lift station as a new all weather gravel road as access to the lift station.
2. Show a new access gate on the north side of the lift station tract at the south end of the access easement.
3. Show a berm along the west and south side of the lift station property to protect the private lot from sewage overflows.
4. We need to see a "draft" assignment of easement granting unrestricted access rights to the lift station on the private access easement between Learning Road and the lift station prior to approval at EPC.

Conditions of Approval:

The following items will be required prior to Preliminary Plat approval:

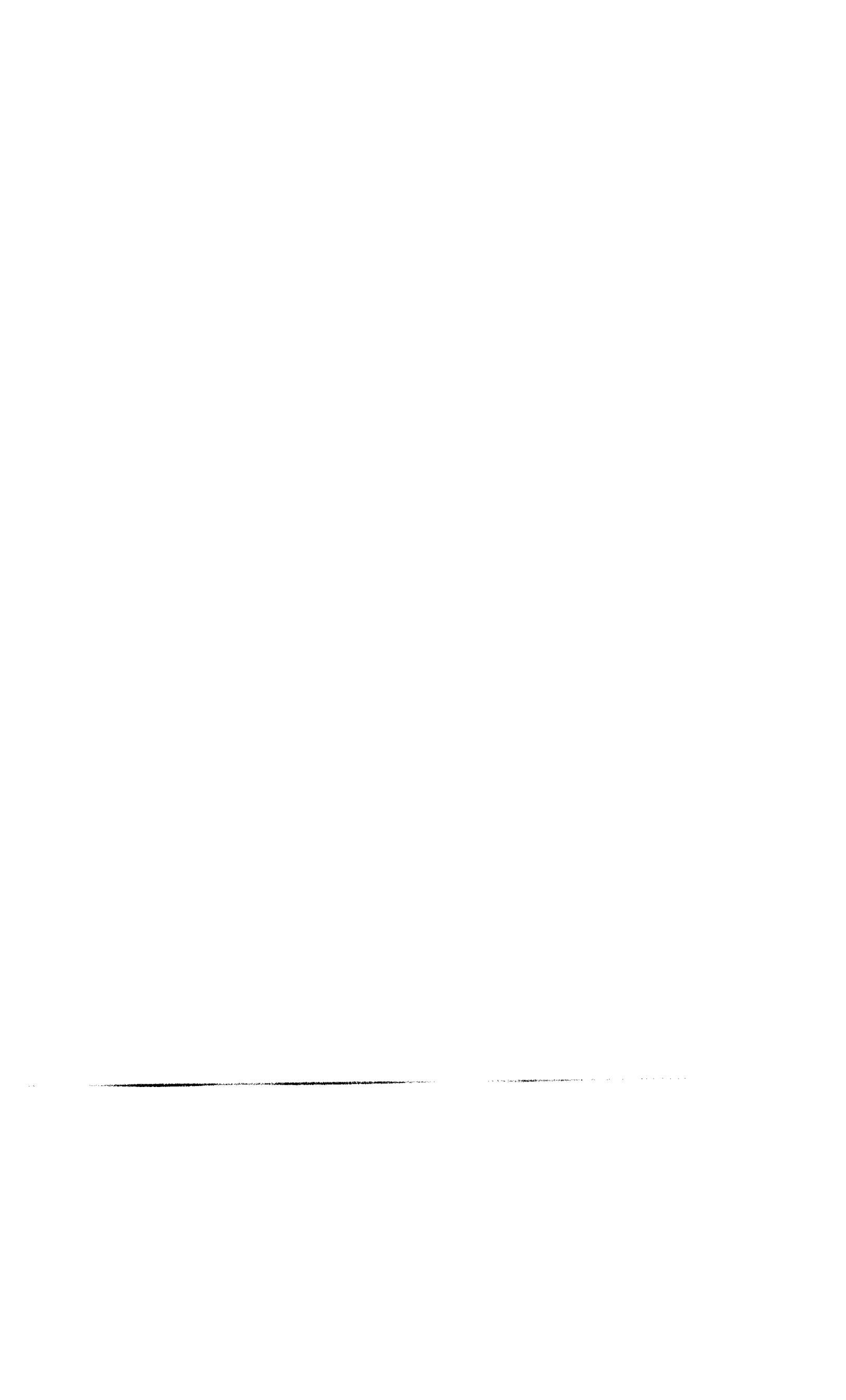
1. an assignment of easement granting the Lift Station Tract unrestricted use of the access easement between Learning Road and the lift station.
2. include on the Infrastructure List for Preliminary Plat approval:
  - a. new access gate on the north side of lift station tract.
  - b. 24' wide all weather road between Learning Road and the lift station.
  - c. berm around the west and south side of lift station tract.

**Reassignment of access easement on Tract 3 and Tract 4**

As mentioned immediately above, the City of Albuquerque owns and operates a City Lift Station on Tract B, which currently contains vehicular access in an area that the applicant is proposing for construction. Vehicular Access to Tract B is compromised with the proposed site and as a solution the applicant would prefer to have vehicular connection to Tract B through the access easements on Tracts 3 & 4, away from the proposed development. In order to allow for City trucks to travel to Tract B through the access easements on Tract 3 & 4, the applicant will be required to reassign the access easements on Tracts 3 and 4, since the City of Albuquerque is not identified as a "grantee" in the easement. In further reviewing the access easement for Tract 3 & 4, there is concern regarding the language in the easement that will require the City of Albuquerque to provide an indemnity and liability insurance policy in the amount of one million dollars to the owners of Tracts 3 & 4.

The City Legal Department, via Assistant City Attorney Kevin Curran, provides the following comment regarding the reassignment of the access agreement on Tract 3 for the purposes of allowing the City of Albuquerque to use the access easement to Tract B (City's lift station):

*"The Road, Utility and Drainage Easement (attached "Easement") allows the Grantee to dedicate the Easement to the City as a public right-of-way. The Easement does not permit the Grantee to assign the Easement to the City. The Easement does permit the Grantee to assign the*



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*Easement to a homeowners' association whose members are comprised of residential lot owners of Grantee's property described as "approximately 184 acres adjacent to and lying southerly and northerly of Tract 3."*

*The Assignment of Road, Utility and Drainage Easement (attached) is legally impermissible to convey the Easement to the City. If the City wishes to acquire the Easement, the Grantee must dedicate, and the City must accept the Easement as a public right-of-way.*

*Acceptance of the Easement, however, is problematic for the City. Under paragraph 3 of the Easement, it is ambiguous as to whether a dedication and acceptance would require the City to assume an indemnity and liability insurance in the amount of \$1,000,000 in favor of the owner of Tract 3. The indemnity provision and insurance coverage are contrary to City policy.*

*In addition, the granting of an indemnity provision by the City is probably contrary to law in New Mexico. For the foregoing reasons the legal department therefore advises that the Assignment of Road, Utility and Drainage Easement not be accepted in its current form.*

*In the event the owners of Tract 3 (and Tract 4) expressly consent to the Assignment to the City and also expressly agree that the indemnity and insurance obligations do not run to the City upon an assignment or dedication, the Easement could be assigned or dedicated to the City by the Grantee. The legal department would, however, need to review and approve the form and content of the consent language. Alternatively, the City could require the applicant to seek a declaration of the parties rights under the Easement by a court of competent jurisdiction."*

Mr. Curran strongly recommends that the City not accept the assignment or the license of the access easement for Tracts 3 & 4 as proposed by the applicant, unless the agreements are written in such a way that would exclude the City of Albuquerque from maintaining the indemnity and insurance coverage.

**Comments regarding Archeological sites**

Since the July 15, 2004 EPC hearing, staff has received information regarding the location of the archeological sites for the overall area affected by the Andulucia site development plan for subdivision. At the EPC hearing in August of 2003, a condition of approval was required of the applicant to clarify language on the submittal that clearly indicates that "any future approvals for

site development plan for building permit on Tracts 6B and A shall require clearance and guidance from the State Historic Preservation Office." An archeological survey was conducted by the applicant for Tract 1 and it has been determined that an archeological site also exists within Tract 1, therefore a condition of approval will be required to ensure that the existing language on the submittal regarding requiring clearance and guidance from the State Historic Preservation Office extends to Tract 1.

#### **Drawings for walls**

At the EPC hearing in August of 2003, when the site development plan for subdivision was previously approved, the EPC included a condition of approval that requires the applicant to return to the EPC for all future development. Originally, the applicant requested to have only the multi-family development or non-residential development return to the EPC for approval. There was great concern from the EPC in August of 2003 because of the recent construction of high walls along Coors Blvd. The applicant has submitted illustrations of how the walls along Coors Blvd will be constructed in the hopes of having the condition removed. Staff has reviewed the applicant's proposal regarding the walls along Coors and believes that the design is acceptable and meets the recently adopted General Height and Design Regulations for Walls, Fences and Retaining Walls. The Design Standards presented by the applicant are very detailed and will provide for a clear guidance on future development.

However, staff is not comfortable with the method in which the amended condition reads. Currently the submittal reads, "Subsequent site plans for building permits shall be consistent with the design standards established by this site plan for subdivision. Future site plans for building permits for the Private Recreation Area on Tract 1A shall be delegated for approval to the Development Review Board. All other site plans for building permit shall be approved by the Environmental Planning Commission." Minor amendments to the site plan for subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-2-22(A)(6), Special Use Zone.

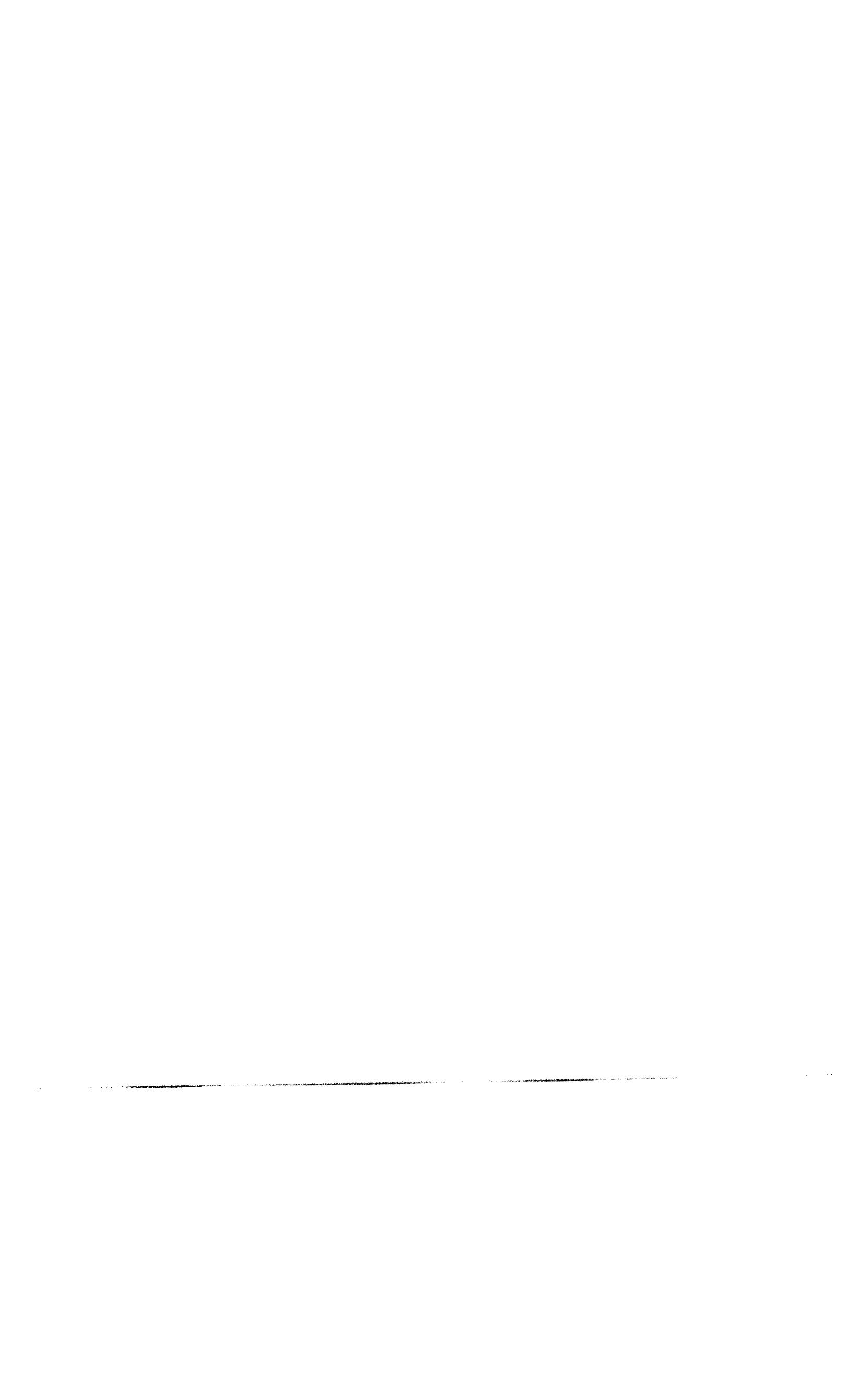
The applicant is proposing to modify the language to read (with added language proposed in bold), "Subsequent site plans for building permits shall be consistent with the design standards established by this site plan for subdivision, **and shall be delegated to the Development Review Board.** ~~Future site plans for building permits for the Private Recreation Area on Tract 1A shall be delegated for approval to the Development Review Board. All other site plans for building permit shall be approved by the Environmental Planning Commission.~~" Minor amendments to the site plan for subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-2-22(A)(6), Special Use Zone, **and major amendments shall be approved by the Environmental Planning Commission.**

As mentioned above, in August of 2003, the applicant was proposing to have all multi-family and non-residential development return the EPC for final approval and all single-family development reviewed and approved by the DRB. With the applicant's proposed language, all future development, whether it is single-family, multi-family or non-residential would be delegated to the DRB for final approval. Staff is not opposed to having the single-family

development reviewed and approved by the DRB, but is opposed to having multi-family and non-residential approved by the DRB. A recommended condition of approval would require the applicant to modify the condition that requires multi-family and non-residential development reviewed and approved by the EPC.

Staff recommends a 60-day deferral to address major legal issues regarding Tract 3 & 4 for access to Tract B or provide a new site development plan for building permit that maintains the current traffic configuration to Tract B, where a City life station exists. All documentation and agreements that are agreeable to the City and the applicant should be reviewed and approved by representatives of the City of Albuquerque prior to EPC review.

Staff recommends a 60-day deferral.



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**FINDINGS – 04EPC 00855 August 19, 2004**

***Amendment to Site Development Plan for Subdivision***

1. This is a request for an amendment to a site development plan for subdivision for **Tract 1** zoned SU-1 for PRD 5 DU/Acre, **Tract 2** zoned SU-1 for PRD 6 DU/Acre, **Tract 3** zoned Private Commons Area and Recreational Fields, **Tract 4** zone SU-1 for PRD 6/DU/Acre, **Tract 5** zoned SU-1 for PRD 10DU/Acre, **Tracts 6B & A** zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre and **Tract 6A** zoned SU-1 for Major Public Open Space, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres.
2. An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.
3. The request for amendment to site development plan for subdivision includes the subdivision of future Tract 1B into 13-single family residential lots and Tract 2 into 41 single family residential lots, the deletion of a Private Recreation Area within future Tract 1A and replaced with 3 single-family residential lots, minor road adjustment on Tract 4 and future Tract 1D, modification to building setbacks for dwelling units, revise the review process for future site development plan for building permits and clarification that the gross density for Tract 1 shall not exceed 5 du/acre but that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
4. A “paper easement” on Tract 3 that provides an “access road easement” between Tract 2 and Tract 3 for the benefit of “tracts south and north of Tract 3 and for the benefit of the community and surrounding land” has been signed by the previous owner and was intended to allow the owner(s) of Tracts 1 & 2 to maintain vehicular access through Tract 3.
5. A similar “paper easement” exists on Tract 4 that would allow for vehicular access from Tracts 1 & 2. Staff has not received a copy of such access easement that has been recorded through the County Clerks office.
6. The applicant is proposing to construct private roads over Tract B, Lands of Ray Graham, Ovenwest Corp, COA for access to Tract 2 from future Tract 1B. The City of Albuquerque is

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the owner of Tract B, which contains a City Water Lift Station. The City of Albuquerque has not formally agreed to the use of Tract B for the purposes of vehicular connection between future Tract 1B and Tract 2.

7. The applicant is requesting that the City provide its access to Tract B for the lift station through the "reassignment" of the access easements on Tracts 3 & 4. However, the access easement agreements on Tracts 3 & 4 clearly specifies that assignment of the easement may only occur with the homeowners association whose members are comprised of residential lot owners of Grantee's property described as approximately 184 acres adjacent to and lying southerly and northerly of Tract 3.
8. The second option of allowing the City of Albuquerque to utilize the access easements on Tracts 3 & 4 for access onto Tract B would be allowed if the access easements were dedicated as a public right-of-way. However, it is unclear if this option would relieve the City of Albuquerque from the indemnity and one million dollar insurance coverage for the owners of Tract 3. A declaration of the parties' rights under the Easement by a court of competent jurisdiction could be required of the applicant.
9. A third option would be to have the applicant dedicate the access easements on Tracts 3 & 4 as public rights-of-way and have the property owners of both Tracts 3 & 4 provide a written consent that would release the City of Albuquerque from the obligation of providing the indemnity and insurance.
10. The submittal may need to be modified to reflect a clear vehicular connection for Tract B without the interference of residential development on future Tract 1B and Tract 2.

***RECOMMENDATION – 04EPC 00855 August 19, 2004***

**60-DAY DEFERRAL of 04EPC 00855, an amendment to the Site Development Plan for Subdivision, for Tract 1A, 1B, 1C, 1D, & 1E zoned SU-1 for PRD 5 DU/Acre, Tract 2 zoned SU-1 PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4 zoned SU-1 for PRD 6/DU/Acre, Tract 5 zoned SU-1 for PRD 10DU/Acre, Tract 6A zoned SU-1 for Major Public Open Space, and Tracts 6B & A zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre, For the Land of Ray A. Graham III, Owenwest Corp, and COA, located on Coors Blvd between Montano Road and Namaste Road, containing approximately 228 acres, based on the preceding Findings.**

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**FINDINGS – 04EPC 00857 August 19, 2004**

***Site Development Plan for Building Permit***

1. This is a request for approval of a site development plan for building permit for the construction of 13 single-family homes on future Tract 1B and 41 single-family homes on Tract 2 Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 33 acres. Tract 2 is zoned SU-1 for PRD 6/DU/Acre and Tract 1B is currently a part of Tract 1, which is zoned SU-1 for PRD 5/DU/Acre.
2. An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that replatting action.
3. The subject site is part of larger site development plan and the applicant has also submitted an amendment to the site development plan for subdivision to demonstrate that the subject site will be subdivided into 54 single-family residential lots.
4. A “paper easement” on Tract 3 that provides an “access road easement” between Tract 2 and Tract 3 for the benefit of “tracts south and north of Tract 3 and for the benefit of the community and surrounding land” has been signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. The applicant is not providing such access between the two tracts contrary to the paper easement.
5. A similar “paper easement” exists on Tract 4 that would allow for vehicular access from Tracts 1 & 2. Staff has not received a copy of such access easement that has been recorded through the County Clerks office.
6. The applicant is proposing to construct private roads over Tract B, Lands of Ray Graham, Ovenwest Corp, COA for access to Tract 2 from future Tract 1B. The City of Albuquerque is the owner of Tract B, which contains a City Water Lift Station. The City of Albuquerque has not formally agreed to the use of Tract B for the purposes of vehicular connection between future Tract 1B and Tract 2.

7. The applicant is requesting that the City provide its access to Tract B for the lift station through the "reassignment" of the access easements on Tracts 3 & 4. However, the access easement agreements on Tracts 3 & 4 clearly specifies that assignment of the easement may only occur with the homeowners association whose members are comprised of residential lot owners of Grantee's property described as approximately 184 acres adjacent to and lying southerly and northerly of Tract 3.
8. The second option of allowing the City of Albuquerque to utilize the access easements on Tracts 3 & 4 for access onto Tract B would be allowed if the access easements were dedicated as a public right-of-way. However, it is unclear if this option would relieve the City of Albuquerque from the indemnity and one million dollar insurance coverage for the owners of Tract 3. A declaration of the parties' rights under the Easement by a court of competent jurisdiction could be required of the applicant.
9. A third option would be to have the applicant dedicate the access easements on Tracts 3 & 4 as public rights-of-way and have the property owners of both Tracts 3 & 4 provide a written consent that would release the City of Albuquerque from the obligation of providing the indemnity and insurance.
10. The submittal may need to be modified to reflect a clear vehicular connection for Tract B without the interference of residential development on future Tract 1B and Tract 2.

**RECOMMENDATION – 04EPC 00857 August 19, 2204**

**60-DAY DEFERRAL of 04EPC 00857, a Site Development Plan for Building Permit, for future Tract 1B, Tract B and Tract 2, Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 33 acres, based on the preceding Findings.**

August 19, 2004

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*Juanita Vigil, CZO*

**Juanita Vigil, CZO  
Planner**

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cc: ASW Realty Partners, 401 Paseo del Peralta, Santa Fe, NM 87501  
Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102  
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuquerque, NM 87120  
Jolene Wolfley Taylor Ranch NA, 6804 Staghorn NW, Albuquerque, NM 87120  
Rae Perls La Luz Landowners, 15 Tennis Court NW, Albuquerque, NM 87120  
Bruce Masson, La Luz Landowners, 13 Arco NW, Albuquerque, NM 87120  
Steven Kells, La Luz del Sol, 35 Mill Rd. NW, Albuquerque, NM 87120  
Ray Graham, La Luz del Sol, One Wind NW, Albuquerque, NM 87120  
Shari Lewis, Ladera Heights, P.O. Box 66328, Albuquerque, NM 87193  
Tena Prescott, Ladera Heights, 3804 67<sup>th</sup> St. NW, Albuquerque, NM 87120  
Matthew Baca, Quaker Heights NA, 5125 Northern Trail NW, Albuquerque, NM 87120  
Agapita Hopkins, Quaker Heights NA, 5117 Northern Trail NW, Albuquerque, NM 87120

**Attachments**

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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### PLANNING DEPARTMENT

#### Zoning Code Services

Reviewed, no comments.

#### Office of Neighborhood Coordination

Taylor Ranch ®

La Luz Landowners ®

La Luz del Sol ®

### PUBLIC WORKS DEPARTMENT

#### **Transportation Development:**

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Traffic Impact Study is required and has been submitted.
- Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- Provide an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north as designated on the approved site plan.
- Provide cross access agreement between tracts.
- Site plan shall comply and be designed per DPM Standards.

#### **Utility Development:**

- Availability requirements were last addressed in a serviceability letter dated May 28, 2003. Compliance with the parameters set forth therein is a requirement. Specifically, the looping requirement must be met. The proposed utility layout has the subdivision on a dead-end system, which will not be allowed. The utility plan must be revised prior to DRB sign-off of the site plan.

#### **Traffic Engineering Operations:**

- No comments received.

#### **Hydrology:**

- An approved drainage report is required for Preliminary Plat approval.
- **Condition:** Platting must be a concurrent DRB action.

**Transportation Planning:**

*Findings*

- Coors Boulevard is a limited access, principal arterial with proposed bicycle lanes as designated on the Long Range Roadway System and Long Range Bikeways System.
- The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.
- The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 northbound travel lanes consistent with the Coors Corridor Plan (see figure 6).
- The new plan eliminates the provision for an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north. The elimination of this internal circulation road is not consistent with the approved site plan. Eliminating this local access road places an undesirable burden on Coors Boulevard, a limited access principal arterial, whose purpose is to serve regional travel needs not local travel internal to this site.

*Conditions*

- Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for street bicycle lanes as designated on Long Range Bikeways System.
- Provision for the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.
- Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
- Provision for an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north as designated on the approved site plan.

**Street Maintenance:**

- No comments received.

**Water Resources, Water Utilities and Wastewater Utilities:**

- No comments received.

**New Mexico Department of Transportation:**

- Access coordination and TIA will be required.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,  
PUBLIC WORKS and NMDOT:**

Conditions of approval for the proposed Site Development Plan Amendment to Subdivision and Site Development Plan Amendment to Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Traffic Impact Study is required and has been submitted.
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. Provide an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north as designated on the approved site plan.
- f. Provide cross access agreement between tracts.
- g. Site plan shall comply and be designed per DPM Standards.
- h. Platting must be a concurrent DRB action.
- i. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for street bicycle lanes as designated on Long Range Bikeways System.
- j. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.
- k. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

***PARKS AND RECREATION***

***Planning and Design***

Future development will be subject to the requirements of the City Park Dedication and Development Ordinance, which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related site plan. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

The purpose of the Park Dedication Ordinance is to provide developed park space within one-half mile of every home where practicable... There are two park facilities within a ½ mile of the subject property.

- St Pius High School Recreation Fields are located on Coors/St Josephs. This 8.5 acre facility is leased from the Archdiocese of Santa Fe and has three developed fields.
- Creighton Park located at Taylor Ranch and Monatano is 6.5 acres and is undeveloped. The property was dedicated in 1994, there are no plans for development at this time. It takes 7 to 10 years to generate the funding needed to develop a neighborhood park.

**Open Space Division**

We are unable to find wall design guidelines, and would like to know what the wall will be along lots 15-23 , tract 2 and what the boundary fencing along the east boundary of the private commons and the south boundary of the private commons will be?

What are the north and south terminii of the trail, will it connect to the public San Antonio Arroyo area?

***POLICE DEPARTMENT/Planning***

traffic volume

maintenance of landscaping

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

Approved on condition, will have storage area for residential automated carts, not seen from street or located inside garage

***FIRE DEPARTMENT/Planning***

No Adverse Comments

***TRANSIT DEPARTMENT***

Adjacent and nearby routes	Route 90 Coors and commuter route 96 Crosstown operate on Coors Blvd to the west of this site.
Adjacent bus stops	ABQ RIDE has bus stops on Coors at Montano, Learning Rd, Loop One, and Namaste.
Site plan requirements	None
Large site TDM suggestions	None
Other information	Montano and Coors are identified as Enhanced Transit Corridors in the Comprehensive Plan.

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## ***COMMENTS FROM OTHER AGENCIES***

### ***BERNALILLO COUNTY***

#### ***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

No objection to requested actions. The proposed amendments to Building Permit and Subdivision will have negligible affect on the stormwater discharge to the San Antonio Arroyo.

#### ***ALBUQUERQUE PUBLIC SCHOOLS***

#### ***MID-REGION COUNCIL OF GOVERNMENTS***

For information, the Long Range Bikeway System map identifies a study corridor in the vicinity east of Coors Blvd and south of Montano Rd.

#### ***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

#### ***PUBLIC SERVICE COMPANY OF NEW MEXICO***

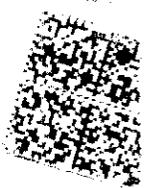
There is an underground electric distribution line to the South and East of the property. There is an overhead electric distribution line to the North and East of the property. There is a 4-inch gas distribution line to the West and South sides of the property. There is a 1-inch gas distribution line to the East of the property. The area will require the development of additional overhead and underground distribution lines to support development. This is a large development area. PNM's "Unser Substation" is planned near Unser and Atrisco by 2007.

CITY OF ALBUQUERQUE

ALBUQUERQUE, NM

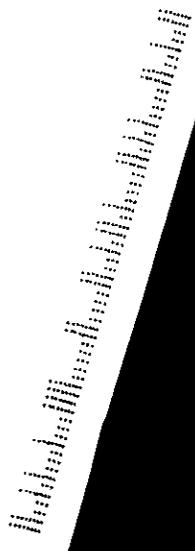
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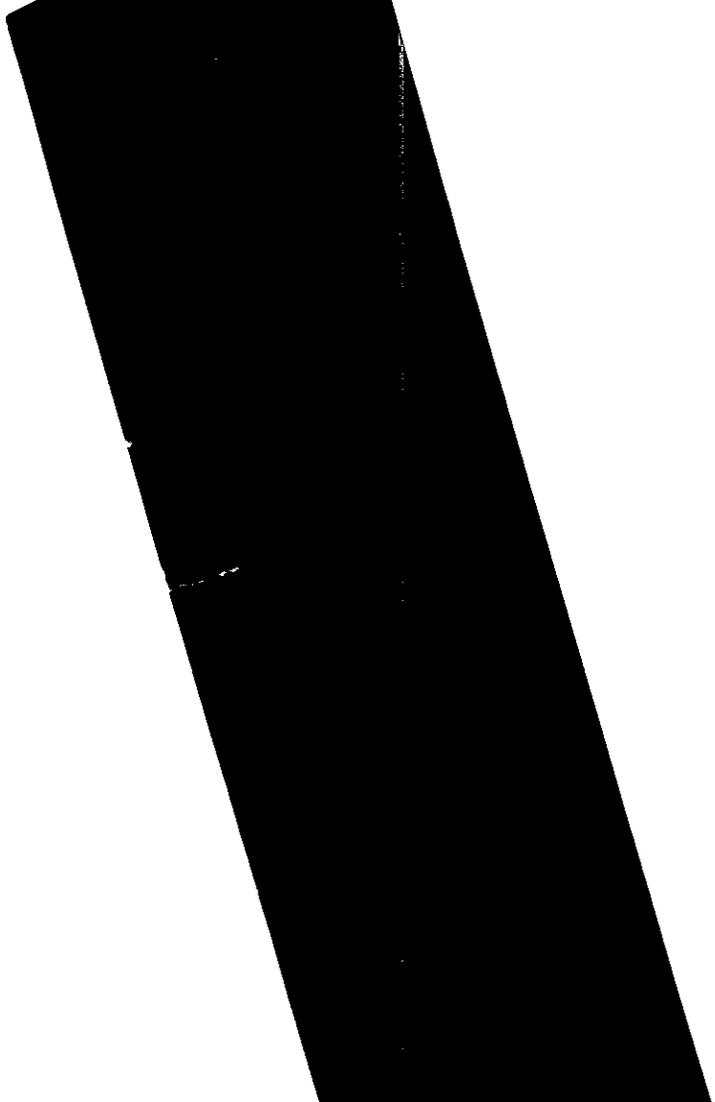
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33 TENNIS  
ALBUQUERQUE NM 87120



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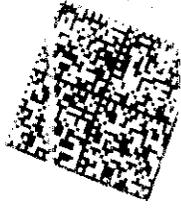
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Y OF ALBUQUERQUE

EPC



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Albuq. NM 87105  
Albuquerque Heights

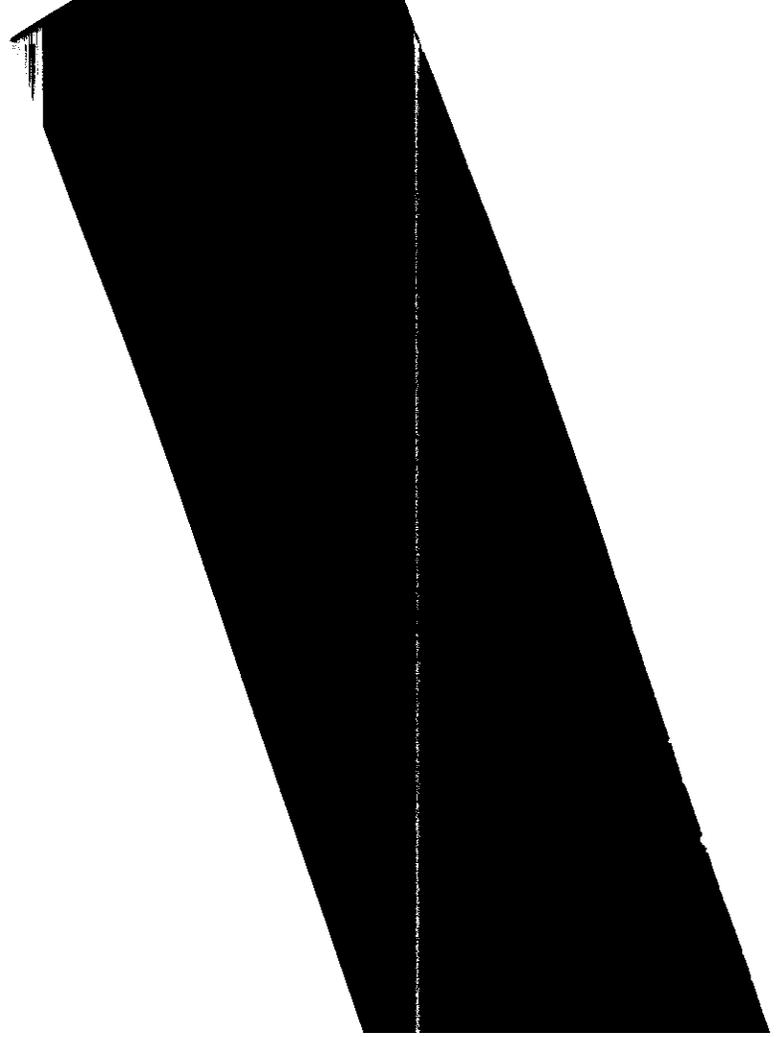
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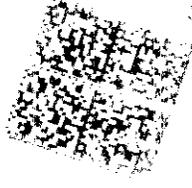
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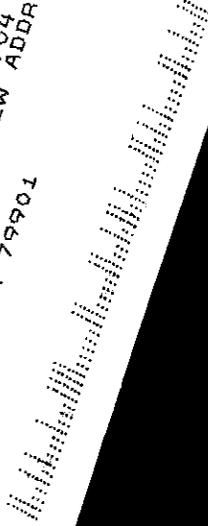
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5320 APOLLO DR NW  
ALBUQUERQUE NM 87120



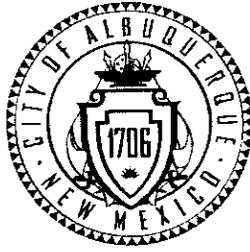
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BAILEY JIM C  
5320 APOLLO DR NW  
ALBUQUERQUE NM 87120  
TX 79901  
SENDER OF NEW ADDRESS 08/11/04

9503 5320 5323







## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, August 12, 2004, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the August 19, 2004 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, August 19, 2004, 8:30 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: [Note: these items are not in the order they will be heard]

**Project # 1002571**

04EPC-00993 Annexation  
04EPC-00994 Zone Map Amendment

MAURICE W. IKLE agent(s) for JAMES P. GUTHERIE request the above action(s) for all or a portion of Tract(s) 89-A-2 & TRACTS 89-B-2 & 89-B-3, , a zone map amendment from M-1 (COUNTY) to M-1 (CITY), located on MONTANO NE, between EDITH BLVD. NE and I-25, containing approximately 2 acre(s). (F-15) Russell Brito, Staff Planner

**Project # 1003525**

04EPC-01015 Zone Map Amendment

DAC ENTERPRISES, INC. agents for MARK G. DUNATCHIK request the above action for all or a portion of Lots 1B,2B,3A, **Eastridge Addition**, a zone map amendment from P to C-2, located on JUAN TABO BLVD. NE, between INDIAN SCHOOL RD. NE and HAINES AVE. NE, containing approximately 2 acres. (J-21) Anna DiMambro, Staff Planner

**Project # 1003527**

04EPC-01018 Zone Map Amendment

CHAPARAL CORP. agents for CHELWOOD CHRISTIAN REFORMED CHURCH request the above action for all or a portion of Block 1, Tracts D & E, **PANORAMA ESTATES**, a zone map amendment from SU-1 for Church and Related Uses to R-1, located on TOWNER NE, between CHELWOOD PARK NE and LANDMAN NE, containing approximately 1 acre. (H-22) Stephanie Shumsky, Staff Planner

**Project # 1003529**  
04EPC-01023 Zone Map Amendment

MARK GOODWIN & ASSOCIATES agents for VISA ARROYO LLC request the above actions for all or a portion of Block(s) 7, Tract(s) 1 & 13 AND TRACT 1 & 2 OF BLK 8 IN PARADISE HEIGHT UNIT R, **PARADISE HEIGHTS UNIT 4**, a zone map amendment from SU-1 FOR C-1 to R-1, located on WESTSIDE BLVD. NW, between UNIVERSE BLVD. NW and UNSER BLVD. NW, containing approximately 2 acres. (A-10) Stephanie Shumsky, Staff Planner

**Project # 1002456**  
04EPC-01025 EPC Sector Development Plan  
04EPC-01024 Zone Map Amendment  
04EPC 01151 EPC Text Amendment to a Sector Plan  
04EPC 01152-Text Amendment to Area Plan

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request the above action(s) for all or a portion of Tracts G, **Bulk Land Plat of Arrowood Ranch Devel.**, a zone map amendment from SU-1 for C-1 to R-2, located on DENNIS CHAVEZ BLVD. SW, between UNSER BLVD. SW and GRACE VIGIL ROAD SW, containing approximately 7 acres. (P-9) Elvira Lopez, Staff Planner

**Project # 1003285**  
04EPC-01026 Annexation  
04EPC-01027 Zone Map Amendment  
04EPC-01028 EPC Sector Development Plan

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO. INC. request the above action(s) for all or a portion of Tract(s) B-24, B-25, includes B-26, B-27 & B-28, **TOWN OF ATRISCO GRANT UNIT 5**, zoned A-1, located on NORTHSIDE OF INTERSTATE 40 WEST, between 118TH ST. NW and UNSER BLVD. NW, containing approximately 13 acres. (J-09) Carmen Marrone, Staff Planner

**Project # 1001946**  
04EPC-01032 EPC Site Development Plan-  
Building Permit

TARGET CORPORATION agent(s) for TARGET CORPORATION request the above action(s) for all or a portion of Tract(s) A-1, **Los Angeles**, zoned M-1, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO DR. NE, containing approximately 31 acres. (D-18) Makita Hill, Staff Planner

**Project # 1000631**  
04EPC-01033 EPC Site Development Plan-  
Amendment to Building Permit

DAVID CAMPBELL agent(s) for CORONADO CENTER LLC request the above action(s) for Coronado Center, Lots 1-A, 2-A, 3, 4, 5, 7-A-1; and Federated Tract A, Unit 5-A and Lots 1-A-1, 2-1, 3-A1; Unit 6, Dale J. Bellamah's Jeannedale Subdivisio, , zoned SU-3, located on MENAUL & UPTOWN BLVD. NE, between SAN PEDRO NE and LOUISIANA BLVD. NE, containing approximately 32 acres. (H-18) Deborah Stover, Staff Planner

**Project # 1003384**  
04EPC-01035 EPC Site Development Plan-  
Building Permit

TIERRA WEST LLC agent for RSF LAND & CATTLE COMPANY LLC request the above action for a portion of Tract MM-1, **SEVEN BAR RANCH**, zoned C-2 (SC), located on COTTONWOOD DRIVE NW, between SEVEN BAR LOOP RD NW and OLD AIRPORT AVE. NW, containing approximately 3 acre(s). (B-14) Juanita Vigil, Staff Planner

**Project # 1003238**  
04EPC-01038 Zone Map Amendment  
04EPC-01042 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agent(s) for EVERGREEN DEVELOPMENT LLC request the above action(s) for all or a portion of Tract(s) E PORTION OF TRACT B-1, **MACIEL & TRUJILLO**, a zone map amendment from RA-2 residential and agricultural zone to R-LT residential zone, located on FLORAL PLACE NW, between MONTOYA ST. NW and RIO GRANDE BLVD. NW, containing approximately 1 acre(s). (H-12) Stephanie Shumsky, Staff Planner

**Project # 1003533**  
04EPC-01044 EPC Site Development Plan-  
Subdivision  
04EPC-01041 Zone Map Amendment  
04EPC-01043 EPC Site Development Plan-  
Building Permit

CONSENSUS PLANNING agent(s) for ANNETTE GALLEGOS request the above action(s) for all or a portion of Tract(s) 25A1B, **MRGCD Map 36**, a zone map amendment from R-1 to SU-1 for Mixed Use: O-1 Permissive Uses and R-T Uses, located on MENAUL BLVD. NW, between 8TH NW and 10TH NW, containing approximately 2 acre(s). (H-14) Mary Piscitelli, Staff Planner

**Project # 1002250**  
04EPC-01045 EPC Site Development Plan-  
Building Permit  
04EPC-01046 EPC Site Development Plan-  
Amendment to Subdivision

CONSENSUS PLANNING, INC. agent(s) for SANDIA PROPERTIES LTD. CO. request the above action(s) for all or a portion of Tract(s) A1-A, A1-B and Tracts A1-C & A2, **Ventana Ranch**, zoned SU-1 for R2, SU-1 for Church/R-2, located on UNIVERSE BLVD. NW, between VENTANA ROAD and IRVING BLVD., containing approximately 28 acre(s). (B-10) Elvira Lopez, Staff Planner

**Project # 1001620**  
04EPC-01054 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agent for CITY OF ALBUQUERQUE, CITY COUNCIL request the above action for six Text Amendments to the Zoning Code to restrict community residential programs and liquor sales within 500 ft. of each other Sections 14-16-4-12(A), Community Residential Program Regulations; Section 14-16-2-(B)(9) O-1 Z one Conditional Uses; Section 14-16-2-16(A)(7), C-1 Zone Permissive Uses; Section 14-16-2-17(B) C-2 Zone Conditional Uses; Section 14-16-2-20(B)(6) M-1 Zone Conditional Uses; and Section 14-16-2-22, SU-1 Zone. **City Wide**. Jon Messier, Staff Planner

**Project # 1000965**  
04EPC-00857 EPC Site Development Plan-  
Building Permit  
04EPC-00855 EPC Site Development Plan-  
Amendment to Subdivision

CONSENSUS PLANNING, INC. agents for ASW REALTY PARTNERS request the above action(s) for all or a portion of Tract 1, zoned SU-1 PRD 5 du/ac, Tract 2 zoned SU-1 for PRD 6 du/ac, Tract 3 zoned Private Comons Area and Recreational Fields, Tract 4, zoned SU-1 for PRD 6 du/ac, Tract 5, zoned PRD 10 du/ac, 6A, Zoned SU-1 for Major Public Open Space, and 6A & 6B, zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20 du/ac, Tract B, zoned SU-1 6 DU/Acre, **Lands of Ray Graham III, Owenwest Corp. and COA**, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 231 acres. (F-11) Juanita Vigil, 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 924-3886.

Jeff Jesionowski, Chairman  
Environmental Planning Commission

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JULY 28, 2004.**

APPROVED  
  
Russell Brito, Senior Planner  
Planning Department

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** AUGUST 19, 2004  
**Zone Atlas Page:** E-12-Z & F-12-Z  
**Notification Radius:** 100 Ft.

**Project#** 1000965  
**App#** 04EPC-00855  
**App#** 04EPC-00857

**Cross Reference and Location:**

**Applicant:** ASW REALTY PARTNERS  
**Address:** 401 PASEO DE PERALTA  
SANTA FE NM 87501

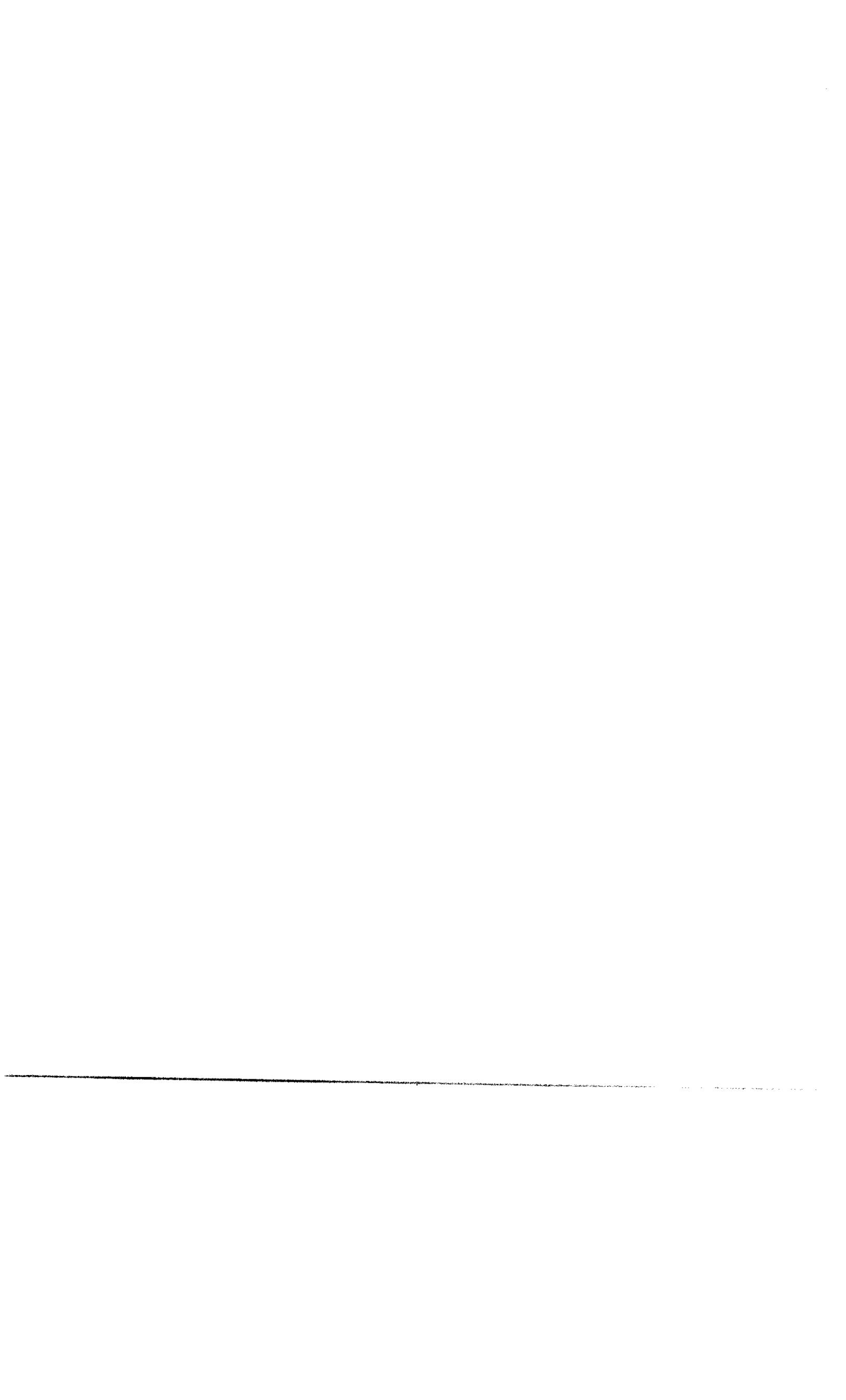
**Agent:** CONSENSUS PLANNING, INC.  
**Address:** 924 PARK AVE SW  
ALBUQUERQUE NM 87102

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day prior to the meeting.**

**Date Mailed:** AUGUST 4, 2004

**Signature:** KYLE TSETHLIKAI



PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 of 3

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-12	1012002	212-100	402-08	1012002 300-035 464 05
		255-158	18	040-055 309 11
		399-135	461-10	037-049 10
		298-143	403-45	033-044 09
		313- <del>133</del>	01	089-043 08
		202-114	01	005-040 07
		210-113	02	021-034 06
		219-111	03	017-033 05
		202-108	04	013-030 04
		225-104	05	010-027 03
		299-104	06	010-023 02
		181-180	305-05	013-019 01
		149-150	301-08	1011002 524-014 417 09
		137-137	09	521-011 08
		084-115	10	512-007 07
		090-188	12	511-002 06
		150-130	302-15	505-008 05
		188-128	16	1012001 200-479 202 01
		215-030	10	150-435 201 10

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 2 of 3

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-12	1012061	055-468	101-32	1011061 457-310 102 01
		042-340	35	447-903 09
		101-288	36	447-298 10
		060-248	32	420-349 105 01
		101-158	301-10	400-375 03
		379-508	101-28	405-457 109 01
E-11	1011061	309-457	40 -	465-434 02
		312-485	35 -	503-424 104 02
		480-505	103-01	523-423 07
		311-410	101-34	502-417 08
		340-403	34	502-414 09
		298-377	110	521-408 01
		470-457	109-17	520-405 02
		470-430	25	519-402 03
		404-464	90	519-379 04
		494-331	19	520-391 12
		404-327	23	520-387 13
		402-310	03	521-384 14
		400-315	02	521-381 15





<mainframe@coa1mp3.cabq.gov>

To:  
cc:  
Subject:

06/18/2004 11:55 AM

1 R E C O R D S W I T H L A B E L S PAGE

1  
01012062 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101206221216040208 LEGAL: PARC EL 5 -A2-A PLAT OF PARCEL 5-A2-A LANDS OF  
JOEL LAND USE: PROPERTY ADDR: 00000 COORS  
OWNER NAME: WALGREEN HASTINGS CO  
OWNER ADDR: 00200 WILMOT RD

DEERFIELD IL 60015  
0101206225515840210 LEGAL: PARC EL 5 -A1-B PLAT OF PARCELS 5-A1-A & 5-A1-B  
LAND LAND USE: PROPERTY ADDR: 00000  
OWNER NAME: TAYLOR JOEL P ETUX ETAL TRUST  
OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
0101206239913540110 LEGAL: THE ELY PORT OF TR "B" LDS OF JOEL P TAYLOR EXC  
SL LAND USE: PROPERTY ADDR: 00000 N/A  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
0101206229814340345 LEGAL: TRAC T A CORRECTED PLAT OF BOSQUE MONTANO  
SUBDIVISI LAND USE: PROPERTY ADDR: 00000  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE

RIO RANCHO NM 87124  
0101206231313340301 LEGAL: TRAC T B CORRECTED PLAT OF BOSQUE MONTANO  
SUBDIVISI LAND USE: PROPERTY ADDR: 00000  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE

RIO RANCHO NM 87124  
0101206226211440361 LEGAL: LOT 48 C ORRECTED PLAT OF BOSQUE MONTANO  
SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 CALLE OVEJA  
OWNER NAME: YORK BRIDGET L  
OWNER ADDR: 03616 CALLE OVEJA CT NW

ALBUQUERQUE NM 87120  
0101206226611340362 LEGAL: LOT 47 C ORRECTED PLAT OF BOSQUE MONTANO  
SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 CALLE OVEJA  
OWNER NAME: TREVETT FRANCIS E & MARY K  
OWNER ADDR: 03612 CALLE OVEJA CT NW

ALBUQUERQUE NM 87120  
0101206226911140363 LEGAL: LOT 46 C ORRECTED PLAT OF BOSQUE MONTANO  
SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 CALLE OVEJA  
OWNER NAME: FIERRO DANA R & ARNULFO VALDEZ  
OWNER ADDR: 03608 CALLE OVEJA CT NW

ALBUQUERQUE NM 87120  
0101206227210840364 LEGAL: LOT 45 C ORRECTED PLAT OF BOSQUE MONTANO

SUBDIVISIO LAND USE:

PROPERTY ADDR: 00000 CALLE OVEJA  
OWNER NAME: BICOASTAL 4 LLC  
OWNER ADDR: 03604 CALLE OVEJA CT NW

ALBUQUERQUE NM  
0101206227510640365  
SUBDIVISIO LAND USE:

87120  
LEGAL: LOT 44 C ORRECTED PLAT OF BOSQUE MONTANO

PROPERTY ADDR: 00000 CALLE OVEJA  
OWNER NAME: MARRIOTT JOHN T &  
OWNER ADDR: 03602 CALLE OVEJA CT NW

ALBUQUERQUE NM  
0101206227910440366  
SUBDIVISIO LAND USE:

87114  
LEGAL: LOT 43 C ORRECTED PLAT OF BOSQUE MONTANO

PROPERTY ADDR: 00000 CALLE OVEJA  
OWNER NAME: JAECKEL KURT  
OWNER ADDR: 03600 CALLE OVEJA CT NW

ALBUQUERQUE NM 87120

1 R E C O R D S W I T H L A B E L S PAGE

2

0101206218118630505  
0101206214915630108  
SUBDIVIS LAND USE:

\*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
LEGAL: TRAC T D1 C PLAT FOR TRACT D-1 TAYLOR RIDGE

PROPERTY ADDR: 00000 MONTANO  
OWNER NAME: PETER DEFRIES CORPORATION  
OWNER ADDR: 08525 JEFFERSON NE

ALBUQUERQUE NM  
0101206213713730109  
SUBDIVIS LAND USE:

87113  
LEGAL: TRAC T D1 D PLAT FOR TRACT D-1 TAYLOR RIDGE

PROPERTY ADDR: 00000 COORS  
OWNER NAME: HALLE PROPERTIES LLC  
OWNER ADDR: 20225 SCOTTSDALE RD

SCOTTSDALE AZ  
0101206208411530110  
LAND USE:

85255  
LEGAL: TR D -2 T AYLOR RIDGE SUBD CONT 11.2663 AC M/L

PROPERTY ADDR: 00000 TAYLOR RANCH  
OWNER NAME: AMERICAN REALPROP  
OWNER ADDR: 05601 TAYLOR RANCH DR NW

ALBUQUERQUE NM  
0101206209608830112  
1.75 LAND USE:

87120  
LEGAL: TR F COR RECTED PLAT OF TAYLOR RIDGE SUBD CONT

PROPERTY ADDR: 00000 N/A  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

ALBUQUERQUE NM  
0101206215003030215  
ALBUQUERQU LAND USE:

87103  
LEGAL: TR 6 -B B ULK LAND PLAT TRACT 6-A CITY OF

PROPERTY ADDR: 00000 COORS  
OWNER NAME: GRAHAM III RAY A  
OWNER ADDR: 00000

ALBUQUERQUE NM  
0101206218812830216  
LAN LAND USE:

87120  
LEGAL: TR A PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF

PROPERTY ADDR: 00000 COORS  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

ALBUQUERQUE NM  
0101206226509030210  
ALBUQUERQU LAND USE:

87102  
LEGAL: TR 6 -A B ULK LAND PLAT TRACT 6-A CITY OF

PROPERTY ADDR: 00000  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
0101206232003540405 LEGAL: THE REMA INING PORT OF TR OF LAND IN FRACTIONAL  
SEC LAND USE: PROPERTY ADDR: 00000  
OWNER NAME: GRAHAM RAY A III  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
0101206204005530911 LEGAL: LOT 8 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE: PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: KARA AZIM  
OWNER ADDR: 05336 APOLLO DR NW

ALBUQUERQUE NM 87120  
0101206203704930910 LEGAL: LOT 9 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE: PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: DIDIAN PATRICIA A  
OWNER ADDR: 05332 APOLLO DR NW

ALBUQUERQUE NM 87120  
0101206203304630909 LEGAL: LT 1 0 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE: PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: SULEIMAN IMAN  
OWNER ADDR: 05328 APOLLO DR NW

ALBUQUERQUE NM 87120  
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0101206202904330908 LEGAL: LT 1 1 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE: PROPERTY ADDR: 00000 N/A  
OWNER NAME: PAUL HELENE  
OWNER ADDR: 05601 TAYLOR RANCH DR NW

ALBUQUERQUE NM 87120  
0101206202504030907 LEGAL: LT 1 2 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE: PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: BAILEY JIM C  
OWNER ADDR: 05320 APOLLO DR NW

ALBUQUERQUE NM 87120  
0101206202103630906 LEGAL: LT 1 3 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE: PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: SAAVEDRA HENRY & CHARISSA  
OWNER ADDR: 05316 APOLLO DR NW

ALBUQUERQUE NM 87120  
0101206201703330905 LEGAL: LT 1 4 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE: PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: MARTIN YOLANDA M  
OWNER ADDR: 05312 APOLLO DR NW

ALBUQUERQUE NM 87120  
0101206201303030904 LEGAL: LT 1 5 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE: PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: BLEA WALTER A  
OWNER ADDR: 05308 APOLLO DR NW

ALBUQUERQUE NM 87120  
0101206201002730903 LEGAL: LT 1 6 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE: PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: GARCIA JOHN & ROSE MARIE

ALBUQUERQUE NM 87120  
 0101206200602330902 OF LAND USE: OWNER ADDR: 05304 APOLLO NW  
 LEGAL: LT 1 7 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 APOLLO  
 OWNER NAME: LUPER CURTIS S  
 OWNER ADDR: 05300 APOLLO NW

ALBUQUERQUE NM 87120  
 0101206200301930901 OF LAND USE: LEGAL: LT 1 8 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 APOLLO  
 OWNER NAME: MEDINA DEANNA M  
 OWNER ADDR: 05236 APOLLO DR NW

ALBUQUERQUE NM 87120  
 0101106252401441709 OF LAND USE: LEGAL: LT 1 9 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 APOLLO  
 OWNER NAME: KOURY KAREN A  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87193  
 0101106252101141708 OF LAND USE: LEGAL: LT 2 0 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 APOLLO  
 OWNER NAME: SISNEROS MANUEL E  
 OWNER ADDR: 05228 APOLLO DR NW

ALBUQUERQUE NM 87120  
 0101106251700741707 OF LAND USE: LEGAL: LT 2 1 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 APOLLO  
 OWNER NAME: BROUGHTON RANDALL J  
 OWNER ADDR: 05224 APOLLO DR NW

ALBUQUERQUE NM 87120  
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 0101106251100241706 OF LAND USE: LEGAL: LT 2 2 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 APOLLO  
 OWNER NAME: RAVER JOHN R &  
 OWNER ADDR: 05220 APOLLO DR NW

ALBUQUERQUE NM 87120  
 0101106250500841705 OF LAND USE: LEGAL: LT 2 3 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: SANDOVAL RUBEN & SHANNON  
 OWNER ADDR: 10901 CARTAGENA AV SW

ALBUQUERQUE NM 87121  
 0101206126047920201 THE LAND USE: LEGAL: TR O F LA ND WHICH IS A PORT OF LTS 1 & 2 WITHIN  
 PROPERTY ADDR: 00000  
 OWNER NAME: GRAHAM RAY III  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
 0101206115043520110 LAND USE: LEGAL: LOT 4A P LAT OF LOT 4A BOSQUE PREPARATORY SCHOOL  
 PROPERTY ADDR: 00000 LEARNING  
 OWNER NAME: BOSQUE SCHOOL  
 OWNER ADDR: 04000 LEARNING RD NW

ALBUQUERQUE NM 87120  
 0101206105940820137 LAN LAND USE: LEGAL: TR 4 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF  
 PROPERTY ADDR: 00000

OWNER NAME: GRAHAM III RAY A  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
 0101206106234020135 LEGAL: TR 3 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF  
 LAN LAND USE: PROPERTY ADDR: 00000  
 OWNER NAME: GRAHAM III RAY A  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
 0101206110128820136 LEGAL: TR B PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF  
 LAN LAND USE: PROPERTY ADDR: 00000  
 OWNER NAME: CITY OF ALBUQUERQUE  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
 0101206106024820132 LEGAL: TR 2 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF  
 LAN LAND USE: PROPERTY ADDR: 00000  
 OWNER NAME: GRAHAM III RAY A  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
 0101206106815830110 LEGAL: TRAC T B1 LANDS OF SUZANNE H POOLE EXCEPT EL'Y  
 PORT LAND USE: PROPERTY ADDR: 00000  
 OWNER NAME: CITY OF ALBUQUERQUE  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
 0101106137950310128 LEGAL: COMM ON A REA PLAT OF GROUP E & F LA LUZ DEL  
 OESTE U LAND USE: PROPERTY ADDR: 00000 ONE WIND  
 OWNER NAME: LA LUZ DEL SOL LANDOWNERS  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
 0101106132943710140 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106136242510135 LEGAL: SWIM MING POOL TRACT LA LUZ DEL OESTE UNIT 4  
 CONT 2 LAND USE: PROPERTY ADDR: 00000 N/A  
 OWNER NAME: LA LUZ DEL SOL LANDOWNERS  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
 1 R E C O R D S W I T H L A B E L S PAGE  
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 0101106148050510301 LEGAL: TR A PLA T MIRADOR SUBD CONT 2.7356 AC M/L OR  
 119,1 LAND USE: PROPERTY ADDR: 00000 COORS  
 OWNER NAME: GIL VIRGILIO S  
 OWNER ADDR: 06506 CALLE REDONDA NW

ALBUQUERQUE NM 87120  
 0101106131141610134 LEGAL: COMM ON A REA PLAT OF GROUP G OF LA LUZ DEL OESTE  
 UN LAND USE: PROPERTY ADDR: 00000 N/A  
 OWNER NAME: LA LUZ DEL SOL LANDOWNERS  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
 0101106134040310136 LEGAL: CLUB HOUS E TRACT LA LUZ DEL OESTE UNIT 4 CONT  
 39,17 LAND USE: PROPERTY ADDR: 00000 COORS  
 OWNER NAME: OVENWEST CORPORATION ETAL  
 OWNER ADDR: 00001 WIND NW

ALBUQUERQUE NM 87120  
 0101106129837710116 LEGAL: TR O F LA ND IN SW1/4 OF NE1/4 SEC 35 T11N R2E

CONT LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: GRAHAM RAY A III  
OWNER ADDR: 00000

ALBUQUERQUE NM  
0101106149045710217  
LAN LAND USE:

87120  
LEGAL: TR 5 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF

PROPERTY ADDR: 00000  
OWNER NAME: GRAHAM III RAY A  
OWNER ADDR: 00000

ALBUQUERQUE NM  
0101106147043010225  
OESTE LAND USE:

87120  
LEGAL: TRAC T 5 UNIT 2 REPL OF UNITS 1,2&3 LA LUZDEL

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION  
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM  
0101106140446410290  
M/ LAND USE:

87120  
LEGAL: LA L UZ D E OESTE UNIT 2 COMMON AREA CONT 8.26 AC

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOC  
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM  
0101106149433110219  
LAND USE:

87120  
LEGAL: LA L UZ D EL OESTE UNIT #3 CONT 9.711 ACRES

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOC  
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM  
0101106140432710223  
UNIT N LAND USE:

87120  
LEGAL: LIVI NG U NIT 19 REPL AREA A LA LUZ DEL OESTE

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOC  
OWNER ADDR: 00001 LOOP 1 NW

ALBUQUERQUE NM  
0101106140031610203  
OESTE LAND USE:

87120  
LEGAL: TR 3 UNI T 1 REPLAT OF UNITS 1,2&3 LA LUZ DEL

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION  
OWNER ADDR: 00000

ALBUQUERQUE NM  
0101106140031510202  
LA LAND USE:

87120  
LEGAL: POR TR 1 COMMON AREA UNIT 1 REPL OF UNITS1,2&3

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOC  
OWNER ADDR: 00000

ALBUQUERQUE NM

87120

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0101106143731010201  
DEL LAND USE:

LEGAL: COMM ON A REA O UNIT 1 REPLAT TR 2 UNIT 1 LA LUZ

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION  
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM  
0101106144730310209  
1 L LAND USE:

87120  
LEGAL: LIVI NG U NIT 12 OF AREA O UNIT 1 REPL TR 2 UNIT

PROPERTY ADDR: 00000 ARCO  
OWNER NAME: ELLIS ROBERT M & CAROLINE D LE  
OWNER ADDR: 00012 ARCO NW

ALBUQUERQUE NM

87120

0101106144729810210 1 L LAND USE: LEGAL: LIVI NG U NIT 14 OF AREA O UNIT 1 REPL TR 2 UNIT  
PROPERTY ADDR: 00000 ARCO  
OWNER NAME: SPITZ SAMUEL H & SHERIE K  
OWNER ADDR: 00014 ARCO NW

ALBUQUERQUE NM 87120  
0101106142034910501 195, LAND USE: LEGAL: COMM ON A REA A IN LA LUZ DEL OESTE UNIT 1 CONT  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOC  
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM 87120  
0101106140037510503 OESTE C LAND USE: LEGAL: TR 4 UNI T 1 REPL OF UNITS 1,2&3 LA LUZ DEL  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION  
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM 87120  
0101106140043710901 M/L O LAND USE: LEGAL: LOT 1 BL K 1 PLAT MIRADOR SUBD CONT 0.1661 AC  
PROPERTY ADDR: 00000 MIRADOR  
OWNER NAME: BECKER CASSANDRA H  
OWNER ADDR: 05000 MIRADOR DR NW

ALBUQUERQUE NM 87120  
0101106140543610902 M/L O LAND USE: LEGAL: LOT 2 BL K 1 PLAT MIRADOR SUBD CONT 0.1648 AC  
PROPERTY ADDR: 00000 MIRADOR  
OWNER NAME: BEAL CARL W JR & ANNIE M  
OWNER ADDR: 05002 MIRADOR DR NW

ALBUQUERQUE NM 87120  
0101106152342610426 PLAT LAND USE: LEGAL: LIVI NG U NIT 5 & GARAGE AREA 5-L OF AREA L OF  
PROPERTY ADDR: 00000 TUMBLEWEED  
OWNER NAME: HANSON JOHN S & CAROL  
OWNER ADDR: 00005 TUMBLEWEED NW

ALBUQUERQUE NM 87120  
0101106152342310427 PLAT LAND USE: LEGAL: LIVI NG U NIT 6 & GARAGE AREA 6-L OF AREA L OF  
PROPERTY ADDR: 00000 TUMBLEWEED  
OWNER NAME: PRESSMAN ANDREW  
OWNER ADDR: 00006 TUMBLEWEED NW

ALBUQUERQUE NM 87120  
0101106152241910428 LU LAND USE: LEGAL: LIVI NG U NIT 7 & GARAGE AREA 7-L OF AREA L OF LA  
PROPERTY ADDR: 00000 TUMBLEWEED  
OWNER NAME: JUDITH PACTH SEPERATE PROPERTY  
OWNER ADDR: 00910 GRETNA GREEN WA

LOS ANGELES CA 90049  
0101106152241610429 LU LAND USE: LEGAL: LIVI NG U NIT 8 & GARAGE AREA 8-L OF AREA L OF LA  
PROPERTY ADDR: 00000 TUMBLEWEED  
OWNER NAME: O'LEARY JAMES & MARILYN C  
OWNER ADDR: 00008 TUMBLEWEED NW

ALBUQUERQUE NM 87120  
1 R E C O R D S W I T H L A B E L S PAGE  
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0101106152140810421 PLA LAND USE: LEGAL: LIVI NG U NIT 9 AND GARAGE AREA 9-M OF AREA M OF  
PROPERTY ADDR: 00000 TUMBLEWEED  
OWNER NAME: TAYLOR ANNE P  
OWNER ADDR: 00009 TUMBLEWEED NW

ALBUQUERQUE NM 87120  
 0101106152040510422 LEGAL: LIVI NG U NIT 10 & GARAGE AREA 10-M OF AREA M OF  
 PLA LAND USE: PROPERTY ADDR: 00000 TUMBLEWEED  
 OWNER NAME: PETERS ROBERT W  
 OWNER ADDR: 00010 TUMBLEWEED NW

ALBUQUERQUE NM 87120  
 0101106151940210423 LEGAL: LIVI NG U NIT 25 & GARAGE AREA 25-M OF AREA M OF  
 PLA LAND USE: PROPERTY ADDR: 00000 TENNIS  
 OWNER NAME: REIDENBAUGH DONALD W &  
 OWNER ADDR: 00025 TENNIS CT NW

ALBUQUERQUE NM 87120  
 0101106151939910424 LEGAL: LIVI NG U NIT 27 & GARAGE AREA 27-M OF AREA M OF  
 PLA LAND USE: PROPERTY ADDR: 00000 TENNIS  
 OWNER NAME: BARLOW RICHARD K & MARIANNE R  
 OWNER ADDR: 00027 TENNIS CT NW

ALBUQUERQUE NM 87120  
 0101106152039110412 LEGAL: LIVI NG U NIT 29 & GARAGE 29N OF AREA N PLAT OF  
 AREA LAND USE: PROPERTY ADDR: 00000 TENNIS  
 OWNER NAME: MCCAULEY BEVERLY BOOTH  
 OWNER ADDR: 00029 TENNIS CT NW

ALBUQUERQUE NM 87120  
 0101106152038710413 LEGAL: LIVI NG U NIT 31 & GARAGE 31N OF AREA N PLAT OF  
 AREA LAND USE: PROPERTY ADDR: 00000 TENNIS  
 OWNER NAME: ANSELEVICIUS GEORGE ETUX  
 OWNER ADDR: 00031 TENNIS CT NW

ALBUQUERQUE NM 87120  
 0101106152138410414 LEGAL: LIVI NG U NIT 33 & GARAGE 33N OF AREA N PLAT OF  
 AREA LAND USE: PROPERTY ADDR: 00000 TENNIS  
 OWNER NAME: LUCAS ROBERT E & JEAN C  
 OWNER ADDR: 00033 TENNIS CT NW

ALBUQUERQUE NM 87120  
 0101106152138110415 LEGAL: LIVI NG U NIT 35 & GARAGE 35N OF AREA N PLAT OF  
 AREA LAND USE: PROPERTY ADDR: 00000 TENNIS  
 OWNER NAME: FITZPATRICK TOM & ANNE A  
 OWNER ADDR: 00035 TENNIS CT NW

ALBUQUERQUE NM 87120  
 0101106150436910416 LEGAL: SELY POR TION IN LA LUZ DEL OESTE UNIT #2 CONT  
 1.72 LAND USE: PROPERTY ADDR: 00000 N/A  
 OWNER NAME: LA LUZ LANDOWNER ASSOC  
 OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM 87120  
 0101106123527420308 LEGAL: TRAC T 2 SUMMARY PLAT KINSCHERFF LANDS T11N R2E  
 SEC LAND USE: PROPERTY ADDR: 00000 N/A  
 OWNER NAME: FRISCO JOINT VENTURE  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87190  
 0101106121920120337 LEGAL: POR E 1/ 2 NE 1/4 SW 1/4 T11N R2E SEC 35 CONT  
 12.2 LAND USE: PROPERTY ADDR: 00000 COORS  
 OWNER NAME: FRISCO JOINT VENTURE  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87190



ALBUQUERQUE NM 87102  
 0101106137014540902 LEGAL: TR B PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000  
 OWNER NAME: OXBOW NORTH VENTURES BL NE  
 OWNER ADDR: 01650 UNIVERSITY

ALBUQUERQUE NM 87102  
 1 R E C O R D S W I T H L A B E L S PAGE  
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 0101106137013740903 LEGAL: LT 1 24 P LAT OF OXBOW NORTH A REPLAT OF TRACT  
 B-1 LAND USE: PROPERTY ADDR: 00000 OXBOW NORTH  
 OWNER NAME: OXBOW NORTH VENTURES BL NE  
 OWNER ADDR: 01650 UNIVERSITY

ALBUQUERQUE NM 87102  
 0101106127014240406 LEGAL: LT 6 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 DEER MEADOW  
 OWNER NAME: OXBOW NORTH VENTURES BL NE  
 OWNER ADDR: 01650 UNIVERSITY

ALBUQUERQUE NM 87102  
 0101106127814240405 LEGAL: LT 5 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 DEER MEADOW  
 OWNER NAME: OXBOW NORTH VENTURES BL NE  
 OWNER ADDR: 01650 UNIVERSITY

ALBUQUERQUE NM 87102  
 0101106128514240404 LEGAL: LT 4 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 DEER MEADOW  
 OWNER NAME: OXBOW NORTH VENTURES BL NE  
 OWNER ADDR: 01650 UNIVERSITY

ALBUQUERQUE NM 87102  
 0101106129114240403 LEGAL: LT 3 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 DEER MEADOW  
 OWNER NAME: OXBOW NORTH VENTURES BL NE  
 OWNER ADDR: 01650 UNIVERSITY

ALBUQUERQUE NM 87102  
 0101106129814240402 LEGAL: LT 2 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 DEER MEADOW  
 OWNER NAME: OXBOW NORTH VENTURES BL NE  
 OWNER ADDR: 01650 UNIVERSITY

ALBUQUERQUE NM 87102  
 0101106130514240401 LEGAL: LT 1 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 DEER MEADOW  
 OWNER NAME: OXBOW NORTH VENTURES BL NE  
 OWNER ADDR: 01650 UNIVERSITY

ALBUQUERQUE NM 87102  
 0101106126313740407 LEGAL: LT 7 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 BERESFORD  
 OWNER NAME: OXBOW NORTH VENTURES BL NE  
 OWNER ADDR: 01650 UNIVERSITY

ALBUQUERQUE NM 87102  
 0101106131013541001 LEGAL: TR E PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000  
 OWNER NAME: OXBOW NORTH VENTURES

ALBUQUERQUE NM 87102 OWNER ADDR: 01650 UNIVERSITY BL NE  
0101106138013041101 LEGAL: TR F PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
LAND USE:

PROPERTY ADDR: 00000  
OWNER NAME: OXBOW NORTH VENTURES  
OWNER ADDR: 01650 UNIVERSITY BL NE  
ALBUQUERQUE NM 87102  
0101106138624740126 LEGAL: TR 1 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF  
LAN LAND USE:

PROPERTY ADDR: 00000  
OWNER NAME: GRAHAM III RAY A  
OWNER ADDR: 00000  
ALBUQUERQUE NM 87120  
1 RECORDS WITH LABELS PAGE  
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QUIT



# 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.

Date: MAY 18, 2004

TO CONTACT NAME: Rob Zuccaro  
 COMPANY/AGENCY: Consensus Planning  
 ADDRESS/ZIP: 924 Park Ave SW 87102  
 PHONE/FAX #: 768-9801 FAX = 842-5495

Thank you for your inquiry of 5-18-04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 1, 2, 3, 4, 5A, 6A, 6B and A  
LANDS of Ray Graham III  
 zone map page(s) \_\_\_\_\_

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Taylor Ranch  
 Neighborhood Association  
 Contacts: Don MacCormack  
5300 Hattiesburg NW 87120  
897-1593  
Jelene Wolfley  
6804 Staghorn NW 87120  
890-2420

La Luz Landowners  
 Neighborhood Association  
 Contacts: Rae Perl  
15 Tennis Court NW 87120  
898-8833  
Bruce Masson  
13 Arco NW 87120  
898-1299

See reverse side for additional Neighborhood Association Information: YES  NO

Please note that according to O-92 you are required to notify each of these 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 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Don Austin  
 OFFICE OF NEIGHBORHOOD COORDINATION

.....  
 Attention: Both contacts per neighborhood association need to be notified.  
 .....



**ASW REALTY**  
PARTNERS

June 2, 2004

Jeffery Jesionowski, Chairman  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Dear Chairman Jesionowski:

This letter hereby authorizes Consensus Planning to work on behalf of ASW Realty Partners in requesting approval for a Site Plan for Building Permit for Andalucia's Phase 2 development, and an amendment to the approved Andalucia Site Plan for Subdivision.

If you have any questions or desire any additional information, please call my office at 505-820-1818.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Gerber', with a large, sweeping flourish at the end.

Andrew Gerber  
Manager

T 505 820 1818

F 505 820 1919

401 Paseo de Peralta Santa Fe NM 87501

aswrealtypartners.com

Additional Neighborhood Association Information

La Luz del Sol

Neighborhood Association

Contacts:

Steven Kells

35 Mill Rd NW 87120

899-8746

Ray Graham

One Wind NW 87120

898-5600

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

As a common courtesy you may notify the surrounding Unrecognized NA(s) for your project.

Ladera Heights

Neighborhood Association

Contacts:

Shari Lewis

P.O. Box 66328/87193

301-5995

Tena Prescott

3804 67th St NW 87120

839-5072

Quaker Heights

Neighborhood Association

Contacts:

Matthew Baca

5125 Northern Trail NW

87120 352-9428

Agapita Hopkins

5117 Northern Trail NW

87120 839-4316

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:



Project# 1000965

ASW REALTY PARTNERS  
401 PASEO DE PERALTA  
SANTA FE NM 87501

JOLENE WOLFLEY  
Taylor Ranch Neigh. Assoc.  
6804 STAGEHORN DR NW  
ALBUQUERQUE NM 87120

STEVEN KELLS  
La Luz Del Sol Neigh. Assoc.  
35 MILL RD NW  
ALBUQUERQUE NM 87120

TENA PRESCOTT  
Ladera Heights Neigh. Assoc.  
3804 67TH ST NW  
ALBUQUERQUE NM 87120

101206221216040208

WALGREEN HASTINGS CO  
200 WILMOT RD  
DEERFIELD IL 60015

101206226211440361

YORK BRIDGET L  
3616 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120

101206227210840364

BICOASTAL 4 LLC  
3604 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120

101206214915630108

PETER DEFRIES CORPORATION  
8525 JEFFERSON NE  
ALBUQUERQUE NM 87113

101206215003030215

GRAHAM III RAY A  
ONE WIND NW  
ALBUQUERQUE NM 87120

101206203304630909

SULEIMAN IMAN  
5328 APOLLO DR NW  
ALBUQUERQUE NM 87120

CONSENSUS PLANNING, INC.  
924 PARK AVE SW  
ALBUQUERQUE NM 87102

RAE PERLS  
La Luz Landowners Assoc.  
15 TENNIS COURT NW  
ALBUQUERQUE NM 87120

RAY GRAHAM  
La Luz Del Sol Neigh. Assoc.  
ONE WIND NW  
ALBUQUERQUE NM 87120

MATTHEW BACA  
Quaker Heights Neigh. Assoc.  
5125 NORTHERN TRAIL NW  
ALBUQUERQUE NM 87120

101206225515840210

TAYLOR JOEL P ETUX ETAL TRUST  
PO BOX 13519  
ALBUQUERQUE NM 87103

101206226611340362

TREVETT FRANCIS E & MARY K  
3612 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120

101206227510640365

MARRIOTT JOHN T &  
3602 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87114

101206213713730109

HALLE PROPERTIES LLC  
20225 SCOTTSDALE RD  
SCOTTSDALE AZ 85255

101206204005530911

KARA AZIM  
5336 APOLLO DR NW  
ALBUQUERQUE NM 87120

101206202904330908

PAUL HELENE  
5601 TAYLOR RANCH DR NW  
ALBUQUERQUE NM 87120

DON MACCORNACK  
Taylor Ranch Neigh. Assoc.  
5300 HATTIESBURG NW  
ALBUQUERQUE NM 87120

BRUCE MASSON  
La Luz Landowners Assoc.  
13 ARCO NW  
ALBUQUERQUE NM 87120

SHARI LEWIS  
Ladera Heights Neigh. Assoc.  
PO BOX 66328  
ALBUQUERQUE NM 87193

AGAOITA HOPKINS  
Quaker Heights Neigh. Assoc.  
5117 NORTHERN TRAIL NW  
ALBUQUERQUE NM 87120

101206229814340345

RAYLEE HOMES INC  
4011 BARBARA LP SE  
RIO RANCHO NM 87124

101206226911140363

FIERRO DANA R & ARNULFO VALDE  
3608 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120

101206227910440366

JAECKEL KURT  
3600 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120

101206208411530110

AMERICAN REALPROP  
5601 TAYLOR RANCH DR NW  
ALBUQUERQUE NM 87120

101206203704930910

DIDIAN PATRICIA A  
5332 APOLLO DR NW  
ALBUQUERQUE NM 87120

101206202504030907

BAILEY JIM C  
5320 APOLLO DR NW  
ALBUQUERQUE NM 87120

101206202103630906

SAAVEDRA HENRY & CHARISSA  
5316 APOLLO DR NW  
ALBUQUERQUE NM 87120

101206201002730903

GARCIA JOHN & ROSE MARIE  
5304 APOLLO NW  
ALBUQUERQUE NM 87120

101106252401441709

KOURY KAREN A  
PO BOX 67306  
ALBUQUERQUE NM 87193

101106251100241706

RAVER JOHN R &  
5220 APOLLO DR NW  
ALBUQUERQUE NM 87120

101106148050510301

GIL VIRGILIO S  
6506 CALLE REDONDA NW  
ALBUQUERQUE NM 87120

101106144730310209

ELLIS ROBERT M & CAROLINE D L  
12 ARCO NW  
ALBUQUERQUE NM 87120

101106140543610902

BEAL CARL W JR & ANNIE M  
5002 MIRADOR DR NW  
ALBUQUERQUE NM 87120

101106152241910428

JUDITH PACTH SEPERATE PROPERT  
910 GRETNA GREEN WA  
LOS ANGELES CA 90049

101106152040510422

PETERS ROBERT W  
10 TUMBLEWEED NW  
ALBUQUERQUE NM 87120

101106152039110412

MCCAULEY BEVERLY BOOTH  
29 TENNIS CT NW  
ALBUQUERQUE NM 87120

101206201703330905

MARTIN YOLANDA M  
5312 APOLLO DR NW  
ALBUQUERQUE NM 87120

101206200602330902

LUPER CURTIS S  
5300 APOLLO NW  
ALBUQUERQUE NM 87120

101106252101141708

SISNEROS MANUEL E  
5228 APOLLO DR NW  
ALBUQUERQUE NM 87120

101106250500841705

SANDOVAL RUBEN & SHANNON  
10901 CARTAGENA AV SW  
ALBUQUERQUE NM 87121

101106134040310136

OVENWEST CORPORATION ETAL  
1 WIND NW  
ALBUQUERQUE NM 87120

101106144729810210

SPITZ SAMUEL H & SHERIE K  
14 ARCO NW  
ALBUQUERQUE NM 87120

101106152342610426

HANSON JOHN S & CAROL  
5 TUMBLEWEED NW  
ALBUQUERQUE NM 87120

101106152241610429

O'LEARY JAMES & MARILYN C  
8 TUMBLEWEED NW  
ALBUQUERQUE NM 87120

101106151940210423

REIDENBAUGH DONALD W &  
25 TENNIS CT NW  
ALBUQUERQUE NM 87120

101106152038710413

ANSELEVICIUS GEORGE ETUX  
31 TENNIS CT NW  
ALBUQUERQUE NM 87120

101206201303030904

BLEA WALTER A  
5308 APOLLO DR NW  
ALBUQUERQUE NM 87120

101206200301930901

MEDINA DEANNA M  
5236 APOLLO DR NW  
ALBUQUERQUE NM 87120

101106251700741707

BROUGHTON RANDALL J  
5224 APOLLO DR NW  
ALBUQUERQUE NM 87120

101206115043520110

BOSQUE SCHOOL  
4000 LEARNING RD NW  
ALBUQUERQUE NM 87120

101106147043010225

LA LUZ LANDOWNERS ASSOCIATION  
1 LOOP ONE NW  
ALBUQUERQUE NM 87120

101106140043710901

BECKER CASSANDRA H  
5000 MIRADOR DR NW  
ALBUQUERQUE NM 87120

101106152342310427

PRESSMAN ANDREW  
6 TUMBLEWEED NW  
ALBUQUERQUE NM 87120

101106152140810421

TAYLOR ANNE P  
9 TUMBLEWEED NW  
ALBUQUERQUE NM 87120

101106151939910424

BARLOW RICHARD K & MARIANNE R  
27 TENNIS CT NW  
ALBUQUERQUE NM 87120

101106152138410414

LUCAS ROBERT E & JEAN C  
33 TENNIS CT NW  
ALBUQUERQUE NM 87120

101106152138110415

FITZPATRICK TOM & ANNE A  
35 TENNIS CT NW  
ALBUQUERQUE NM 87120

101106142516140201

POOLE SUZANNE H TRUSTEE POOLE  
5001 NAMASTE RD NW  
ALBUQUERQUE NM 87120

101106123527420308

FRISCO JOINT VENTURE  
PO BOX 3685  
ALBUQUERQUE NM 87190

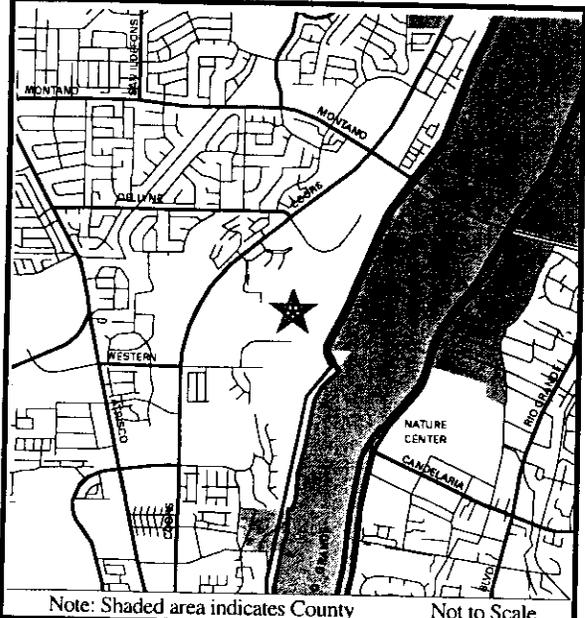
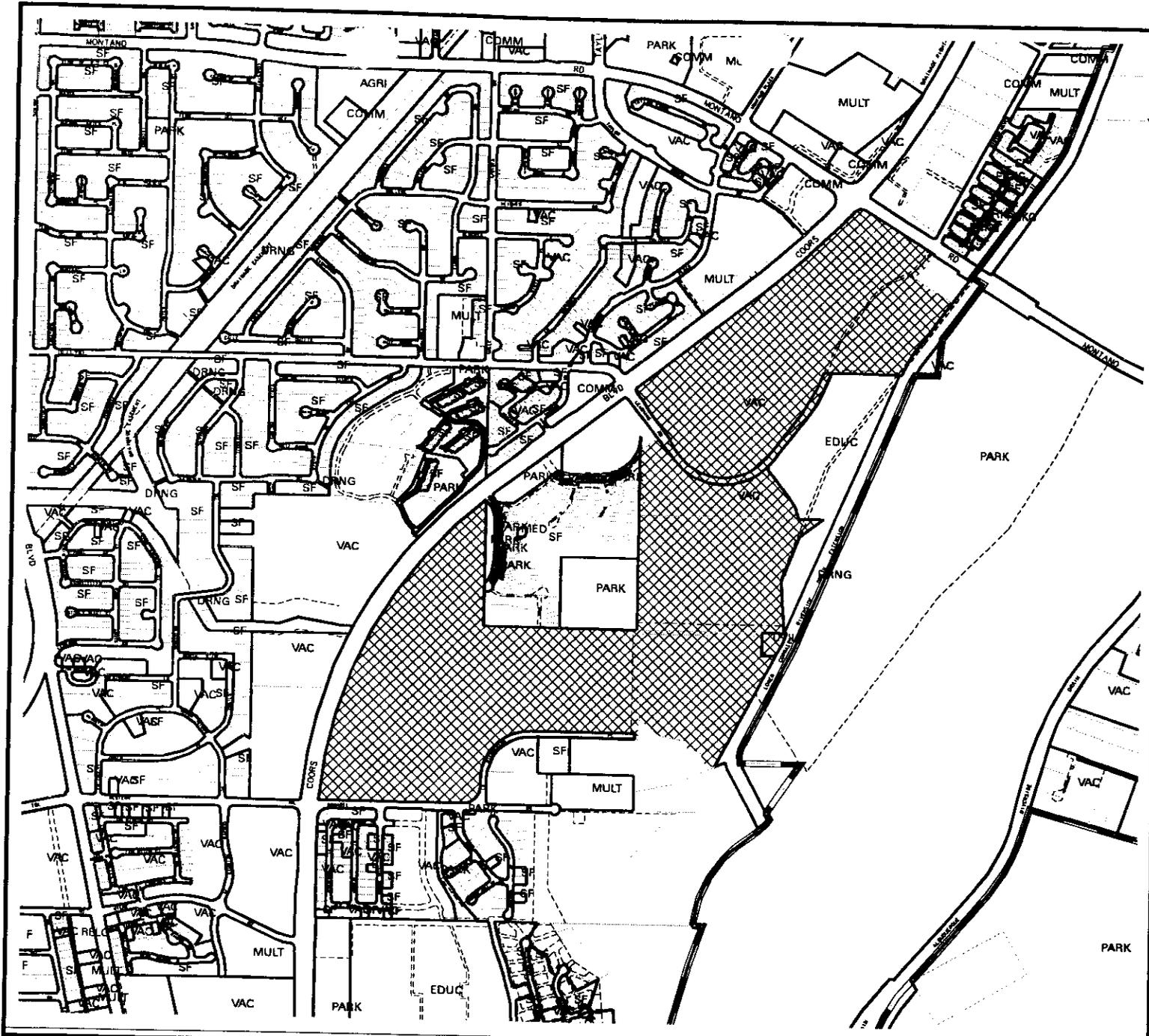
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OXBOW NORTH VENTURES  
1650 UNIVERSITY BL NE  
ALBUQUERQUE NM 87102

101106121208831301

RIO PUERCO II LLC  
17875 VON KARMAN  
IRVINE CA 92614





## 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" = 1232'

**PROJECT NO.**  
1000965

**HEARING DATE**  
7-15-04

**MAP NO.**  
F-11

**ADDITIONAL CASE NUMBER(S)**  
04EPC-00855  
04EPC-00857

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1003478/ 04EPC-00854 Zone Map Amendment to the Environmental Planning Commission Public Hearing on September 16, 2004 at the request of the agent.

MOVED BY COMMISSIONER STEELE  
SECONDED BY COMMISSIONER CHAVEZ                      MOTION PASSED UNANIMOUSLY

<p><b>Project # 1000965</b> 04EPC-00857 EPC Site Development Plan- Building Permit 04EPC-00855 EPC Site Development Plan-Amendment to Subdivision</p>	<p>CONSENSUS PLANNING, INC. agents for ASW REALTY PARTNERS request the above action(s) for all or a portion of Tract 1, zoned SU-1 PRD 5 du/ac, Tract 2 zoned SU-1 for PRD 6 du/ac, Tract 3 zoned Private Comons Area and Recreational Fields, Tract 4, zoned SU-1 for PRD 6 du/ac, Tract 5, zoned PRD 10 du/ac, 6A, Zoned SU-1 for Major Public Open Space, and 6A &amp; 6B, zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20 du/ac, <b>Lands of Ray Graham III, Ovenwest Corp. and COA</b>, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 228 acres. (F-11) Juanita Vigil, Staff Planner (<b>DEFERRRED TO AUGUST 19, 2004</b>)</p>
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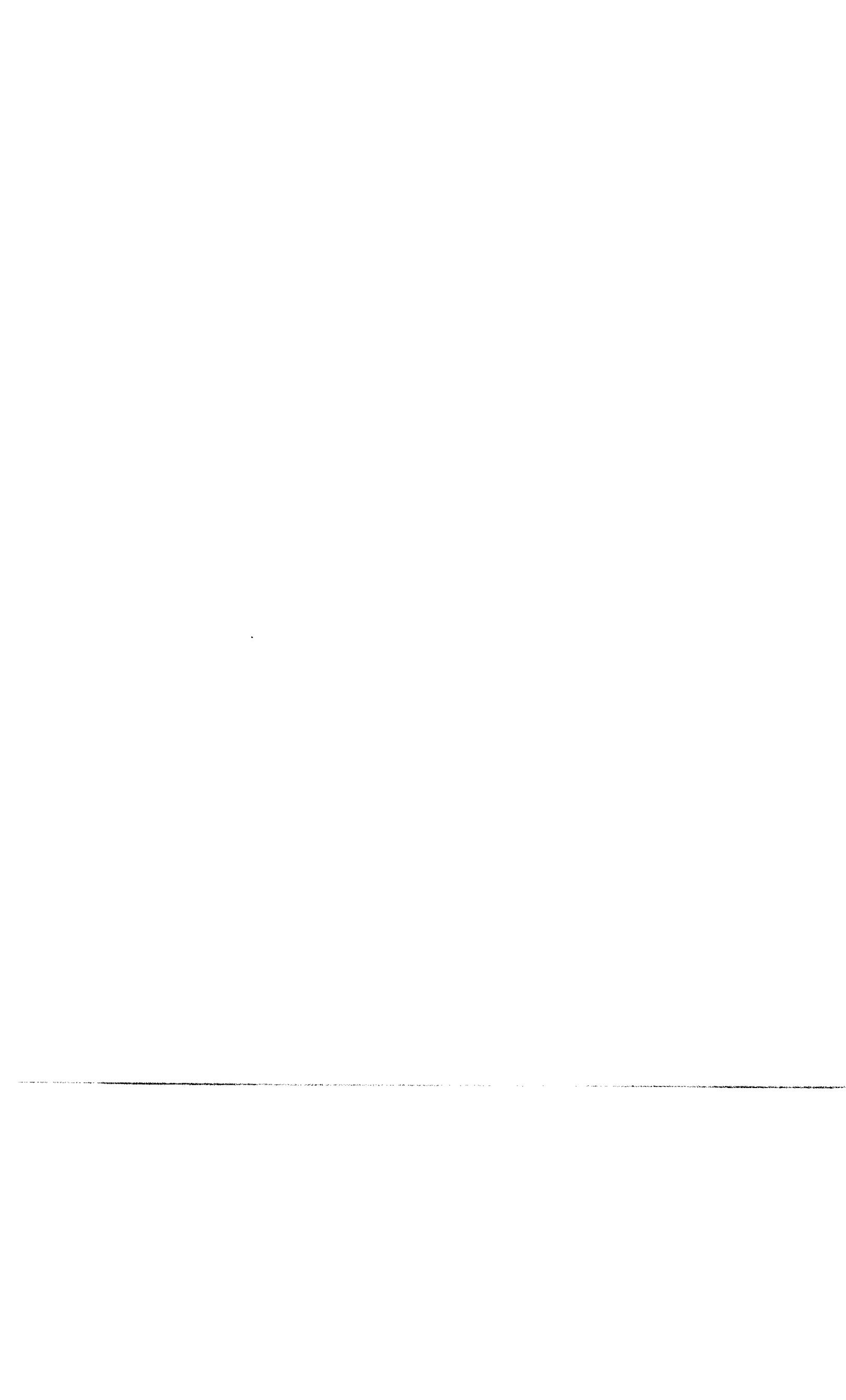
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1000965/ 04EPC-00857 EPC Site Development Plan- Building Permit and 04EPC-00855 EPC Site Development Plan-Amendment to Subdivision to the Environmental Planning Commission Public Hearing on August 19, 2004 at the request of the agent.

MOVED BY COMMISSIONER STEELE  
SECONDED BY COMMISSIONER DEICHMANN                      MOTION PASSED UNANIMOUSLY

<p><b>Project # 1003010</b> 04EPC-00860 EPC Site Development Plan-Building Permit</p>	<p>DEKKER/PERICH/SABATINI agents for TS MCNANEY &amp; ASSOCIATES request the above action for all or a portion of Tract B, <b>Albuq. Little Theater</b>, zoned SU-2 CLD, located on CENTRAL SW, between LAGUNA BLVD. SW and SAN PASQUALE AVE. SW, containing approximately 1.02 acres. (J-13) Makita Hill, Staff Planner (<b>DEFERRRED TO AUGUST 19, 2004</b>)</p>
---	--

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1003010/04EPC-00860 EPC Site Development Plan-Building Permit to the Environmental Planning Commission Public Hearing on August 19, 2004 at the request of the agent.

MOVED BY COMMISSIONER STEELE



# CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

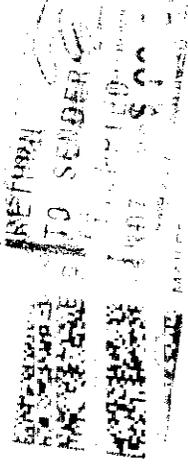
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ALBUQUERQUE NM

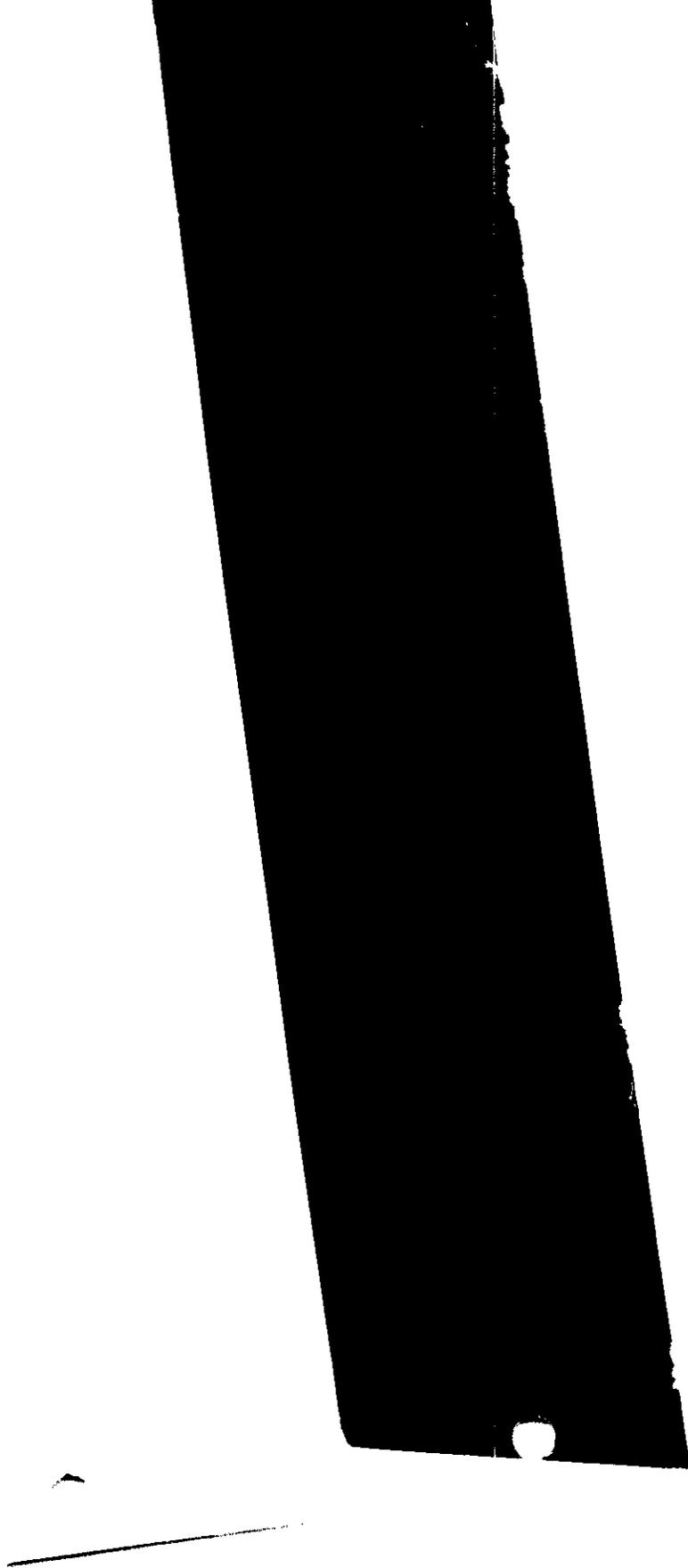
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*EPC*



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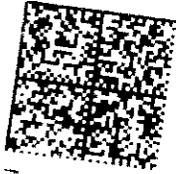
Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103

# CITY OF ALBUQUERQUE

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ALBUQUERQUE NM

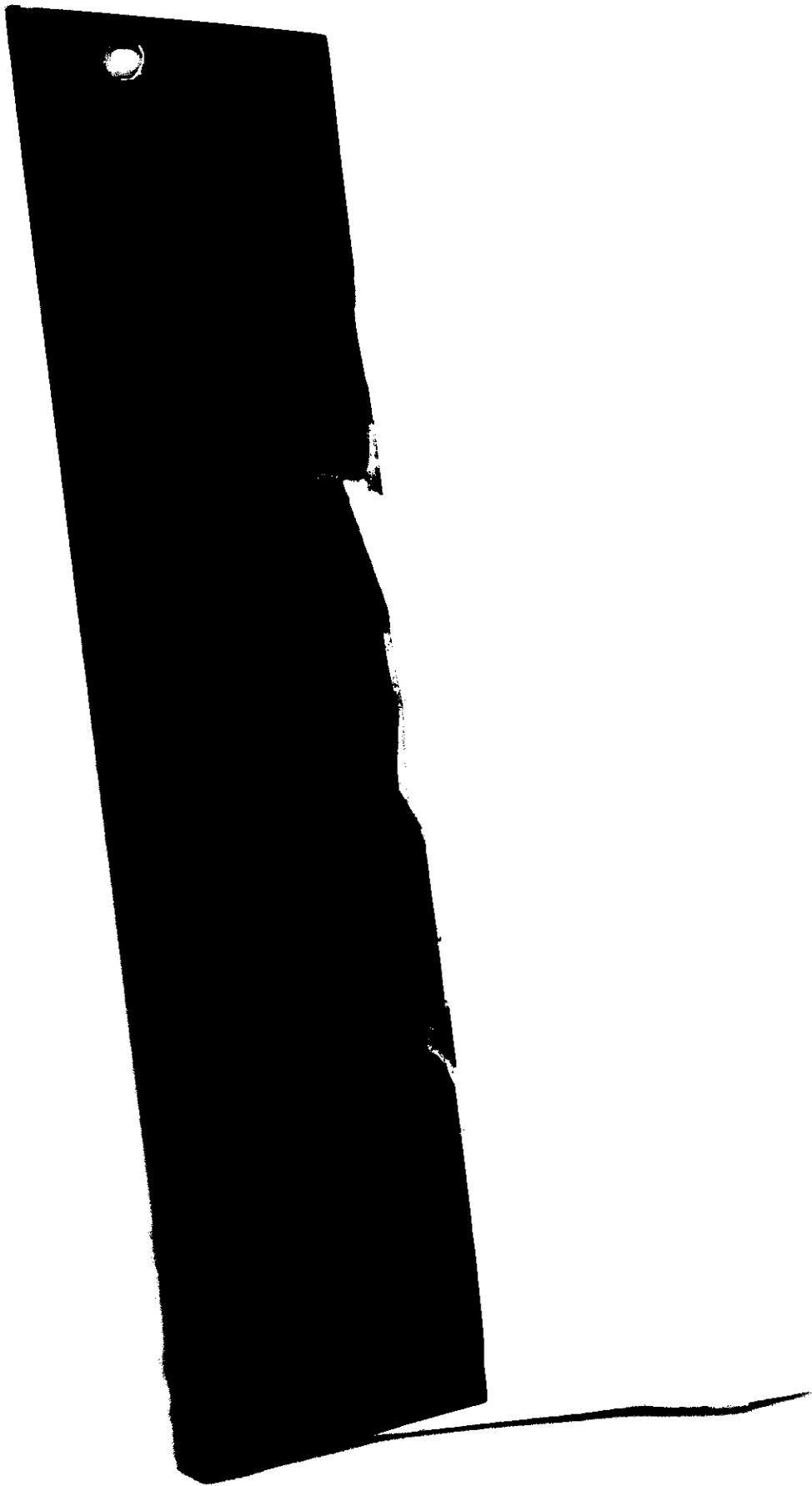
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# CITY OF ALBUQUERQUE

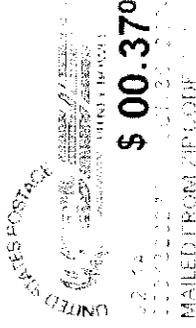
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TAYLOR JOEL P ETUX ETAL TRUST  
PO BOX 13519  
ALBUQUERQUE NM 87103

Planning Department

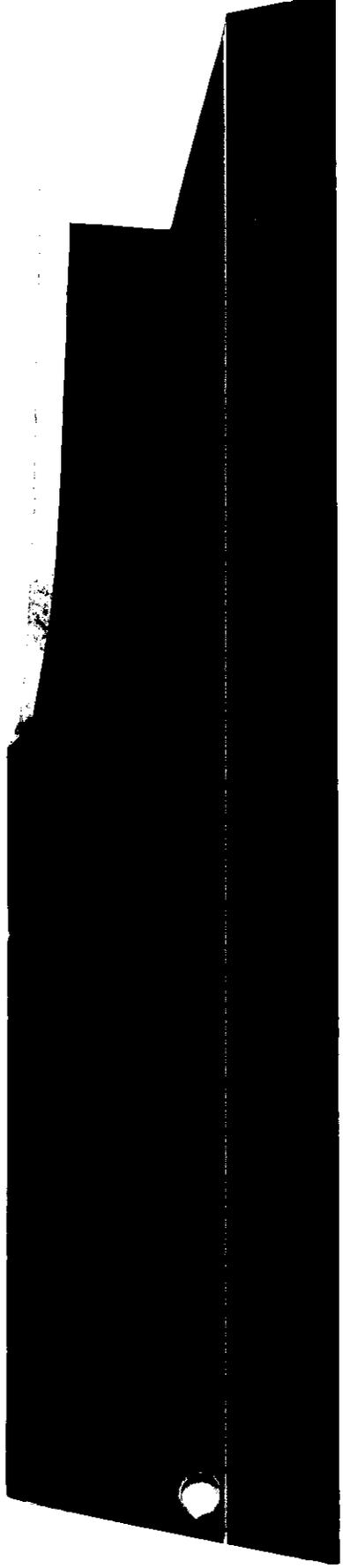
P.O. Box 1293

Albuquerque, NM 87103



87103





TY OF ALBUQUERQUE



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# CITY OF ALBUQUERQUE



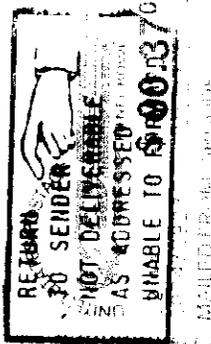
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

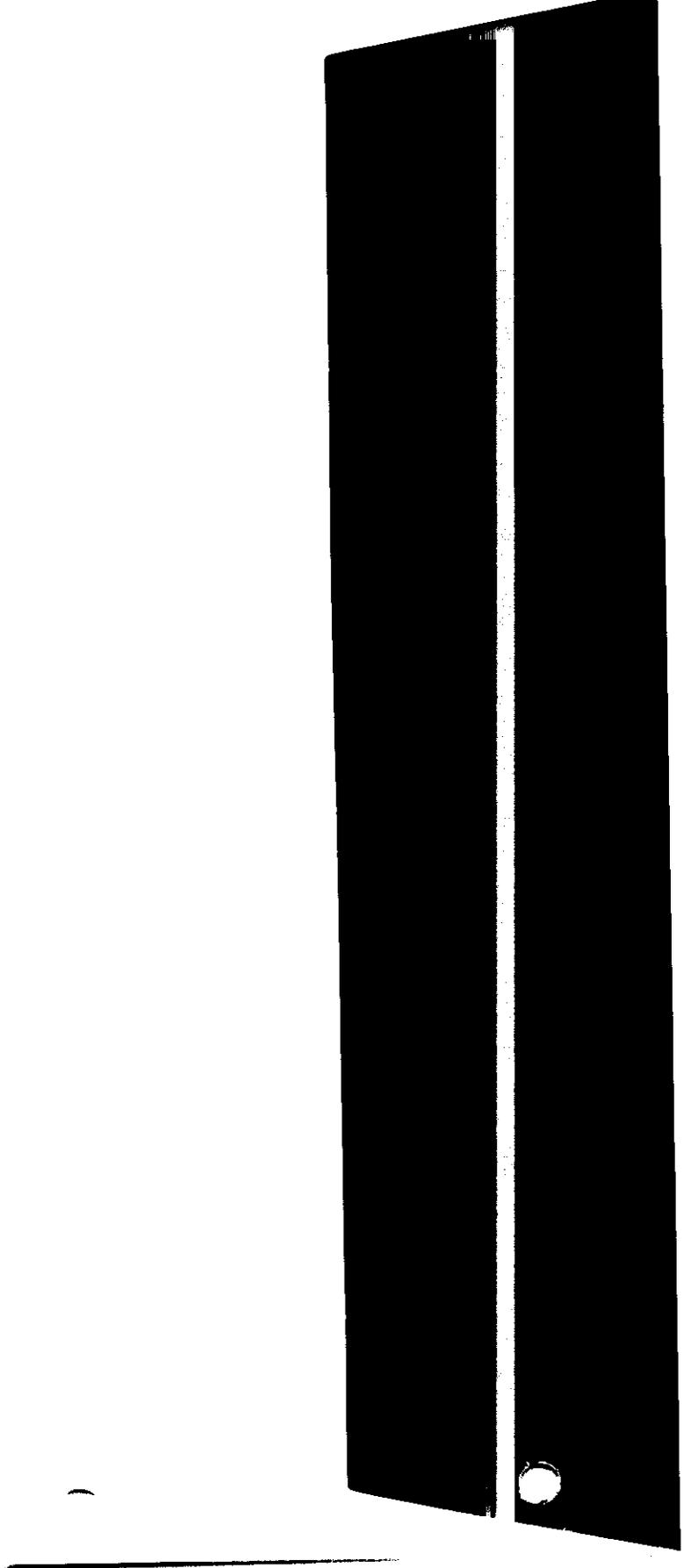
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ALBUQUERQUE NM 87103

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87103/5293





# CITY OF ALBUQUERQUE

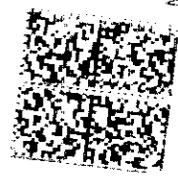


Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103

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~~RIO PUERTO II LLC~~  
17875 VON KARMAN  
IRVINE CA 92614



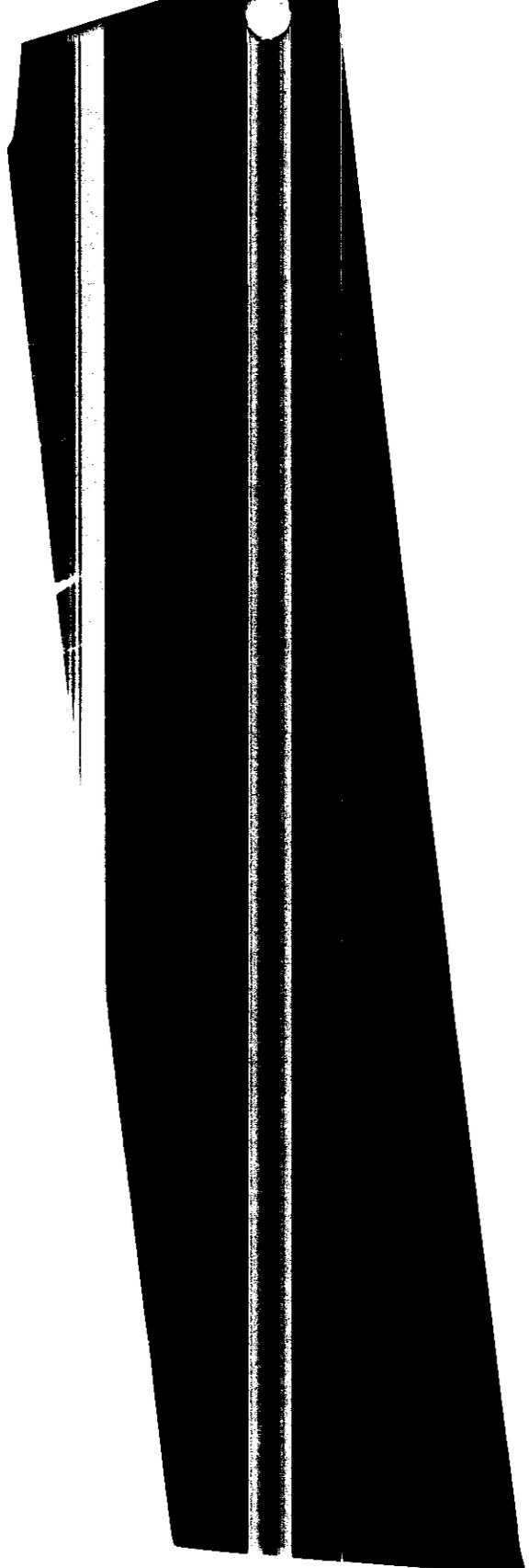
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# CITY OF ALBUQUERQUE



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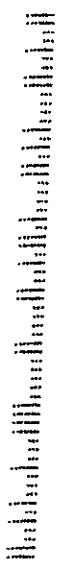
WALGREEN HASTINGS CO  
200 WILMOT RD  
DEERFIELD IL 60015

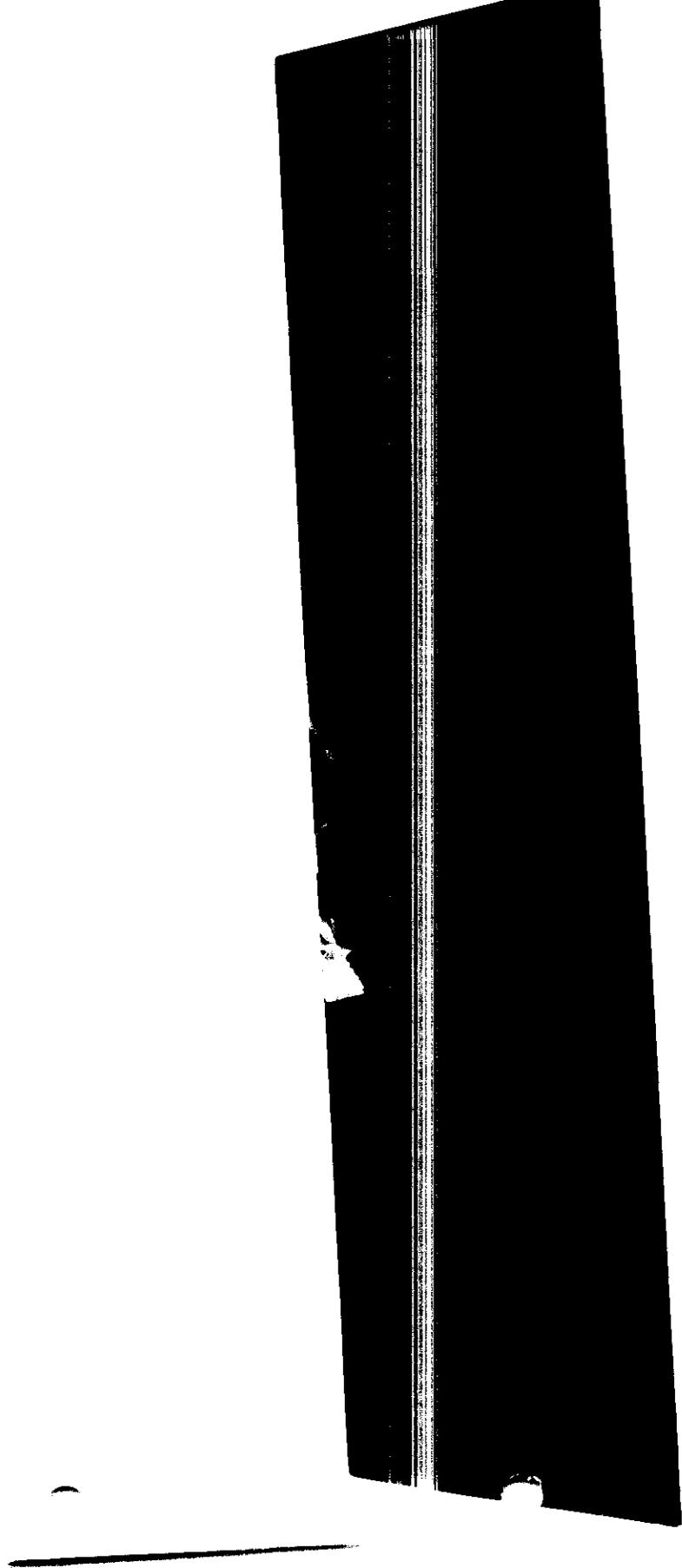
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

87103-1293





STATE OF NEW MEXICO  
County of Bernalillo SS



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Special Session on Thursday, July 8, 2004, 9:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 800 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review - Current Land Use Matters for the July 15, 2004 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, July 15, 2004, 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 800 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1001620 04EPC-00848 Text Amendment CITY OF ALBUQUERQUE PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE request an EPC recommendation of approval to the City Council for text amendments to the Zoning Code that support walking. The amendments define "garage" and "porch", allow shallow front yards in the R-1, R-LT, R-T, R-G, and R-2 zones if garages comprise no more than 50% of the width of the street-facing dwelling facade and driveways cover no more than 50% of the front yard but are at least 25 feet long; and allow both shallow front yards and smaller total lot area in the R-1, R-LT, and R-T zones if a lot's vehicle access is only from an alley. Paula Donahue, Staff Planner

Project # 1001043 04EPC-00850 EPC Site Development Plan - Amendment to Subdivision 04EPC-00849 EPC Site Development Plan - Building Permit BACHANNAN HUSTON, INC agents for BANDELIER PROPERTIES request the above actions for all or a portion of Tracts A & B, STONEBRIDGE POINTE SUBD., zoned SU-1 special use zone, located on MCMAHON BLVD NW between MCMAHON BLVD NW and BANDELIER DR NW, containing approximately 17 acres. (A-12) Deborah Slower, Staff Planner

Project # 1000485 04EPC-00851 EPC Site Development Plan - Amendment to Subdivision 04EPC-00852 EPC Site Development Plan - Amendment to Building Permit GEORGE RAINHART ARCHITECT & ASSOC. agents for TRIPLE J.C. LLC request the above actions for all or a portion of Block F-1, Tracts A-1-26-B-1, Town of Airleeo Grant, zoned SU-1 C-1 Uses & Auto Body Repair & Painting, located on REDLANDS ROAD NW, between COORS BLVD. NW and ATRISCO DR. NW, containing approximately 2 acres. (G-11) Carmen Marrone, Staff Planner

Project # 1003478 04EPC-00854 Zone Map Amendment CONSENSUS PLANNING, INC. agents for CHARLES HAEGELIN, CURB INC. request the above action for all or a portion of Lots A and a portion of Lot B, Avalon Subdivision, Unit 4, a zone map amendment from SU-1 IP to R-LT, located on 90TH ST. NW, between LOS VOLCANES RD. NW and BLUEWATER RD. NW, containing approximately 13 acres. (K-4) Elvira Lopez, Staff Planner

Project # 1003478 04EPC-00856 Zone Map Amendment DAVID S. CAMPBELL agent for STERLING CAPITAL DEVELOPMENT, INC. request the above action for all or a portion of Lot E, St. Anthony Orphanage, a zone map amendment from R-1 to C-1, located on the SE corner of 12th Street and Indian School Road, containing approximately 1.4 acres. (H-13) Eric Morgan, Staff Planner

Project # 1000005 04EPC-00857 EPC Site Development Plan - Amendment to Building Permit 04EPC-00855 EPC Site Development Plan - Amendment to Subdivision CONSENSUS PLANNING, INC. agents for ASW REALTY PARTNERS request the above action(s) for all or a portion of Tract 1, zoned SU-1 PRD 5 du/ac, Tract 2 zoned SU-1 for PRD 6 du/ac, Tract 3 zoned Private Common Area and Recreational Fields, Tract 4, zoned SU-1 for PRD 6 du/ac, Tract 5, zoned PRD 10 du/ac, 6A, Zoned SU-1 for Major Public Open Space, and 6A & 6B, zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20 du/ac, Lands of Ray Graham III, Overseas Corp. and COA, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 228 acres. (F-11) Juanita Vigil, Staff Planner

Project # 1000000 04EPC-00858 EPC Site Development Plan - Building Permit ARTHUR NAVE agent for AUTO ZONE, INC. request the above action for all or a portion of Tract A-2-A, Montgomery Crossing Addition, Phase III, zoned SU-1 for C-1 & O-1, located on MONTGOMERY BLVD. NE, between CEN. CHANNAULT ST. NE and MOON ST. NE, containing approximately 0.7833 acre. (G-20) Eric Morgan, 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 1 times, the first publication being on the 23 day of June 2004 and the subsequent consecutive publications on \_\_\_\_\_, 20\_\_\_\_\_

*[Handwritten signature]*

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 23 day of June of 2004

PRICE \$ 136.88

Statement to come at end of month.

ACCOUNT NUMBER C80583

CLA-22-A (R-100)

Project # 1001700 04EPC-00859 EPC Site Development Plan - Subdivision MARK GOODWIN & ASSOCIATES agents for VISTA DEL NORTE, LLC request the above action for all or a portion of Tracts U-2, U-3 and Tracts U-4 & U-4, Vista del Norte, zoned SU-1 for IP, located on LAS LOMITAS DR. NE, between EL PUEBLO ROAD and OSUNA NE, containing approximately 31 acres. (D-16) Elvira Lopez, Staff Planner

Project # 1003480 04EPC-00861 Zone Map Amendment 04EPC-00862 EPC Site Development Plan - Building Permit BRISQOE ARCHITECTS, P.C. agents for RICH FORD SALES request the above actions for all or a portion of Lots A, Granada Terrace, a zone map amendment from C-1 to SU-1 for G-1 Use with Auto Sales, on the northeast corner of MONTGOMERY NE and SAN PEDRO NE, containing approximately 1 acre. (F-18) Carmen Marrone, Staff Planner

Project # 1003481 04EPC-00860 Zone Map Amendment JOHN KLEE agent for D-T LAND DEVELOPMENT LLC request the above actions for all or a portion of Tracts 218, 220 and a portion of 217, and a portion of 218, Town of Airleeo Grant, Airport Unit, a zone map amendment from R-2 on 7.5 ac and C-2 on 2.5 ac to R-LT, located on HANOVER ROAD NW, between GLENHIO ROAD NW and 68TH STREET NW, containing approximately 15 acres. (J-10) Stephanie Shumsky, Staff Planner

Project # 1000404 04EPC-00860 Zone Map Amendment TIERRA WEST LLC agent(s) for CA NEW MEXICO LLC request the above actions for all or a portion of Tract H&A1A, Riverview Subdivision, a zone map amendment from SU-1 IP Uses / exceptions to SU-1 for C-1 w/only liquor Sales, located on GOLF COURSE ROAD NW, between PASEO DEL NORTE BLVD. NW and SHELLY ROSE ROAD NW, containing approximately 7 acres. (C-12) Elvira Lopez, Staff Planner

Project # 1002006 04EPC-00860 EPC Site Development Plan - Amendment to Building Permit DAC ENTERPRISES, INC. agent for SHARIF A. RABADI request the above action for all or a portion of Tracts T1A2 & T1A1, Town of Alameda Grant, zoned SU-1/PRD, located on GOLF COURSE NW, between IRVING BLVD. NW and CALABACILLAS ARROYO, containing approximately 28 acres. (B-12) Juanita Vigil, Staff Planner

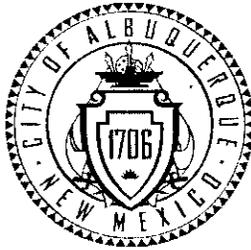
Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza del Sol Building, 800 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candidates at 824-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candidates 824-3886.

Jeff Jasnowski, Chairman  
Environmental  
Planning Commission  
APPROVED  
Russell Brilo, Senior Planner  
Planning Department  
Journal: June 23, 2004

OFFICIAL SEAL  
Elyn Sloane  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires: 4-5-04

*[Handwritten signature]*





## ENVIRONMENTAL PLANNING COMMISSION

### A G E N D A

Thursday, July 15, 2004, 8:30 a.m.

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

### MEMBERS

Jeffery Jesionowski, Chairman

James Grout  
Jens Deichmann  
David Steele  
Ishmael Valenzuela

Larry Chavez  
Virginia Klebesadel  
Klarissa Pena

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

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at the time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (\*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of a 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 to be heard. Please be prepared to provide brief and concise testimony to the Commission if you wish to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.**

All written materials – including petitions, legal analysis and other documents – should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

**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 May 20, 2004.

**2. Project # 1002405 \***

04EPC-00851 EPC Site Development  
Plan-Amendment to Subdivision  
04EPC-00852 EPC Site Development  
Plan-Amendment to Building Permit

GEORGE RAINHART ARCHITECT & ASSOC. agents for TRIPLE JC, LLC request the above actions for all or a portion of Block F-1, Tracts A-1-28-B-1, **Town of Atrisco Grant**, zoned SU-1 C-1 Uses & Auto Body Repair & Painting, located on REDLANDS ROAD NW, between COORS BLVD. NW and ATRISCO DR. NW, containing approximately 2 acres. (G-11) Carmen Marrone, Staff Planner

**3. Project # 1003478 \***

04EPC-00854 Zone Map Amendment

CONSENSUS PLANNING, INC. agents for CHARLES HA EGLIN, CURB INC. request the above action for all or a portion of Lots A and a portion of Lot B, **Avalon Subdivision, Unit 4**, a zone map amendment from SU-1 IP to R-LT, located on 90TH ST. NW, between LOS VOLCANES RD. NW and BLUEWATER RD. NW, containing approximately 13 acres. (K-9) Elvira Lopez, Staff Planner

**4. Project # 1003479 \***

04EPC-00856 Zone Map Amendment

DAVID S. CAMPBELL agent for STERLING CAPITAL DEVELOPMENT, INC. request the above action for all or a portion of Lot E, **St. Anthony Orphanage**, a zone map amendment from R-1 to C-1, located on the SE corner of 12<sup>th</sup> Street and Indian School Road, containing approximately 1.4 acres. (H-13) Eric Morgan, Staff Planner

**5. Project # 1001150 \***

04EPC-00859 EPC Site Development  
Plan-Subdivision

MARK GOODWIN & ASSOCIATES agents for VISTA DEL NORTE, LLC request the above action for all or a portion of Tracts U-2, U-3 and Tracts U-4 & U-6, **Vista del Norte**, zoned SU-1 for IP, located on LAS LOMITAS DR. NE, between EL PUEBLO ROAD and OSUNA NE, containing approximately 31 acres. (D-16) Elvira Lopez, Staff Planner

**6. Project # 1000300 \***

04EPC-00858 EPC Site Development  
Plan-Building Permit

ARTHUR NAVE agent for AUTO ZONE, INC. request the above action for all or a portion of Tract A-2-A, **Montgomery Crossing Addition, Phase III**, zoned SU-1 for C-1 & O-1, located on MONTGOMERY BLVD. NE, between CEN. CHANNAULT ST. NE and MOON ST. NE, containing approximately 1.0 acre. (G-20) Eric Morgan, Staff Planner

**7. Project # 1003481 \***

04EPC-00868 Zone Map Amendment

JOHN KLEE agent for D-T LAND DEVELOPMENT LLC request the above actions for all or a portion of Tracts 219, 220 and s. portion of 217, and S. portion of 218, **Town of Atrisco Grant, Airport Unit**, a zone map amendment from R-2 on 7.5 ac and C-2 on 2.5 ac to R-LT, located on HANOVER ROAD NW, between GLENRIO ROAD NW and 68TH STREET NW, containing approximately 15 acres. (J-10) Stephanie Shumsky, Staff Planner

**8. Project # 1000965**

04EPC-00857 EPC Site Development  
Plan- Building Permit  
04EPC-00855 EPC Site Development  
Plan-Amendment to Subdivision

CONSENSUS PLANNING, INC. agents for ASW REALTY PARTNERS request the above action(s) for all or a portion of Tract 1, zoned SU-1 PRD 5 du/ac, Tract 2 zoned SU-1 for PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4, zoned SU-1 for PRD 6 du/ac, Tract 5, zoned PRD 10 du/ac, 6A, Zoned SU-1 for Major Public Open Space, and 6A & 6B, zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20 du/ac, **Lands of Ray Graham III, Owenwest Corp. and COA**, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 228 acres. (F-11) Juanita Vigil, Staff Planner

**9. Project # 1003480**

04EPC-00861 Zone Map Amendment  
04EPC-00862 EPC Site Development  
Plan-Building Permit

BRISCOE ARCHITECTS, P.C. agents for RICH FORD SALES request the above actions for all or a portion of Lots A, **Granada Terrace**, a zone map amendment from C-1 to SU-1 for C-1 Uses with Auto Sales, on the northeast corner of MONTGOMERY NE and SAN PEDRO NE, containing approximately 1 acre. (F-18) Carmen Marrone, Staff Planner

**10. Project # 1003010**

04EPC-00860 EPC Site Development  
Plan-Building Permit

DEKKER/PERICH/SABATINI agents for TS MCNANEY & ASSOCIATES request the above action for all or a portion of Tract B, **Albuq. Little Theater**, zoned SU-2 CLD, located on CENTRAL SW, between LAGUNA BLVD. SW and SAN PASQUALE AVE. SW, containing approximately 1.02 acres. (J-13) Makita Hill, Staff Planner

**11. Project # 1001043**

04EPC-00850 EPC Site Development  
Plan-Amendment to Subdivision  
04EPC-00849 EPC Site Development  
Plan-Building Permit

BOHANNAN HUSTON, INC agents for BANDELIER PROPERTIES request the above actions for all or a portion of Tracts A & B, **STONEBRIDGE POINTE SUBD**, zoned SU-1 special use zone, located on MCMAHON BLVD NW, between MCMAHON BLVD NW and BANDELIER DR NW, containing approximately 17 acres. (A-12) Deborah Stover, Staff Planner

**12. Project # 1000464**

04EPC-00689 Zone Map Amendment

TIERRA WEST LLC agent(s) for CA NEW MEXICO LLC request the above actions for all or a portion of Tract H6A1A, **Riverview Subdivision**, a zone map amendment from SU-1 IP Uses /exceptions to SU-1 for C-1 w/pkg liquor Sales, located on GOLF COURSE ROAD NW, between PASEO DEL NORTE BLVD. NW and SHELLY ROSE ROAD NW, containing approximately 7 acres. (C-12) Elvira Lopez, Staff Planner

**13. Project # 1003281**

04EPC-00297 Zone Map Amendment

GARCIA/KRAEMER & ASSOCIATES agents for SUNSET VILLA LAND INC. & JOE R. HAHN request the above action for all or a portion of Tracts 1, 2, 3, **Powell Gardens Addition and Sunset Villa Addition**, a zone map amendment from SU-1 R-1 Permissive 55 DU max to R-1, located on POWELL Rd. SW, south of Sunset Gardens SW and east of Atrisco Drive SW, containing approximately 12 acres. (K-12) Carmen Marrone, Staff Planner (**DEFERRED FROM MAY 20, 2004**)

**14. Project # 1003128**

03EPC-02061 Zone Map Amendment  
03EPC-02062 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agents for BANDELIER PROPERTIES request the above actions for all or a portion of Lots 1-5, Tract 5, Unit A, Block 11, **North Albuquerque Acres**, a zone map amendment from RD to C-1, located on PASEO DEL NORTE NE, between LOUISIANA BLVD. NE and SAN PEDRO BLVD. NE, containing approximately 4 acres. (D-18) Elvira Lopez, Staff Planner (**DEFERRED FROM MAY 20, 2004**)

**15. Project # 1000551**

04EPC-00690 EPC Site Development Plan-Amendment to Building Permit

DAC ENTERPRISES, INC. agents for MOHAMED KASSAM request the above actions for all or a portion of Tracts A2A and A2B, **Park Square Addition**, zoned SU-3, Uptown Sector Plan, located on AMERICAS PARKWAY NE, between I-40 FWY NE and INDIAN SCHOOL RD. NE, containing approximately 5 acres. (J-18) Carmen Marrone, Staff Planner (**DEFERRED FROM JUNE 17, 2004**)

**16. Project # 1002941**

04EPC-00698 Zone Map Amendment  
04EPC-00700 EPC Sector Development Plan  
04EPC-00701 Text Amendment

BEN RUIZ requests the above action(s) for all or a portion of Tracts H-20, **Riverview Subdivision**, a zone map amendment from RO-1 to SU-1 C-1 & O-1 including Liquor for on premise consumption, located on EAGLE RANCH ROAD NW, between COORS BLVD. and PIEDRAS MARCADAS DAM, containing approximately 5 acres. (C-12) Russell Brito, Staff Planner (**DEFERRED FROM JUNE 17, 2004**)

**17. Project # 1003212**

04EPC-00699 EPC Site Development Plan-  
Building Permit

JOHN A. MENICUCCI agent for GRAND AVENUE PARTNERS, A NM LIMITED PARTN request the above action for all or a portion of Tract(s) A-1-A-1, **Brownell & Lails Highland add.**, zoned SU-2 MC, located on DR. MARTIN LUTHER KING JR. AVE. NE, between UNIVERSITY BLVD. NE and ASH STREET NE, containing approximately 1 acre. (K-15) Debbie Stover, Staff Planner **(DEFERRED FROM JUNE 17, 2004)**

**18. Project # 1003366**

04EPC-00498 EPC Site Development Plan-  
Amendment to Building Permit

DAC ENTERPRISES, INC. agent for SHARIF A. RABADI request the above action for all or a portion of Tracts T1A2 & T1A1, **Town of Alameda Grant**, zoned SU-1/PRD, located on GOLF COURSE NW, between IRVING BLVD. NW and CALABACILLAS ARROYO, containing approximately 20 acres. (B-12) Juanita Vigil, Staff Planner **(DEFERRED FROM JUNE 17, 2004)**

**19. Project # 1001620**

04EPC-00287 Text Amendment

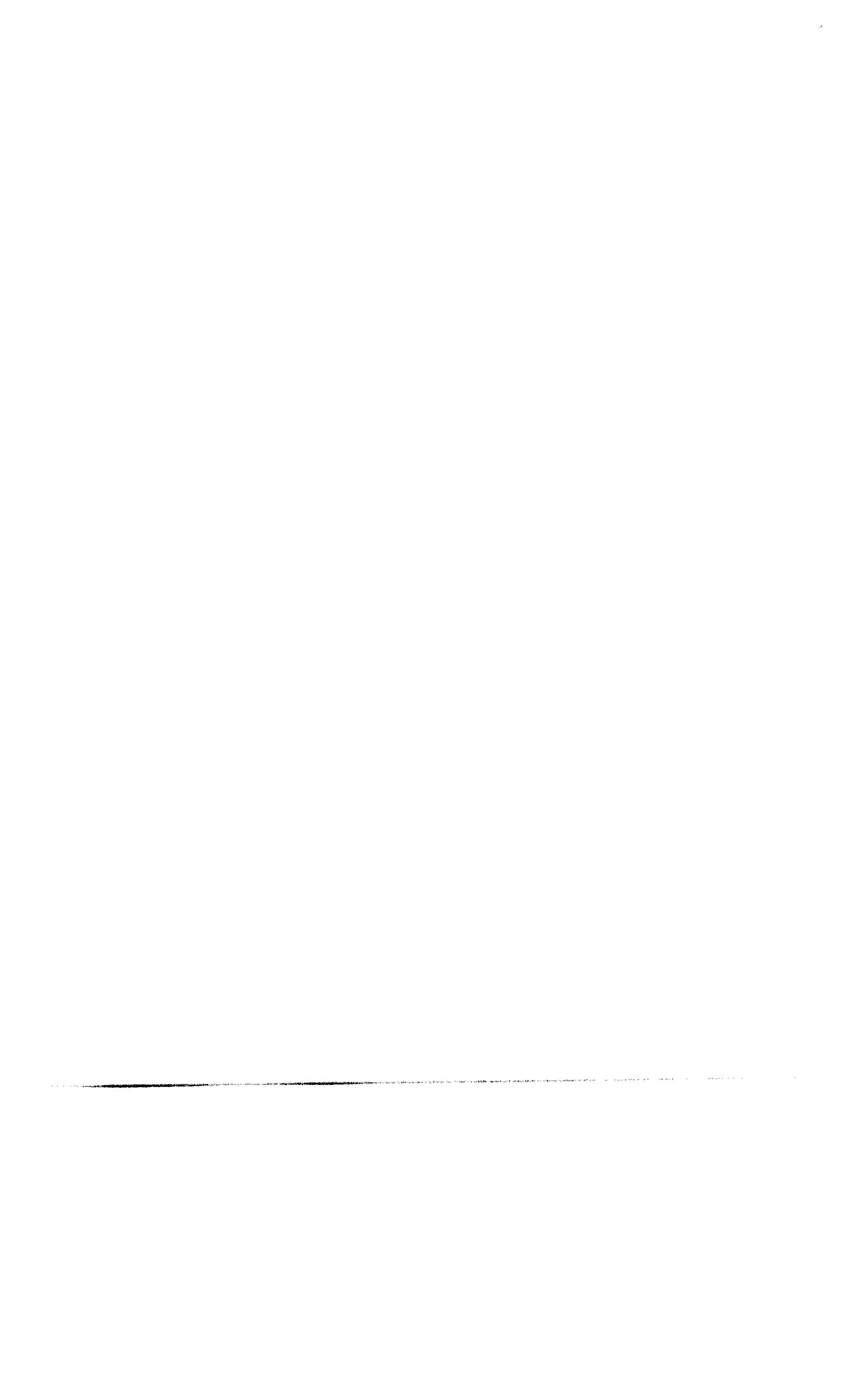
CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agents the CITY COUNCIL request an amendment to the Zoning Code amendments to Sections 14-16-2-15, 14-16-2-16, 14-16-2-17, 14-16-2-19, and 14-16-2-25, Revised Ordinances of Albuquerque 1994, the O-1, C-1, C02, I-P, and H-1 zoning districts to provide for restrictions on the height of outside museum exhibits. (CITY WIDE) Jon Messier, Staff Planner **(DEFERRED FROM MAY 20, 2004)**

**20. Project # 1001620**

04EPC-00848 Text Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE request an EPC recommendation of approval to the City Council for text amendments to the Zoning Code that support walking. The amendments define "garage" and "porch"; allow shallow front yards in the R-1, R-LT, R-T, R-G, and R-2 zones if garages comprise no more than 50% of the width of the street-facing dwelling façade and driveways cover no more than 60% of the front yard but are at least 25 feet long; and allow both shallow front yards and smaller total lot area in the R-1, R-LT, and R-T zones if a lot's vehicle access is only from an alley. (CITY WIDE) Paula Donahue, Staff Planner

**21. Other Matters**





**Environmental  
Planning  
Commission**

**Agenda Number: 08  
Project Number: 1000965  
Case #'s: 04EPC 00855/00857  
July 15, 2004**

**Staff Report**

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	ASW Realty Partners
<b>Request</b>	<b>Amendment Site Development for Subdivision  Site Development for Building Permit</b>
<b>Legal Description</b>	Tracts 1, 2, 3,4, 5, 6A, 6B, and A, Lands of Ray A. Graham III, Ovenwest Corp. and COA
<b>Location</b>	Coors Blvd between Montano and Namaste NW
<b>Size</b>	Approximately 228 acres
<b>Existing Zoning</b>	SU-1 Zoning
<b>Proposed Zoning</b>	No Proposed change

**Staff Recommendation**

**30-DAY DEFERRAL of 04EPC 00855, based  
on the findings on page 21.**

**30-DAY DEFERRAL of 04EPC 00857, based  
on the findings on page 22.**

**Staff Planner**

**Juanita Vigil, CZO Planner**

**Summary of Analysis**

This is a request for an amendment to a site development plan for subdivision for **Tract 1** zoned SU-1 for PRD 5 DU/Acre, **Tract 2** zoned SU-1 for PRD 6 DU/Acre, **Tract 3** zoned Private Commons Area and Recreational Fields, **Tract 4** zone SU-1 for PRD 6/DU/Acre, **Tract 5** zoned SU-1 for PRD 10DU/Acre, **Tracts 6B & A** zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre and **Tract 6A** zoned SU-1 for Major Public Open Space, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres.

An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-plating action.

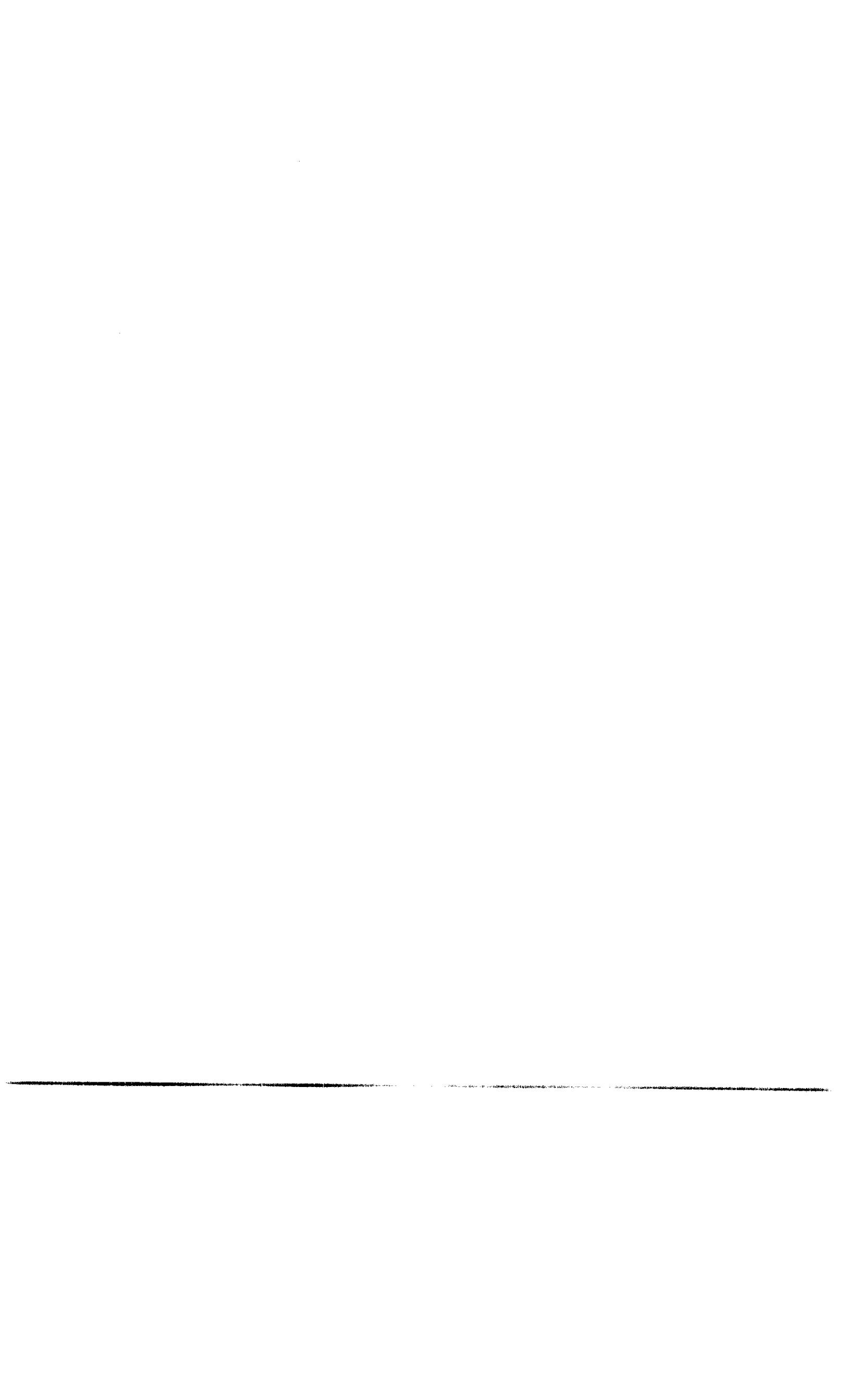
The applicant is also requesting approval of a site development plan for building permit for Tract 1B and existing Tract 2 for the construction of 54 single-family residential development, and private commons areas.

There is a major concern regarding access that has been addressed by City Engineer and the Public Works Department that affects the site development plan for subdivision and the design of the road through Tract 2 and future Tract 1B. The applicant has suggested that access to a water lift station on Tract B occur through Tract 4 and along a sanitary sewer easement that currently exists on Tract 3. Staff has not received comments from the Utilities Division regarding the feasibility of having a direct connection to the lift station from Tracts 3 & 4.

In addition, it is also possible that further advertisement and letters of consent would be required for the construction of roads over Tract B that is currently owned by the City of Albuquerque.

Staff recommends a 30-day deferral.

City Departments and other interested agencies reviewed this application from 06/07/04 to 06/18/04. Agency comments were used in the preparation of this report, and begin on page 25.



**Development Services Report**

**SUMMARY OF REQUEST**

<b>Requests</b>	Amendment Site Development Plan for Subdivision Site Development Plan for Building Permit
<b>Location</b>	Coors Blvd NW between Montano NW & Namaste Road NW

**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

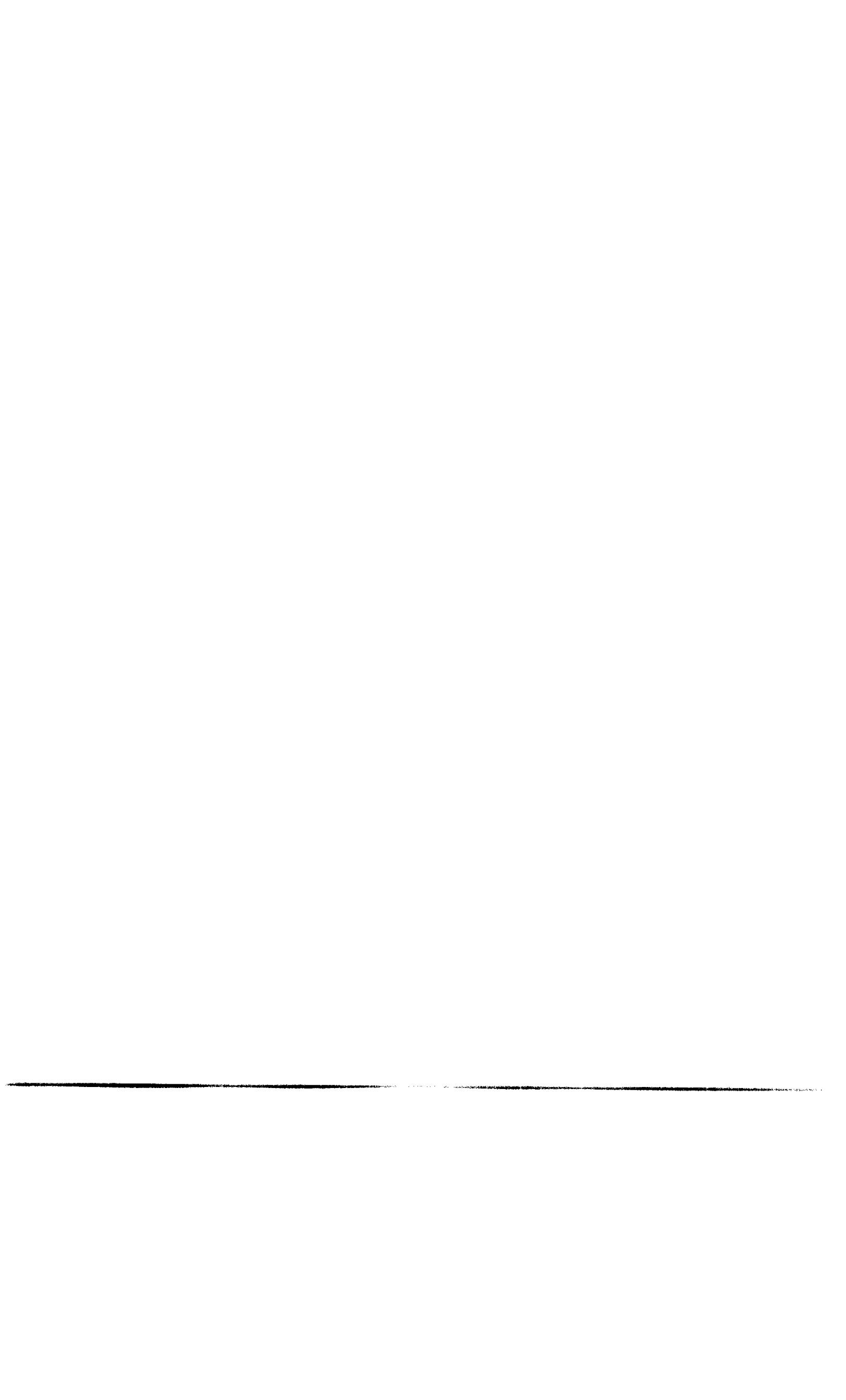
	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1, Private Open Space/ School Recreational	Established Urban	Undeveloped
<b>North</b>	SU-1 PRD, C-2	<i>West Side Strategic Plan</i>	Townhouse Development, Shopping Center
<b>South</b>	A-1	<i>Coors Corridor Plan</i>	Undeveloped
<b>East</b>	SU-1 for School and Related Facilities, A-1		Bosque Preparatory School, Undeveloped
<b>West</b>	R-2, SU-1 PRD, A-1		Residential Development

**Background, History and Context**

This is a request for an amendment to a site development plan for subdivision for Tract 1, Tract 2, Tract 3, Tract 4, Tract 5, Tract 6A, Tract 6B and Tract A, Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres. The subject site is mostly zoned SU-1 for PRD with varying densities, but also includes SU-1 for C-2, O-1 and Private Open Space/School Recreational.

The applicant is requesting the following amendments to the site development plan for subdivision:

1. Tract 1B is to be subdivided into 13 single family lots and Tract 2 is to be subdivided into 41 single family lots.
2. The Private Recreation Area within Tract 1A has been replaced with 3 single-family residential lots.
3. A minor adjustment to the Tract 4 northwest boundary at the La Luz connection road.
4. A minor adjustment to the Tract 1D boundary at the entry road to La Luz subdivision.



5. Clarification that the gross density for Tract 1 shall not exceed 5 du/acre and that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
6. Modification to building setback requirements for dwelling units specifying "zero lot line is permitted provided 10 feet of separation between houses is maintained."

An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.

In addition, the applicant is requesting approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2.

Annexation, zone map amendment and a site development plan for subdivision was approved by the EPC for the subject site in February of 2001 (00EPC-01743). In June of 2002 (02EPC-00634) a site development plan for building permit was approved for Tract B for a City Lift Station. A recent amendment to the site development plan for subdivision was approved by the EPC in January of 2003 for Tract 6 to accommodate the zone change from SU-1 C-2, O-1, PRD 10 DU/Acre to SU-1 for Major Public Open Space (02EPC 01796 & 02EPC 01771). Also in that approval was a site development plan for building permit to create a parking facility/trailhead and internal trail.

In August of 2003, the applicant submitted applications for EPC review, which included a zone map amendment (03EPC 01102) for the following Tracts:

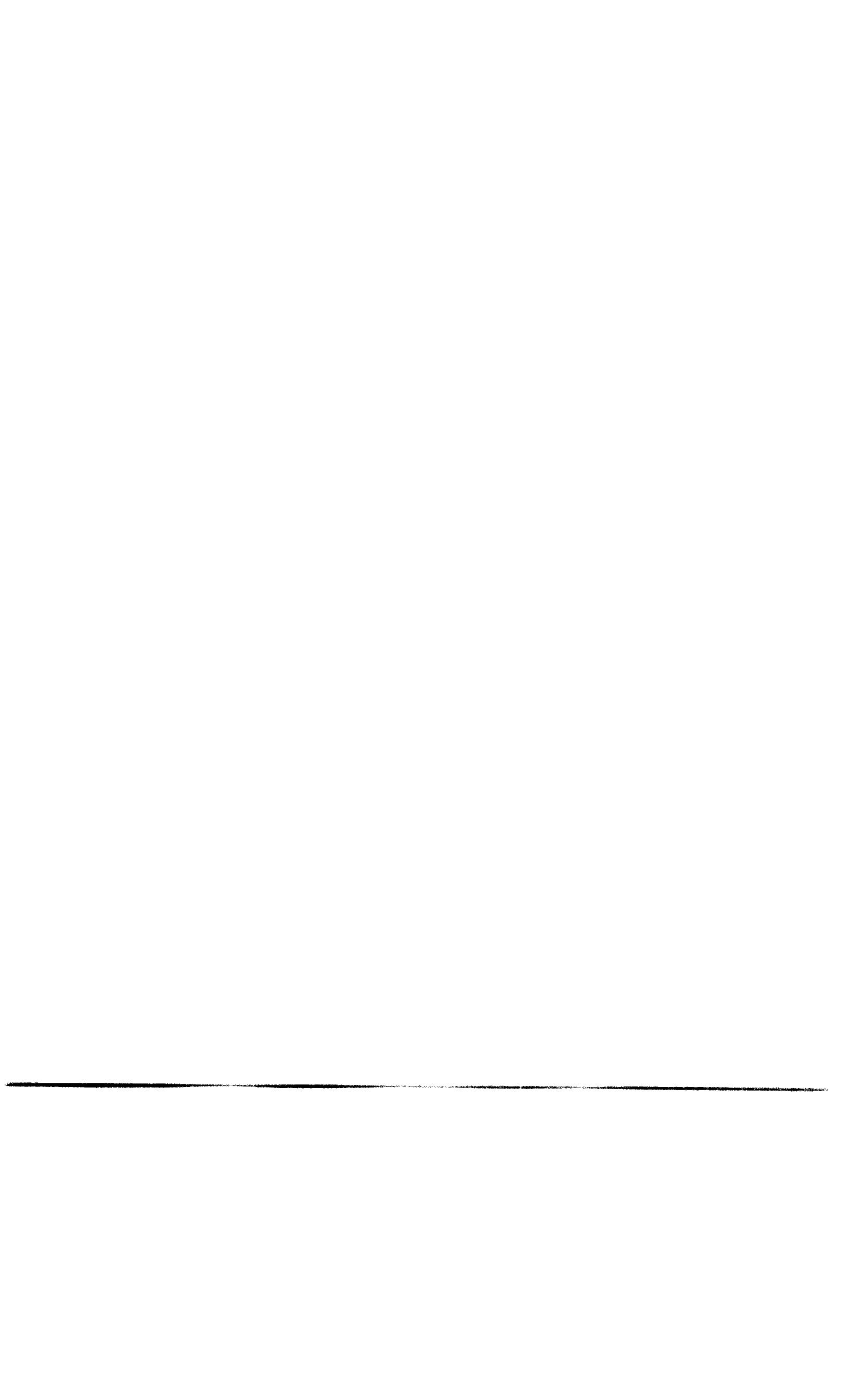
**Tract 1:** From SU-1 for PRD 10/DU/Acre to SU-1 for PRD 5 DU/Acre

**Tract 4:** From SU-1 for PRD 8/DU/Acre to SU-1 for PRD 6/DU/Acre

**Tract 5:** From SU-1 for PRD 10/DU/Acre to SU-1 for PRD 16/DU/Acre

**Tract 6B & A:** From SU-1 For C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 10 DU/Acre to SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max) and PRD 20/DU Acre

In addition, the request in August included an amendment to the site development plan for subdivision (03EPC 01105) to have Tract 1 re-platted into five separate tracts and for amendments to the Design Standards and a site development plan for building permit (03EPC 01103) for the construction of a 161 single-family residential development, which included, private commons areas, private recreation area and a 2-acre public park.



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**APPLICABLE PLANS AND POLICIES**

*Albuquerque / Bernalillo County Comprehensive Plan*

3. Rural

Portions of the subject site are located in the area designated as **Rural** by the *Comprehensive Plan* with a Goal 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:

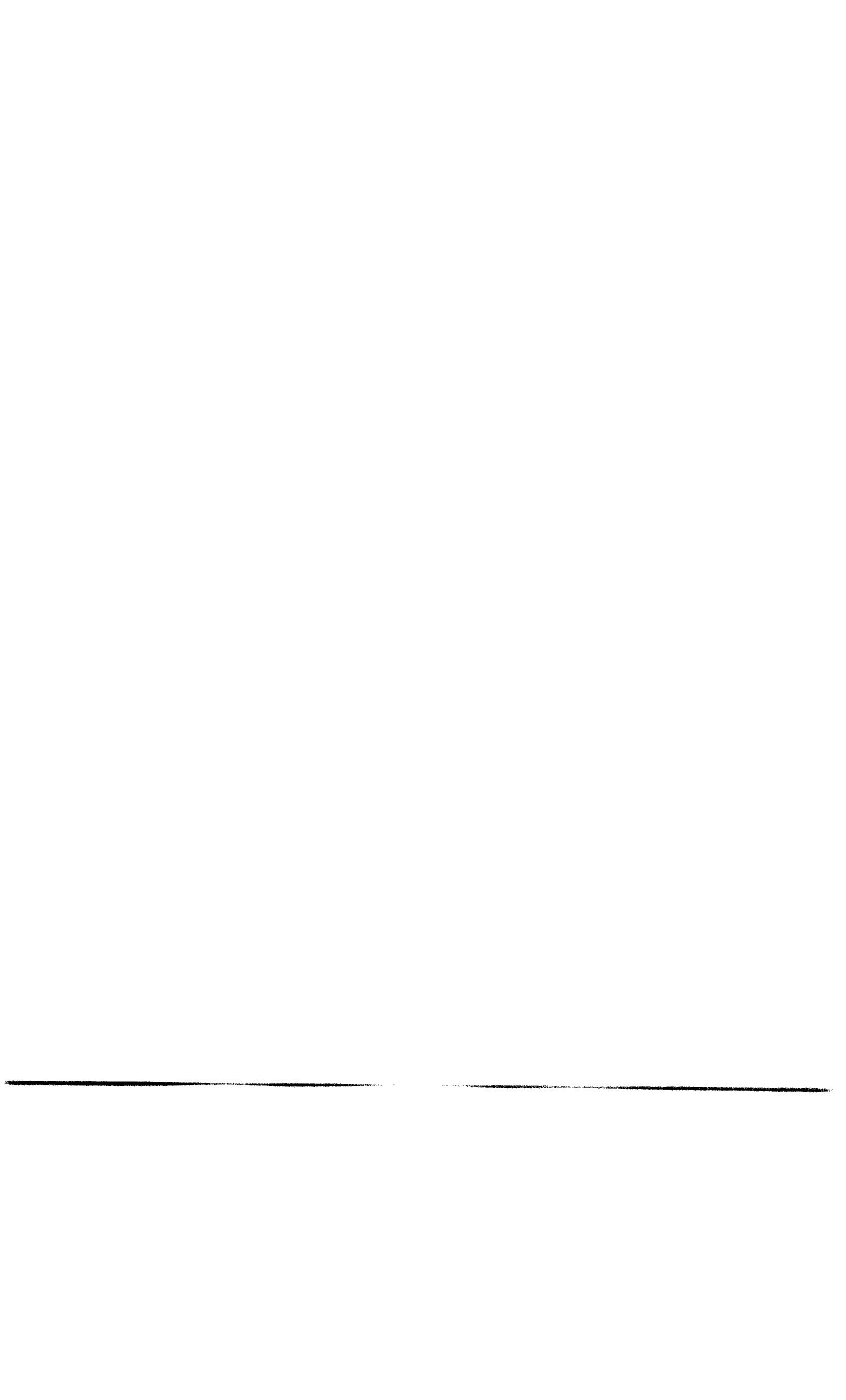
Policy 3a: Rural areas shall generally retain their rural character with development consisting primarily of ranches, farms, and single-family homes on large lots; higher density development may occur at appropriate locations- within rural villages or planned communities. Overall gross densities shall not exceed one dwelling unit per acre.

- Rural Area density patterns shall be more specifically defined through lower rank plans.
- 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.
- Small “rural villages” should contain compact housing areas – usually no more than 100 dwellings – with very few stores to serve the village.
- Planned communities will follow the Reserve Area policies concerning such communities, except:
  - Lower gross density requirements
  - The automatic requirement for unified urban government; and
  - In the East Mountain area, the average net density of permanent residential areas will be urban, the exact density to be determined by lower ranking plans, not this Plan.
- New rural villages and planned communities will be approved only if all public infrastructure needed primarily to serve the proposed areas is provided at the cost of the developers.

**B. Land Use**

5. Established Urban

The remaining portions of the subject site is located in the area designated **Established Urban** by the *Comprehensive Plan* with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”



Applicable policies include:

Policy 5a: The Established and Developing Urban areas as shown by the plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy 5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy 5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.

Policy 5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Policy 5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

Policy 5m: Urban and site design which maintains and enhances unique vistas and improved the quality of the visual environment shall be encouraged.

#### ***West Side Strategic Plan (WSSP) (Rank II)***

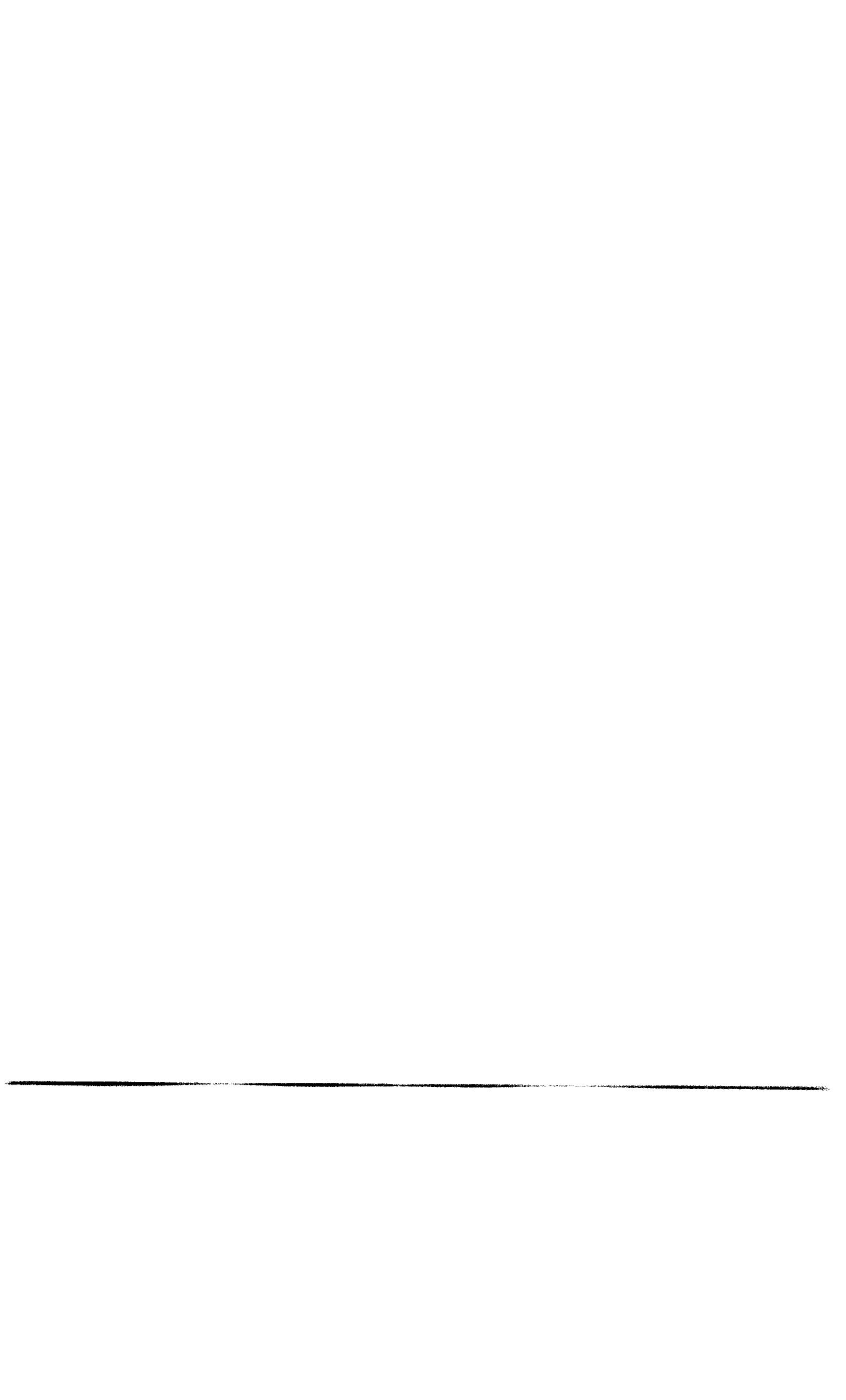
The *West Side Strategic Plan (WSSP)* was first adopted in 1997 and recently amended in 2002. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The *WSSP* identifies thirteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. A Community is comprised of a Neighborhood Center(s) and Community Center(s), and the Plan outlines uses that should occur within the centers, as well as uses that should occur in areas adjacent to the centers. The *WSSP* emphasizes throughout its text the concept of commercial development in cluster configurations in contrast to the traditionally evolved strip commercial development.

The recent amendments to the *WSSP* include several changes to policies, activity center boundaries and locations, and clarifications of conflicting and unclear policies. The adopting resolution for the amendments (R-01-278, Enactment No. 35-2002) has a section that reads:

“Section 3. The *West Side Strategic Plan* is a Rank 2 Plan and its provisions shall be mandatory except where they conflict with existing zoning.”

The subject site is located in the Taylor Ranch Community. The Taylor Ranch Community is located entirely below, or east of, the Volcanic Escarpment, and extends to Paseo del Norte on the north, to the river on the east, and to the general vicinity of Western Trails on the south. According to the *WSSP*, a Community Activity Center for the Taylor Ranch community is designated at the intersection of Coors Boulevard and Montano. The location of the Community Activity Center will allow the area to serve residents throughout the northwest mesa. Uses



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suitable for a Community Activity Center include retail, service commercial, and office, public and quasi-public uses (library, police, fire, etc.) entertainment (restaurants, theaters, etc.)

Applicable policies include:

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.

Other applicable policies that outline general commercial and activity center guidelines include Policies 1.1, 1.3, 1.5 and 1.14.

Policy 1.1: Thirteen distinct communities, as shown on the community plan and described individually in this plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in community and neighborhood centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commission shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low-density residential development (typical 3-5du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the centers.

Policy 1.12: The ideal community activity center of 35 to 60 acres will have parcels and buildings in scale with pedestrians, small enough to encourage parking once and walking to more than one destination. Off-street parking should be shared; on-street parking will contribute to the intimate scale typical of well functioning pedestrian areas. Parking shall be located between and behind buildings to permit walking more safely and comfortably between uses that front on sidewalks rather than parking lots. Seating and shade will be provided along pedestrian routes to promote walking and informal gathering.

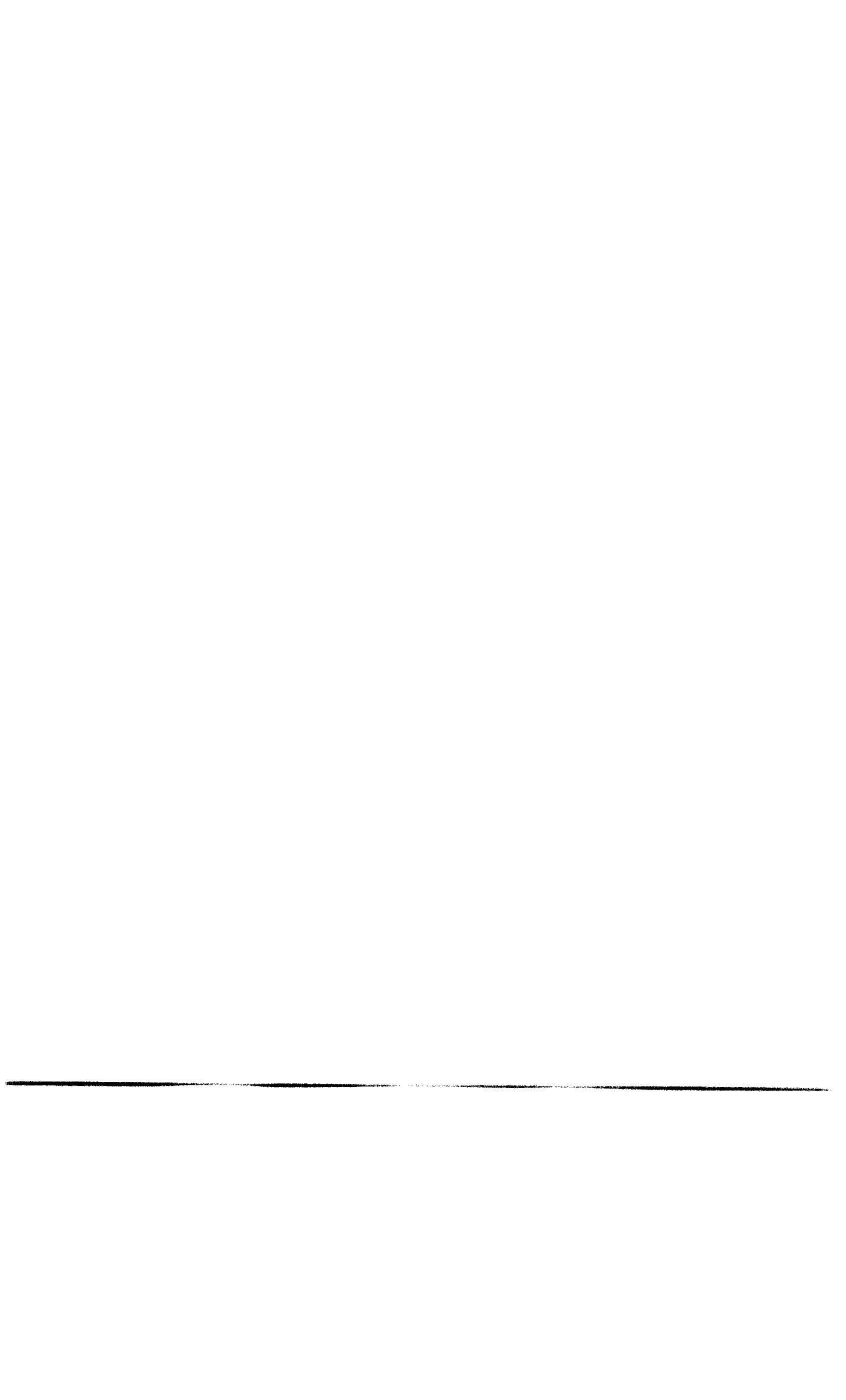
Policy 1.13: The Community Activity Center shall provide the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses with the community. Its service area may be approximately three miles (radius) and a population of up to 30,000.

Policy 1.14: The typical Community Center shall be accessible by a major street or parkway, provide a hub for transit service, and be accessible by pedestrians and bicyclists.

Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

### ***Coors Corridor Plan (Rank III)***

This plan was adopted in 1984 and revised 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 Boulevard as a transit and pedestrian corridor. The subject property is in Segment 2 of the *Coors Corridor Plan*, which extends from I-40 on the south to Western trail on the north. The plan recommends commercial



uses for the area of this proposed site plan. There are policies applicable to this request, including:

*Issue 2, Policy 1, River lands access*, states that development shall be carefully designed to provide access to these lands while still preserving the natural wildlife habitat and maintaining essential flood control and drainage functions.

*Issue 2, Policy 2, Bosque*, states that disturbance or removal of existing natural vegetation from the bosque shall be minimized.

*Issue 2, Policy 4, Floodplain*, states that cluster development on land above the flood level shall be encouraged and the floodplain shall be utilized as open space.

*Issue 2, Policy 6, Archeological Sites*, states that development within an identified archeological site shall obtain clearance and guidance from the State Historic Preservation Office before actual development begins.

*Issue 2, Policy 7, Grading*, states that grading shall be minimized and that the reconstruction and revegetation to a natural setting shall be encouraged.

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

*Issue 3, Policy 8, Buffer Strip*, states that a 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

*Issue 4, Visual Impression and Urban Design Overlay Zone*, include general policies, site planning and architecture policies, view preservation and signage policies.

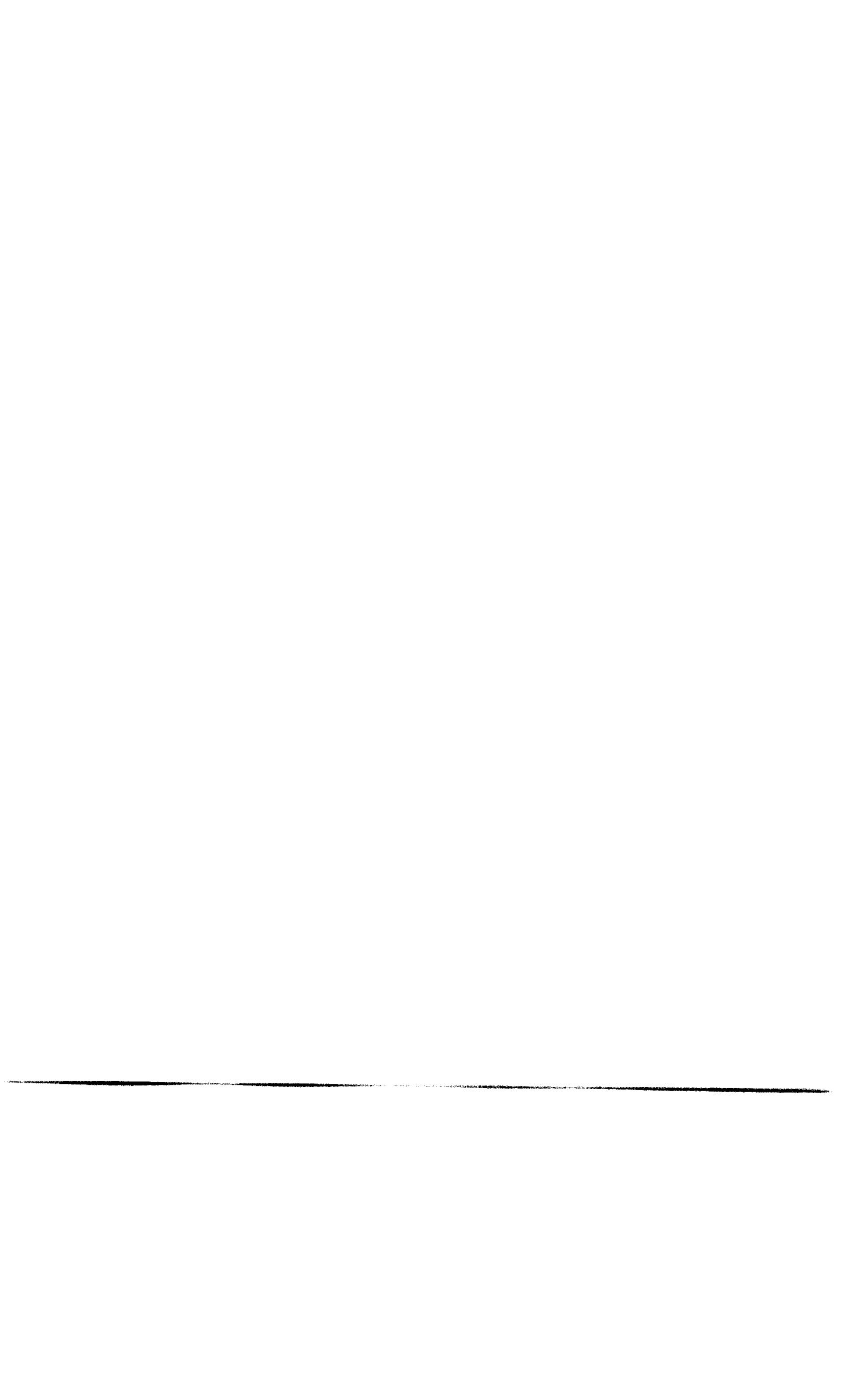
*Policy 6, Commercial Site*, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Blvd.

#### ***Trails & Bikeways Facility Plan (Rank II)***

The *Trails & Bikeways Facility Plan* was adopted in July 1993 with an amendment made to the *Bikeways Master Plan* in November of 1996. The initial intent of the plan was the implementation of an off-road recreational trail system. However, after public hearings in the fall of 1990, the public strongly indicated a strong desire that the trail system function not only as a recreational network, but also as an alternative method of transportation. The major goals for the *Trails & Bikeways Facility plan* are to: secure a funding source; find an "administrative home" for the trails and bikeways; create a map of the proposed network; and develop policies for future trail and bikeway development and usage.

The *Trails & Bikeways Facility Plan* identifies two different types of trails, Primary Trail and Secondary Trail, with distinct policies and recommendations that apply to the both type of trails. The latest version of the *Bikeways Master Plan* map is found on page 21 of the plan and their description found in Appendix A.

#### ***Major Public Open Space Facility Plan (Rank II)***



The purpose of Major Public Open Space as outlined in the *Comprehensive Plan* is to:

- Conserve natural resources and environmental features
- Provide opportunities for outdoor education and recreation
- Shape the urban form
- Conserve archaeological resources
- Provide trail corridors
- Protect the public from natural hazards

A more general way of describing the purpose of the *Major Public Open Space Facility Plan* is to establish guidelines for implementation of the open space network goals as specified in the *Comprehensive Plan*. The *Comprehensive Plan* mandates that access to the Rio Grande, Bosque and surrounding river lands be carefully designed to provide entry to areas suitable for recreational, scientific and educational use. The *Major Public Open Space Facility Plan* lists several points of access (both existing and proposed) to provide access to the Bosque area in order “... to preserve wildlife habitat and maintain essential watershed and drainage functions.”

Section five in the *Major Public Open Space Facilities Plan*, regarding the Rio Grande Bosque, states several policies. The categories of the policies include planning, land use, management and revenue generation. Applicable policies specific to this project are presented in the land use category and stated below:

Policy C.5: Coordinate plans for other facilities to ensure access to Rio Grande Valley State Park. Plans for development adjacent to the Park shall be reviewed to coordinate access consistent with the *Major Public Open Space Facility Plan* and the *Bosque Action Plan*.

***Facility Plan for Arroyos (Rank II)***

The goal of the Facility Plan for Arroyos is to establish guidelines and procedures for implementing the goals of the *Comprehensive Plan* in order to create a multi-purpose network of recreational trails and open space along arroyos. This document is a Rank Two facility plan designating and scheduling a limited number of arroyos for further study and development as recreational corridors.

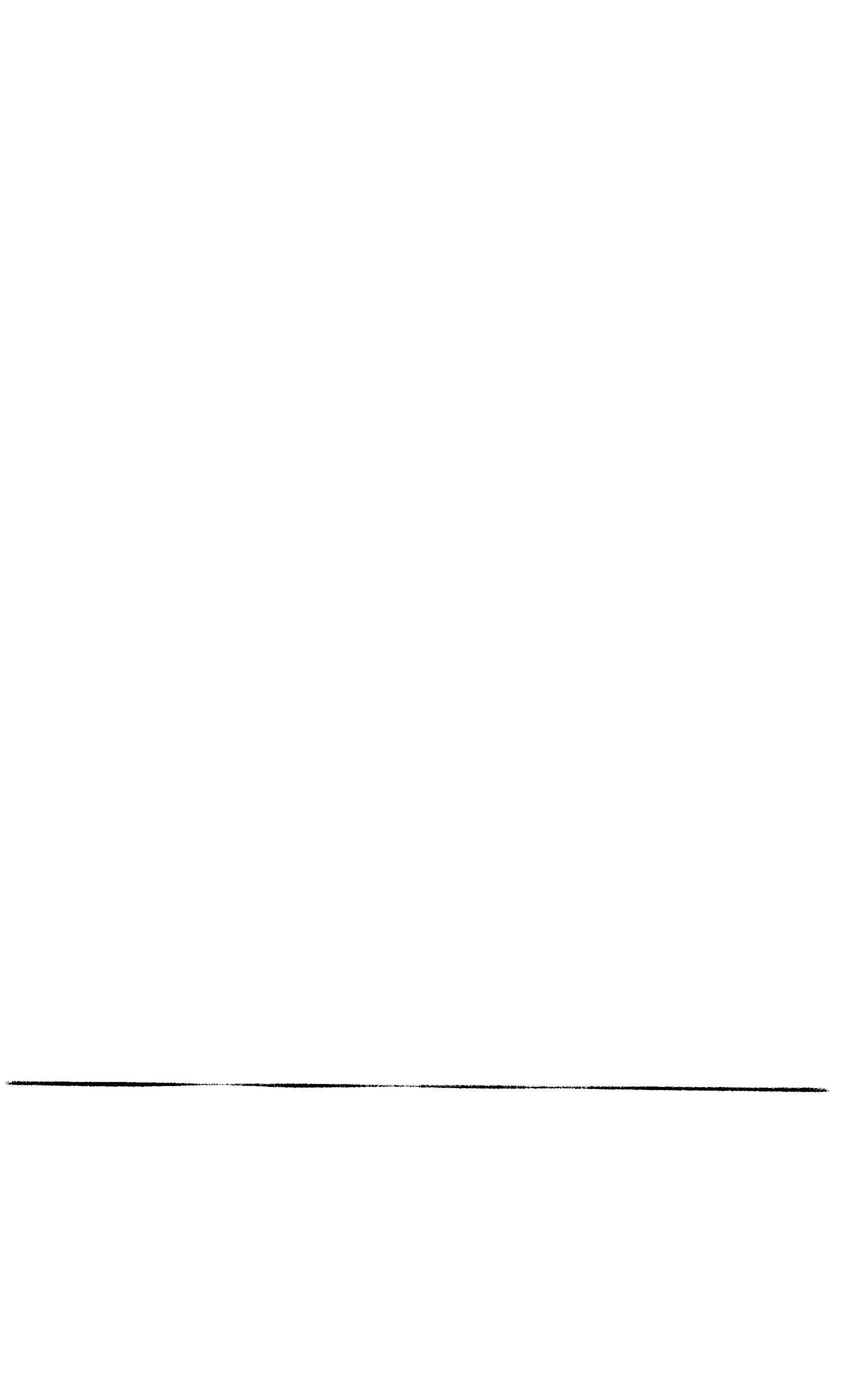
The San Antonio Arroyo is ranked as a Major Open Space Arroyo, an Urban Recreational Arroyo and a Major Open Space Link. The Plan sets general policies on the functionality of the arroyos as drainage facilities. No interference on the drainage function of the arroyos can be tolerated. Specific policies are contained in the Facility Plan, on the use of arroyos, which include design controls for trail development along the arroyos, preservation of the arroyos and their floodplains, and design guidelines for site design of parcels adjacent to arroyos.

The following policies apply:

Orientation

Policy 1 – Building Orientation

- a. Multi-storied residential, office, and commercial developments having windows facing onto the arroyo shall be encouraged.



- b. Wherever feasible, development adjacent to the arroyo should orient entries toward and place landscaped public open areas adjacent to the arroyo right-of-way. These entries may necessarily constitute minor or secondary entries with the main entry oriented to the parking area or the street. Where this is not feasible, pedestrian access from the arroyo corridor to a building entry shall be required.

Policy 4 – Walls

- Fences and wall adjoining the arroyo corridor right-of-way should be staggered, landscaped setbacks, varied heights, or provide openings for visual access into public open areas within the development from the arroyo corridor.
- Specific materials for solid fences and wall shall be determined by the individual arroyo corridor plan. Stucco over concrete block, brick, stone, or wood are recommended as suitable materials.

Landscape

Policy 1 – Landscaping Adjacent to the Arroyo Right-of-Way

Except in park sections, the landscaping of public open areas on private development adjacent to the drainage right-of-way should consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way.

Private landowners have a responsibility to maintain landscaping adjacent to the arroyo corridor, as a complementary action to the City's responsibility to maintain landscaping adjacent to the arroyo corridor as a complementary action to the City's responsibility to maintain the public right-of-way.

***Comprehensive City Zoning Code***

The Zoning Code defines a site development plan for subdivision as:

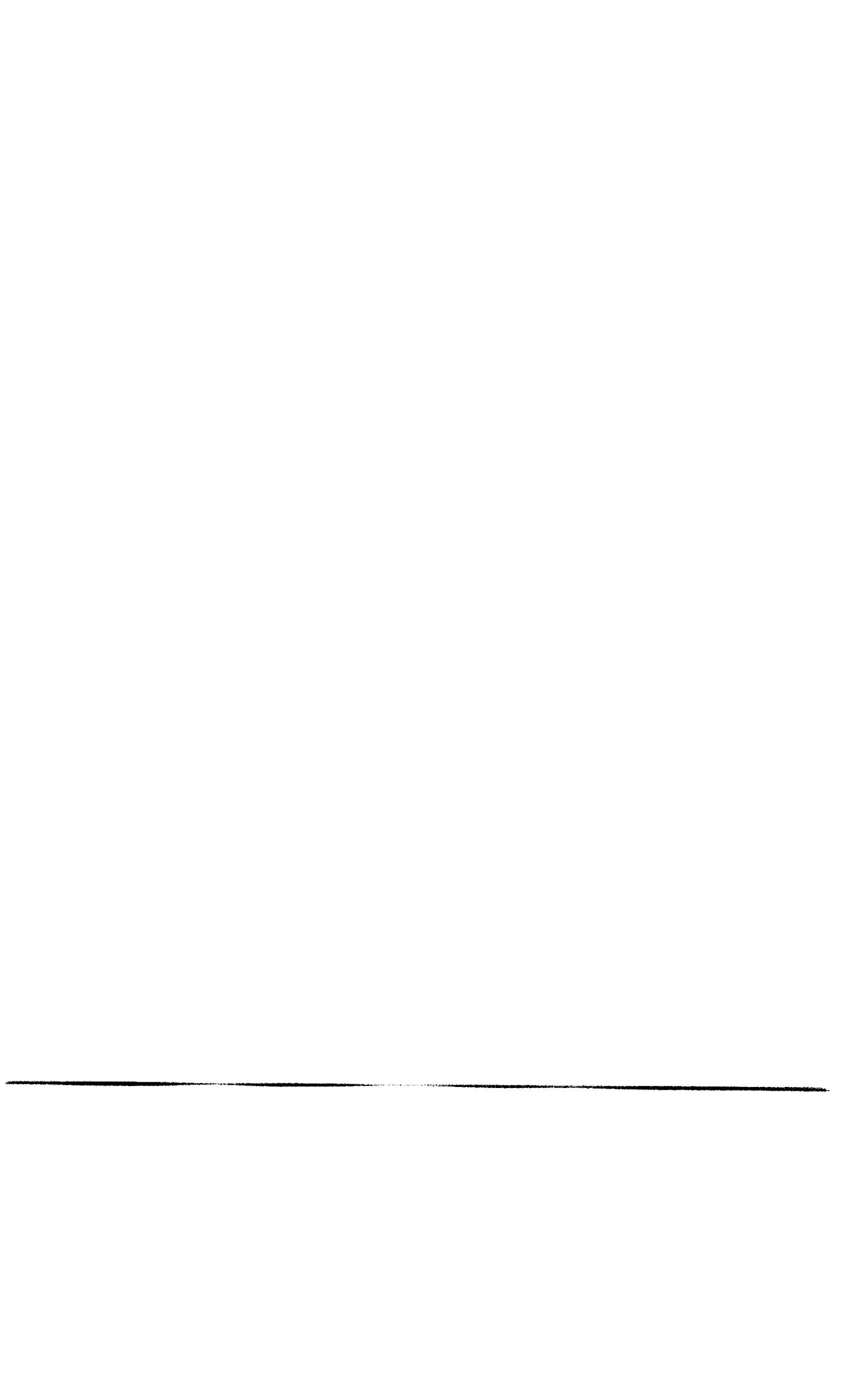
"The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio." (§14-16-1-5 DEFINITIONS)

The Zoning Code defines a site development plan for building permit as:

"In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, any energy conservation features of the plan (e.g. appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development." (§14-16-1-5 DEFINITIONS)

***Long Range Roadway System***

The Long Range Roadway System designates Coors Blvd NW as a Limited-Access Principal arterial, with a right-of-way of 156'.



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The Long Range Roadway System designates Montano Road NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Major Street Plan proposes a grade separation at the intersection of Montano and Winter Haven Roads. When this grade separation is built, Winter Haven will no longer have access to Montano Road.

## **ANALYSIS**

### ***Conformance to Adopted Plans, Policies, and Ordinances***

#### ***Site Development Plan for Subdivision***

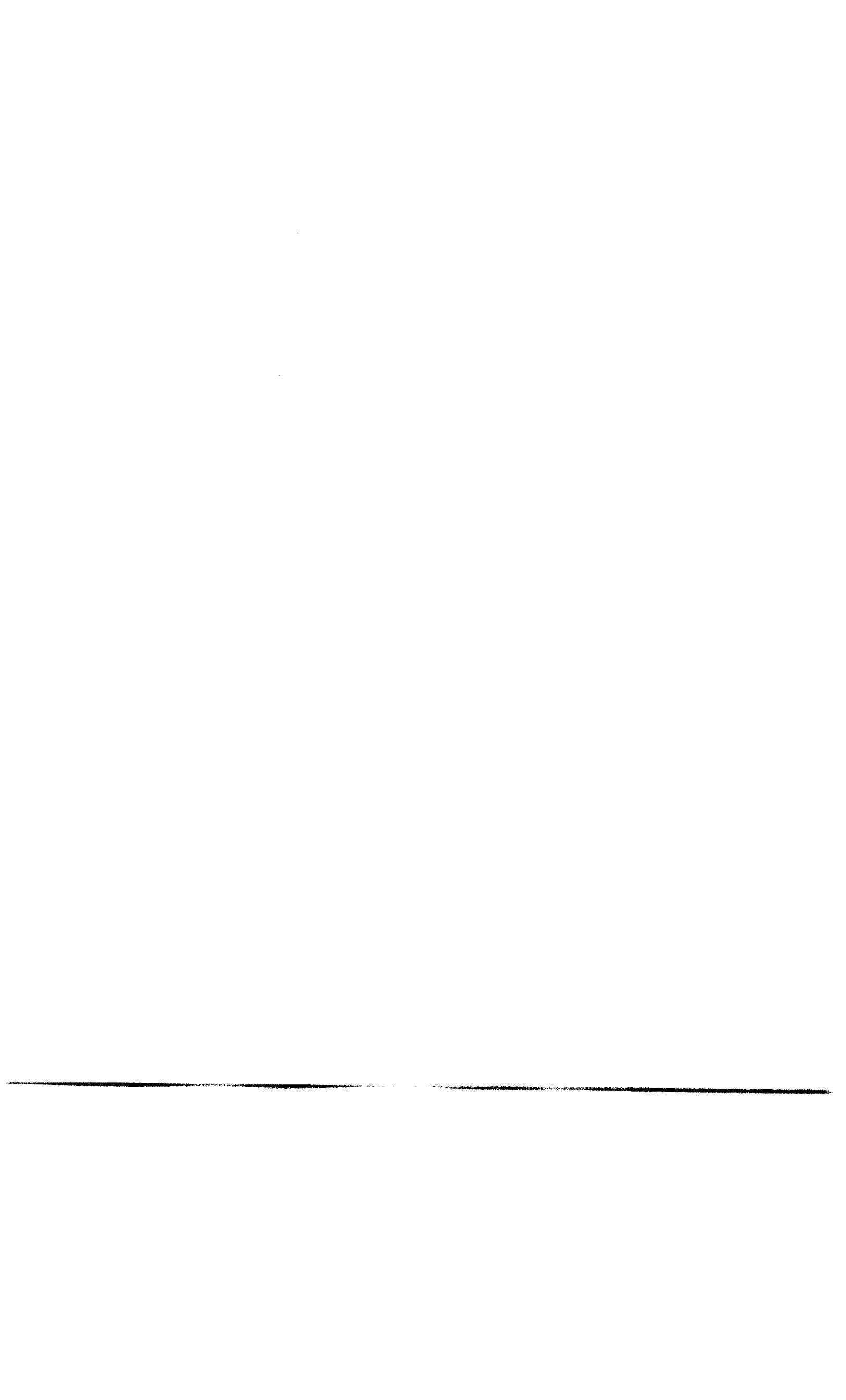
This is a request for an amendment to a site development plan for subdivision for Tracts 1-5, 6B, 6A, & A, Lands of Ray A. Graham III, Ovenwest Corp. and COA, containing approximately 230 acres located on Coors between Montano and Namaste Rd NW. The subject site is mostly zoned SU-1 for PRD with varying densities, SU-1 for C-2, O-1 and Private Open Space/School Recreational.

The site development plan for subdivision contains Design Standards that affect pedestrian and site amenities, trails and sidewalks, parking, setbacks, landscaping, non-residential and multi-family residential development, screening/walls and fences, architecture, lighting, signage, utilities, private commons areas, and lastly, unique street and traffic calming standards. The Design Standards apply to both the residential and commercial development of the subject site.

The applicant is requesting the following amendments to the site development plan for subdivision:

1. Tract 1B is to be subdivided into 13 single family lots and Tract 2 is to be subdivided into 41 single family lots.
2. The Private Recreation Area within Tract 1A has been replaced with 3 single-family residential lots.
3. A minor adjustment to the Tract 4 northwest boundary at the La Luz connection road.
4. A minor adjustment to the Tract 1D boundary at the entry road to La Luz subdivision.
5. Clarification that the gross density for Tract 1 shall not exceed 5 du/acre and that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
6. Modification to building setback requirements for dwelling units specifying "zero lot line is permitted provided 10 feet of separation between houses is maintained."

Staff is not opposed to the first proposed amendment and will be a typical amendment to the site development plan for subdivision with the future development of the remaining tracts.



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The second proposed amendment will require a further administrative amendment to the site development plan for building permit that was approved for Tract 1A in August of 2003. This amendment relates to a Private Recreation Area that was proposed by the applicant in the August of 2003 EPC approval and was not a specific requirement from the City or the Planning Commission. The applicant is proposing to replace the Private Recreation Area with three single-family lots. Staff is not opposed to this request especially since the submittal illustrates a two-acre park within walking distance of the previously approved Private Recreation Area.

With the removal of the Private Recreation Area, the site will remain in compliance with Policy 5m, of the Comprehensive Plan because of the proposed two-acre public park, which will enhance the design and the visual environment of the overall site.

Staff is not opposed to the minor road amendments proposed by the applicant either. The request to amend the site development plan for subdivision in reference to the clarification of the 5 du/acre for Tracts 1A, 1B, 1C, 1D, and 1E also does not appear to be negatively affecting the overall site. This clarification is valid and necessary to avoid any confusion in the near future. Thus far, the applicant has not proposed any development that exceeds the 5 du/acre and it is staff's understanding that it is possible that it may never exceed the 5 du/acre. The location of the potentially higher density development is closer to Coors Blvd, which is designated as a limited access principal arterial and is an appropriate area for higher density.

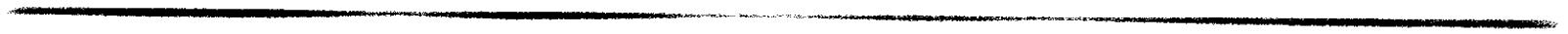
The site is currently one tract and will be subdivided into five separate tracts in the near future. If the applicant did not subdivide the tract, the applicant would be able to develop at different densities throughout the site. For example, the applicant could develop an apartment complex in an area closer to Coors Blvd and a large single-family development closer to the Bosque without having to subdivide the existing tract.

The clarification of density for the subject site, which would allow density to be measured in its entirety as opposed to individual tracts, is consistent with Policy 5a, Established Urban of the Comprehensive Plan that allows for development at an overall gross density of up to 5 dwelling units per acre.

Staff is not opposed to the proposed amendment regarding dwelling unit setbacks that would allow for a zero lot line so long as there is a 10-foot separation between buildings, if they are not attached. Staff recommends an amendment to the proposed language that would read, "Zero lot line is permitted provided 10 feet of separation between *dwelling units* is maintained." Staff recommends that the term "dwelling units" replace the word "houses" so that townhouses could be included in the separation requirement. A proposed recommended condition of approval has been provided to reflect this change.

Since the applicant is proposing changes to the site development plan for subdivision, staff is recommending that the Design Standards be amended to allow for consistency with the recently adopted Wall Regulations that are found in Section 14-16-3-19 and the Building Design Standards found in Section 14-16-3-18 in the Comprehensive City Zoning Code. These regulations had not been fully adopted by the City at the previous review of the site development plan for subdivision.

The reference regarding walls fences is found on Sheet 2 of the site development plan for subdivision. Under the general statement regarding walls and fences, staff recommends that the



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submittal contain the following language, "Wall and Fences shall also remain in compliance with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences and Retaining Walls or these Design Standards unless specified below." The item specified below the general statement regarding walls and fences contains bullets of specifications on the type of material, the design of walls and height restrictions.

At the previous EPC hearing that approved amendments to the site development plan for subdivision, the applicant was asking for approval of six-foot high walls within the front yard setback for courtyards. Since that time the modifications to wall regulations also affected those walls that require a special exception for courtyard walls, which will now be required to be six feet back from the front and street side yard property line if they are to be constructed at six feet in height. Therefore, staff recommends that bullet number 5, which reads, "Front yard walls within the view lot areas shall have a maximum height of 6 feet for any single wall. Clear site distances will be maintained at all driveway locations" should be amended to read, "Front yard walls within view lot areas shall have a maximum height of 6 feet 10 feet from the front and street side yard property line for any single wall. Clear site distances will be maintained at all driveway locations."

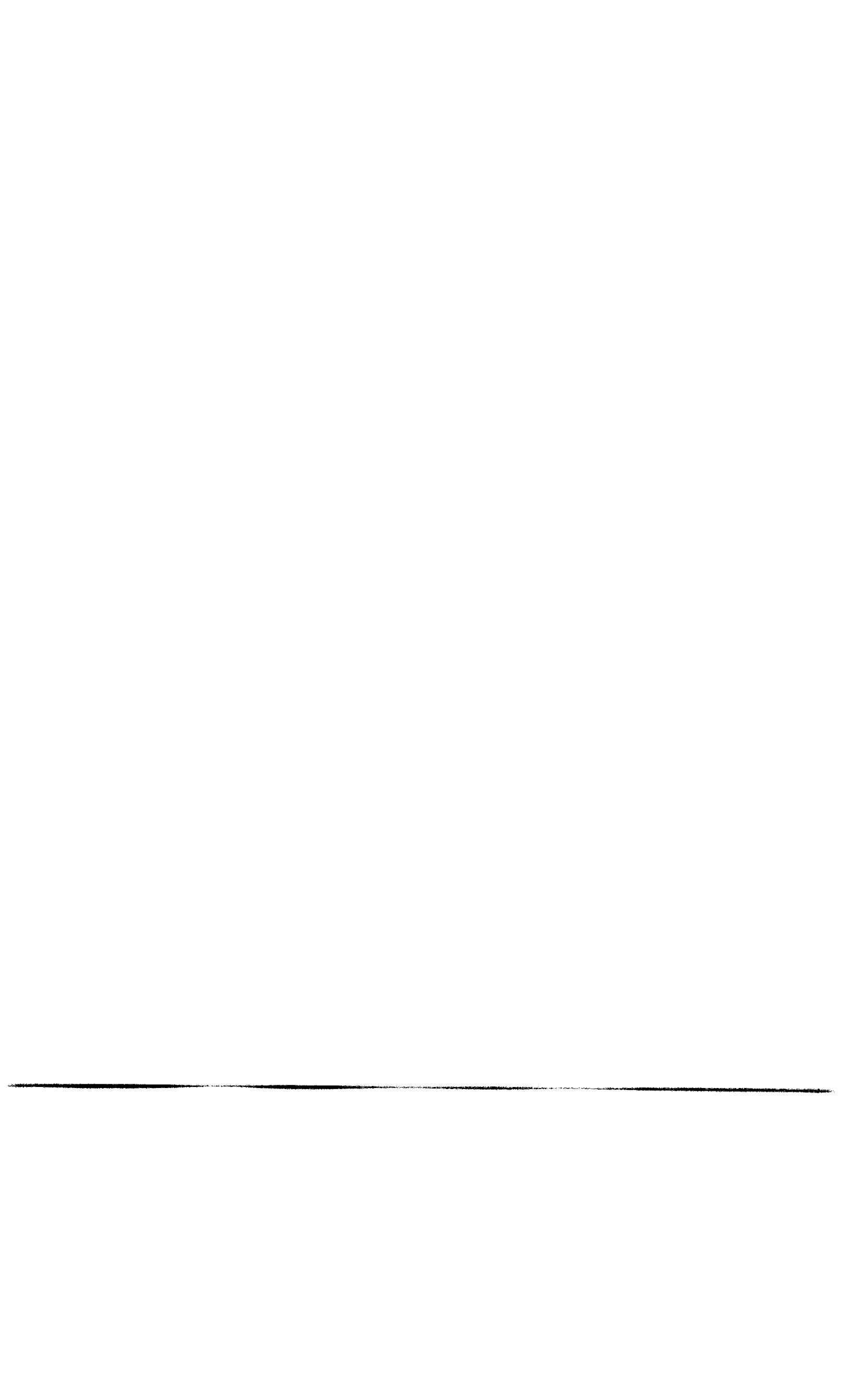
In regards to the amendments regarding the recently adopted Building and Site Design Regulations for Non-Residential Uses, staff recommends that language be inserted under the "Non-Residential and Multi-Family Residential" section of the Design Standards found on page 2 of the submittal. A recommended condition of approval will require the applicant to provide a bullet and the language that reads, "All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for non-residential uses of the Comprehensive City Zoning Code."

In addition, staff recommends other minor administrative changes be made to the site development plan for subdivision that includes a clarification of the vicinity map, which does not accurately reflect the current boundaries of the City and County limits. The applicant's map still shows a portion of the subject site outside of the City limits. A recommended condition of approval will require that the applicant provide an updated vicinity map on the submittal.

In addition, the "Zone Categories" table found on Sheet 1 of the site development plan for subdivision still identifies Tract 1. Tract 1 will be subdivided into five separate tracts and each tract should be clearly identified within the table. A recommended condition of approval will require that the "Zone Categories" table found on Sheet 1 of the site development plan for subdivision include the listing of proposed Tract 1A, 1B, 1C, 1D & 1E, showing their respective zone categories and acreage.

The submitted site development plan for subdivision creates a framework for the proposed and future site development plan for building permit to follow within the guidelines of the *Coors Corridor Plan*.

The site plan contains the information required by the *Comprehensive City Zoning Code*. It presents the site, the proposed uses, pedestrian and vehicular ingress and egress, internal circulation requirements and the maximum building heights allowed, and the nonresidential uses' maximum floor area ratio.



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***Site Development Plan for Building Permit***

In addition, the applicant is requesting approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2, containing approximately 31 acres.

The subject site is vacant land and is located near existing urban facilities and services that will allow for the integrity of the existing neighborhoods and required in Policy 5e, Established Urban of the *Comprehensive Plan*.

The submitted site plan for building permit meets the applicable general policies, site planning and architecture policies and view preservation policies contained in the *Coors Corridor Plan*.

The submittal is consistent with the Design Standards proposed within the site development for subdivision and furthers Policy 5g, Established Urban of the *Comprehensive plan* that requires development to be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

The site's zone category is SU-1 PRD at 5 dwelling units per acre. The applicant is proposing development that is approximately less than three dwelling units per acre for both Tract 2 and future Tract 1B. Staff did not receive any comments from APS regarding this case, however, the Planning Department was able to obtain information regarding registration information for the affected schools. Those affected schools include Marie Hughes, Chaparral, Susie Rayos Marmon elementary schools, John Adams and Lyndon B. Johnson middle schools and West Mesa and Cibola high schools. According to the information provided to the Planning Department by APS, all of the schools are at and above attendance capacity. Since the applicant is requesting approval of a development well below what is allowed the submittal will further Policy 2.5, of the West Side Strategic Plan that requires the Planning Department to consider whether local public schools have sufficient capacity to support the increased number of homes.

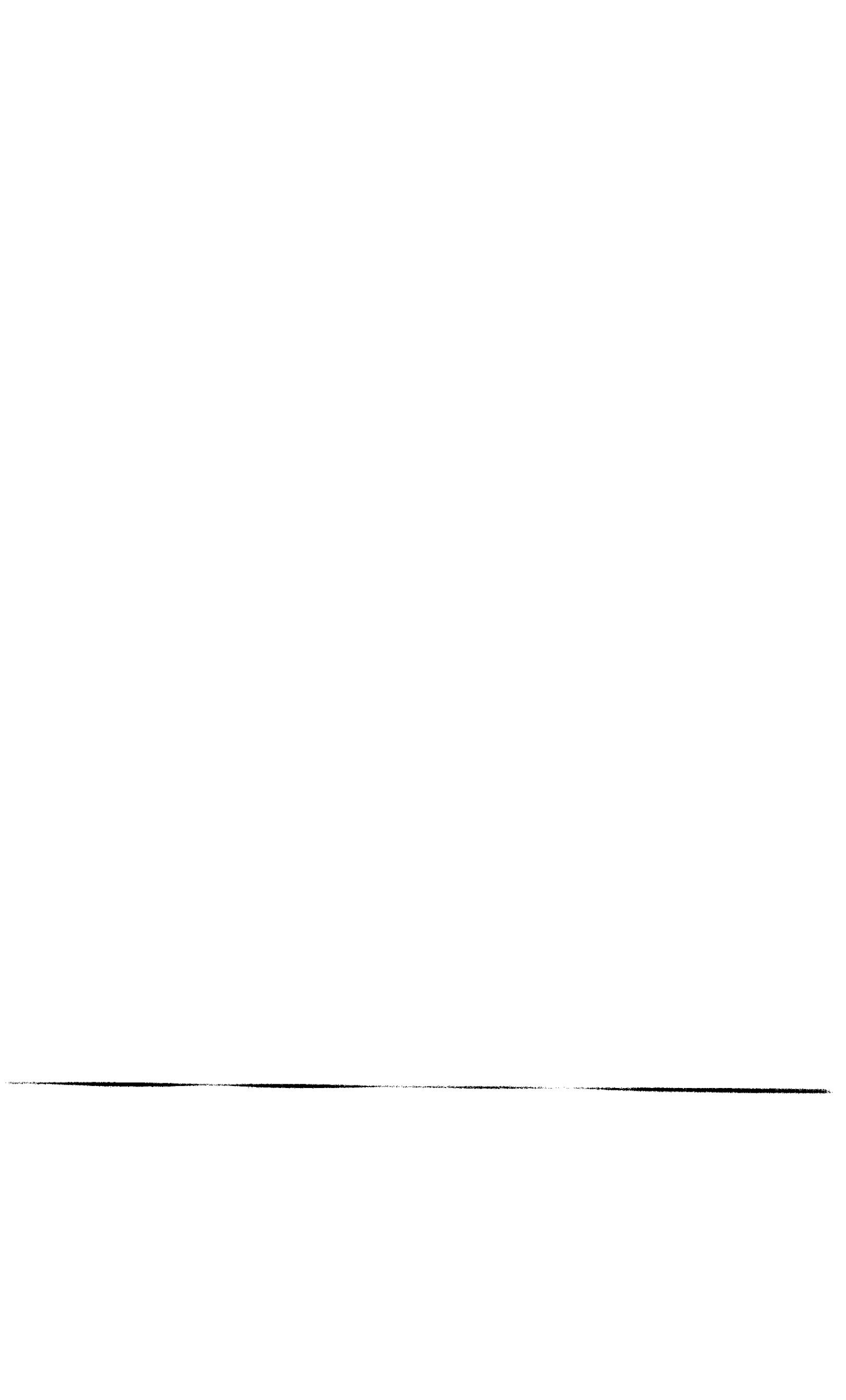
The proposed submittal meets the elements of a site development for building permit as defined in the *Comprehensive City Zoning Code*.

***Site Plan Layout / Configuration***

The applicant is seeking approval of a site development for building permit for Tract 1B, containing approximately 9.3 acres and Tract 2, containing approximately 21.34 acres, for the construction of single-family homes.

Tract 1B is proposed to contain 13 single-family residential lots and is a continuation of the 41 single-family residential development proposed on Tract 2. The two sites have the appearance of one subject site because of the vehicular and pedestrian connections between the sites. Tract 1B will contain one major entrance to the subdivision via a bridge crossing over the San Antonio Arroyo that is located south of the subject site. The single entrance access point is then forked into two separate roads that provide a connection onto Tract 2. Private access easements between the two subject sites are identified on the submittal.

The applicant proposes private commons areas that are dispersed throughout the site for a convenient access.



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*Vehicular Access, Circulation and Parking*

Tract 1B will contain one major entrance to the subdivision via a bridge crossing over the San Antonio Arroyo that is located south of the subject site. The single entrance access point is then forked into two separate roads that provide a connection onto Tract 2. Private access easements between the two subject sites are identified on the submittal.

These streets will eventually connect to public streets within the development and then onto Coors Blvd or Namaste. The previously approved site development plan for building permit showed a new vehicular street proposed from Coors Blvd that is expected to contain a traffic signal, and a traffic signal was proposed at the intersection of Coors and Namaste. A bridge crossing was also proposed along the entrance from Coors Blvd also allowing for access over the San Antonio Arroyo.

Section views of typical street layout has been provided by the applicant and found on page 3 of the site development for subdivision, which demonstrate the different public street designs. The applicant proposes a one-way alley, a one-way street and three two-way streets that vary in width from 42' to 52'. The designs of the streets vary but all will contain parkways and public sidewalks.

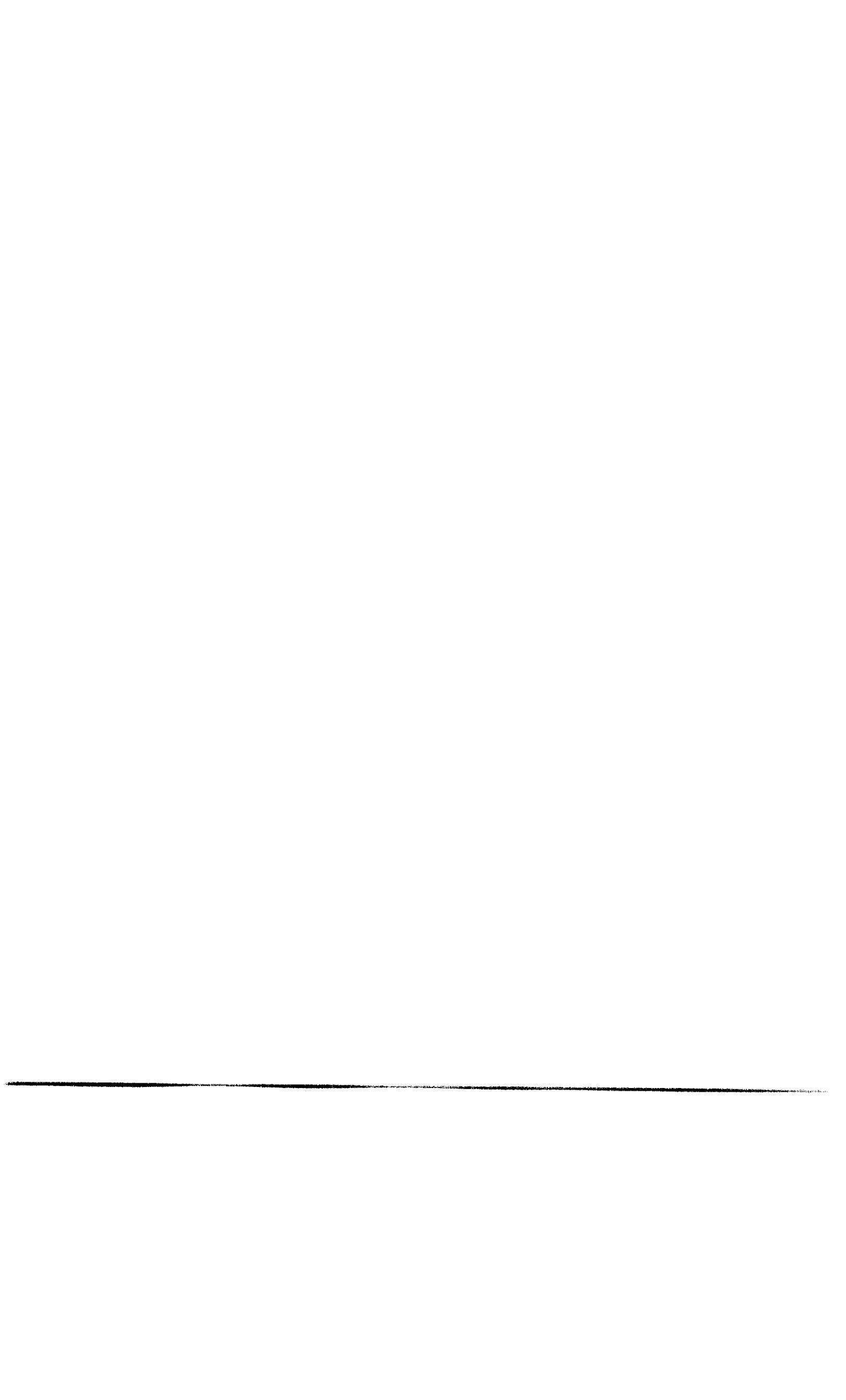
The applicant has provided information regarding off-street parking on the submittal. The applicant states that off-street parking will be provided in the following manner:

- 3 spaces for each 2 bedroom dwelling unit
- 4 spaces for each 3-4 bedroom dwelling unit
- 5 spaces for each 5 or more bedroom dwelling unit

For information purposes only, bedroom is defined in the *Comprehensive City Zoning Code* as "any room in a dwelling which is partitioned by walls and doors, other than one kitchen, one room which may be designated as a living room, one room which may be designated as a dining room or family room, and any number of baths, foyers, corridors, and closets; however, no room greater than 100 square feet can be considered a closet for the purposes of this definition."

The site is zoned SU-1 and Section 14-16-2-22(C) of the *Comprehensive City Zoning Code* states that "off-street parking shall be provided as required by the Planning Commission." The number of proposed off-street parking spaces will be further identified with the individual request of building permit from the Building and Safety Division. At that point, it will be determined if the applicant is providing the number of off-street parking spaces that is required. Coors Blvd is a Major Transit Corridor that will allow for alternative modes of transportation to help alleviate the need for auto transportation.

The site development plan for building permit shows that the proposed residential development will be considered a gated community. Sheet 2 of the submittal illustrates the location of the proposed access gate, which is located east of the roundabout. The *West Side Strategic Plan* strongly discourages gated communities. Policy 4.6 of the *West Side Strategic Plan* references the Design Guidelines for the *West Side Strategic Plan* and the section regarding *Fences and Walls/Transit Access*, indicates that "Gated communities suggest an environment separate from the community as a whole, make it difficult for residents to reach nearby commercial or



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residential areas, restrict access to transit lines, and complicate provision of emergency services.” The proposed gated community restricts access from the remainder of Tract 1 to Tract 2, and eventually Tract 3. The lack of vehicular access to Tract 3 from Tract 2 and future Tract 1B is an adverse related issue.

There is a major concern regarding access that has been addressed by City Engineer and the Public Works Department that affects the site development plan for subdivision and the design of the road through Tract 2 and future Tract 1B. The site development plan for subdivision that was approved in August of 2003 showed that there would be access through Tract 1B and Tract 2 to Tract 3. This access point was identified in the approved site development plan for subdivision to illustrate that there would be some vehicular connection between the Andulucia subdivisions and the commercial development proposed north of La Luz subdivision. In order to provide a connection to the commercial development from the Andulucia subdivision, an access easement would also be required on Tract 4, which is located immediately north of Tract 3.

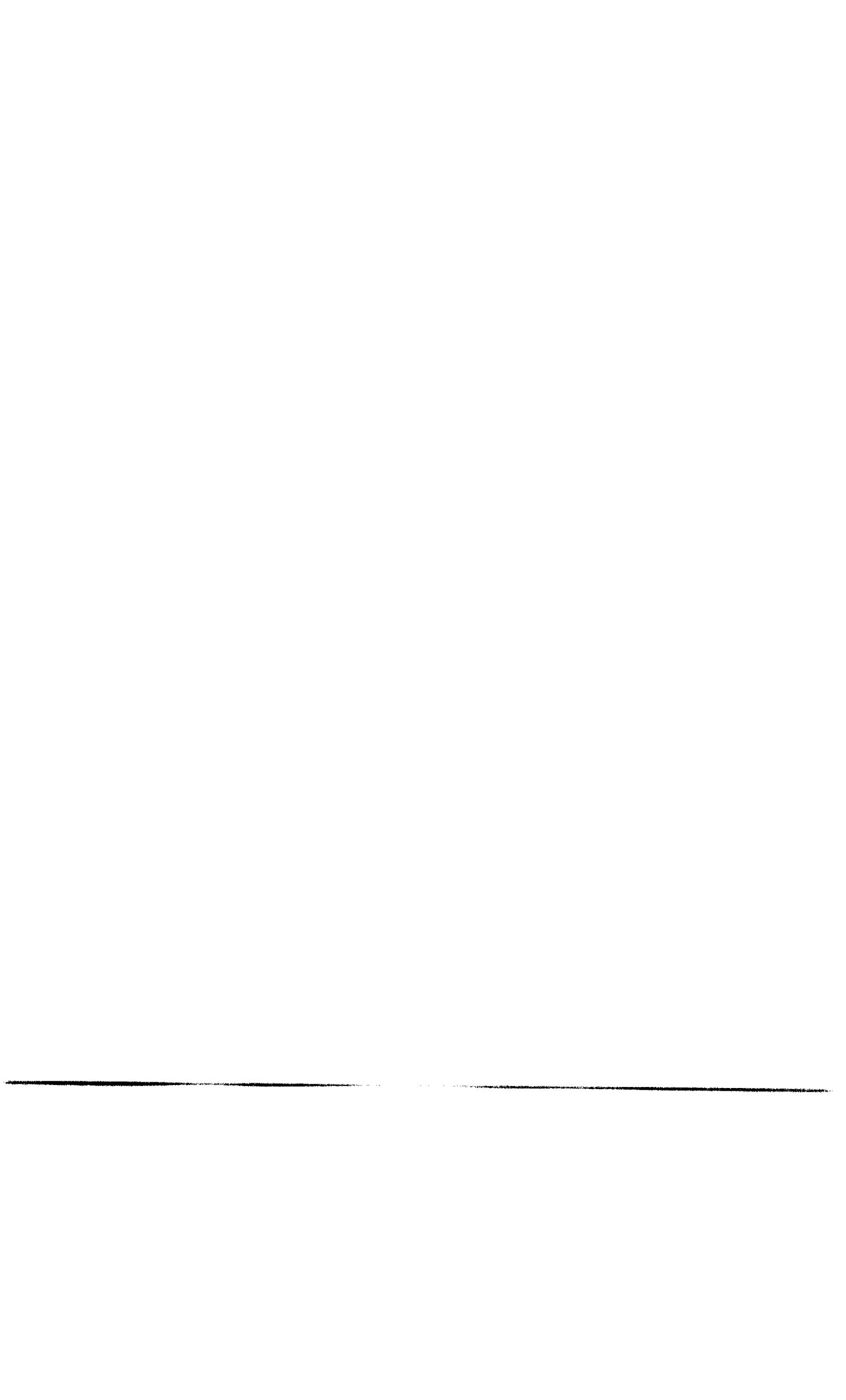
Staff obtained a copy of the subdivision plat for the subject site and does not illustrate an access easement connecting from Tract 2 to Tract 3. However, staff has received a copy of a “paper easement” on Tract 3 that provides an “access road easement” between Tract 2 and Tract 3 for the benefit of “tracts south and north of Tract 3 and for the benefit of the community and surrounding land.” This easement, apparently, was signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. Tract 3 is now owned by the La Luz subdivision, located north of the subject site and does not want an access easement through the site to connect the Andulucia subdivisions to the proposed commercial development.

Comments from the City Engineer and the Public Works Department indicate that the access point from Tract 2 to Tract 3 should remain so that vehicular access is available. In doing this, the applicant will need to redesign the site development plans illustrating the vehicular entrance and will more than require a reduction in the number of lots.

Staff supports the recommended condition of approval that has been presented by the City Engineer and the Public Works Department and believes that the overall site could benefit from an internal vehicular circulation system. The traffic along Coors Blvd could be alleviated if the residents of Tract 1 utilize the access easements found on Tract 3. A proposed related condition of approval will require the removal of the reference of the gated access found on future Tract 1B from all the sheets of the site development plan for building permit.

In addition, a City of Albuquerque water lift station exists east of Tract 2 and currently contains its access from La Bienvenida Place located south of Tract 1. The applicant has suggested that the access for the lift station occur through Tract 4 and along a sanitary sewer easement that currently exists on Tract 3. In addition, staff has not received comments from the Utilities Division regarding the feasibility of having a direct connection to the lift station from Tracts 3 & 4. However, the submittal does not formally show an access connection to the lift station from Tracts 3 & 4. La Luz Homeowners Association is also opposed to have semi-tractor chemical trucks run through Tract 3 to the lift station.

There is an additional problem with the submittal that affects Tract B, the tract that contains the City’s lift station. Tract B is an odd shaped lot that has a connection from La Bienvenida Place



and a portion of Tract B is between Tract 2 and future Tract 1B. The applicant is proposing to provide a vehicular connection over Tract B without clear direction on what is to occur on Tract B and the access easements that exist on Tract B.

Staff is recommending a deferral of this case until access issues have been resolved. It is also possible that since the applicant is requesting for the construction of roads over Tract B advertisement for that particular tract would also be required.

***Pedestrian and Bicycle Access and Circulation, Transit Access***

The Design Guidelines provides guidance on pedestrian trails and sidewalks. The objective is to provide a high quality and consistency in design to lessen the need for vehicular use and to provide pedestrian connectivity throughout the site. Private trails are also proposed to allow for connectivity and to alleviate the need for vehicular traffic.

The area is planned to be pedestrian friendly by providing pedestrian links between the development and the bosque. All public multi-use trails through the subject site shall be built to City standards per the City's Trails and Bikeways Facility Plan. All private trails and paths shall be soft surface, with a minimum width of six feet. The site will contain one private trail within the 100' buffer between this development and the bosque. The remaining pedestrian links will exist within the public portions of the right-of-way and will accommodate both pedestrian and bicycle passengers.

Bike trails are proposed within the larger subdivision as well. The City's Trails and Bikeway's Facility Plan identifies a primary trail that will cross Coors Boulevard and follow the San Antonio Arroyo. This trail will connect to the existing Learning Road Trail.

This area is served by Transit through Routes 90 and 96. Coors Blvd is a Major Transit Corridor.

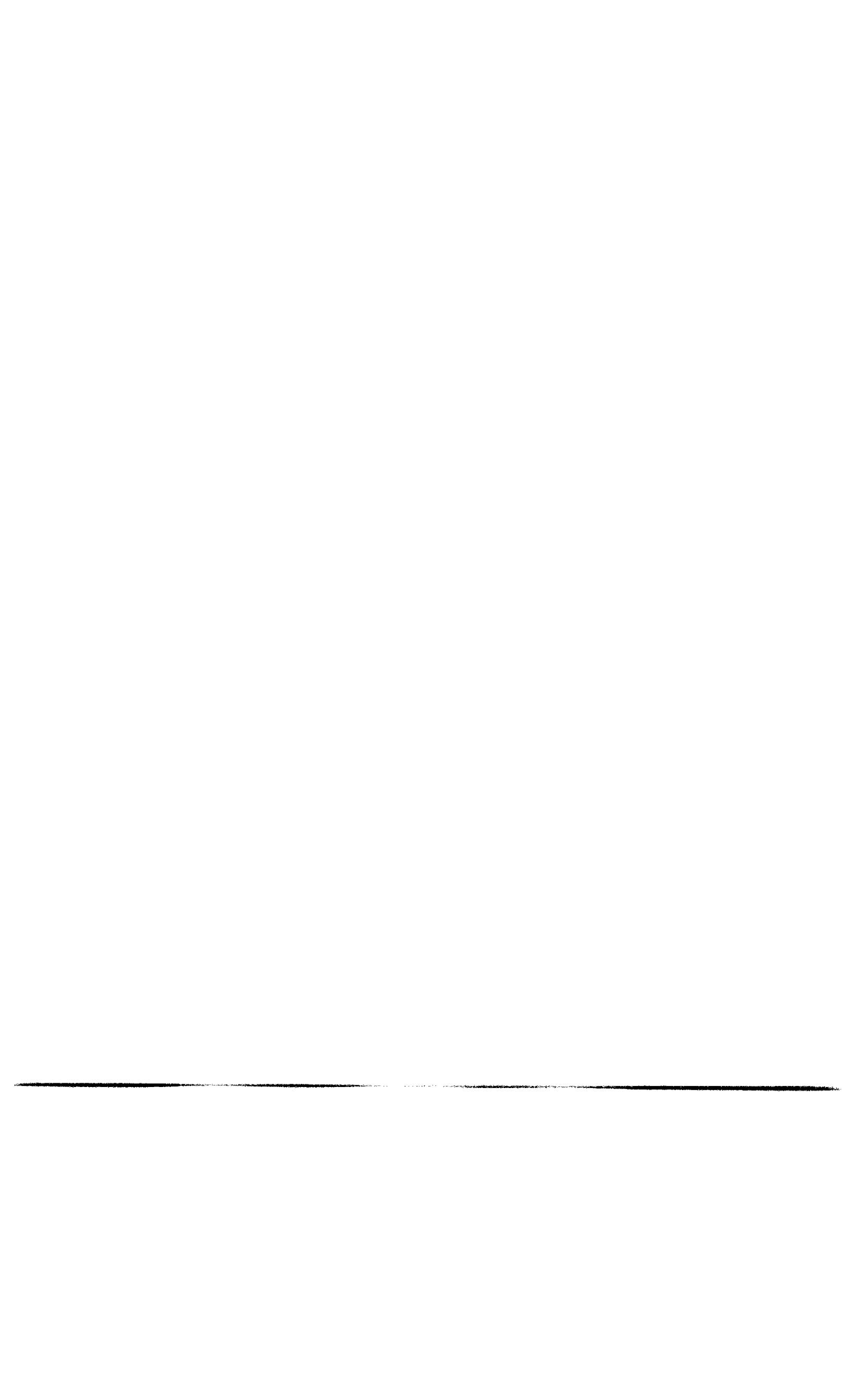
***Lighting and Security***

The Design Guidelines states that the primary objective for lighting is to maximize public safety while not affecting adjacent properties or roadways with unnecessary glare or reflection. All lights will be shielded to prevent spillage onto adjoining properties or pollution of the "dark sky". Cobra lights are prohibited. Heights of lights shall be kept to a minimum and individual lighting standards are to blend with the architectural character of the area.

The applicant is not proposing a gated community with this specific development. The Design Guidelines contains language on the regulation of walls and fences. The submittal indicates that front yard walls on "view" lots shall have a maximum height of 6'. Typically, walls within the front yard are limited to 3 feet, but to allow for courtyard walls, staff believes that 6' high walls in the front yard are acceptable, if they are at least ten feet back from the front and street side property lines. A recommended condition of approval has been provided for this alteration.

***Landscaping***

The Design Standards provided for the submittal relates to landscaping for commercial and residential development and are to follow the Water Conservation Landscaping and Water Waste Ordinance as well as the Street Tree Ordinance and landscaping regulations that are found in the



Albuquerque Comprehensive Zoning Code. The development of the overall landscape concept is to establish a framework that is responsive to existing environmental conditions and emphasizes native and naturalized plant species. The design guidelines call for "significant" cottonwood specimens to be identified and preserved, where feasible.

The Design Standards specifies that residential developments require street trees to be provided along roadways at a rate of one tree per 40 linear feet that are to be maintained by the Homeowners' Association. The submittal demonstrates different types of trees, which include Raywood Ash, Golden Raintree, Purple Robe Locust, Honeylocust, Vitex, New Mexico Olive, New Mexico Locust, Smoke Tree and Chitalpa.

Native seed mix, and turf is proposed within the Private Commons Areas. The submittal does not specify the type of turf and a recommended condition of approval will require the applicant to provide that information.

The submittal also demonstrates two typical front yard landscape designs that a property owner may select. The type of species and the number of species that a property owner will be required to provide are exact and are at a minimum. In addition to live species, a property owner is required to have ¾" Santa Ana Tan rock mulch over filter fabric and may provide two approved accent materials, river rock and bark mulch. A general plant palette list for front yard landscapes are also listed for accent trees, ornamental grasses, shrubs, groundcovers, vines and turf grasses. The submittal does not contain information regarding the rear yards. A recommendation of approval will require the applicant to provide a notation regarding any or no landscaping restrictions for the rear yards.

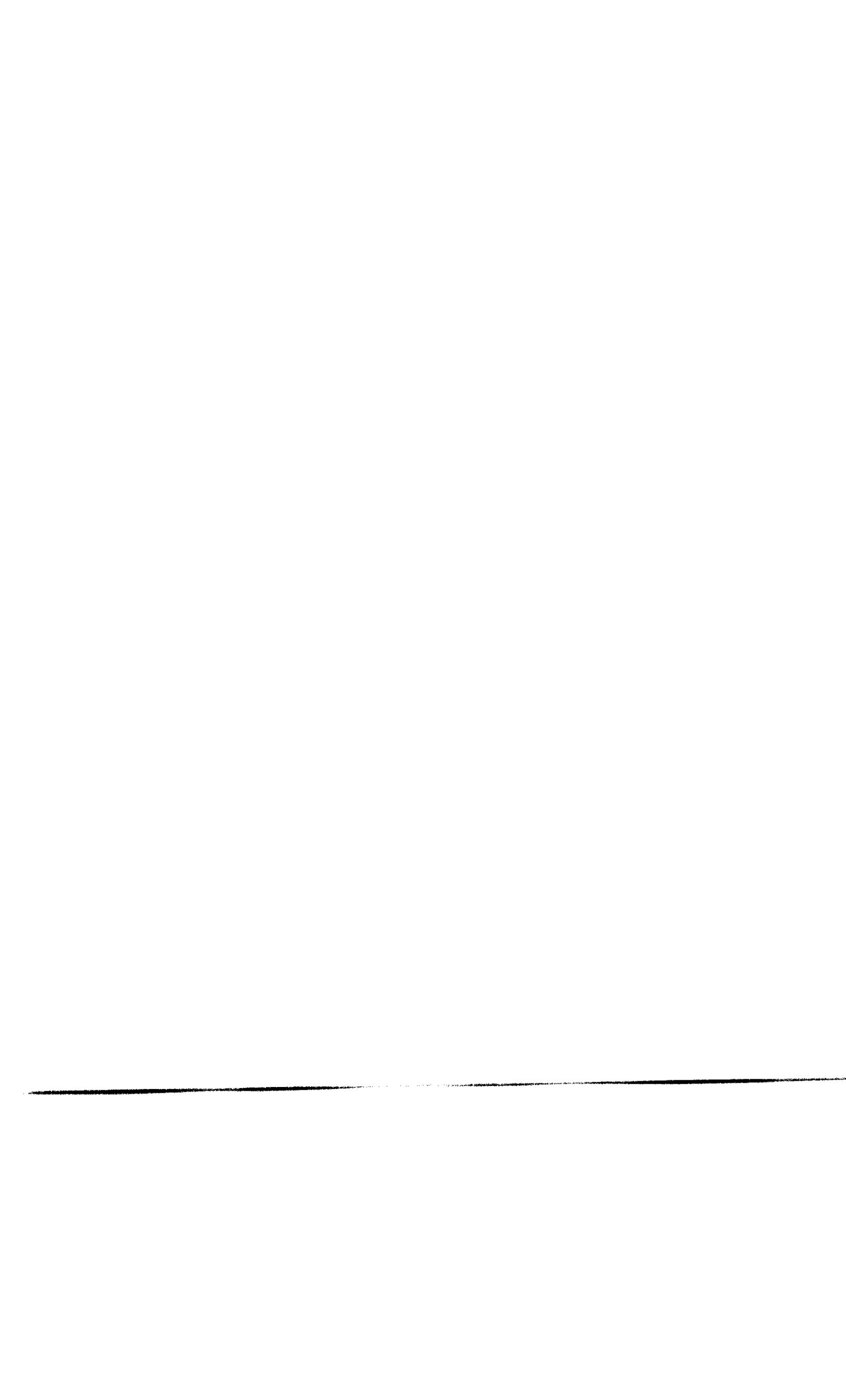
#### ***On-site Open Space and Private Commons Area***

The submittal contains a notation that each lot will meet the Useable Open Space requirements of 2,400 square feet as specified in the Design Standards within the site development plan for subdivision.

Useable open space is defined in the *Comprehensive City Zoning Code* and the type of useable open space provided on each lot shall be consistent with this definition. The applicant's provisions of useable open space requirements are consistent with the open space requirements of the SU-1 zone.

The applicant is also proposing Private Commons Areas, which is defined in the *Comprehensive City Zoning Code* as "the area within a Private Commons Development set aside through deed restrictions and a land use easement for the use and enjoyment of Private Commons Development property owners for the purposes of agriculture, landscaping or recreation."

The applicant proposes to provide 335,979 square feet of Private Commons Areas that are distributed throughout the site. Private Commons Areas are dedicated land that are to remain dedicated to open space and is a requirement of a Private Commons Development. The site is not officially being designated as a Private Commons Development as defined in the *Comprehensive City Zoning Code* and as regulated in Section 14-16-3-16 of the General Regulations, however the applicant is identifying the dedicated open spaces throughout the site as Private Commons Areas.



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Tract 2 abuts an area zoned SU-1 Major Public Open Space and the applicant will be meeting with representatives from the Open Space Division to determine the ideal location(s) of the pedestrian connections to the open space. Staff will be available to respond to the results of that meeting at the July 15, 2004 EPC public hearing.

***Grading, Drainage, Utility Plans***

A grading and drainage plan has been submitted. The applicant will need to provide a final grading and drainage plan prior to placement on the DRB agenda. Generally, the site slopes downward from west to east. A retention pond, located within the 100' bosque buffer, is proposed within the submittal.

The conceptual water and sanitary sewer plan demonstrates the location of water and sewer lines and easements. An encroachment license for sanitary sewer with AMAFCA currently exists and will remain with this submittal. Comments from the Utility Division include "Availability requirements were last addressed in a serviceability letter dated May 28, 2003. Compliance with the parameters set forth therein is a requirement. Specifically, the looping requirement must be met. The proposed utility layout has the subdivision on a dead-end system, which will not be allowed. The utility plan must be revised prior to DRB sign-off of the site plan." Conditions of approval regarding these comments have been presented.

***Architecture and Signage***

Design standards for the site plan state that the design objective for the architecture is to demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access and aesthetic considerations. The submittal shows a variety of construction design that a property owner may select; they are pueblo, contemporary pueblo, Spanish colonial, territorial, and northern New Mexico. These design are identified as illustrative and minor variations may occur.

The Design Standards identifies that front porches are required for each dwelling unit and also gives specifications on building colors and materials. The submittal contains a notation that regarding the approval of accessory buildings and any remodels. The administrative process of approving accessory buildings and remodels is consistent with Section 14-16-2-22(A)(6) of the *Comprehensive City Zoning Code*. Accessory buildings and remodels that require an administrative amendment are required for projects that are larger than 10% of the existing building.

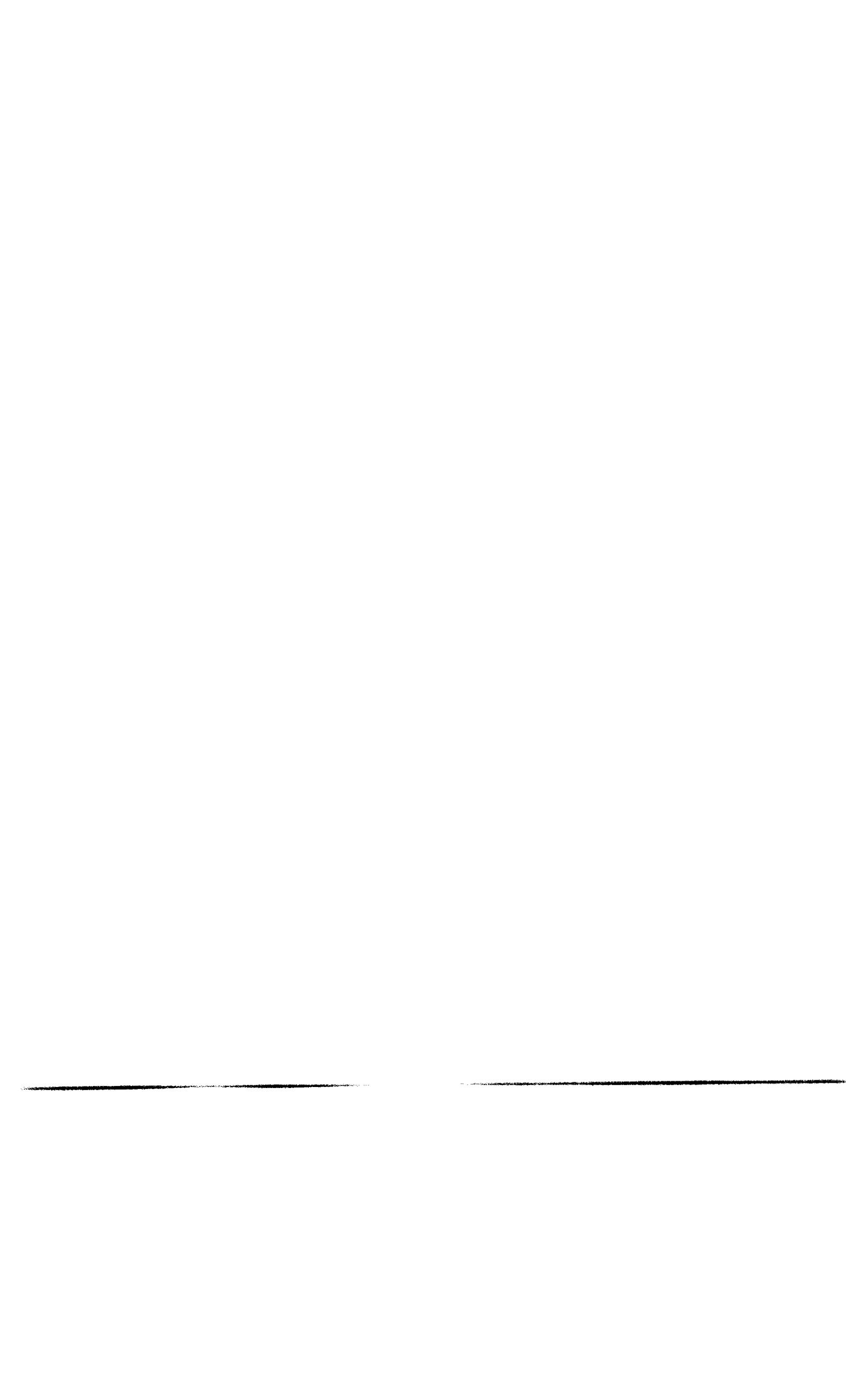
Signs

The submittal does not demonstrate any freestanding signs for this phase of the development and would need to complete the administrative amendment process if one is preferred at a future date.

***Concerns of Reviewing Agencies / Pre-Hearing Discussion***

There were no adverse comments from any of the commenting agencies.

The applicant was present at June 23, 2004 Pre-hearing discussion.



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### *Neighborhood Concerns*

No facilitated meeting was held regarding the subject project; however, letters from La Luz Landowners neighborhood association and La Luz Del Sol neighborhood association were provided to staff. Staff did not receive any correspondence from the Taylor Ranch neighborhood association.

Comments from the La Luz Landowners neighborhood association indicate that they are concerned with the deletion of the private recreation area and believe that residents from Andulucia will trespass to the La Luz subdivision for the use of their swimming pool. They are also concerned that there is not sufficient parking for the public park shown on the site development plan and that the location of the roundabout on Tract 1B may allow for headlight luminance to escape into the La Luz subdivision. The applicant has agreed to modify the area next to the cul-de-sac to provide a barrier that will prevent the light from vehicles to escape into the La Luz subdivision.

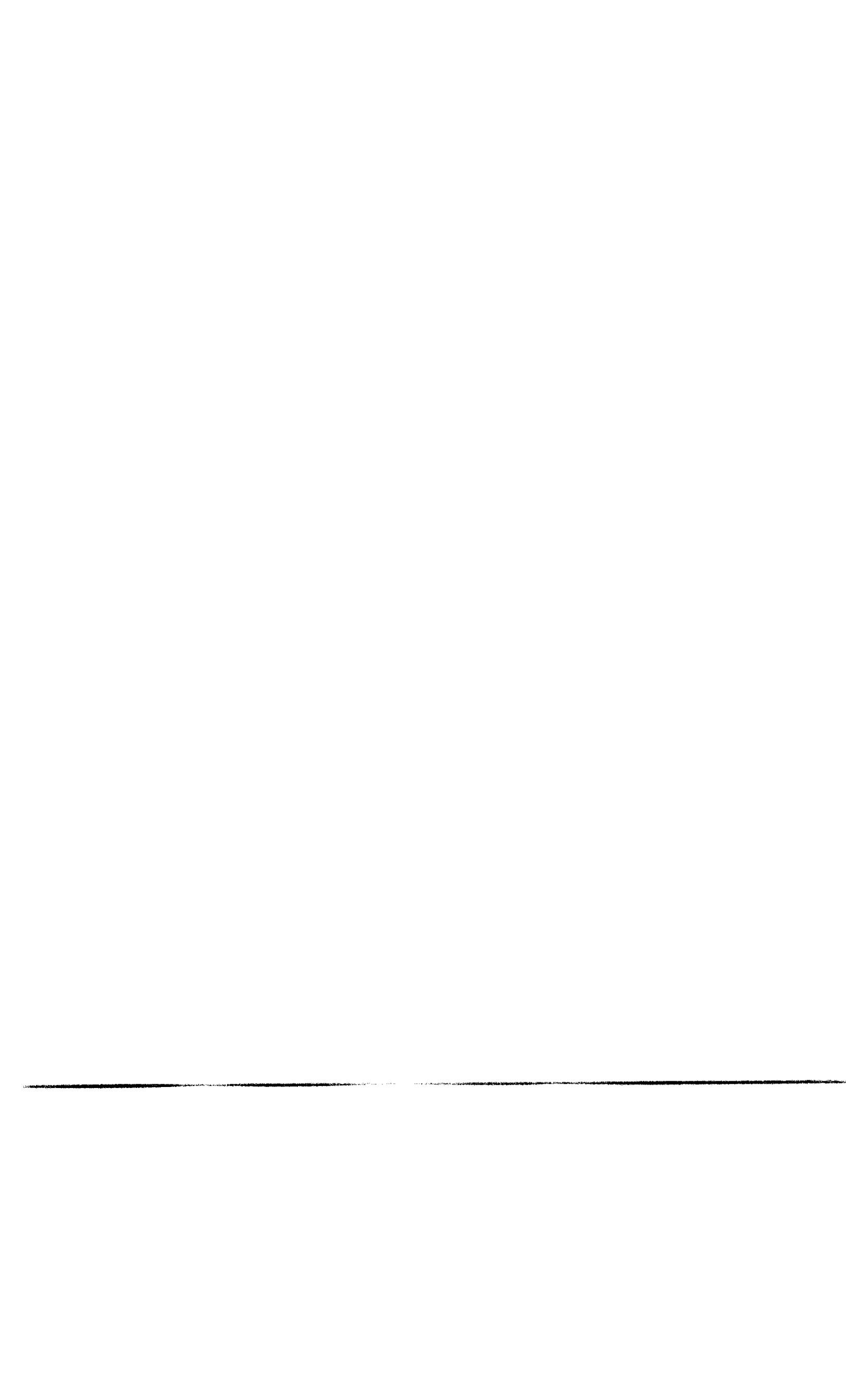
Both the La Luz Landowners neighborhood association and the La Luz del Sol Landowners association are opposed to the proposed clarification of the 5 DU/Acre for Tract 1. As mentioned previously in this report, the applicant is proposing to provide language on the submittal that specifies that the 5 DU/Acre currently applicable to Tract 1 be not viewed as an overall calculation, but rather as a calculation for every individual Tract. Staff's response to all of these matters has been addressed in the staff report.

### *Conclusions*

This is a request for an amendment to a site development plan for subdivision for Tracts 1-5, 6B, 6A, & A, Lands of Ray A. Graham III, Ovenwest Corp. and COA, containing approximately 230 acres located on Coors between Montano and Namaste Rd NW. The subject site is mostly zoned SU-1 for PRD with varying densities, SU-1 for C-2, O-1 and Private Open Space/School Recreational.

The applicant is requesting the following amendments to the site development plan for subdivision:

1. Tract 1B is to be subdivided into 13 single family lots and Tract 2 is to be subdivided into 41 single family lots.
2. The Private Recreation Area within Tract 1A has been replaced with 3 single-family residential lots.
3. A minor adjustment to the Tract 4 northwest boundary at the La Luz connection road.
4. A minor adjustment to the Tract 1D boundary at the entry road to La Luz subdivision.
5. Clarification that the gross density for Tract 1 shall not exceed 5 du/acre and that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
6. Modification to building setback requirements for dwelling units specifying "zero lot line is permitted provided 10 feet of separation between houses is maintained."



There is a major concern regarding access that has been addressed by City Engineer and the Public Works Department that affects the site development plan for subdivision and the design of the road through Tract 2 and future Tract 1B. The site development plan for subdivision that was approved in August of 2003 showed that there would be access through Tract 1B and Tract 2 to Tract 3. This access point was identified in the approved site development plan for subdivision to illustrate that there would be some vehicular connection between the Andulucia subdivisions and the commercial development proposed north of La Luz subdivision. In order to provide a connection to the commercial development from the Andulucia subdivision, an access easement would also be required on Tract 4, which is located immediately north of Tract 3.

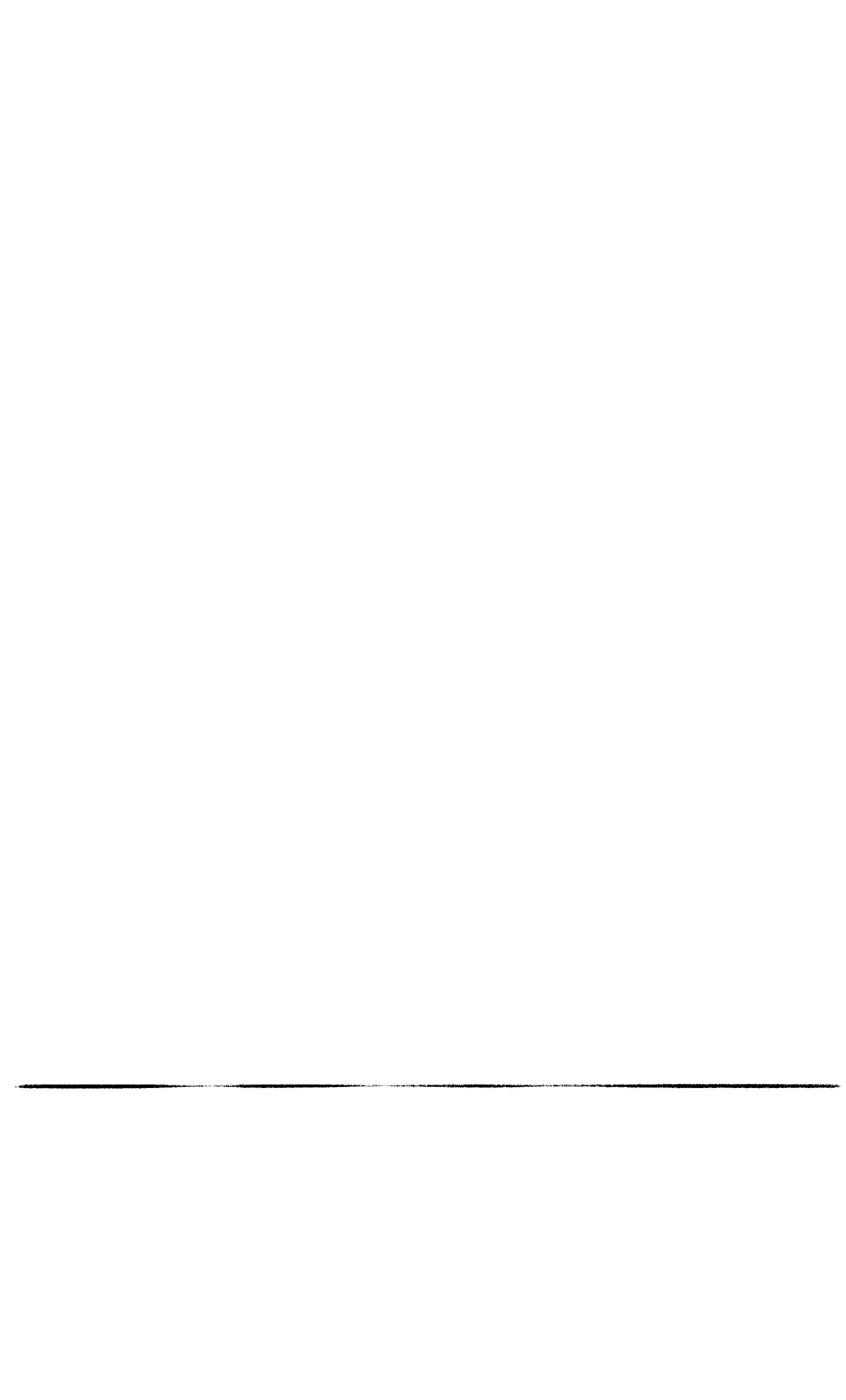
Staff obtained a copy of the subdivision plat for the subject site and does not illustrate an access easement connecting from Tract 2 to Tract 3. However, staff has received a copy of a "paper easement" on Tract 3 that provides an "access road easement" between Tract 2 and Tract 3 for the benefit of "tracts south and north of Tract 3 and for the benefit of the community and surrounding land." This easement, apparently, was signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. Tract 3 is now owned by the La Luz subdivision, located north of the subject site and does not want an access easement through the site to connect the Andulucia subdivisions to the proposed commercial development.

Comments from the City Engineer and the Public Works Department indicate that the access point from Tract 2 to Tract 3 should remain so that vehicular access is available. In doing this, the applicant will need to redesign the site development plans illustrating the vehicular entrance and will more than require a reduction in the number of lots.

Staff supports the recommended condition of approval that has been presented by the City Engineer and the Public Works Department and believes that the overall site could benefit from an internal vehicular circulation system. The traffic along Coors Blvd could be alleviated if the residents of Tract 1 utilize the access easements found on Tract 3. A proposed related condition of approval will require the removal of the reference of the gated access found on future Tract 1B from all the sheets of the site development plan for building permit.

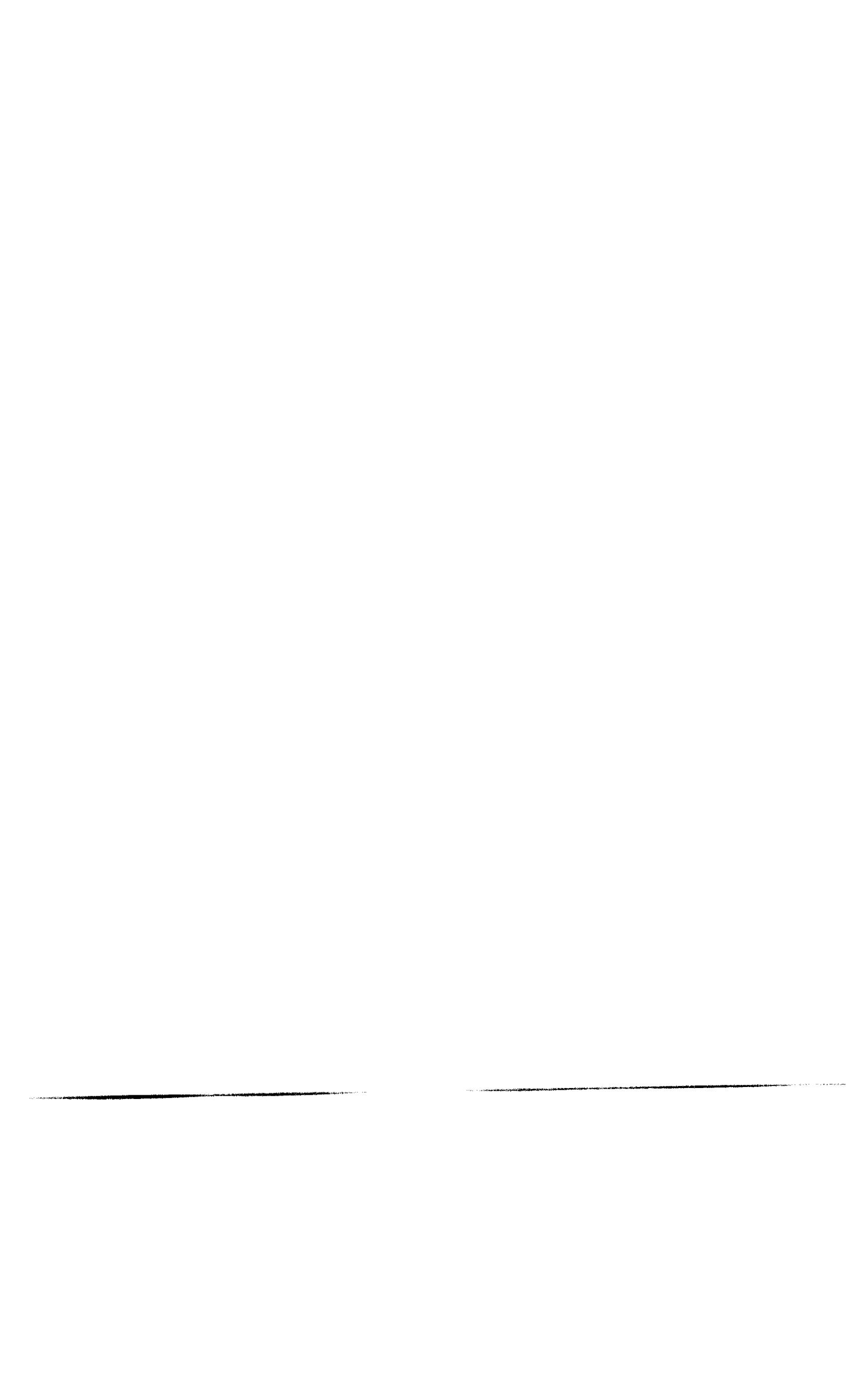
In addition, a City of Albuquerque water lift station exists east of Tract 2 and currently contains its access from La Bienvenida Place located south of Tract 1. The applicant has suggested that the access for the lift station occur through Tract 4 and along a sanitary sewer easement that currently exists on Tract 3. However, the submittal does not formally show an access to the lift station from Tracts 3 & 4. La Luz Homeowners Association is also opposed to have semi-tractor chemical trucks run through Tract 3 to the lift station. In addition, staff has not received comments from the Utilities Division regarding the feasibility of having the direct connection to the lift station occur from Tracts 3 & 4 as opposed to its current location.

There is an additional problem with the submittal that affects Tract B, the tract that contains the City's lift station. Tract B is an odd shaped lot that has a connection from La Bienvenida Place and a portion of Tract B is between Tract 2 and future Tract 1B. The applicant is proposing to provide a vehicular connection over Tract B without clear direction on what is to occur on Tract B and the access easements that exist on Tract B.



Staff is recommending a deferral of this case until access issues have been resolved. It is also possible that since the applicant is requesting for the construction of roads over Tract B advertisement for that particular tract would also be required.

Staff recommends a 30-day deferral.

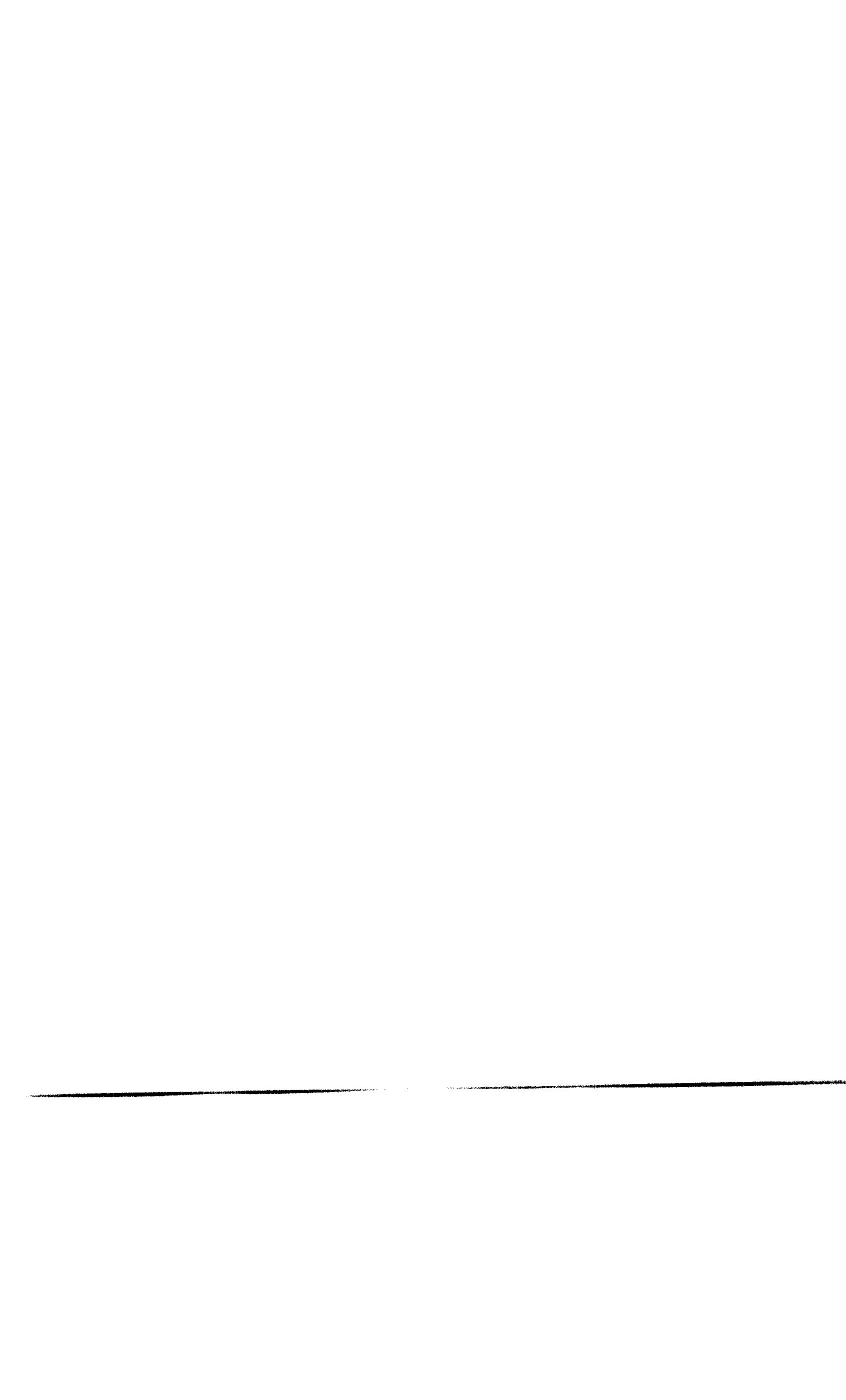


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**FINDINGS – 04EPC 00855 July 15, 2004**

***Amendment to Site Development Plan for Subdivision***

1. This is a request for an amendment to a site development plan for subdivision for **Tract 1** zoned SU-1 for PRD 5 DU/Acre, **Tract 2** zoned SU-1 for PRD 6 DU/Acre, **Tract 3** zoned Private Commons Area and Recreational Fields, **Tract 4** zone SU-1 for PRD 6/DU/Acre, **Tract 5** zoned SU-1 for PRD 10DU/Acre, **Tracts 6B & A** zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre and **Tract 6A** zoned SU-1 for Major Public Open Space, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres.
2. An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.
3. The request for amendment to site development plan for subdivision includes the subdivision of future Tract 1B into 13-single family residential lots and Tract 2 into 41 single family residential lots, the deletion of a Private Recreation Area within future Tract 1A and replaced with 3 single-family residential lots, minor road adjustment on Tract 4 and future Tract 1D, modification to building setbacks for dwelling units allowing zero side yard setbacks and clarification that the gross density for Tract 1 shall not exceed 5 du/acre but that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
4. A “paper easement” on Tract 3 that provides an “access road easement” between Tract 2 and Tract 3 for the benefit of “tracts south and north of Tract 3 and for the benefit of the community and surrounding land” has been signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. The applicant is not providing such access between the two tracts contrary to the paper easement.
5. The applicant is proposing to construct private roads over Tract B, Lands of Ray Graham, Ovenwest Corp, COA for access to Tract 2 from future Tract 1B. The City of Albuquerque is the owner of Tract B, which contains a City Water Lift Station. The City of Albuquerque has not formally agreed to the use of Tract B for the purposes of vehicular connection between future Tract 1B and Tract 2.



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6. The applicant has suggested that access for a water lift station on Tract B occur through Tract 4, along a sanitary sewer easement that currently exists on Tract 3. However, the submittal does not formally show an access to the lift station from Tracts 3 & 4. In addition, staff has not received comments from the Utilities Division regarding the feasibility of having a direct connection to the lift station from Tracts 3 & 4 to the lift station.

***RECOMMENDATION – 04EPC 00855 July 15, 2004***

**30-DAY DEFERRAL of 04EPC 00855, an amendment to the Site Development Plan for Subdivision, for Tract 1A, 1B, 1C, 1D, & 1E zoned SU-1 for PRD 5 DU/Acre, Tract 2 zoned SU-1 PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4 zoned SU-1 for PRD 6/DU/Acre, Tract 5 zoned SU-1 for PRD 10DU/Acre, Tract 6A zoned SU-1 for Major Public Open Space, and Tracts 6B & A zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd between Montano Road and Namaste Road, containing approximately 228 acres, based on the preceding Findings.**

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***FINDINGS – 04EPC 00857 July 15, 2004***

***Site Development Plan for Building Permit***

1. This is a request for approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2 Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 30.64 acres. Tract 2 is zoned SU-1 for PRD 6/DU/Acre and Tract 1B is currently a part of Tract 1, which is zoned SU-1 for PRD 5/DU/Acre.
2. An application for a zone map amendment to shift residential densities, an amendment to the site development plan for subdivision and a site development plan for building permit was approved on the subject site in August of 2003. At that time the applicant proposed to subdivide Tract 1 into five separate Tracts (1A, 1B, 1C, 1D & 1E). The applicant has not completed that re-platting action.
3. The subject site is part of larger site development plan and the applicant has also submitted an amendment to the site development plan for subdivision to demonstrate that the subject site will be subdivided into 54 single-family residential lots.



- 
4. A "paper easement" on Tract 3 that provides an "access road easement" between Tract 2 and Tract 3 for the benefit of "tracts south and north of Tract 3 and for the benefit of the community and surrounding land" has been signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. The applicant is not providing such access between the two tracts contrary to the paper easement.
  
  5. The applicant is proposing to construct private roads over Tract B, Lands of Ray Graham, Ovenwest Corp, COA for access to Tract 2 from future Tract 1B. The City of Albuquerque is the owner of Tract B, which contains a City Water Lift Station. The City of Albuquerque has not formally agreed to the use of Tract B for the purposes of vehicular connection between future Tract 1B and Tract 2.
  
  6. The applicant has suggested that access for a water lift station on Tract B occur through Tract 4, along a sanitary sewer easement that currently exists on Tract 3. However, the submittal does not formally show an access to the lift station from Tracts 3 & 4. In addition, staff has not received comments from the Utilities Division regarding the feasibility of having a direct connection to the lift station from Tracts 3 & 4 to the lift station.

***RECOMMENDATION – 04EPC 00857 July 15, 2204***

**30-DAY DEFERRAL of 04EPC 00857, a Site Development Plan for Building Permit, for Tract 1B and Tract 2, Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 30.64 acres, based on the preceding Findings.**

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July 15, 2004

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*Juanita Vigil, CZO*

*Juanita Vigil, CZO  
Planner*

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cc: ASW Realty Partners, 401 Paseo del Peralta, Santa Fe, NM 87501  
Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102  
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuquerque, NM 87120  
Jolene Wolfley Taylor Ranch NA, 6804 Staghorn NW, Albuquerque, NM 87120  
Rae Perls La Luz Landowners, 15 Tennis Court NW, Albuquerque, NM 87120  
Bruce Masson, La Luz Landowners, 13 Arco NW, Albuquerque, NM 87120  
Steven Kells, La Luz del Sol, 35 Mill Rd. NW, Albuquerque, NM 87120  
Ray Graham, La Luz del Sol, One Wind NW, Albuquerque, NM 87120  
Shari Lewis, Ladera Heights, P.O. Box 66328, Albuquerque, NM 87193  
Tena Prescott, Ladera Heights, 3804 67<sup>th</sup> St. NW, Albuquerque, NM 87120  
Matthew Baca, Quaker Heights NA, 5125 Northern Trail NW, Albuquerque, NM 87120  
Agapita Hopkins, Quaker Heights NA, 5117 Northern Trail NW, Albuquerque, NM 87120

*Attachments*

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### PLANNING DEPARTMENT

#### Zoning Code Services

Reviewed, no comments.

#### Office of Neighborhood Coordination

Taylor Ranch ®

La Luz Landowners ®

La Luz del Sol ®

### PUBLIC WORKS DEPARTMENT

#### **Transportation Development:**

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Traffic Impact Study is required and has been submitted.
- Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- Provide an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north as designated on the approved site plan.
- Provide cross access agreement between tracts.
- Site plan shall comply and be designed per DPM Standards.

#### **Utility Development:**

- Availability requirements were last addressed in a serviceability letter dated May 28, 2003. Compliance with the parameters set forth therein is a requirement. Specifically, the looping requirement must be met. The proposed utility layout has the subdivision on a dead-end system, which will not be allowed. The utility plan must be revised prior to DRB sign-off of the site plan.

#### **Traffic Engineering Operations:**

- No comments received.

#### **Hydrology:**

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- An approved drainage report is required for Preliminary Plat approval.
  - **Condition:** Platting must be a concurrent DRB action.

**Transportation Planning:**

*Findings*

- Coors Boulevard is a limited access, principal arterial with proposed bicycle lanes as designated on the Long Range Roadway System and Long Range Bikeways System.
- The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.
- The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 northbound travel lanes consistent with the Coors Corridor Plan (see figure 6).
- The new plan eliminates the provision for an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north. The elimination of this internal circulation road is not consistent with the approved site plan. Eliminating this local access road places an undesirable burden on Coors Boulevard, a limited access principal arterial, whose purpose is to serve regional travel needs not local travel internal to this site.

*Conditions*

- Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for street bicycle lanes as designated on Long Range Bikeways System.
- Provision for the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.
- Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
- Provision for an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north as designated on the approved site plan.

**Street Maintenance:**

- No comments received.

**Water Resources, Water Utilities and Wastewater Utilities:**

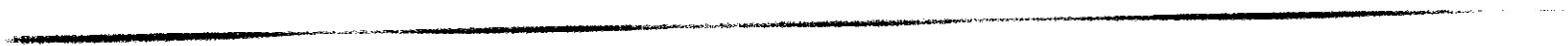
- No comments received.

**New Mexico Department of Transportation:**

- Access coordination and TIA will be required.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**

Conditions of approval for the proposed Site Development Plan Amendment to Subdivision and Site Development Plan Amendment to Building Permit shall include:



- 
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Traffic Impact Study is required and has been submitted.
  - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
  - e. Provide an internal local circulation road linking the southern half of the development (south of La Luz De Oeste units 1 thru 3, and Tract 3) with development to the north as designated on the approved site plan.
  - f. Provide cross access agreement between tracts.
  - g. Site plan shall comply and be designed per DPM Standards.
  - h. Platting must be a concurrent DRB action.
  - i. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for street bicycle lanes as designated on Long Range Bikeways System.
  - j. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.
  - k. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

***PARKS AND RECREATION***

***Planning and Design***

Future development will be subject to the requirements of the City Park Dedication and Development Ordinance, which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related site plan. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

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The purpose of the Park Dedication Ordinance is to provide developed park space within one-half mile of every home where practicable... There are two park facilities within a ½ mile of the subject property.

- St Pius High School Recreation Fields are located on Coors/St Josephs. This 8.5 acre facility is leased from the Archdiocese of Santa Fe and has three developed fields.
- Creighton Park located at Taylor Ranch and Monatano is 6.5 acres and is undeveloped. The property was dedicated in 1994, there are no plans for development at this time. It takes 7 to 10 years to generate the funding needed to develop a neighborhood park.

**Open Space Division**

We are unable to find wall design guidelines, and would like to know what the wall will be along lots 15-23 , tract 2 and what the boundary fencing along the east boundary of the private commons and the south boundary of the private commons will be?

What are the north and south terminii of the trail, will it connect to the public San Antonio Arroyo area?

***POLICE DEPARTMENT/Planning***

traffic volume

maintenance of landscaping

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

Approved on condition, will have storage area for residential automated carts, not seen from street or located inside garage

***FIRE DEPARTMENT/Planning***

No Adverse Comments

***TRANSIT DEPARTMENT***

|                            |  |
|----------------------------|--|
| Adjacent and nearby routes | Route 90 Coors and commuter route 96 Crosstown operate on Coors Blvd to the west of this site. |
| Adjacent bus stops         | ABQ RIDE has bus stops on Coors at Montano, Learning Rd, Loop One, and Namaste.                |
| Site plan requirements     | None   |
| Large site TDM suggestions | None   |
| Other information          | Montano and Coors are identified as Enhanced Transit Corridors in the Comprehensive Plan.      |

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## ***COMMENTS FROM OTHER AGENCIES***

### ***BERNALILLO COUNTY***

#### ***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

No objection to requested actions. The proposed amendments to Building Permit and Subdivision will have negligible affect on the stormwater discharge to the San Antonio Arroyo.

### ***ALBUQUERQUE PUBLIC SCHOOLS***

#### ***MID-REGION COUNCIL OF GOVERNMENTS***

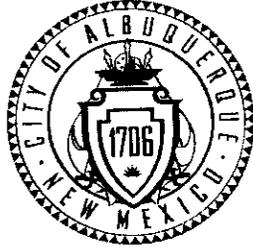
For information, the Long Range Bikeway System map identifies a study corridor in the vicinity east of Coors Blvd and south of Montano Rd.

### ***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

#### ***PUBLIC SERVICE COMPANY OF NEW MEXICO***

There is an underground electric distribution line to the South and East of the property. There is an overhead electric distribution line to the North and East of the property. There is a 4-inch gas distribution line to the West and South sides of the property. There is a 1-inch gas distribution line to the East of the property. The area will require the development of additional overhead and underground distribution lines to support development. This is a large development area. PNM's "Unser Substation" is planned near Unser and Atrisco by 2007.





## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, July 8, 2004, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the July 15, 2004 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, July 15, 2004, 8:30 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:  
[Note: these items are not in the order they will be heard]

**Project # 1001620**  
04EPC-00848 Text Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE request an EPC recommendation of approval to the City Council for text amendments to the Zoning Code that support walking. The amendments define “garage” and “porch”; allow shallow front yards in the R-1, R-LT, R-T, R-G, and R-2 zones if garages comprise no more than 50% of the width of the street-facing dwelling façade and driveways cover no more than 60% of the front yard but are at least 25 feet long; and allow both shallow front yards and smaller total lot area in the R-1, R-LT, and R-T zones if a lot’s vehicle access is only from an alley.  
Paula Donahue, Staff Planner

**Project # 1001043**  
04EPC-00850 EPC Site Development Plan-  
Amendment to Subdivision  
04EPC-00849 EPC Site Development Plan-  
Building Permit

BOHANNAN HUSTON, INC agents for BANDELIER PROPERTIES request the above actions for all or a portion of Tracts A & B, **STONEBRIDGE POINTE SUBD**, zoned SU-1 special use zone, located on MCMAHON BLVD NW, between MCMAHON BLVD NW and BANDELIER DR NW, containing approximately 17 acres. (A-12) Deborah Stover, Staff Planner

**Project # 1002405**

04EPC-00851 EPC Site Development Plan-  
Amendment to Subdivision

04EPC-00852 EPC Site Development Plan-  
Amendment to Building Permit

GEORGE RAINHART ARCHITECT & ASSOC. agents for TRIPLE JC, LLC request the above actions for all or a portion of Block F-1, Tracts A-1-28-B-1, **Town of Atrisco Grant**, zoned SU-1 C-1 Uses & Auto Body Repair & Painting, located on REDLANDS ROAD NW, between COORS BLVD. NW and ATRISCO DR. NW, containing approximately 2 acres. (G-11) Carmen Marrone, Staff Planner

**Project # 1003478**

04EPC-00854 Zone Map Amendment

CONSENSUS PLANNING, INC. agents for CHARLES HA EGLIN, CURB INC. request the above action for all or a portion of Lots A and a portion of Lot B, **Avalon Subdivision, Unit 4**, a zone map amendment from SU-1 IP to R-LT, located on 90TH ST. NW, between LOS VOLCANES RD. NW and BLUEWATER RD. NW, containing approximately 13 acres. (K-9) Elvira Lopez, Staff Planner

**Project # 1003479**

04EPC-00856 Zone Map Amendment

DAVID S. CAMPBELL agent for STERLING CAPITAL DEVELOPMENT, INC. request the above action for all or a portion of Lot E, **St. Anthony Orphanage**, a zone map amendment from R-1 to C-1, located on the SE corner of 12<sup>th</sup> Street and Indian School Road, containing approximately 1.4 acres. (H-13) Eric Morgan, Staff Planner

**Project # 1000965**

04EPC-00857 EPC Site Development Plan-  
Amendment to Building Permit

04EPC-00855 EPC Site Development Plan-  
Amendment to Subdivision

CONSENSUS PLANNING, INC. agents for ASW REALTY PARTNERS request the above action(s) for all or a portion of Tract 1, zoned SU-1 PRD 5 du/ac, Tract 2 zoned SU-1 for PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4, zoned SU-1 for PRD 6 du/ac, Tract 5, zoned PRD 10 du/ac, 6A, Zoned SU-1 for Major Public Open Space, and 6A & 6B, zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20 du/ac, **Lands of Ray Graham III, Owenwest**, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 228 acres. (F-11) Juanita Vigil, Staff Planner

**Project # 1000300**  
04EPC-00858 EPC Site Development Plan-  
Building Permit

ARTHUR NAVE agent for AUTO ZONE, INC. request the above action for all or a portion of Tract A-2-A, **Montgomery Crossing Addition, Phase III**, zoned SU-1 for C-1 & O-1, located on MONTGOMERY BLVD. NE, between CEN. CHANNAULT ST. NE and MOON ST. NE, containing approximately 0.7833 acre. (G-20) Eric Morgan, Staff Planner

**Project # 1001150**  
04EPC-00859 EPC Site Development Plan-  
Subdivision

MARK GOODWIN & ASSOCIATES agents for VISTA DEL NORTE, LLC request the above action for all or a portion of Tracts U-2, U-3 and Tracts U-4 & U-6, **Vista del Norte**, zoned SU-1 for IP, located on LAS LOMITAS DR. NE, between EL PUEBLO ROAD and OSUNA NE, containing approximately 31 acres. (D-16) Elvira Lopez, Staff Planner

**Project # 1003010**  
04EPC-00860 EPC Site Development Plan-  
Building Permit

DEKKER/PERICH/SABATINI agents for TS MCNANEY & ASSOCIATES request the above action for all or a portion of Tract B, **Albuq. Little Theater**, zoned SU-2 CLD, located on CENTRAL SW, between LAGUNA BLVD. SW and SAN PASQUALE AVE. SW, containing approximately 1.02 acres. (J-13) Makita Hill, Staff Planner

**Project # 1003480**  
04EPC-00861 Zone Map Amendment  
04EPC-00862 EPC Site Development Plan-  
Building Permit

BRISCOE ARCHITECTS, P.C. agents for RICH FORD SALES request the above actions for all or a portion of Lots A, **Granada Terrace**, a zone map amendment from C-1 to SU-1 for C-1 Uses with Auto Sales, located on MONTGOMERY BLVD. NE, between MONTGOMERY NE and SAN PEDRO NE, containing approximately 1 acre. (F-18) Carmen Marrone, Staff Planner

**Project # 1003481**  
04EPC-00868 Zone Map Amendment

JOHN KLEE agent for D-T LAND DEVELOPMENT LLC request the above actions for all or a portion of Tracts 219, 220 and s. portion of 217, and S. portion of 218, **Town of Atrisco Grant, Airport Unit**, a zone map amendment from R-2 on 7.5 ac and C-2 on 2.5 ac to R-LT, located on HANOVER ROAD NW, between GLENRIO ROAD NW and 68TH STREET NW, containing approximately 15 acres. (J-10) Stephanie Shumsky, Staff Planner

**Project # 1000464**  
04EPC-00689 Zone Map Amendment

TIERRA WEST LLC agent(s) for CA NEW MEXICO LLC request the above actions for all or a portion of Tract H6A1A, **Riverview Subdivision**, a zone map amendment from SU-1 IP Uses /exceptions to SU-1 for C-1 w/pkg liquor Sales, located on GOLF COURSE ROAD NW, between PASEO DEL NORTE BLVD. NW and SHELLY ROSE ROAD NW, containing approximately 7 acres. (C-12) Elvira Lopez, Staff Planner

**Project # 1003366**  
04EPC-00498 EPC Site Development Plan-  
Amendment to Building Permit

DAC ENTERPRISES, INC. agent for SHARIF A. RABADI request the above action for all or a portion of Tracts T1A2 & T1A1, **Town of Alameda Grant**, zoned SU-1/PRD, located on GOLF COURSE NW, between IRVING BLVD. NW and CALABACILLAS ARROYO, containing approximately 20 acres. (B-12) Juanita Vigil, 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 924-3886.

Jeff Jesionowski, Chairman  
Environmental Planning Commission

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JUNE 23, 2004.**

APPROVED  
  
Russell Brito, Senior Planner  
Planning Department

21

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** JULY 15, 2004  
**Zone Atlas Page:** E-12-Z & F-12-Z  
**Notification Radius:** 100 Ft.

**Project#** 1000965  
**App#** 04EPC-00855  
**App#** 04EPC-00857

**Cross Reference and Location:**

**Applicant:** ASW REALTY PARTNERS  
**Address:** 401 PASEO DE PERALTA  
SANTA FE NM 87501

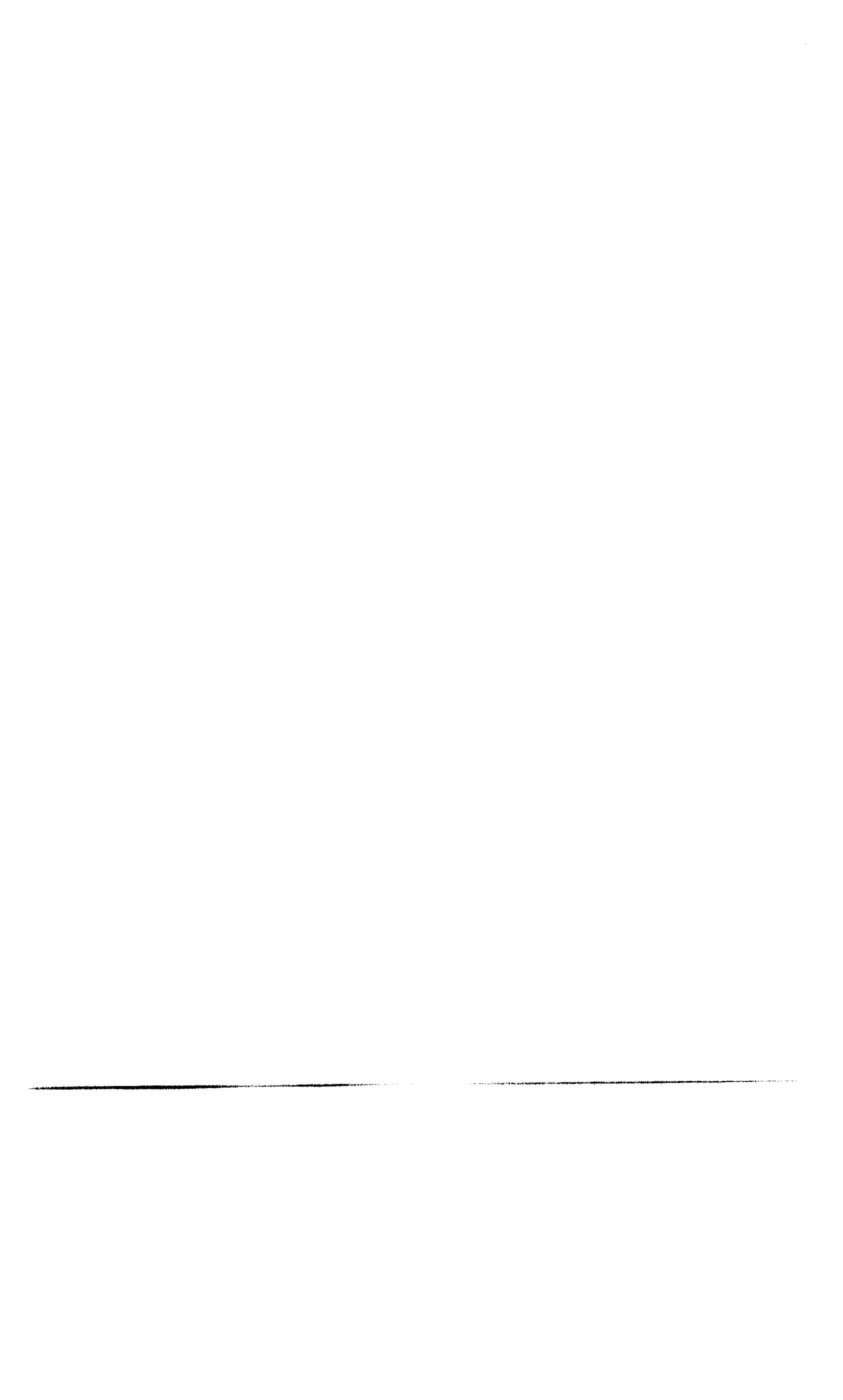
**Agent:** CONSENSUS PLANNING, INC  
**Address:** 924 PARK AVE SW  
ALBUQUERQUE NM 87102

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day prior to the meeting.**

**Date Mailed:** JUNE 30, 2004

**Signature:** KYLE TSETHLIKAI



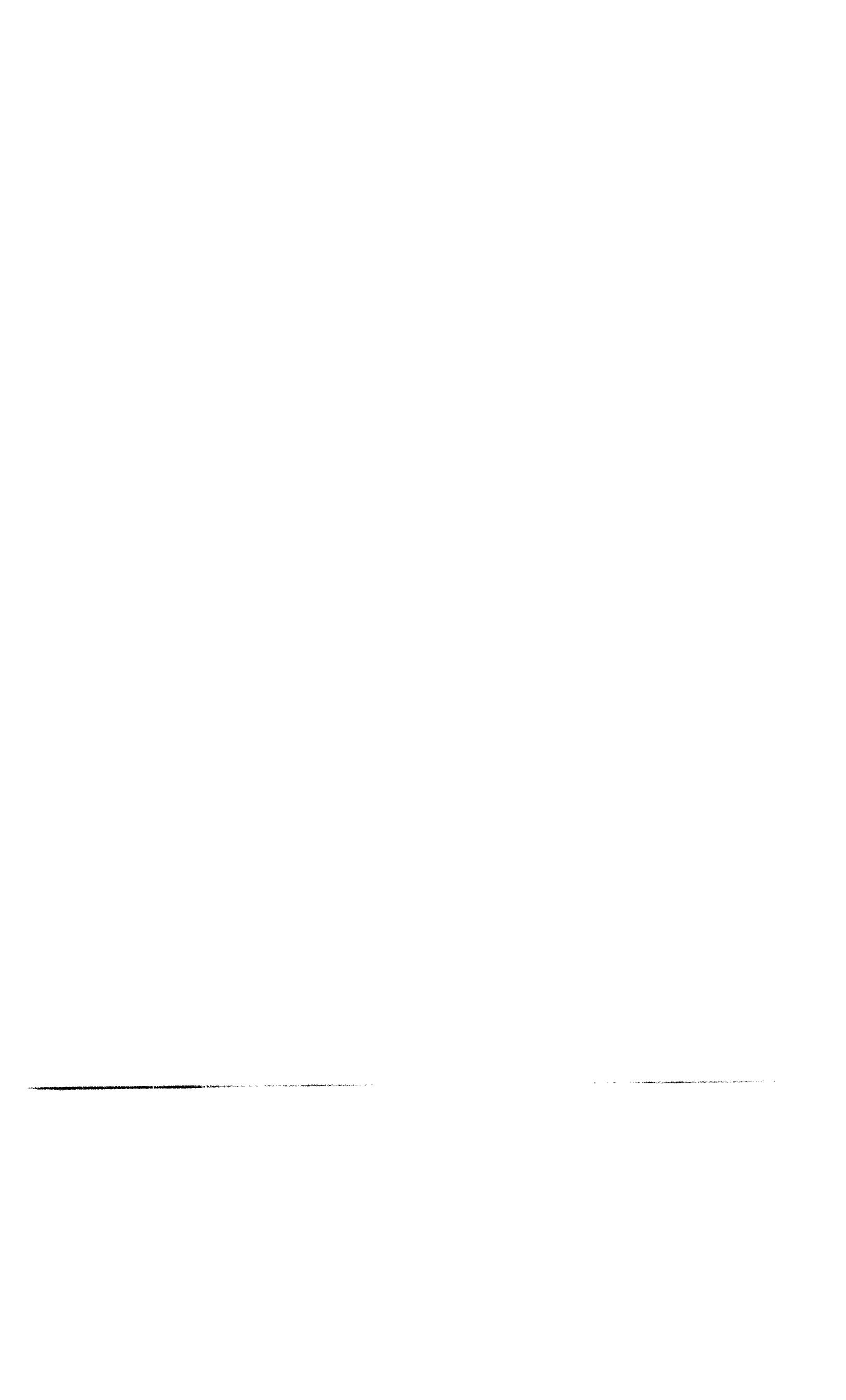
PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 of 3

| Zone Atlas Page | Zone Atlas # | Grid Location       | Parcel Sequence | Name & Address         |
|-----------------|--------------|---------------------|-----------------|------------------------|
| E-12            | 1012062      | 212-1102            | 462-08          | 1012062 320-235 464 05 |
|                 |              | 255-158             | 18              | 040-055 309 11         |
|                 |              | 399-135             | 461-10          | 137-049 10             |
|                 |              | 298-143             | 403-45          | 133-044 09             |
|                 |              | 313- <del>153</del> | 01              | 089-043 08             |
|                 |              | 202-114             | 01              | 025-040 07             |
|                 |              | 210-113             | 02              | 021-030 16             |
|                 |              | 209-111             | 03              | 017-033 05             |
|                 |              | 202-108             | 04              | 013-030 04             |
|                 |              | 205-104             | 05              | 010-027 03             |
|                 |              | 209-104             | 06              | 110-023 02             |
|                 |              | 181-180             | 205-05          | 023-019 01             |
|                 |              | 149-137             | 301-08          | 1012062 591-014 417 09 |
|                 |              | 137-137             | 09              | 521-011 08             |
|                 |              | 084-115             | 10              | 517-007 07             |
|                 |              | 090-188             | 12              | 511-002 14             |
|                 |              | 150-130             | 302-15          | 525-008 05             |
|                 |              | 188-128             | 14              | 200-419 202 01         |
|                 |              | 205-020             | 10              | 1012061 157-435 201 10 |



PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 2 of 3

| Zone Atlas Page | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address         |
|-----------------|--------------|---------------|-----------------|------------------------|
| E-12            | 1012061      | 055-408       | 201-37          | 1011061 437-310 102 01 |
|                 |              | 042-340       | 35              | 447-303 09             |
|                 |              | 101-288       | 34              | 447-298 10             |
|                 |              | 060-248       | 32              | 420-347 105 01         |
|                 |              | 065-158       | 201-10          | 400-325 03             |
| E-11            | 1011061      | 379-503       | 101-28          | 400-437 109 01         |
|                 |              | 309-437       | 40 -            | 405-434 02             |
|                 |              | 312-425       | 35 -            | 503-424 104 02         |
|                 |              | 480-505       | 103-01          | 503-423 07             |
|                 |              | 311-410       | 101-34          | 502-417 28             |
|                 |              | 340-403       | 34              | 502-416 05             |
|                 |              | 298-377       | 16              | 501-408 01             |
|                 |              | 470-457       | 102-17          | 500-405 02             |
|                 |              | 470-430       | 25              | 599-402 03             |
|                 |              | 404-404       | 90              | 579-377 24             |
|                 |              | 494-331       | 19              | 503-391 12             |
|                 |              | 404-327       | 23              | 502-387 13             |
|                 |              | 400-316       | 03              | 501-384 14             |
|                 |              | 400-315       | 02              | 501-381 15             |







<mainframe@coa1mp3.  
cabq.gov>  
06/18/2004 11:55 AM

To:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1

01012062 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101206221216040208 LEGAL: PARC EL 5 -A2-A PLAT OF PARCEL 5-A2-A LANDS OF  
JOEL LAND USE:  
PROPERTY ADDR: 00000 COORS  
OWNER NAME: WALGREEN HASTINGS CO  
OWNER ADDR: 00200 WILMOT RD  
DEERFIELD IL 60015  
0101206225515840210 LEGAL: PARC EL 5 -A1-B PLAT OF PARCELS 5-A1-A & 5-A1-B  
LAND LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: TAYLOR JOEL P ETUX ETAL TRUST  
OWNER ADDR: 00000  
ALBUQUERQUE NM 87103  
0101206239913540110 LEGAL: THE ELY PORT OF TR "B" LDS OF JOEL P TAYLOR EXC  
SL LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000  
ALBUQUERQUE NM 87103  
0101206229814340345 LEGAL: TRAC T A CORRECTED PLAT OF BOSQUE MONTANO  
SUBDIVISI LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE  
RIO RANCHO NM 87124  
0101206231313340301 LEGAL: TRAC T B CORRECTED PLAT OF BOSQUE MONTANO  
SUBDIVISI LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE  
RIO RANCHO NM 87124  
0101206226211440361 LEGAL: LOT 48 C ORRECTED PLAT OF BOSQUE MONTANO  
SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 CALLE OVEJA  
OWNER NAME: YORK BRIDGET L  
OWNER ADDR: 03616 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120  
0101206226611340362 LEGAL: LOT 47 C ORRECTED PLAT OF BOSQUE MONTANO  
SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 CALLE OVEJA  
OWNER NAME: TREVETT FRANCIS E & MARY K  
OWNER ADDR: 03612 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120  
0101206226911140363 LEGAL: LOT 46 C ORRECTED PLAT OF BOSQUE MONTANO  
SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 CALLE OVEJA  
OWNER NAME: FIERRO DANA R & ARNULFO VALDEZ  
OWNER ADDR: 03608 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120  
0101206227210840364 LEGAL: LOT 45 C ORRECTED PLAT OF BOSQUE MONTANO

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SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 CALLE OVEJA  
OWNER NAME: BICOASTAL 4 LLC  
OWNER ADDR: 03604 CALLE OVEJA CT NW

ALBUQUERQUE NM 87120  
0101206227510640365 LEGAL: LOT 44 C ORRECTED PLAT OF BOSQUE MONTANO  
SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 CALLE OVEJA  
OWNER NAME: MARRIOTT JOHN T &  
OWNER ADDR: 03602 CALLE OVEJA CT NW

ALBUQUERQUE NM 87114  
0101206227910440366 LEGAL: LOT 43 C ORRECTED PLAT OF BOSQUE MONTANO  
SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 CALLE OVEJA  
OWNER NAME: JAECKEL KURT  
OWNER ADDR: 03600 CALLE OVEJA CT NW

ALBUQUERQUE NM 87120  
1 R E C O R D S W I T H L A B E L S PAGE  
2

0101206218118630505 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101206214915630108 LEGAL: TRAC T D1 C PLAT FOR TRACT D-1 TAYLOR RIDGE  
SUBDIVIS LAND USE: PROPERTY ADDR: 00000 MONTANO  
OWNER NAME: PETER DEFRIES CORPORATION  
OWNER ADDR: 08525 JEFFERSON NE

ALBUQUERQUE NM 87113  
0101206213713730109 LEGAL: TRAC T D1 D PLAT FOR TRACT D-1 TAYLOR RIDGE  
SUBDIVIS LAND USE: PROPERTY ADDR: 00000 COORS  
OWNER NAME: HALLE PROPERTIES LLC  
OWNER ADDR: 20225 SCOTTSDALE RD

SCOTTSDALE AZ 85255  
0101206208411530110 LEGAL: TR D -2 T AYLOR RIDGE SUBD CONT 11.2663 AC M/L  
LAND USE: PROPERTY ADDR: 00000 TAYLOR RANCH  
OWNER NAME: AMERICAN REALPROP  
OWNER ADDR: 05601 TAYLOR RANCH DR NW

ALBUQUERQUE NM 87120  
0101206209608830112 LEGAL: TR F COR RECTED PLAT OF TAYLOR RIDGE SUBD CONT  
1.75 LAND USE: PROPERTY ADDR: 00000 N/A  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
0101206215003030215 LEGAL: TR 6 -B B ULK LAND PLAT TRACT 6-A CITY OF  
ALBUQUERQU LAND USE: PROPERTY ADDR: 00000 COORS  
OWNER NAME: GRAHAM III RAY A  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
0101206218812830216 LEGAL: TR A PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF  
LAN LAND USE: PROPERTY ADDR: 00000 COORS  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

ALBUQUERQUE NM 87102  
0101206226509030210 LEGAL: TR 6 -A B ULK LAND PLAT TRACT 6-A CITY OF  
ALBUQUERQU LAND USE: PROPERTY ADDR: 00000  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

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ALBUQUERQUE NM 87103  
0101206232003540405 LEGAL: THE REMA INING PORT OF TR OF LAND IN FRACTIONAL  
SEC LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: GRAHAM RAY A III  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
0101206204005530911 LEGAL: LOT 8 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE:  
PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: KARA AZIM  
OWNER ADDR: 05336 APOLLO DR NW

ALBUQUERQUE NM 87120  
0101206203704930910 LEGAL: LOT 9 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE:  
PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: DIDIAN PATRICIA A  
OWNER ADDR: 05332 APOLLO DR NW

ALBUQUERQUE NM 87120  
0101206203304630909 LEGAL: LT 1 0 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE:  
PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: SULEIMAN IMAN  
OWNER ADDR: 05328 APOLLO DR NW

ALBUQUERQUE NM 87120  
1 R E C O R D S W I T H L A B E L S PAGE  
3  
0101206202904330908 LEGAL: LT 1 1 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: PAUL HELENE  
OWNER ADDR: 05601 TAYLOR RANCH DR NW

ALBUQUERQUE NM 87120  
0101206202504030907 LEGAL: LT 1 2 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE:  
PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: BAILEY JIM C  
OWNER ADDR: 05320 APOLLO DR NW

ALBUQUERQUE NM 87120  
0101206202103630906 LEGAL: LT 1 3 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE:  
PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: SAAVEDRA HENRY & CHARISSA  
OWNER ADDR: 05316 APOLLO DR NW

ALBUQUERQUE NM 87120  
0101206201703330905 LEGAL: LT 1 4 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE:  
PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: MARTIN YOLANDA M  
OWNER ADDR: 05312 APOLLO DR NW

ALBUQUERQUE NM 87120  
0101206201303030904 LEGAL: LT 1 5 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE:  
PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: BLEA WALTER A  
OWNER ADDR: 05308 APOLLO DR NW

ALBUQUERQUE NM 87120  
0101206201002730903 LEGAL: LT 1 6 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
OF LAND USE:  
PROPERTY ADDR: 00000 APOLLO  
OWNER NAME: GARCIA JOHN & ROSE MARIE

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ALBUQUERQUE NM 87120  
 0101206200602330902 OF LAND USE: OWNER ADDR: 05304 APOLLO NW  
 LEGAL: LT 1 7 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 APOLLO  
 OWNER NAME: LUPER CURTIS S  
 OWNER ADDR: 05300 APOLLO NW

ALBUQUERQUE NM 87120  
 0101206200301930901 OF LAND USE: LEGAL: LT 1 8 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 APOLLO  
 OWNER NAME: MEDINA DEANNA M  
 OWNER ADDR: 05236 APOLLO DR NW

ALBUQUERQUE NM 87120  
 0101106252401441709 OF LAND USE: LEGAL: LT 1 9 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 APOLLO  
 OWNER NAME: KOURY KAREN A  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87193  
 0101106252101141708 OF LAND USE: LEGAL: LT 2 0 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 APOLLO  
 OWNER NAME: SISNEROS MANUEL E  
 OWNER ADDR: 05228 APOLLO DR NW

ALBUQUERQUE NM 87120  
 0101106251700741707 OF LAND USE: LEGAL: LT 2 1 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 APOLLO  
 OWNER NAME: BROUGHTON RANDALL J  
 OWNER ADDR: 05224 APOLLO DR NW

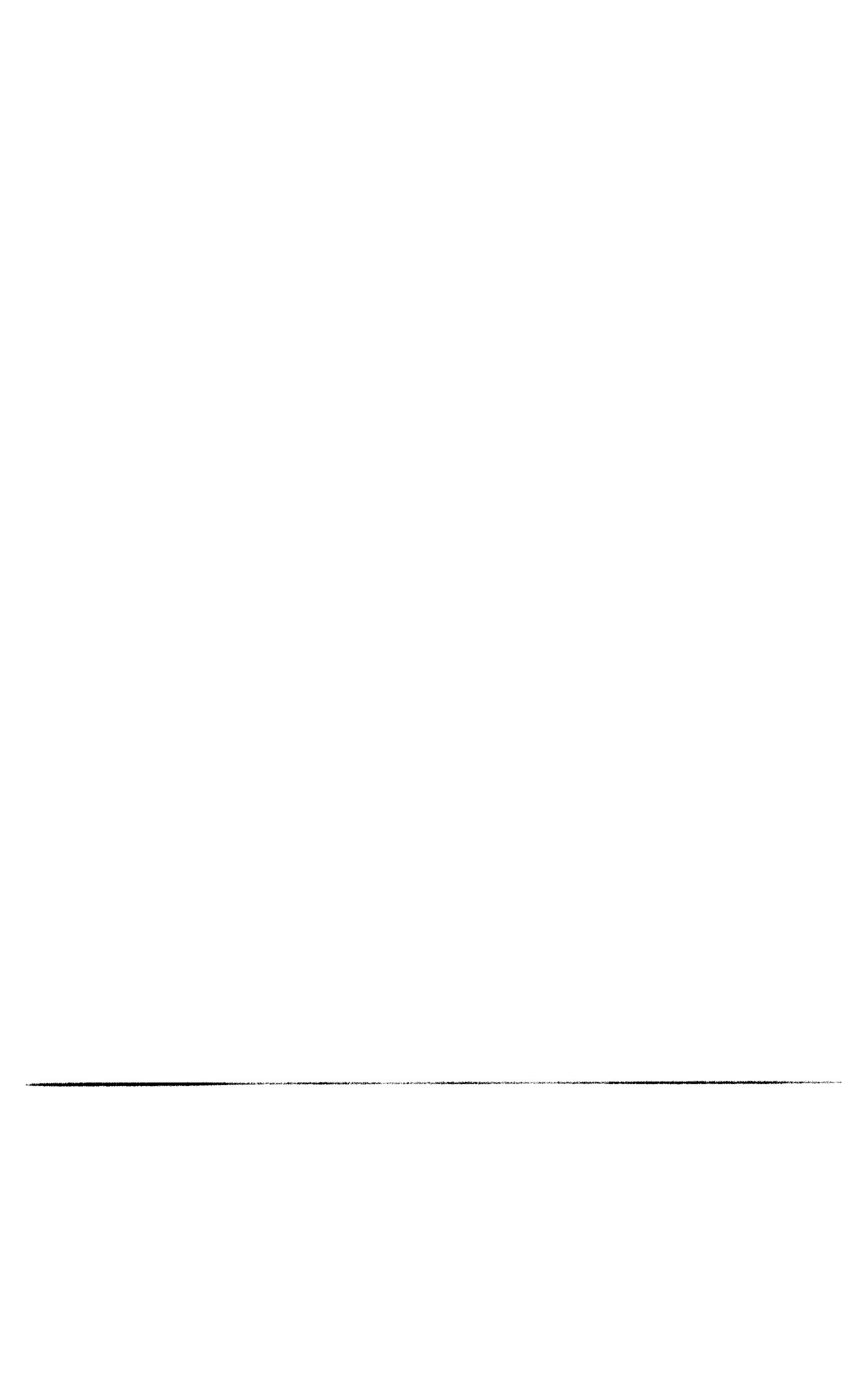
ALBUQUERQUE NM 87120  
 1 R E C O R D S W I T H L A B E L S PAGE  
 4  
 0101106251100241706 OF LAND USE: LEGAL: LT 2 2 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 APOLLO  
 OWNER NAME: RAVER JOHN R &  
 OWNER ADDR: 05220 APOLLO DR NW

ALBUQUERQUE NM 87120  
 0101106250500841705 OF LAND USE: LEGAL: LT 2 3 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: SANDOVAL RUBEN & SHANNON  
 OWNER ADDR: 10901 CARTAGENA AV SW

ALBUQUERQUE NM 87121  
 0101206126047920201 THE LAND USE: LEGAL: TR O F LA ND WHICH IS A PORT OF LTS 1 & 2 WITHIN  
 PROPERTY ADDR: 00000  
 OWNER NAME: GRAHAM RAY III  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
 0101206115043520110 LAND USE: LEGAL: LOT 4A P LAT OF LOT 4A BOSQUE PREPARATORY SCHOOL  
 PROPERTY ADDR: 00000 LEARNING  
 OWNER NAME: BOSQUE SCHOOL  
 OWNER ADDR: 04000 LEARNING RD NW

ALBUQUERQUE NM 87120  
 0101206105940820137 LAN LAND USE: LEGAL: TR 4 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF  
 PROPERTY ADDR: 00000



OWNER NAME: GRAHAM III RAY A  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
0101206106234020135 LEGAL: TR 3 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF  
LAN LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: GRAHAM III RAY A  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
0101206110128820136 LEGAL: TR B PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF  
LAN LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
0101206106024820132 LEGAL: TR 2 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF  
LAN LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: GRAHAM III RAY A  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
0101206106815830110 LEGAL: TRAC T B1 LANDS OF SUZANNE H POOLE EXCEPT EL'Y  
PORT LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
0101106137950310128 LEGAL: COMM ON A REA PLAT OF GROUP E & F LA LUZ DEL  
OESTE U LAND USE:  
PROPERTY ADDR: 00000 ONE WIND  
OWNER NAME: LA LUZ DEL SOL LANDOWNERS  
OWNER ADDR: 00000

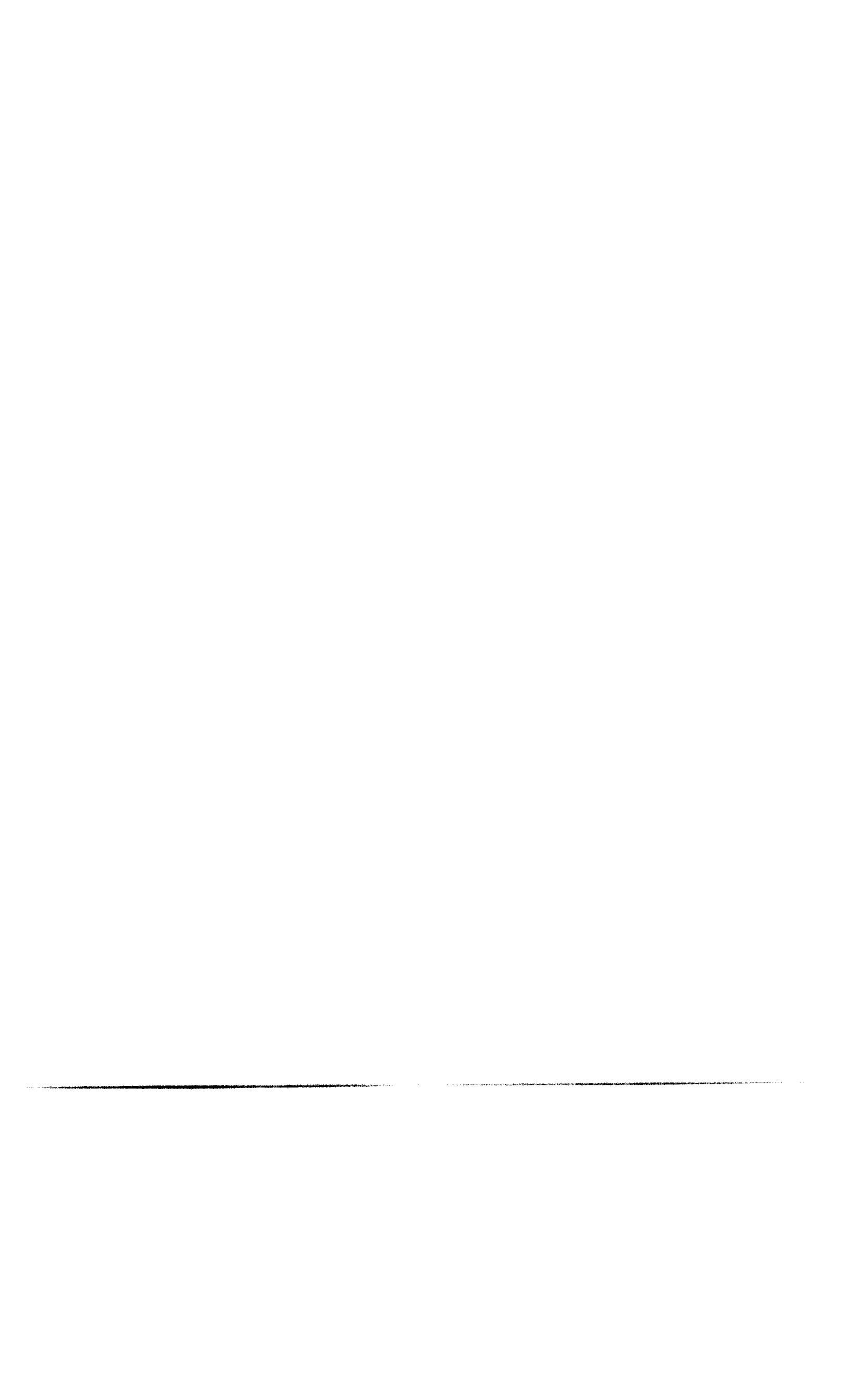
ALBUQUERQUE NM 87120  
0101106132943710140 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101106136242510135 LEGAL: SWIM MING POOL TRACT LA LUZ DEL OESTE UNIT 4  
CONT 2 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ DEL SOL LANDOWNERS  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
1 R E C O R D S W I T H L A B E L S PAGE  
5  
0101106148050510301 LEGAL: TR A PLA T MIRADOR SUBD CONT 2.7356 AC M/L OR  
119,1 LAND USE:  
PROPERTY ADDR: 00000 COORS  
OWNER NAME: GIL VIRGILIO S  
OWNER ADDR: 06506 CALLE REDONDA NW

ALBUQUERQUE NM 87120  
0101106131141610134 LEGAL: COMM ON A REA PLAT OF GROUP G OF LA LUZ DEL OESTE  
UN LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ DEL SOL LANDOWNERS  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
0101106134040310136 LEGAL: CLUB HOUS E TRACT LA LUZ DEL OESTE UNIT 4 CONT  
39,17 LAND USE:  
PROPERTY ADDR: 00000 COORS  
OWNER NAME: OVENWEST CORPORATION ETAL  
OWNER ADDR: 00001 WIND NW

ALBUQUERQUE NM 87120  
0101106129837710116 LEGAL: TR O F LA ND IN SW1/4 OF NE1/4 SEC 35 T11N R2E



CONT LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: GRAHAM RAY A III  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
0101106149045710217  
LAN LAND USE: LEGAL: TR 5 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF

PROPERTY ADDR: 00000  
OWNER NAME: GRAHAM III RAY A  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
0101106147043010225  
OESTE LAND USE: LEGAL: TRAC T 5 UNIT 2 REPL OF UNITS 1,2&3 LA LUZDEL

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION  
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM 87120  
0101106140446410290  
M/ LAND USE: LEGAL: LA L UZ D E OESTE UNIT 2 COMMON AREA CONT 8.26 AC

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOC  
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM 87120  
0101106149433110219  
LAND USE: LEGAL: LA L UZ D EL OESTE UNIT #3 CONT 9.711 ACRES

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOC  
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM 87120  
0101106140432710223  
UNIT N LAND USE: LEGAL: LIVI NG U NIT 19 REPL AREA A LA LUZ DEL OESTE

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOC  
OWNER ADDR: 00001 LOOP 1 NW

ALBUQUERQUE NM 87120  
0101106140031610203  
OESTE LAND USE: LEGAL: TR 3 UNI T 1 REPLAT OF UNITS 1,2&3 LA LUZ DEL

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
0101106140031510202  
LA LAND USE: LEGAL: POR TR 1 COMMON AREA UNIT 1 REPL OF UNITS1,2&3

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOC  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
1 R E C O R D S W I T H L A B E L S PAGE  
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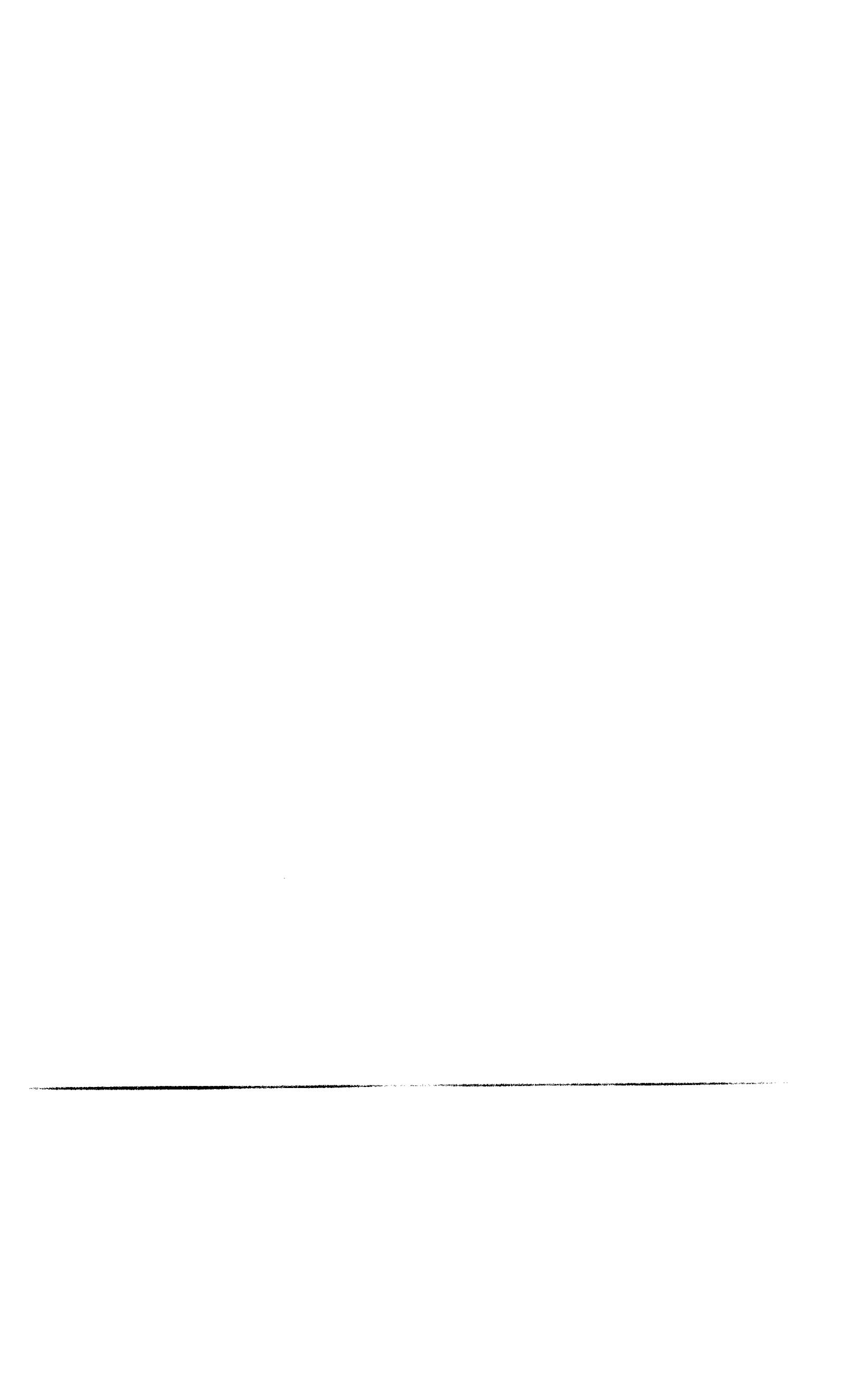
0101106143731010201  
DEL LAND USE: LEGAL: COMM ON A REA O UNIT 1 REPLAT TR 2 UNIT 1 LA LUZ

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION  
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM 87120  
0101106144730310209  
1 L LAND USE: LEGAL: LIVI NG U NIT 12 OF AREA O UNIT 1 REPL TR 2 UNIT

PROPERTY ADDR: 00000 ARCO  
OWNER NAME: ELLIS ROBERT M & CAROLINE D LE  
OWNER ADDR: 00012 ARCO NW

ALBUQUERQUE NM 87120





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ALBUQUERQUE NM 87120  
0101106152040510422 LEGAL: LIVI NG U NIT 10 & GARAGE AREA 10-M OF AREA M OF  
PLA LAND USE: PROPERTY ADDR: 00000 TUMBLEWEED  
OWNER NAME: PETERS ROBERT W  
OWNER ADDR: 00010 TUMBLEWEED NW

ALBUQUERQUE NM 87120  
0101106151940210423 LEGAL: LIVI NG U NIT 25 & GARAGE AREA 25-M OF AREA M OF  
PLA LAND USE: PROPERTY ADDR: 00000 TENNIS  
OWNER NAME: REIDENBAUGH DONALD W &  
OWNER ADDR: 00025 TENNIS CT NW

ALBUQUERQUE NM 87120  
0101106151939910424 LEGAL: LIVI NG U NIT 27 & GARAGE AREA 27-M OF AREA M OF  
PLA LAND USE: PROPERTY ADDR: 00000 TENNIS  
OWNER NAME: BARLOW RICHARD K & MARIANNE R  
OWNER ADDR: 00027 TENNIS CT NW

ALBUQUERQUE NM 87120  
0101106152039110412 LEGAL: LIVI NG U NIT 29 & GARAGE 29N OF AREA N PLAT OF  
AREA LAND USE: PROPERTY ADDR: 00000 TENNIS  
OWNER NAME: MCCAULEY BEVERLY BOOTH  
OWNER ADDR: 00029 TENNIS CT NW

ALBUQUERQUE NM 87120  
0101106152038710413 LEGAL: LIVI NG U NIT 31 & GARAGE 31N OF AREA N PLAT OF  
AREA LAND USE: PROPERTY ADDR: 00000 TENNIS  
OWNER NAME: ANSELEVICIUS GEORGE ETUX  
OWNER ADDR: 00031 TENNIS CT NW

ALBUQUERQUE NM 87120  
0101106152138410414 LEGAL: LIVI NG U NIT 33 & GARAGE 33N OF AREA N PLAT OF  
AREA LAND USE: PROPERTY ADDR: 00000 TENNIS  
OWNER NAME: LUCAS ROBERT E & JEAN C  
OWNER ADDR: 00033 TENNIS CT NW

ALBUQUERQUE NM 87120  
0101106152138110415 LEGAL: LIVI NG U NIT 35 & GARAGE 35N OF AREA N PLAT OF  
AREA LAND USE: PROPERTY ADDR: 00000 TENNIS  
OWNER NAME: FITZPATRICK TOM & ANNE A  
OWNER ADDR: 00035 TENNIS CT NW

ALBUQUERQUE NM 87120  
0101106150436910416 LEGAL: SELY POR TION IN LA LUZ DEL OESTE UNIT #2 CONT  
1.72 LAND USE: PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA LUZ LANDOWNER ASSOC  
OWNER ADDR: 00001 LOOP ONE NW

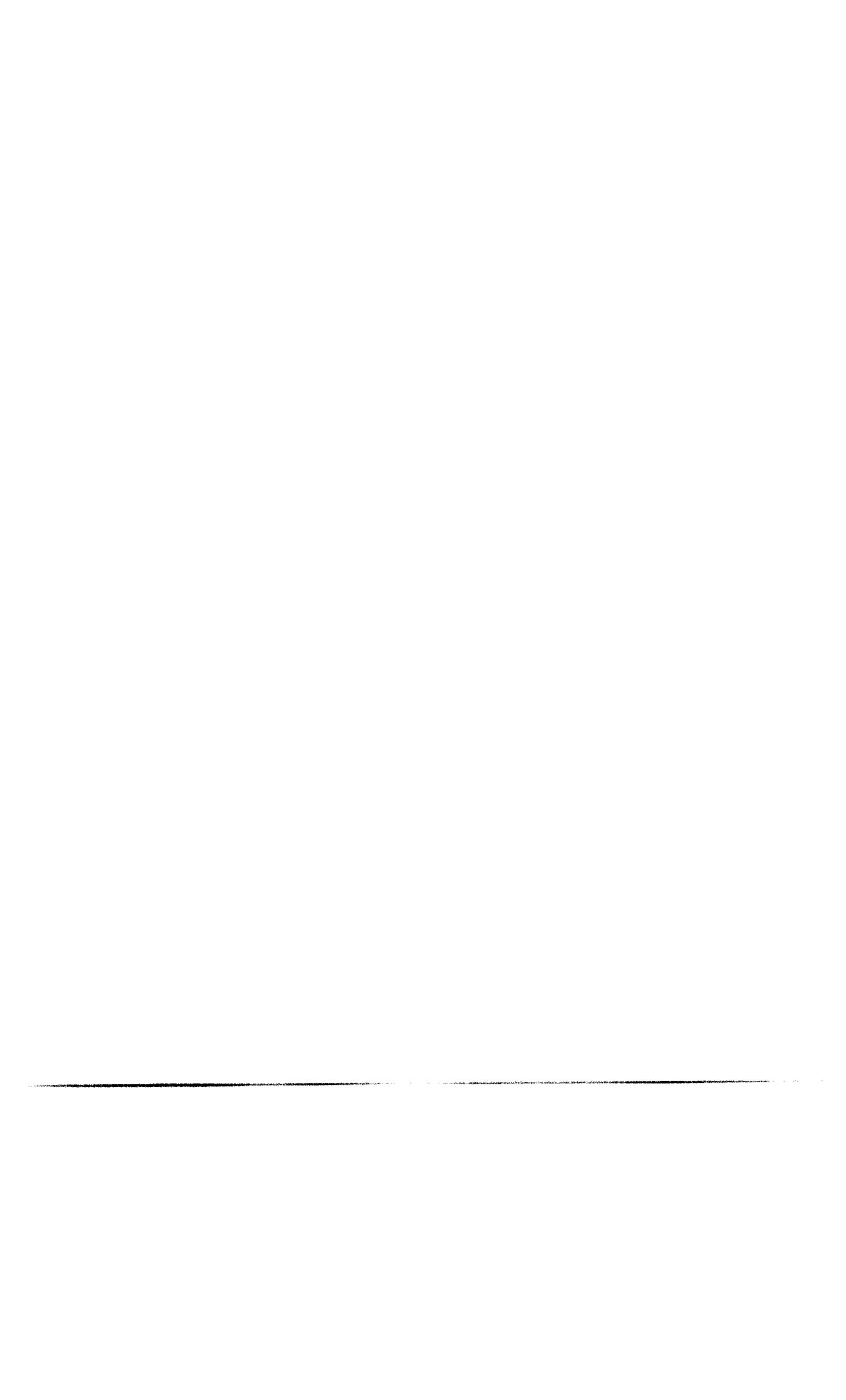
ALBUQUERQUE NM 87120  
0101106123527420308 LEGAL: TRAC T 2 SUMMARY PLAT KINSCHERFF LANDS T11N R2E  
SEC LAND USE: PROPERTY ADDR: 00000 N/A  
OWNER NAME: FRISCO JOINT VENTURE  
OWNER ADDR: 00000

ALBUQUERQUE NM 87190  
0101106121920120337 LEGAL: POR E 1/ 2 NE 1/4 SW 1/4 T11N R2E SEC 35 CONT  
12.2 LAND USE: PROPERTY ADDR: 00000 COORS  
OWNER NAME: FRISCO JOINT VENTURE  
OWNER ADDR: 00000

ALBUQUERQUE NM 87190

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| 1                   | R E C O R D S   W I T H   L A B E L S                    | PAGE  |
|---------------------|--|-------|
| 3                   |  |       |
| 0101106121208831301 | LEGAL: TRAC T 3 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE    |       |
| BEIN LAND USE:      | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: RIO PUERCO II LLC                            |       |
|                     | OWNER ADDR: 17875 VON KARMAN                             |       |
| IRVINE CA           | 92614  |       |
| 0101106142516140201 | LEGAL: LOT 4-A PLAT OF TRS C-1, C-2 & LT 4-A LANDS OF    |       |
| SUZ LAND USE:       | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: POOLE SUZANNE H TRUSTEE POOLE                |       |
|                     | OWNER ADDR: 05001 NAMASTE                                | RD NW |
| ALBUQUERQUE NM      | 87120  |       |
| 0101106148219040203 | LEGAL: LTS 1 TH RU 3 BLK 1 PLAT OF WEST BANK ESTATES     |       |
| TOGET LAND USE:     | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: POOLE SUZANNE H TRUSTEE POOLE                |       |
|                     | OWNER ADDR: 05001 NAMASTE                                | RD NW |
| ALBUQUERQUE NM      | 87120  |       |
| 0101106132014240801 | LEGAL: LT 7 8 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1 |       |
| LAND USE:           | PROPERTY ADDR: 00000 DEER MEADOW                         |       |
|                     | OWNER NAME: OXBOW NORTH VENTURES                         |       |
|                     | OWNER ADDR: 01650 UNIVERSITY                             | BL NE |
| ALBUQUERQUE NM      | 87102  |       |
| 0101106134010040802 | LEGAL: TR A PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1   |       |
| LAND USE:           | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: OXBOW NORTH VENTURES                         |       |
|                     | OWNER ADDR: 01650 UNIVERSITY                             | BL NE |
| ALBUQUERQUE NM      | 87102  |       |
| 0101106138814540949 | LEGAL: TR C PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1   |       |
| LAND USE:           | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: OXBOW NORTH VENTURES                         |       |
|                     | OWNER ADDR: 01650 UNIVERSITY                             | BL NE |
| ALBUQUERQUE NM      | 87102  |       |
| 0101106140014040937 | LEGAL: LT 1 58 P LAT OF OXBOW NORTH A REPLAT OF TRACT    |       |
| B-1 LAND USE:       | PROPERTY ADDR: 00000 ATHERTON                            |       |
|                     | OWNER NAME: OXBOW NORTH VENTURES                         |       |
|                     | OWNER ADDR: 01650 UNIVERSITY                             | BL NE |
| ALBUQUERQUE NM      | 87102  |       |
| 0101106141714240936 | LEGAL: LT 1 57 P LAT OF OXBOW NORTH A REPLAT OF TRACT    |       |
| B-1 LAND USE:       | PROPERTY ADDR: 00000 ATHERTON                            |       |
|                     | OWNER NAME: OXBOW NORTH VENTURES                         |       |
|                     | OWNER ADDR: 01650 UNIVERSITY                             | BL NE |
| ALBUQUERQUE NM      | 87102  |       |
| 0101106138813640948 | LEGAL: LT 1 69 P LAT OF OXBOW NORTH A REPLAT OF TRACT    |       |
| B-1 LAND USE:       | PROPERTY ADDR: 00000 OXBOW NORTH                         |       |
|                     | OWNER NAME: OXBOW NORTH VENTURES                         |       |
|                     | OWNER ADDR: 01650 UNIVERSITY                             | BL NE |
| ALBUQUERQUE NM      | 87102  |       |
| 0101106136311440901 | LEGAL: TR D PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1   |       |
| LAND USE:           | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: OXBOW NORTH VENTURES                         |       |
|                     | OWNER ADDR: 01650 UNIVERSITY                             | BL NE |



ALBUQUERQUE NM 87102  
 0101106137014540902 LEGAL: TR B PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000  
 OWNER NAME: OXBOW NORTH VENTURES  
 OWNER ADDR: 01650 UNIVERSITY BL NE

ALBUQUERQUE NM 87102  
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 9  
 0101106137013740903 LEGAL: LT 1 24 P LAT OF OXBOW NORTH A REPLAT OF TRACT  
 B-1 LAND USE: PROPERTY ADDR: 00000 OXBOW NORTH  
 OWNER NAME: OXBOW NORTH VENTURES  
 OWNER ADDR: 01650 UNIVERSITY BL NE

ALBUQUERQUE NM 87102  
 0101106127014240406 LEGAL: LT 6 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 DEER MEADOW  
 OWNER NAME: OXBOW NORTH VENTURES  
 OWNER ADDR: 01650 UNIVERSITY BL NE

ALBUQUERQUE NM 87102  
 0101106127814240405 LEGAL: LT 5 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 DEER MEADOW  
 OWNER NAME: OXBOW NORTH VENTURES  
 OWNER ADDR: 01650 UNIVERSITY BL NE

ALBUQUERQUE NM 87102  
 0101106128514240404 LEGAL: LT 4 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 DEER MEADOW  
 OWNER NAME: OXBOW NORTH VENTURES  
 OWNER ADDR: 01650 UNIVERSITY BL NE

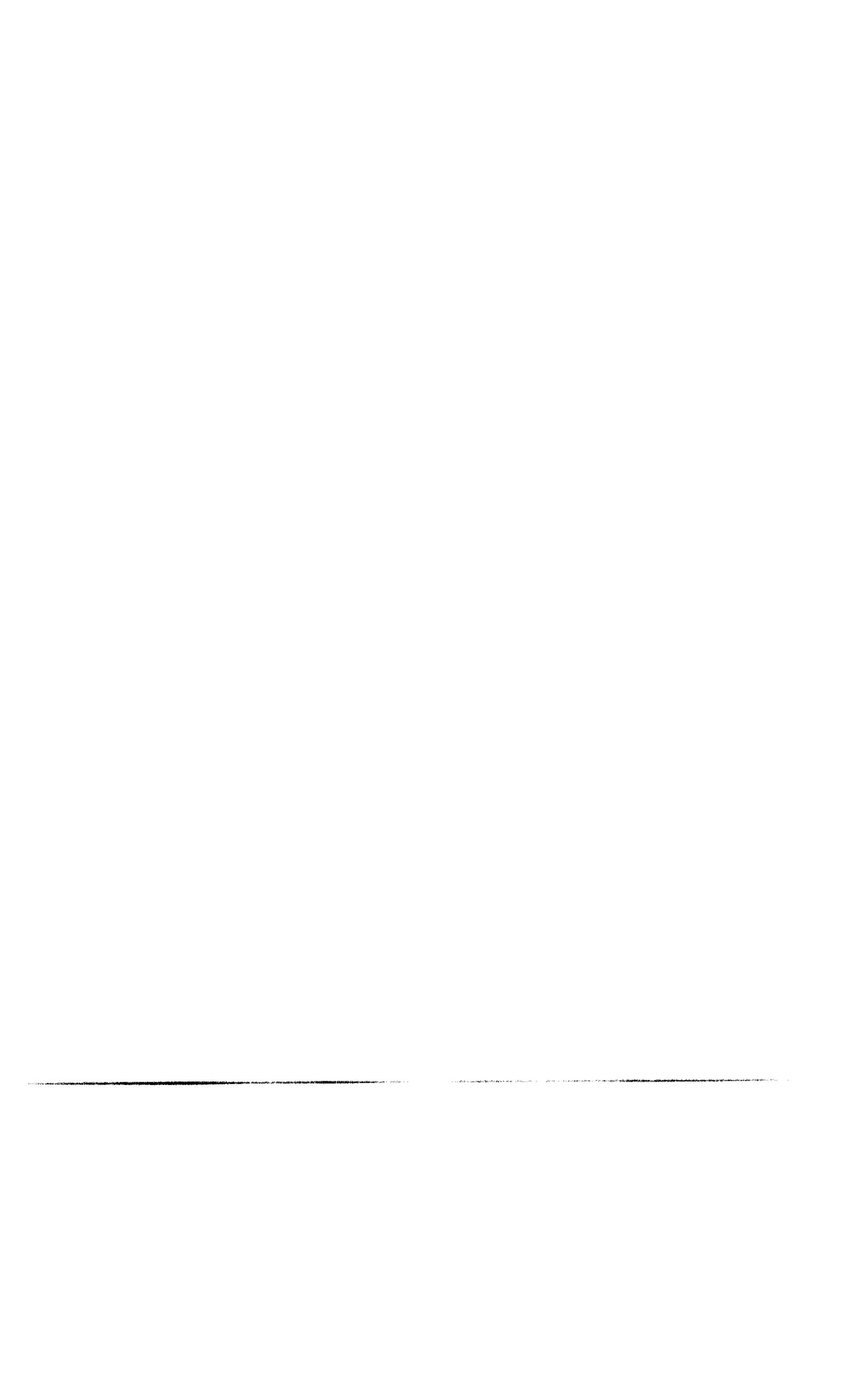
ALBUQUERQUE NM 87102  
 0101106129114240403 LEGAL: LT 3 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 DEER MEADOW  
 OWNER NAME: OXBOW NORTH VENTURES  
 OWNER ADDR: 01650 UNIVERSITY BL NE

ALBUQUERQUE NM 87102  
 0101106129814240402 LEGAL: LT 2 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 DEER MEADOW  
 OWNER NAME: OXBOW NORTH VENTURES  
 OWNER ADDR: 01650 UNIVERSITY BL NE

ALBUQUERQUE NM 87102  
 0101106130514240401 LEGAL: LT 1 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 DEER MEADOW  
 OWNER NAME: OXBOW NORTH VENTURES  
 OWNER ADDR: 01650 UNIVERSITY BL NE

ALBUQUERQUE NM 87102  
 0101106126313740407 LEGAL: LT 7 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000 BERESFORD  
 OWNER NAME: OXBOW NORTH VENTURES  
 OWNER ADDR: 01650 UNIVERSITY BL NE

ALBUQUERQUE NM 87102  
 0101106131013541001 LEGAL: TR E PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
 LAND USE: PROPERTY ADDR: 00000  
 OWNER NAME: OXBOW NORTH VENTURES



OWNER ADDR: 01650 UNIVERSITY BL NE  
ALBUQUERQUE NM 87102  
0101106138013041101 LEGAL: TR F PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1  
LAND USE:

PROPERTY ADDR: 00000  
OWNER NAME: OXBOW NORTH VENTURES  
OWNER ADDR: 01650 UNIVERSITY BL NE  
ALBUQUERQUE NM 87102  
0101106138624740126 LEGAL: TR 1 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF  
LAN LAND USE:

PROPERTY ADDR: 00000  
OWNER NAME: GRAHAM III RAY A  
OWNER ADDR: 00000

ALBUQUERQUE NM 87120  
1 R E C O R D S W I T H L A B E L S PAGE  
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QUIT





# 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.

Date: MAY 18, 2004

TO CONTACT NAME: Rob Zuccaro  
 COMPANY/AGENCY: Consensus Planning  
 ADDRESS/ZIP: 924 PARK Ave SW 87102  
 PHONE/FAX #: 760-9801 FAX = 842-5495

Thank you for your inquiry of 5-18-04 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 1, 2, 3, 4, 5A, 6A, 6B and A  
LANDS of Ray Graham III  
 zone map page(s) \_\_\_\_\_

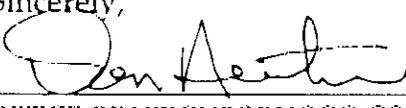
Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Taylor Ranch  
 Neighborhood Association  
 Contacts: Don MacCormack  
5300 Hattiesburg NW 87120  
897-1593  
Jelene Wolfley  
6804 Steghorn NW 87120  
890-2420

La Luz Landowners  
 Neighborhood Association  
 Contacts: Rae Perl  
15 Tennis Court NW 87120  
898-8833  
Bruce Masson  
13 Arco NW 87120  
898-1249

See reverse side for additional Neighborhood Association Information: YES { } NO { }

Please note that according to O-92 you are required to notify each of these 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 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,  
  
 OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.



ASW REALTY  
PARTNERS

June 2, 2004

Jeffery Jesiononwski, Chairman  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Dear Chairman Jesiononwski:

This letter hereby authorizes Consensus Planning to work on behalf of ASW Realty Partners in requesting approval for a Site Plan for Building Permit for Andalucia's Phase 2 development, and an amendment to the approved Andalucia Site Plan for Subdivision.

If you have any questions or desire any additional information, please call my office at 505-820-1818.

Sincerely,

Andrew Gerber  
Manager

T 505 820 1818

F 505 820 1919

401 Paseo de Peralta Santa Fe NM 87501  
aswrealtypartners.com

Additional Neighborhood Association Information

La Luz del Sol

Neighborhood Association

Contacts:

Steven Kells

35 Mill Rd NW 87120

899-8746

Ray Graham

One Wind NW 87120

898-5600

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

As a common courtesy you may notify the surrounding Unrecognized NA(s) for your project.

Ladera Heights

Neighborhood Association

Contacts:

Shari Lewis

P.O. Box 66328/87193

301-5995

Tena Prescott

3804 67th St NW 87120

839-5072

Quaker Heights

Neighborhood Association

Contacts:

Matthew Baga

5125 Northern Trail NW

87120 352-9428

Agapita Hopkins

5117 Northern Trail NW

87120 839-4316

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:



Project# 1000965

ASW REALTY PARTNERS  
401 PASEO DE PERALTA  
SANTA FE NM 87501

CONSENSUS PLANNING, INC.  
924 PARK AVE SW  
ALBUQUERQUE NM 87102

DON MACCORNACK  
Taylor Ranch Neigh. Assoc.  
5300 HATTIESBURG NW  
ALBUQUERQUE NM 87120

JOLENE WOLFLEY  
Taylor Ranch Neigh. Assoc.  
6804 STAGEHORN DR NW  
ALBUQUERQUE NM 87120

RAE PERLS  
La Luz Landowners Assoc.  
15 TENNIS COURT NW  
ALBUQUERQUE NM 87120

BRUCE MASSON  
La Luz Landowners Assoc.  
13 ARCO NW  
ALBUQUERQUE NM 87120

STEVEN KELLS  
La Luz Del Sol Neigh. Assoc.  
35 MILL RD NW  
ALBUQUERQUE NM 87120

RAY GRAHAM  
La Luz Del Sol Neigh. Assoc.  
ONE WIND NW  
ALBUQUERQUE NM 87120

SHARI LEWIS  
Ladera Heights Neigh. Assoc.  
PO BOX 66328  
ALBUQUERQUE NM 87193

TENA PRESCOTT  
Ladera Heights Neigh. Assoc.  
3804 67TH ST NW  
ALBUQUERQUE NM 87120

MATTHEW BACA  
Quaker Heights Neigh. Assoc.  
5125 NORTHERN TRAIL NW  
ALBUQUERQUE NM 87120

AGAOITA HOPKINS  
Quaker Heights Neigh. Assoc.  
5117 NORTHERN TRAIL NW  
ALBUQUERQUE NM 87120

101206221216040208

101206225515840210

101206229814340345

WALGREEN HASTINGS CO  
200 WILMOT RD  
DEERFIELD IL 60015

TAYLOR JOEL P ETUX ETAL TRUST  
PO BOX 13519  
ALBUQUERQUE NM 87103

RAYLEE HOMES INC  
4011 BARBARA LP SE  
RIO RANCHO NM 87124

101206226211440361

101206226611340362

101206226911140363

YORK BRIDGET L  
3616 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120

TREVETT FRANCIS E & MARY K  
3612 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120

FIERRO DANA R & ARNULFO VALDE  
3608 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120

101206227210840364

101206227510640365

101206227910440366

BICOASTAL 4 LLC  
3604 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120

MARRIOTT JOHN T &  
3602 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87114

JAECKEL KURT  
3600 CALLE OVEJA CT NW  
ALBUQUERQUE NM 87120

101206214915630108

101206213713730109

101206208411530110

PETER DEFRIES CORPORATION  
8525 JEFFERSON NE  
ALBUQUERQUE NM 87113

HALLE PROPERTIES LLC  
20225 SCOTTSDALE RD  
SCOTTSDALE AZ 85255

AMERICAN REALPROP  
5601 TAYLOR RANCH DR NW  
ALBUQUERQUE NM 87120

101206215003030215

101206204005530911

101206203704930910

GRAHAM III RAY A  
ONE WIND NW  
ALBUQUERQUE NM 87120

KARA AZIM  
5336 APOLLO DR NW  
ALBUQUERQUE NM 87120

DIDIAN PATRICIA A  
5332 APOLLO DR NW  
ALBUQUERQUE NM 87120

101206203304630909

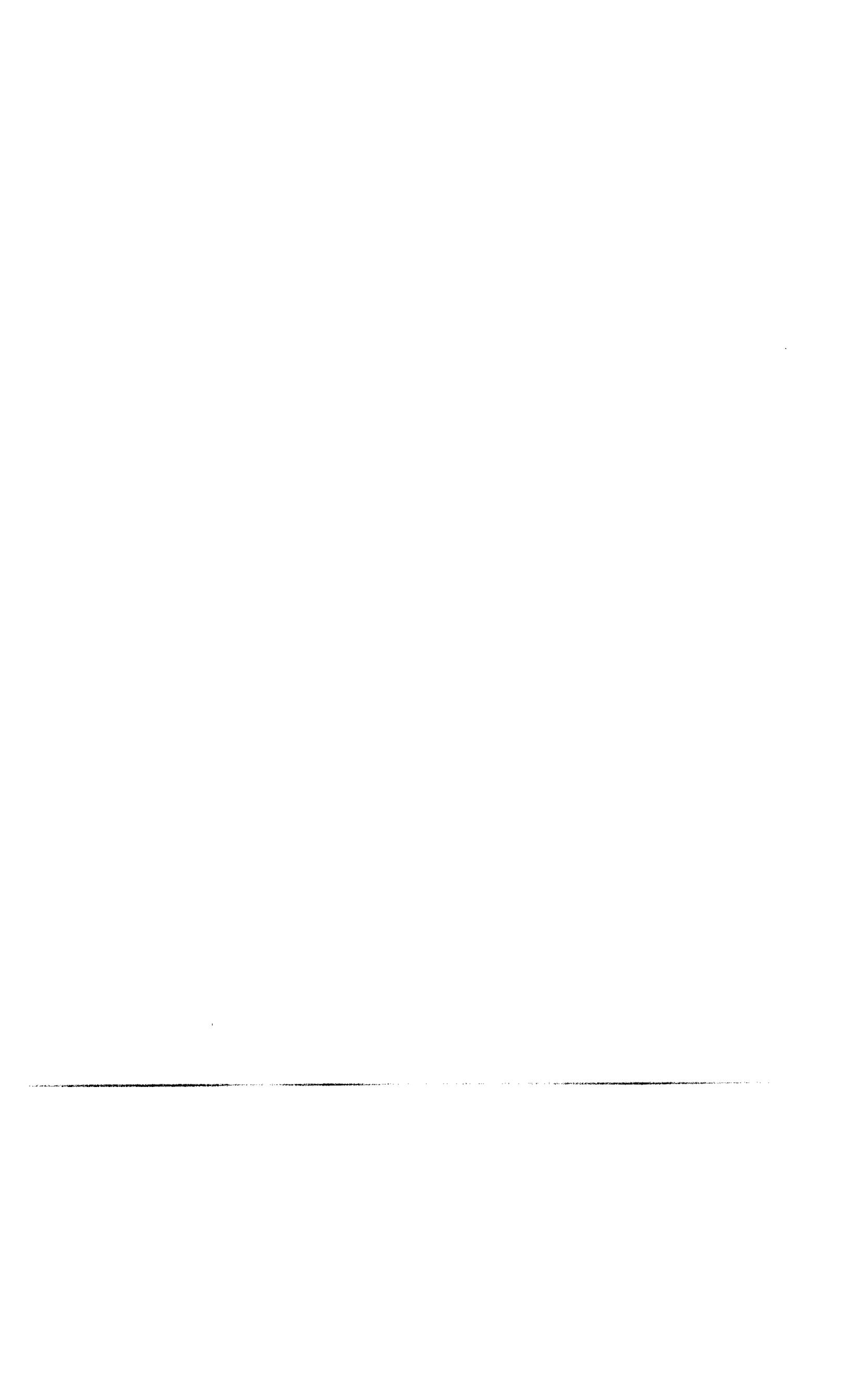
101206202904330908

101206202504030907

SULEIMAN IMAN  
5328 APOLLO DR NW  
ALBUQUERQUE NM 87120

PAUL HELENE  
5601 TAYLOR RANCH DR NW  
ALBUQUERQUE NM 87120

BAILEY JIM C  
5320 APOLLO DR NW  
ALBUQUERQUE NM 87120



101206202103630906

SAAVEDRA HENRY & CHARISSA  
5316 APOLLO DR NW  
ALBUQUERQUE NM 87120

101206201002730903

GARCIA JOHN & ROSE MARIE  
5304 APOLLO NW  
ALBUQUERQUE NM 87120

101106252401441709

KOURY KAREN A  
PO BOX 67306  
ALBUQUERQUE NM 87193

101106251100241706

RAVER JOHN R &  
5220 APOLLO DR NW  
ALBUQUERQUE NM 87120

101106148050510301

GIL VIRGILIO S  
6506 CALLE REDONDA NW  
ALBUQUERQUE NM 87120

101106144730310209

ELLIS ROBERT M & CAROLINE D L  
12 ARCO NW  
ALBUQUERQUE NM 87120

101106140543610902

BEAL CARL W JR & ANNIE M  
5002 MIRADOR DR NW  
ALBUQUERQUE NM 87120

101106152241910428

JUDITH PACTH SEPERATE PROPERT  
910 GRETNA GREEN WA  
LOS ANGELES CA 90049

101106152040510422

PETERS ROBERT W  
10 TUMBLEWEED NW  
ALBUQUERQUE NM 87120

101106152039110412

MCCAULEY BEVERLY BOOTH  
29 TENNIS CT NW  
ALBUQUERQUE NM 87120

101206201703330905

MARTIN YOLANDA M  
5312 APOLLO DR NW  
ALBUQUERQUE NM 87120

101206200602330902

LUPER CURTIS S  
5300 APOLLO NW  
ALBUQUERQUE NM 87120

101106252101141708

SISNEROS MANUEL E  
5228 APOLLO DR NW  
ALBUQUERQUE NM 87120

101106250500841705

SANDOVAL RUBEN & SHANNON  
10901 CARTAGENA AV SW  
ALBUQUERQUE NM 87121

101106134040310136

OVENWEST CORPORATION ETAL  
1 WIND NW  
ALBUQUERQUE NM 87120

101106144729810210

SPITZ SAMUEL H & SHERIE K  
14 ARCO NW  
ALBUQUERQUE NM 87120

101106152342610426

HANSON JOHN S & CAROL  
5 TUMBLEWEED NW  
ALBUQUERQUE NM 87120

101106152241610429

O'LEARY JAMES & MARILYN C  
8 TUMBLEWEED NW  
ALBUQUERQUE NM 87120

101106151940210423

REIDENBAUGH DONALD W &  
25 TENNIS CT NW  
ALBUQUERQUE NM 87120

101106152038710413

ANSELEVICIUS GEORGE ETUX  
31 TENNIS CT NW  
ALBUQUERQUE NM 87120

101206201303030904

BLEA WALTER A  
5308 APOLLO DR NW  
ALBUQUERQUE NM 87120

101206200301930901

MEDINA DEANNA M  
5236 APOLLO DR NW  
ALBUQUERQUE NM 87120

101106251700741707

BROUGHTON RANDALL J  
5224 APOLLO DR NW  
ALBUQUERQUE NM 87120

101206115043520110

BOSQUE SCHOOL  
4000 LEARNING RD NW  
ALBUQUERQUE NM 87120

101106147043010225

LA LUZ LANDOWNERS ASSOCIATION  
1 LOOP ONE NW  
ALBUQUERQUE NM 87120

101106140043710901

BECKER CASSANDRA H  
5000 MIRADOR DR NW  
ALBUQUERQUE NM 87120

101106152342310427

PRESSMAN ANDREW  
6 TUMBLEWEED NW  
ALBUQUERQUE NM 87120

101106152140810421

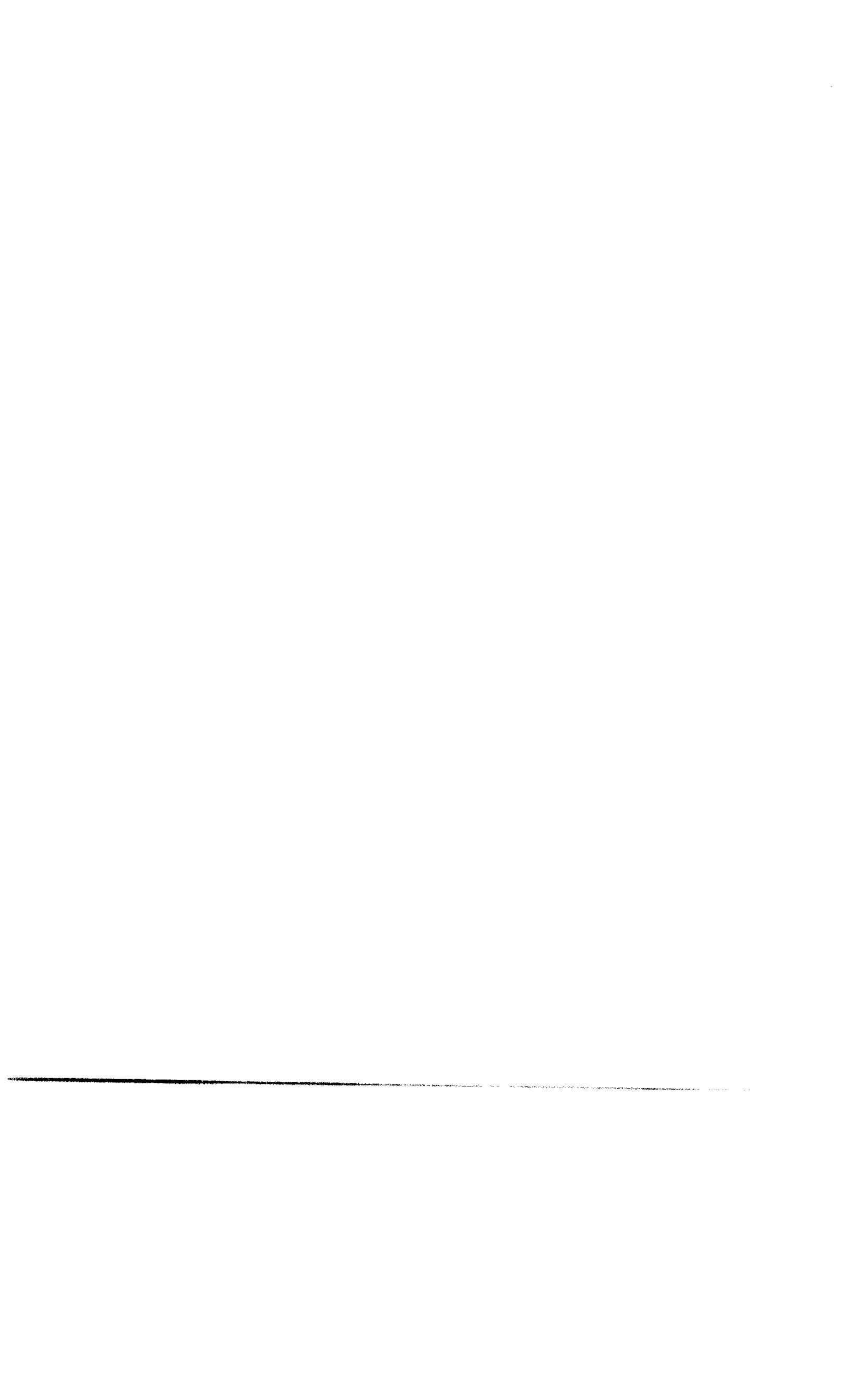
TAYLOR ANNE P  
9 TUMBLEWEED NW  
ALBUQUERQUE NM 87120

101106151939910424

BARLOW RICHARD K & MARIANNE R  
27 TENNIS CT NW  
ALBUQUERQUE NM 87120

101106152138410414

LUCAS ROBERT E & JEAN C  
33 TENNIS CT NW  
ALBUQUERQUE NM 87120



101106152138110415

FITZPATRICK TOM & ANNE A  
35 TENNIS CT NW  
ALBUQUERQUE NM 87120

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POOLE SUZANNE H TRUSTEE POOLE  
5001 NAMASTE RD NW  
ALBUQUERQUE NM 87120

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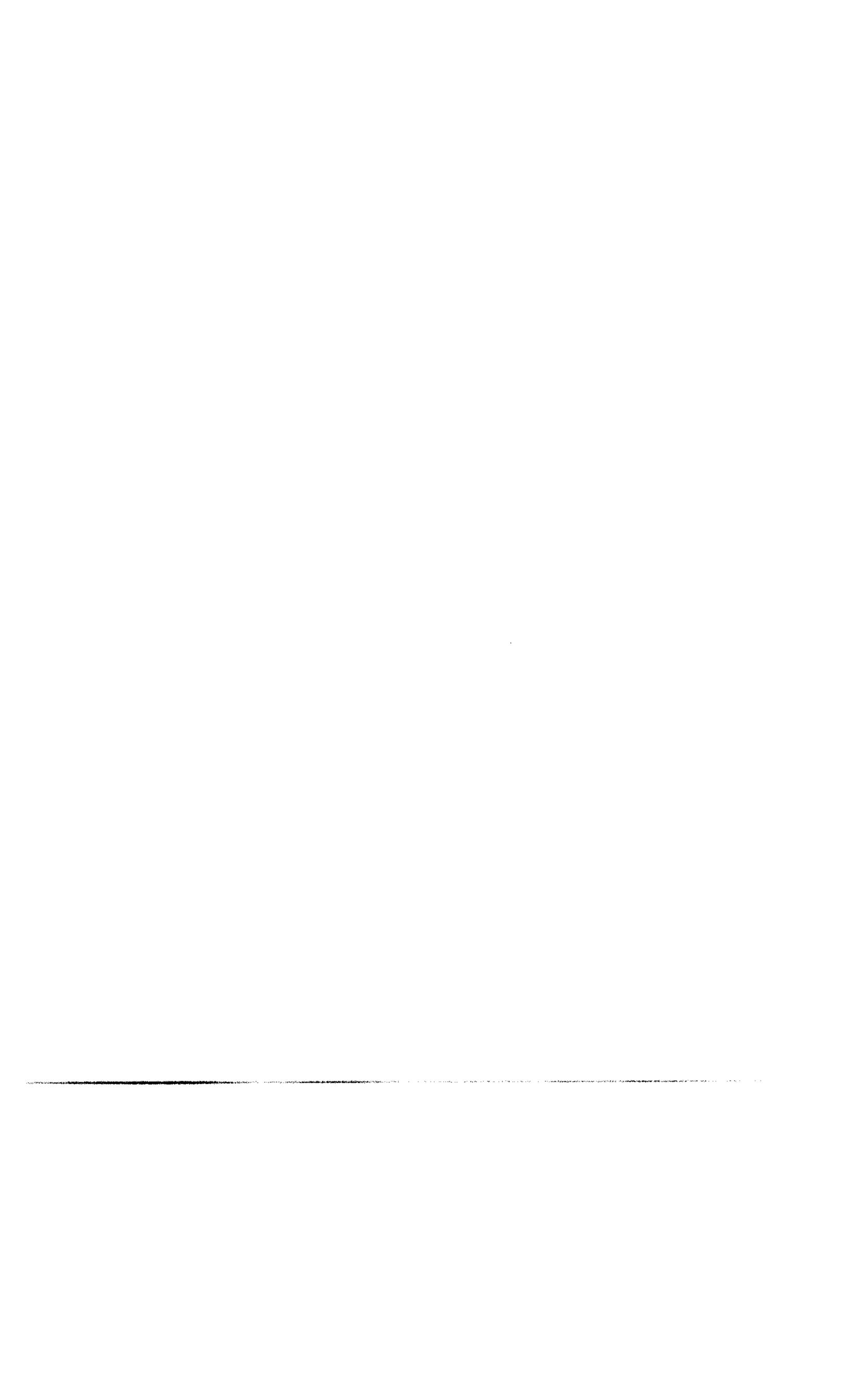
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PO BOX 3685  
ALBUQUERQUE NM 87190

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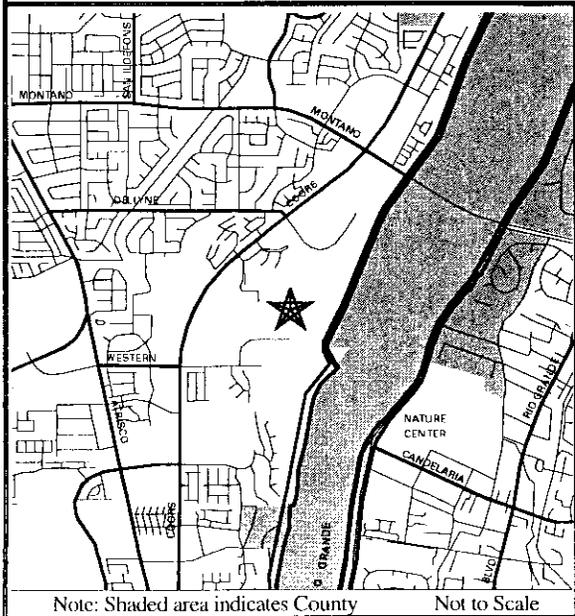
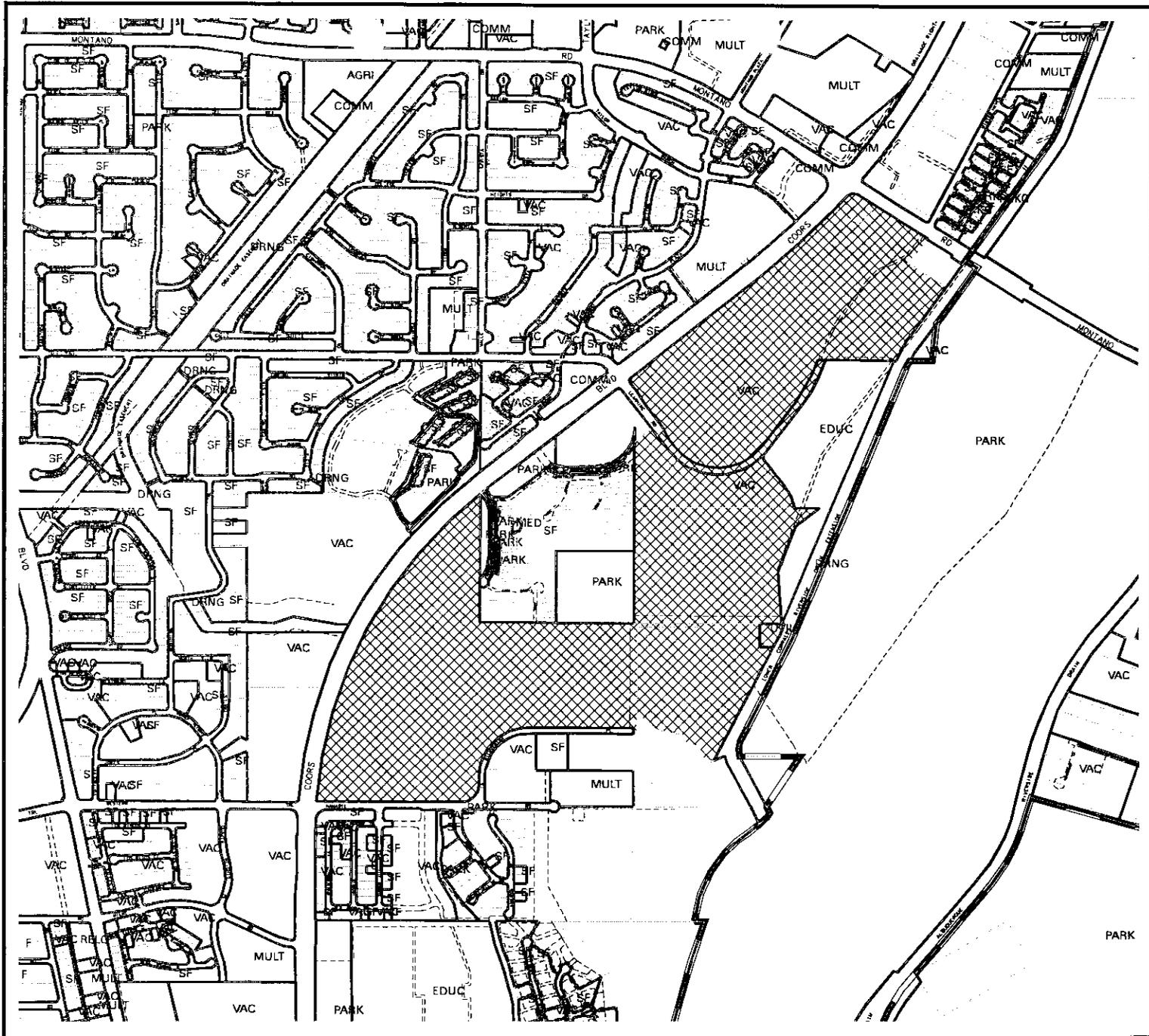
OXBOW NORTH VENTURES  
1650 UNIVERSITY BL NE  
ALBUQUERQUE NM 87102

101106121208831301

RIO PUERCO II LLC  
17875 VON KARMAN  
IRVINE CA 92614







## 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"= 1232'

PROJECT NO.  
1000965

HEARING DATE  
7-15-04

MAP NO.  
F-11

ADDITIONAL CASE NUMBER(S)  
04EPC-00855  
04EPC-00857



# BOSQUE SCHOOL

June 1, 2005

ALBUQUERQUE  
RECEIVED

2005 JUN -7 A 10 18

## BOARD OF TRUSTEES

Gentlemen,

- Dana Asbury, *Chair*
- Dale Alverson
- Susan Ford Bales
- Jon Barela
- Pauline Barnes
- Chris Barr
- Betsy Bloch
- Michael Budagher
- Mike Hauger
- Barbara J. "BJ" Jones

I have become aware of the proposed "Dedication and Grant of Road, Easements, Utilities, Drainage and Ponding Easements" (concerning the Lift Station Public Access over tract 4 of the Land of Ray Graham that Bosque School now owns), which apparently is being negotiated among several of the parties affected. Because Bosque School is one of those parties affected by this document, you should know that our Board of Trustees has instructed me that I will not be authorized to sign any documents on behalf of the school that I am not fully aware of and in agreement with. Accordingly, it would be most helpful if I were a part of the ongoing negotiations. The school would especially need to attend a presentation by the hydrologists and engineers who are proposing the drainage system and road design. Otherwise, I am concerned that this whole matter might be unduly delayed.

Please supply me with the most recent draft of the proposed dedication and grant (and plans for drainage and road design) and plan to include me in any future discussions that may take place. In addition, it would be most helpful if one or more of you could brief me on the background as to what has occurred to date concerning the proposed dedication and grant of easements. Rae Perls, the President of the La Luz Homeowners Association is being most helpful to me, but Bosque School needs to have first hand knowledge of the designs and an opportunity to question and make recommendations to those who are designing the project.

As I hope you know, Bosque School wishes to be cooperative and helpful, but we need to be part of these discussions.

Sincerely,

*Andrew Wooden*  
Andrew Wooden  
Head of School

cc: Dana Asbury, Chair of the Board of Trustees  
cc: Rae Perls, President of the La Luz Homeowners Association

4000 Learning Road NW  
Albuquerque, NM 87120  
TEL (505) 898-6388  
FAX (505) 922-0392

8  
1000105



Maggie S. Gould  
07/12/04 03:13 PM

To: Juanita C. Vigil/PLN/CABQ@COA  
cc: Jay L. Evans/PARKS/CABQ@COA, Matthew F. Schmader/PARKS/CABQ@COA  
Subject: Andalucia

Juanita,  
Sorry this is last minute  
please call me 452-5211  
Jay 452-5207  
Matt 452-5214

if you need clarification or have questions  
We have some supplemental comments regarding Andalucia @ La Luz

This application offers an excellent opportunity to provide for the public interest with regard to link-up of recreational trail segments. The proposed access to City Lift Station 24 from Learning road is a logical place to co-locate a public trail. Learning road links to the Open Space Coors/Montano parking lot, currently under construction which will provide access to the Paseo del Bosque trail.

Future connections to the San Antonio arroyo would connect the gaps in trail-linkages. Trail users would then be able to access both the bosque and the San Antonio arroyo yielding a variety of recreation opportunities for multiple user-groups.

The proposed trail linkages would allow uninterrupted trail access from St Joesph's to Montano, without travel on Coors, this is a logical trail corridor and would be a benefit to westside residents as well as to other trail users.

The east boundary of Tract 3 is one of the few remaining large, undeveloped vista points opening onto the bosque and Rio Grande Valley State Park.

Recommendations:  
Open Space would recommend a trail connection from Tres Gracias drive along the southern boundary of tract 3 to the lift station, then north along east boundary of tract 3 connecting to Learning road

Maggie Gould  
Associate Planner  
City of Albuquerque Open Space Division  
452-5211  
873-6628 Fax

\_\_\_\_\_

#8 1000965

TO: Juanita Vigil, Staff Planner  
FROM: Roger Green, Utility Development  
SUBJECT: Andalucia Phase II Site Plan, EPC Meeting July 15, 2004

**PROJECT #1000965**

*additional comments 7/12/04*

*Permanent access to Lift Station #24 is not addressed. There are daily trips by the operators, and weekly trips by maintenance crews. Large tanker trucks deliver 5000 gallons of ferrous chloride to the site twice per week. Ferrous Chloride is a very corrosive and caustic chemical and it is not desirable to transport it through residential areas. It also is not appropriate to have residences immediately adjacent to the lift station property, more of a buffer area should be provided. There is some noise from the lift station site when the emergency generators are tested on a monthly basis. The Waste Water Division has not agreed to any relocation of the permanent access to Learning Road or elimination of the current access road. The site plan before the EPC shows internal streets crossing the existing access road with curb, gutter, pavement, and sidewalks, which is unacceptable.*

*Utility Development and Waster Water Division request a deferral until lift station access issues can be resolved.*

-----

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

- Supplemental form **S**
- SUBDIVISION**
- Major Subdivision action
  - Minor Subdivision action
  - Vacation
  - Variance (Non-Zoning)
- SITE DEVELOPMENT PLAN**
- ...for Subdivision Purposes
  - ...for Building Permit
  - IP Master Development Plan
  - Cert. of Appropriateness (LUCC)

- Supplemental form **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)

- APPEAL / PROTEST of...** **A**
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: ASW Realty Partners \_\_\_\_\_ PHONE: (505) 820-1818 \_\_\_\_\_  
 ADDRESS: 401 Paseo de Peralta \_\_\_\_\_ FAX: (505) 424-4764 \_\_\_\_\_  
 CITY: Santa Fe \_\_\_\_\_ STATE NM \_\_\_\_\_ ZIP: 87501 \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner \_\_\_\_\_ List all owners: City of Albuquerque \_\_\_\_\_  
 AGENT (if any): Consensus Planning, Inc. \_\_\_\_\_ PHONE: (505) 764-9801 \_\_\_\_\_  
 ADDRESS: 924 Park Avenue SW \_\_\_\_\_ FAX: (505) 842-5495 \_\_\_\_\_  
 CITY: Albuquerque \_\_\_\_\_ STATE NM ZIP 87102 \_\_\_\_\_ E-MAIL: cp@consensusplanning.com \_\_\_\_\_

**DESCRIPTION OF REQUEST:** Site Plan for Subdivision Amendment & Site Plan for Building Permit

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

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

Lot or Tract No: Lands of Ray A. Graham III, Ovenwest Corp. and COA \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn: Tracts 1,2,3,4,5,6A, 6B, and A \_\_\_\_\_  
 Current Zoning: See Separate Page \_\_\_\_\_ Proposed zoning: See Separate Page \_\_\_\_\_  
 Zone Atlas page(s): E-12, F-11, 12 \_\_\_\_\_ No. of existing lots: 7 \_\_\_\_\_ No. of proposed lots: 54 \_\_\_\_\_  
 Total area of site (acres): 228 \_\_\_\_\_ Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes.  No, but site is within 5 miles of the city limits.) \_\_\_\_\_ Within 1000FT of a landfill?  No \_\_\_\_\_  
 UPC No. See Attached Sheet \_\_\_\_\_ MRGCD Map No. N/A \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd. \_\_\_\_\_  
 Between: Montaña Road \_\_\_\_\_ and Namaste Road \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Proj: 1000965  
 02EPC01770; 02EPC01771 \_\_\_\_\_ 1002403 / 1002452 \_\_\_\_\_

Check-off if project was previously reviewed by Sketch Plan/Plan , or Pre-application Review Team . Date of review: DATE 6/3/04

**SIGNATURE** Jacqueline M. Fishman \_\_\_\_\_ Applicant  Agent  
 (Print) Jacqueline M. Fishman, AICP \_\_\_\_\_

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

| Application case numbers | Action       | S.F. | Fees      |
|--------------------------|--------------|------|-----------|
| 04EPC - 00855            | ASPS         |      | \$ 255.00 |
| 04EPC - 00857            | ASPB         |      | \$ 255.00 |
|                          |              |      | \$        |
|                          | cont. by fee |      | \$ 50.00  |
|                          | Add fee      |      | \$ 75.00  |
|                          |              |      | Total     |
|                          |              |      | \$ 635.00 |

Hearing date July 15, 2004

[Signature] 6/3/04  
 Planner signature / date

**Project #** 1000 965

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: ASW Realty Partners Date of request: 6 / 3 / 04 Zone atlas page(s): E-12/F-11/12

CURRENT: Zoning See Attached  
Parcel Size (acres / sq.ft.) 228

Legal Description -  
Lot or Tract # See Attached Block # \_\_\_\_\_  
Subdivision Name \_\_\_\_\_

### REQUESTED CITY ACTION(S):

Annexation [ ] Sector Plan [ ]  
Comp. Plan [ ] Zone Change [ ]  
Amendment [ ] Conditional Use [ ]

Site Development Plan:  
a) Subdivision [X] Building Permit [X]  
b) Build'g Purposes [ ] Access Permit [ ]  
c) Amendment [ ] Other [ ]

### PROPOSED DEVELOPMENT:

No construction / development [ ]  
New Construction [X]  
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: <sup>1</sup> Amendment to site plan for sub-division and site plan for building permit  
# of units - \*/- 54  
Building Size - \_\_\_\_\_ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 6-3-04  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]  
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [X] NO [ ] Mitigating reasons for not requiring TIS: Previously studied: [X]

Notes: PREVIOUSLY INCLUDED AS PART OF ANDALUCIA STUDY

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.

[Signature] 6-3-04  
TRAFFIC ENGINEER DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS 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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



ASW REALTY  
PARTNERS

June 2, 2004

Jeffery Jesionowski, Chairman  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Dear Chairman Jesionowski:

This letter hereby authorizes Consensus Planning to work on behalf of ASW Realty Partners in requesting approval for a Site Plan for Building Permit for Andaluca's Phase 2 development, and an amendment to the approved Andaluca Site Plan for Subdivision.

If you have any questions or desire any additional information, please call my office at 505-820-1818.

Sincerely,

Andrew Gerber  
Manager

T 505 820 1818  
F 505 820 1919

401 Paseo de Peralta Santa Fe NM 87501  
aswrealtypartners.com



## Memorandum

**To:** Juanita Vigil, City Case Planner  
**From:** Jackie Fishman, AICP *JF*  
**Date:** September 22, 2004  
**Re:** **Andalucia Access Road**

This memorandum is a progress report on the proposed access road to the City's Lift Station for Andalucia. We prepared a draft road layout for Roger Green's review and followed up with a presentation to La Luz on Saturday, September 18<sup>th</sup> at the Bosque School. We are making excellent progress on these issues, and are confident that we will be ready for the October 21 hearing before the Environmental Planning Commission.

Based on discussions with Roger Green, the applicant is proposing a 24 foot wide road section with a 14 foot wide gravel drive surface and a 10 foot wide public trail. Per La Luz' request, we are also proposing a pipe rail fence along the western edge of the easement going through Tract 3 (La Luz open space). We have provided adequate room for trucks to turnaround within the Lift Station tract.

In designing the access road, we followed three primary design parameters, including: 1) make the road as narrow as possible; 2) have as minimal disturbance to the natural environment as possible in regard to grading and drainage; and 3) protect the cottonwood tree edge at the eastern boundary of Tracts 3 and 4.

Per La Luz' request, we had Fred Roybal, Arborist, provide a recommendation for locating the access road (*see attached letter from Fred Roybal*). His recommendation was to stay a minimum of 10-20 feet outside the tree canopy, with the understanding that there will be only minor grading. Based on this recommendation, the proposed access road alignment differs from the existing 60 foot Access and Utility Easement. We presented exhibits illustrating both the existing and proposed easements to La Luz for their input.

It was explained that the current 60 foot easement across Tract 3 was between Ray Graham and ASW Realty Partners only. The proposed easement would provide La Luz with more control than it has today, because any changes would require all three party's approval (ASW Realty or its assigns, the City, and La Luz). If the proposed easement is accepted by the three parties, the applicant would vacate the existing easement and file the new easement simultaneously.

A summary of La Luz' comments and questions follows:

- Could the developer provide plantings at the western edge of the easement in order to visually buffer the road?  
*Any areas disturbed during construction will be revegetated. We will consider providing some native shrubs/trees along this edge.*
- Has the developer or City considered installing a pipe to carry the ferrous chloride from the trailhead at Montano to the Lift Station along the ditch road instead of constructing this access road?  
*This is not something that has been considered and would likely cost much more than the proposed access road. How the Lift Station is serviced is entirely a City decision, but we will ask Roger Green his opinion of this alternative. It is unlikely that the Bosque School will support this alternative since the pipe would travel along its entire eastern edge.*
- How long will the Lift Station be at this location?  
*It is unknown at this time. The City has not given any timeframe or definite commitment for relocation of the Lift Station.*
- Where are the trucks that go to the Lift Station originating from? Doesn't the proposed access road lengthen the distance that the trucks have to drive to get to the Lift Station?  
*We are unaware of the truck route to the Lift Station, whether they come from the south at I-40 or from the north at Montano. Regardless, the City has determined that this access road will provide the most direct route to the Lift Station without driving through residential subdivisions. We will ask Roger Green what route the trucks take and provide this information to La Luz.*
- The Lift Station is a major problem at this location. Does the road solve the problem?  
*The access road solves the problem of how the property can be developed with a Lift Station as its neighbor. Our understanding is the Lift Station does have excess capacity at this time.*
- Why is the public trail proposed to have an asphalt surface?  
*City policy is for all public trails to have a hard surface, either asphalt or concrete. Concrete is much more expensive than asphalt.*
- How can we prevent motorcycles and other motorized vehicles from accessing the trail?  
*The City typically installs a barrier at trail openings to prevent motorized vehicles from entering the trail. Trail access will start just south of the gate for the proposed subdivision at Tracts 1B and 2, will travel east along the south edge of Tract 3 to*

*the Lift Station, then on to the trail at the access road, and eventually to the Learning Road trail.*

- Does the Bosque School's recreational field on Tract 3 still fit and does the proposed access road require moving the field?  
*The exhibits show the school's Sports Field and Access Easement. The easement, filed by Ray Graham, was oversized to ensure enough room for the road and the field. The field (tournament size) must have a minimum width of 225 feet and the layout shows a distance of 285 feet from the road easement, more than enough room to accommodate the field.*
- What happens to the old access road when the new road is constructed?  
*Since the City would no longer need the old access road, it would be vacated through a platting action at the Development Review Board (DRB). The land will become part of the Andalucia tracts, but the existing utilities would remain. It is possible that La Luz could get the northern half of the road.*
- Who carries the liability insurance on the access road and easement? Wants La Luz to be notified at each renewal date.  
*This is a very good suggestion and we will work with the applicant's attorney to put this into the easement language.*

The next step will be to stake the proposed access road. We will follow up with Roger Green and La Luz to schedule a site visit once this has been accomplished.

C: Scott Schiabor, Scott Patrick Homes  
Kevin Patton, Bohannan-Huston  
Andrew Wooden, Bosque School



JAMAN INDUSTRIES, INC.

LANDSCAPE ARCHITECTS & CONTRACTORS

September 17, 2004

Reference: Proposed Access Road at Andalucia at La Luz

Jacqueline Fishman  
Consensus Planning

Dear Jacqueline Fishman:

After reviewing the location of the road and jog path on site, my recommendations of staying at least 10 to 20 feet outside the canopy (drip line) was acceptable. I was told there would only be minor surface grading to accommodate the road as well as a proposed bar ditch that will help infiltrate runoff water closer to the feeder root zone.

The proposed road will be gravel with an asphalt jog path. My recommendation is to minimize excavation or fill and compaction. The gravel road will allow some percolation and aeration. The roots of these trees are deeper due to the reliance on rain fall and the water table.

The proposed location, construction method and the "natural" development of these root systems will have minimal if any negative impact to the trees, with the possible positive impact of the bar ditch water retention at or near the feeder root zone.

Sincerely,

Fred Roybal  
Arborist  
The Hilltop

FR/cl



STATE OF NEW MEXICO  
**OFFICE OF CULTURAL AFFAIRS**  
**HISTORIC PRESERVATION DIVISION**

LA VILLA RIVERA BUILDING  
228 EAST PALACE AVENUE  
SANTA FE, NEW MEXICO 87501  
(505) 827-6320

GARY E. JOHNSON  
Governor

## New Mexico State Historic Preservation Office

### *Guidelines for Evaluating Proposed Telecommunications Facilities under Section 106 of the National Historic Preservation Act*

The following guidelines have been drafted by the New Mexico State Preservation Officer (SHPO) to facilitate consultation under Section 106 of the National Historic Preservation Act, as amended (NHPA) 18U.S.C. §§ 470 et seq., as it pertains to the planning, siting, and construction of personal wireless-service and other telecommunication facilities. These guidelines define the minimum level of information required by the New Mexico SHPO to review proposed personal wireless-service telecommunication facilities under Section 106.

#### **Purpose for Consultation**

Section 106 of the National Historic Preservation Act of 1966, as amended, requires all federal agencies to take into account the effects of their undertakings on historic and cultural properties and provide the Advisory Council on Historic Preservation (Council) an opportunity to comment. The Council has issued regulations, 36 CFR Part 800, which outline the steps involved in the Section 106 review process. Under these regulations, Federal agencies or their designated representatives must request comments from the SHPO if they are considering an action or are assisting, permitting, or licensing an action that may affect archaeological, historic, or cultural properties (buildings, structures, archaeological sites, cultural landscapes, or traditional places of cultural or religious concern to Native American groups) that are listed or are eligible for listing on the National Register of Historic Places.

As wireless telecommunication carriers are licensed by the Federal Communications Commission (FCC), a review of a proposed personal wireless-service facility is required. The FCC delegates to its license applicants the responsibilities for initiating consultation with the SHPO (through the appropriate federal, tribal, state or local land managing agency official, or Tribal Historic Preservation Officer, where applicable) for the review of a proposed personal telecommunications facility. The applicant may use a consultant to initiate consultation with the New Mexico SHPO and to perform compliance-related tasks. We strongly recommend that the consultant meet the Secretary of Interior's professional standards for the appropriate area of expertise (archaeologist, historian, architect, or architectural historian).

When collocating antennas on existing structures, the applicant should follow the procedures outlined in the recently signed nationwide programmatic agreement. Consultation for new construction follows the standard procedures outlined in the Council's regulations, 36 CFR Part 800.

## Collocation with Existing Facilities

On March 16, 2001, the FCC, the Council, and the National Conference of State Historic Preservation Officers signed a nationwide Programmatic Agreement (PA), which streamlines procedures for review of collocations of wireless antennas on existing towers and other existing structures under Section 106 of the NHPA. The PA is intended to relieve unnecessary administrative burdens on the licensees, tower construction and management companies, SHPOs, and the FCC. The basis of the PA is the recognition that the addition of a small antenna to an existing tower or other structure should not ordinarily have an adverse effect on historic properties listed or eligible for listing in the National Register of Historic Places. A copy of the PA is available from the New Mexico SHPO upon request and also may be found on the Historic Preservation Division web site at <http://museums.state.nm.us/hpd/>.

Under the PA, most, **but not all**, collocations on existing structures are exempted from case-by-case consultation as detailed in the Council's regulations. The PA includes exceptions for collocations within a historic district or on certain historic structures, and addresses procedures when a collocation may have an adverse effect on historic properties. Applicants and their consultants must read the PA closely to ensure that collocations will not adversely affect historic properties.

Applicants must:

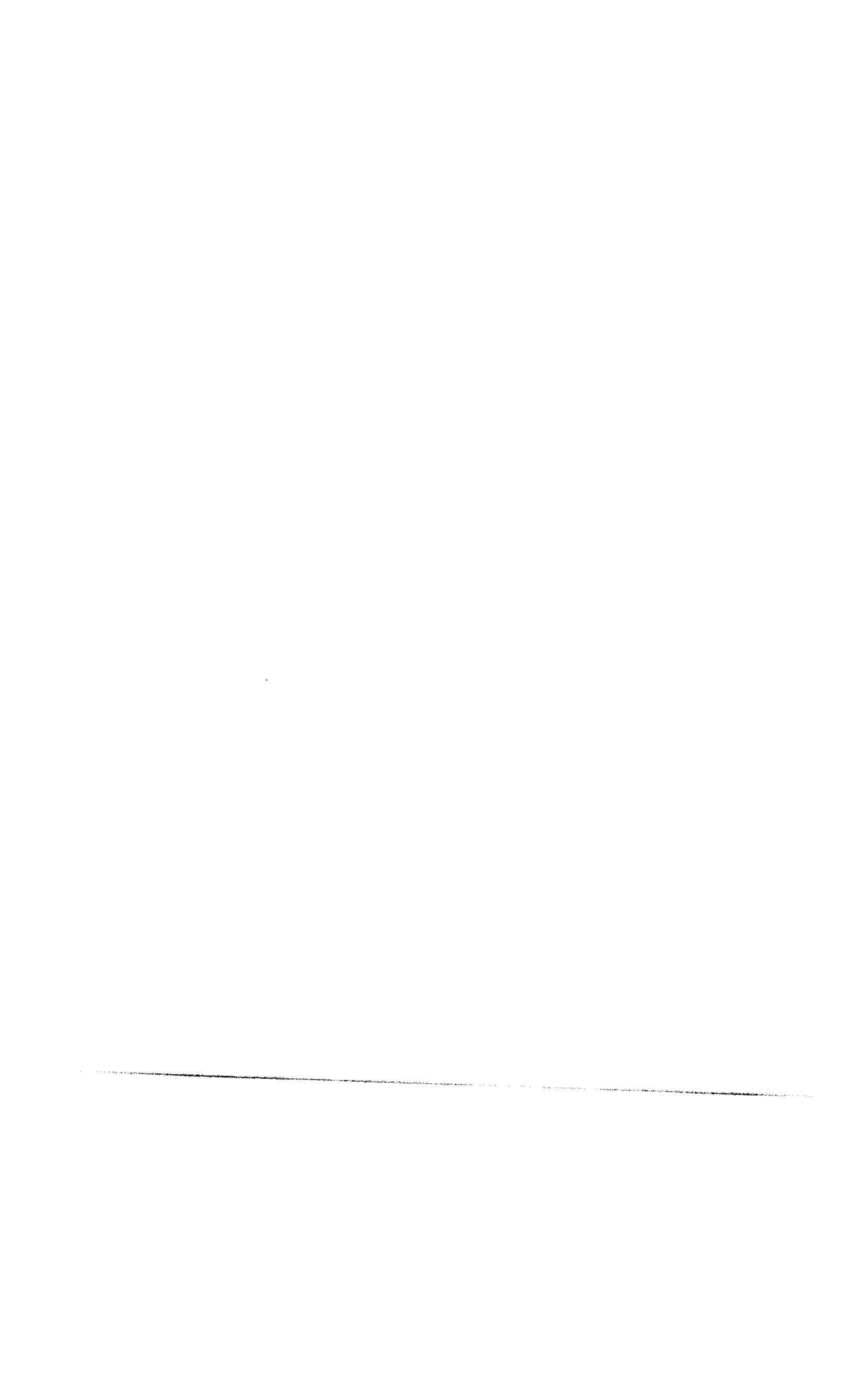
- check the current listing of properties listed in the National Register of Historic Places and other registered properties (NMSHPO web a listing of properties on either the National Register or State Register of Cultural Properties may be found at <http://museums.state.nm.us/hpd/>)
- assess all buildings over 45 years in age. These assessments must be performed by an individual meeting the Secretary of Interior standards (see footnote in the PA);
- carefully assess potential effects on individual properties and districts; and
- maintain records on all cultural resource impact assessments, documentation, and records for each collocation project.

The PA does **not apply to tribal lands**. Case-by-case consultation is required for tribal lands. If you have any questions about the PA or potential impacts to historic properties please contact our office at (505) 827-6320. Assistance in making assessments also may be found on the Historic Preservation Division web site at <http://museums.state.nm.us/hpd/>.

## New Personal Wireless Telecommunication Facilities

The New Mexico SHPO will need specific information to determine whether a proposed facility will adversely affect historic properties. Please submit the following information for each request for review:

- A clear and concise description of the proposed facility, including information on type (e.g., cellular tower, antennas, and/or dish), configuration, dimensions, and height, as well as any associated equipment. Information should be submitted both in narrative and graphic form with accompanying design schematics and plans.
- Location: street address (if available), city, county, and a legal description (section/township/range) and/or UTM coordinates.
- An accurate map clearly identifying the location of the proposed facility; preferably a copy of a 7.5 minute series USGS quadrangle map.



- List of all known archaeological, cultural, and historic sites or properties within the project's area of potential effects (APE) (see "APEs and Identification of Cultural Resources" below).
- Copy of the archaeological survey report or title page for prior archaeological survey encompassing the APE (for projects on undeveloped lots or in rural settings).
- Clear photographs of the proposed facility site, with views looking from the site toward each cardinal direction (e.g., north, south, east, west). All photographs should be clearly labeled and keyed to a map indicating location and direction and view. Faxed or photocopied photographs are generally not legible, and are not accepted for review.
- Copies of letters and correspondence with Native American groups regarding your consultation efforts about the proposed project (see "Consultation with Native American Groups" below).

To speed up the review process, we suggest that the applicant and consultant conduct the appropriate efforts to identify cultural resources before submitting a request for review and comment by our office. Guidance on the appropriate level of identification is detailed below.

### APEs and Identification of Cultural Resources

Under Section 800.16 of 36 CFR Part 800, area of potential effects is defined "*as the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.*" With this in mind, the New Mexico SHPO has defined three areas of potential effects (APE) for proposed personal wireless-service telecommunication facilities.

- For **archaeological** resources: the APE is the footprint of the proposed facility and includes all areas involving ground disturbance (e.g., improvement or construction of access roads, equipment shelters, utility corridors, and fences). If the proposed site includes ground-disturbing activities, a pedestrian level archaeological survey is required. This survey must be conducted by a professional archaeologist along the footprint of the proposed facility and all other ground disturbance associated with the installation. A list of archaeologists and archaeological firms with current annual survey permits is available from this office upon request, or can be downloaded from our web site <http://museums.state.nm.us/hpd/>. Please submit the archaeologist's report to our office for review and consultation regarding all archaeological sites documented during survey and an assessment of the effects the proposed project might have upon them.
- For **aboveground historic resources and cultural landscapes**: the APE will include any visual impact to a historically significant building, structure, site, district, or cultural landscape. The New Mexico SHPO normally defines the APE for visual impact as a one-mile radius around the proposed facility. Variation in topography, vegetation, contemporary land use, as well as facility height and design influence the visual impact of the proposed facility on historic properties. In rare instances (e.g., large cultural landscapes and historic trail and road corridors), a larger APE may be appropriate. In others the APE may be reduced. Please contact our office for specific guidance if you have any question on the appropriate size of the APE for assessing visual effects.
- For **culturally sensitive** (traditional cultural properties) resources: the APE may impact cultural or religious properties of significance to Native American groups. Consultation with tribes needs to occur regardless of whether the proposed facility is located within an Indian Reservation or

.....

Pueblo boundaries to ensure that no sensitive cultural properties are affected. Please be aware that these properties may not exhibit any physical evidence of their presence (see "Consultation with Native American Groups" below).

### **Consultation With Native American Groups**

A good faith effort **must** be made to identify any sensitive cultural or religious properties of significance to Native American groups. Consultation with Native American groups is normally conducted on a government-to-government basis pursuant to the Council's regulations. An applicant, designated representative, or consultant may contact tribes to gather preliminary information on whether they have any concerns about a proposed facility. Some tribes may not wish to provide sensitive information to either an applicant or consultant, and in these cases the tribes may request the FCC's involvement or they may wish to transmit their concerns to our office directly.

Although there are 22 federally recognized tribes in New Mexico, it is not necessary to contact all 22 tribes. It is important to determine those tribes whose aboriginal territory included portions of the APE or who have expressed interest in or near the APE. A county-by-county list of interested tribes, and a list of tribal contact addresses is available from this office upon request, or can be downloaded from our web site <http://museums.state.nm.us/hpd/>, "contents", under 106 Consultation Information. Another source for helping to determine which tribes to consult is the Native American Consultation Database (NACD). The NACD is found at <http://www.cast.uark.edu/other/nps/nacd>. At the web site one can locate aboriginal territory areas by a state and county search. However, it is NOT a complete list, and you may also visit our office and review maps of aboriginal use areas or ask for our county-based list of tribal interests.

We strongly encourage you to start consultation with tribes as early as possible. Documentation submitted to our office for review and comment must include the results of your tribal consultations for each proposed facility.

### **Review Timeline**

Once ALL of the required documentation is received, the New Mexico SHPO has 30 days to respond to the receipt of notification to the applicant of a proposed personal wireless-service facility. Please be aware that as part of its review, the SHPO may consult with local governments and historic commissions and will take into account their comments on the proposed facility. We appreciate your cooperation in this federal review process.

If you have any questions about these guidelines or Section 106 review, please contact Pilar Medina or John Murphey (for the built environment and architectural issues) or Phil Young or Jan Biella (for undeveloped/rural settings and archaeological or Native American consultation issues) at (505) 827-6320 or you may write to us at Historic Preservation Division, 228 East Palace Avenue, Room 320, Santa Fe, New Mexico, 87501.





EPC Rec'd 8/19  
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## Memorandum

**To:** Jeff Jesionowski, Chairman, Environmental Planning Commission  
**From:** Jackie Fishman, AICP *JF*  
**Date:** August 18, 2004  
**Re:** **Andalucia Lift Station Access - 8/17/04 Meeting**

This meeting was held yesterday with La Luz representatives and Roger Green as a follow-up to previous meetings and discussions between La Luz, City Utilities, and Consensus Planning regarding access to the Lift Station. In addition to the items listed in the memo dated August 9, 2004 to Juanita Vigil, we have agreed to the following:

1. A schematic plan will be prepared by Bohannon-Huston that illustrates the area at the north side of the Lift Station. The schematic will show the turnaround, turning radii, and fencing location. The schematic will be provided to Roger Green and Rae Perls. As stated in the previous memo, no lighting will be included with the road. Detailed construction drawings of the road, fence, and gate will be provided during the typical DRC process.
2. The easement will be reviewed and compared to the schematic to make sure there are no discrepancies.
3. A pipe fence will be installed at the west edge of the 60 foot Road, Utility, and Drainage Easement prior to construction of the road in order to protect against any intrusion into Tract 3 during and after construction. No additional easement area within Tract 3 (La Luz) will be given for the turnaround. The turnaround will be fully accommodated within the existing easement owned by ASW Realty Partners and/or City property.
4. La Luz has stated that they need 60 days in order to hold an initial Board meeting, a full La Luz community meeting, and then a follow-up Board meeting to adequately cover these issues with residents. The applicant has agreed to the deferral with the understanding that the road and easement issues will be fully resolved during this time, including that the Assignment of Easement will be signed by the City of Albuquerque and La Luz Homeowners Association, and at the end, the road design and construction will move forward. The applicant will not agree to any additional requests for delays after this time period has run through.

C: Scott Schiabor and John Clarke, Scott Patrick Homes  
Juanita Vigil, City Planning  
Roger Green, City Utilities  
Kevin Patton, Bohannon-Huston  
Albert Ussery, Ussery & Parrish, P.A.  
Andrew Wooden, Head, Bosque School  
Rae Perls, President, La Luz



## Memorandum

**To:** Juanita Vigil and Russell Brito  
**From:** Jackie Fishman, AICP  
**Date:** August 17, 2004  
**Re:** Archeology Meeting

Thank you for meeting with John Clarke, Ken Brown, and I today regarding the Class III archaeology study completed by Marron and Associates for Andalucia in March, 2003. As we discussed, the only site within Andalucia that is owned by ASW Realty Partners and Scott Patrick Homes has been identified at the northeast corner of Namaste and Coors Boulevard (Tract 1C). This site has been determined by the State Historic Preservation Office (SHPO) to be significant, and as such, data recovery is required as indicated in the July 12, 2004 letter from Michelle Ensey to Ed Boles, City Historic Preservationist. In our meeting today, we agreed to the following items:

1. Other archeology sites identified in the Class III survey within Andalucia (Tracts 4, 6B, and A) are owned by other parties. There are no requests for site plan approval on these tracts being considered by the Environmental Planning Commission (EPC) at this time. Any mitigation of these sites will be conducted separately from ASW Realty Partners.
2. Ken Brown, archeologist, will meet with John Clarke tomorrow to stake out the limits of the Tract 1C site based on his findings contained in the Class III survey. Subsequently, John will instruct his fencing contractor to install a fence around this area within Tract 1C to ensure that it does not get disturbed during any grading and construction activities.
3. Ken will contact Matt Schmader, City Open Space/archeologist, to get his concurrence on fencing for the site area.
4. A mitigation plan for data recovery at this site will be prepared and submitted to SHPO for approval. Once approved by SHPO, mitigation will proceed.
5. Mitigation of the site will be completed prior to development of Tract 1C. A Site Plan for Building Permit for this tract has not been submitted to the EPC for approval, but is anticipated for a later time in the development of Andalucia.

Please do not hesitate to contact me at 764-9801 if you have any questions or desire any additional information. Thanks again.

**C:** Scott Schiabor and John Clarke, Scott Patrick Homes  
Ken Brown, Marron and Associates  
Ed Boles, City Planning Department



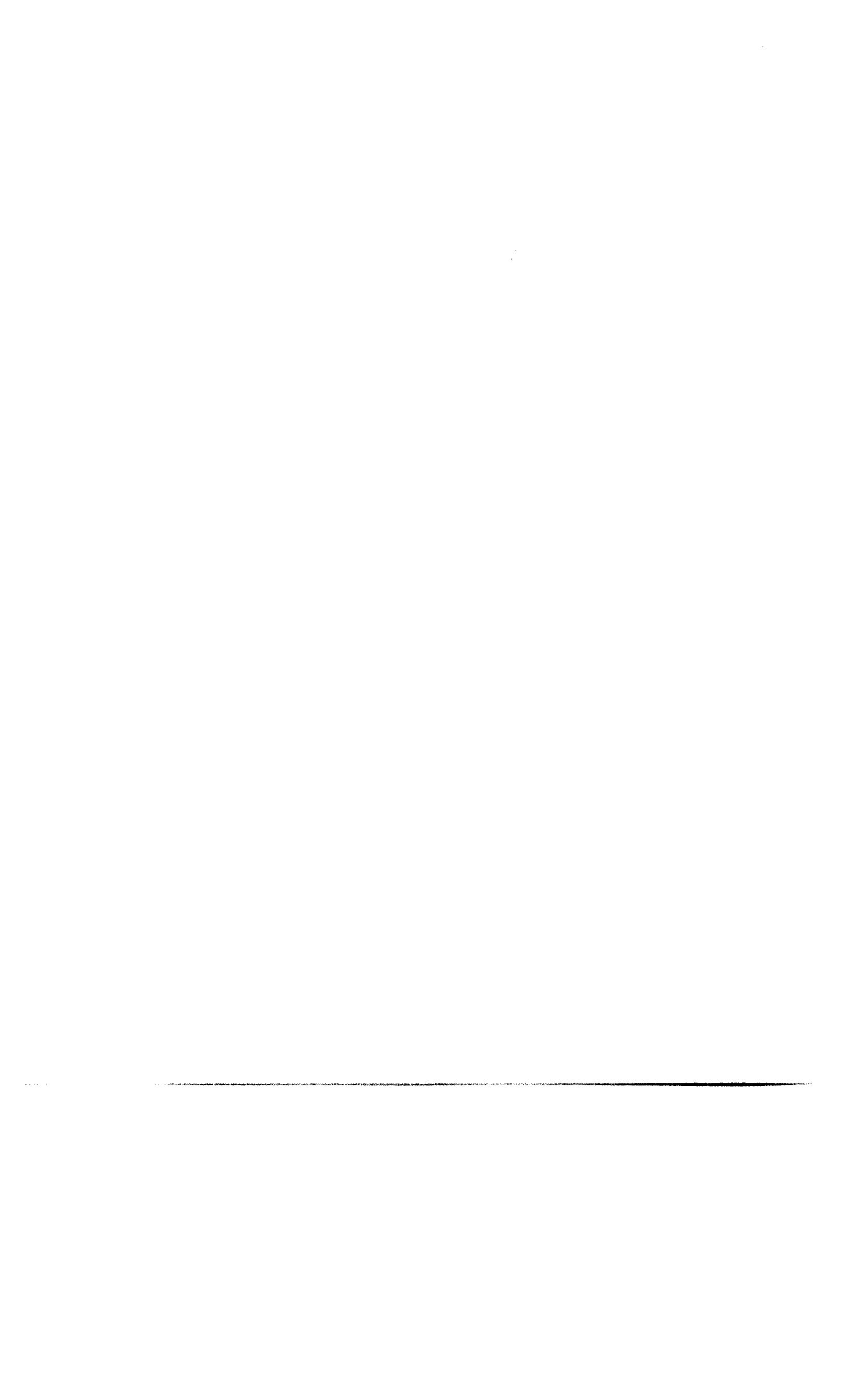
## Memorandum

**To:** Juanita Vigil  
**From:** Jackie Fishman, AICP *JF*  
**Date:** August 9, 2004  
**Re:** **Andalucia**

Per our discussion, I have revised the Site Plan for Subdivision and the Site Plan for Building Permit. I have included with this memorandum one copy each of the "Assignment of Road, Utility, and Drainage Easement" and the "License to Use Road, Utility, and Drainage Easement" (see attachments). This language has been drafted in coordination with Kevin Curran, City Legal, specifically in regard to the City's liability. The changes to the plans are as follows:

### Site Plan for Subdivision

1. Added the proposed Coors Boulevard perimeter wall to Sheet 2. It is designed to comply with the City's Wall Regulations as contained in the Comprehensive City Zoning Code, and complement the already approved Andalucia perimeter wall along Namaste. Features include setbacks to the wall (to avoid a continuous plane), berming, landscape, pedestrian walkway, etc.
2. Added a 20-foot gravel road within the existing 60 foot Road, Utility, and Drainage Easement, and included "Note 6" which outlines the restrictions to the access road for pedestrian, emergency fire, and Lift Station access for operations and maintenance purposes. Design restrictions include a gravel surface, no lighting, a pipe fence along the west edge (exact alignment to be determined in conjunction with Bosque School and La Luz during the DRB/DRC process), and an entry gate (location also to be determined).
3. Revised General Note 6 to include reference to archeology on Tracts 4 (which is not proposed for development), and Tract 1C (which the applicant is currently working with SHPO and the City to resolve).
4. Revised notes within Walls/Fences section regarding the City's Wall Regulations. We have also deleted the requirement for wall openings every 100 feet since the City's Wall Regulations more than adequately address the need to break up the wall surface with setbacks, texture, landscaping, etc.



### **Site Plan for Building Permit**

1. Relocated traffic circle at subdivision entry 20 feet from south edge of Tract 3, per La Luz' request. We've also added a screen wall (varies between 3.5 feet to 5 feet) and landscaping to screen headlights.
2. Provided a 25-foot Sanitary Sewer, Waterline, and Pedestrian Access easement between the west wall of the Lift Station and Lot 15. This provides greater separation between the Lift Station and the dwelling proposed for Lot 15, per Roger Green's request.

### **Neighborhood Coordination**

We have met with La Luz representatives and Bosque School, and will provide them with these revised Site Plans and follow up with any necessary meetings. We have agreed with La Luz and Bosque School to do the following in conjunction with the road design:

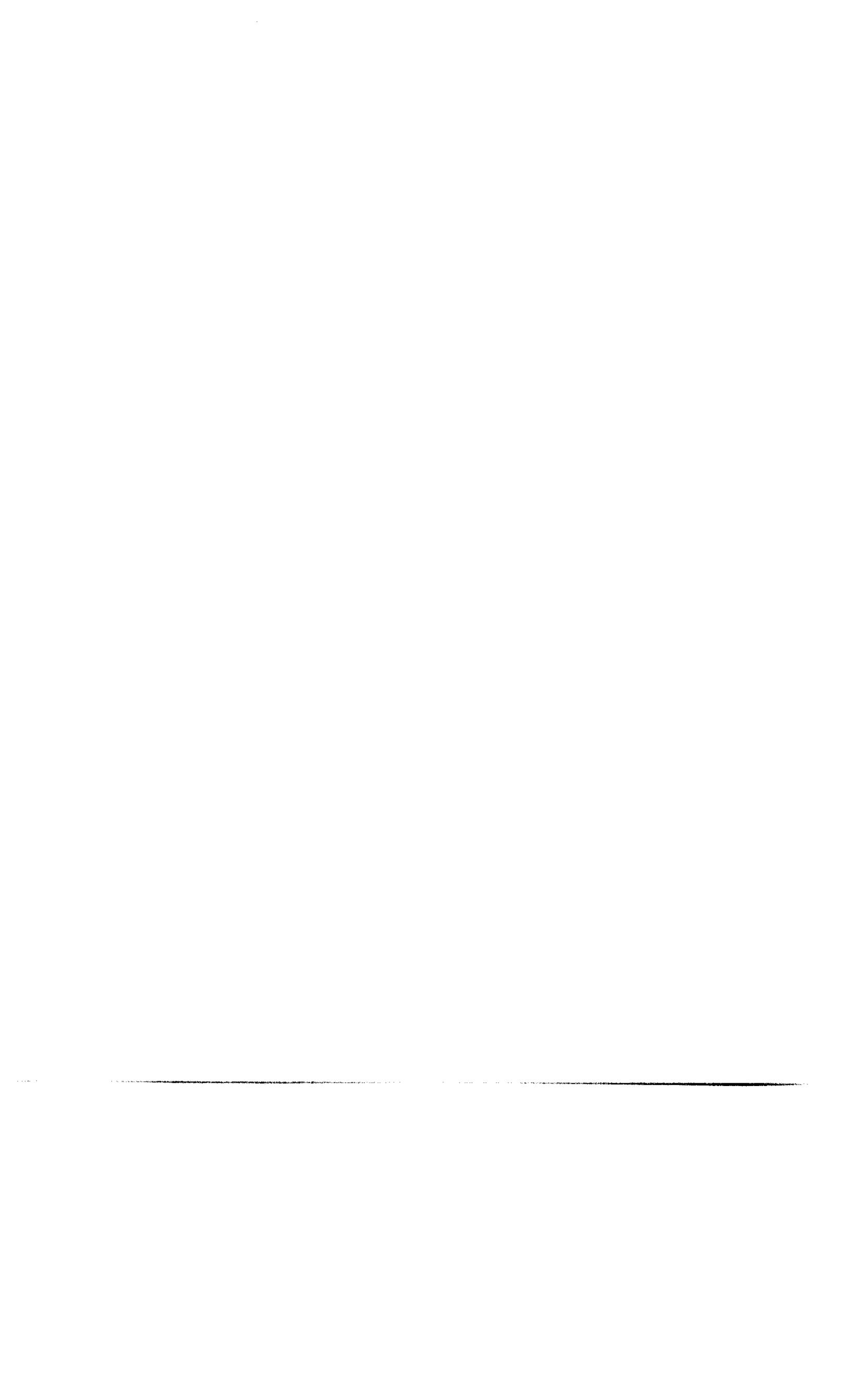
- Conduct a soil survey;
- Have an arborist evaluate the cottonwoods along the east edge of tracts 3 and 4 to help determine the exact location of the limited access road; and
- Work with City Utilities on defining the weight limits, compaction requirements, and hours of operation. We will also work with City Utilities on the design and configuration of the access into the fenced area of the City Lift Station.

Please do not hesitate to contact me with any questions or if you need any additional information. Thank you for your consideration.

### **Attachments:**

- 11 copies of the Site Plan for Subdivision and Site Plan for Building Permit
- One copy each of the License Agreement and Easement Assignment document

C: Scott Schiabor, Scott Patrick Homes  
Kevin Patton, Bohannon-Huston  
Rae Perls, President, La Luz Homeowners Association  
Andrew Wooden, Bosque School  
Roger Green, City Utilities  
Tony Loyd, City Transportation



Return to: First American Title AS  
GFH  
202 56945

### ROAD, UTILITY AND DRAINAGE EASEMENT

RAY A. GRAHAM III, a married man dealing with his sole and separate property ("Grantor") and ASW REALTY PARTNERS, LLC a New Mexico Limited Liability Company ("Grantee") agree:

1. Recitals. Grantor owns fee simple title to land known as Tract 3, Lands of Ray A. Graham III, Owenwest Corp. and City of Albuquerque, as shown on the Plat of said lands recorded as document 2002041698, in Book 2002C, page 99 on April 1, 2002 in the offices of the county clerk of Bernalillo County, New Mexico, as depicted on Exhibit "A" attached hereto. Tract 3 is encumbered by a covenant that provides for the conveyance of easements. Grantee wishes to purchase from Grantor approximately 184 acres adjacent to and lying southerly and northerly of Tract 3, which Grantee intends to develop as a unique master planned community ("Grantee's Property"). As part of the master plan and consistent with the covenant, Grantee wishes to acquire a road and utility easement at the easterly end of Tract 3 that will allow vehicular and pedestrian traffic between the land to the south and north of Tract 3 for the benefit of the community and the surrounding land.

2. Easements. Grantor grants to Grantee for the benefit of Grantee, and Grantee's Property, an easement in and over Tract 3 for the purpose of vehicular and pedestrian traffic and for underground utilities of all types as legally described in Exhibit "A" attached hereto (the "Road"). In addition, (i) Grantor grants to Grantee an easement for drainage of surface waters from the Road across Tract 3 to and through its easterly boundary, at a location subject to Grantor's prior approval, not to be unreasonably withheld or delayed and (ii) Grantor assigns to Grantee Grantor's easement right appurtenant to Tract 3 for drainage over Lot 4, as shown on the Plat for Bosque Preparatory School dated January, 1999 and recorded on March 24, 1999 in Book 99C, Page 64, records of Bernalillo County, New Mexico.

3. Indemnities. Grantee will maintain or cause to be maintained liability insurance in the amount of at least \$1,000,000 per occurrence covering the Road, and will name Grantor as an additional insured. Grantee will indemnify Grantor against any and all claims arising from use of the Road; provided however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Easement, this paragraph will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; (2) the giving of or the failure to give directions or instructions by the indemnitee, or the agents or employees of indemnitee, if such giving or failure to give directions instructions is the primary cause of bodily injury to persons or damage to property.

4. Improvements and Maintenance. Grantee is not obligated to construct improvements upon the Road. However, in the event that Grantee does construct Road improvements, such improvements will be constructed in accordance with any applicable



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Page 1 of 6  
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ordinances and regulations. Grantee will provide notice to Grantor prior to commencement of construction, so that Grantor may post a notice of non-responsibility upon Tract 3. Grantee will assure that no liens attach to Tract 3 in connection with construction of any Road improvements. Upon completion of any Road improvements, Grantee or its assignees will properly maintain such improvements, in accordance with any requirements of law or regulation.

5. Term. This Easement will take effect when fully executed and will continue in perpetuity.

6. Miscellaneous. This Easement is binding upon the parties, their successors and assigns, runs with the land, and inures to the benefit of the Grantee and its successors and assigns, and owners, occupants and residents of Grantee's Property. This Easement may be modified only in writing. ASW Realty Partners, LLC may assign its rights hereunder to a homeowners' association whose members are owners of residential lots or homes within Grantee's Property or assigns or dedicate this easement as public right-of-way, upon such assignment or dedication, and upon assumption of this Easement by such association, or acceptance by the City of Albuquerque, ASW Realty Partners, LLC will be released from its obligations hereunder.

DATED: July 31, 2002.

RAY A. GRAHAM III

Ray A. Graham III  
Ray A. Graham III

ASW REALTY PARTNERS LLC

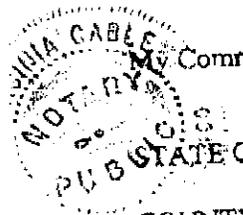
Andrew S. Gerber  
Andrew S. Gerber, Manager

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STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on July 31, 2003  
by Ray A. Graham III.

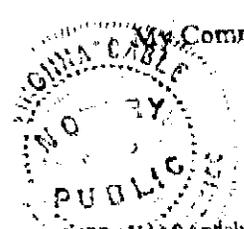
Virginia Cable  
Notary Public



Commission expires: 12-14-2005  
STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on July 31, 2003  
by Andrew S. Gerber as Manager of ASW Realty Partners, LLC, a New Mexico  
limited liability company.

Virginia Cable  
Notary Public



Commission expires: 12-14-2005

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EXHIBIT A

PAGE 1 OF 3

A CERTAIN TRACT OF LAND SITUATED IN TRACT 3, OF THE FLAT OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF THE LANDS OF RAY A. GRAHAM III, OWENWEST CORPORATION AND CITY OF ALBUQUERQUE AS FILED IN THE OFFICE OF THE COUNTY CLERK ON APRIL 1, 2002 IN BOOK 2002C, PAGE 99, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED, USING NEW MEXICO STATE PLANE GRID BEARINGS (BEARING BASIS ACS NM448-6A (X=366640.72, Y=1507308.30) TO ACS NM448-7A (X=369804.62, Y=1510014.99) N49 27'12"W ) AND GROUND DISTANCES, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING ON THE SOUTHERLY BOUNDARY OF TRACT 3, FROM WHENCE THE ACS MONUMENT NM448-6A BEARS N63 40'24"W A DISTANCE OF 2560.19 FEET; THENCE

NORTHEASTERLY 321.52 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 278.00 FEET AND A LONG CHORD BEARING N29 24'52"E A DISTANCE OF 303.90 FEET TO A POINT; THENCE,

N03 43'06"W, 51.27 FEET TO A POINT; THENCE,

NORTHEASTERLY 141.55 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 322.00 FEET AND A LONG CHORD BEARING N08 52'30"E A DISTANCE OF 140.41 FEET TO A POINT; THENCE,

N21 28'05"E, 300.48 FEET ALONG TO A POINT; THENCE,

NORTHEASTERLY 270.30 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 378.00 FEET AND A LONG CHORD BEARING N00 58'58"E A DISTANCE OF 264.57 FEET TO A POINT, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF TRACT 3; THENCE,

S89 41'19"E, 63.22 FEET ALONG THE NORTHERLY BOUNDARY OF TRACT 3 TO A POINT; THENCE DEPARTING THE NORTHERLY BOUNDARY OF TRACT 3,

SOUTHWESTERLY 291.76 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 438.00 FEET AND A LONG CHORD BEARING S02 23'06"W A DISTANCE OF 286.40 FEET TO A POINT; THENCE,

S21 28'05"W, 300.48 FEET ALONG TO A POINT; THENCE,

SOUTHWESTERLY 115.17 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 262.00 FEET AND A LONG CHORD BEARING S08 52'30"W A DISTANCE OF 114.25 FEET TO A POINT; THENCE,

S03 43'06"E, 51.27 FEET TO A POINT; THENCE,

SOUTHWESTERLY 299.27 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 338.00 FEET AND A LONG CHORD BEARING S21 38'49"W A DISTANCE OF 289.59 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF TRACT 3; THENCE,

N89 41'27"W, 102.30 FEET TO A POINT; THENCE, SAID POINT BEING THE POINT OF BEGINNING.



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PAGE 2 OF 3

SAID TRACT CONTAINS 1.4723 ACRES MORE OR LESS.

I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

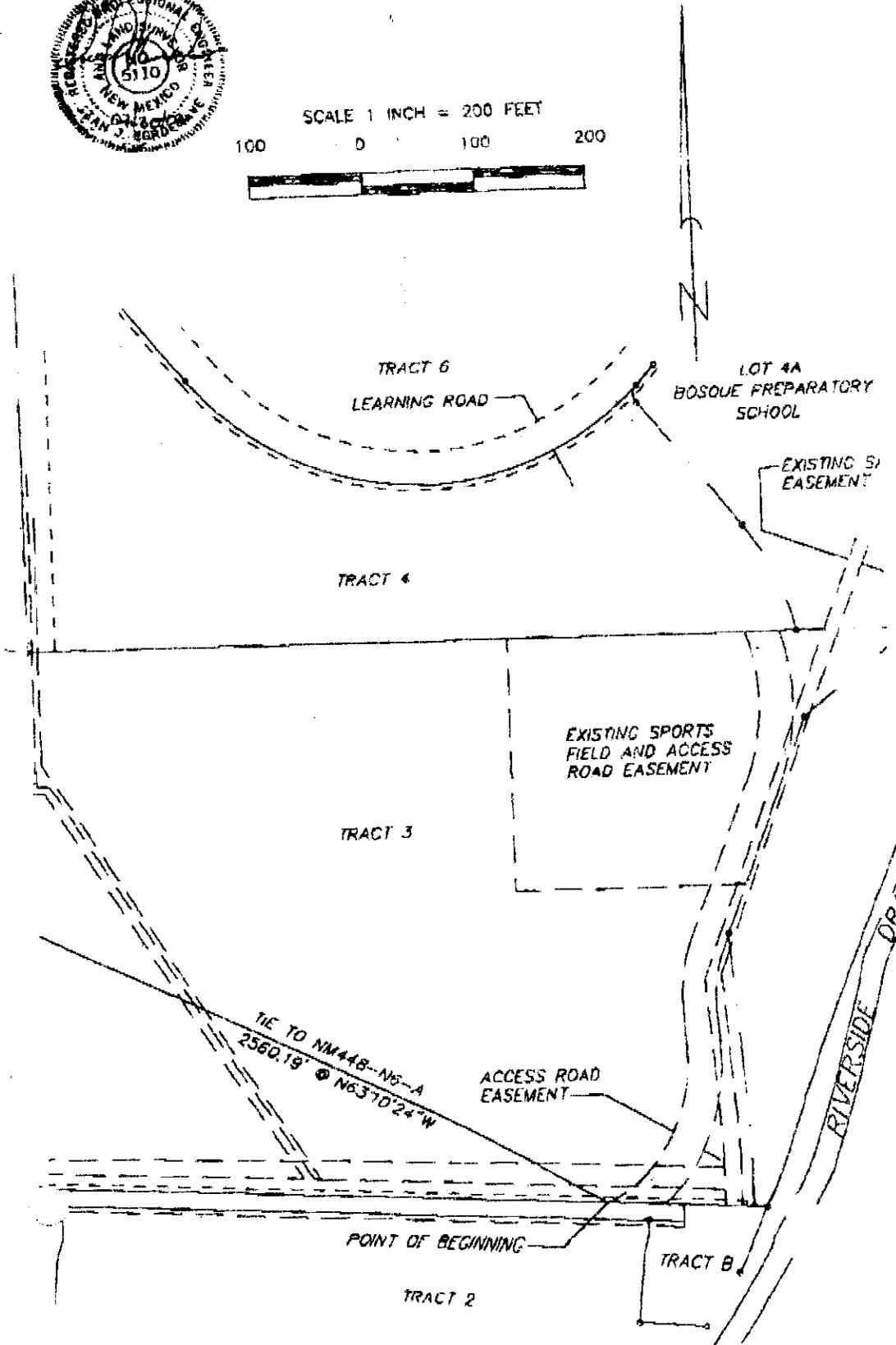
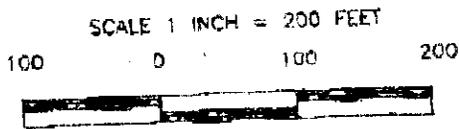
*Jean J. Bordenave*  
JEAN J. BORDENAVE NMPE & LS NO. 5110



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# EXHIBIT A

PAGE 3 OF 3



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**LICENSE  
TO USE  
ROAD, UTILITY, AND DRAINAGE EASEMENT**

ASW REALTY PARTNERS, LLC, a New Mexico limited liability company ("Licensor"), for value received, the receipt and sufficiency of which are hereby acknowledged, hereby assigns, transfers, and conveys to the CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation ("Licensee"), the non-exclusive right to use that certain Road, Utility, and Drainage Easement, dated July 31, 2002, which was filed on September 12, 2003, as Document No. 2003166615, and recorded in Book A64, at page 6266, of the records of Bernalillo County New Mexico, a copy of which is attached hereto and made a part hereof, to the extent and for the purpose of providing Licensee a twenty-foot (20') wide all-weather gravel access to the City's Lift Station (for the maintenance and operations thereof) located on Tract B, as shown on the Plat of Tracts A, B, 1, 2, 3, 4, 5 & 6 of LANDS OF RAY A. GRAHAM III, OVENWEST CORP. AND CITY OF ALBUQUERQUE, which was filed on April 1, 2002, as Document No. 2002041698, and recorded in Book 2002C, at page 99, of the records of Bernalillo County, New Mexico, without any liability on the part of Licensee herein for any obligation of Licensor herein under the Road, Utility, and Drainage Easement.

Licensor hereby reserves the Road, Utility, and Drainage Easement except for the non-exclusive license granted hereby to the extent and for the limited purpose of providing Licensee a twenty-foot (20') wide all-weather gravel access to its Lift Station (for the maintenance and operations thereof), and to that extent for that limited purpose only, intending hereby to reserve and retain all other rights and privileges of Licensor in connection with the Road, Utility, and Drainage Easement. This License To Use Road, Utility, and Drainage Easement is not intended as a dedication of this license as a public right-of-way.

The term of the non-exclusive license granted hereby shall be coterminous with the duration of the Road, Utility, and Drainage Easement. Licensor herein shall cause Licensee herein to be named as an additional insured under any liability insurance required to be maintained by Licensor herein under the Road, Utility, and Drainage Easement.

IN WITNESS WHEREOF, ASW REALTY PARTNERS, LLC, has caused this instrument to be executed by its officer duly authorized, on \_\_\_\_\_, 2004.

ASW REALTY PARTNERS, LLC  
a New Mexico limited liability company

By \_\_\_\_\_  
Andrew Gerber  
Manager





**ASSIGNMENT  
OF  
ROAD, UTILITY, AND DRAINAGE EASEMENT**

ASW REALTY PARTNERS, LLC, a New Mexico limited liability company ("Grantor"), for value received, the receipt and sufficiency of which are hereby acknowledged, hereby assigns, transfers, and conveys to the CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation ("Grantee"), that certain Road, Utility, and Drainage Easement, dated July 31, 2002, which was filed on September 12, 2003, as Document No. 2003166615, and recorded in Book A64, at page 6266, of the records of Bernalillo County New Mexico, a copy of which is attached hereto and made a part hereof, to the extent and for the purpose of providing Grantee a twenty-foot (20') wide all-weather gravel access to the City's Lift Station (for the maintenance and operations thereof) located on Tract B, as shown on the Plat of Tracts A, B, 1, 2, 3, 4, 5 & 6 of LANDS OF RAY A. GRAHAM III, OVENWEST CORP. AND CITY OF ALBUQUERQUE, which was filed on April 1, 2002, as Document No. 2002041698, and recorded in Book 2002C, at page 99, of the records of Bernalillo County, New Mexico, without any liability on the part of Grantee herein for any obligation of Grantor herein under the Road, Utility, and Drainage Easement.

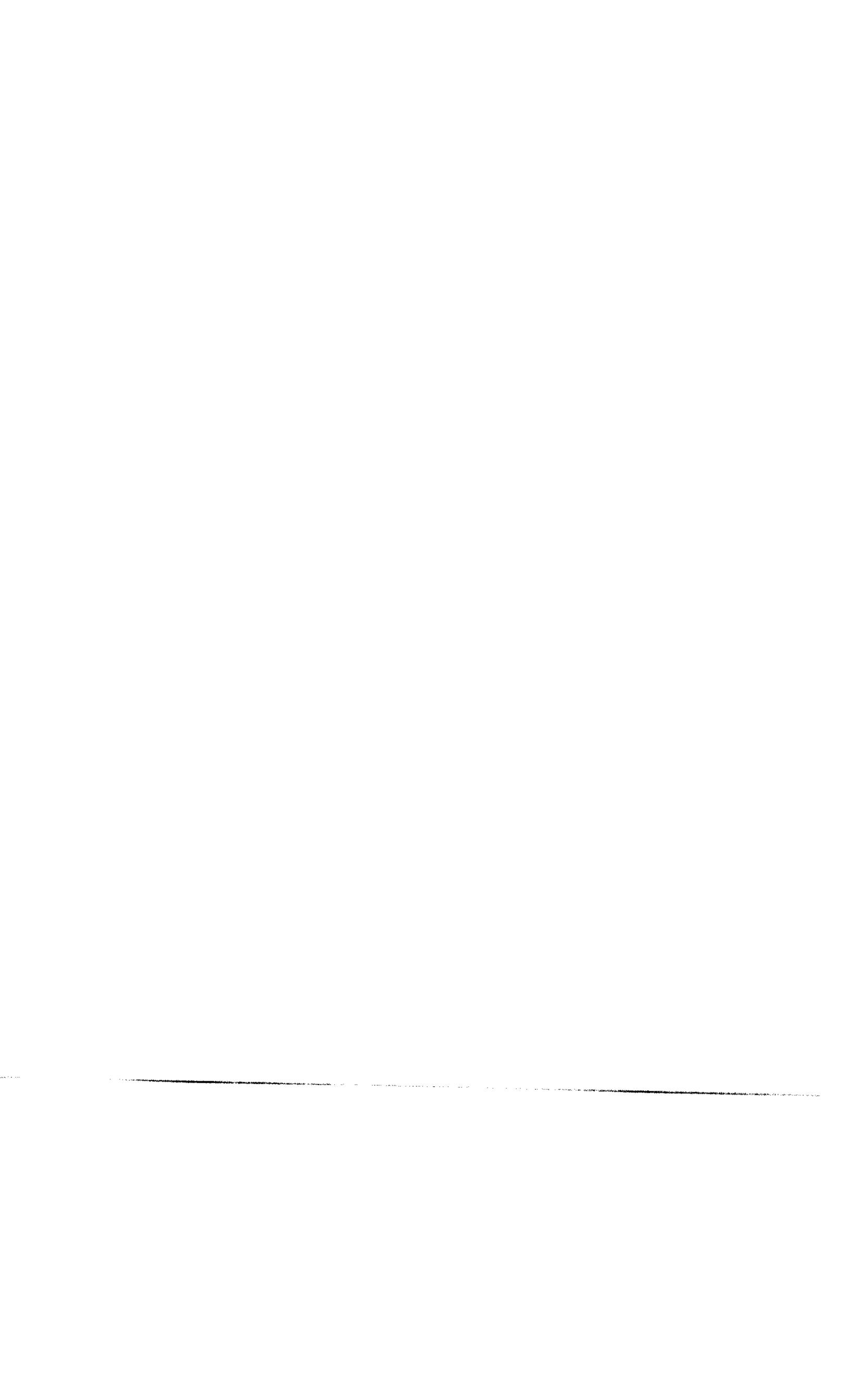
Grantor hereby reserves the Road, Utility, and Drainage Easement except as assigned hereby to the extent and for the limited purpose of providing Grantee a twenty-foot (20') wide all-weather gravel access to its Lift Station (for the maintenance and operations thereof), and to that extent for that limited purpose only, intending hereby to reserve and retain all other rights and privileges of Grantor in connection with the Road, Utility, and Drainage Easement. This Assignment of Road, Utility, and Drainage Easement is not intended as a dedication of this easement as of a public right-of-way.

Grantor herein shall cause Grantee herein to be named as an additional insured under any liability insurance required to be maintained by Grantor herein under the Road, Utility, and Drainage Easement.

IN WITNESS WHEREOF, ASW REALTY PARTNERS, LLC, has caused this instrument to be executed by its officer duly authorized, on \_\_\_\_\_, 2004.

ASW REALTY PARTNERS, LLC  
a New Mexico limited liability company

By \_\_\_\_\_  
Andrew Gerber  
Manager





FROM : Consensus Planning Inc.

PHONE NO. : 8425495

Jul. 31 2000 09:00AM P9

*Exhibit C*



Page 1 of 8  
82/80/1999.34.189  
R 17.00 BK-9982 Pg-7849

**ROAD AGREEMENT**

Ray A. Graham III, a married man dealing with his sole and separate property ("Graham") and the City of Albuquerque, a municipal corporation ("City") agree:

**1. Recitals.**

Graham is the owner of certain property located in Bernalillo County, New Mexico, which property is the subject of an annexation application (City File Z-98-71/AX-98-9) (the "Annexation"). The land to be annexed consists of approximately 26 acres of undeveloped land, further shown on Exhibit A attached hereto (the "Annexed Land"). A portion of the Annexed Land is further described on Exhibit A attached hereto as the "Private Road Parcel". Graham owns other lands presently located within Bernalillo County and adjacent to the Annexed Land (the "Adjacent Vacant Land"). The Adjacent Vacant Land is noted on Exhibit A.

Upon completion of the Annexation, Graham or his successor will process a subdivision plat consistent with the parcels shown on Exhibit A (the "Subdivision Plat"). Tracts 1, 2, 3 and 4 (as shown on Exhibit A) will be served by the Private Road Parcel, pursuant to a private access easement to be granted by Graham or his successor in favor of the owner(s) of Tracts 1, 2, 3 and 4 (the "Private Road Easement"), and to be recorded in the real estate records of Bernalillo County, New Mexico.

**2. Private Road Parcel.**

Graham reserves the Private Road Parcel for dedication in fee to the City at such time as the City Traffic Engineer requires such dedication. Until that time, the Private Road Parcel will serve as a road easement for the benefit of the Annexed Land, pursuant to the Private Road Easement. The Private Road Easement, with recording information, will be noted on the Subdivision Plat. The Private Road Easement will provide that, upon the dedication of the Private Road Parcel to the City, the Private Road Easement will become void and of no further effect.

**3. Construction of Public Road.**

Graham or any subsequent owner of the Private Road Parcel may construct a road thereon. If (i) such road is constructed and maintained in accordance with all construction standards and requirements of the City, (ii) the plans and specifications for such improvements are approved in advance by the Design Review Committee ("DRC") and (iii) City Construction Management approves a certification from a registered engineer that such improvements have been constructed as required by the DRC, then, upon dedication of the Private Road Parcel to the City free and clear of all liens and encumbrances, the City will accept the improvements and the land as a public road. The City reserves the right to require

FROM : Consensus Planning Inc.

PHONE NO. : 8425495

Jul. 31 2000 09:01AM P10

repair and/or replacement of the street improvements equal to that at the time of construction as a condition to acceptance of the Private Road Parcel as a public road.

4. Miscellaneous.

This Agreement is binding upon and inures to the benefit of, the parties, their successors and assigns, as governed by the laws of the State of New Mexico, and may be modified only in writing executed by both parties.

DATED December 28, 1998

Ray A. Graham III  
RAY A. GRAHAM, III

CITY ENGINEER

BY [Signature]  
Its City Engineer

CITY OF ALBUQUERQUE

BY [Signature]  
Its Asst. Director for PWD

G:\GRAMMA\BOBQUE\CP\LEGAL\DOC\ROADED.AGR  
12/8/98

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

Subscribed and sworn to before me this 28th day of December 1998 by Ray A. Graham III.

[Signature]  
Notary Public

My Commission Expires:

7-1-99



July D. Woodard Bern. Co. H&E R 17.00

1839617366  
5177633  
Page 2 of 6  
02/08/1999 04:48P  
BI-8882 Pg-7845



FROM : Consensus Planning Inc.

PHONE NO. : 8425495

Jul. 31 2000 09:02AM P12



**EXHIBIT**

Judy D. Woodward Bern. Co. RISE R 17.00  
3177988  
Page: 4 of 6  
02/08/1999 04:40P  
Sk-9582 Pg-7245

**LEGAL DESCRIPTION  
FOR  
PRIVATE ROAD PARCEL**

A CERTAIN TRACT OF LAND SITUATED IN SECTION 36, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE GRID BEARINGS (BEARING BASIS ACS NM448-6A (X=366640.72, Y=1507308.30) TO ACS NM448-7A (X=369804.62, Y=1510014.99) N49 27'12" W ) AND GROUND DISTANCES, AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING LOCATED ON THE CITY OF ALBUQUERQUE MUNICIPAL BOUNDARY, FROM WHENCE THE ACS MONUMENT NM448-7A BEARS N10 39'53" E A DISTANCE OF 1598.24 FEET; THENCE,

S89 42'31" E, 64.94 FEET ALONG THE CITY OF ALBUQUERQUE MUNICIPAL BOUNDARY TO A POINT; THENCE,

S22 46'48" W, 183.08 FEET TO A POINT; THENCE,

SOUTHWESTERLY 272.27 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 1040.00 FEET AND A LONG CHORD BEARING S30 16'48" W A DISTANCE OF 271.49 FEET TO A POINT; THENCE,

S37 46'48" W, 481.09 FEET TO A POINT; THENCE,

SOUTHWESTERLY 963.95 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 530.00 FEET AND A LONG CHORD BEARING S89 53'02" W A DISTANCE OF 836.47 FEET TO A POINT; THENCE,

N38 00'45" W, 174.10 FEET TO A POINT; THENCE

N51 59'15" E, 75.36 FEET TO A POINT; THENCE,

S28 37'56" E, 94.25 FEET TO A POINT; THENCE,

S30 00'45" E, 81.10 FEET TO A POINT; THENCE,

NORTHEASTERLY 854.82 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 470.00 FEET AND A LONG CHORD BEARING N89 53'02" E A DISTANCE OF 741.78 FEET TO A POINT; THENCE,

N37 46'48" E, 481.09 FEET TO A POINT; THENCE,

NORTHEASTERLY 256.56 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 980.00 FEET AND A LONG CHORD BEARING N30 16'48" E A DISTANCE OF 255.83 FEET TO A POINT; THENCE,

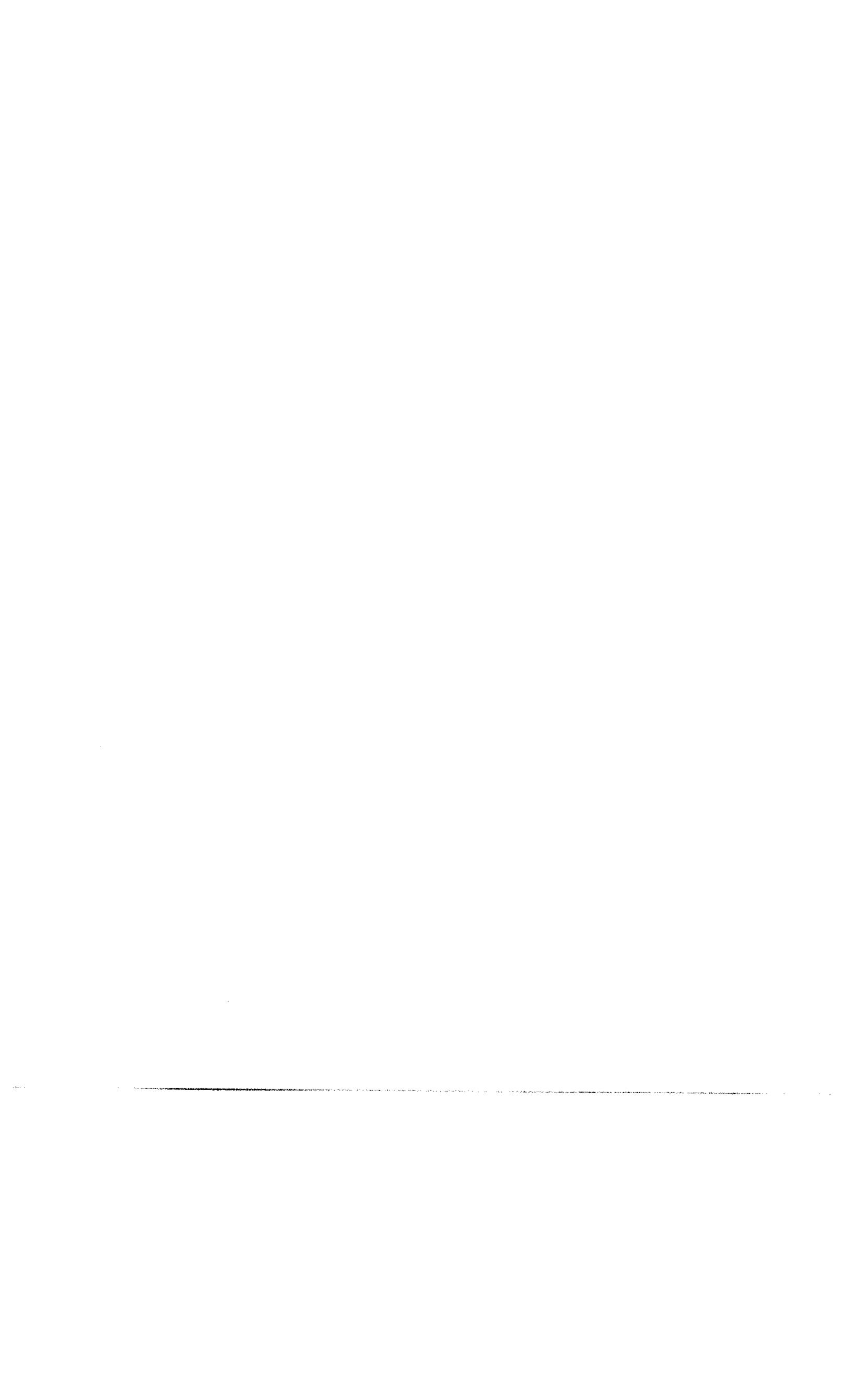
N22 46'48" E, 158.24 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING,

SAID TRACT CONTAINS 2.7707 ACRES MORE OR LESS.

I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVAYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

*Jean J. Bordenave* 12/22/98  
JEAN J. BORDENAVE NMPE & LS NO. 5110





FROM : Consensus Planning Inc.

PHONE NO. : 8425495

Jul. 31 2000 09:02AM P13

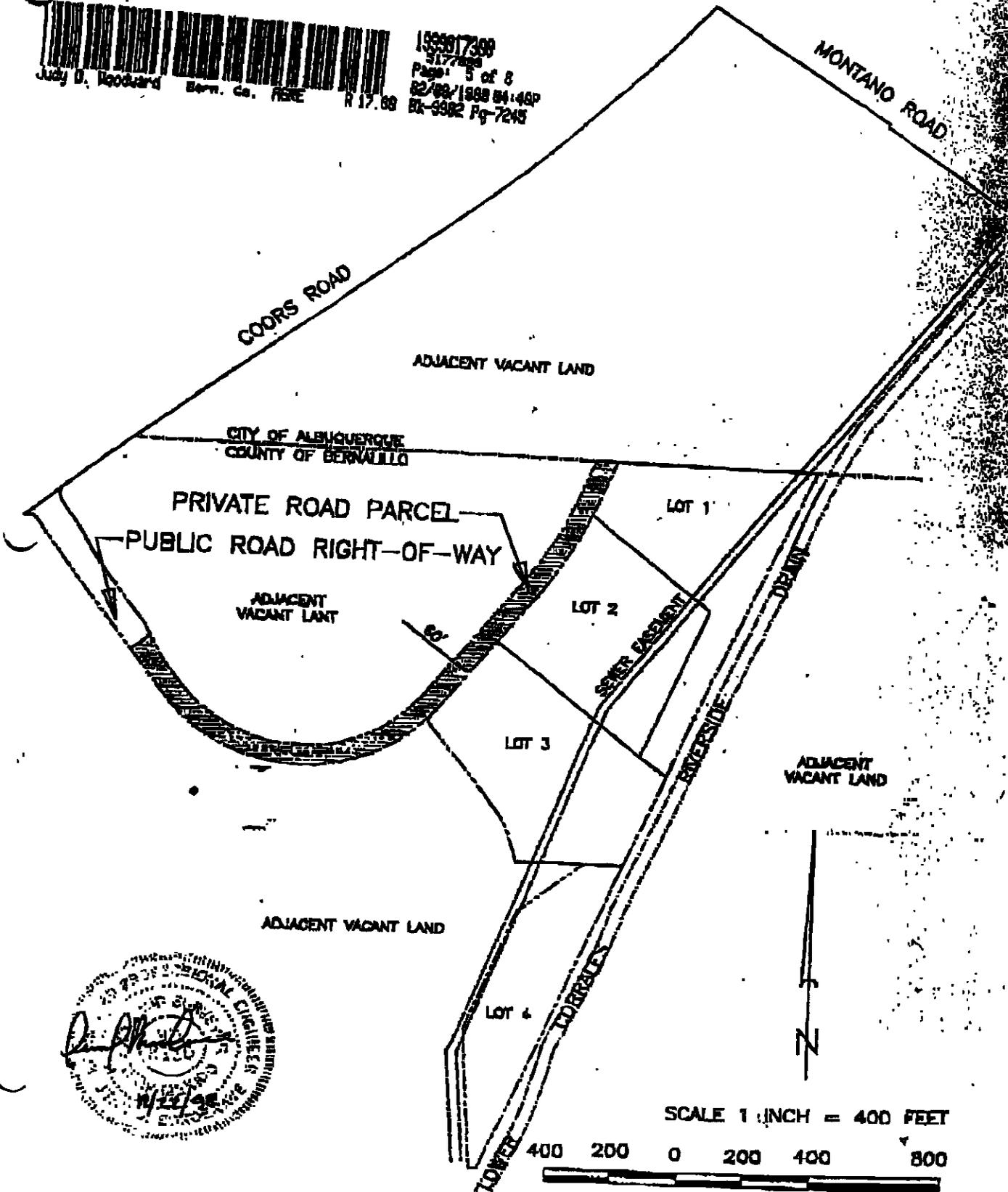
EXHIBIT A



Judy D. Woodward Bernal Co. ASRE

R 17.00

199817389  
317789  
Page 5 of 8  
82/89/1988 04:48P  
Bk-9982 Pg-7245



FROM : Consensus Planning Inc.

PHONE NO. : 8425495

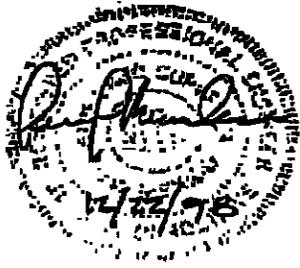
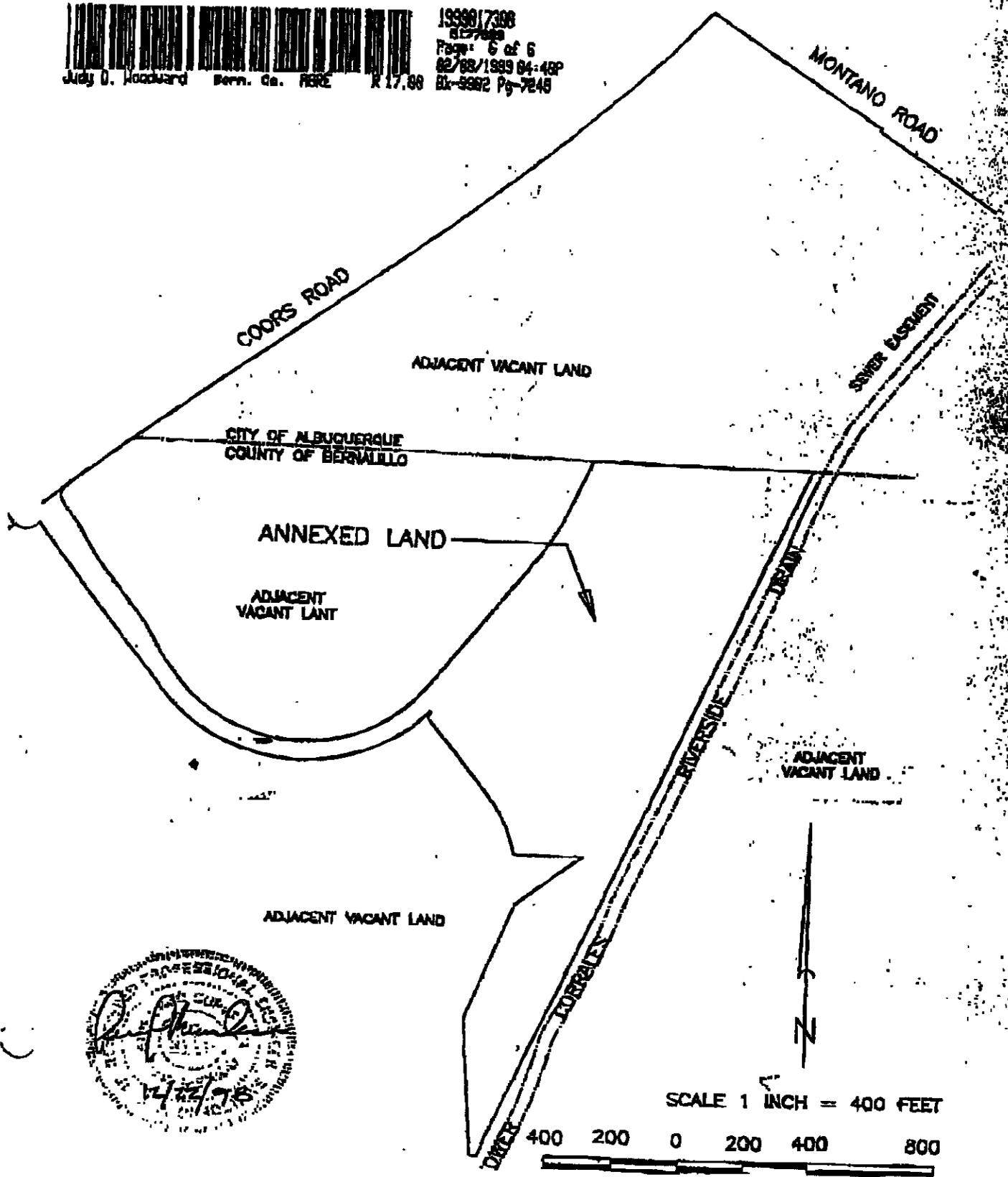
Jul. 31 2000 09:03AM P14

**EXHIBIT A**



Judy D. Woodward Bern. Co. PERE R 17.00

1999017308  
827000  
Page: 6 of 6  
02/08/1999 04:48P  
BK-9902 Pg-7045





CONSENSUS

Landscape Architecture  
Urban Design  
Planning Services

924 Park Avenue SW  
Albuquerque, NM 87102

(505) 764-9831  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

July 13, 2004

Jeff Jesionowski, Chairman  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Project #100965/ 04EPC-00855/04EPC-00857; Andalucia Site Plans

Dear Chairman Jesionowski:

The purpose of this letter is to request a 30-day deferral for the Phase 2 Andalucia Site Plan for Building Permit and Site Plan for Subdivision scheduled to be heard by the EPC on July 15, 2004. We will use this additional time to work out the issues regarding access to the City's Lift Station, Tract B.

We have met with Roger Green and will have additional meetings with Doug Daily, Division Manager, Wastewater Utilities. We also plan to continue discussions with La Luz Homeowners Association regarding these issues. We will follow-up with Juanita Vigil as well, to keep her apprised of the discussions and meetings.

Please do not hesitate to contact me with any questions or if you need additional information.

Sincerely,

Jacqueline Fishman, AICP  
Senior Planner II

C: Scott Schiabor, Scott Patrick Homes  
Kevin Patton, Bohannon-Huston  
Rae Perls, President, La Luz H.A.

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozler, AICP  
Christopher J. Green, ASLA

RECEIVED JUL 13 2004

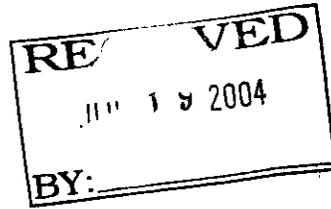


STATE OF NEW MEXICO  
**DEPARTMENT OF CULTURAL AFFAIRS**  
**HISTORIC PRESERVATION DIVISION**

228 EAST PALACE AVENUE  
SANTA FE, NEW MEXICO 87501  
(505) 827-6320

BILL RICHARDSON  
Governor

July 12, 2004



Ed Boles  
Historic Preservation Planner  
City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

Re: Cultural Resource Report for the Subdivision of Ray A. Graham III on the West Mesa by ASW Realty Partners Development

Dear Mr. Boles:

I am writing in response to the above referenced cultural resource survey report that was submitted to our office by Marron and Associates, Inc. It is our understanding that the proposed development of these lands falls under the jurisdiction of the Coors Corridor Plan. As you know, under Policy 6 of the Plan, "Any person planning a development within an identified archeological site shall obtain clearance and guidance from the State Historic Preservation Office, Santa Fe, New Mexico before actual development begins."

My review of the cultural resource survey report indicates that six archaeological sites and 15 isolate occurrences were recorded during the archaeological survey. The isolated occurrences are considered "not eligible" for listing to the State Register of Cultural Properties or the National Register of Historic Places because they were fully documented in the field. The SHPO agrees with this assessment.

Of the six archaeological sites, two are recommended "not eligible" for listing to the Register. These two sites, LA 138926 (a historic farmstead) and LA 138929 (old Coors Corridor) have been sufficiently documented and the SHPO concurs that these two sites are not eligible for listing to the Register.

Of the four archaeological sites, three are newly recorded sites (LA 138925, LA 138927, and LA 138928) and one site (LA 33223) was recorded during an archaeological survey in 1982. In addition, the archaeological consultant believes that LA 138298 is St. Joseph's site (LA 18125), which was partially excavated in 1956. All four sites are recommended as "eligible" for listing to the Register because of the potential for buried

archaeological deposits and information important to our understanding of the pre-puebloan occupation of the Albuquerque area. The SHPO concurs that these four sites are eligible for listing to the Register.

According to the archaeological report, development is slated for Tracts 1, 2, 4, 5, 6, and A. Below I list the site treatment recommendations by tract number.

Tract 1. This tract includes archaeological site LA 138925, a puebloan site dating from approximately AD 1200-AD 1450 (PIII/PIV period). This site is located on a hill top in the southwest corner of Tract I. The SHPO recommends that this site be avoided by the proposed development by placing the site in a preservation easement. If the site cannot be avoided a data recovery plan must be prepared in order to mitigate the effects of the development on the site.

Tract 2. No archaeological sites are located in this tract. Development may proceed as planned in this tract; however, if buried archaeological deposits are found, please stop construction immediately and contact this office along with the City's Preservation Planning department.

Tract 4. One historic archaeological site (LA 138926) was recorded in this tract. This site is not considered eligible for listing to the Register, thus development of this tract can proceed as planned with the proviso that the City and this office be contacted if buried archaeological deposits not associated with this site are found during construction.

Tract 5. No archaeological sites are located in this tract. Development may proceed as planned in this tract; however, if buried archaeological deposits are found, please stop construction immediately and contact this office along with the City's Preservation Planning department.

Tract 6. Four archaeological sites were recorded in this tract. One site, LA 138929 is the old alignment of Coors Road (Westmesa road). This site is not eligible for listing and no further protection is necessary for this site.

Archaeological sites LA 33223, LA 138927, and LA 138928 are eligible for listing to the Register. These three sites are located in the north part of tract 6 and have the potential to contain buried archaeological deposits and unmarked human burials. The SHPO recommends that these sites be avoided by the proposed development by placing the sites in preservation easements. If the sites cannot be avoided a data recovery plan must be prepared in order to mitigate the effects of development on the sites.

If a data recovery plan is prepared for one or more of the eligible sites, please forward a copy of the plan to this office for review and comment prior to mitigation. If the developer is interested in preserving and protecting the archaeological sites that are eligible for listing to the Register there are several tax incentive programs that he might find appealing. These programs are discussed below.

As a financial incentive to landowners and corporations, the New Mexico Stabilization and Tax Credit Program was established for cultural resources listed on the State Register. Nomination of the site to the Register, and subsequent preservation through fencing, revegetation, or any number of activities, could result in up to a \$25,000 credit to the project sponsors for money spent to stabilize or otherwise protect the site. In order to nominate a site to the State Register, an archaeologist completes an official nomination form to be considered by the Cultural Properties Review Committee (CPRC). The SHPO also offers assistance in reviewing nominations and presenting the nomination to the CPRC.

The Cultural Properties Preservation Easement Act allows New Mexico landowners to obtain deductions from their federal income tax assessment by covering archaeological sites on their land with conservation easements. Unlike the State program, the archaeological site does not have to be listed in the Register; the federal tax code requires only that an archaeological site be determined eligible for inclusion in the National Register of Historic Places.

The third tax credit act, the Land Conservation Incentive Act, was passed by the New Mexico legislature in 2003. This Act allows for a tax credit for landowners who donate (in easement or fee) New Mexico properties that contain important habitat areas or contain significant natural, open space and historic resources to qualified non-profit organizations.

More details can be gained from the enclosed flyers or from calling Glenna Dean, State Archaeologist, at 827-3989. If you need further information about how to proceed, or have any questions on these comments, please contact me at (505) 827-4064.

Sincerely,



Michelle M. Ensey  
Staff Archaeologist

Log: 71288

Cc: Ken Brown, Principal Investigator, Marron and Associates, Inc. 7809 Fourth St.  
NW, Albuquerque, NM 87107-6526



EM rec'd 7/13

## Memorandum

**To:** Juanita Vigil  
**From:** Jackie Fishman, AICP, Senior Planner II *JF*  
**Date:** July 12, 2004  
**Re:** Andalucia, Phase 2 Development

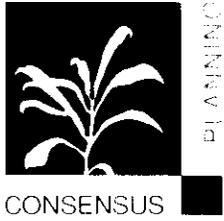
Thank you for meeting with me last week to discuss various issues for Andalucia. As we discussed, we are proposing a perimeter wall for our Coors Boulevard frontage. I have attached a graphic showing plan view, elevations, and a cross section of the wall and landscape treatment.

Our proposed wall is part of the overall concept of berms and landscape, and is designed to be consistent with the Coors Corridor Plan, Streetscape Ordinance, and the Wall Regulations contained in the Zoning Code. We are proposing to add the wall concept (sketches and design parameters) to Sheet 2 of the Site Plan for Subdivision currently being considered by the Environmental Planning Commission (EPC). If you recall, during our Phase 1 hearing before the EPC, we requested delegation to the Development Review Board (DRB) for future Site Plans for residential development. The EPC, and specifically Chairman Jesionowski, expressed a concern that they wanted to review the wall along Coors Boulevard and as a result, was not comfortable with delegation. Now that the City has approved Wall Regulations as part of the Zoning Code, we feel that review by the EPC is not necessary, and can be accomplished through staff review at the DRB.

Please do not hesitate to call me at 764-9801 if you have any questions or desire any additional information.

**C:** Scott Schiabor, Scott Patrick Homes  
Kevin Patton, Bohannon-Huston

RECEIVED JUL 12 2004



June 3, 2004

Jeff Jesionowski, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Re: Andalucia at La Luz

Landscape Architecture  
Urban Design  
Planning Services

Dear Chairman Jesionowski:

924 Park Avenue SW  
Albuquerque, NM 87102

The purpose of this letter is to explain our requests for amendment to the Andalucia Site Plan for Subdivision and a Site Plan for Building Permit for Phase II development on behalf of ASW Realty Partners. The property is located east of Coors Boulevard and between Montano and Namaste Roads.

(505) 764-9801  
Fax 842-5495  
cpt@consensusplanning.com  
www.consensusplanning.com

The requests can be summarized as follows:

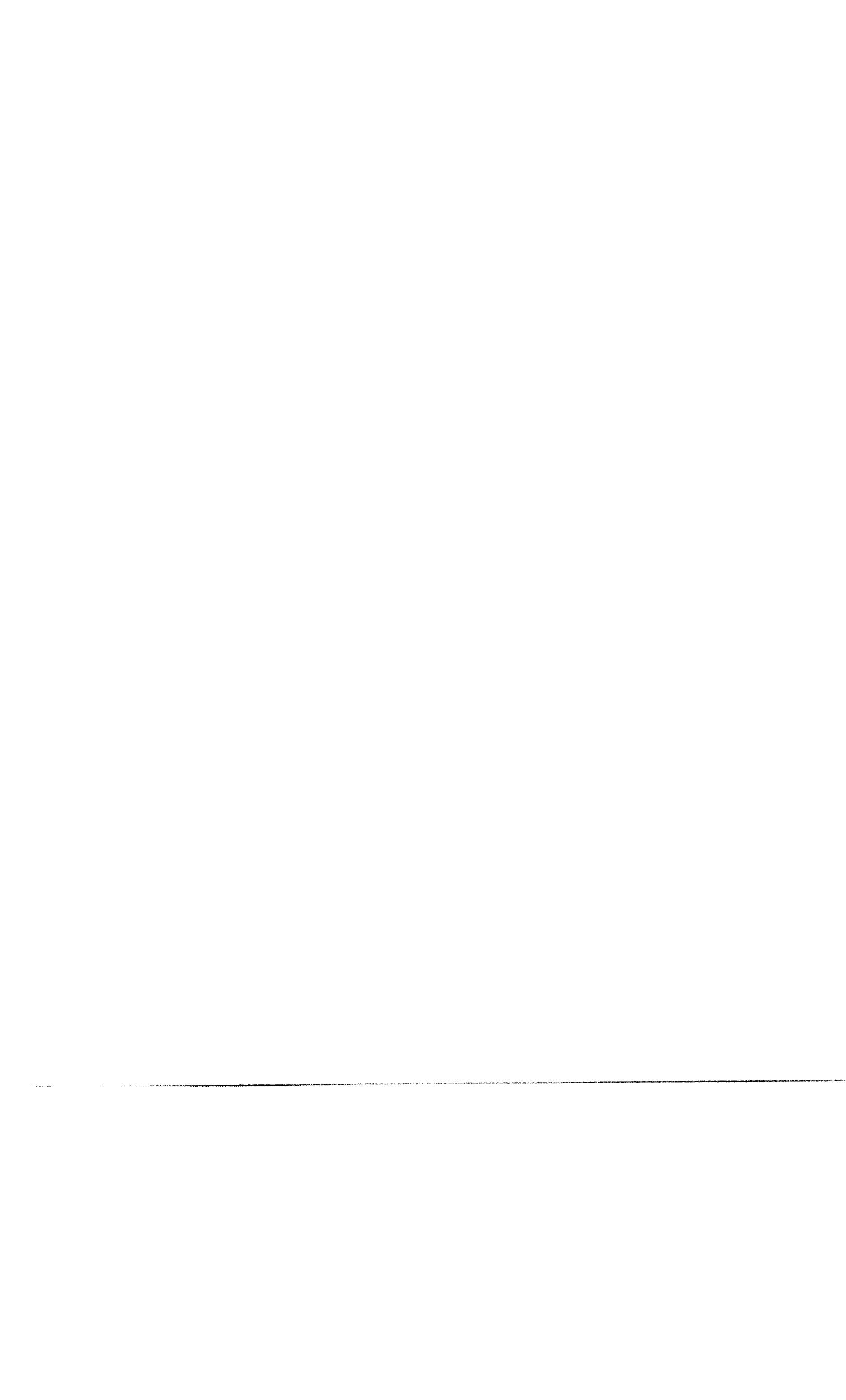
- Amendment to Site Plan for Subdivision – Minor amendments are proposed including:
  - Replacement of the Private Recreation Area in Tract 1A with three additional single family lots
  - Subdivision of Tracts 1B and 2 into single family lots, 13 and 41 lots respectively for a total of 54 lots
  - Minor Tract boundary adjustments for Tract 4 and Tract 1E adjacent to the two primary entries to La Luz subdivision
  - Clarification on overall density for Tract 1
  - Design Guidelines – allowance for zero lot line development
- Site Plan for Building Permit – The Site Plan for Building Permit covers Tract 1B (9.3 acres), and Tract 2 (21.34 acres). The applicant is proposing 54 single-family lots and Private Commons Areas for Phase II development.

Existing zoning on Tract 1B is SU-1 for PRD 5 du/ac and existing zoning on Tract 2 is SU-1 for PRD 6 du/ac. Overall gross density for Tracts 1A, 1B, 1C, 1D, and 1E will not exceed 5 du/ac as determined in the previous zone map amendment approved by the Environmental Planning Commission (EPC). The density for these tracts closer to the Bosque is significantly below 5 du/ac and the applicant envisions a higher density development as the project moves closer to Coors Boulevard.

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Stotzer, AICP  
Christopher J. Green, ASLA

A significant amount of Private Commons Areas (7.71 total acres) are designated throughout this development phase. The designation of these areas

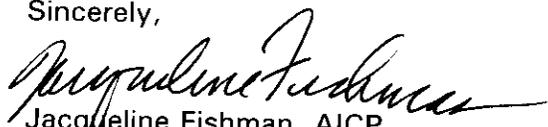




is consistent with the Site Plan for Subdivision and Phase I development, which contained 9.45 acres of Private Commons Areas. It is anticipated that all required on-site useable open space (2,400 square feet of open space per dwelling unit) will be met on the individual lots, however, the Private Commons Areas will make up any deficiencies.

Please do not hesitate to contact me if you have any questions about this request or if you desire any additional information. We respectfully request your approval.

Sincerely,

  
Jacqueline Fishman, AICP  
Senior Planner II

C: Andrew Gerber, ASW Realty Partners



Amendment of Existing Site Development Plan for Subdivision, and Site Plan for Building Permit Tracts 1B and 2

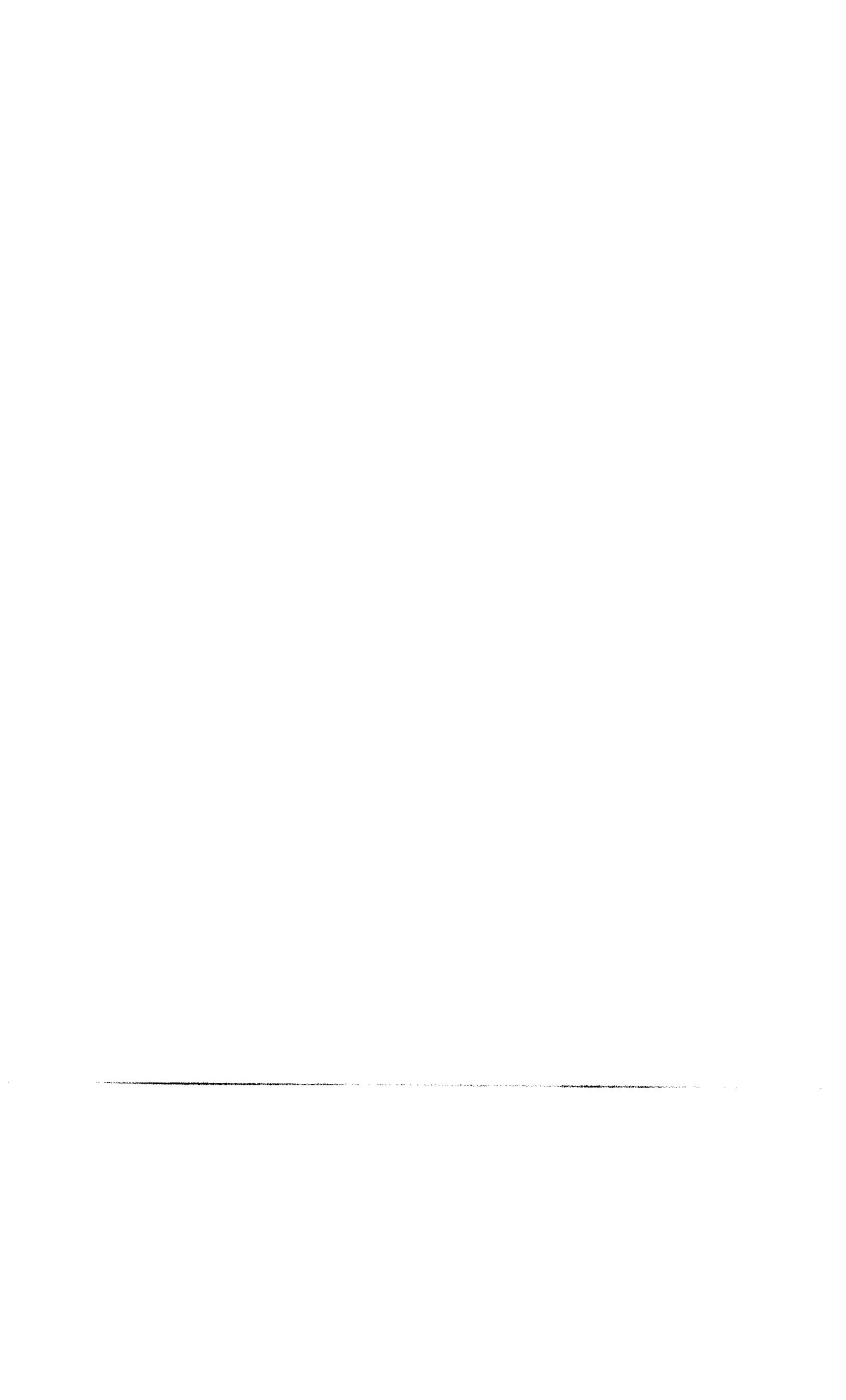
Current Zoning:

Tract 1 SU-1 for PRD 5 du/ac  
Tract 2 SU-1 for PRD 6 du/ac  
Tract 3 Private Commons Area and Recreational Fields  
Tract 4 SU-1 for PRD 6 du/ac  
Tract 5 SU-1 for PRD 10 du/ac  
Tract 6A SU-1 for Major Public Open Space  
Tract 6B & A SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac max.) and PRD 20 du/ac

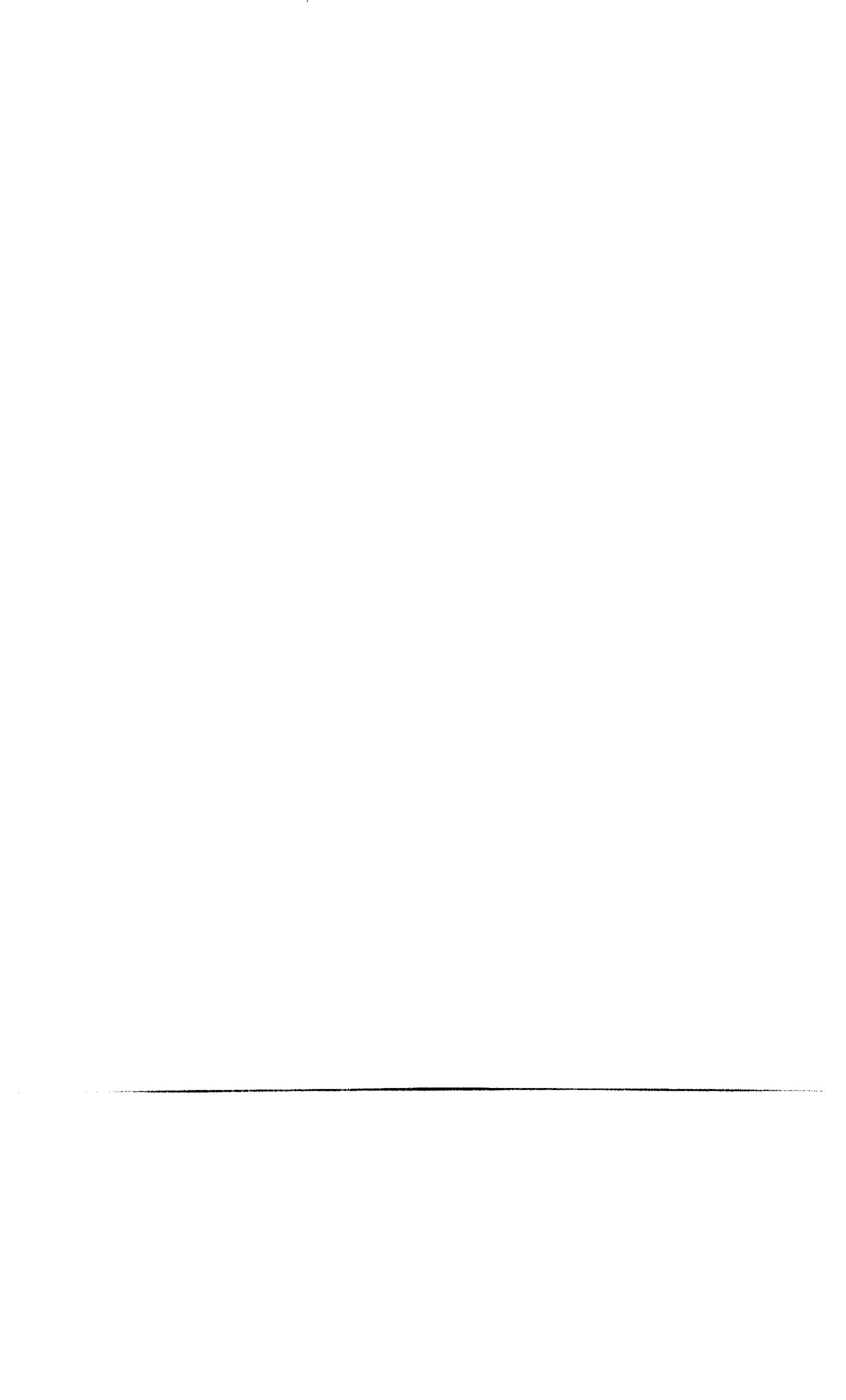
UPC Numbers:

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\* 101106132420140126  
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\* 101206106137220135  
\* 101106149145610217  
\* 101206115450720143  
\* 101206218606630215

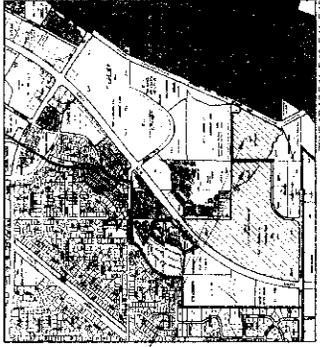








SITE VICINITY



SITE



SHEET INDEX:

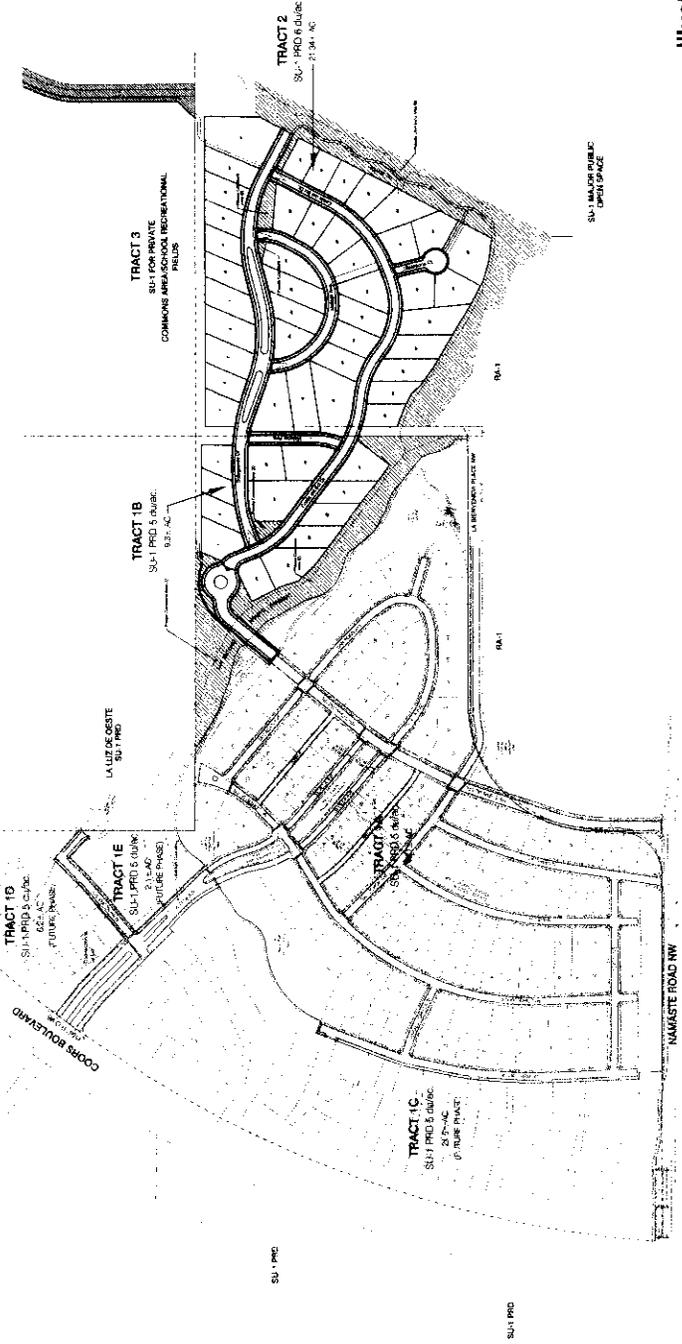
| Sheet No. | Title                    |
|-----------|--------------------------|
| 1         | ILLUSTRATIVE MASTER PLAN |
| 2         | SITE PLAN                |
| 3         | LANDSCAPE PLAN           |
| 4         | GRADING AND DRAINAGE     |
| 5         | UTILITY PLAN             |
| 6         | BUILDING ELEVATIONS      |

PROJECT NUMBER: 00065  
 Application Number: DCCP-0067

This Plan is consistent with the specific City Development Plan approved by the City Council on 11/11/03. The City Council's approval of this Plan, including Findings and Conditions in the Official Publication of Decision are attached. In an Incentive Lot required: (X) Yes ( ) No. If Yes, there is no set of approved plans for the Incentive Lot. The Incentive Lot is subject to the City's approval of a set of plans for the Incentive Lot. The City's approval of the Incentive Lot is subject to the City's approval of a set of plans for the Incentive Lot.

DRB SITE VISIT DRAFT PLAN SIGNOFF APPROVAL

| Title   | Date |
|---|------|
| Traffic Engineering / Transportation Division |      |
| Utilities Management                          |      |
| Parks and Recreation Department               |      |
| City Engineer                                 |      |
| Street Works Management                       |      |
| Drill Construction / Hearing Department       |      |



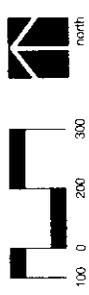
Illustrative Master Plan

**Andalucia**  
*at La Cuz*

ASW REALTY PARTNERS  
 4000 Park Lane, Suite 100  
 Dallas, TX 75244  
 Phone: 972.342.1111  
 Fax: 972.342.1112  
 Email: info@aswrealtypartners.com

COMPASS REAL ESTATE, INC.  
 10000 North Central Expressway, Suite 1000  
 Dallas, TX 75243  
 Phone: 972.342.1111  
 Fax: 972.342.1112  
 Email: info@compassrealestate.com

Scale 1" = 200'



**SITE DATA:**

TABLE 10  
 ZONING: SU-1 (RHS) ZONE  
 Scale: 1/8" = 1'-0"

City of San Diego  
 Planning Department  
 1600 La Jolla Village Drive  
 San Diego, CA 92161

Project: 14-00000000-0000  
 Title: 14-00000000-0000

Site: 14-00000000-0000  
 Date: 11/11/14  
 Author: J. [Name]  
 Reviewer: [Name]

Prepared by: [Name]  
 Checked by: [Name]  
 Approved by: [Name]

Notes:  
 1. All street types shall include a 5' to 6' landscaped sidewalk, including with  
 landscaping on street corners and 4' foot sidewalks on both sides of the street.

2. Landscaping shall be provided at each intersection and along  
 the street frontage. The landscaped area shall be a minimum of 10' wide and shall be  
 planted with trees, shrubs, and ground cover.

3. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

4. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

5. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

6. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

7. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

8. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

9. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

10. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

11. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

12. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

13. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

14. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

15. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

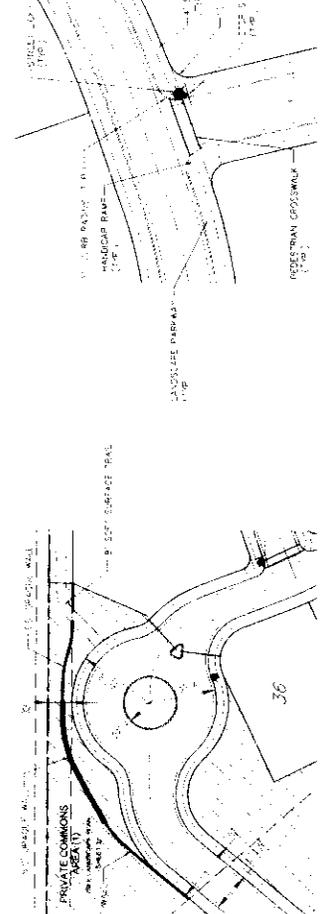
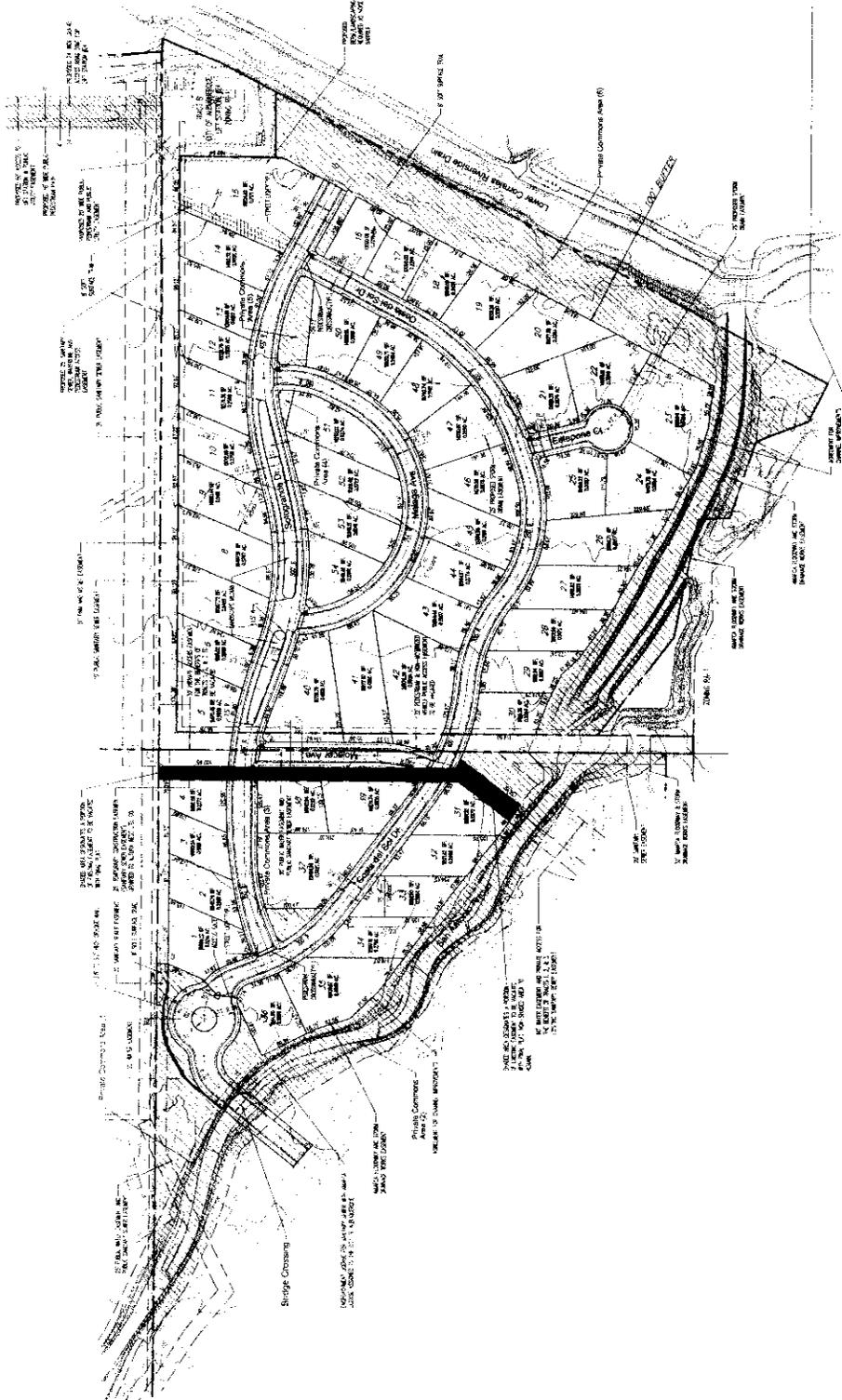
16. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

17. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

18. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

19. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

20. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area



**UNIQUE STREET AND TRAFFIC CALMING STANDARDS:**

1. All street types shall include a 5' to 6' landscaped sidewalk, including with landscaping on street corners and 4' foot sidewalks on both sides of the street.
2. Landscaping shall be provided at each intersection and along the street frontage. The landscaped area shall be a minimum of 10' wide and shall be planted with trees, shrubs, and ground cover.
3. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area
4. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area
5. All other parking shall be provided at the following rate:  
 - 1 space per 1,000 sq. ft. of building area  
 - 1 space per 1,000 sq. ft. of parking area  
 - 1 space per 1,000 sq. ft. of other use area

**ON-SITE OPEN SPACE & PRIVATE COMMONS AREAS:**

On-site, accessible open space requirements (2,400 sq. ft.) will be met on residential lots. Any deficiencies will be met with the Private Commons Areas, as approved by the Planning Director for Subdivision approval by the City of San Diego Planning Commission on August 21, 2013.

- Private Commons Area 1 - 56,985 sq. ft.
- Private Commons Area 2 - 3,548 sq. ft.
- Private Commons Area 3 - 3,548 sq. ft.
- Private Commons Area 4 - 1,179 sq. ft.
- Private Commons Area 5 - 7,200 sq. ft.
- Private Commons Area 6 - 179,254 sq. ft.

Total: 261,714 sq. ft. (7.75 acres)

Site Plan for Building Permit

**Andalucia**  
 at La Cruz

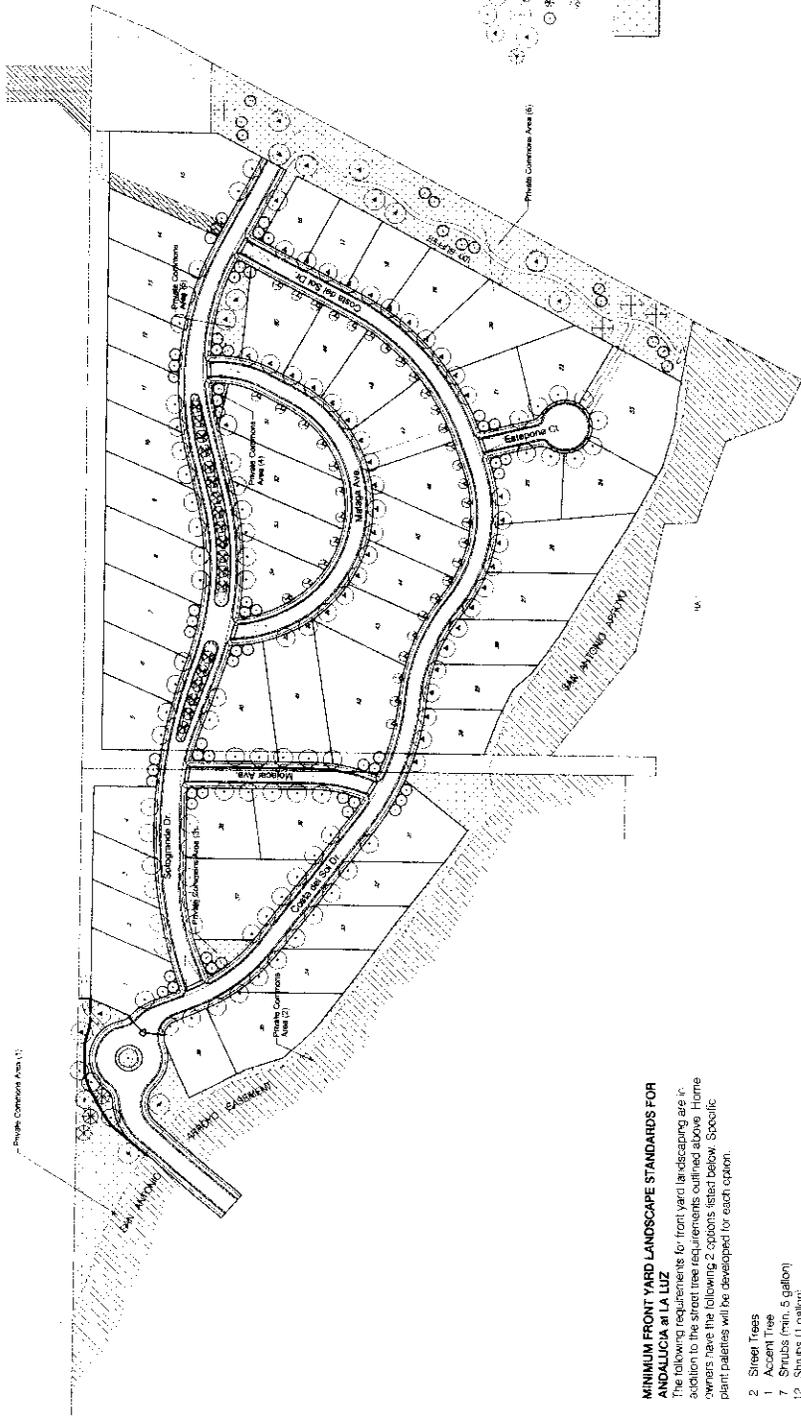
ASW REALTY  
 1000 LA CRUZ BLVD, SUITE 100  
 SAN DIEGO, CA 92108  
 (619) 594-1111  
 WWW.ASWREALTY.COM

DATE: 11/11/14  
 SHEET 2 OF 6

Scale 1" = 100'

11/11/14 11:33 AM

11/11/14 11:33 AM



**LANDSCAPE CONCEPT**

The landscape concept for Andalusia at La Cruz has been developed to be consistent with the Site Plan and the requirements of the Environmental Planning Commission with the Site Plan for Subsequent approval of August 21, 2003.

**GENERAL**

The design and provision of landscaping for the Andalusia at La Cruz will be in accordance with the following: Code, Policy, Ordinance, and the "Native Landscaping" Ordinance. The design and provision of landscaping shall be in accordance with the following: Code, Policy, Ordinance, and the "Native Landscaping" Ordinance. The design and provision of landscaping shall be in accordance with the following: Code, Policy, Ordinance, and the "Native Landscaping" Ordinance.

**STREET TREE ORNAMENTAL REQUIREMENTS**

Street trees at La Cruz are required to be planted in accordance with the following: Code, Policy, Ordinance, and the "Native Landscaping" Ordinance. The design and provision of landscaping shall be in accordance with the following: Code, Policy, Ordinance, and the "Native Landscaping" Ordinance.

**STREET TREE PALETTE**

- 1. Street Trees: Baywood Ash, Golden Rain Tree, Purple-rose Locust, Honeylocust
- 2. Buffer Area: Cottonwood, Amont Sycamores, New Mexico Olive
- 3. Accent Trees: Hebe, Sp. Crabapple, Hawthorn
- 4. View Lot Street Trees: Vib, New Mexico Olive, New Mexico Locust, Smoke Tree, Thuja

Native seed mix in Private Commons Area, located to San Antonio, Arroyo Estero

**NOTES:**

1. All common areas within Private Commons Areas shall be landscaped with native seed mix.
2. There are no planting restrictions for the east yards of Single-Family Residential Development.

**MAINTENANCE**

Maintenance of Private Commons Areas, street trees, and plantings within the parkways shall be the responsibility of the Homeowners Association.

**MINIMUM FRONT YARD LANDSCAPE STANDARDS FOR ANDALUSIA AT LA CRUZ**

The following requirements for front yard landscaping are in addition to the street tree requirements outlined above. Home owners have the following 2 options listed below. Specific plant palettes will be developed for each option.

2. Street Trees
  1. Accent Tree
  7. Shrubs (min. 5 gallon)
  12. Shrubs (1 gallon)
  7. Ornamental Grasses
3. Landscape Boulders (3' x 3' min.)
  1. Turf Grass (soaked, min. 20% of the front yard landscape area)

OR

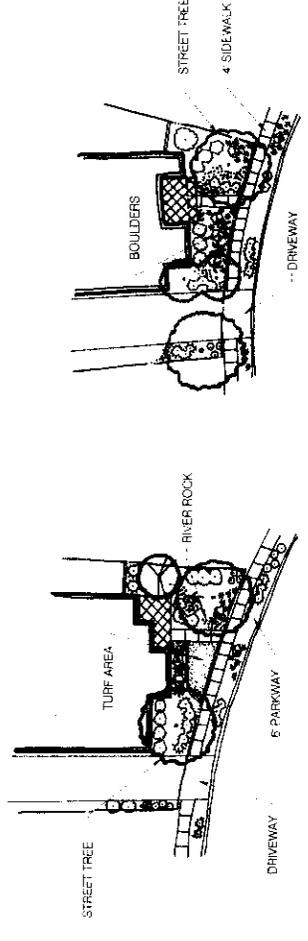
2. Street Trees
  2. Accent Trees
  9. Shrubs (min. 5 gallon)
  15. Shrubs (1 gallon)
  12. Ornamental Grasses
  4. Landscape Boulders (3' x 3' min.)
  - No Turf Grass within front yard landscape area.

In addition, all front yard landscaping shall be required to have the following:

- 3.4: Santa Ana Tan Rock Mulch over filter fabric - for all landscaped areas that are not covered with living vegetative groundcover.
- Steel Header: as required between turf and other landscaped areas.
- Irrigation System w/Automatic Timer will also include plantings within P.O.W.

The following approved accents can be used for front yard landscaping:

- River Rock (max. 25% of area)
- Bark Mulch (in tree wells only)



**TYPICAL FRONT YARD LANDSCAPES**

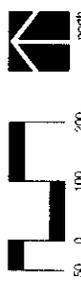
**Landscape Plan**

Andalusia

at La Cruz

ASW REALTY  
A S T R E A L T Y  
10000 Santa Ana Blvd., Suite 100, San Antonio, TX 78217  
Tel: 214-343-1111  
Fax: 214-343-1112

Scale 1" = 100'

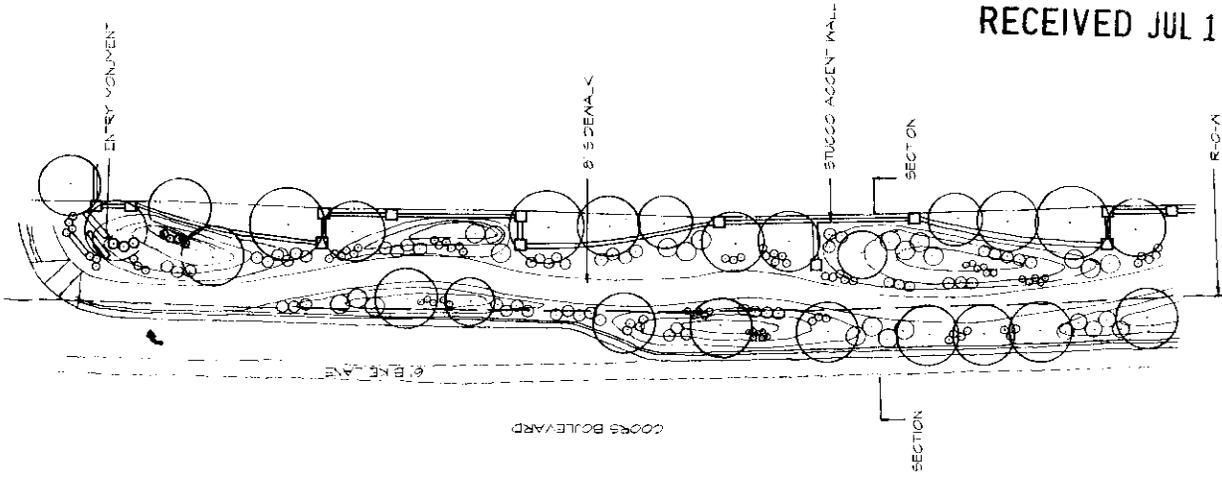








SEVILLA AVENUE



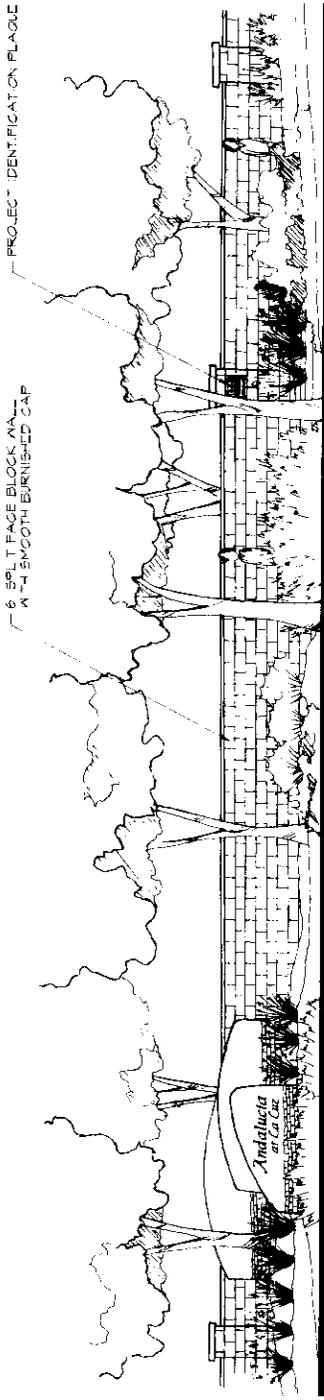
TYPICAL PLAN

Scale 1" = 20'



North

RECEIVED JUL 12 2004



TYPICAL ENTRY MONUMENT & WALL ELEVATION

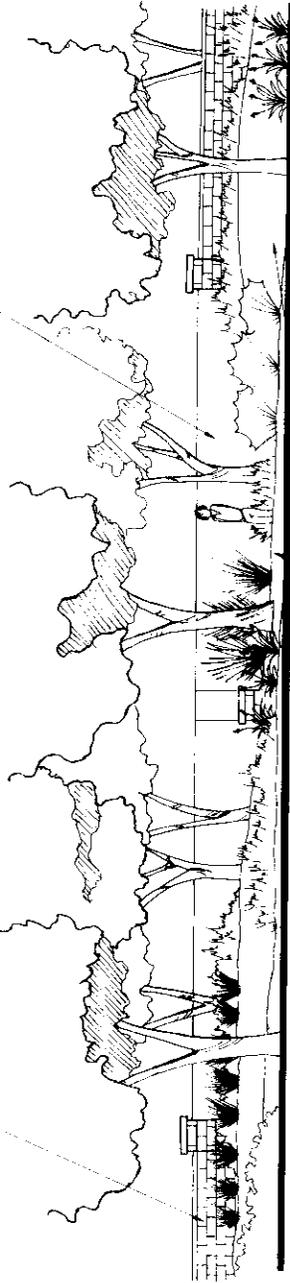
Scale 1/4" = 1'-0"

6" SPLIT FACE BLOCK WALL WITH SMOOTH BURNISHED CAP

PROJECT IDENTIFICATION PLAQUE

6" SPLIT FACE BLOCK WALL WITH SMOOTH BURNISHED CAP

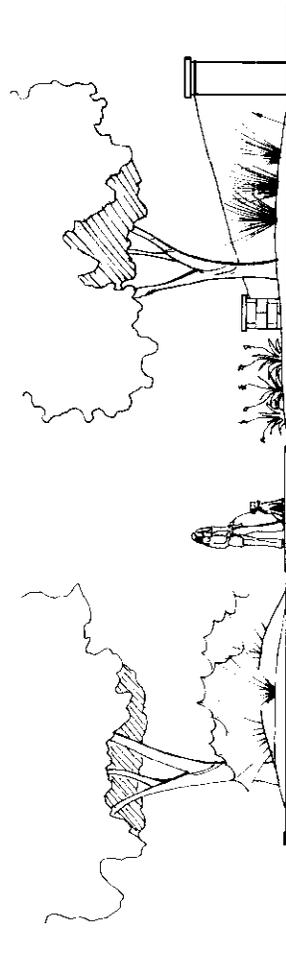
STUCCO ACCENT WALL



TYPICAL ACCENT WALL ELEVATION

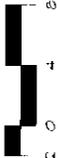
Scale 1/4" = 1'-0"

EARTHEN BERMS



TYPICAL ACCENT WALL SECTION

Scale 1/4" = 1'-0"



GENERAL NOTES

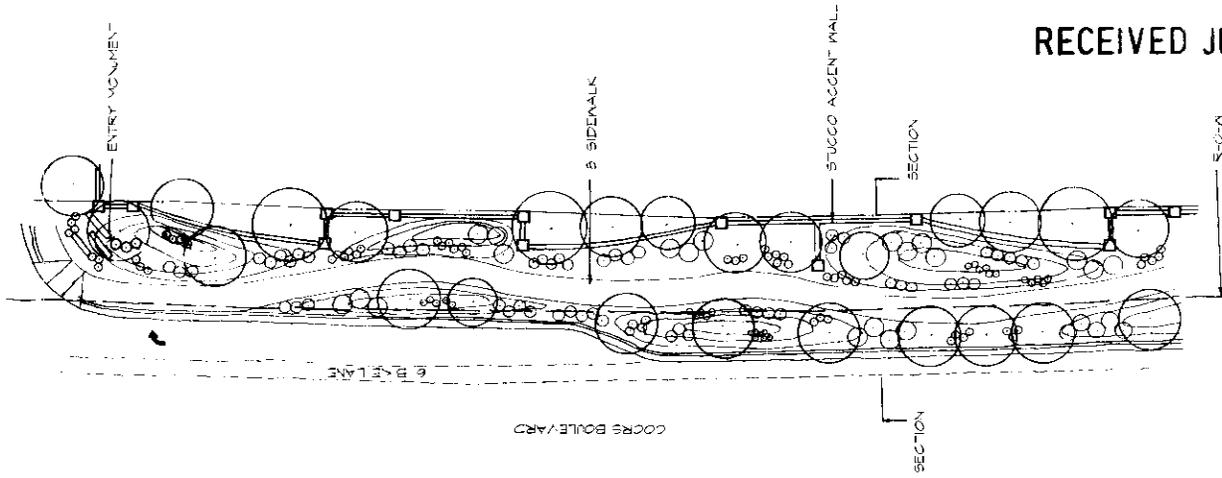
- 1) This wall concept complies with the Coors Corridor Plan, the Street Tree Ordinance and the City's Mail Regulations regarding layout, facade materials, and height regulations.
- 2) The design is intended to provide pedestrians with a safe, visually pleasing experience along Coors Boulevard.
- 3) The wall is intended to complete the perimeter wall along Namaste Road, approved by the Development Review Board (DRB) on April 24, 2004.

Wall Concept

**Andalucia**  
at La Cuz

ASW REALTY  
A.S. & S. REALTY  
100 YEARS OF SERVICE  
COMMERCIAL REAL ESTATE  
RESIDENTIAL REAL ESTATE  
PROPERTY MANAGEMENT

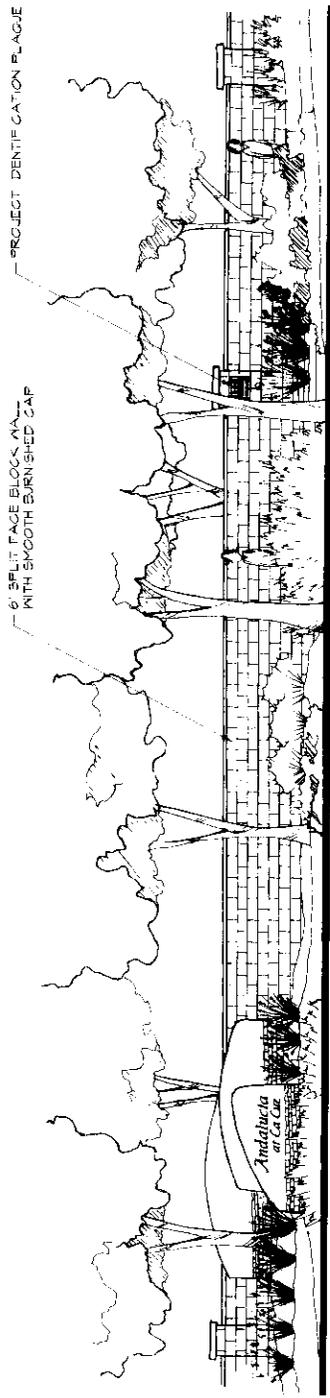
SEVILLA AVENUE



TYPICAL PLAN  
Scale 1" = 20'

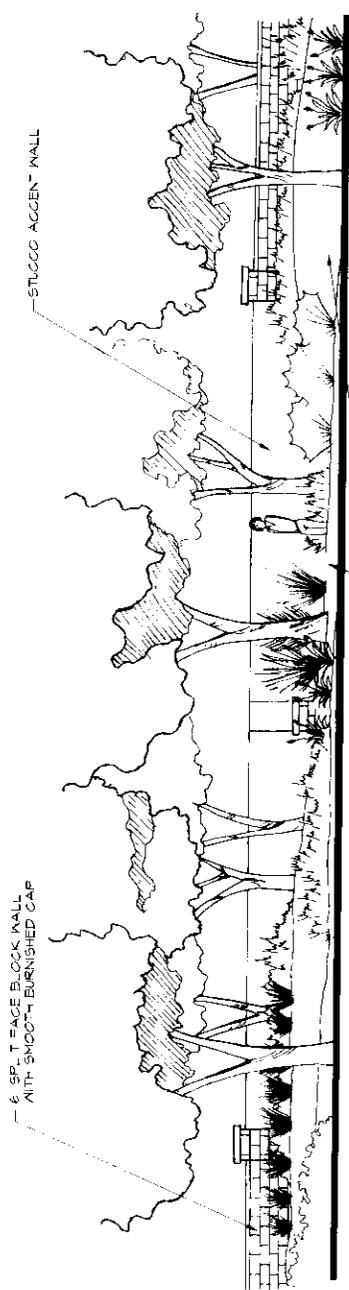


RECEIVED JUL 12 2004

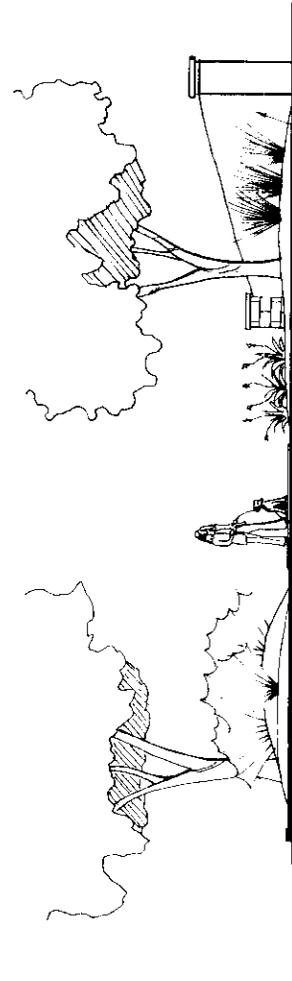


TYPICAL ENTRY MONUMENT & WALL ELEVATION  
Scale 1/4" = 1'-0"

6" SP. T FACE BLOCK WALL WITH SMOOTH BURNISHED CAP



TYPICAL ACCENT WALL ELEVATION  
Scale 1/4" = 1'-0"



TYPICAL ACCENT WALL SECTION  
Scale 1/4" = 1'-0"



GENERAL NOTES

- 1) This wall concept complies with the Coors Corridor Plan, the Street Tree Ordinance and the City's Wall Regulations regarding height, facade, materials, and height regulations.
- 2) The design is intended to provide pedestrian with a safe, visual, pleasing experience along Coors Boulevard.
- 3) The wall is intended to complement the perimeter wall along Namaste Road, approved by the Development Review Board (DRB) on Apr. 24, 2004.

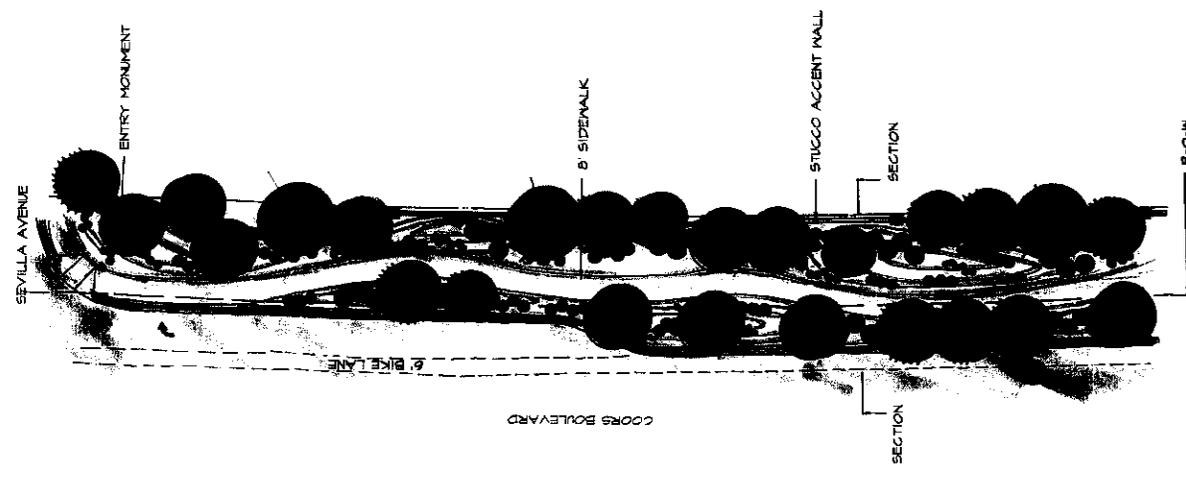
Wall Concept

**Andalucia**  
at Ca Lutz

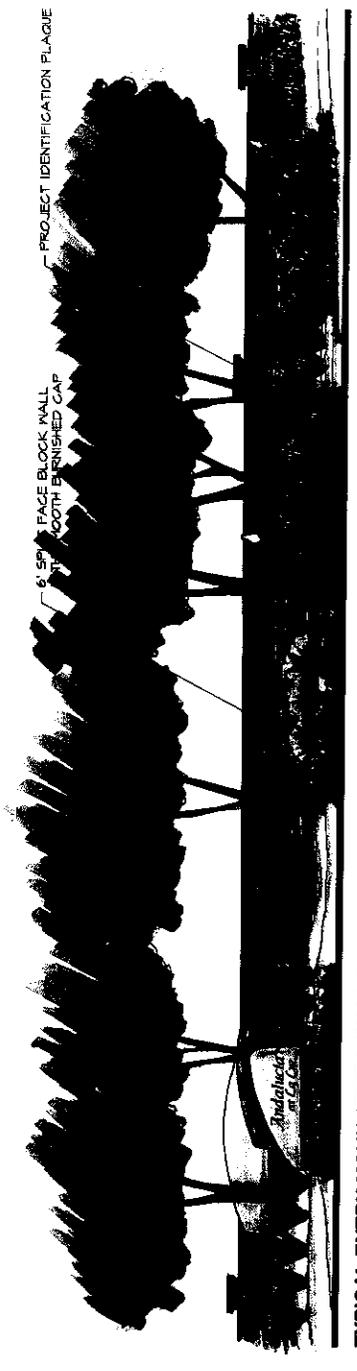
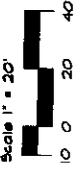
ASW REALTY PARTNERS  
400 E. Broad Street  
Denver, CO 80202  
Tel: 303.733.1111  
Fax: 303.733.1112

CONSTRUCTION BY  
MCCARTHY CONSTRUCTION  
10000 E. Harvard Ave.  
Denver, CO 80231  
Tel: 303.751.1111

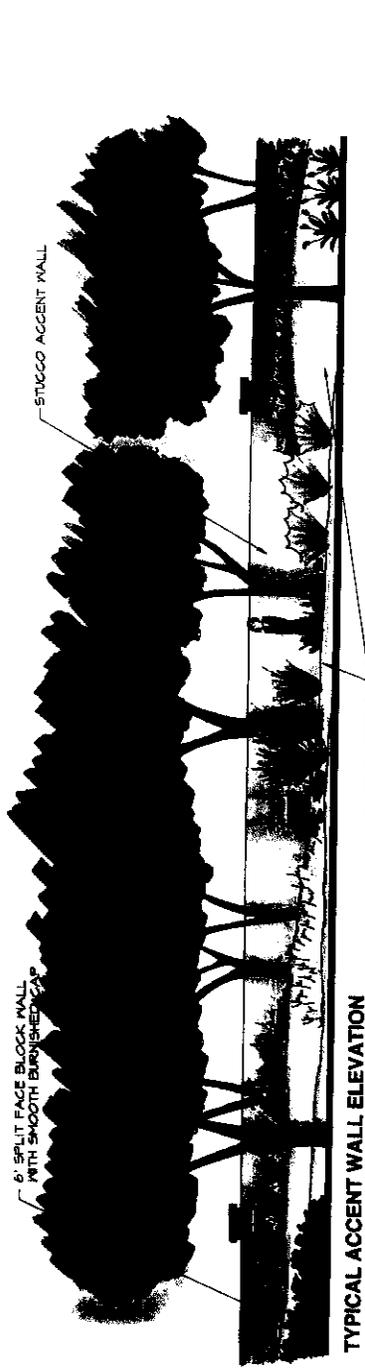
ERC Rev'd 10/24 1000965



TYPICAL PLAN  
Scale 1" = 20'



TYPICAL ENTRY MONUMENT & WALL ELEVATION  
Scale 1/4" = 1'-0"



TYPICAL ACCENT WALL ELEVATION  
Scale 1/4" = 1'-0"



TYPICAL ACCENT WALL SECTION  
Scale 1/4" = 1'-0"



GENERAL NOTES

- 1) This wall concept complies with the Coors Corridor Plan, the Street Tree Ordinance, and the City's Wall Regulations regarding layout, facade, materials, and height regulations.
- 2) The design is intended to provide pedestrians with a safe, visually pleasing experience along Coors Boulevard.
- 3) The wall is intended to complement the perimeter wall along Namaste Road, approved by the Development Review Board (DRB) on April 24, 2004.

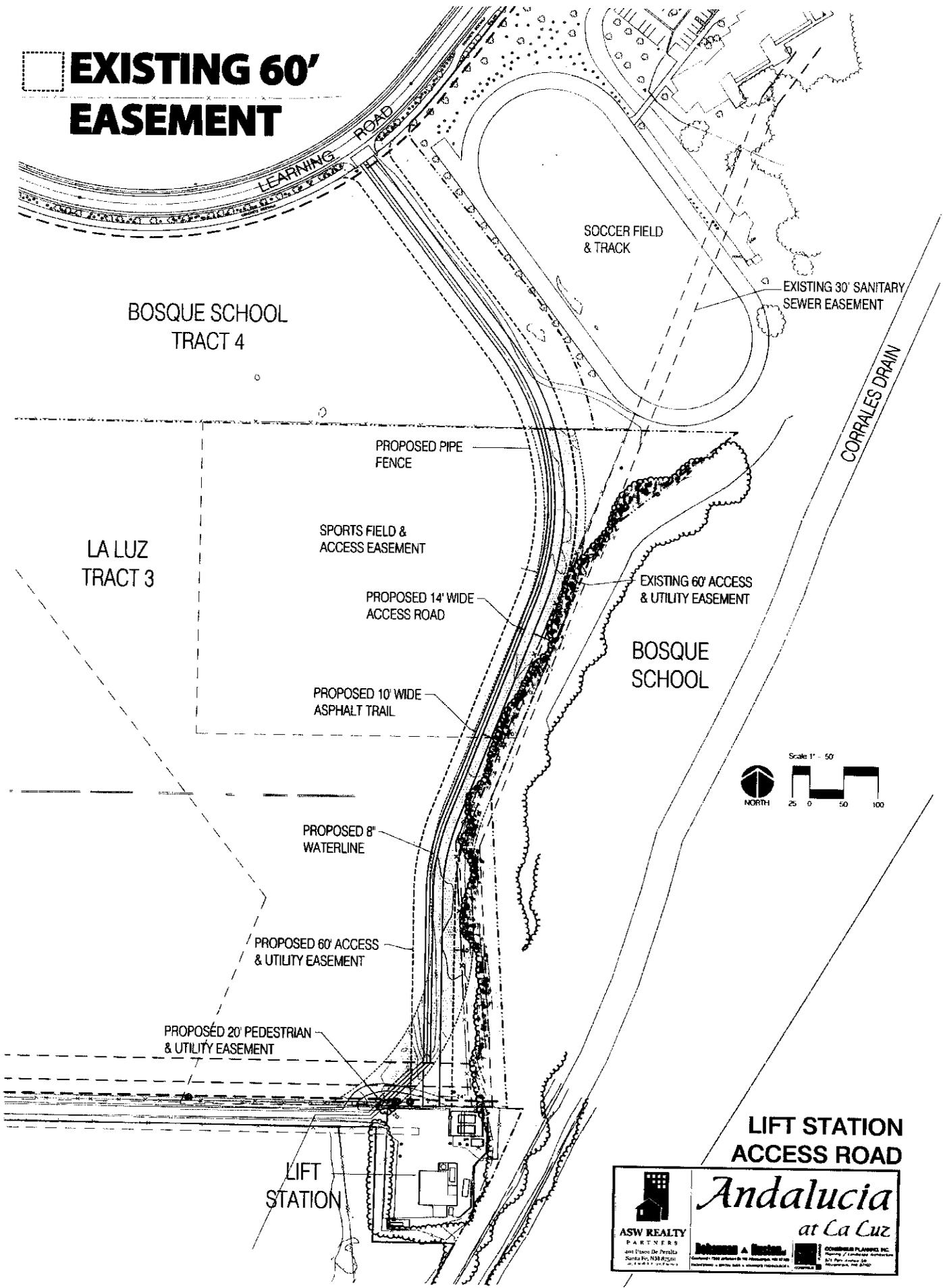
Wall Concept

**Andalucia**  
at La Cruz

ASW REALTY  
D.A.S. REALTY  
200 NORTH 100 STREET  
SUITE 100, LAS VEGAS, NV 89101  
702.735.1111

CONSTRUCTION MANAGEMENT, INC.  
1000 SOUTH LAS VEGAS AVENUE  
SUITE 100, LAS VEGAS, NV 89101  
702.735.1111

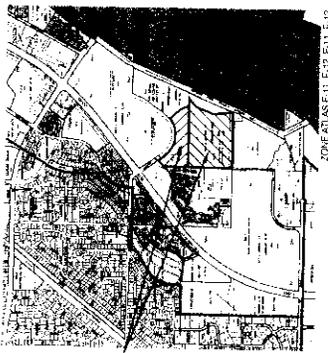
**EXISTING 60' EASEMENT**



**LIFT STATION ACCESS ROAD**

|  |  |  |
|--|--|--|
| <p><b>ASW REALTY PARTNERS</b><br/>         and Usos De Perilla Santa Fe, NM 87505<br/>         www.aswrealtypartners.com</p> | <p><b>Andalucia at Ca Cuz</b></p> <p><b>Delaware &amp; Mexico</b><br/>         Confront: 1997 articles of incorporation, 1998 articles of association, 2000 amendments to articles of association.</p> | <p><b>CONSUMER PLANNERS INC.</b><br/>         Planning &amp; Landmark Architecture<br/>         215 West Avenue 2nd Floor<br/>         Albuquerque, NM 87102</p> |
|--|--|--|

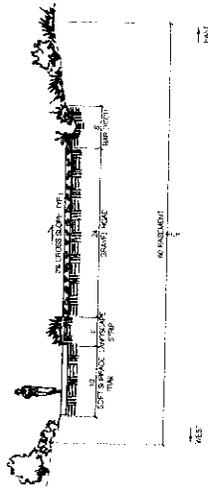
**SITE VICINITY**



**SITE**

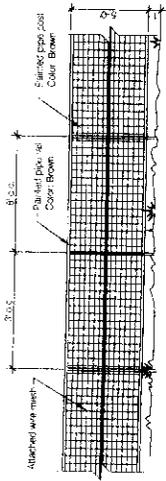


ZONE RELEASE EXTENT 1:2



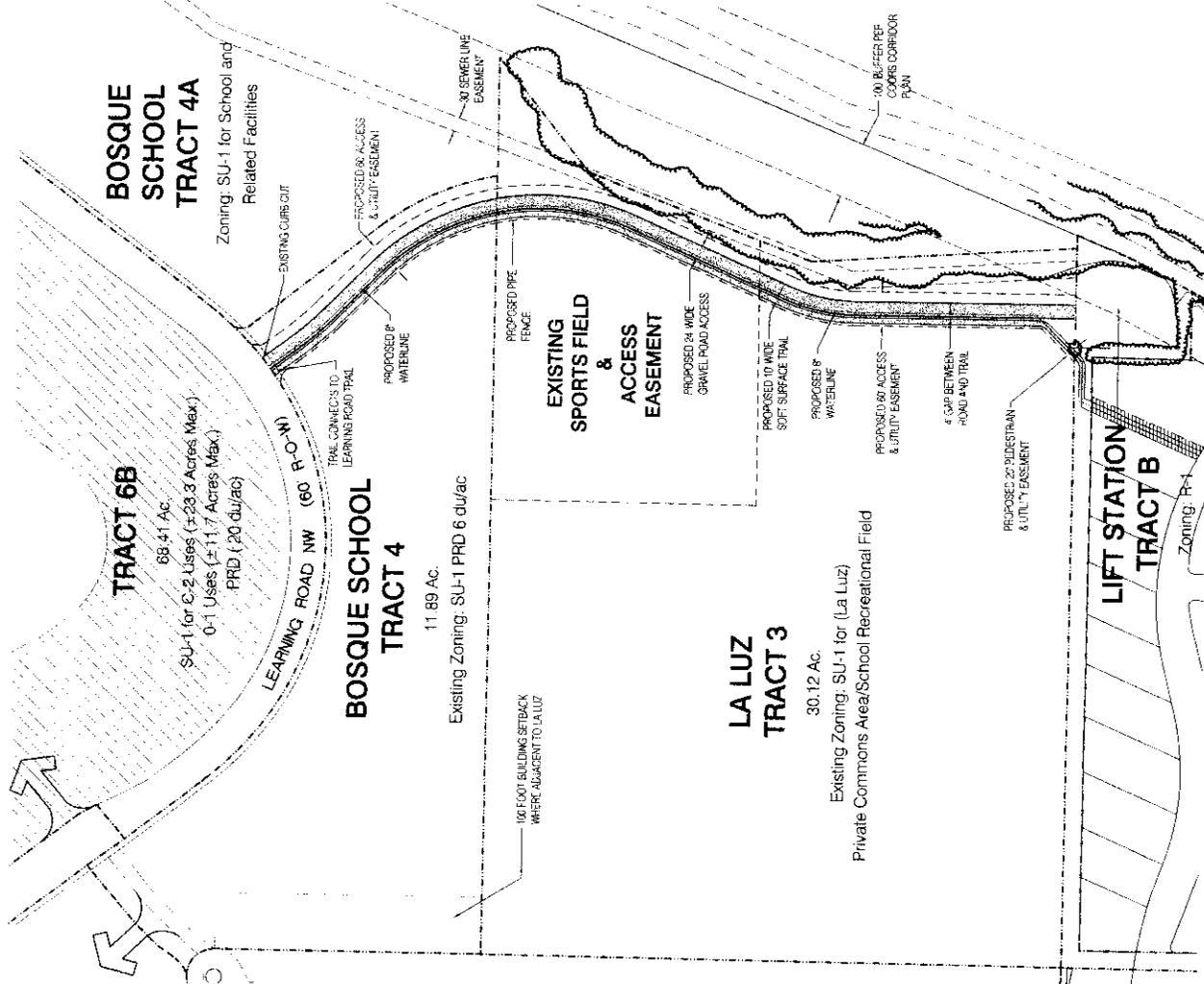
**PROPOSED 60' EASEMENT**

Scale 1/8" = 1'-0"



**6" PIPE FENCE**

Scale 1/4" = 1'-0"



**NOTES:**

- The 60' Access/Easement, which, when 30' and 4' easements are not limited access road and a 10' for public trail. The easement is restricted to construction, utility, and drainage. The road shall be an weather of the surface. There shall be no public vehicular access. A pipe all fence shall be installed along the easement. The easement shall be subject to the City of La Luz and the Assessor's Office. The easement shall be subject to the City of La Luz and the Assessor's Office. The easement shall be subject to the City of La Luz and the Assessor's Office.
- The remaining portion of the 100' Buffer Ref Course Corridor Plan shall be subject to the City of La Luz and the Assessor's Office. The easement shall be subject to the City of La Luz and the Assessor's Office. The easement shall be subject to the City of La Luz and the Assessor's Office.

**PROJECT NUMBER: 1000965**  
**Application Number: 04EPC-00857**

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conclusions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes ( ) No. If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

|  |      |
|--|------|
| Traffic Engineering, Transportation Division | Date |
| Utilities Development                        | Date |
| Parks and Recreation Department              | Date |
| City Engineer                                | Date |
| Solid Waste Management                       | Date |
| DRG Chairperson, Planning Department         | Date |

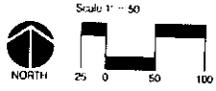
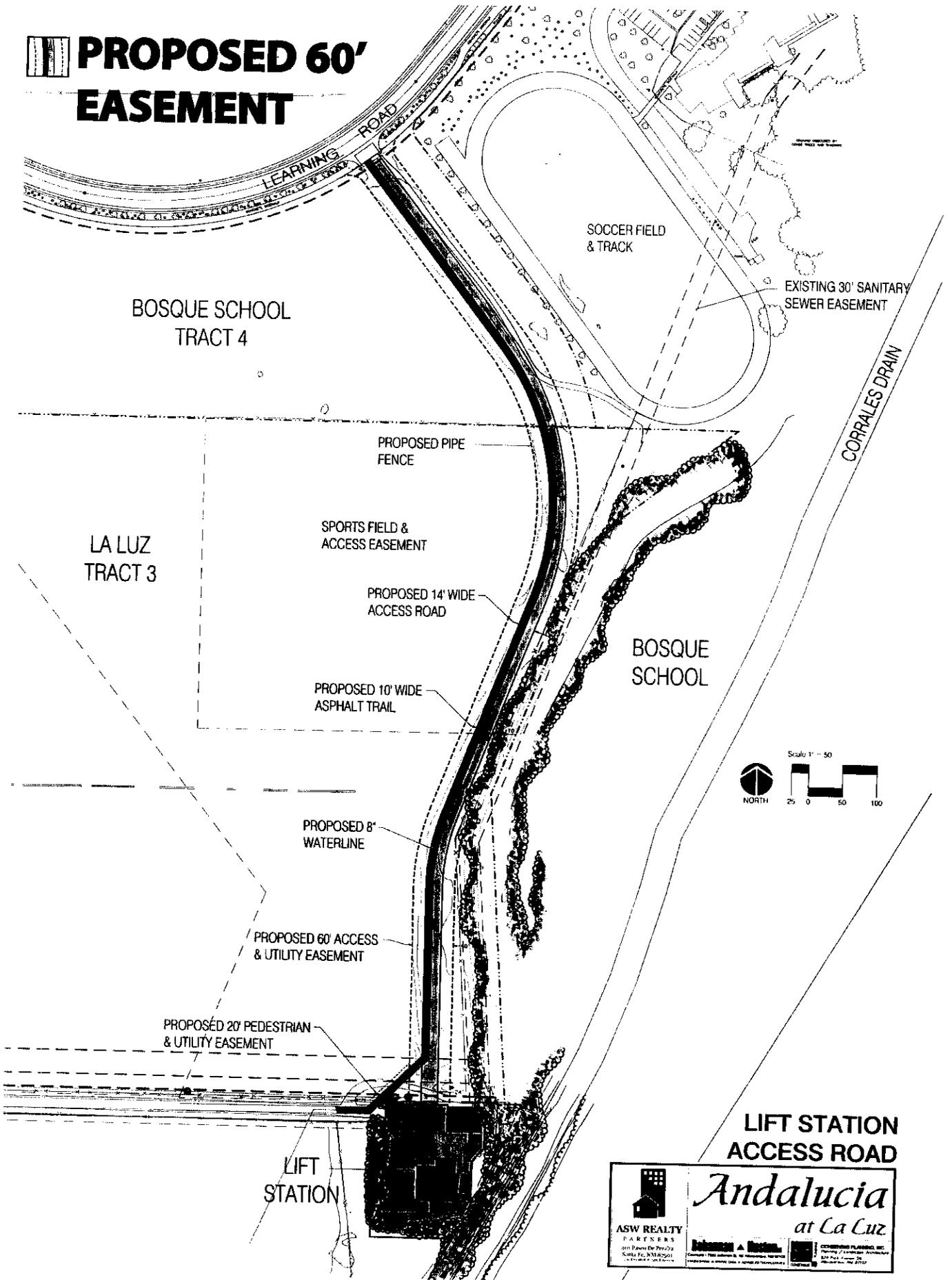
**Site Plan for Building Permit**

**ASW REALTY**  
PARTNERS  
CORPORATION, INC.  
State of New Mexico  
Member of the Real Estate Board of New Mexico

**Andalucia at La Luz**

Scale 1" = 100'

# PROPOSED 60' EASEMENT



LIFT STATION  
ACCESS ROAD

|   |  |   |
|---|--|---|
| <p><b>ASW REALTY PARTNERS</b><br/>4011 Paseo De Perola<br/>Santa Fe, NM 87501<br/>Tel: 505.424.1111</p> | <p>Equal Housing Opportunity<br/>Equal Housing Opportunity<br/>Equal Housing Opportunity</p> | <p><b>SCHENCK PLANNING, INC.</b><br/>10000 LINDEN AVENUE<br/>SANTA FE, NM 87505<br/>Tel: 505.424.1111</p> |
|   |  |   |



# 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.

Date: MAY 18, 2004

TO CONTACT NAME: Rob Zuccaro  
 COMPANY/AGENCY: Consensus Planning  
 ADDRESS/ZIP: 924 PARK Ave SW 87102  
 PHONE/FAX #: 768-9801 FAX = 842-5495

Thank you for your inquiry of 5-18-04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 1, 2, 3, 4, 5A, 6A, 6B and A  
LANDS of Ray Graham III  
 zone map page(s) \_\_\_\_\_

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Taylor Ranch  
 Neighborhood Association  
 Contacts: Don MacCornack  
5300 Hattiesburg NW 87120  
897-1593  
Jelene Wolfley  
6804 Staghorn NW 87120  
890-2420

La Luz Landowners  
 Neighborhood Association  
 Contacts: Rae Perl  
15 Tennis Court NW 87120  
898-8833  
Bruce Masson  
13 Arco NW 87120  
898-1299

See reverse side for additional Neighborhood Association Information: YES  NO

Please note that according to O-92 you are required to notify each of these 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 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,  
  
 \_\_\_\_\_  
 OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

Additional Neighborhood Association Information

La Luz del Sol

Neighborhood Association

Contacts:

Steven Kells

35 Mill Rd NW 87120

899-8746

RAY Graham

One Wind NW 87120

898-5600

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

As a common courtesy you may notify the surrounding Unrecognized NA(s) for your project.

Ladera Heights

Neighborhood Association

Contacts:

Shari Lewis

P.O. Box 66328/87193

301-5995

Tena Prescott

3804 67th St NW 87120

839-5072

Quaker Heights

Neighborhood Association

Contacts:

Matthew Raza

5125 Northern Trail NW

87120 352-9428

Agapita Hopkins

5117 Northern Trail NW

87120 839-4316

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:



June 3, 2004

Ms. Jolene Wolfley  
6804 Staghorn NW  
Albuquerque, NM 87120

Mr. Don MacCornack  
5300 Hattiesburg NW  
Albuquerque, NM 87120

Re: Andalucia at La Luz

Landscape Architecture  
Urban Design  
Planning Services

Dear Jolene and Don:

924 Park Avenue SW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

The purpose of this letter is to inform you and the Taylor Ranch Neighborhood Association that Consensus Planning has submitted a request to amend the Andalucia Site Plan for Subdivision and a Site Plan for Building Permit for Phase II development on behalf of ASW Realty Partners.

The requests can be summarized as follows:

- Amendment to Site Plan for Subdivision – Minor amendments are proposed including:
  - Replacement of the Private Recreation Area in Tract 1A with three additional single family lots
  - Subdivision of Tracts 1B and 2 into single family lots, 13 and 41 lots respectively for a total of 54 lots
  - Minor Tract boundary adjustments for Tract 4 and Tract 1E adjacent to the two primary entries to La Luz subdivision
  - Clarification on overall density for Tract 1
  - Design Guidelines – allowance for zero lot line development
- Site Plan for Building Permit – The Site Plan for Building Permit covers Tract 1B (9.3 acres), and Tract 2 (21.34 acres). The applicant is proposing 54 single-family lots and Private Commons Areas for Phase II development.

Existing zoning on Tract 1B is SU-1 for PRD 5 du/ac and existing zoning on Tract 2 is SU-1 for PRD 6 du/ac. Overall gross density for Tracts 1A, 1B, 1C, 1D, and 1E will not exceed 5 du/ac. The density for these tracts closer to the Bosque is significantly below 5 du/ac and the applicant envisions a higher density development as the project moves closer to Coors Boulevard.

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Storzler, AICP  
Christopher J. Green, ASLA



PLANNING

CONSENSUS

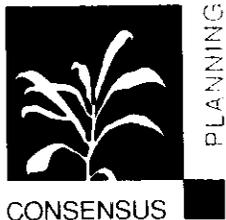
A significant amount of Private Commons Areas (7.71 total acres) are designated throughout this development phase. The designation of these areas is consistent with the Site Plan for Subdivision and Phase I development, which contained 9.45 acres of Private Commons Areas.

Please do not hesitate to contact me if you have any questions about this request, if you desire any additional information, or if you would like to schedule a meeting to discuss this project.

Sincerely,

Jacqueline Fishman, AICP  
Senior Planner II

Att: Site Plan for Subdivision and Site Plan for Building Permit



June 3, 2004

Mr. Steven Kells  
35 Mill Road NW  
Albuquerque, NM 87120

Mr. Ray Graham  
One Wind Road NW  
Albuquerque, NM 87120

Re: Andalucia at La Luz

Landscape Architecture  
Urban Design  
Planning Services

Dear Ray and Steven:

924 Park Avenue SW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

The purpose of this letter is to inform you and the La Luz del Sol Landowners Association that Consensus Planning has submitted a request to amend the Andalucia Site Plan for Subdivision and a Site Plan for Building Permit for Phase II development on behalf of ASW Realty Partners.

The requests can be summarized as follows:

- Amendment to Site Plan for Subdivision – Minor amendments are proposed including:
  - Replacement of the Private Recreation Area in Tract 1A with three additional single family lots
  - Subdivision of Tracts 1B and 2 into single family lots, 13 and 41 lots respectively for a total of 54 lots
  - Minor Tract boundary adjustments for Tract 4 and Tract 1E adjacent to the two primary entries to La Luz subdivision
  - Clarification on overall density for Tract 1
  - Design Guidelines – allowance for zero lot line development
- Site Plan for Building Permit – The Site Plan for Building Permit covers Tract 1B (9.3 acres), and Tract 2 (21.34 acres). The applicant is proposing 54 single-family lots and Private Commons Areas for Phase II development.

Existing zoning on Tract 1B is SU-1 for PRD 5 du/ac and existing zoning on Tract 2 is SU-1 for PRD 6 du/ac. Overall gross density for Tracts 1A, 1B, 1C, 1D, and 1E will not exceed 5 du/ac. The density for these tracts closer to the Bosque is significantly below 5 du/ac and the applicant envisions a higher density development as the project moves closer to Coors Boulevard.

PRINCIPALS

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



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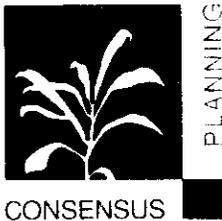
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Sincerely,

Jacqueline Fishman, AICP  
Senior Planner II

Att: Site Plan for Subdivision and Site Plan for Building Permit



June 3, 2004

Ms. Rae Perls  
15 Tennis Court NW  
Albuquerque, NM 87120

Mr. Bruce Masson  
13 Arco NW  
Albuquerque, NM 87120

Landscape Architecture  
Urban Design  
Planning Services

Re: Andalucia at La Luz

Dear Rae and Bruce:

924 Park Avenue SW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

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The requests can be summarized as follows:

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  - Minor Tract boundary adjustments for Tract 4 and Tract 1E adjacent to the two primary entries to La Luz subdivision
  - Clarification on overall density for Tract 1
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PRINCIPALS

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



PLANNING

CONSENSUS

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Please do not hesitate to contact me if you have any questions about this request or if you desire any additional information. As always, we would be happy to schedule a meeting with La Luz to discuss this project.

Sincerely,

Jacqueline Fishman, AICP  
Senior Planner II

Att: Site Plan for Subdivision and Site Plan for Building Permit

# Peace Builders

**PROJECT #1000965**

**FACILITATOR'S REPORT**      dated June 26, 2004

**NO FACILITATED MEETING HELD**

between **Applicant/Agent:** ASW Realty Partners/Consensus  
Planning—Jacqueline Fishman

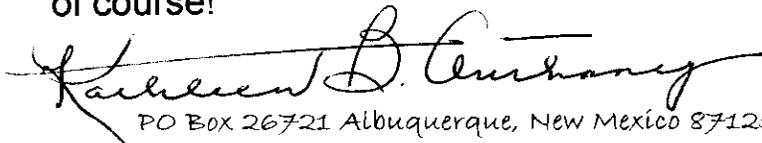
and      **Neighborhood Associations:**

TaylorRanch/Jolene Wolfley  
La Luz Landowners/Dr. Rae Perls  
La Luz del Sol/Steven Kells

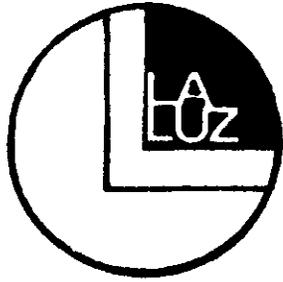
**re: PROJECT #1000965**, in which Consensus Planning, Inc., agent for ASW Realty Partners, requests EPC approval for Amendment of Site Development Plan for Building Permit and for Amendment of Site Development Plan for Subdivision Purposes for all or a portion of Tracts 1 and 2, zoned SU-1 for PRD 6 du/ac; Tract 3, zoned Private Commons Area and Recreational Fields, Lands of Ray Graham III, Owenwest Corp and CoA, zoned SU-1 for PRD 5 located on Coors Blvd N.W. between Montano Road and Namaste Road N.W.  
Juanita Vigil, Staff Planner

Facilitator: Kathleen Burke Anthony

**Comment:** Dr. Perls contacted facilitator to say that they did not want her involved in this right now (June 26) since negotiations and meetings are taking place among affected parties and Consensus Planning, Inc. La Luz Landowners have strong objections to several aspects of this Application, among them the proposed road below Tract 3. Facilitator responded that she had been assigned the case and doesn't crowd in where she isn't needed, of course!



PO Box 26721 Albuquerque, New Mexico 87125-6721 (505) 843-6601



## LA LUZ LANDOWNERS ASSOCIATION

1A Loop One N.W.  
Albuquerque, New Mexico 87120

August 11, 2004

City of Albuquerque, EPC  
Jeff Jesionowski, Chairman, and Juanita Vigil, Planner  
600 2<sup>nd</sup> NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87103.

Re Project #1000965  
August 19, 2004 Hearing

Dear Mr. Chairman and Ms. Vigil:

This letter summarizes the current position of the La Luz Landowners Association replacing the letter written prior to the July 15 hearing and the postponement to August 19.

The Developer, ASW Realty Partners, wishes to build a road across 30 acres of La Luz Homeowners' property know as Tract 3, which by covenant is required to be left in its natural state as permanent open space without development.

In writing this covenant and deeding this land to La Luz the former owner made an exception to the open space to permit a road to be built along the eastern edge of the property. The Developer now is proposing to build this road to alter the present route the large trucks and other vehicles take to service the City's Liquid Waste Uplift Station (Station 24).

1. We continue to oppose this change in routing, but realize such change may receive EPC and City approval. If such approval is given, we strongly urge that it include the following provisions and safeguards:

A. There should be a report from an arborist on potential damage to the cottonwoods along the eastern border of the La Luz property.

B. There should be a determination if the endangered Southwest Willow Flycatcher uses this habitat.

C. A sturdy fence should be built along the western border of the easement before construction begins on the road to prevent off road vehicles or other trespassing occurring on the remainder of the open space as well as to prevent additional damage to the open space by construction equipment. The fence should be coyote friendly. The road should be gated.

D. There should be no night lighting along the road.

E. There should be no area set aside in Tract 3 for truck turnaround or vehicle parking. The easement is simply for a road. Turnaround and parking space should be obtained from the Developer in Tract 2 if needed.

F. The road should be private and restricted to City and other vehicles servicing the lift station.

G. If at some later date the City moves the lift station to another location or ceases to use the road for the original purpose intended, then the easement

RECEIVED AUG 12 2004

permitting the road should be vacated, details of which need to be worked out before the start of construction between La Luz, ASW and the City.

2. La Luz does not oppose the creation of a 2.5 acre park by ASW in return for approval to add three building sites in Tract IA on condition that the park is fully and properly developed for wide area use. We believe the City, 1% for the Arts and ASW should cooperate in creating an open space theme linked to the Bosque to make the park meaningful to residents on the west side because of the scarcity of public parks along the Coors corridor.

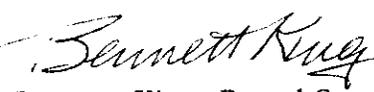
3. La Luz is very concerned with the location of the turning circle in Tract 1B and believe it should be moved away from La Luz townhouses and an adequate barrier to night headlights be included to keep these lights from bathing La Luz every time a car drives out.

4. La Luz strongly objects to the transfer of unused housing density from Tracts 1A and 1B to Tracts 1C, 1D and 1E. These tracts each now show a density of 5 Du/Ac. Adding 98 transferred units to these tracts would almost ensure a mass builder would continue the confinement of Coors between walls and shoulder-to-shoulder housing, destroying the feeling of open space that now exists. One quarter mile south of this site is a perfect example of such view despoiling on Coors.

We believe these requests are reasonable and hope and trust that the EPC will give them full consideration if such a road is approved.

Sincerely,

  
Jim O'Leary, Board Vice President  
La Luz Landowners Association  
8 Tumbleweed NW  
Albuquerque, NM 87120

  
Bennett King, Board Secretary  
La Luz Landowners Association  
10 Arco NW  
Albuquerque, NM 87120



# BOSQUE SCHOOL

August 2, 2004

## BOARD OF TRUSTEES

Rachel Reish, *Chair*  
Armando Alba  
Dale Alverson  
Dana Asbury  
Susan Ford Bales  
Jon Barola  
Pauline Barnes  
Chris Barr  
Betty Bloch  
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Mike Hauger  
Barbara J. "DJ" Jones  
Bruce Leising  
Alice Lloyd  
Floyd Lopez  
Steve Patrick  
Rod Pera  
Cara Potter  
Jay Rembe  
Bill Sabatini  
Jerald Trim  
Joan Winward  
Peggie Ann Findlay,  
*Founder*  
Andrew Wooden,  
*Head of School*

Chairman Jesionowski  
Environmental Planning Commission  
Planning Department  
600 2<sup>nd</sup> Street NW, Suite 30  
Albuquerque, NM 87102

Dear Chairman Jesionowski:

It has come to our attention that a public road may be required over tracts 3 and 4 of the Lands of Ray Graham. I am writing to express the school's hope that a public road is not required. Instead, we hope that more appropriately, a smaller, private, gravel road be designed that would be limited to emergency vehicles. We understand that an earlier master plan showed a larger public road connecting tracts 1A, 1B and 2 across 3 and 4, but now that our school owns tract 4 we hope that the connection is no longer necessary.

Our concerns are as follows. First, the proposed public road would go through the middle of our campus dividing our school, and the road would go within feet of our playing fields. We are worried about student safety; the proposed public road is likely to greatly increase traffic on Learning Road at a place where there is heavy pedestrian and bicycle use. This is the junction where our younger students are dropped off and picked up daily. Although La Luz owns tract 3, the school has an easement on tract 3 for a "school rec. field;" the proposed road overlaps that easement. The school also owns the adjoining land to the east (the south end of our campus) which holds a beautiful cottonwood grove and designated wetlands. The proposed public road could have a negative environmental impact on that land.

We understand that this is a complicated issue with many different viewpoints. Thank you for listening to the school's point of view.

Respectfully,

Andrew Wooden  
Head of School

4000 Learning Road NW  
Albuquerque, NM 87120  
TEL (505) 898-6388  
FAX (505) 922-0392

23 June 2004

Ms. Juanita Vigil  
City Planning  
City of Albuquerque  
924-3349 (Office)  
924-3607 (fax)

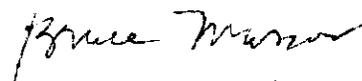
Dear Madam:

Regarding Project # 1000965, the La Luz Landowners Association (LLLA) wishes to enter as record the following comments:

1. Trespassing at La Luz: Trespassing is a growing problem with the La Luz swimming pool and tennis courts. Trespassers don't like to be told to leave, and LLLA has experienced a personal attack with injury during 2004 under similar circumstances. A Police report was filed. In July 2003, the plan for Andalucia Tract 1A was approved by the EPC that included an Association Center with a swimming pool. This relieves the problem of Andalucia residents trespassing through La Luz to use our private swimming pool and tennis courts. We urge that the request to drop the Andalucia Recreation center and its replacement with three home sites be denied.
2. Parking: There seems to be no parking for the public park shown on the plans. La Bienvenida is too narrow to provide the necessary parking area.
3. Traffic to Lift Station # 24: The city road is now gated, limiting access to city authorized vehicles only. The new plans show that access to the lift station will be available from Costa del Sol Dr., Sotogrande Dr. and from Mojacar Ave. The city road is gravel and should remain restricted to general traffic for reasons of air quality caused by dust pollution.
4. Headlight Intrusion: Tracts 1B and 2 are gated at the new traffic circle on Costa del Sol Dr. We have a concern that the circle lies too close to the property line and that there is not adequate room to screen the existing residences in La Luz from automobile headlight intrusion.

We request that these comments be entered into the record at the Pre-Hearing discussion on June 23, 2003

Sincerely,

  
Bruce Masson, Chairman  
External Affairs Comm.  
La Luz Landowners Assoc.  
898-1299

23 June 2004

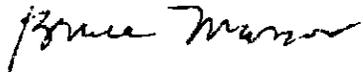
Ms. Juanita Vigil,  
City Planning  
City of Albuquerque,

Dear Madam:

To supplement my letter faxed to you earlier today concerning Project # 1000965, the La Luz Landowners Association (LLA) would like to enter this additional comment:

We are definitely concerned with the ramifications of the Developers' request to increase the density of units per acre for Tracts 1C, 1D and 1E from the 5 units currently shown to as many as 98 additional units for the three tracts combined.

Sincerely,



Bruce Masson, Chairman  
External Affairs Committee  
La Luz Landowners Association  
898-1299

La Luz del Sol Landowner's Association  
One Wind Road Northwest  
Albuquerque, NM 87120

June 22, 2004

Juanita Vigil, Staff Planner  
Planning Department  
City of Albuquerque

FAXED TO 924-3607

Re: Project # 1000965  
Consensus Planning for ASW Realty Partners

Dear Ms. Vigil:

I have reviewed the referenced proposed Site Development Plans for Subdivision Purposes and for Building Permit.

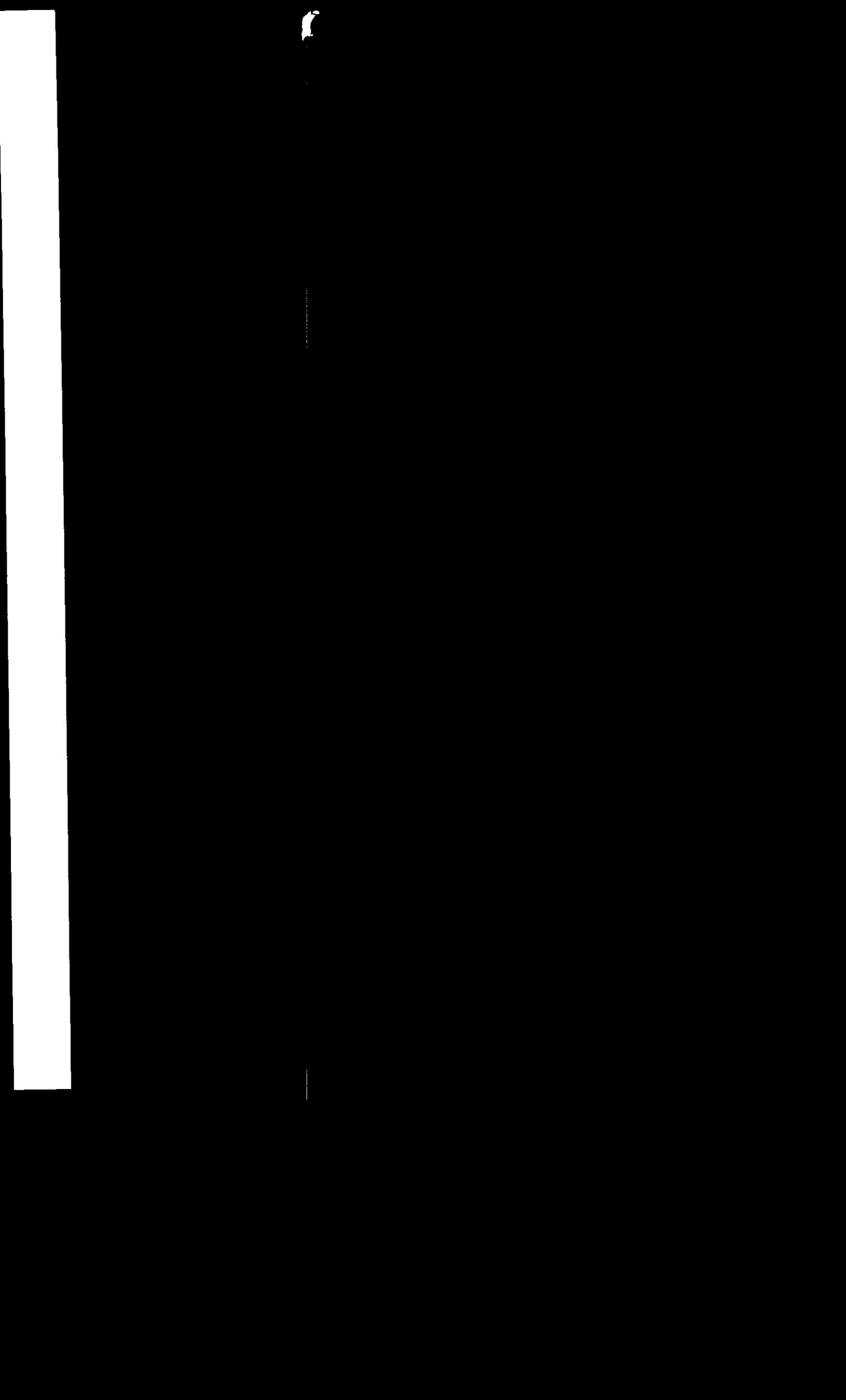
I wish to express my concern relating to tracts 1C and 1D, which front onto Coors Road. Clarification number five of the Amendment to the Site Plan for Subdivision states, "...gross density for Tract 1 shall not exceed 5 du/ac and that individual tracts (1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained."

Because the density of Tract 1B, and to a lesser extent 1A, will be considerably below the 5 du/acre limit, it suggests that tracts 1C and 1D could be developed in future phases to a density greatly in excess of the 5du/acre. I am concerned that both the ultimate level, and the nature of development on these two parcels remains undefined. I therefore request that the EPC address this question in reviewing the permit, and further that a reasonable and appropriate du/acre level be established for the two tracts as a condition of the review of this application.

Sincerely,



Steven Kells, President





# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

**I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.**

*Stepheline Federman* 6/3/04  
Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

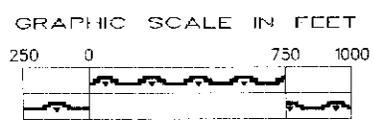
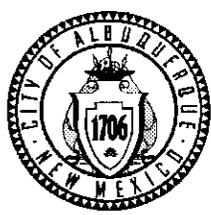
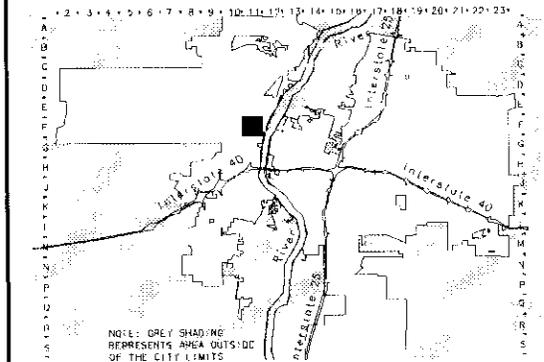
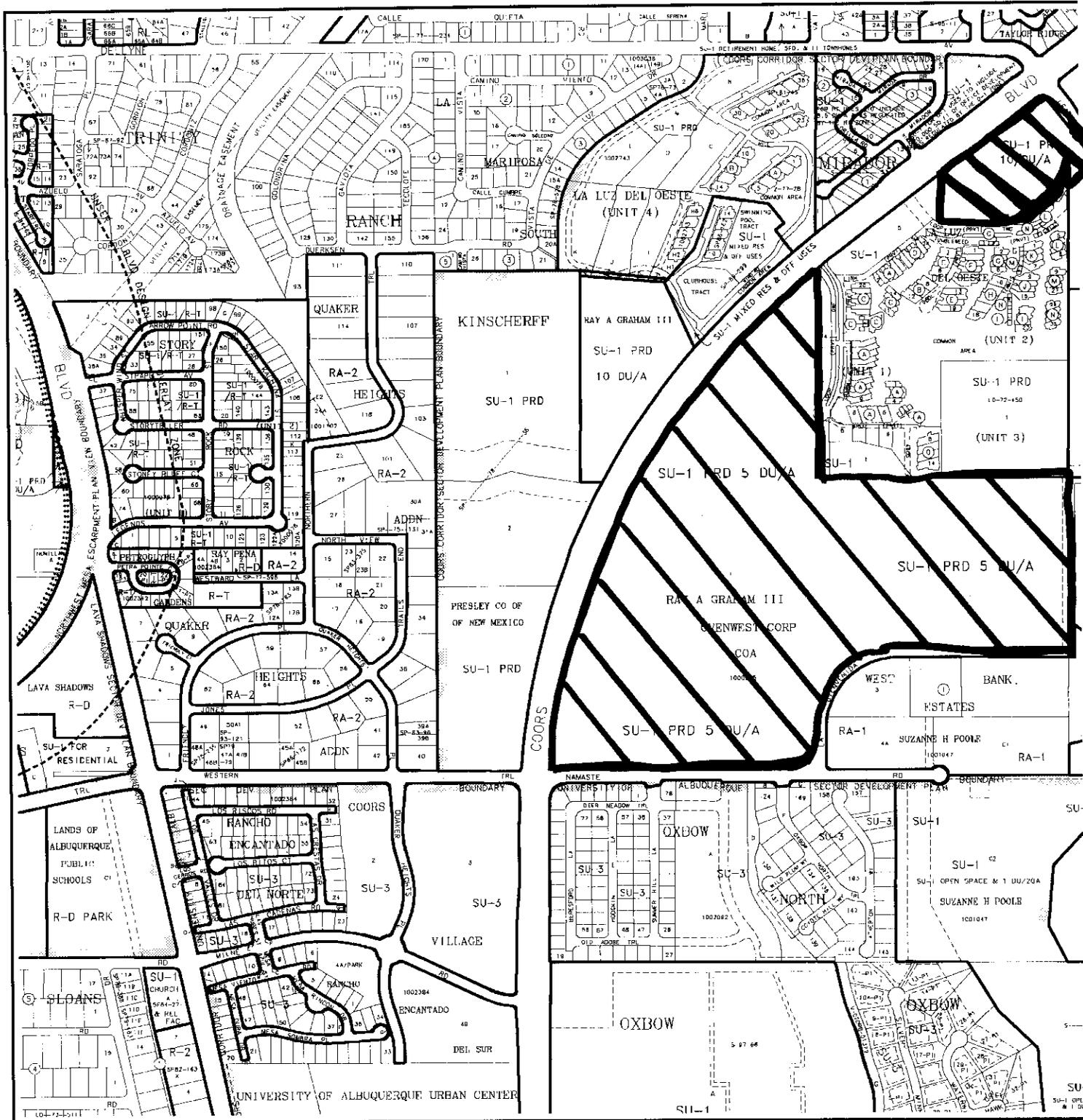
## Accompanying Material

- A. 8 1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

## SHEET #1 - SITE PLAN

### A. General Information

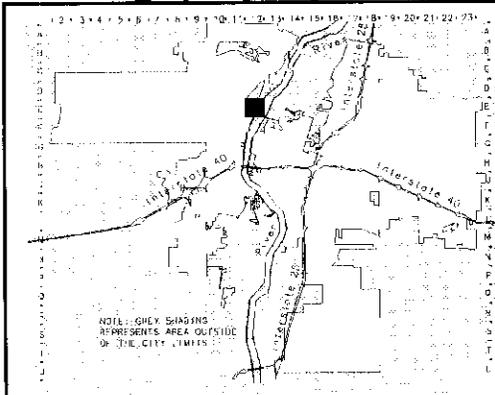
1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less      1" = 10'  
1.0 - 5.0 acres              1" = 20'  
Over 5 acres                  1" = 50'  
Over 20 acres                1" = 100'                      [Other scales as approved by staff]
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines
8. Existing and proposed easements (identify each)



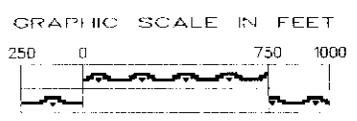
**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
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**Zone Atlas Page**  
**F-11-Z**





**A G I S**  
 Albuquerque geographic information systems  
 PLANNING DEPARTMENT  
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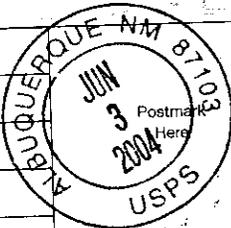


**Zone Atlas Page**  
**E-12-Z**  
 Map Amended through April 02, 2004

7002 1000 0005 6749 5565

U.S. Postal Service  
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| Certified Fee                                  | 2.30           |
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| Restricted Delivery Fee (Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 8.00</b> |



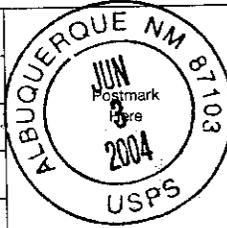
Sent To Kay Graham  
 Street, Apt. No., or PO Box No. One Wind NW  
 City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 6749 5596

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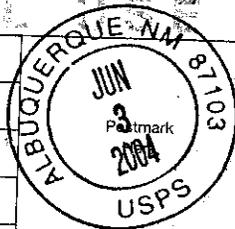
Sent To Kae Perls  
 Street, Apt. No., or PO Box No. 15 Tennis Court NW  
 City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 6749 5589

U.S. Postal Service  
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| Restricted Delivery Fee (Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 8.00</b> |



Sent To Bruce Masson  
 Street, Apt. No., or PO Box No. 13 Arco NW  
 City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 6749 5602

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| Return Receipt Fee (Endorsement Required)      | 1.75           |
| Restricted Delivery Fee (Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 8.00</b> |



Sent To Jdene Wolfley  
 Street, Apt. No., or PO Box No. 6804 Staghorn NW  
 City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 6749 5619

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|--|----------------|
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| Certified Fee                                  | 2.30           |
| Return Receipt Fee (Endorsement Required)      | 1.75           |
| Restricted Delivery Fee (Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 8.00</b> |



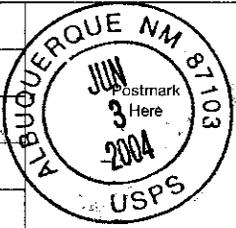
Sent To Don MacCormack  
 Street, Apt. No., or PO Box No. 5300 Hattiesburg NW  
 City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 6749 5572

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|--|----------------|
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| Certified Fee                                  | 2.30           |
| Return Receipt Fee (Endorsement Required)      | 1.75           |
| Restricted Delivery Fee (Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 8.00</b> |



Sent To Steven Kells  
 Street, Apt. No., or PO Box No. 35 Mill Road NW  
 City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, April 2002 See Reverse for Instructions

**B. Proposed Development**

**1. Structural**

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

**2. Parking and Internal Circulation**

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. **Location and typical dimensions**, including handicapped spaces
  - 2. **Calculations:** spaces required: \_\_\_\_\_ provided: \_\_\_\_\_

Handicapped spaces required: \_\_\_\_\_ provided: \_\_\_\_\_

- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: \_\_\_\_\_ provided: \_\_\_\_\_
  - 2. Other bicycle facilities, if applicable

- C. Vehicular Circulation
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Curb cut locations and dimensions

- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location and description of amenities, including patios, benches, tables, etc.

**3. Streets and Circulation**

- A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 3. Location of traffic signs and signals related to the functioning of the proposal
  - 4. Identify existing and proposed medians and median cuts
  - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
  - 1. Bikeways and bike-related facilities

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

## 4. 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)

## 5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
  - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

## SHEET #3 -PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

## A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

## B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

## SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- SKETCHES PROVIDED FOR SOP FOR SUB  
& SOP FOR BLOG*
- A. Scale (minimum of 1/8" or as approved by Planning Staff).
  - B. Bar Scale
  - C. Detailed Building Elevations for each facade
    - 1. Identify facade orientation
    - 2. Dimensions of facade elements, including overall height and width
    - 3. Location, material and colors of windows, doors and framing
    - 4. Materials and colors of all building elements and structures
  - E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

### B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

*Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.*

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION CHECKLIST**

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

**Accompanying Material**

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN** (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height
  - b. Minimum Building Setback
  - c. Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT** (Optional, but STRONGLY  
recommended)

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

\_\_\_ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius  
EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- \_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
- \_\_\_ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
- \_\_\_ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
- \_\_\_ Site plans and related drawings reduced to 8.5" x 11" format
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- \_\_\_ Sign Posting Agreement
- \_\_\_ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- \_\_\_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- \_\_\_ Fee (see schedule)

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME ASW Realty Partners  
AGENT Consensus Planning  
ADDRESS 924 Park Ave. SW  
PROJECT & APP # 1000965  
PROJECT NAME \_\_\_\_\_

\$ 50<sup>00</sup> 469099/4916000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

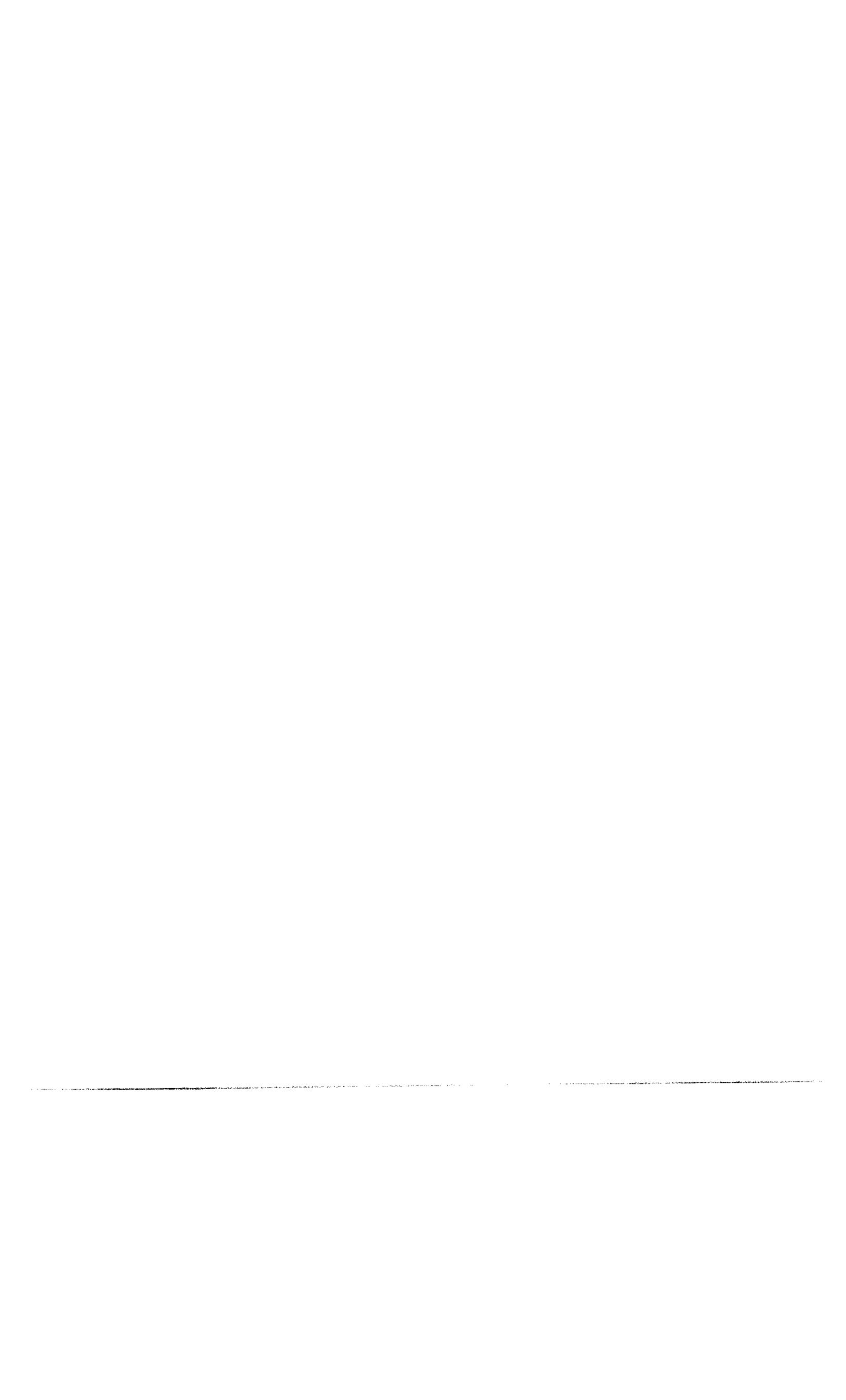
\$ 510<sup>00</sup> 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75<sup>00</sup> 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 635<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.



**FAX TRANSMITTAL**

PAGE \_\_\_\_ of \_\_\_\_

City of Albuquerque Planning Department  
Development Review Division  
924-3860 / 924-3339 FAX

DATE: 6-4-04

TO: Consensus Planning FAX #: \_\_\_\_\_

FROM: Juanita Vigil Contact Phone #: \_\_\_\_\_

RE: **Site Development Plan for Building Permit Deficiencies**  
Project Description: Amendment to Site Plan for Subdivision & Site Plan for building  
EPC Project #: 1000965 EPC Case #: 04EPC/00855/00857 permit

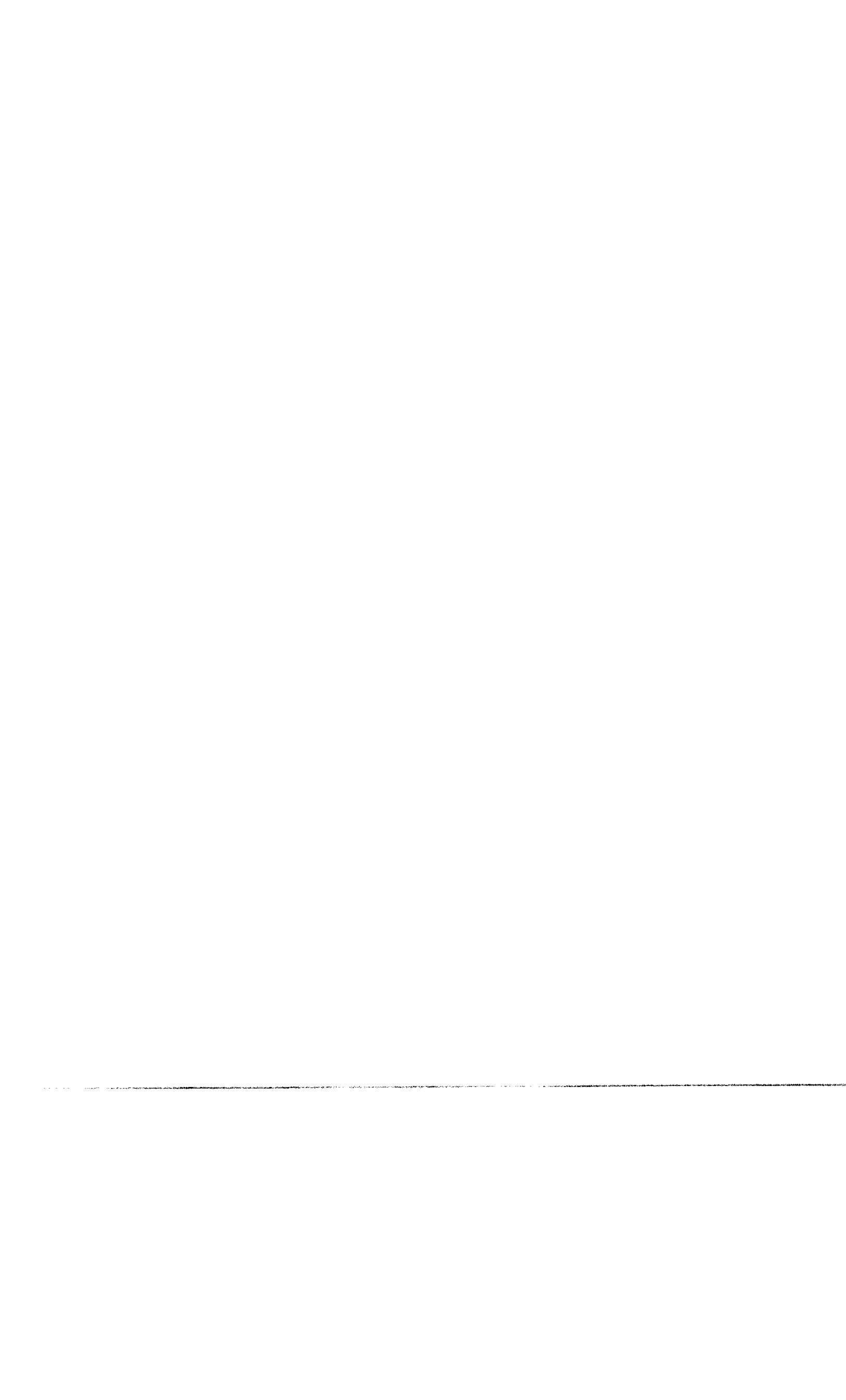
The Planning Department changed the application schedule for EPC submittals in 2003, decreasing the time interval between application deadline and hearing date. This shortened schedule requires site plan submittals to be complete: **all items on the site development plan for building permit checklist must be shown and/or accounted for on the submittal.** After submittal on Thursday, applications and accompanying site plans are reviewed for completeness by Planning staff on Friday, and then distributed to commenting City Departments and other Agencies on Monday – **there is no opportunity to revise or amend severely deficient submittals before agency distribution.**

Upon review, our office has determined that there are deficiencies with your EPC submittal for Site Development Plan for Building Permit. Because of the extent and/or nature of these deficiencies:

- Provisional distribution to other agencies and City Departments is possible; eleven (11) copies of a complete site plan that clearly addresses all Site Development Plan for Building Permit Checklist items must be submitted to the Planning Department (staff planner) by \_\_\_\_\_.
- Your site plan submittal is **rejected**: Severe and/or copious deficiencies prevent a complete and meaningful review of the submittal. Consequently, this request will not be scheduled for the EPC hearing on \_\_\_\_\_; resubmittal of site plans that address all Site Development Plan for Building Permit Checklist items is necessary to be scheduled for a future EPC hearing.

**DEFICIENCIES:**

Site Plan For Subdivision  
- Need ~~copy~~ <sup>copies</sup> of existing / approved site plans for subdivisions



# SIGN POSTING AGREEMENT

## 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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of \$3.50 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 at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign 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 crosshairs 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 6/30 To 7/15/04

#### 5. REMOVAL

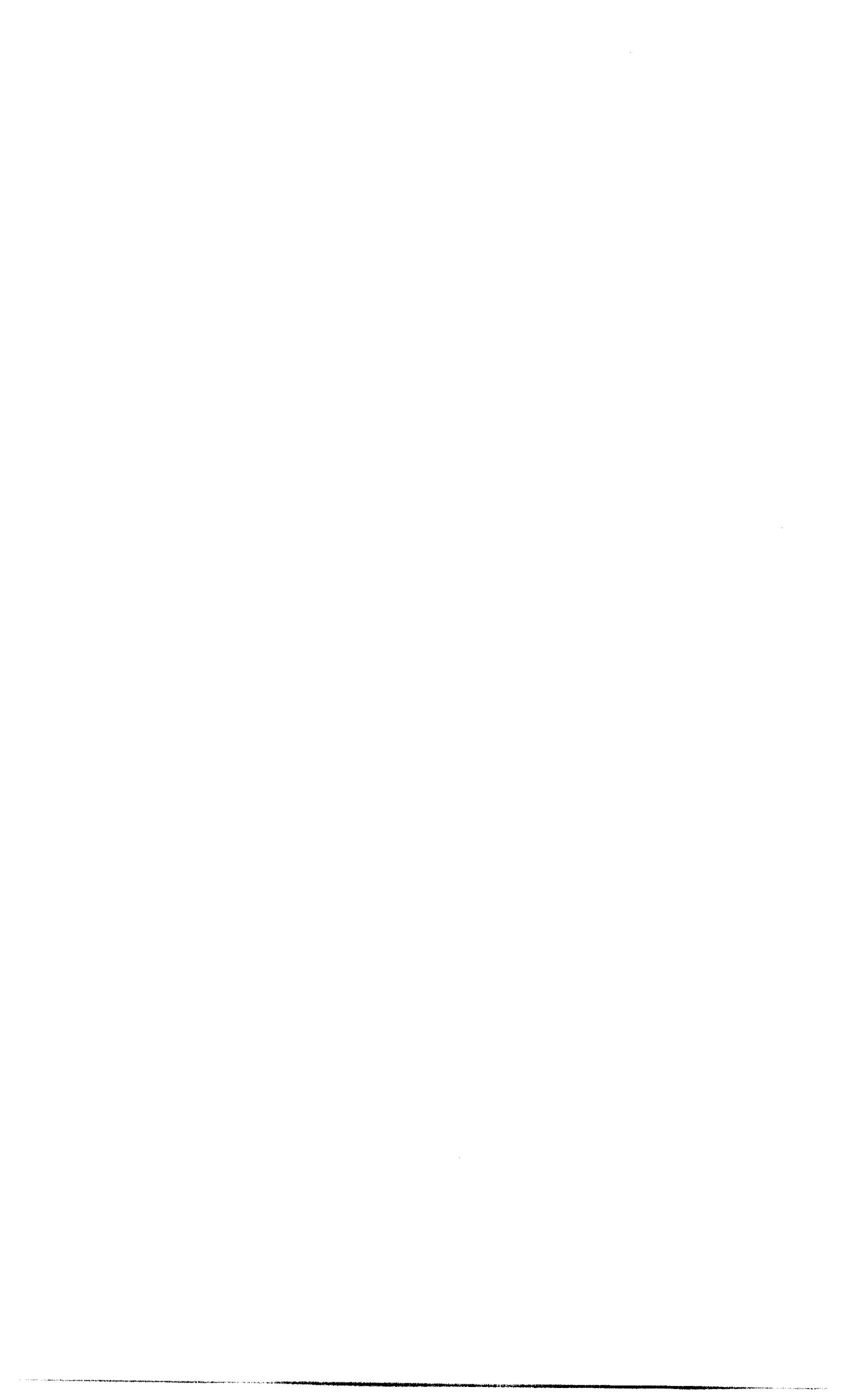
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter 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] 6/3/04  
(Applicant or Agent) (Date)

I issued 4 signs for this application, 6/3/04, [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1000 965



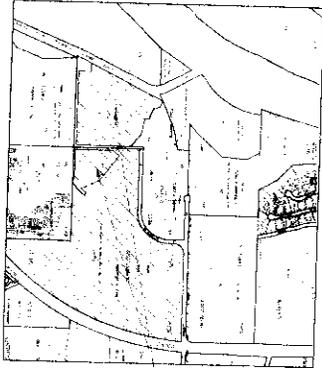






\_\_\_\_\_

**SITE VICINITY**



SITE



ZONE ATLAS F 11 A-12

**SHEET INDEX:**

| Sheet No. | Title                    |
|-----------|--------------------------|
| 1         | ILLUSTRATIVE MASTER PLAN |
| 2         | SITE PLAN                |
| 3         | LANDSCAPE PLAN           |
| 4         | GRADING AND DRAINAGE     |
| 5         | UTILITY PLAN             |
| 6         | BUILDING ELEVATIONS      |

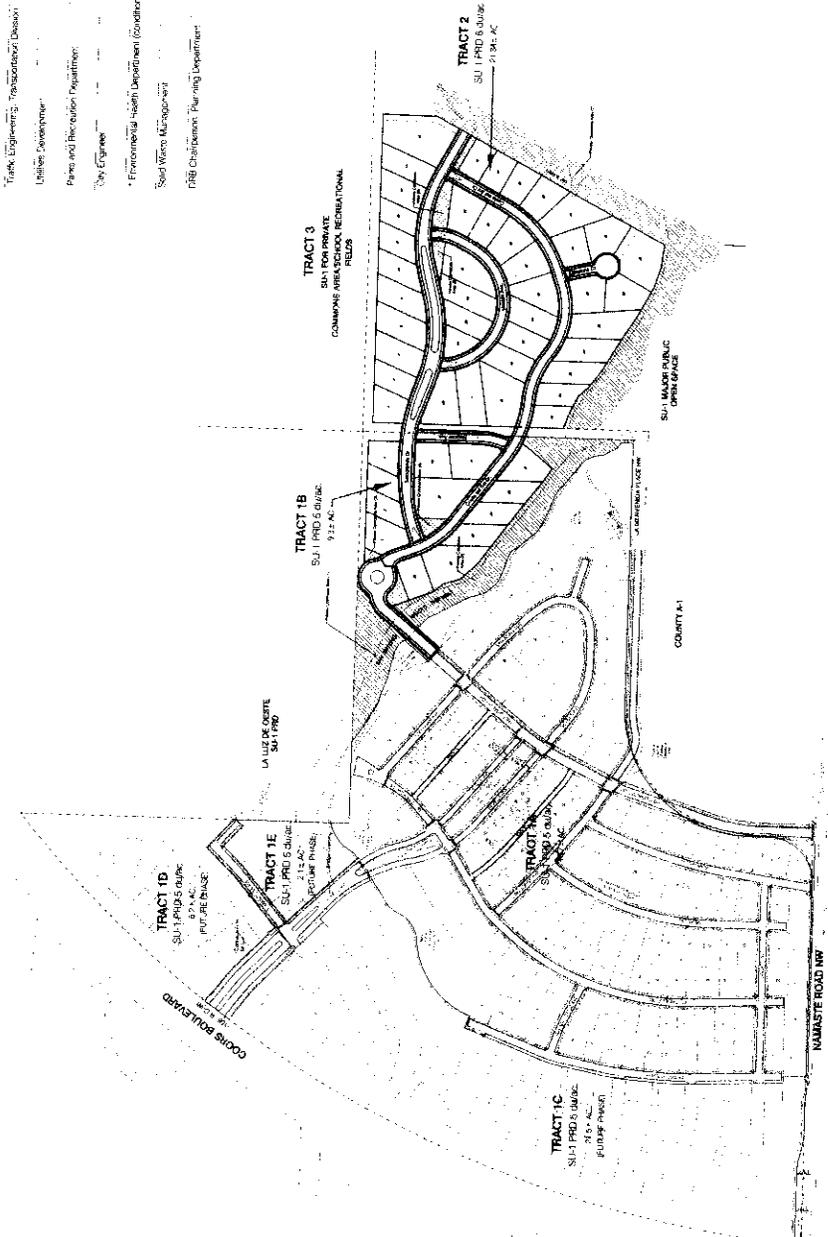
PROJECT NUMBER: 01000000  
 Applicant Number: 01000000

This Plan is consistent with the specific Site Development Plan submitted to the Environmental Planning Commission (EPC), dated [Date], and the findings and conclusions in the Official Verification of Design (an attached) and the findings and conclusions in the Official Verification of Design (an attached).

5. An Indemnification Agreement (as required) (1) Yes (2) No (3) Yes (then a user of approved plans with a work order is required for any construction with a public right-of-way or for construction for public improvements.

DRP SITE DEVELOPMENT PLAN SIGNOFF: APPROVAL

|  |      |
|--|------|
| Trinity Engineering: Transportation Designer | Date |
| Utility Designer                             | Date |
| Plan and Irrigation Designer                 | Date |
| City Engineer                                | Date |
| Environmental Health Department (Southridge) | Date |
| Solid Waste Management                       | Date |
| Fire Department: Planning Department         | Date |



**Illustrative Master Plan**

**Andalucia**  
*at La Cruz*

ASW REALTY  
 7411 E. 11th St.  
 Phoenix, AZ 85042  
 Phone: 602.998.1111  
 Fax: 602.998.1112  
 Email: info@aswrealt.com

Scale 1" = 200'



**SITE DATA**

Site No. 1000-01-01-02-001 (08)  
 Zoning: R-10 (Single-Family Residential)  
 Project: 1000-01-01-02-001 (08)  
 Date: 08/21/2008

**NOTES**

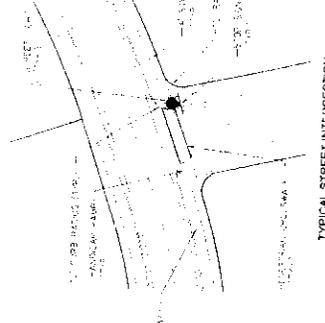
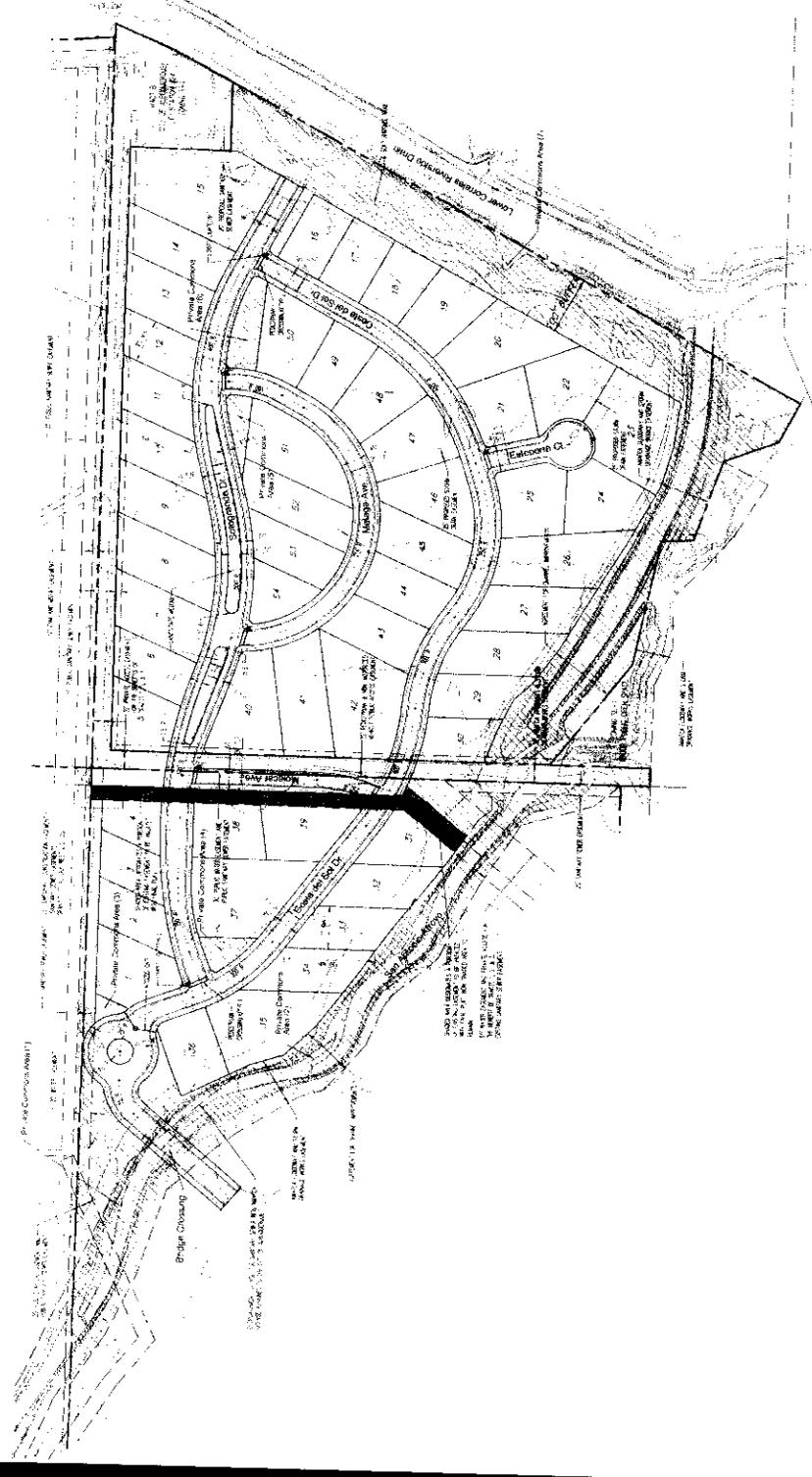
1. All new construction shall be in accordance with the City of San Diego Building Code, 2006 Edition, as amended.
2. The height of the building shall not exceed the height of the adjacent buildings.
3. The building shall be set back from the street by a minimum of 10 feet.
4. The building shall be set back from the side and rear property lines by a minimum of 5 feet.
5. The building shall be set back from the street by a minimum of 10 feet.
6. The building shall be set back from the street by a minimum of 10 feet.
7. The building shall be set back from the street by a minimum of 10 feet.
8. The building shall be set back from the street by a minimum of 10 feet.
9. The building shall be set back from the street by a minimum of 10 feet.
10. The building shall be set back from the street by a minimum of 10 feet.

**UNIQUE STREET AND TRAFFIC CALMING STANDARDS:**

1. All new construction shall be in accordance with the City of San Diego Building Code, 2006 Edition, as amended.
2. The height of the building shall not exceed the height of the adjacent buildings.
3. The building shall be set back from the street by a minimum of 10 feet.
4. The building shall be set back from the side and rear property lines by a minimum of 5 feet.
5. The building shall be set back from the street by a minimum of 10 feet.
6. The building shall be set back from the street by a minimum of 10 feet.
7. The building shall be set back from the street by a minimum of 10 feet.
8. The building shall be set back from the street by a minimum of 10 feet.
9. The building shall be set back from the street by a minimum of 10 feet.
10. The building shall be set back from the street by a minimum of 10 feet.

**ON-SITE OPEN SPACE & PRIVATE COMMONS AREAS:**

1. All new construction shall be in accordance with the City of San Diego Building Code, 2006 Edition, as amended.
2. The height of the building shall not exceed the height of the adjacent buildings.
3. The building shall be set back from the street by a minimum of 10 feet.
4. The building shall be set back from the side and rear property lines by a minimum of 5 feet.
5. The building shall be set back from the street by a minimum of 10 feet.
6. The building shall be set back from the street by a minimum of 10 feet.
7. The building shall be set back from the street by a minimum of 10 feet.
8. The building shall be set back from the street by a minimum of 10 feet.
9. The building shall be set back from the street by a minimum of 10 feet.
10. The building shall be set back from the street by a minimum of 10 feet.



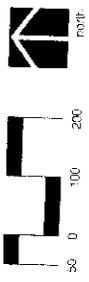
**Site Plan for Building Permit**

**Andalucia at Ca Cuz**

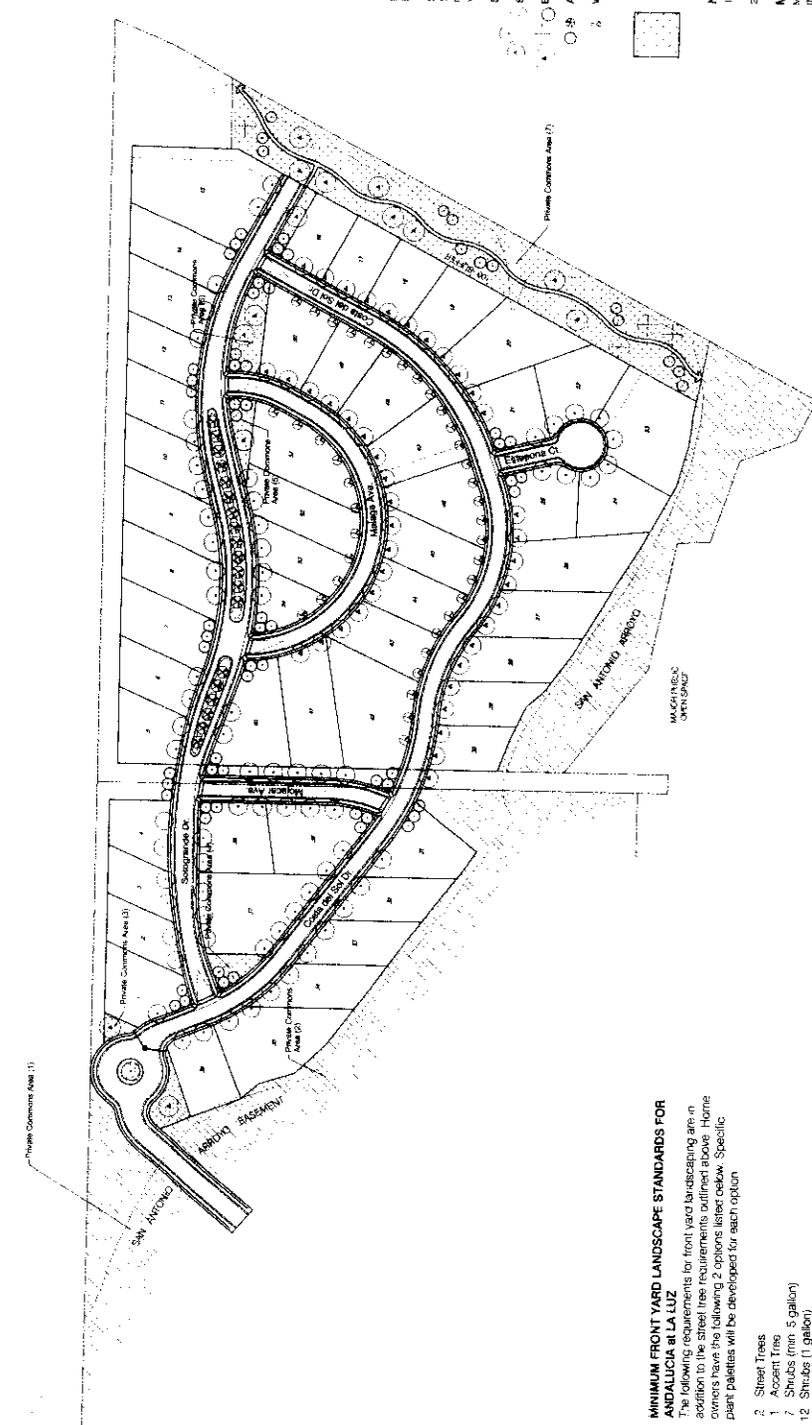
ASW REALTY PARTNERS  
 COMMERCIAL REAL ESTATE  
 1000-01-01-02-001 (08)

DATE: 08/21/2008

Scale: 1" = 100'



TYPICAL STREET INTERSECTION NOT TO SCALE



| DEVELOPER | BASIN ID |
|-----------|----------|
| A         |          |
| B         |          |
| C         |          |
| D         |          |
| E         |          |
| F         |          |
| G         |          |
| H         |          |
| I         |          |
| J         |          |
| K         |          |
| L         |          |
| M         |          |
| N         |          |
| O         |          |
| P         |          |
| TOTAL     |          |

**MINIMUM FRONT YARD LANDSCAPE STANDARDS FOR ANDALUCIA AT LA CRUZ**

The following requirements for front yard landscaping are in addition to the street tree requirements outlined above. Home owners have the following 2 options listed below. Specific plant palettes will be developed for each option.

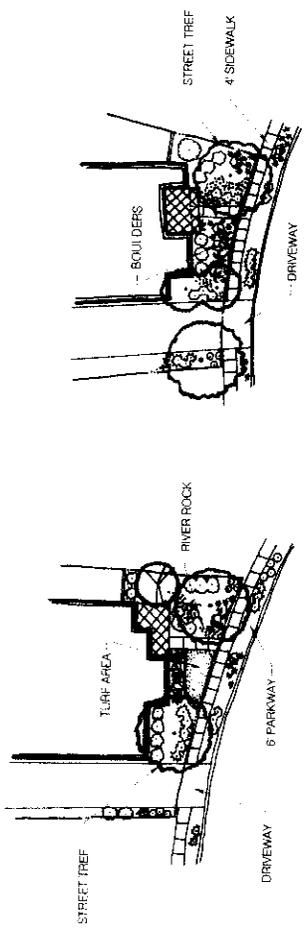
- 2. Street Trees
  - 1. Accent Trees
  - 7. Shrubs (min. 5 gallon)
  - 12. Shrubs (1 gallon)
  - 7. Ornamental Grasses
  - 3. Landscape Boulders (3' x 3' min.)
  - Turf Grass (excavated min. 20% of the front yard landscape area)
- OR
- 2. Street Trees
  - 2. Accent Trees
  - 9. Shrubs (min. 5 gallon)
  - 15. Shrubs (1 gallon)
  - 12. Ornamental Grasses
  - 4. Landscape Boulders (3' x 3' min.)
  - No Turf Grass within front yard landscape area

In addition, all front yard landscaping shall be required to have the following:

- 3.4' Santa Ana Tan Rock Mulch over filter fabric - for all landscaped areas that are not covered with existing vegetative groundcover
- Steel Header - as required between turf and other landscaped areas.
- Irrigation System w/Automatic Timer will also include plantings within R.O.W

The following approved accents can be used for front yard landscaping

- River Rock (max. 25% of area)
- Dark Mulch (in tree wells only)



**TYPICAL FRONT YARD LANDSCAPES**

**LANDSCAPE CONCEPT**

The landscape concept for Andaluia at La Cruz has been developed to be consistent with the City of Albuquerque Storm Water Pollution Prevention Ordinance and the City of Albuquerque Storm Water Pollution Prevention Ordinance. In general, water conservation, environmentally sensitive landscaping practices will be followed in design and installation.

**GENERAL**

The design and construction of landscaping for the Andaluia at La Cruz will be in accordance with the City of Albuquerque Storm Water Pollution Prevention Ordinance and the City of Albuquerque Storm Water Pollution Prevention Ordinance. In general, water conservation, environmentally sensitive landscaping practices will be followed in design and installation.

**STREET TREE ORDNANCE REQUIREMENTS**

Streets within Andaluia at La Cruz are classified as local streets and do not fall under the City of Albuquerque Street Tree Ordinance. Street trees shall be located within the roadside of area and their placement shall be in accordance with individual or engineer systems.

**STREET TREE PALETTE**

- 1. Street Trees: Highway Ash, Golden Pines, Purple Haze, Local, Honeylocust
- 2. Accent Trees: Cottonwood, Arizona Sycamore, New Mexico Olive
- 3. Accent Trees: Live Oak, Spanish Hawthorn
- 4. View Lot Street Trees: Olive, New Mexico Olive, New Mexican Yucca, Yucca Tree, Cholla



**NOTES:**

- 1. All outdoor areas within Private Common Areas shall be irrigated with a drip system.
- 2. There are no parking restrictions for the rear yards of Single Family Residences. Development

**MAINTENANCE**

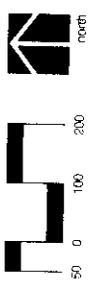
Maintenance of Private Common Areas, street trees, and plantings within the lot boundaries shall be the responsibility of the Homeowners Association.

**Landscape Plan**

Andaluia  
at La Cruz

**ASW REALTY**  
A. A. R. T. R. E. S.  
2000 1st Street, NE  
Albuquerque, NM 87106  
Phone: 505.243.1234  
Fax: 505.243.1235  
www.aswrealty.com

Scale 1" = 100'



---





LEGEND

- 1. 1/2" = 1' (Scale)
- 2. 1/4" = 1' (Scale)
- 3. 1/8" = 1' (Scale)
- 4. 1/16" = 1' (Scale)
- 5. 1/32" = 1' (Scale)
- 6. 1/64" = 1' (Scale)
- 7. 1/128" = 1' (Scale)
- 8. 1/256" = 1' (Scale)
- 9. 1/512" = 1' (Scale)
- 10. 1/1024" = 1' (Scale)
- 11. 1/2048" = 1' (Scale)
- 12. 1/4096" = 1' (Scale)
- 13. 1/8192" = 1' (Scale)
- 14. 1/16384" = 1' (Scale)
- 15. 1/32768" = 1' (Scale)
- 16. 1/65536" = 1' (Scale)
- 17. 1/131072" = 1' (Scale)
- 18. 1/262144" = 1' (Scale)
- 19. 1/524288" = 1' (Scale)
- 20. 1/1048576" = 1' (Scale)
- 21. 1/2097152" = 1' (Scale)
- 22. 1/4194304" = 1' (Scale)
- 23. 1/8388608" = 1' (Scale)
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- 25. 1/33554432" = 1' (Scale)
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- 44. 1/17592186044416" = 1' (Scale)
- 45. 1/35184372088832" = 1' (Scale)
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