



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

November 17, 2003

ASW Realty Partners
401 Paseo de Paralta
Santa Fe, NM 87501

CERTIFICATE OF ZONING

FILE: 03EPC-01102 (Project 1000965)
DATE OF FINAL ACTION: August 21, 2003
LEGAL DESCRIPTION: for all or a portion of Tract(s) 1-5, A, 6A & 6B, **Lands of Ray A Graham III, Ovenwest Corp**, a zone map amendment from SU-1 PRD 10 du/ac & Grazing (18 cattle max) to SU-1 PRD 5 du/ac for Tract 1, SU-1 for PRD 8 du/ac to SU-1 for PRD 6 du/ac for Tract 4, & SU-1 for C-2 Uses (23.3 Max), O-1 Uses (11.3 ac max) and PRD 10 du/ac to SU-1 for C-2 Uses (23.3 ac. Max.), O-1 Uses (11.3 ac max) and PRD 20 du/ac for Tract 6B & A, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 230 acre(s). (E-12) Juanita Vigil, Staff Planner

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

FROM for Tract 1 from SU-1 for PRD 10/DU/Acre to SU-1 for PRD 5 DU/Acre, for Tract 4 from SU-1 for PRD 8/DU/Acre
TO SU-1 for PRD 6/DU/Acre, for Tracts 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, For the Land of Ray A. Graham III, Ovenwest Corp, and COA

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

Sincerely,


For Victor Chavez
Planning Director

VC/ac

cc: Zoning Code Services Division
Neal Weinberg, AGIS Division



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

Date: August 22, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000965 ***
03EPC-01103 EPC Site Development Plan-Building
Permit
03EPC-01102 Zone Map Amendment
03EPC-01105 EPC Site Development Plan-
Amendment to Subdivision

ASW Realty Partners
401 Paseo de Paralta
Santa Fe, NM 87501

LEGAL DESCRIPTION:) for all or a portion of Tract(s) 1-5, A, 6A & 6B, **Lands of Ray A Graham III, Ovenwest Corp**, a zone map amendment from SU-1 PRD 10 du/ac & Grazing (18 cattle max) to SU-1 PRD 5 du/ac for Tract 1, SU-1 for PRD 8 du/ac to SU-1 for PRD 6 du/ac for Tract 4, & SU-1 for C-2 Uses (23.3 Max), O-1 Uses (11.3 ac max) and PRD 10 du/ac to SU-1 for C-2 Uses (23.3 ac. Max.), O-1 Uses (11.3 ac max) and PRD 20 du/ac for Tract 6B & A, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 230 acre(s).
(E-12) Juanita Vigil, Staff Planner

On August 21, 2003 the Environmental Planning Commission voted to approve Project 1000965/ 03EPC 01102, a zone map amendment for Tract 1 from SU-1 for PRD 10/DU/Acre to SU-1 for PRD 5 DU/Acre, for Tract 4 from SU-1 for PRD 8/DU/Acre to SU-1 for PRD 6/DU/Acre, for Tracts 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, 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, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment for **Tract 1** from SU-1 for PRD 10/DU/Acre to SU-1 for PRD 5 DU/Acre, for **Tract 4** from SU-1 for PRD 8/DU/Acre to SU-1 for PRD 6/DU/Acre, and for **Tracts 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, 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. The applicant's zone map amendment request affect the residential component of all of the zone categories. The applicant is proposing to lower the residential densities for Tracts 1 & 4 and raise the density for Tracts 6B, & A. The applicant does not intend to amend to components that contain commercial zoning.
 3. The *Comprehensive Plan* designation for Tracts 6B, A, and 6A are currently designated Rural. A recent application (Project 1002403) has been made to the EPC to amend the *Comprehensive Plan* designation for this area from Rural to Developing Urban. The case was presented at the February 20, 2003 EPC public hearing and was sent to City Council with a recommendation of approval. The intent of the request was to amend the *Comprehensive Plan* to align the site with the urban development that has been occurring in the immediate area. The City Council, as of this date, has not acted on this matter. This case had been deferred from the June 23, 2003 City Council meeting to the August 11, 2003 City Council meeting.
 4. The applicant is proposing to shift residential densities within the subject site, bringing higher density toward the intersection of Coors and Montano NW. The northern portion of 6B, all of Tracts A, and 6B are designated as a Community Activity Center within the Taylor Ranch Community in the *West Side Strategic Plan* and currently contain residential density allowances as high as 10 DU/Acre. The proposed zone map amendment will allow residential density as high as 20 DU/Acre.
 5. The increase in density in an area designated a Community Activity Center would allow the site to be consistent with Policy 1.1, of the WSSP that encourages higher density in community and neighborhood centers, and with surrounding areas of lower density.
 6. The proposed zone map amendment for Tracts 6B and A is consistent with Policy 1.13 of the *West Side Strategic Plan* allowing for the most intense land uses to occur within the community. The request for 20/DU/Acre is a higher residential density and will allow for an intense residential development.
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7. The applicant's request to raise the residential density of Tracts 6B & A may affect Policy 2.5, of the *West Side Strategic Plan* that requires the Planning Department to consider whether local public schools have sufficient capacity when approving subdivisions for residential development. However, the transfer of density within the subject site may balance out the number of school-aged children in this area. Comments from the Albuquerque Public Schools indicate that the schools affected by this request are already operating at close to capacity.
 8. The applicant demonstrates that changed neighborhood conditions have occurred that would justify the zone map amendment as required in Section 1D of Resolution 270-1980. A recent change occurred when the *West Side Strategic Plan* was amended to designate the northern portion of the subject site as a community center. The designation of this community center supports the applicant's request to increase the residential density within the community center area and to lower the residential density in areas that are outside of the community center.
 9. The submittal furthers Section 1C of Resolution 270-1980 by implementing the Center policies found in the *Comprehensive Plan* and the *West Side Strategic Plan*.
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On August 21, 2003 the Environmental Planning Commission voted to approve Project 1000965/ 03EPC 01105, an amendment to a site development plan for subdivision for Tracts 1-5, 6B & 6A, B, 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, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to site development plan for subdivision for Tracts 1-5, 6B & 6A, B, 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.

2. The applicant is requesting a zone map amendment for the subject site, which will affect the residential densities. The applicant is proposing to subdivide Tract 1 into four separate tracts and one of those four tracts, Tract 1A, is proposed to be further subdivided to accommodate 161 single-family lots, private commons areas, private recreation area and a 2-acre public park, which necessitates the need for an amendment.
 3. The applicant has requested for approval of a site development plan for building permit for Tract 1A, to construct the 161 single-family lots, private commons areas, private recreation area and a 2-acre public park.
 4. The site development plan for subdivision contains Design Standards that affect the design of 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 applicant is proposing to amend some of those standards and those amendments are demonstrated by crosshatches for deletions and underlines for additions.
 5. 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*.
 6. The proposed, amended 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*.
 7. The submitted site plan meets the applicable general policies, site planning and architecture policies, view preservation policies, and signage policies contained in the *Coors Corridor Plan*. 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*.
 8. A remaining intact portion of the "Montano Pueblo" lies within the northern boundary of this site, probably beneath Tract A and 6B. The affected sites will need to comply with all the goals and policies under *Issue 2, Policy 6, Archeological Sites*, of the *Coors Corridor Plan*.
 9. 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.
 10. 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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11. 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.
12. The traffic impact study (TIS) for this site is being reviewed and requirements related to Coors Boulevard improvements are expected to be imposed, as conditions of DRB approval.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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 information regarding the F.A.R. shall be modified to reflect both Tracts 6B & A.
3. The section regarding building setback information on the submittal shall be modified to specify that the rear and side yard setbacks for garages pertain to all garages.
4. Additional language shall be included on the building setback portion of the submitted, which indicates that the site must comply with the setback requirements of the *Coors Corridor Plan*.
5. A notation in the area regarding building setback information shall include a notation that specifies that all accessory structures must comply with Section 14-16-3-3 of the *Comprehensive City Zoning Code*.
6. In the section regarding building setbacks, the language regarding parking areas shall retain the language of "parking areas" instead of "parking lots" when describing the appropriately sized landscape buffers.
7. The submittal shall be modified specifying that the building setbacks for commercial buildings shall comply with the O-1 regulations of the *Comprehensive City Zoning Code* and the *Coors Corridor Plan*.
8. The applicant shall remove the 1st bullet under Building Height that indicates, "the portions of the project that are block from Coors Boulevard by Oxbow North will not comply with the viewshed rules since the view has already been obstructed by foreground structures."

9. The applicant shall provide a notation in the building height section that indicates that the measurement of building heights shall be consistent with the *Coors Corridor Plan*.
 10. The submittal shall contain a notation specifying that all signs shall be in compliance with Section 14-16-3-5, General Sign Regulations of the *Comprehensive City Zoning Code* and the *Coors Corridor Plan*.
 11. The submittal shall contain language that specifies that development adjacent to the San Antonio Arroyo will comply with the Section F., Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links of the *Facility Plan for Arroyos*.
 12. The applicant shall modify General Note number 5 on sheet 1 of the submittal that indicates that due to the existing "Montano Pueblo" Archeological Site any future approvals of a site development plan for building permit for Tracts 6B and A, shall require clearance and guidance from the State Historic Preservation Office.
 13. The submittal shall be modified to meet the following conditions of approval as specified by the City Engineer and the Public Works Department:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
 - b. Traffic Impact study (TIS) is required (has been submitted).
 - c. 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.
 - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - e. Site shall comply and be designed to the satisfaction of the Traffic Engineer.
 - f. On Sheet 3 of 3, site development plan for subdivision, the note below the 44' Street Section (2-way) needs to be modified to state the following: For Phase I (Tract 1A) -- see site plan for building permit for actual pavement face to face dimensions. In addition, add: "For Future Phases-" in front of the note as actually stated on this sheet.
 - g. The utility plan must be modified per the availability statement of May 24, 2003.
 - h. Platting should be a concurrent DRB action.
 14. The private recreation area in Tract 1A shall be delegated to the DRB.
 15. The side yard setbacks shall be changed from 5 to 3 and on a street shall be changed from 10 to 8.
 16. The last sentence under the Des stand summary shall be deleted and replaced with the statement that all site development plan for building permits shall be approved by EPC.
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OFFICIAL NOTICE OF DECISION
AUGUST 21, 2003
PROJECT #1000965
PAGE 7 OF 10

On August 21, 2003 the Environmental Planning Commission voted to approve Project 1000965/ 03EPC 01103, a site development plan for building permit for Tracts 1, the Land of Ray A. Graham III, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres, based on the following Findings:

FINDINGS:

1. This is a request for a site development plan for building permit for Tract 1A, Lands of Ray A. Graham III, Ovenwest Corp., containing approximately 45.69 acres located on Coors between Learning Road and Namaste Rd NW. The site is currently zoned SU-1 for PRD 10/DU/Acre and the applicant is proposing to amend the zone category to SU-1 for PRD 5 DU/Acre. The applicant is proposing to subdivide the site to accommodate 161 single-family lots, private commons areas, private recreation area and a 2-acre public park.
2. 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 larger subject site will be subdivided into four tracts, new zone categories, new property lines and new/revised Design Standard language.
3. 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*.
4. 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.
5. The applicant's request will meet Policy 1.1, of the *West Side Strategic Plan* that encourages Communities to develop with areas of higher density in community and neighborhood centers. Tract 1 is outside of the designated community centers as identified in the *West Side Strategic Plan*.
6. 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*.

7. 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*.
8. 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.
9. 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.
10. The traffic impact study (TIS) for this site is being reviewed and requirements related to Coors Boulevard improvements are expected to be imposed, as conditions of DRB approval.
11. With minor amendments, the site plan for building permits contains the information required by the *Comprehensive City Zoning Code*.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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 applicant shall provide a notation that clearly specifies the lack of planting restrictions for the rear yards of the residential development.
3. The applicant shall modify the language regarding future administrative amendments to reflect the language found within Section 14-16-2-22(A)(6) of the *Comprehensive City Zoning Code* to allow for consistency. This language shall also be included in the Site Development Plan for Subdivision.
4. The submittal shall be modified to meet the following conditions of approval as specified by the City Engineer and the Public Works Department:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
 - b. Traffic Impact study (TIS) is required (has been submitted).
 - c. 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.

- d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - e. Site shall comply and be designed to the satisfaction of the Traffic Engineer.
 - f. On Sheet 3 of 3, site development plan for subdivision, the note below the 44' Street Section (2-way) needs to be modified to state the following: For Phase I (Tract 1A) -- see site plan for building permit for actual pavement face to face dimensions. In addition, add: "For Future Phases-" in front of the note as actually stated on this sheet.
 - g. The utility plan must be modified per the availability statement of May 24, 2003.
 - h. Platting should be a concurrent DRB action.
5. The applicant shall specify the exact dimensions of the proposed freestanding signs. The location and size of the signs shall comply with Section 14-16-3-5(B)(4)(g) of the Comprehensive City Zoning Code.
 6. The private recreation area in Tract 1A shall be delegated to the DRB.
 7. General note number 2 on sheet 2 shall be removed.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 5, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

OFFICIAL NOTICE OF DECISION
AUGUST 21, 2003
PROJECT #1000965
PAGE 10 OF 10

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 Victor J. Chavez
Planning Director

VJC/JV/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Betty Stetson, La Luz Del Sol, 14 Wind NW, Albuquerque, NM 87120
Ray Graham, La Luz Del Sol, One Wind NW, Albuquerque, NM 87120
Bennett King, La Luz Landowners, 10 Arco NW, Albuquerque, NM 87120
Rae Perls, La Luz Landowners, 15 Tennis Court NW, Albuquerque, NM 87120
Shari Lewis, Ladera Heights, P.O. Box 66328, Albuquerque, NM 87193
Tena Prescott, Ladera Heights, 3804 67th St. NW, Albuquerque, NM 87120
Eddie Costello, Taylor Ranch NA, 1111 Alameda NW, Ste J., Albuquerque, NM 87114
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuquerque, NM 87120
James O'Leary, 8 Tumblewood NW, Albuquerque, NM 87120

11. Project # 1000965 *
03EPC-01103 EPC Site Development
Plan-Building Permit
03EPC-01102 Zone Map Amendment
03EPC-01105 EPC Site Development
Plan-Amendment to Subdivision

CONSENSUS PLANNING, INC. agent(s) for ASW REALTY PARTNERS request the above action(s) for all or a portion of Tract(s) 1-5, A, 6A & 6B, **Lands of Ray A Graham III, Ovenwest Corp**, a zone map amendment from SU-1 PRD 10 du/ac & Grazing (18 cattle max) to SU-1 PRD 5 du/ac for Tract 1, SU-1 for PRD 8 du/ac to SU-1 for PRD 6 du/ac for Tract 4, SU-1 for PRD 10 du/ac to SU-1 for PRD 20 du/ac for Tract 5 & SU-1 for C-2 Uses (23.3 Max), O-1 Uses (11.3 ac max) and PRD 10 du/ac to SU-1 for C-2 Uses (23.3 ac. Max.), O-1 Uses (11.3 ac max) and PRD 20 du/ac for Tract 6B & A, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 230 acre(s). (E-12) Juanita Vigil, Staff Planner **(APPROVED SITE PLAN FOR BUILDING PERMIT & SUBDIVISION WITH CONDITIONS. APPROVED ZONE MAP AMENDMENT.)**

STAFF PRESENT:

Juanita Vigil, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jackie Fishman, 924 Park Ave.
Betty Stetson, 14 Wind Rd. NW
James O'Leary, 8 Tumbleweed NW
Bennett King, 10 Arco NW

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

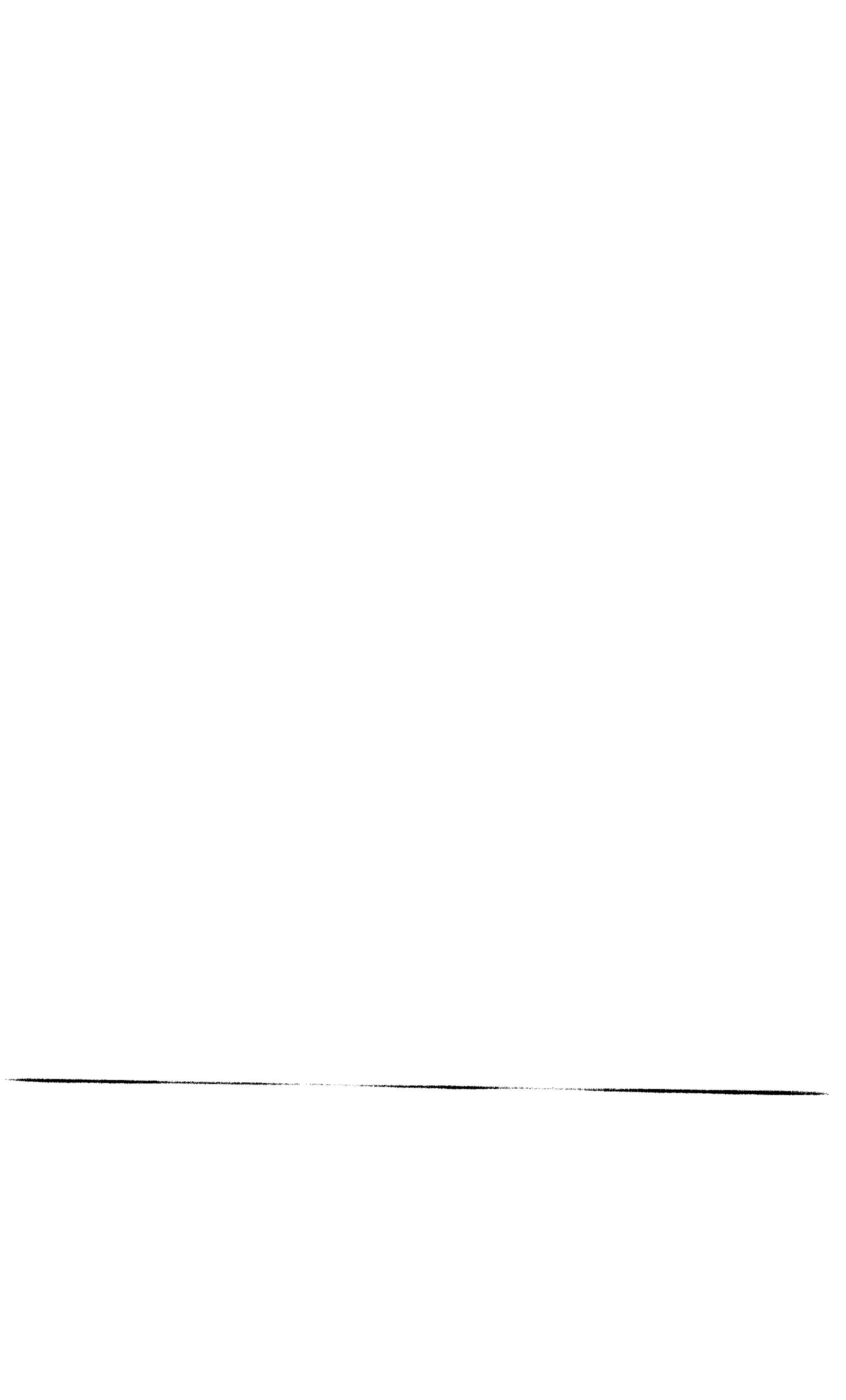
MS. VIGIL: Reiterated comments made in the staff report in which approval was recommended for the zone map amendment, site plan for subdivision and building permit.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000965/ 03EPC 01102, a zone map amendment for Tract 1 from SU-1 for PRD 10/DU/Acre to SU-1 for PRD 5 DU/Acre, for Tract 4 from SU-1 for PRD 8/DU/Acre to SU-1 for PRD 6/DU/Acre, for Tracts 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, 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, based on the following Findings:

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1. This is a request for a zone map amendment for **Tract 1** from SU-1 for PRD 10/DU/Acre to SU-1 for PRD 5 DU/Acre, for **Tract 4** from SU-1 for PRD 8/DU/Acre to SU-1 for PRD 6/DU/Acre, and for **Tracts 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, 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.
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5. The increase in density in an area designated a Community Activity Center would allow the site to be consistent with Policy 1.1, of the WSSP that encourages higher density in community and neighborhood centers, and with surrounding areas of lower density.
6. The proposed zone map amendment for Tracts 6B and A is consistent with Policy 1.13 of the *West Side Strategic Plan* allowing for the most intense land uses to occur within the community. The request for 20/DU/Acre is a higher residential density and will allow for an intense residential development.



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9. The submittal furthers Section 1C of Resolution 270-1980 by implementing the Center policies found in the *Comprehensive Plan* and the *West Side Strategic Plan*.

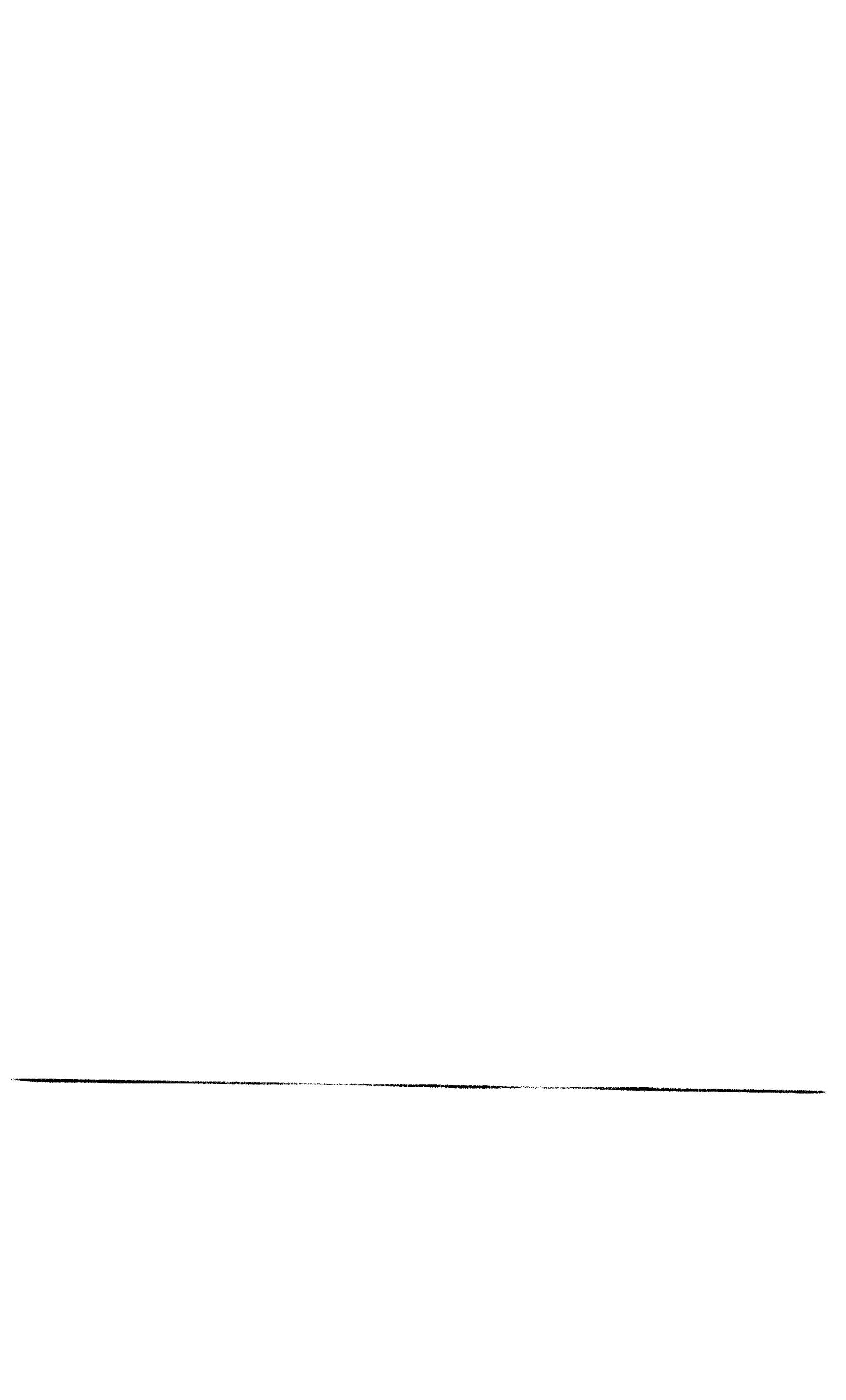
MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY

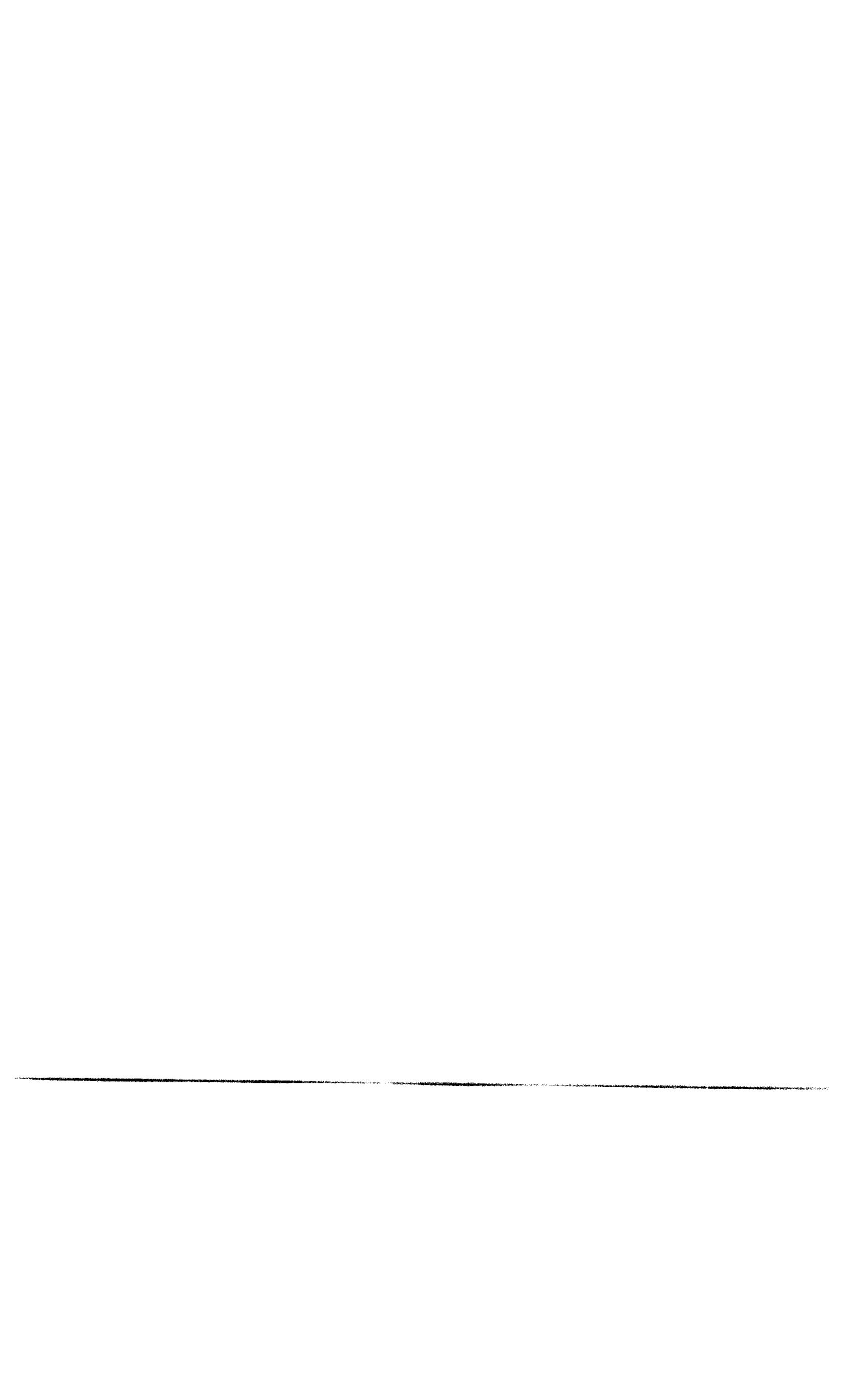
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000965/ 03EPC 01105, an amendment to a site development plan for subdivision for Tracts 1-5, 6B & 6A, B, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to site development plan for subdivision for Tracts 1-5, 6B & 6A, B, 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.
2. The applicant is requesting a zone map amendment for the subject site, which will affect the residential densities. The applicant is proposing to subdivide Tract 1 into four separate tracts and one of those four tracts, Tract 1A, is proposed to be further subdivided to accommodate 161 single-family lots, private commons areas, private recreation area and a 2-acre public park, which necessitates the need for an amendment.

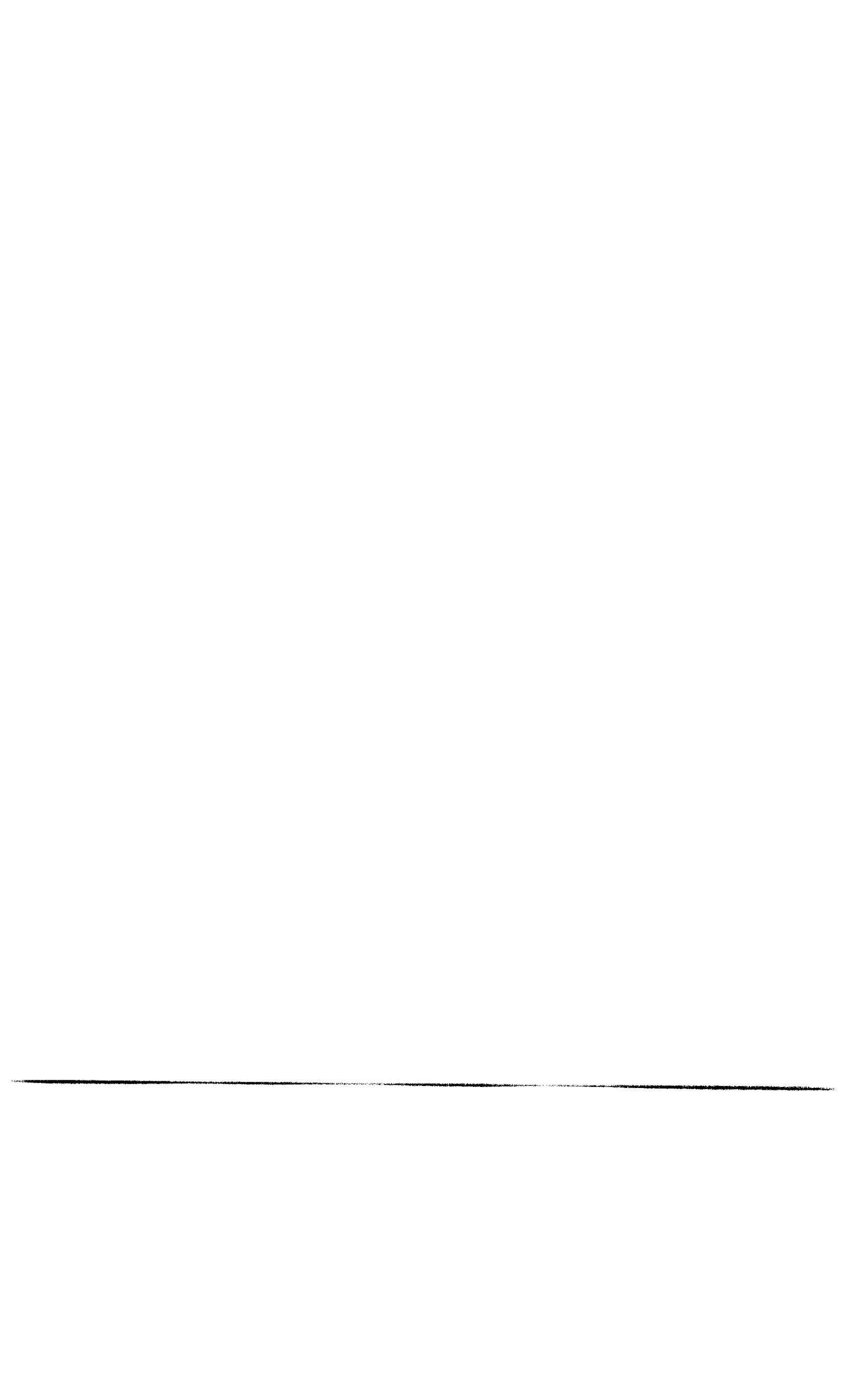


3. The applicant has requested for approval of a site development plan for building permit for Tract 1A, to construct the 161 single-family lots, private commons areas, private recreation area and a 2-acre public park.
4. The site development plan for subdivision contains Design Standards that affect the design of 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 applicant is proposing to amend some of those standards and those amendments are demonstrated by crosshatches for deletions and underlines for additions.
5. 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*.
6. The proposed, amended 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*.
7. The submitted site plan meets the applicable general policies, site planning and architecture policies, view preservation policies, and signage policies contained in the *Coors Corridor Plan*. 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*.
8. A remaining intact portion of the "Montano Pueblo" lies within the northern boundary of this site, probably beneath Tract A and 6B. The affected sites will need to comply with all the goals and policies under *Issue 2, Policy 6, Archeological Sites*, of the *Coors Corridor Plan*.
9. 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.
10. 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.
11. 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.
12. The traffic impact study (TIS) for this site is being reviewed and requirements related to Coors Boulevard improvements are expected to be imposed, as conditions of DRB approval.



CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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 information regarding the F.A.R. shall be modified to reflect both Tracts 6B & A.
3. The section regarding building setback information on the submittal shall be modified to specify that the rear and side yard setbacks for garages pertain to all garages.
4. Additional language shall be included on the building setback portion of the submitted, which indicates that the site must comply with the setback requirements of the *Coors Corridor Plan*.
5. A notation in the area regarding building setback information shall include a notation that specifies that all accessory structures must comply with Section 14-16-3-3 of the *Comprehensive City Zoning Code*.
6. In the section regarding building setbacks, the language regarding parking areas shall retain the language of "parking areas" instead of "parking lots" when describing the appropriately sized landscape buffers.
7. The submittal shall be modified specifying that the building setbacks for commercial buildings shall comply with the O-1 regulations of the *Comprehensive City Zoning Code* and the *Coors Corridor Plan*.
8. The applicant shall remove the 1st bullet under Building Height that indicates, "the portions of the project that are block from Coors Boulevard by Oxbow North will not comply with the viewshed rules since the view has already been obstructed by foreground structures."
9. The applicant shall provide a notation in the building height section that indicates that the measurement of building heights shall be consistent with the *Coors Corridor Plan*.
10. The submittal shall contain a notation specifying that all signs shall be in compliance with Section 14-16-3-5, General Sign Regulations of the *Comprehensive City Zoning Code* and the *Coors Corridor Plan*.
11. The submittal shall contain language that specifies that development adjacent to the San Antonio Arroyo will comply with the Section F., Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links of the *Facility Plan for Arroyos*.

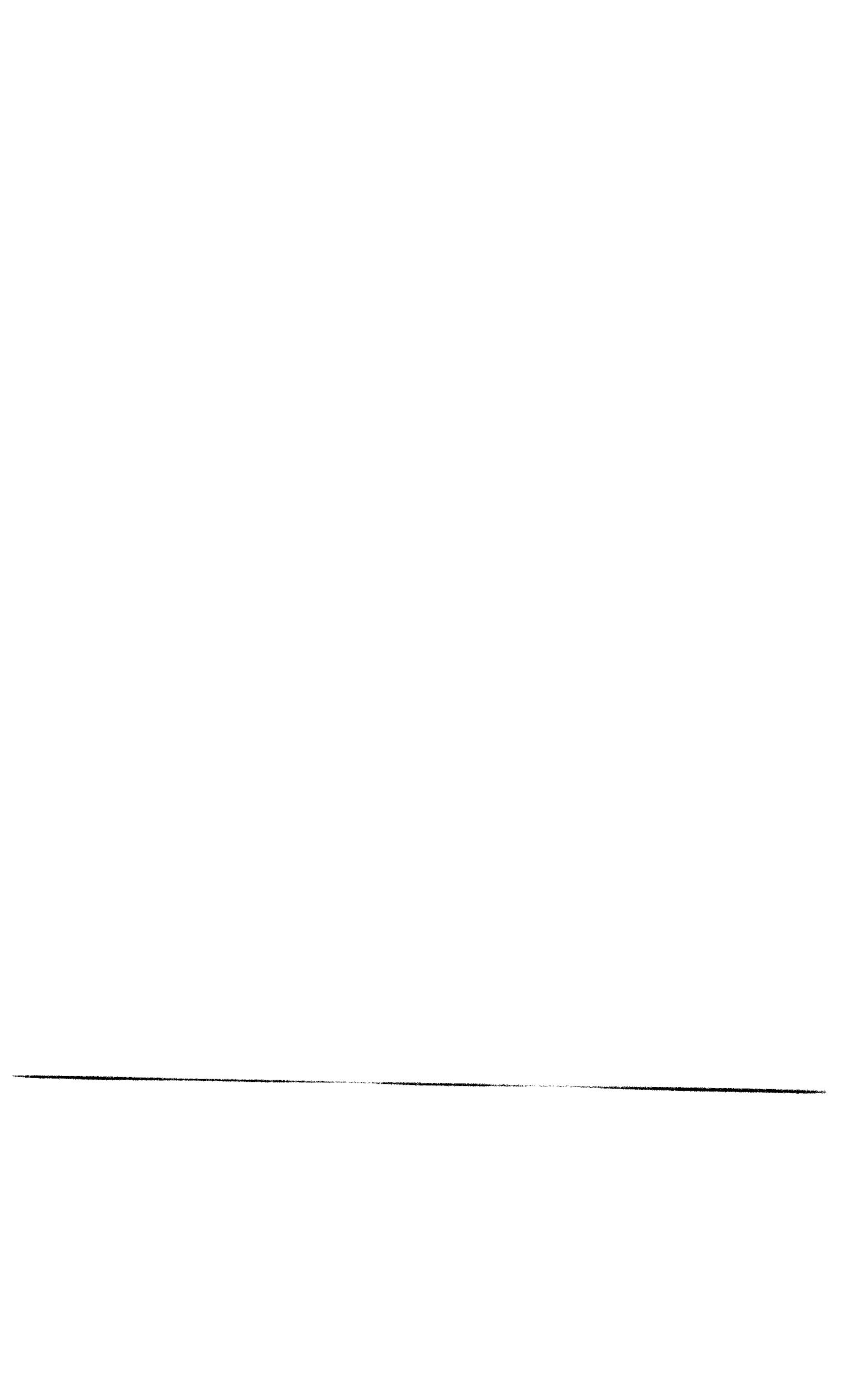


12. The applicant shall modify General Note number 5 on sheet 1 of the submittal that indicates that due to the existing "Montano Pueblo" Archeological Site any future approvals of a site development plan for building permit for Tracts 6B and A, shall require clearance and guidance from the State Historic Preservation Office.
13. The submittal shall be modified to meet the following conditions of approval as specified by the City Engineer and the Public Works Department:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
 - b. Traffic Impact study (TIS) is required (has been submitted).
 - c. 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.
 - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - e. Site shall comply and be designed to the satisfaction of the Traffic Engineer.
 - f. On Sheet 3 of 3, site development plan for subdivision, the note below the 44' Street Section (2-way) needs to be modified to state the following: For Phase I (Tract 1A) – see site plan for building permit for actual pavement face to face dimensions. In addition, add: "For Future Phases-" in front of the note as actually stated on this sheet.
 - g. The utility plan must be modified per the availability statement of May 24, 2003.
 - h. Platting should be a concurrent DRB action.
14. The private recreation area in Tract 1A shall be delegated to the DRB.
15. The side yard setbacks shall be changed from 5 to 3 and on a street shall be changed from 10 to 8.
16. The last sentence under the Design Standard Summary shall be deleted and replaced with the statement that all site development plan for building permits shall be approved by EPC.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER SERRANO

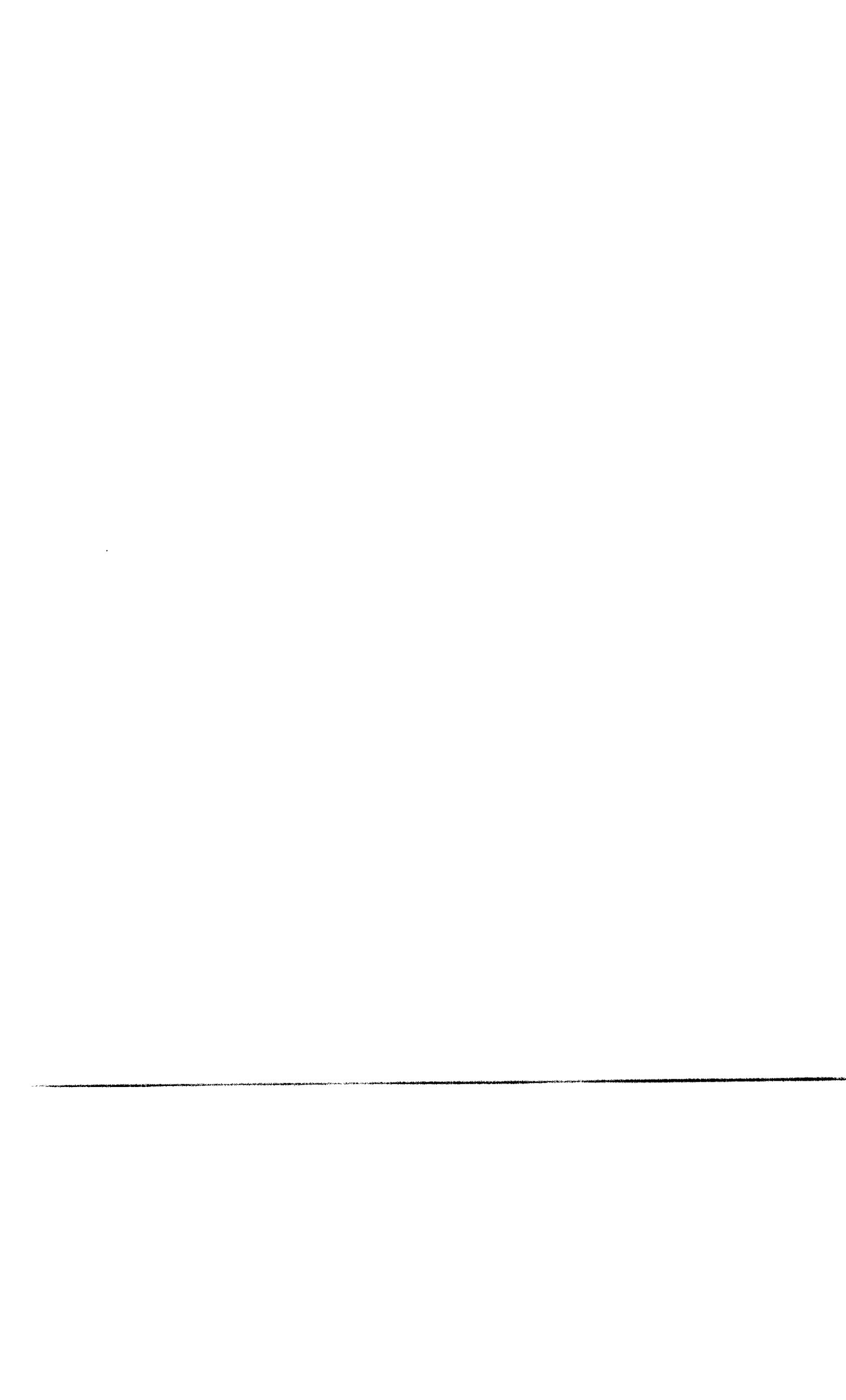
MOTION PASSED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000965/ 03EPC 01103, a site development plan for building permit for Tracts 1, the Land of Ray A. Graham III, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres, based on the following Findings:



FINDINGS:

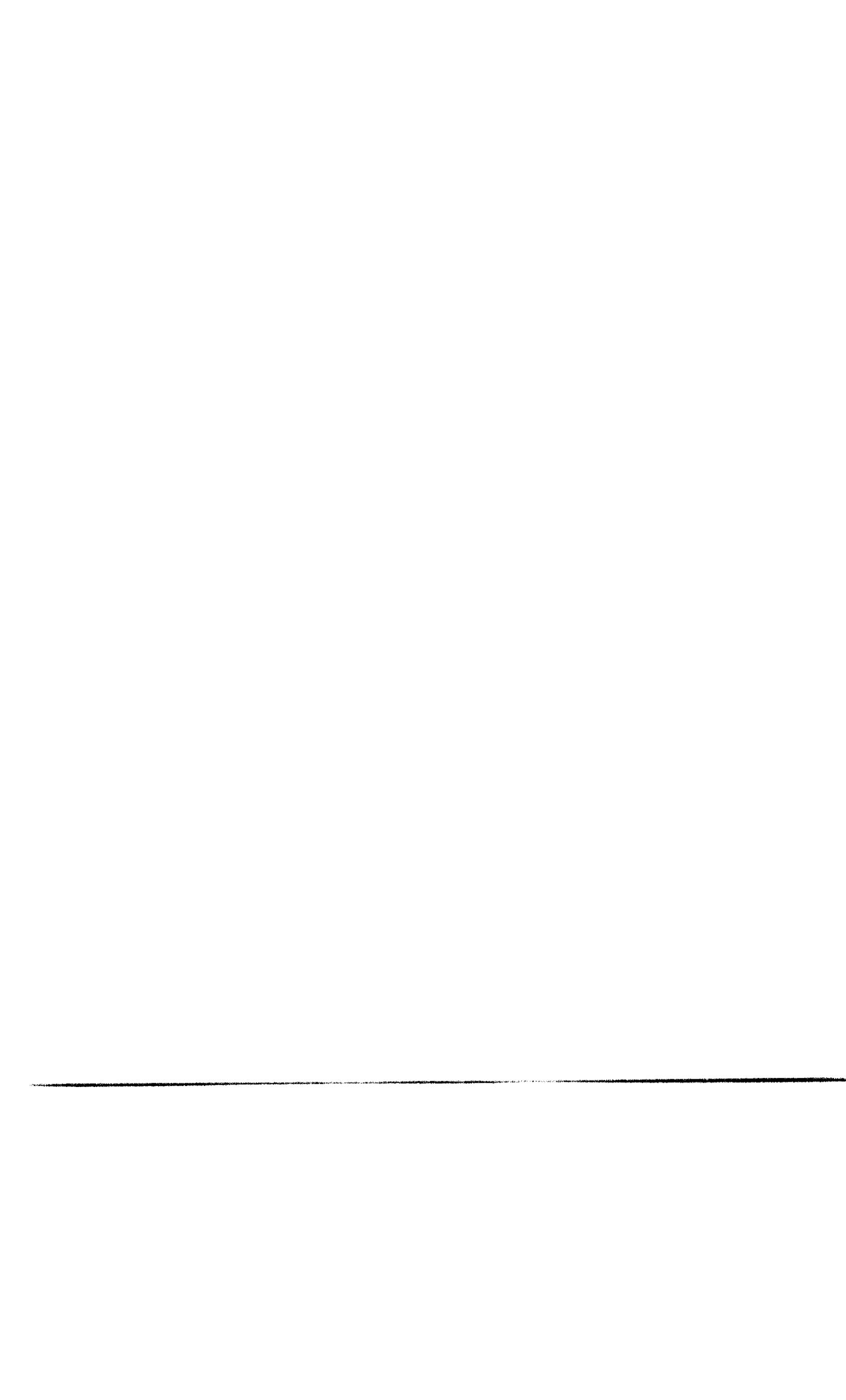
1. This is a request for a site development plan for building permit for Tract 1A, Lands of Ray A. Graham III, Ovenwest Corp., containing approximately 45.69 acres located on Coors between Learning Road and Namaste Rd NW. The site is currently zoned SU-1 for PRD 10/DU/Acre and the applicant is proposing to amend the zone category to SU-1 for PRD 5 DU/Acre. The applicant is proposing to subdivide the site to accommodate 161 single-family lots, private commons areas, private recreation area and a 2-acre public park.
2. 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 larger subject site will be subdivided into four tracts, new zone categories, new property lines and new/revised Design Standard language.
3. 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*.
4. 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.
5. The applicant's request will meet Policy 1.1, of the *West Side Strategic Plan* that encourages Communities to develop with areas of higher density in community and neighborhood centers. Tract 1 is outside of the designated community centers as identified in the *West Side Strategic Plan*.
6. 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*.
7. 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*.
8. 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.
9. 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.
10. The traffic impact study (TIS) for this site is being reviewed and requirements related to Coors Boulevard improvements are expected to be imposed, as conditions of DRB approval.



11. With minor amendments, the site plan for building permits contains the information required by the *Comprehensive City Zoning Code*.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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 applicant shall provide a notation that clearly specifies the lack of planting restrictions for the rear yards of the residential development.
3. The applicant shall modify the language regarding future administrative amendments to reflect the language found within Section 14-16-2-22(A)(6) of the *Comprehensive City Zoning Code* to allow for consistency. This language shall also be included in the Site Development Plan for Subdivision.
4. The submittal shall be modified to meet the following conditions of approval as specified by the City Engineer and the Public Works Department:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
 - b. Traffic Impact study (TIS) is required (has been submitted).
 - c. 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.
 - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - e. Site shall comply and be designed to the satisfaction of the Traffic Engineer.
 - f. On Sheet 3 of 3, site development plan for subdivision, the note below the 44' Street Section (2-way) needs to be modified to state the following: For Phase I (Tract 1A) – see site plan for building permit for actual pavement face to face dimensions. In addition, add: "For Future Phases-" in front of the note as actually stated on this sheet.
 - g. The utility plan must be modified per the availability statement of May 24, 2003.
 - h. Platting should be a concurrent DRB action.
5. The applicant shall specify the exact dimensions of the proposed freestanding signs. The location and size of the signs shall comply with Section 14-16-3-5(B)(4)(g) of the *Comprehensive City Zoning Code*.
6. The private recreation area in Tract 1A shall be delegated to the DRB.
7. General note number 2 on sheet 2 shall be removed.



MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER BRISCOE

MOTION PASSED UNANIMOUSLY

12. Project # 1000650 *

03EPC-01110 EPC Site Development
Plan-Building Permit
03EPC-01109 EPC Site Development
Plan-Subdivision

TIERRA WEST LLC agent(s) for WALMART STORES, INC. request the above action(s) for all or a portion of Tract(s) 1-A, **Lands of Lamonica & Wenk**, zoned SU-1 C-1 Permissive Uses, located on COORS BLVD. SW, between RIO BRAVO BLVD. and LAMONICA RD., containing approximately 21 acre(s). (P-10) Carmen Marrone, Staff Planner **(CONTINUED TO SEPTEMBER 18, 2003)**

STAFF PRESENT:

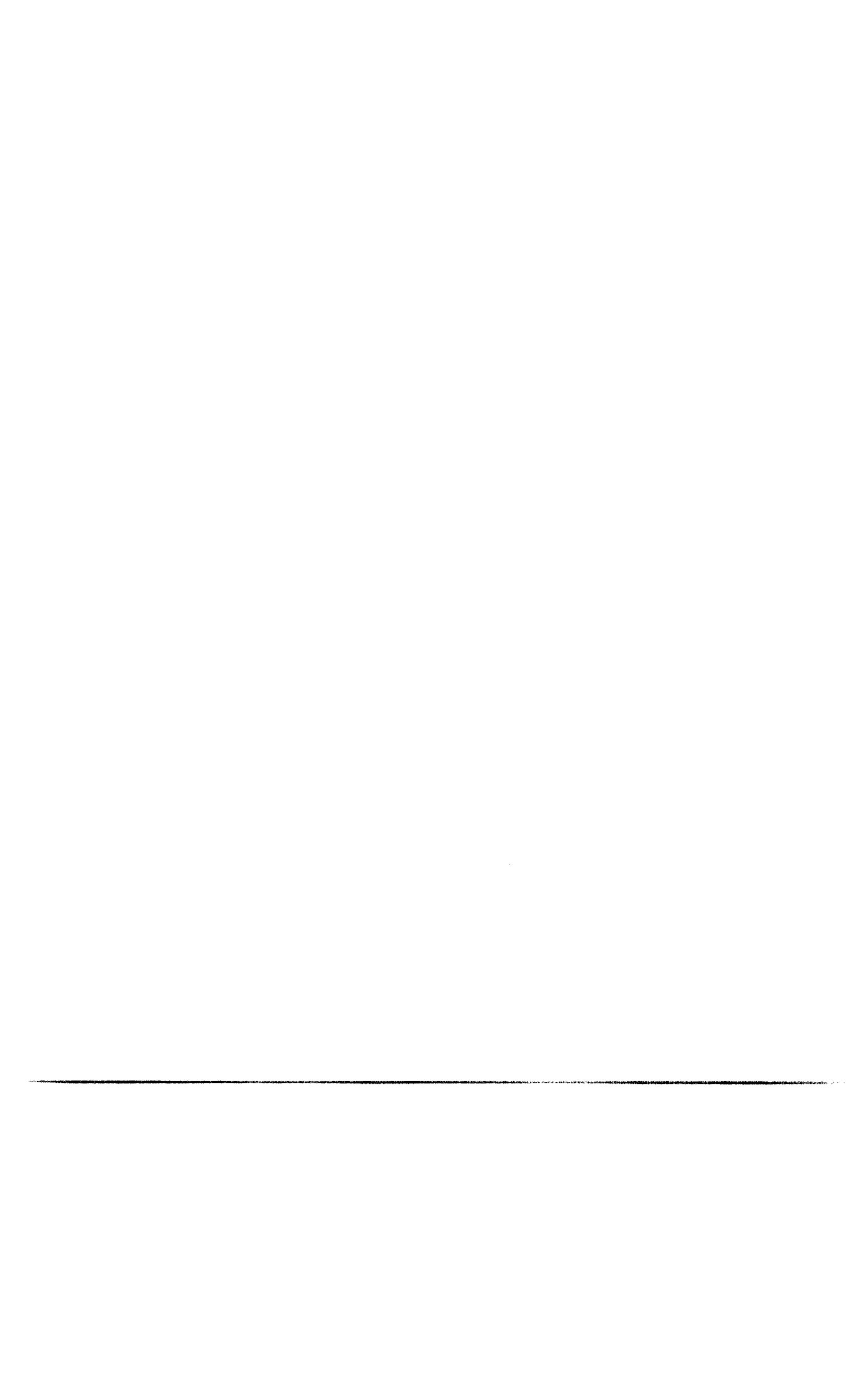
Carmen Marrone, Planning Department
Don Newton, Office of Neighborhood Coordination
Kevin Curran, Legal Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

David Soule, 8509 Jefferson NE
Ron Bohannon, 8509 Jefferson NE
Jim Simms, 3007 Maplewood SW
Colita Schalbar, 2610 Halcon SW
Betty Highland, 1927 Louise SW
Rose Werner, 2448 Wilvur Ave. SW
Joe Ward, 2048 ½ Gunclub
John Mahoney, 4101 Indian School NE

PERSONS PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

Julie Stephens, 1608 Isleta Blvd. SW
Pat McCraw, 2731 Merz SW
Judy Anaya, 3835 Flora Vista Ave. SW
Ronald Merriman, 1816 Van Court SW
Shirley Torres, 3122 Country View SW
Mary Beath, 3407 Del Rio Rd. SW
Daniel Denton, 2903 El Corto Dr. SW
Clara Pena, 710 Isleta Blvd. SW
Jose Pena, 3908 Call de Prado
Sybil Wertheim, 3516 Chalmers SW
Arnulfo Juarez, 3309 Coors SW
Carlos Caballos Jr., 4000 Calle del Prudo SW







ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, August 21, 2003, 8:30 a.m.

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

MEMBERS

Jeffery Jesionowski, Chairman
Mick McMahan, Vice Chair

John Briscoe
Camilla Serrano
Jens Deichmann

Bevin Owens
Larry Chavez
David Steele

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 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 June 19, 2003

2. Project # 1002624 *
03EPC-00935 EPC Site Development Plan-
Subdivision

RICK BENNETT ARCHITECTS agent(s) for NEW DAY, INC. request the above action(s) for all or a portion of Tract(s) Tract of Land within the SE/4 NE/4, Section 36, T10N, R3E, Zoned SU-1 for A Short Term Shelter, located on RIDGECREST SE, between LOUISIANA SE and SAN PEDRO SE, containing approximately 10 acre(s). (M-18) Juanita Vigil, Staff Planner

3. Project # 1002778 *
03EPC-01057 Annexation
03EPC-01058 Zone Map Amendment

CONSENSUS PLANNING INC. agent(s) for SANDIA PROPERTIES request the above action(s) for all or a portion of Tract(s) NA Section 8, Township 11 North, Range 2 East, **Ventana West**, a zone map amendment from County A-1 to R-LT, located on IRVING BLVD. NW, between IRVING BLVD. NW and PASEO DEL NORTE NW, containing approximately 288 acre(s). (B-8) Carmen Marrone, Staff Planner

4. Project # 1002785 *
03EPC-01074 Zone Map Amendment

VERN HAGEN agent(s) for CALVARY PENTECOSTAL ASSEMBLY request the above action(s) for all or a portion of Lot(s) 14, **Miramontes Park**, a zone map amendment from SU-1 for Church & Related Facilities to R-1, located on CAGUA DRIVE NE, between SAN PEDRO NE and CARDENAS NE, containing approximately 0.15 acre(s). (H-18) Chris Hyer, Staff Planner

5. Project # 1002792 *
03EPC-01086 EPC Site Development Plan-
Subdivision
03EPC-01085 EPC Site Development Plan-
Building Permit

GEORGE RAINHART ARCHITECTS agent(s) for TRUST OF ALBERT/MARY BLACK request the above action(s) for all or a portion of Tract(s) 14-A & 14B, **Black Ranch**, zoned SU-1 for C-1 & restaurant with full service liquor and O-1. located on COORS BLVD. NW, between COORS NW and SEVEN BAR LOOP NW, containing approximately 10 acre(s). (B-14) Debbie Stover, Staff Planner

6. Project # 1002123 *
03EPC-01087 EPC Site Development Plan-
Subdivision
03EPC-01088 EPC Site Plan for Building
Permit

GARCIA/KRAEMER & ASSOCIATES agent(s) for PHILLIP & PAM SHEETS request the above action(s) for all or a portion of Tract(s) 22-A-1, **MRGCD Map 33**, zoned SU-1 RT Uses, located on 4TH ST. NW, between SAN CLEMENTE NW and FREEMAN NW, containing approximately 4 acre(s). (G-14) Cynthia Borrego, Staff Planner

7. Project # 1002404 *

03EPC-01092 Zone Map Amendment
03EPC-01211 Site Development plan-
Subdivision
03EPC-01116 Sector Plan Amendment

TIERRA WEST LLC, agents for CITY OF ALBUQUERQUE/TRANSIT DEPARTMENT request the above actions for all or a portion of Lot 1, **Ladera Industrial Park**, a zone map amendment from SU-1 for Transit to SU-1 for IP, located on UNSER BLVD. NW, between OLD OURAY RD. NW and VISTA ORIENTE ST. NW, containing approximately 12 acres. (H-9) Simon Shima, Staff Planner

8. Project # 1002793 *

03EPC-01095 EPC Site Development Plan-
Subdivision

COMMUNITY SCIENCES CORPORATION agent(s) for KB HOME request the above action(s) for all or a portion of Tract(s) PARCEL F, **Fineland Development Bluk Land Plat**, zoned SU-1 for R-2, located on MCMAHON BLVD. NW, between UNSER BLVD. NW and BANDELLER DR. NW, containing approximately 11 acre(s). (A-11) Makita Hill, Staff Planner

9. Project # 1002794 *

03EPC-01096 Zone Map Amendment
03EPC-01097 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agent(s) for LONGFORD HOMES request the above action(s) for all or a portion of Parcel 1, Section 33N, Township 10N, Range 2E, **Town of Atrisco Grant**, a zone map amendment from C-2 to RT, located on DE VARGAS ROAD SW, between 114TH ST. SW and 98TH ST. SW, containing approximately 12 acre(s). (M-9) Janet Stephens, Staff Planner

10. Project # 1002795 *

03EPC-01098 Text Amendment

CITY OF ALBUQ./PLANNING Department agent for CITY OF ALBUQUERQUE/PLANNING DEPARTMENT. requests the following action: a text amendment to the Comprehensive City Zoning code for the SU-1 for Bed and Breakfast Establishment zone category, CITY WIDE Mary Piscitelli, Staff Planner

11. Project # 1002796 *

03EPC-01100 EPC Site Development Plan-
Building Permit
03EPC-01101 Zone Map Amendment
03EPC-01099 EPC Site Development Plan-
Subdivision

RHODE MAY KELLER MCNAMARA ARCHITECTS agent(s) for ALBUQUERQUE FIRE DEPARTMENT request the above action(s) for all or a portion of Lots 7, 8 9 10, Block 4, Loma Verde Subdivision and Lots 7, 8, 9, 10, 11, Kay Addition, zoned C-2 and SU-1 Firestation, located on DALLAS NE, between CHARLESTON NE and DALLAS NE, containing approximately 2 acre(s). (K-19) Debbie Stover, Staff Planner

12. Project # 1000965 *

03EPC-01103 EPC Site Development Plan-
Building Permit
03EPC-01102 Zone Map Amendment
03EPC-01105 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING, INC. agent(s) for ASW REALTY PARTNERS request the above action(s) for all or a portion of Tract(s) 1-5, A, 6A & 6B, **Lands of Ray A Graham III, Ovenwest Corp**, a zone map amendment from SU-1 PRD 10 du/ac & Grazing (18 cattle max) to SU-1 PRD 5 du/ac for Tract 1, SU-1 for PRD 8 du/ac to SU-1 for PRD 6 du/ac for Tract 4, SU-1 for PRD 10 du/ac to SU-1 for PRD 20 du/ac for Tract 5 & SU-1 for C-2 Uses (23.3 Max), O-1 Uses (11.3 ac max) and PRD 10 du/ac to SU-1 for C-2 Uses (23.3 ac. Max.), O-1 Uses (11.3 ac max) and PRD 20 du/ac for Tract 6B & A, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 230 acre(s). (E-12) Juanita Vigil, Staff Planner

13. Project # 1000650 *

03EPC-01110 EPC Site Development Plan-
Building Permit
03EPC-01109 EPC Site Development Plan-
Subdivision

TIERRA WEST LLC agent(s) for WALMART STORES, INC. request the above action(s) for all or a portion of Tract(s) 1-A, **Lands of Lamonica & Wenk**, zoned SU-1 C-1 Permissive Uses, located on COORS BLVD. SW, between RIO BRAVO BLVD. and LAMONICA RD., containing approximately 21 acre(s). (P-10) Carmen Marrone, Staff Planner

14. Project # 1002717

03EPC-00924 Zone Map Amendment

TIMOTHY FLYNN-OBRIEN agent(s) for WEST BLUFF CENTER LLC, A NM LIABILITY CO request the above action(s) for all or a portion of Tract(s) 303 and Tracts 304, 305, and 306, **Town of Atrisco Grant**, a zone map amendment from SU-1/O-1/PRD to SU-1 for IP Uses, located on COORS BLVD. NW, between CORONA DRIVE NW and ALAMOGORDO DRIVE NW, containing approximately 7 acre(s). (H-11) Russell Brito, Staff Planner

15. Project # 1002855

03EPC-00979 EPC Site Development Plan-
Building Permit
03EPC-00981 Zone Map Amendment

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request the above action(s) for all or a portion of Lot(s) 4, 5, & 6, Block(s) 24, **East End Addn**, a zone map amendment from R-1 to SU-1 for Automobile Sales and Storage, located on VERMONT ST. NE, between LOMAS BLVD. NE and MARBLE AVE. NE, containing approximately 1 acre(s). (J-19) Juanita Vigil, Staff Planner

- 16. Project # 1001620**
03EPC-01082 Zoning Text Amendment
- PLANNING DEPARTMENT, agent for CITY OF ALBUQUERQUE, request an amendment to a portio of the General Sign Regulations of the Zoning Code. Simon Shima, Staff Planner
- 17. Project # 1002668**
03EPC-01089 Zone Map Amendment
- CONSENSUS PLANNING INC. agent(s) for TS MCNANEY & ASSOCIATES request the above action(s) for all or a portion of Lot B, Block 8, Palisades Addition, Lot 9, Block 8, Palisades Addition, Lot F, Block 2, Vista Magnifica, Lot E, Block 2, Vista Magnifica and Lot C, Block 5, Vista Magnifica, a zone map amendment from R-3 & SU-1 for PRD to R-LT, located on ATRISCO DRIVE NW, between INTERSTATE 40 and CALLE DEL VISTA NW, 6 acres. (H-11) Manjeet Tangri, Staff Planner
- 18. Project # 1001323**
02EPC-01159 EPC Site Development Plan-Amendment to Building Permit
- BILL BURK, THIRD, ARCHITECT agent(s) for WILLIAM & EDNA MCIVER request the above action(s)for all or a portion of Lot(s) 1A,2A,3,4,, Block(s) 32 Lots 1A, 2A, 3, 4, 5 & 6, **Terrace Addition**, zoned MD-2, located on SOUTH SIDE OF LEAD AVE SE, between CEDAR STREET SE and SPRUCE STREET SE, containing approximately 1 acre(s). (K-15) Deborah Stover, Staff Planner (**DEFERRED FROM 17 APRIL 2003**)
- 19. Project # 1002718**
03EPC-00926 Annexation
03EPC-00927 Zone Map Amendment
- TIERRA WEST LLC, agents for PHILLIP & JULIA RABY, request the above action(s) for all or a portion of Tracts 334-B-1, and Tracts 334-B-2-B and 334-B-2-A, **MRGCD Map 35**, zoned County A-1, located on GABALDON ROAD NW, between I-40 and MOUNTAIN ROAD NW, containing approximately 9 acres. (H-12) Simon Shima, Staff Planner (**DEFERRED FROM 17 JULY 2003**)
- 20. Project # 1000419**
03EPC- 00838 Appeal
(03DRB-00590 Major-Two Year SIA for on-site Infrastructure)
- Tierra West LLC, appeals the Development Review Board's denial of the above action(s) for all or a portion of Tract(s) 1B-1-A-1, 1B-1-B-1 and 1B-1-C-1, **RENAISSANCE CENTER**, zoned SU-1 for Auto Sales & C-1 uses, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02DRB-00165, 02DRB-00164, 02AA-00814] (F-16) (**DEFERRED FROM 17 JULY 2003**)

21. Project # 1002713

03EPC-00910 Zone Map Amendment
03EPC-00911 EPC Sector Development Plan
Amendment

GARCIA/KRAEMER & ASSOCIATES agent(s) for BENNY S. LOPEZ request the above action(s) for all or a portion of Tract(s) 368 B-1, **MRGCD Map 41**, a zone map amendment from SU-2-MR to SU-2-HC, located on BROADWAY SE, between ETHLYN SE and WHEELER SE, containing approximately 1 acre(s). (L-14) Juanita Vigil, Staff Planner (**DEFERRED FROM 17 JULY 2003**)

22. Project # 1000875

03EPC-00503 Zone Map Amendment
03EPC-00504 EPC Site Development Plan-
Amendment to Subdivision

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LL & JEFFREY L. FINE request the above action(s) for all or a portion of Tract(s) E, **Fineland Development**, a zone map amendment from SU-1 for R-2 to SU-1 for C-1, located on MCMAHON BLVD. NW, between UNSER BLVD. NW and STONEBRIDGE DRIVE NW, containing approximately 3 acre(s). (A-11) Makita Hill, Staff Planner (**DEFERRED FROM 17 JULY 2003**)

23. Project # 1002715

03EPC-00918 Zone Map Amendment
03EPC-00919 EPC Site Development Plan-
Subdivision

CONSENSUS PLANNING, INC. agent(s) for RJ SCHAEFER REALTY AND INVESTMENTS, INC. request the above action(s) for all or a portion of Lot(s) 1-4, **Horizon Corporation Replat of Tract H**, a zone map amendment from SU-1 for C-1 Uses & SU-1 for PRD (FAR.5) to SU-1 for C-1 Uses for Lots 2, 3, & 4 and zone map amendment from SU-1 PRD (FAR .5) to C-2 for 0.0967 acre portion of Tract 2, located on PARADISE BLVD. NW, between LYON BLVD. NW and UNIVERSE BLVD. NW, containing approximately 29 acre(s). (B-19) Juanita Vigil, Staff Planner (**DEFERRED FROM 17 JULY 2003**)

24. Other Matters



Staff Report

Agent	Consensus Planning
Applicant	ASW Realty Partners
Requests	Zone Map Amendment Amendment - Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	See Below
Location	Coors Blvd between Montano Rd NW and Namaste NW
Size	Approximately 230 acres
Existing Zoning	SU-1 (As identified on page 2) and Private Open Space/School Recreation
Proposed Zoning	SU-1 (As identified on page 2)

Staff Recommendation

APPROVAL of 03EPC 01102, based on the findings on page 26.

APPROVAL of 03EPC 01105, based on the findings on page 28, and subject to the conditions of approval on page 30.

APPROVAL of 03EPC 01103, based on the findings on page 32, and subject to the conditions of approval on page 33.

Staff Planner

Juanita Vigil, Planner

Summary of Analysis

This is a request for a zone map amendment for Tract 1 from SU-1 for PRD 10/DU/Acre to SU-1 for PRD 5 DU/Acre, for Tract 4 from SU-1 for PRD 8/DU/Acre to SU-1 for PRD 6/DU/Acre, for Tract 5 from SU-1 for PRD 10/DU/Acre to SU-1 for PRD 16DU/Acre and for Tracts 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, For the Land of Ray A. Graham III, Owenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres.

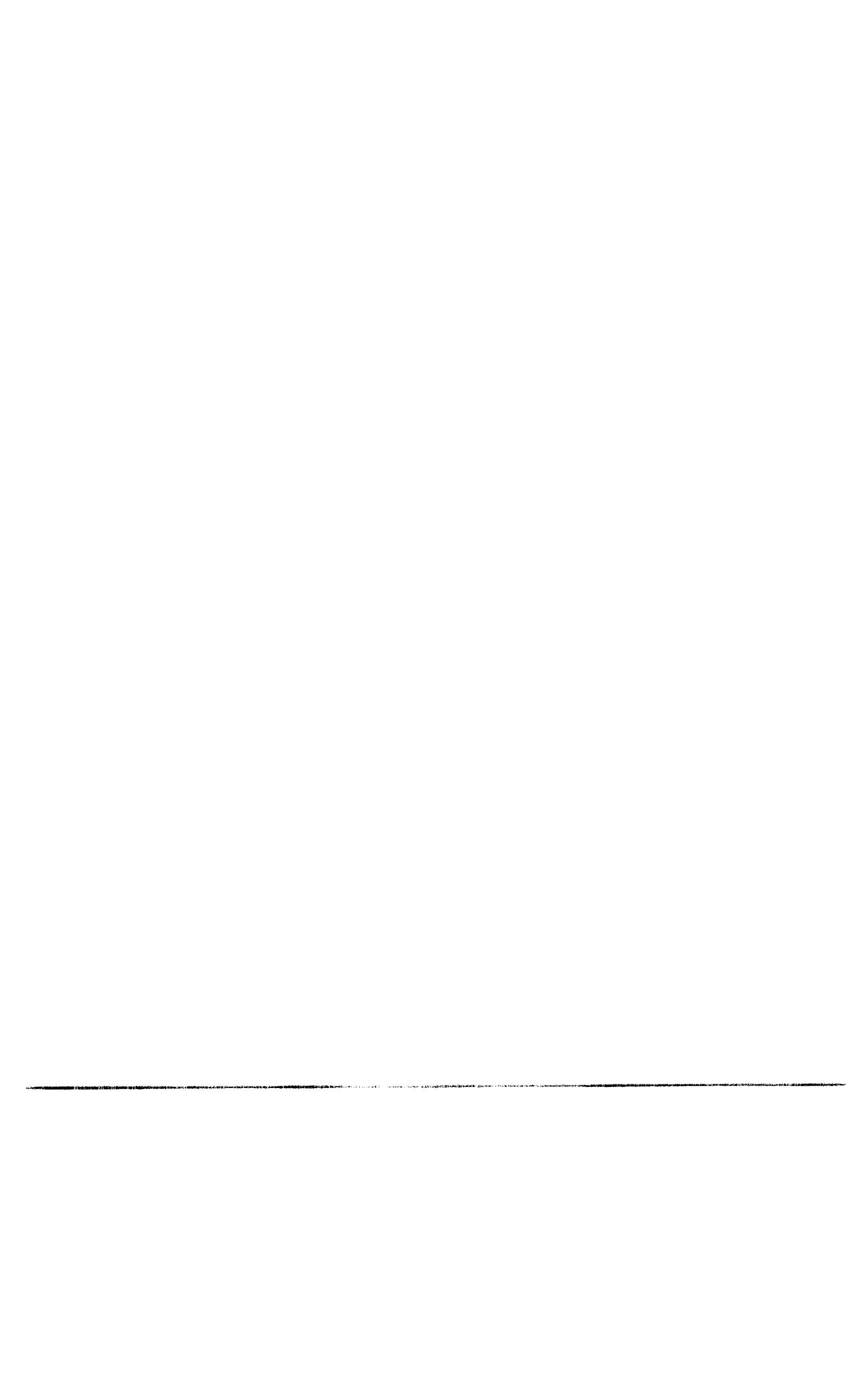
The applicant is also requesting for an amendment to the site development plan for subdivision for a site that is mostly zoned SU-1 for PRD with varying densities, SU-1 for C-2, O-1 and Private Open Space/School Recreational. The applicant proposes to subdivide Tract into four separate tracts; one of those four tracts is proposed to be subdivided into 161 single-family lots. The applicant will also amend the Design Standards of the Site Development Plan for Subdivision. In addition, the applicant is requesting a site development plan for building permit for the construction of the 161 single-family residential development private commons areas, private recreation area and a 2-acre public park.

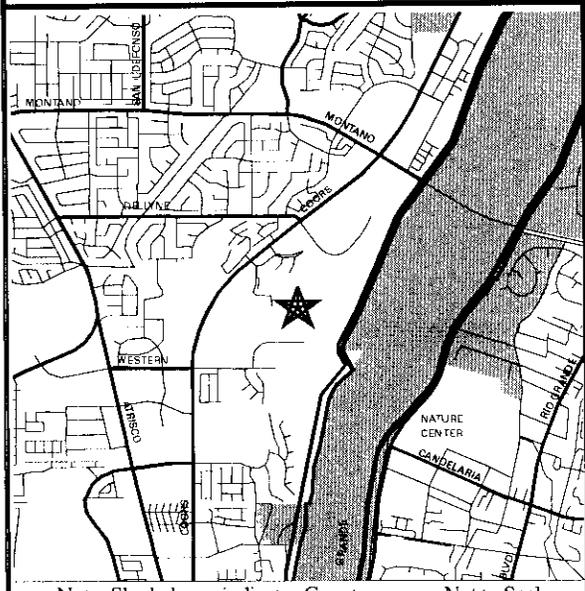
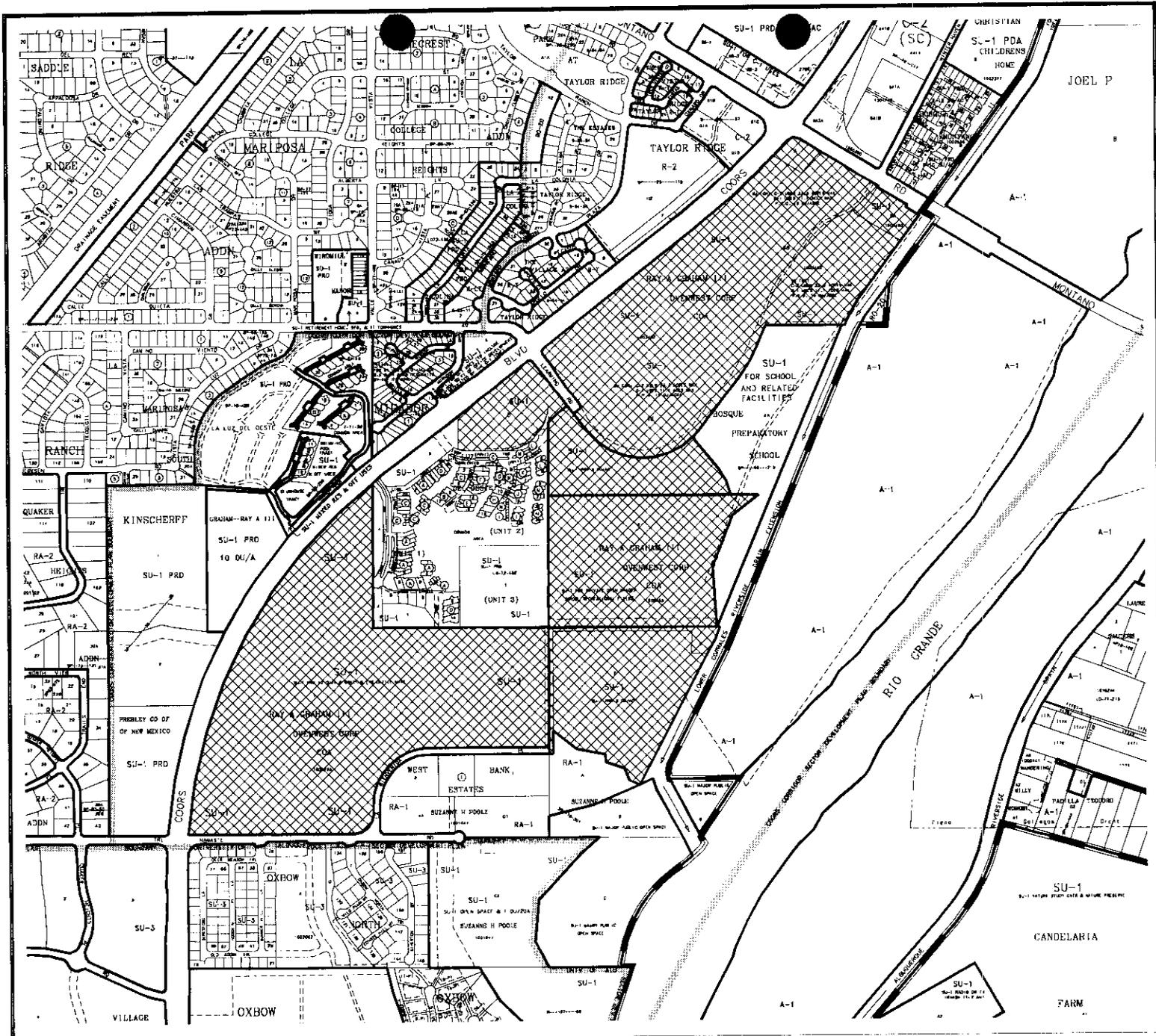
The subject site is vacant land and is located near existing urban facilities and services will allow for the integrity of the existing neighborhoods and required in Policy 5e, Established Urban of the *Comprehensive Plan*. The proposed, amended Design Standards will allow for quality and innovation in design of the entire subdivision for new development as encouraged in Policy 5l, Established Urban of the *Comprehensive Plan*.

The applicant demonstrates that changed neighborhood conditions have occurred that would justify the zone map amendment as required in Section 1D of Resolution 270-1980. A recent change occurred when the *West Side Strategic Plan* was amended to designate the northern portion of the subject site as a community center. The designation of this community center supports the applicant's request to increase the residential density within the community center area and to lower the residential density in areas that are outside of the community center.

Staff recommends approval of these requests.

City Departments and other interested agencies reviewed this application from 07/07/03 to 07/18/03. Agency comments were used in the preparation of this report, and begin on page 36.





Note: Shaded area indicates County Not to Scale

ZONING MAP



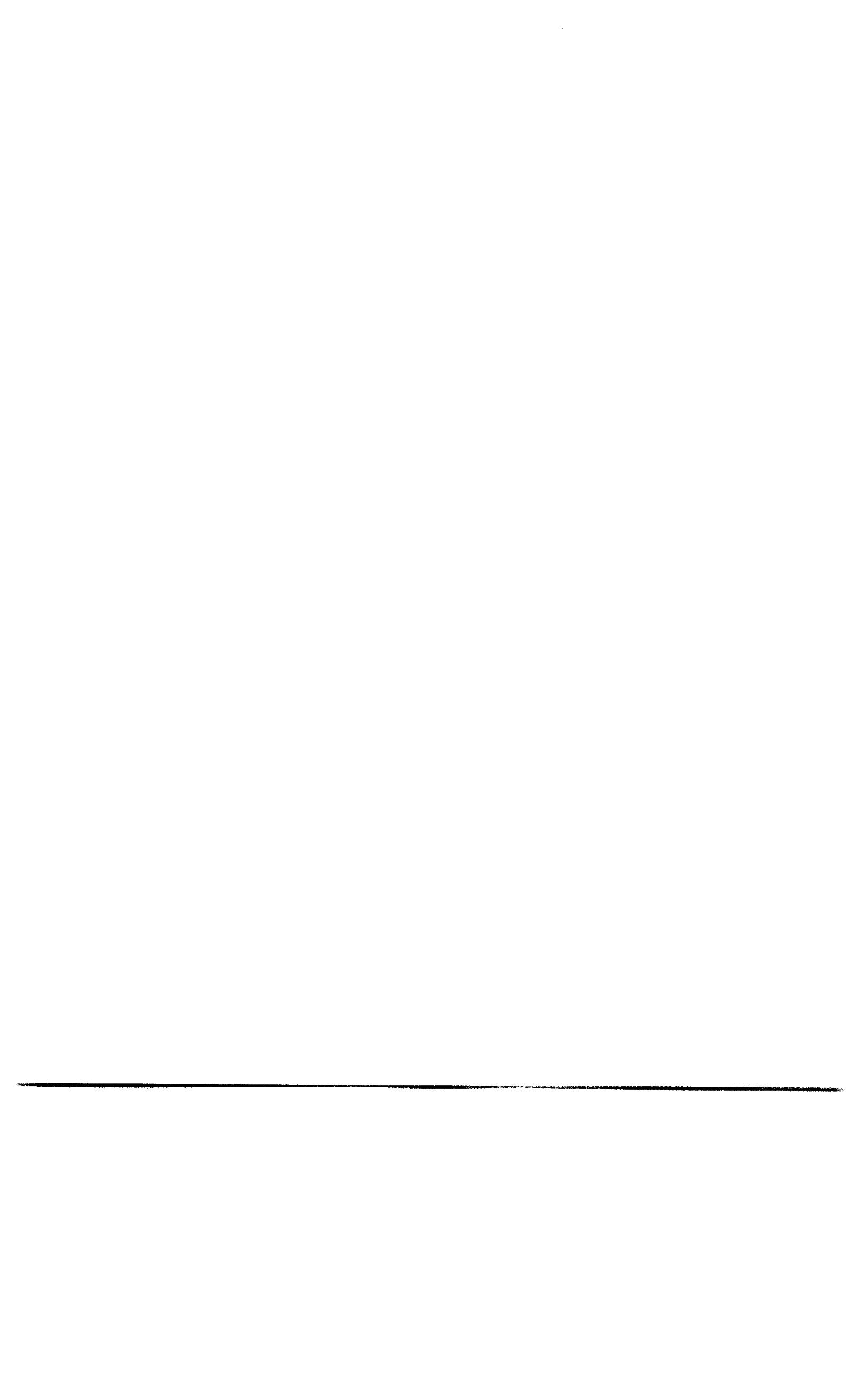
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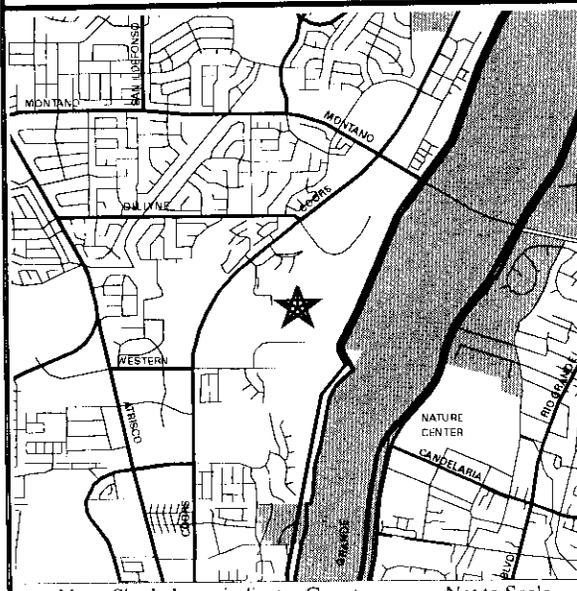
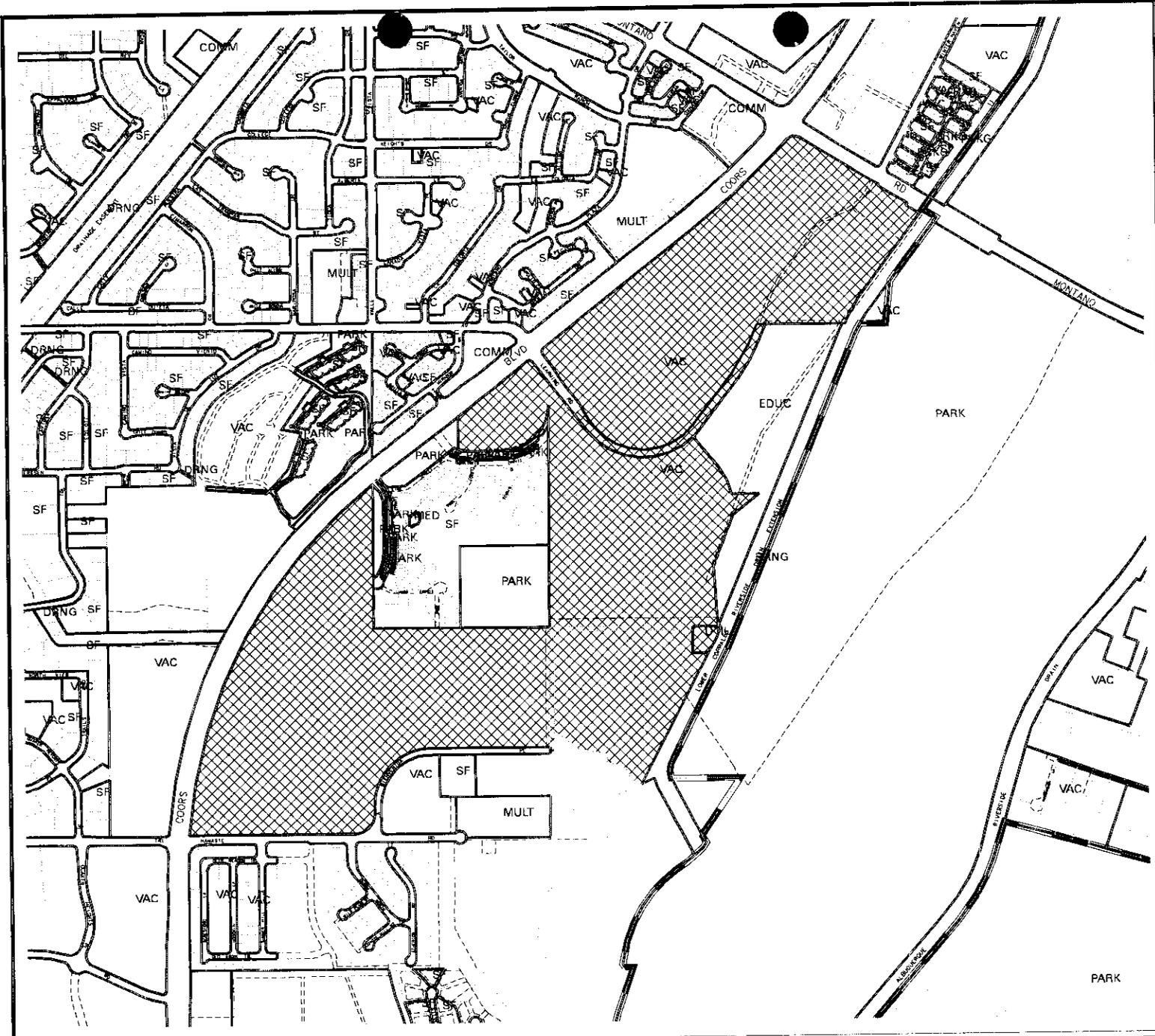
PROJECT NO.
1000965

HEARING DATE
8-21-03

MAP NO.
F-11

ADDITIONAL CASE NUMBER(S)
03EPC-01102
03EPC-01103
03EPC-01105





Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

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



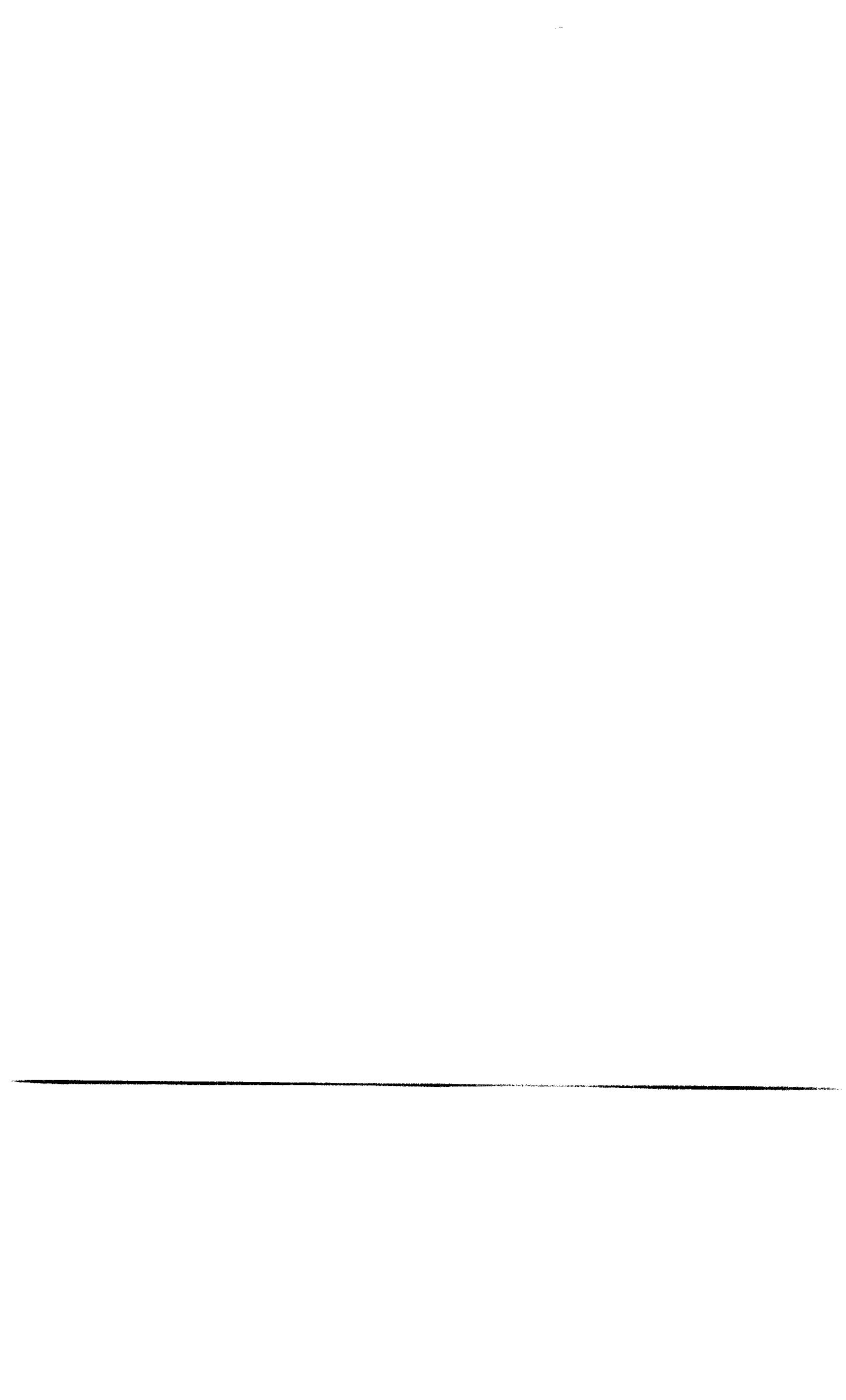
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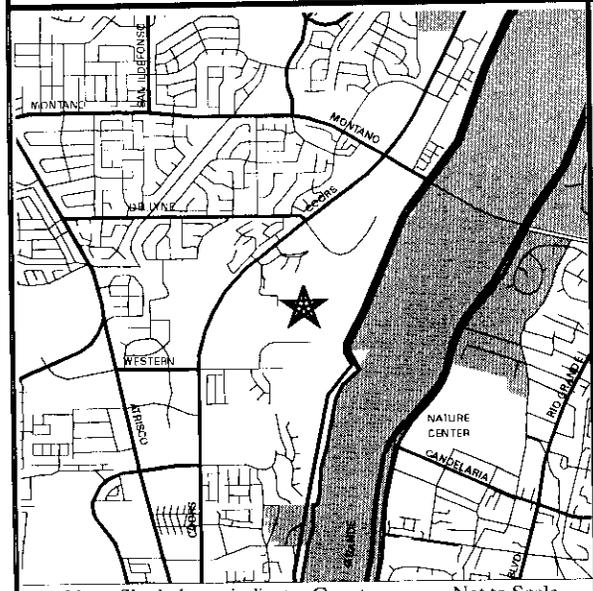
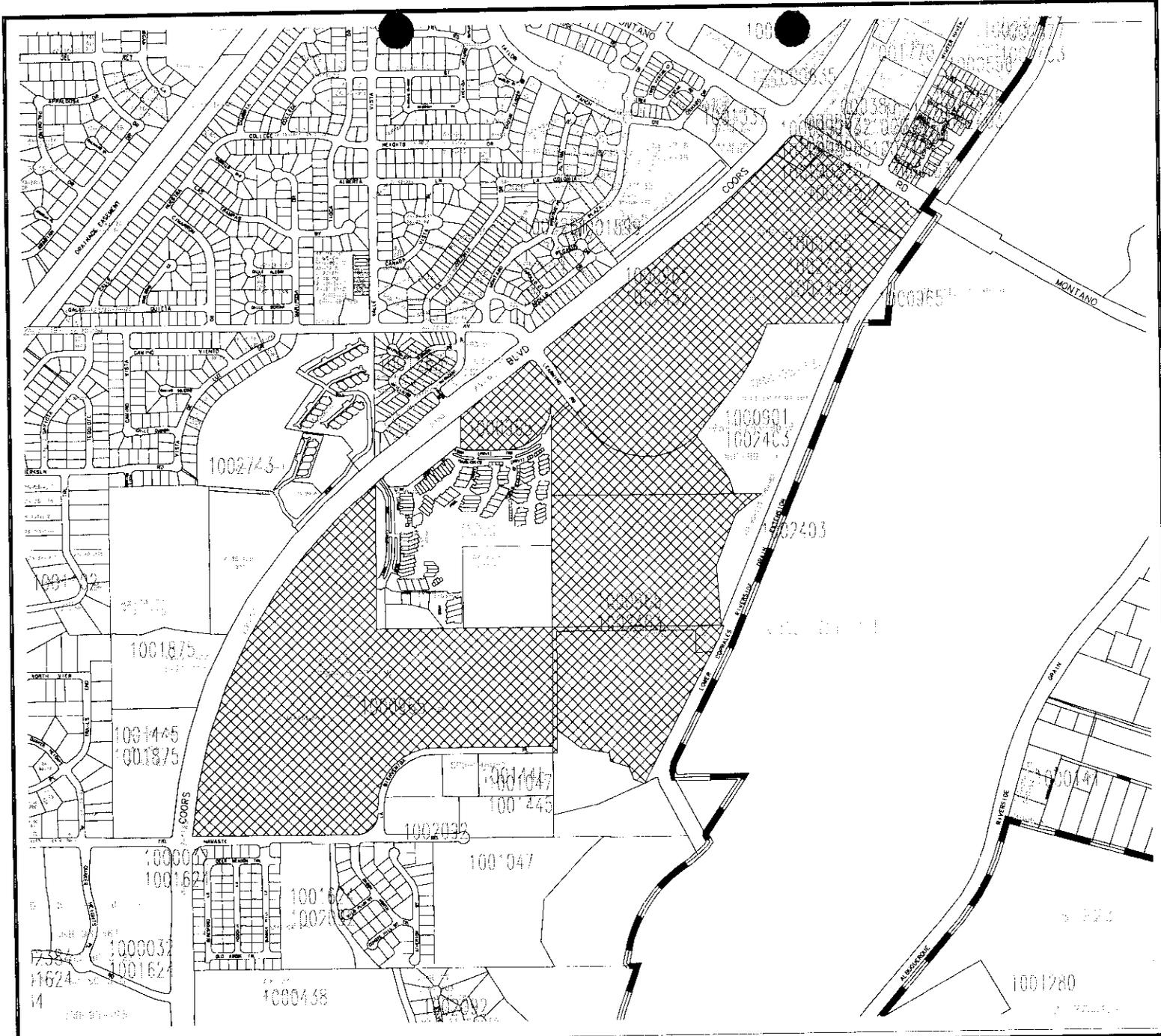
PROJECT NO.
1000965

HEARING DATE
8-21-03

MAP NO.
F-11

ADDITIONAL CASE NUMBER(S)
03EPC-01102
03EPC-01103
03EPC-01105





Note: Shaded area indicates County Not to Scale

HISTORY MAP



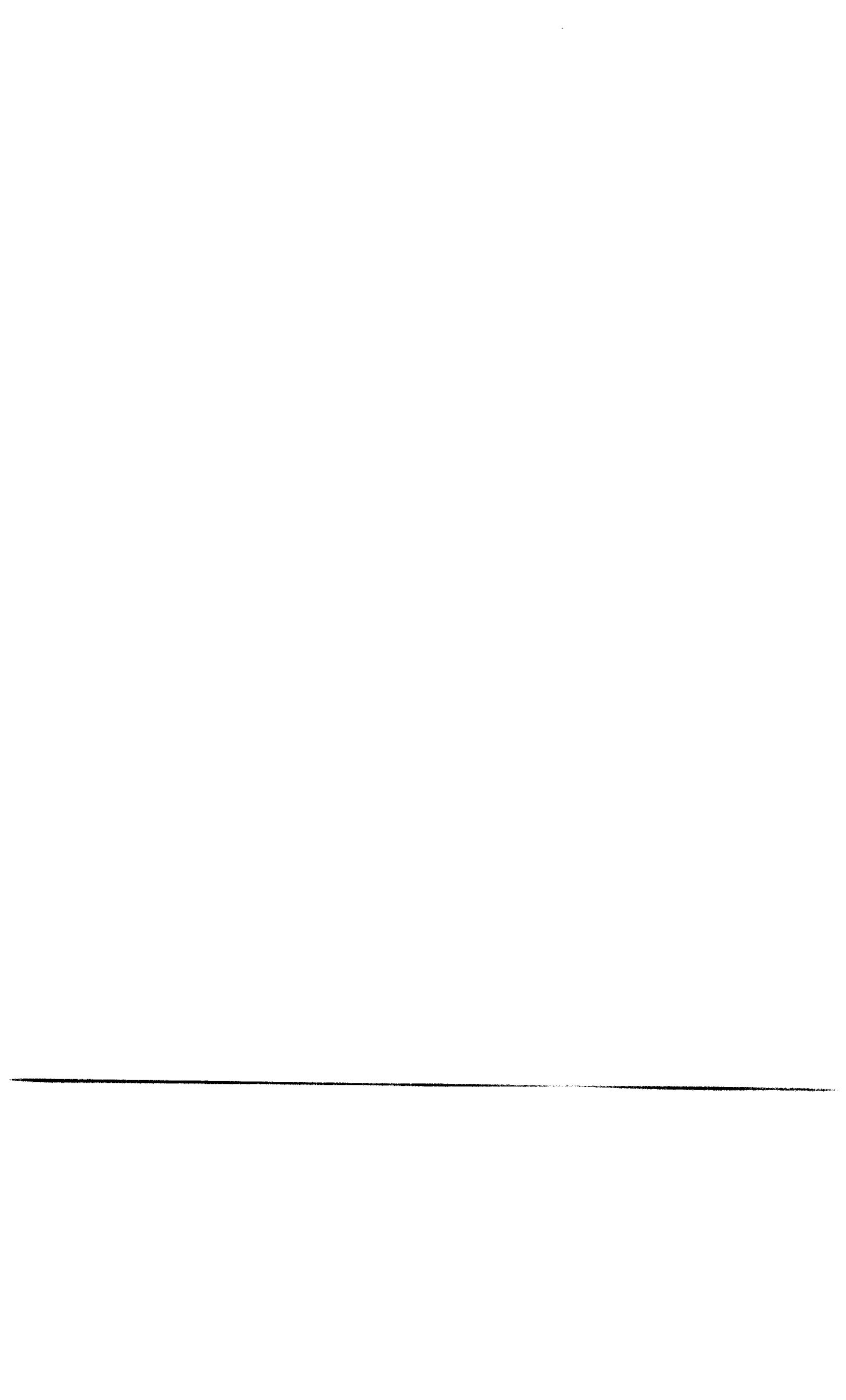
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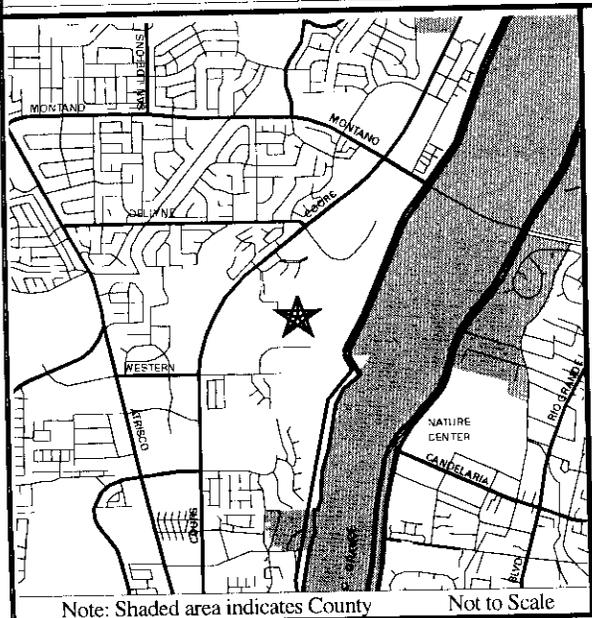
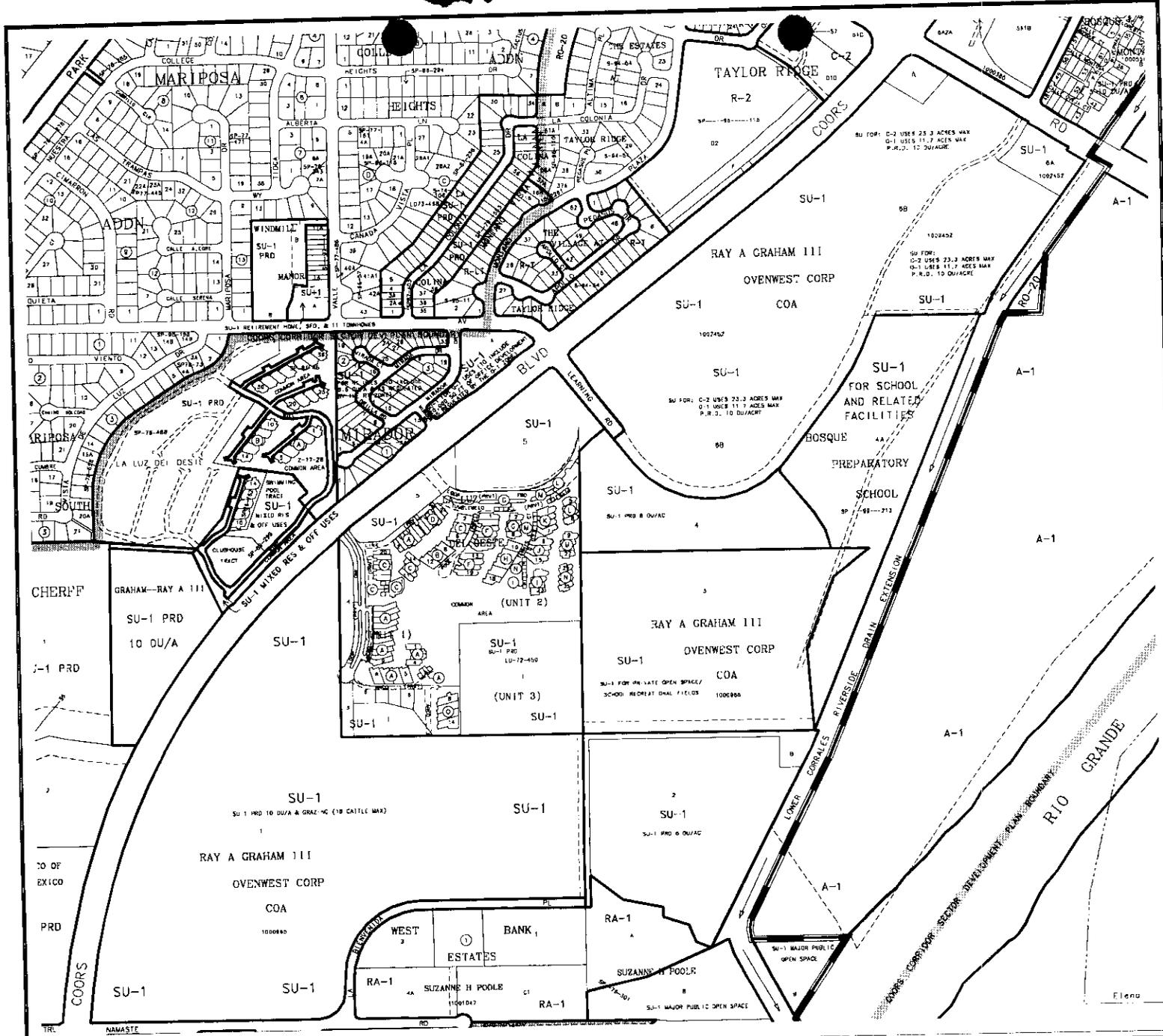
PROJECT NO.
1000965

HEARING DATE
8-21-03

MAP NO.
F-11

ADDITIONAL CASE NUMBER(S)
03EPC-01102
03EPC-01103
03EPC-01105





ZONING MAP



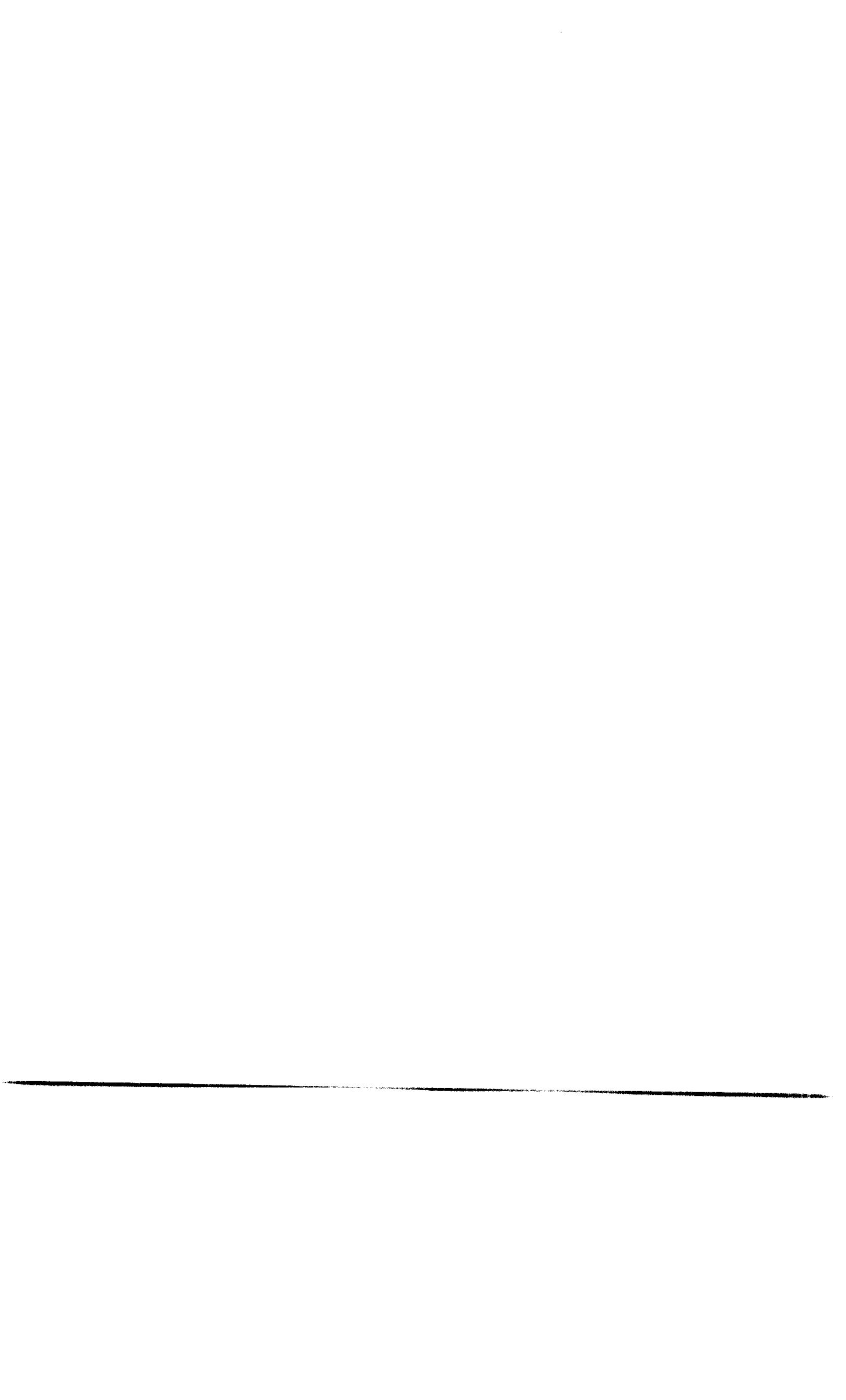
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PROJECT NO.
1000965

HEARING DATE
8-21-03

MAP NO.
F-11

ADDITIONAL CASE NUMBER(S)
03EPC-01102
03EPC-01103
03EPC-01105



Development Services Report

SUMMARY OF REQUEST

Requests	Zone Map Amendment (See Page 2) Amendment to Site Development Plan for Subdivision Site Development Plan for Building Permit
Location	Coors Blvd NW between Montano NW & Namaste Road NW

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

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

Background, History and Context

This is a request for a zone map amendment for the following lots:

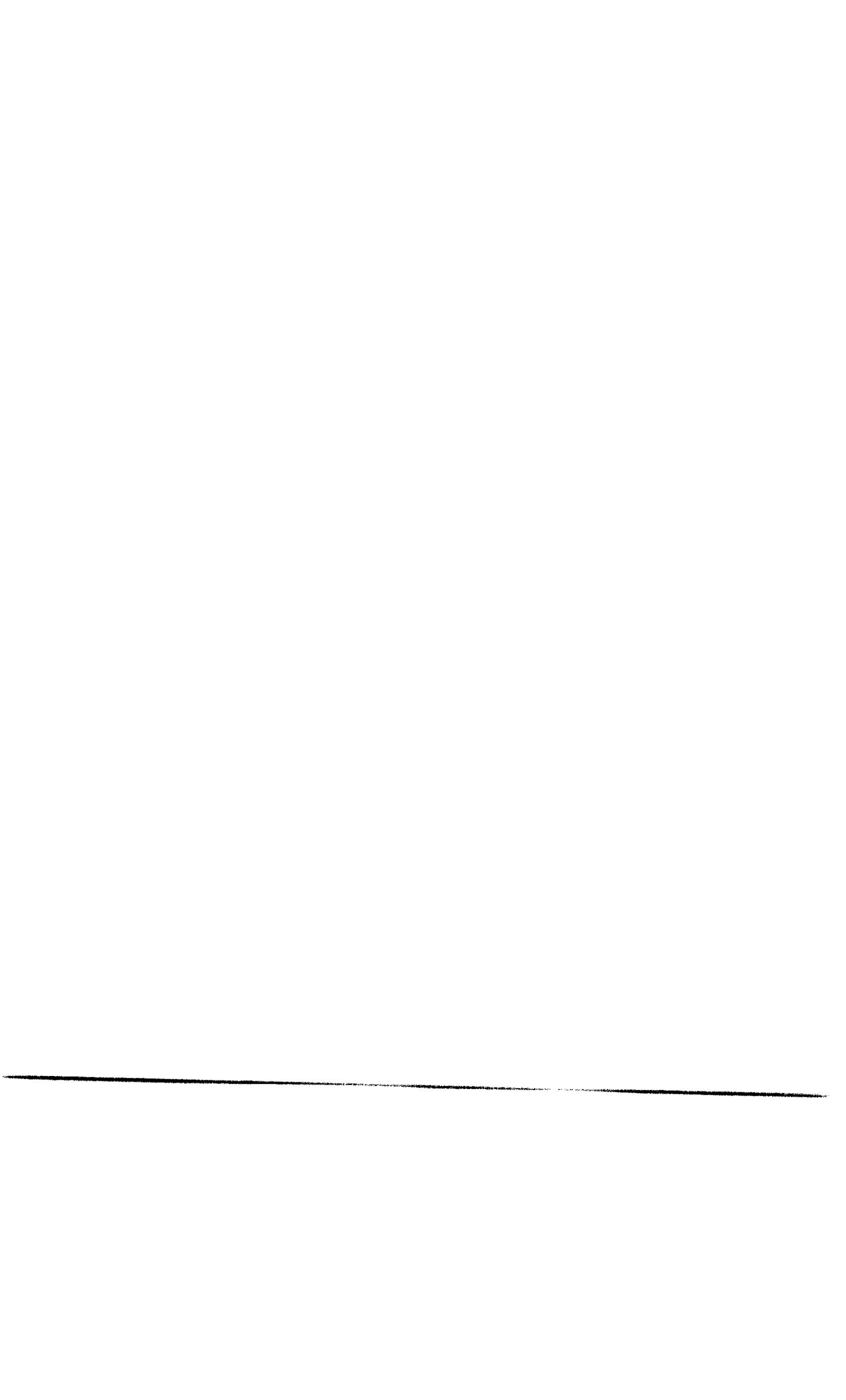
Tract 1: From SU-1 for PRD 10/DU/Acre to SU-1 for PRD 5 DU/Acre

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

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. These tracts are part of a larger site development plan for subdivision. 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 that is also currently being reviewed for amendments to subdivide Tract 1 into four separate tracts and for amendments to the design guidelines. A site development plan for



building permit has also been submitted by the applicant for a 161 single-family residential development.

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.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

B. Land Use

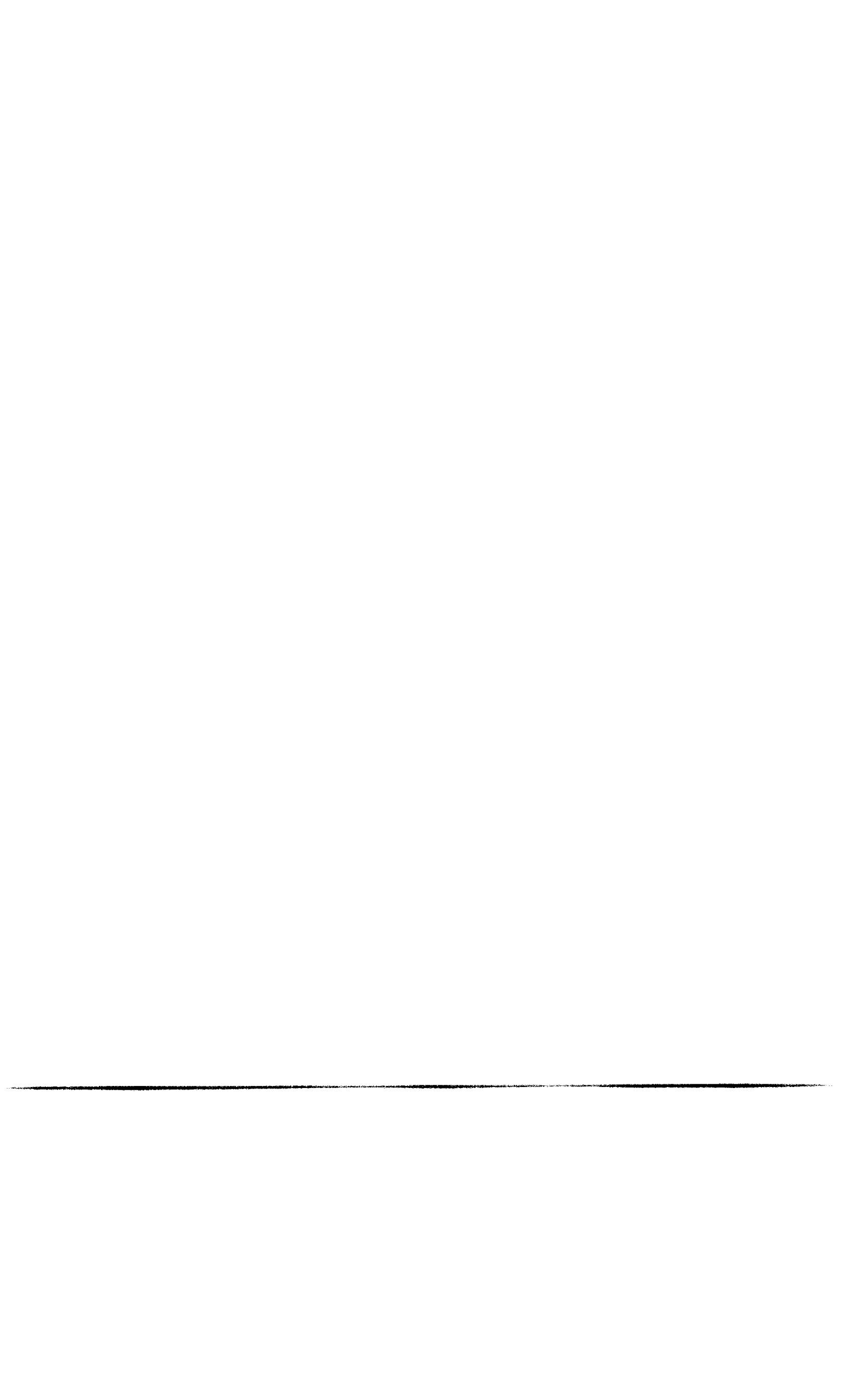
3. Rural

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.

Policy 3b: Development in rural areas shall be compatible with natural resource capacities including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.

Policy 3c: Development shall be carefully controlled in floodplains and valley areas where flood danger, high water table, soils and air inversions inhibit extensive urbanization.

Policy 3e: The following policies shall guide development or inhabited rural settlements of a distinctive historic and cultural character:

- Existing buildings and spaces determined to be of significant local, state, and/or national interest should be maintained and integrated as viable elements of the community.
- New Rural development shall be sensitive to existing historic, cultural and economic patterns.

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 5b: Developing Urban Areas shall be subject to special requirements for low density holding zones to allow for sector planning, special design treatments, and phasing of infrastructure in keeping with capital improvements priorities.

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 5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

Policy 5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy 5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

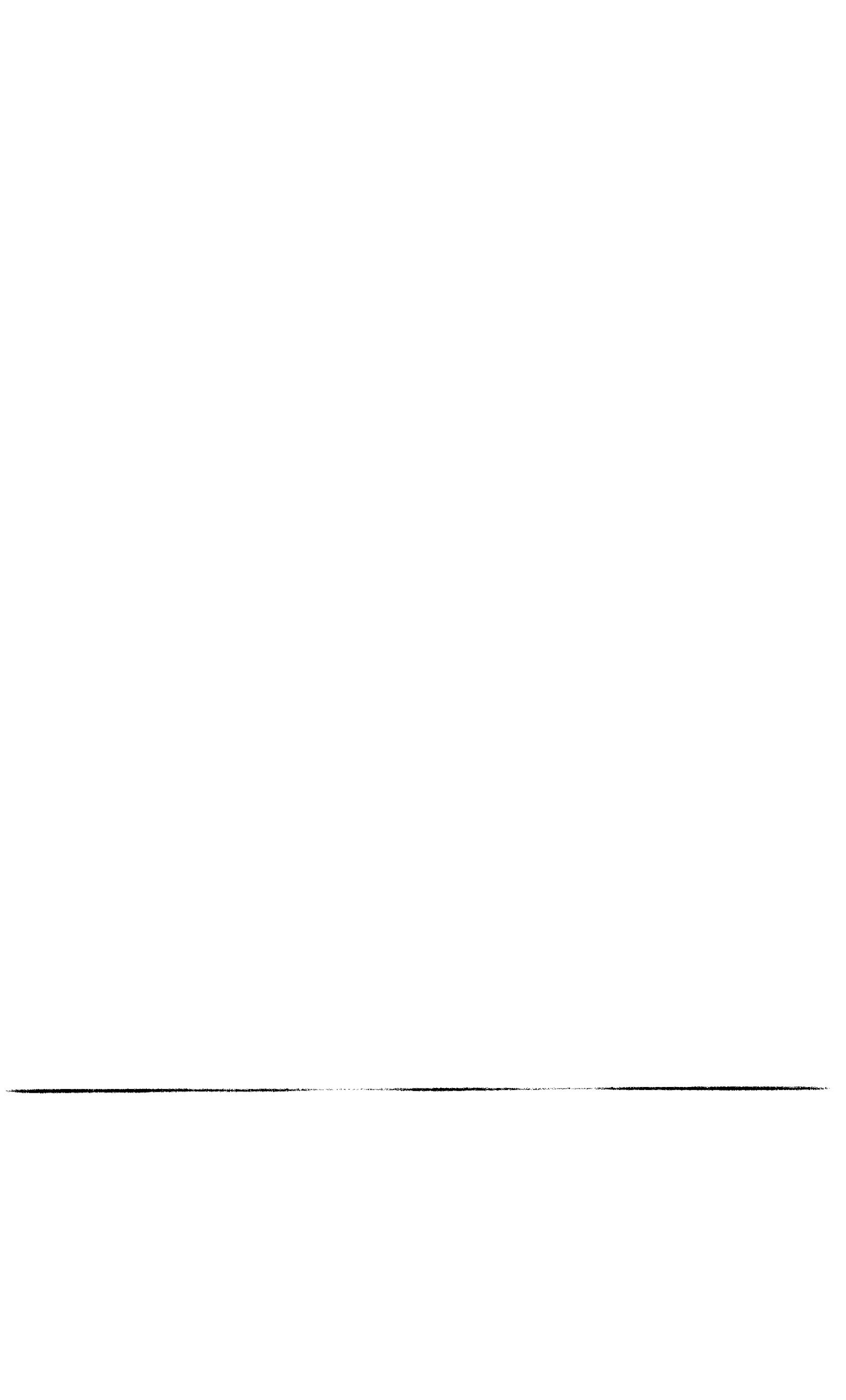
- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

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 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:

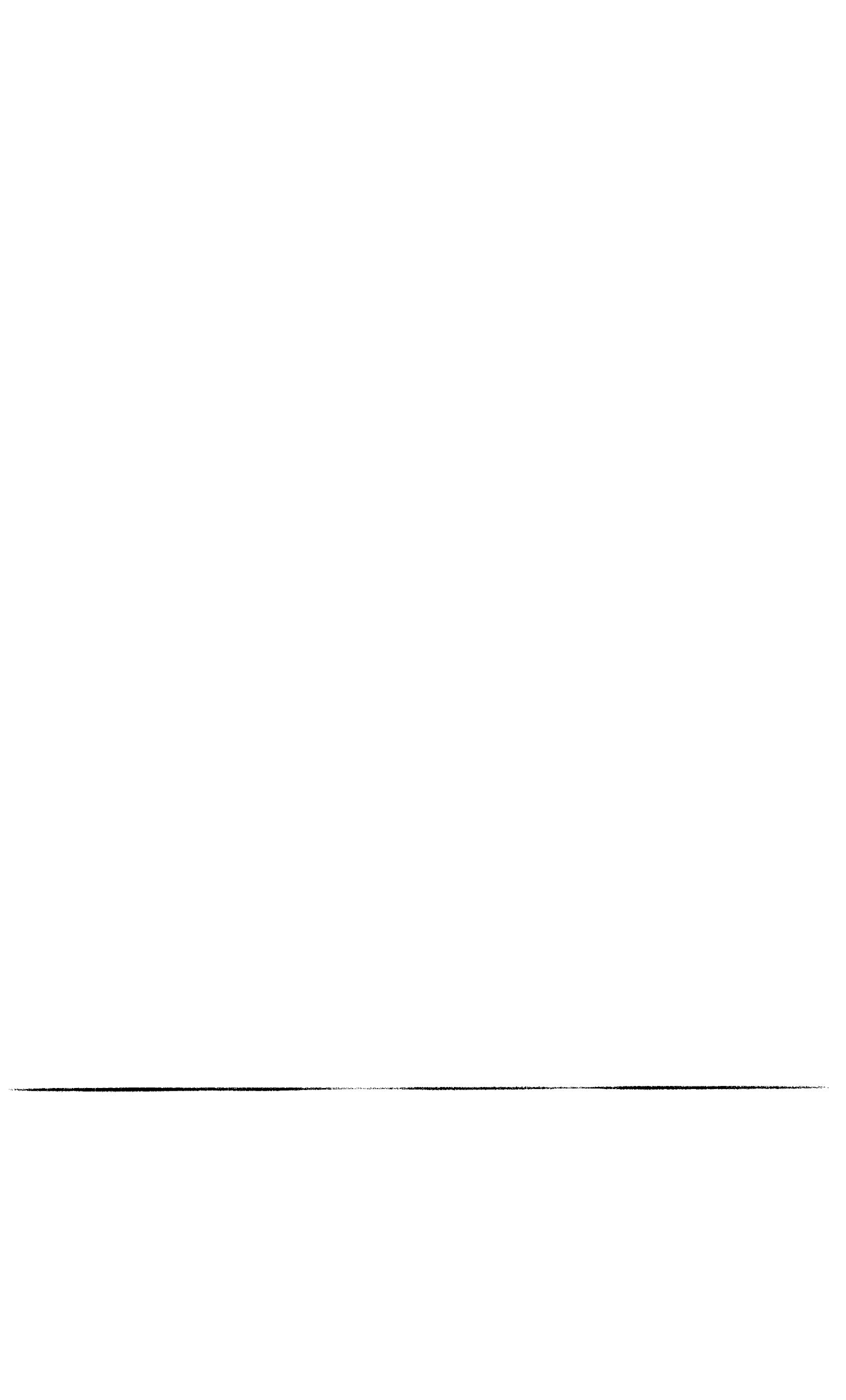
Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

Policy 3.14: The rural character of the Alban Hills area is an important character aspect of the Coors corridor and Bosque transition zone. Any zone amendments in this area must be carefully analyzed regarding their consistency with the urban form objectives in this Plan and must be in compliance with the City's zone amendment policy (presently Resolution 270-1980).

Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

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 1.3: Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the neighborhood and Community centers. Changes of commercial and office zoning outside the centers to residential use is encouraged. This policy is mean to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

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.

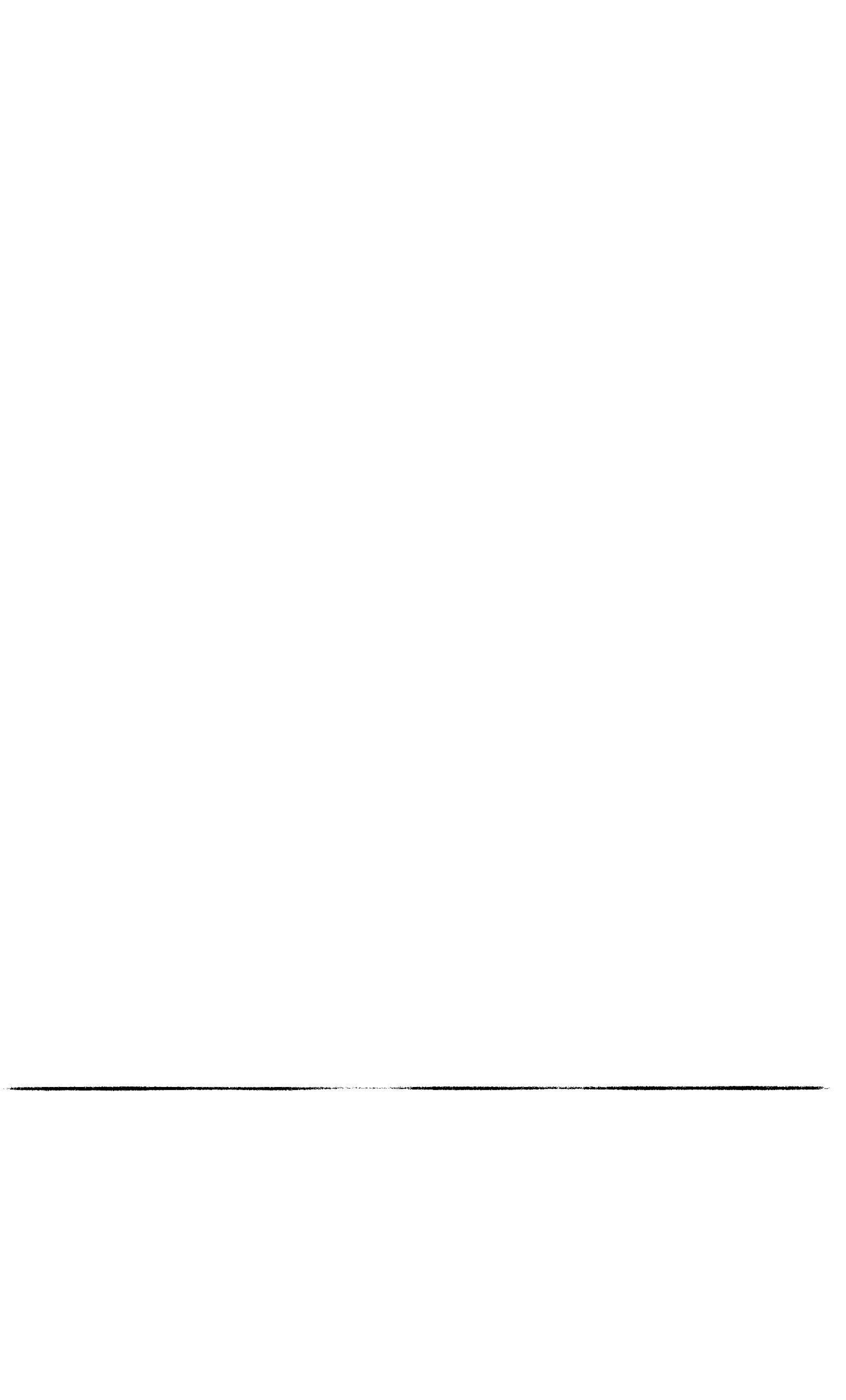
Policy 1.14: The typical Community Center shall be accessible by a major street or parkway, provide a hub for transit service, and be accessible by pedestrians and bicyclists.

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 2, Policy 11, Distribution Lines, states that new power and telephone lines shall be installed underground.

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 7, Cluster Design, states, that cluster design for development of residential, commercial, and industrial structures shall be encouraged.

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.

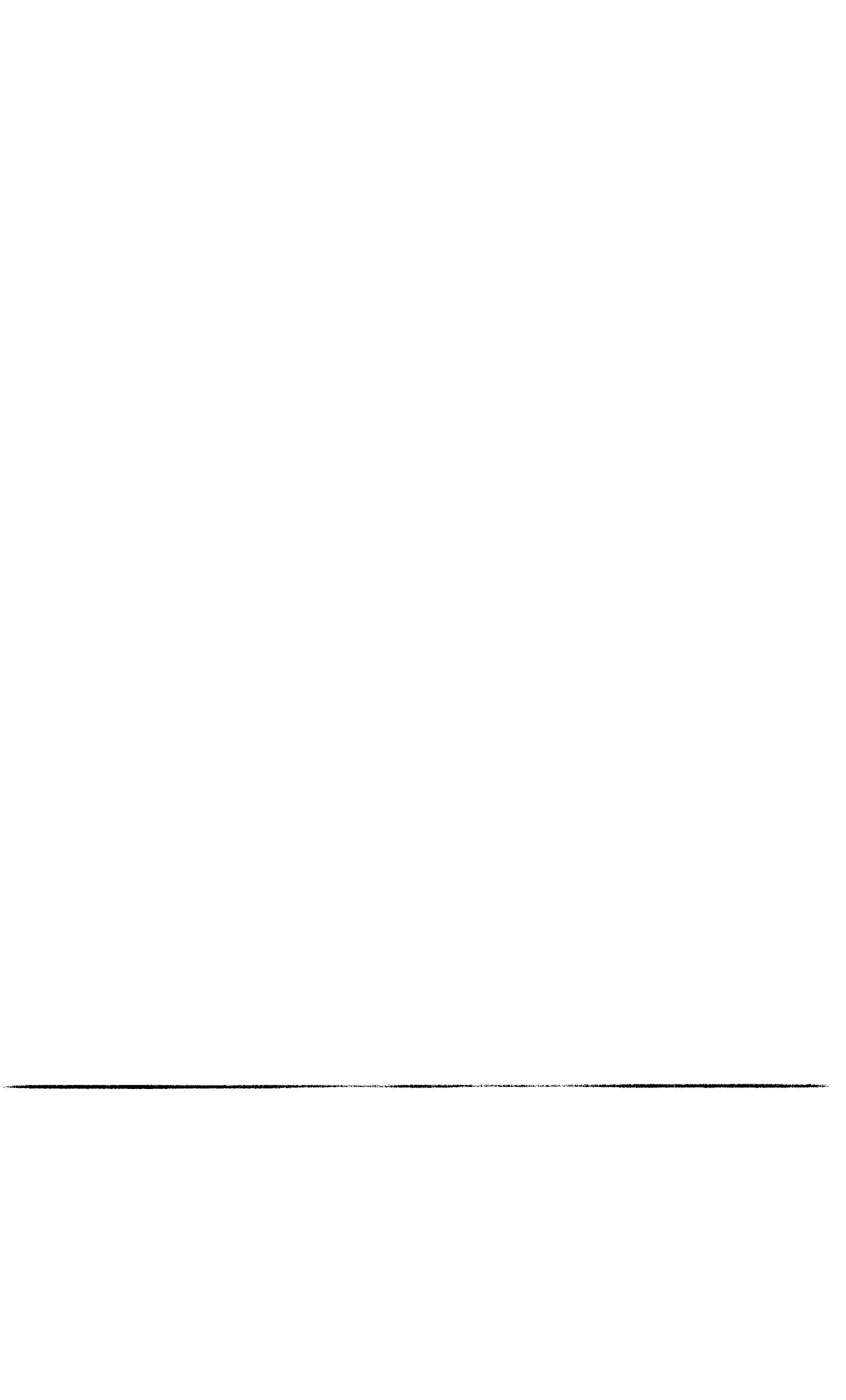
Trails & Bikeways Facility Plan (Rank II)

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.

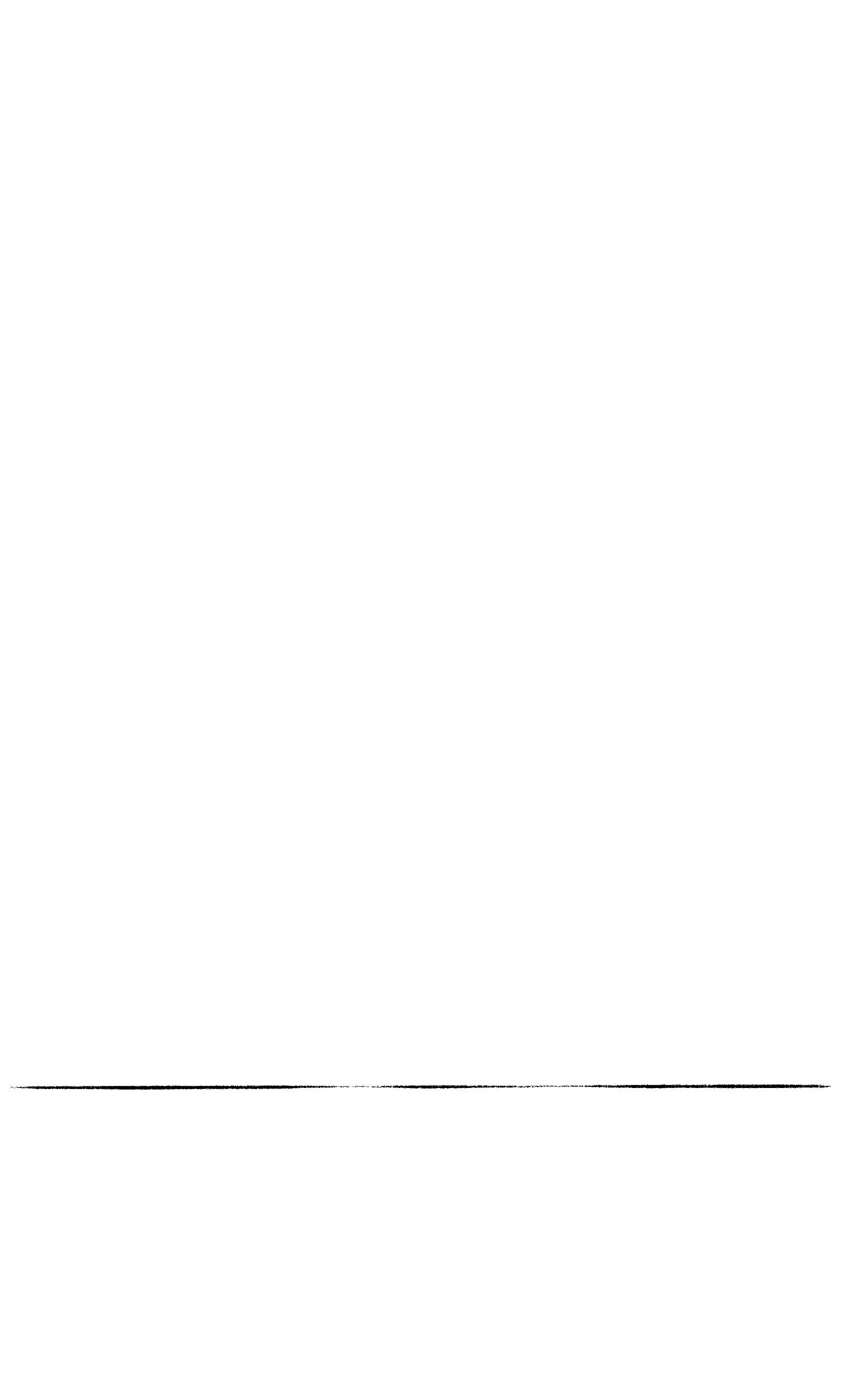
The San Antonio Arroyo is ranked as a Major Open Space Arroyo, an Urban Recreational Arroyo and a Major Open Space Link. The Plan sets general policies on the functionality of the arroyos as drainage facilities. No interference on the drainage function of the arroyos can be tolerated. Specific policies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

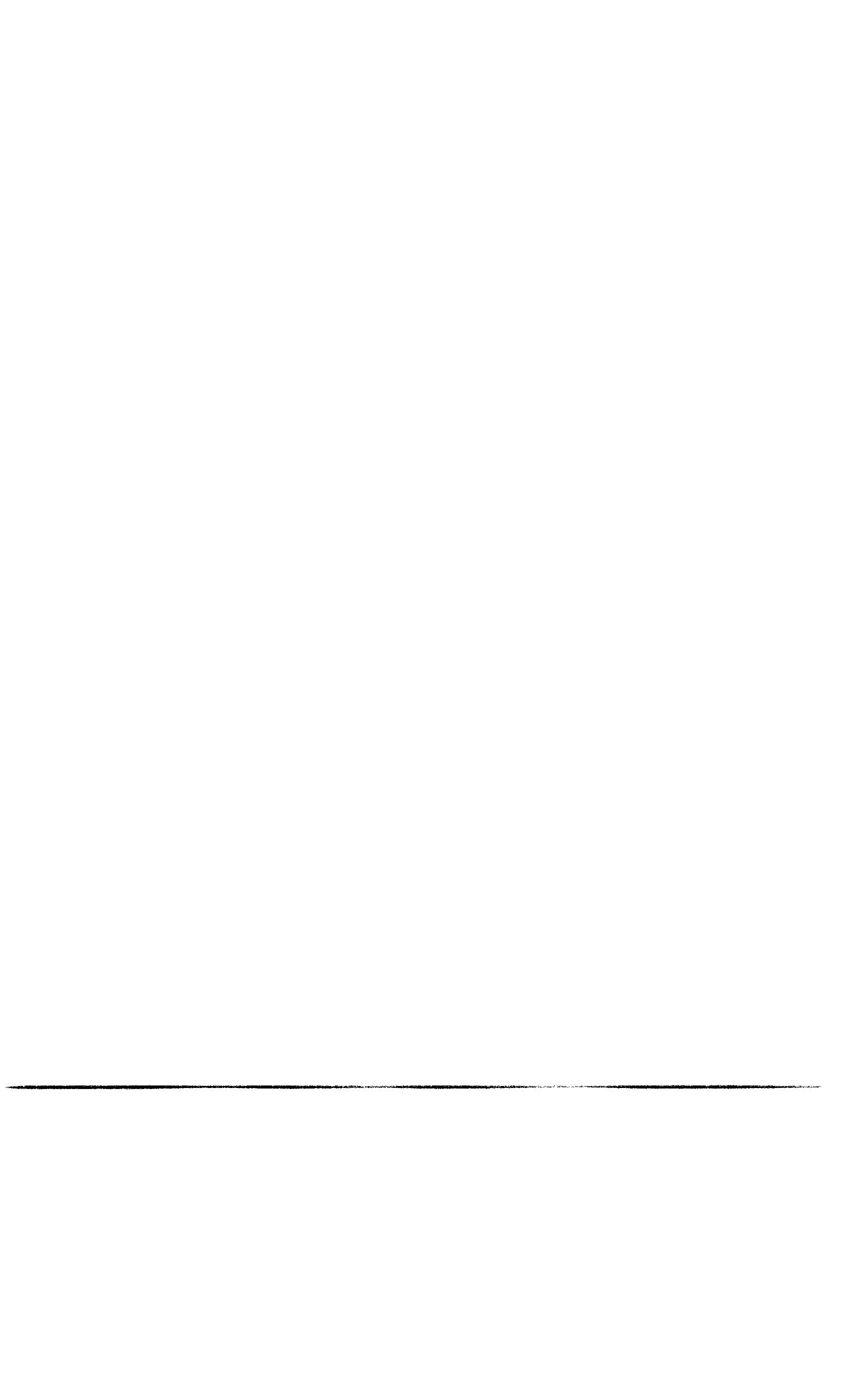
“The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.” (§14-16-1-5 DEFINITIONS)

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)

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the *Comprehensive City Zoning Code*. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.



The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the *Comprehensive Plan* or other City master plan.

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

Zone Map Amendment

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment for following lots:

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

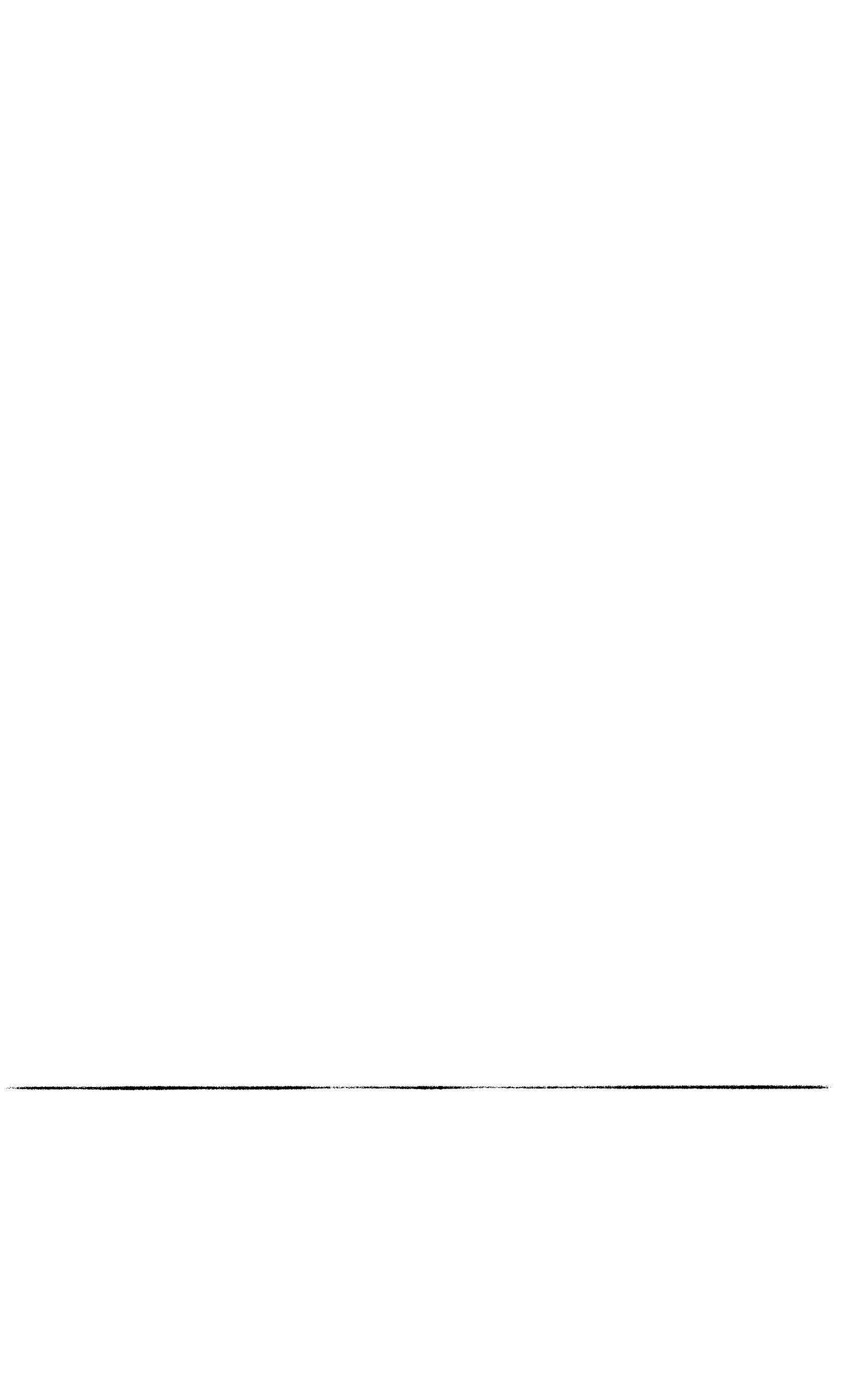
Tract 6B & A: From SU-1 For C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 10 DU/Acre to SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max) and PRD 20/DU Acre

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 172.42 acres. These tracts are part of a larger site development plan for subdivision that is also currently being reviewed for amendments to subdivide Tract 1 into four separate tracts and to the design guidelines. A site development plan for building permit has also been submitted by the applicant for a 161 single-family residential development.

The applicant's zone map amendment request affect the residential component of all of the zone categories. The applicant is proposing to lower the residential densities for Tracts 1 & 4 and raise the density for Tracts 5, 6B, & A. The applicant does not intend to amend to components that contain commercial zoning.

Tracts 5, 6B & A

The applicant is proposing to shift residential densities within the subject site, bringing higher density toward the intersection of Coors and Montano. The northern portion of 6B, all of Tracts



A, and 6B are designated as a Community Activity Center within the Taylor Ranch Community in the *West Side Strategic Plan* and currently contain residential density allowances as high as 10 DU/Acre. The proposed zone map amendment will allow residential density as high as 20 DU/Acre. This increase in density in an area designated a Community Activity Center would allow the site to be consistent with Policy 1.1, of the WSSP that encourages higher density in community and neighborhood centers, and with surrounding areas of lower density.

The proposed zone map amendment for Tracts 6B and A will also be consistent with Policy 1.13 of the *West Side Strategic Plan* allowing for the most intense land uses to occur within the community. The request for 20/DU/Acre is a higher residential density and will allow for an intense residential development.

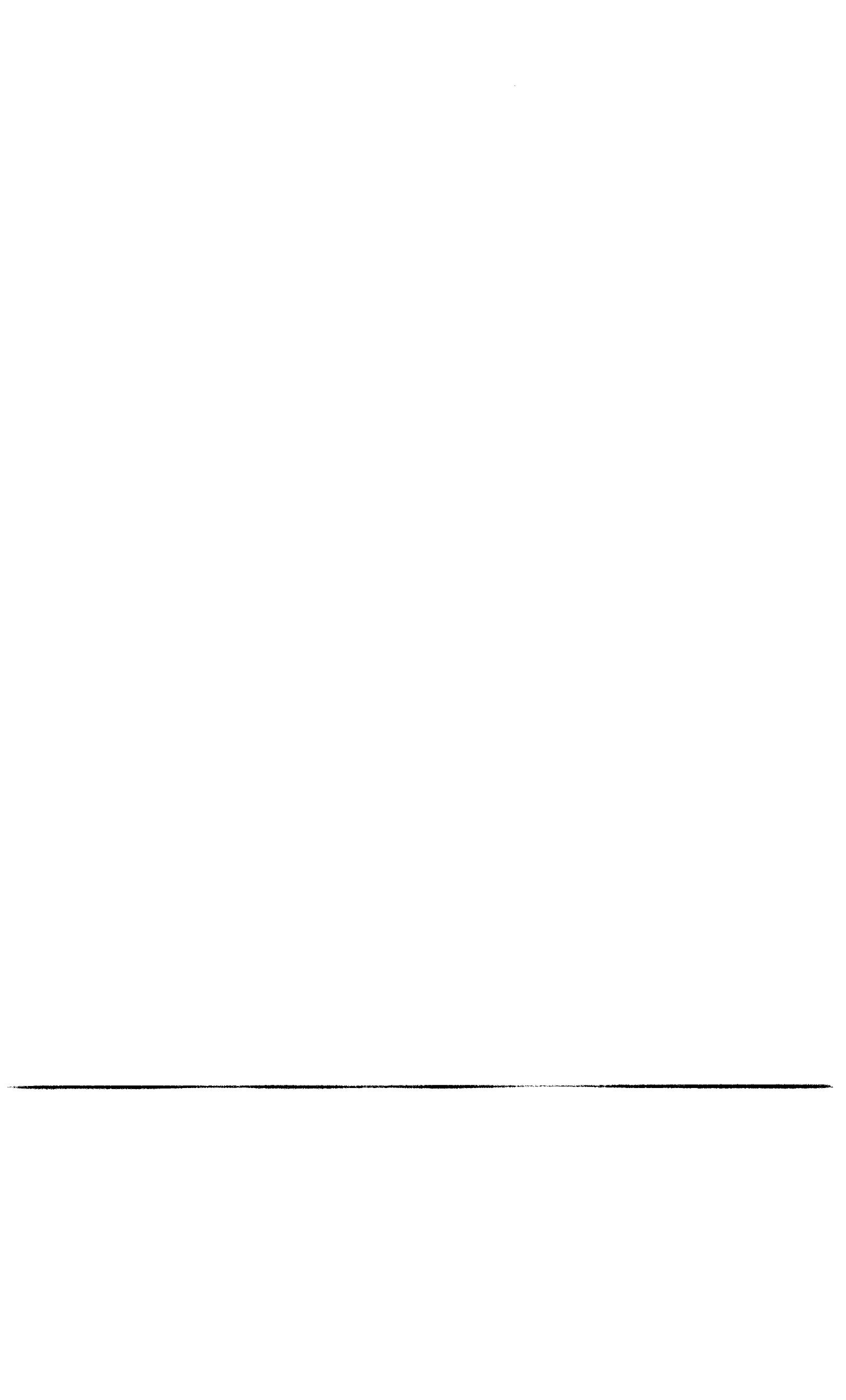
The *Comprehensive Plan* designation for Tracts 6B, A, and 6A are currently designated Rural. A recent application (Project 1002403) has been made to the EPC to amend the *Comprehensive Plan* designation for this area from Rural to Developing Urban. The case was presented at the February 20, 2003 EPC public hearing and was sent to City Council with a recommendation of approval. The intent of the request was to amend the *Comprehensive Plan* to align the site with the urban development that has been occurring in the immediate area. The City Council, as of this date, has not acted on this matter. This case had been deferred from the June 23, 2003 City Council meeting to the August 11, 2003 City Council meeting. Staff will have results of the August 11, 2003 City Council meeting regarding this matter at the August 21, 2003 EPC hearing.

Tract 5 is outside of Taylor Ranch's Community Activity Center and is currently zoned for up to 10 DU/Acre. This portion, however, is designated as Established Urban in the *Comprehensive Plan*, which allows for higher density. The *Comprehensive Plan* does allow for higher density development in areas that are controlled by a site development plan (Established Urban, 5h); this would be the case for Tract 5.

The applicant's request to raise the residential density of Tracts 5, 6B & A may affect Policy 2.5, of the *West Side Strategic Plan* that requires the Planning Department to consider whether local public schools have sufficient capacity when approving subdivisions for residential development. However, the transfer of density within the subject site may balance out the number of school-aged children in this area. Comments from the Albuquerque Public Schools indicate that the schools affected by this request are operating at close to capacity.

The applicant demonstrates that changed neighborhood conditions have occurred that would justify the zone map amendment as required in Section 1D of Resolution 270-1980. A recent change occurred when the *West Side Strategic Plan* was amended to designate the northern portion of the subject site as a community center. The designation of this community center supports the applicant's request to increase the residential density within the community center area and to lower the residential density in areas that are outside of the community center.

The submittal furthers Section 1C of Resolution 270-1980 by implementing the Center policies found in the *Comprehensive Plan* and the *West Side Strategic Plan*.



Tracts 1 & 4

The applicant is requesting a zone map amendment from SU-1 for PRD 8 DU/Acre to SU-1 for SU-1 for 6 DU/Acre for Tract 4. The site will contain approximately 11.89 acres and currently not being reviewed for a site development plan for building permit. The applicant does not specify when the site will be further subdivided and exactly how many lots will be created.

The applicant is also request for a zone map amendment from SU-1 for PRD 10 DU/Acre to SU-1 for PRD 5 DU/Acre for Tract 1. The applicant has submitted a site development plan for building permit and an amendment to the site development for subdivision for Tract 1. The applicant proposes to subdivide the 84.73-acre site into four separate tracts. The submittal demonstrates that one of those four tracts, tract 1A, will be further subdivided into 161 single-family lots, private common areas, private recreation area and a 2-acre public park site. The applicant demonstrates future phases showing faint lines of single-family lots. The applicant is not seeking delegation of DRB approval for areas shown as future phases and will need to return to EPC for site plan approval.

The applicant's request to lower the residential density for Tracts 1 & 4 will meet Policy 1.1, of the *West Side Strategic Plan* that encourages Communities to develop with areas of higher density in community and neighborhood centers. Tracts 1 & 4 are both outside of designated community centers as identified in the *West Side Strategic Plan*.

The applicant's request to lower the density of Tracts 1 & 4 addresses Policy 2.5, of the *West Side Strategic Plan* that requires the Planning Department to consider whether local public schools have sufficient capacity when approving subdivisions for residential development. This request will lower the number of homes in the immediate area, thereby, lowering the number of potential students in the area.

The applicant demonstrates that changed neighborhood conditions have occurred that would justify the zone map amendment as required in Section 1D of Resolution 270-1980. A recent change occurred when the *West Side Strategic Plan* was amended to designate the northern portion of the subject site as a community center. The designation of this community center supports the applicant's request to increase the residential density within the community center area and to lower the residential density in areas that are outside of the community center.

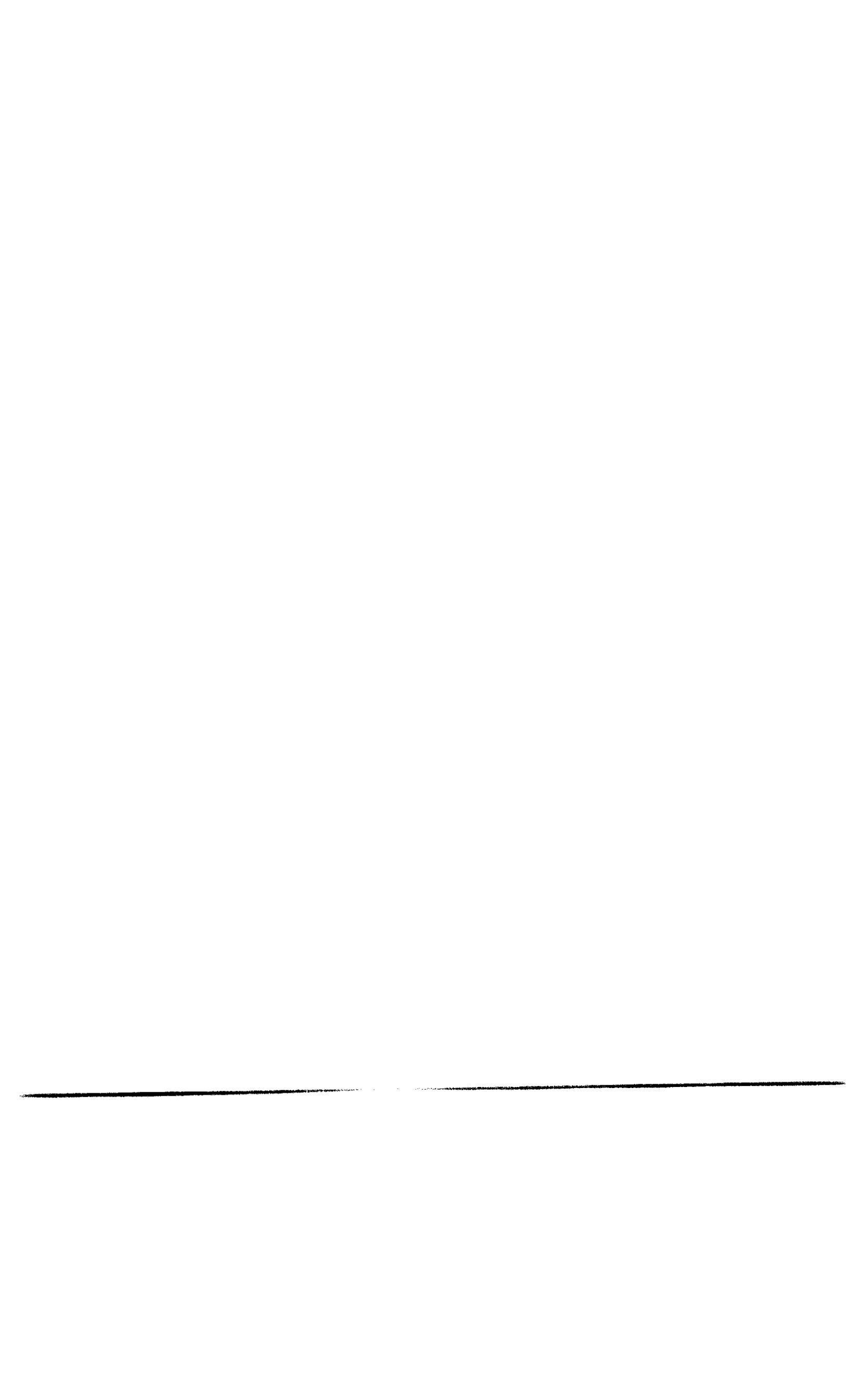
The submittal furthers Section 1C of Resolution 270-1980 by implementing the Center policies found in the *Comprehensive Plan* and the *West Side Strategic Plan*.

ANALYSIS

Amendment to Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a site development plan for subdivision for Tracts 1-5, 6B & 6A, B, 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.

A site development plan for subdivision was approved by the EPC for the subject site in February of 2001 (00EPC-01743), which was recently amended 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).

The applicant is requesting a zone map amendment for the subject site, which will affect the residential densities. The applicant is proposing to subdivide Tract 1 into four separate tracts and one of those four tracts is proposed to be further subdivided to accommodate 161 single-family lots, public streets, private commons areas, private recreation area and a 2-acre public park, which necessitates the need for an amendment.

The applicant has requested for approval of a site development plan for building permit to construct the 161 single-family lots, public streets, private commons areas, private recreation area and a 2-acre public park.

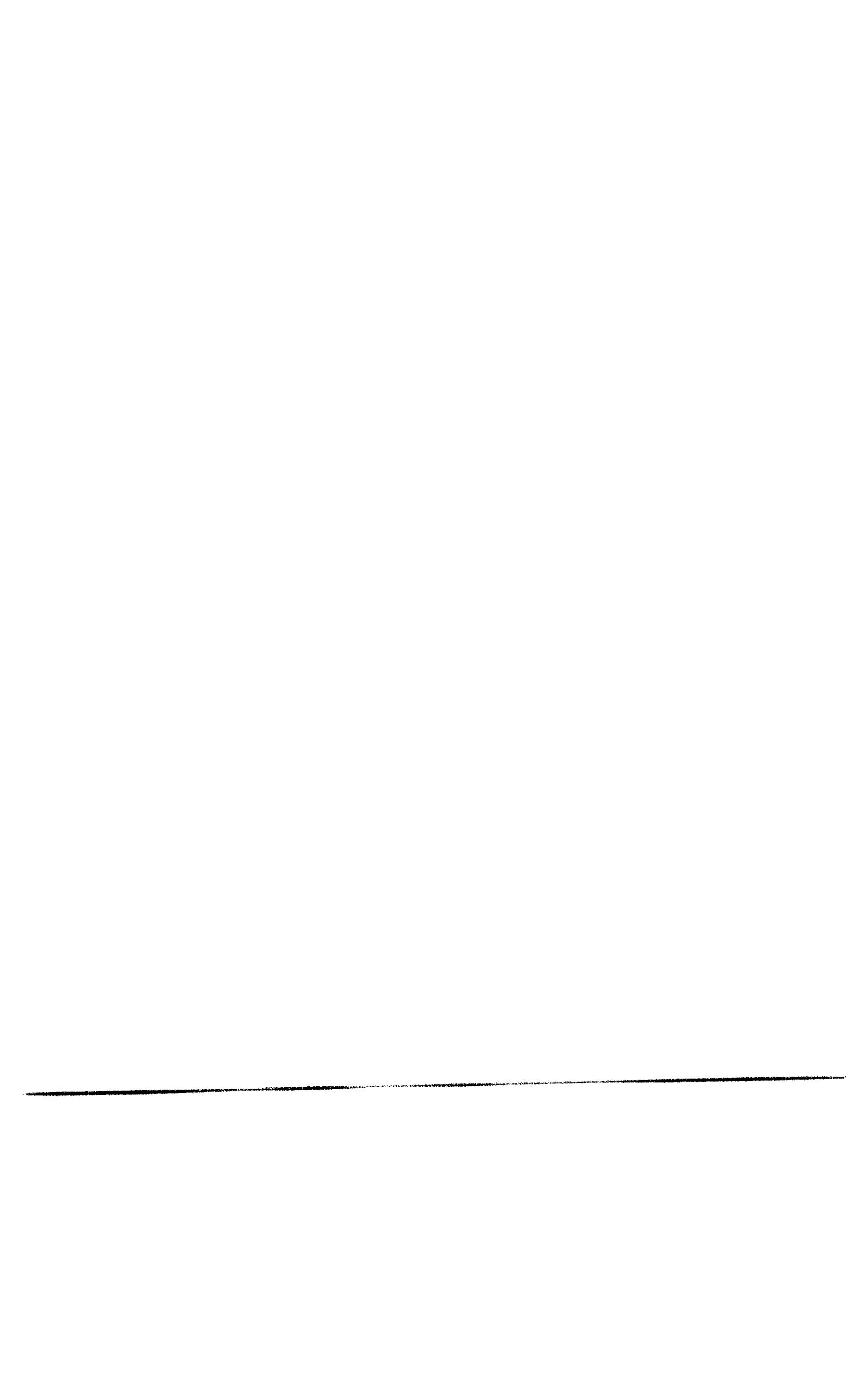
Also provided in the site development plan for subdivision are design standards that affect the design of pedestrian and site amenities, trails and sidewalks, parking, setbacks, landscaping, non-residential and multi-family residential development, screening/walls and fences, architecture, lighting, signage, utilities, private commons areas, and lastly, unique street and traffic calming standards. The applicant is proposing to amend some of those standards and is demonstrated by strike throughs for deletions and underlines for additions.

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*. The proposed, amended 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*.

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

A remaining intact portion of the "Montano Pueblo" lies within the northern boundary of this site, probably beneath Tract A and 6B, but possibly beneath Tract 6A. The affected sites will need to comply with all the goals and policies under *Issue 2, Policy 6, Archeological Sites*, of the Coors Corridor Plan, which states, "development within an identified archeological site shall obtain clearance and guidance from the State Historic Preservation Office before actual development begins." A condition of approval will require the applicant to provide a notation showing the approximate location of the archeological site and that any future approvals of a site development plan for building permit will require clearance and guidance from the State Historic Preservation Office.

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 Plan Layout / Configuration

The site plan proposes a division of the site into 6 separate tracts. Though not required by the Zoning Code, the applicant includes as part of the site plan a sheet of "Design Guidelines" that will help guide any future development on the subject site. The tracts area proposed as the following:

Tract 1: Contains 84.9 acres annexed into the City in 1985. The San Antonio Arroyo runs through the tract from west to east and a proposed 48-foot private access easement also runs through the tract to provide traffic signal access in accordance with the *Coors Corridor Plan*. The applicant is proposing to further subdivide the Tract into four separate tracts that will be identified as Tract 1A (containing approximately 45.69 acres), Tract 1B (containing approximately 9.35 acres), Tract 1C (containing approximately 24.45 acres) and Tract 1D (8.74 acres). The applicant has also applied for a site development plan for building permit for Tract 1A and is requesting DRB delegation for the construction of single-family residential development.

The site's existing zoning is SU-1 for PRD (10 DU/AC) and the applicant is proposing to change the zone category to SU-1 for PRD (5 DU/AC).

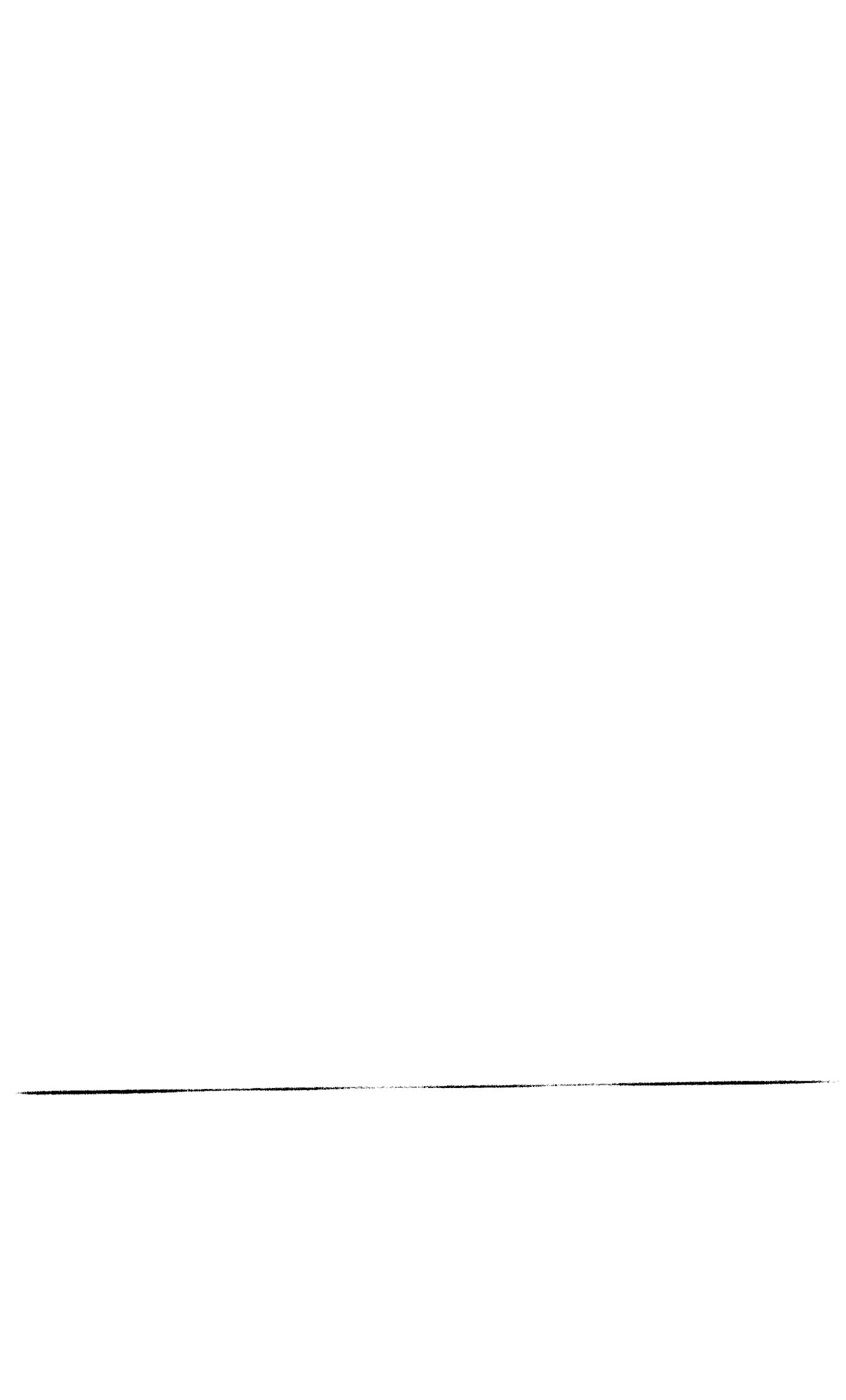
Tract 2: Contains approximately 21.34 acres and is zoned SU-1 PRD (6 DU/AC). The applicant is not proposing any immediate development or zone map amendment for this site.

Tract 3: Contains approximately 30.12 acres and the existing zoning is SU-1 for Private Commons Areas and School Recreational Fields. School recreational fields are limited to an area of 240' x 390' in the northeasterly portion of this tract and no parking or field lighting is permitted in the vicinity of recreational fields. The applicant is proposing to amend the site development plan to insert the language to clarify that the Private Commons Areas is specifically for La Luz.

Tract 4: Contains approximately 11.89 acres and the existing zoning is SU-1 PRD 8 DU/AC and the applicant is requesting a change to SU-1 PRD 6 DU/AC. No site development plan for building permit is being proposed for this site at this time.

Tract 5: Contains approximately 7.69 acres and the existing zoning is SU-1 PRD 10 DU/AC. The applicant is proposing to amend the zone category to SU-1 PRD 16 DU/AC. Originally, the applicant was requesting to change the zone category to SU-1 PRD 20 DU/AC, but the applicant has since formally amended their request. Development of this site will require the applicant to return to the EPC since no site development plan for building permit is being proposed at this time.

Tract A: Contains approximately 1.19 acres and the existing zone category is SU-1 for C-2 Uses (23.3 acres maximum), O-1 Uses (11.7 acres maximum), and PRD (10 DU/AC). The applicant is proposing to amend the zone category to SU-1 C-2 Uses (23.3 acres maximum), O-1 Uses (11.7 acres maximum) and PRD 20 DU/AC. Development of this site will require the applicant to return to the EPC since no site development plan for building permit is being proposed at this time.



Tract B: Contains approximately 2.10 acres and is currently zoned R-1. The site contains a City Lift Station. The applicant is not proposing any action at this time that will affect this specific tract.

Tract 6A: Contains approximately 2.18 acres and is currently zoned SU-1 for Major Public Open Space. The applicant is not proposing to amend the zone category. A recent approval was granted to this site for the construction of a parking facility/trailhead and internal trail. The applicant is not proposing any action that will affect this tract.

Tract 6B: Contains approximately 67.9 acres and the existing zone category is SU-1 for C-2 Uses (23.3 acres maximum), O-1 Uses (11.7 acres maximum), and PRD (10 DU/AC). The applicant is proposing to amend the zone category to SU-1 C-2 Uses (23.3 acres maximum), O-1 Uses (11.7 acres maximum) and PRD 20 DU/AC. The site contains a 300-foot restriction strip along Learning Road and adjacent to Tracts 4 and 5 that would prohibit commercial uses in this area. Development of this site will require the applicant to return to the EPC since no site development plan for building permit is being proposed at this time.

Floor Area Ratio

The submittal specifies that the Floor Area Ratio (F.A.R.) for the subject site is .35 for the SU-1 for C-2 and SU-1 for O-1 portions of Tract 6. Tract 6 was subdivided in January of 2003 and is now identified as Tracts 6B & 6A. Tract 6A no longer has the commercial zoning, since the zone category was amended to SU-1 for Major Public Open Space. The submittal should be corrected to limit the F.A.R. to .35 for Tracts 6B and Tract A, since they are the only two tracts with commercial zoning. A recommended condition of approval will require the applicant to specify the two current tracts that contain commercial zoning under the regulation of the F.A.R. The applicant's demonstration of .35 F.A.R. is consistent with what has been presented in the past for the subject site. There are no zoning code regulations or regulations within the *Coors Corridor Plan* that specifies what the F.A.R. should be for the subject site.

Building Setback

The front page of the site development plan for subdivision refers readers to the Design Standards of the submittal for information regarding building setbacks. The applicant is proposing to amend the building setbacks from what was previously approved.

Previously approved building setbacks provided a the residential standard of:

Front: 20 feet

Rear: 15 feet

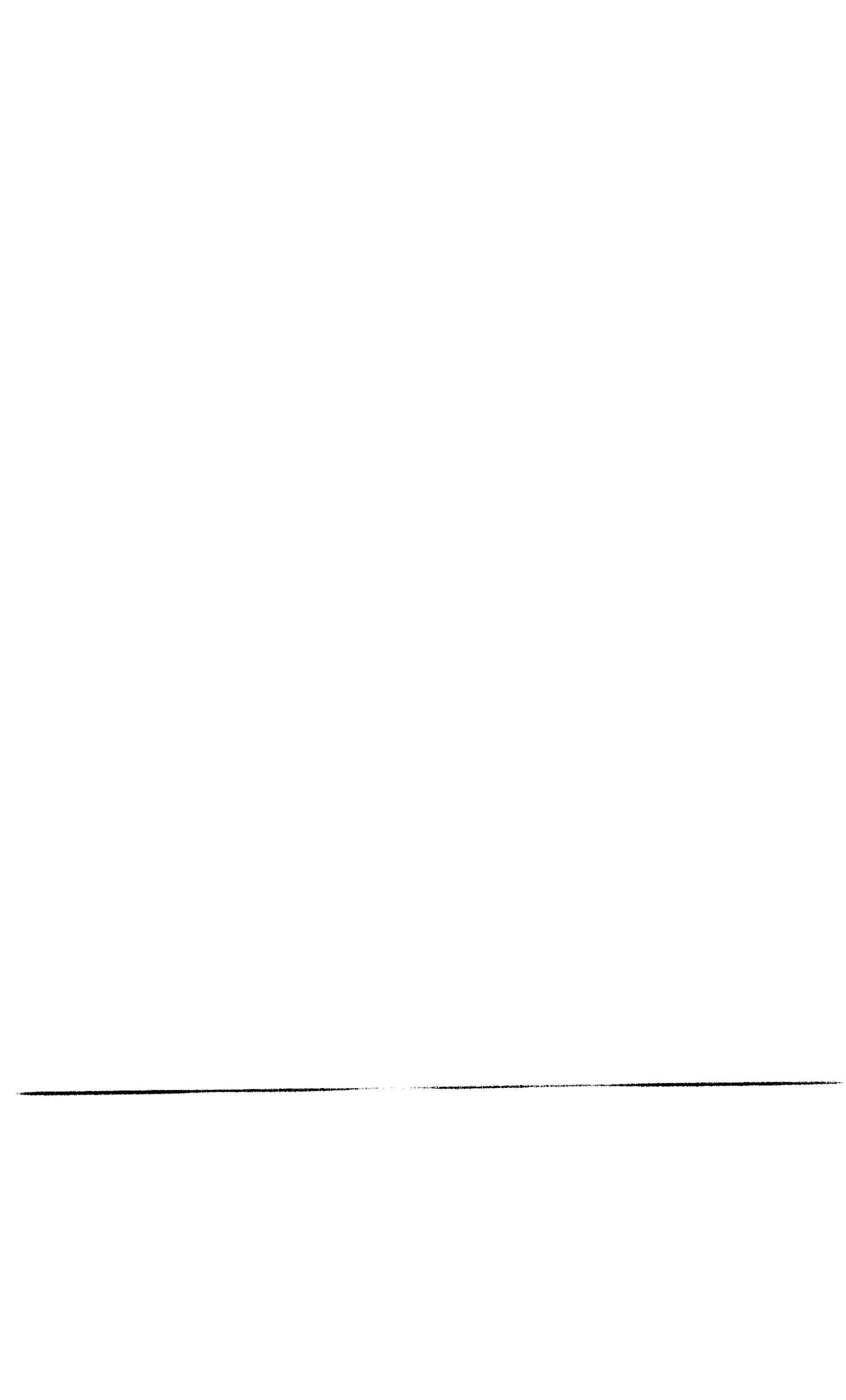
Side: 5 feet

However, since the applicant is proposing to development a 161 single-family subdivision, the exact building setback has been determined in the following:

Front Yard: 8 feet for dwelling units and garages, except 20 feet for garages that face a street.

Rear Yard: 15 feet for dwelling units and zero feet for a garage.

Side Yard: 5' for dwelling units and zero feet for a garage.



What the applicant is proposing to reduce the building setbacks from what is typically required for a residential development. Because the site is zoned SU-1, the Planning Commission has the authority to approve the requested setbacks.

The language within the submittal does not have information that specifically pertains to the Coors Corridor Plan and compliance with the View Preservation for Corridor Segments 3 & 4 section of the plan. A recommended condition of approval will require the applicant to provide such language.

The submittal does not have information regarding accessory structures, which are defined in the *Comprehensive City Zoning Code* as being detached from a dwelling unit. A recommended condition of approval will require the applicant to specify that the separation requirements for accessory structures shall be consistent with Section 14-16-3-3 of the *Comprehensive City Zoning Code*, the portion that regulates accessory structures.

Garages

The submittal demonstrates a separate segment that pertains specifically to garage setbacks and they are:

“Where garages face the street, the garage shall have a minimum setback of 20 feet from the property line.”

“No more than 3 houses in a row with garages facing the street can have a 20 foot setback. Minimum offset for adjacent house is 3 feet.” and,

“Garages provided on alleys shall have a minimum rear yard setback of 3 feet to allow for proper turning clearances.”

The intent of the applicant is to have the buildings staggered when the garages are facing the street to provide for a visually pleasing streetscape. This mechanism to break the mass of the buildings is preferred and will allow for a variety of building designs.

Townhouse Development

The applicant provides setback information for a townhouse development in the following manner:

Front Yard Setbacks:

Dwelling Units: 8'

Garages: 8', except 20' for garages facing street.

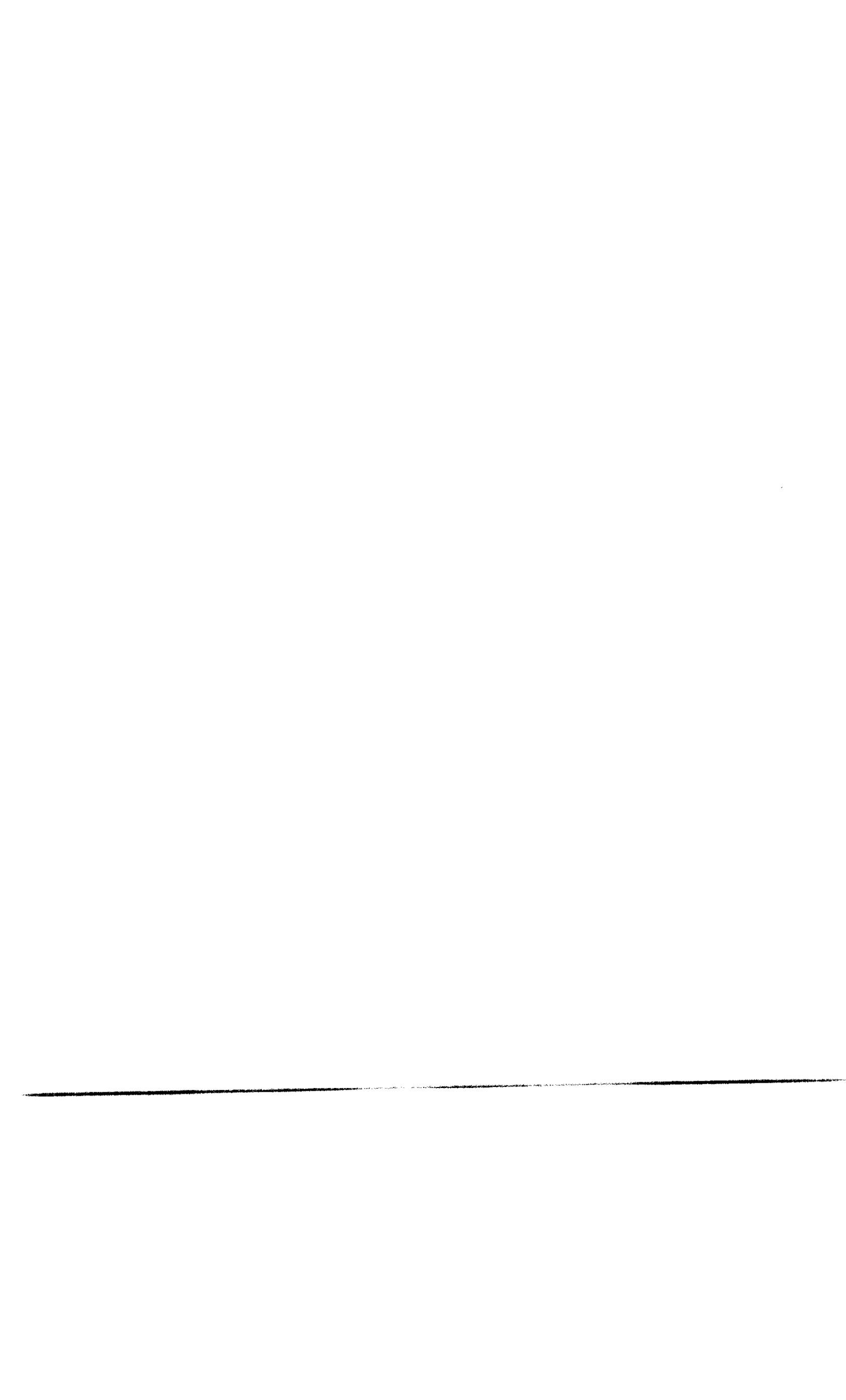
Rear Yard Setbacks:

Dwelling Unit: 15 feet, or for dwellings with offset rear lot lines, not less than 5 feet provided the average rear yard setback is not less than 15 feet.

Garages: zero feet

Side Yard Setbacks:

No required side yard setback, except there shall be 10 feet on the street side of corner lots and 5 feet from a side lot line that separates townhouses zone from another zone.



Staff is not opposed to the proposed setback requirements that have been specified in the submittal except that it is unclear if the garages are attached to the homes, which could make a difference on the design of the home and side yard setback information for corner lots for single-family lots are not identified. Recommended conditions of approval will require the applicant to clarify these points.

Parking Areas

The applicant also provides information regarding the setback of parking areas, to allow for an "appropriately sized landscape buffer adjacent to roadways, parking lots shall be setback as follows:

15 feet.

The submittal shows that the words parking areas replaced with parking lots. The word parking lot is a defined term in the *Comprehensive City Zoning Code* and should not be used in this instance because it does not capture the areas used for off-street parking. This is a minor technical observation that may eliminate confusion in the future. A recommended condition of approval will require the language of "parking areas" to remain, so that the type of parking does not need to be specified.

Setbacks for Commercial Buildings

The submittal does not provide information on what the setbacks would be for any future commercial development. A recommended condition of approval will require the applicant to specify that building setbacks shall comply with the O-1 regulations of the *Comprehensive City Zoning Code* and the *Coors Corridor Plan*.

Maximum Building Height

The submittal refers the reader to the Design Standards found on page 3 for information regarding building heights. The subject site is within Segment 3 of the *Coors Corridor Plan* and must comply with the specific building height regulations within the plan beginning on page 109.

The regulations of building heights for the subject site begin within the area "*Coors Corridor Plan*" of the Design Guidelines.

The submittal contains language regarding the heights of buildings that are consistent with the language of the *Coors Corridor Plan*, with a few exceptions. Bullet number 1 indicates that "the portions of the project that are blocked from Coors Boulevard by Oxbow North (a subdivision south of Tract 1) will not comply with the viewshed rules since the view has already been obstructed by foreground structures." The subdivision located to the south of Tract 1 is outside of segment 3 and does not need to comply with the View Preservation requirements of the *Coors Corridor Plan*. The applicant is asking to have those structures that are not visible from Coors omitted from the regulations. Staff strongly disagrees with this bullet and believes that the second sentence should be removed completely. Determining which structures are "blocked" from the adjacent subdivision would be difficult to determine given the design, heights and bulk of the adjacent buildings. Allowing an exception to this standard can prove to be an enforcement concern that can be resolved by requiring the same standards for the entire subject site. A



recommended condition of approval will require the applicant to remove this language from the submittal.

The applicant indicates on the third sentence of Bullet number 3, "For a 24 foot 2-story structure, no more than 8 feet of height shall project above the view plane." It is difficult to determine exactly how much of a structure can exceed the view plane without knowing the grade of Coors road and without knowing the grade of the lot in which the structure is being constructed. The *Coors Corridor Plan* has general language that determines how much of a building can project into the view plane. The language reads, "In no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of the roadway. Also, in no event will more than one-third of the total building height outside of the setback area for multi-story buildings be permitted to penetrate through the view plane." A recommended condition of approval will require the applicant to modify the submittal to ensure the language regarding the measurement of the heights of the buildings is consistent with the *Coors Corridor Plan*.

The submittal contains language regarding bulk and massing as addressed in the *Coors Corridor Plan*, but is not consistent. To ensure consistency, staff recommends that the language on the submittal regarding building bulk and massing is consistent with the language within the *Coors Corridor Plan*.

Vehicular Ingress and Egress, Internal Circulation

The subject site contains major entrances to the subdivisions from existing Learning Rd NW and Namaste Road to the south. The submittal also proposes a new vehicular street (Street A) and a traffic signal from Coors Blvd, and a proposed traffic signal at the intersection of Coors and Namaste and new right-in-right out entrances for Tracts 5 & 6B that will be finalized at a later date. A 60-wide right-of-way road will be dedicated that will connect Winter Haven from the north to Learning Road. This future roadway is consistent with the recommendation of the *Coors Corridor Plan* to create a circulation street that will allow for connections from adjoining sites without the use of Coors Blvd. The *Coors Corridor Plan* also recommends that a grade-separation should occur at Winter Haven and Montano Blvd to limit the number of connections onto Montano Blvd. The applicant is not proposing a grade separation at this time and staff is unsure if this will occur at a later date. The submittal also demonstrates the location of future entrances for those sites with no immediate plans for development.

The width of the streets will vary and will be designed to create a pedestrian-friendly urban environment with short street blocks with smaller number of lots to create an intimate pedestrian experience. The submittal also contains information regarding the design of alleys, when provided. The site development plan for building for Tract 1A does contain two alleys that will need to meet the standards of the DPM. The alleys will not allow for curb cuts along the street frontage, which will require garages and trash collection to occur from the alleys.

Bicycle access will be provided on a 6-foot bike lane along Learning Road, Learning Trail (a 10-foot trail with a 20 foot landscaped easement), and a 6-foot temporary trail that will connect the northern end of Learning Road to Montano Road. Public trails are also proposed along the San Antonio Arroyo as planned in the Trails and Bikeways Facility Plan and along La Bienvenida Place NW.

ANALYSIS

Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a site development plan for building permit for Tract 1, Lands of Ray A. Graham III, Ovenwest Corp., containing approximately 86.23 acres located on Coors between Learning Road and Namaste Rd NW. The subject site is zoned SU-1 for PRD 10 DU/Acre. The applicant is requesting a site development plan for subdivision to subdivide Tract 1 into four separate tracts. The applicant is requesting approval of a site development plan for building permit to further subdivide one of the four tracts (Tract 1A) to accommodate 161 single-family lots, private commons areas, private recreation area and a 2-acre public park.

The applicant is proposing to amend the zone category to SU-1 for PRD 5 DU/Acre. 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 the proposed zone categories, new property lines and new/revised Design Guideline language.

The proposed design standards proposed with the site development for building permit would 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.

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

Site Plan Layout / Configuration

The applicant is seeking a site development plan approval for Tract 1A only and is seeking delegation approval to the Development Review Board (DRB) for Private Recreation Area for Tract 1A and all other single-family residential development.

Tract 1A is proposed to contain 161 single-family residential lots that are identified on the submittal as alley, regular and estate lots. The site contains two major entrances, one from Coors Blvd and the second from Namaste Road NW that will connect to public streets and alleys within the subdivision. The entrance from Coors Blvd will contain a bridge crossing that will allow for access over the San Antonio Arroyo that abuts the site on the west and north sections of the subdivision.

The applicant proposes private commons areas that are dispersed throughout the site for a convenient access. A 30,730 square foot private recreation area is proposed within the subdivision and the applicant is seeking final delegation approval from the DRB for a later date.

A 2-acre public park is also designated on the submittal and will not be developed for another 8-10 years, which is when newly dedicated parks are typically built.

Vehicular Access, Circulation and Parking

The site contains two major entrances, a proposed vehicular entrance from Coors Blvd and the second from existing Namaste Road NW. These streets will eventually connect to public streets and alleys within the subdivision. The new vehicular street (Street A) proposed on Coors Blvd is



proposed to contain a traffic signal, and a traffic signal is proposed at the intersection of Coors and Namaste. The entrance from Coors Blvd will contain a bridge crossing that will allow for access over the San Antonio Arroyo that abuts the site on the west and north sections of the subdivision.

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 and provide parkways and public sidewalks. The site does contain two alleys that will need to meet the standards of the DPM and the Design Standards of the site development plan for subdivision. The alleys will not allow for curb cuts along the street frontages and will require the garages and trash collection to occur from the alleys.

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 applicant is proposing to design streets identified as "p2" in the Subdivision Ordinance, which accommodates the number of parking spaces for areas that have infrequent parking. The number of parking spaces that the applicant is provided as indicated above is based on the design of streets identified as "p1" in the Subdivision Ordinance, which accommodates the number of parking spaces for areas that have intermittent parking. The number of off-street parking spaces required for streets designated as "p1" or "p2" is found in Section 14-16-3-3(A)(24) of the *Comprehensive City Zoning Code* under off-street parking regulations. The applicant is requesting a "variance" from the parking requirements for "p1" streets. 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. Staff believes that the applicant's request to provide one less parking space than what would be required may be adequate. Furthermore, Coors is a Major Transit Corridor, which will allow for alternative modes of transportation to help alleviate the need for auto transportation.

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.

The area is planned to be pedestrian friendly by providing pedestrian links between parking areas and buildings as well as access to the bosque. Clearly demarcated pedestrian crossings are required and site amenities such as benches, plazas, and lighting are encouraged.

Bike trails are proposed within the subdivision as well. The City's Trails and Bikeway's Facility Plan proposes a primary trail to cross Coors Boulevard and follow the San Antonio Arroyo. This trail will connect to the existing Learning Road Trail. Private trails are also proposed to allow for connectivity and to alleviate the need for vehicular traffic.

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.

Landscaping and Public Park

Design Standards for landscaping pertain to both 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 landscaping regulations for a residential development requires 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 that for north-south roadways, east-west roadways, entry from Coors Blvd, alleys, greenways, arroyo/park areas, view lot streets and accent trees.

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.

Public Park

The applicant also demonstrates a design and landscaping for the 2-acre designated public park. In discussing the Parks and Recreation Department, it was conveyed that the construction of the park would not occur for another 8-10 years. The applicant is not proposing to have the design of the park approved at this point. The final design and installation of landscaping within the public park will need approval from the EPC.

On-site Open Space and Private Commons Area

The submittal demonstrates the calculation for on-site open space as:

900 square feet / 39 Alley lots = 35,100 square feet

1,400 square feet / 99 Regular lots = 138,600 square feet

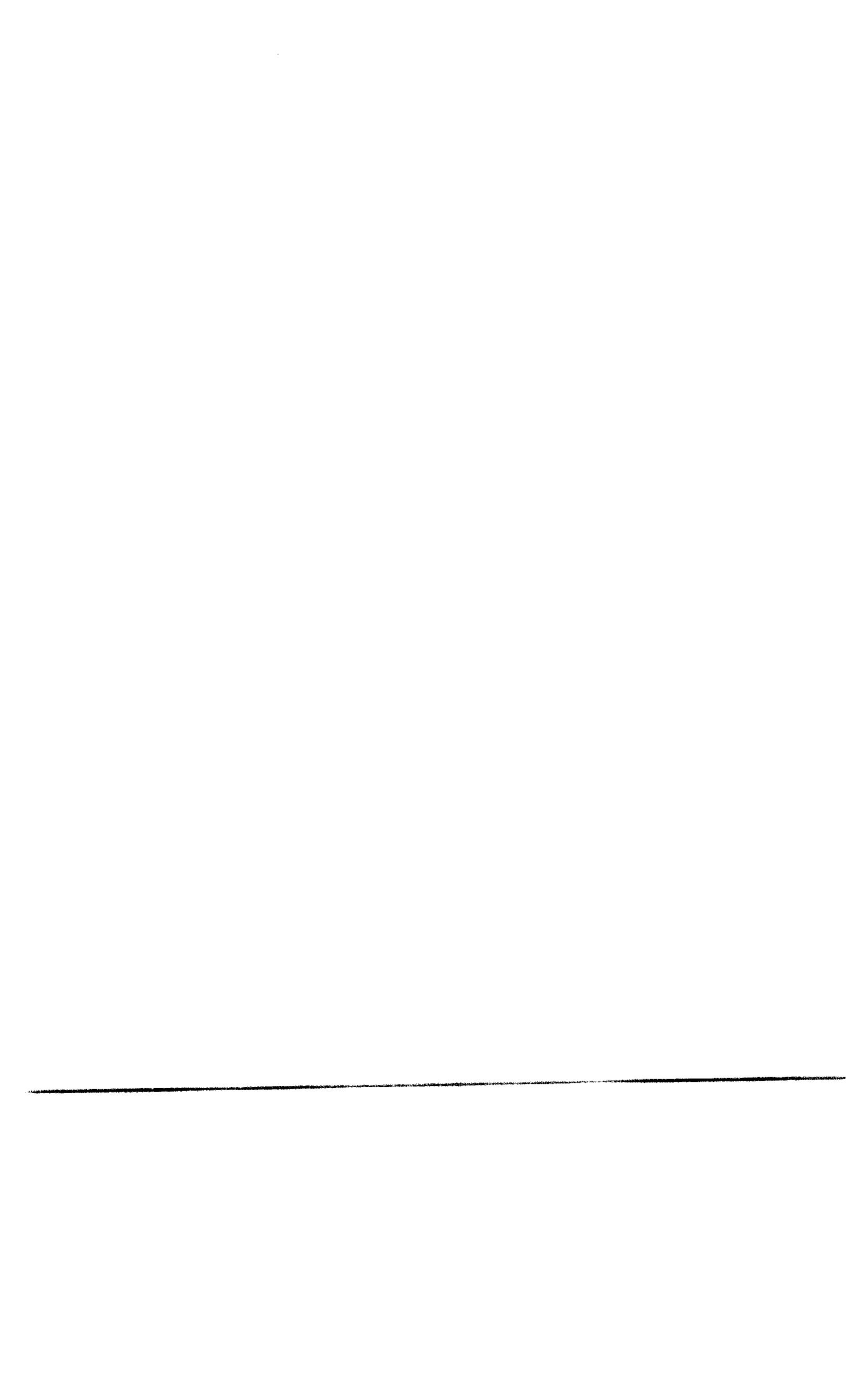
2,400 square feet / 23 Estate lots = 55,200 square feet

The submittal indicates that the square footage provide for each lot will be useable open space and will need to be consistent with the definition of useable open space as defined in the *Comprehensive City Zoning Code*. The applicant's provisions of useable open space requirements are somewhat consistent with the open space requirements of the SU-1 zone. The Open Space requirements of the SU-1 zone requires 2,400 square feet for each dwelling unit and further requires 200, 250 or 300 square feet of useable open space on each lot, depending on the number of bedrooms. In this case the applicant is proposing to provide the remaining open space requirements for alley and regular lots within the private commons areas. The estate lots should be large enough

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 157,500 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.

The applicant's request for this particular project far exceeds the requirements for Open Space. In addition to providing on site useable open space and common open space, the applicant is



dedicating a 2-acre public park. Information regarding the 2-acre public park can be found in the Landscape and Public Park section of the analysis.

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. Retaining walls are proposed throughout the site to control the slopes. Harvesting ponds, located adjacent to the San Antonio Arroyo, are also 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. The submittal also demonstrates utility easements to be vacated with the final plat. A comment from the Utility Division require the applicant to modify the utility plan per the availability statement of May 24, 2003 and requires that on and off-site infrastructure must be financially guaranteed as a condition of plat approval.

Architecture and Signage

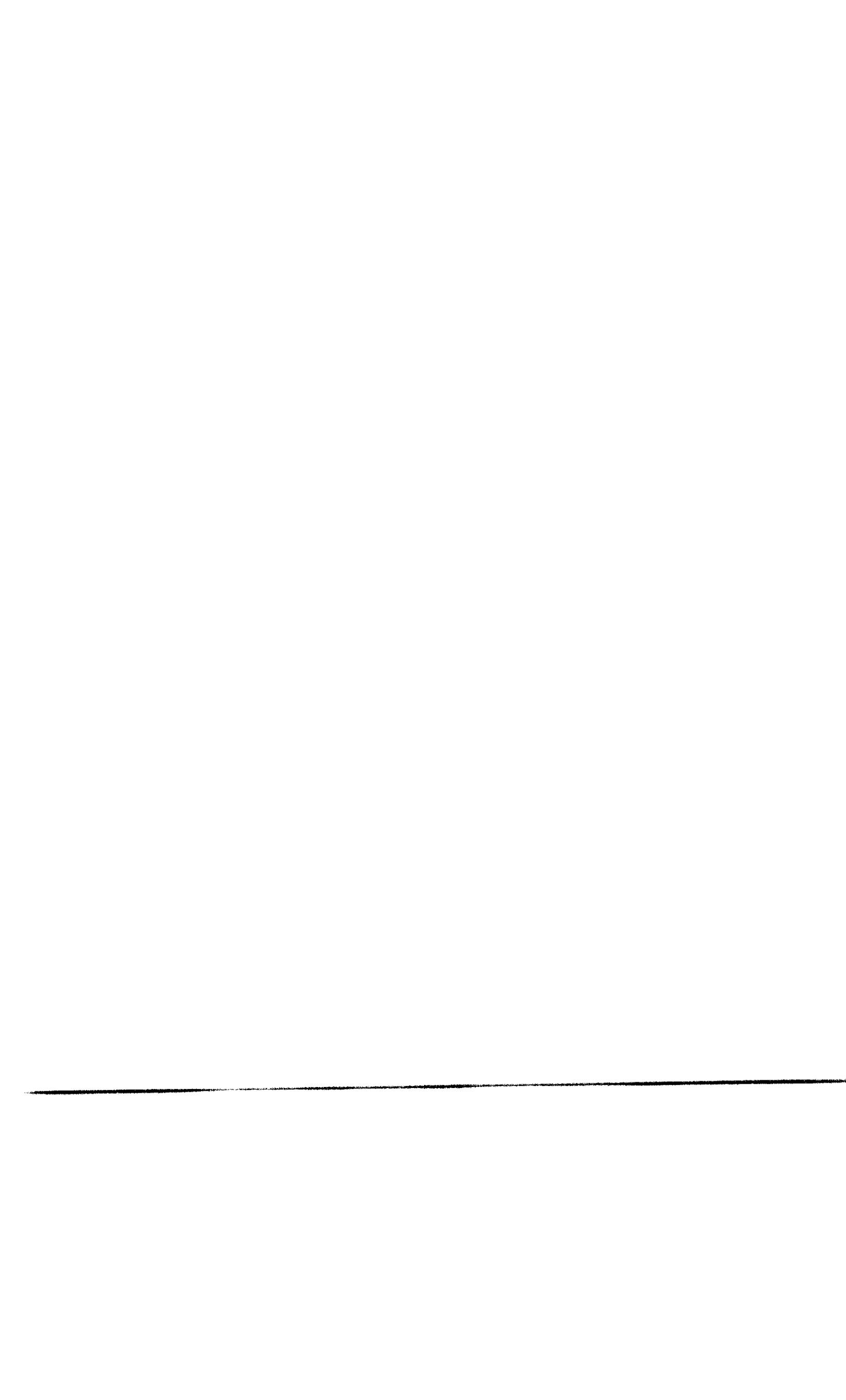
Design standards for the site plan state that the design objective for the architecture is to provide a series of buildings clustered together in order to create small interior plazas and leave large areas dedicated to open space. The submittal shows a variety of construction design that a property owner 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 style of the Community Center is also demonstrated on the submittal and does not specify the specific design, however, in comparison it appears as if the center will be a contemporary pueblo. The applicant is proposing to have the approval of Community Center delegated to DRB and will be required to utilize the options within the Design Standards.

The submittal contains a notation that regarding the approval of accessory buildings and any remodels. The administrative process of approving the accessory buildings and remodels is not 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. The submittal indicates that an accessory structure or remodels over 200 square feet requires an administrative amendment regardless of the existing building size. Staff believes that the submittal should be consistent with the zoning code and a recommendation of approval will require the submittal to be modified to allow for consistency.

The applicant is proposing a grouping of entry monument signs and demonstrates the materials, but does not demonstrate the dimensions of the signs. The color and materials of the signs are to be similar in nature to the residential development. The location of the proposed subdivision signs appears to be outside of the phase and property lines. The *Comprehensive City Zoning Code* prohibits the location of signs within the right-of-way.

The Design Standards of the submittal does not demonstrate compliance with the Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space



Links as specified in the *Facility Plan for Arroyos* (pp. 55 to 60). A recommended condition of approval will require the submittal to contain language that specifies that development adjacent to the San Antonio Arroyo will comply with the *Facility Plan for Arroyos*.

Signs

The proposed Design Standards does not give information regarding signage within the residential development. Section 14-16-3-5(B)(4)(g) of the *Comprehensive City Zoning Code* allows for "one sign setting forth the name of a community and shall be setback in accordance with the requirements of the zone in which is sign is placed and shall not exceed 20 square feet. The section continues and indicates that the Planning Director may approve additional signs. In this submittal, the applicant is proposing six freestanding signs in groups of three. Staff is not opposed to the number of signs, but would prefer that the signs meet the remaining requirements of Section 14-16-3-5(B)(4)(g).

A recommended condition of approval will require the applicant to specify the exact dimensions of the signs and shall comply with section 14-16-3-5(B)(4)(g) of the *Comprehensive City Zoning Code* and to provide a notation assuring that all signs will not be located within the right-of-way. The submittal shall also contain language that requires all signs to meet the standard of Section 14-16-3-5, the General Sign Regulations of the *Comprehensive City Zoning Code*.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

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

The applicant was present at July 23, 2003 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. The third affected neighborhood association, Taylor Ranch, has been in discussions since October of 2002 and has intentions of inviting the applicant to an August meeting. Staff will verify if any additional information from the Taylor Ranch neighborhood association is available for the August 21, 2003 EPC hearing.

Overall, the affected neighborhood associations are pleased with the submittal, especially in regard to lower density allowances and the construction of signalized intersection at the corner of Namaste and Coors NW. The primary concern with two particular neighborhood associations, La Luz Landowners Association and La Luz del Sol, is the request for higher density on Tract 5. The neighborhood associations are not comfortable supporting an increase in density for Tract 5 until a site development plan has been submitted. The letters submitted by the two neighborhood associations have been submitted as part of the staff report.

Conclusions

This is a request for a zone map amendment for the following lots:

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

For the Land of Ray A. Graham III, Owenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres. These tracts are part of a larger site development plan for subdivision. 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 that is also currently being reviewed for amendments to subdivide Tract 1 into four separate tracts and for amendments to the design guidelines. A site development plan for building permit has also been submitted by the applicant for a 161 single-family residential development.

The proposed zone map amendment for Tracts 6B and A will also be consistent with Policy 1.13 of the *West Side Strategic Plan* allowing for the most intense land uses to occur within the community. The request for 20/DU/Acre is a higher residential density and will allow for an intense residential development.

Tract 5 is outside of Taylor Ranch's Community Activity Center and is currently zoned for up to 10 DU/Acre. This portion, however, is designated as Established Urban in the *Comprehensive Plan*, which allows for higher density. The *Comprehensive Plan* does allow for higher density development in areas that are controlled by a site development plan (Established Urban, 5h); this would be the case for Tract 5.

The applicant's request to lower the residential density for Tracts 1 & 4 will meet Policy 1.1, of the *West Side Strategic Plan* that encourages Communities to develop with areas of higher density in community and neighborhood centers. Tracts 1 & 4 are both outside of designated community centers as identified in the *West Side Strategic Plan*.

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*. The proposed, amended 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*.

The proposed submittal meets the Design Standards established in the site development plan for subdivision and would 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.

With minor amendments to the submittal, the site development plan for subdivision and site development plan for building permit meet the definitions as outlined in the *Comprehensive City Zoning Code*.

Staff recommends approval of all requests.

FINDINGS – 03EPC 01102 August 21, 2003

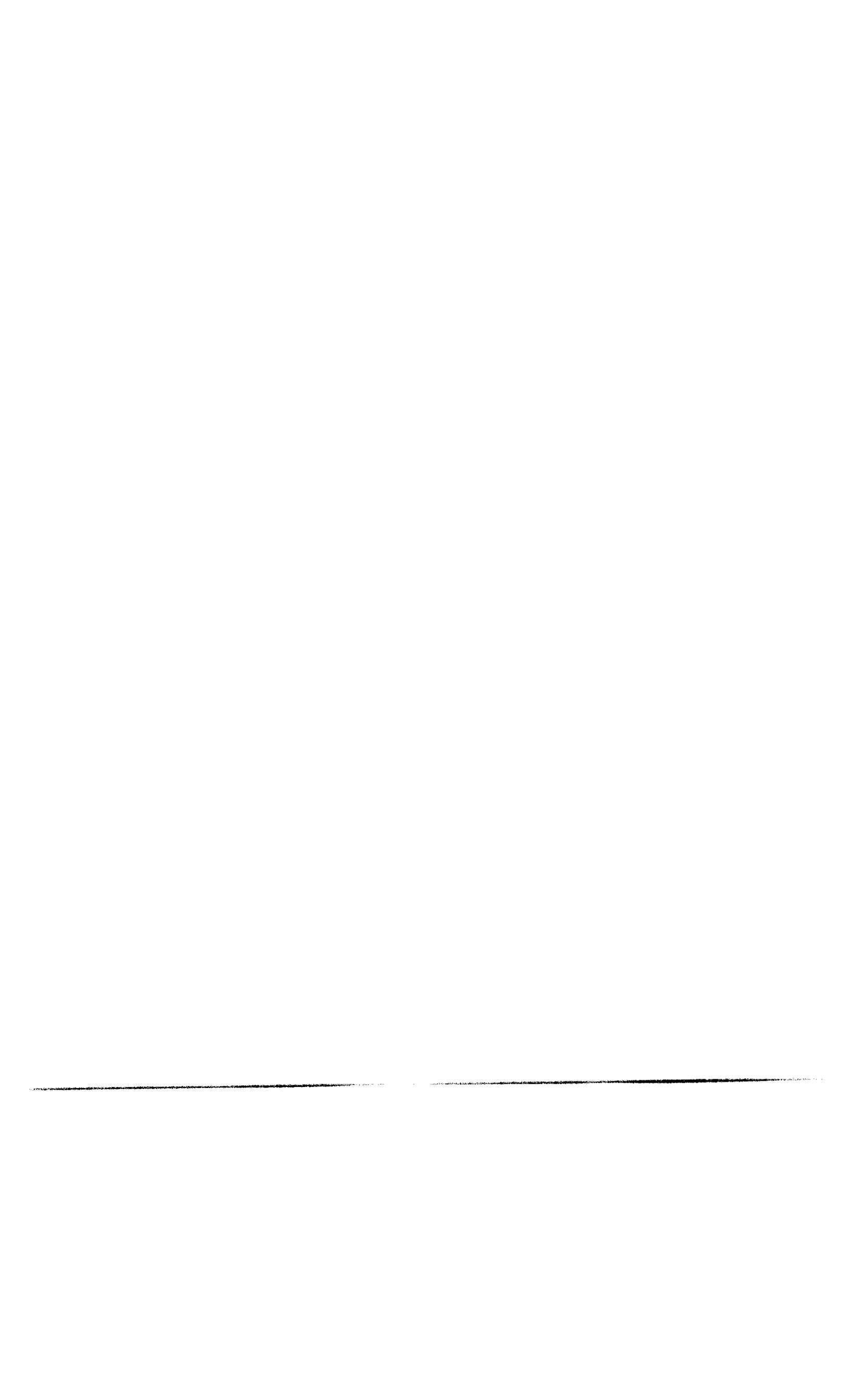
Zone Map Amendment

1. This is a request for a zone map amendment for **Tract 1** from SU-1 for PRD 10/DU/Acre to SU-1 for PRD 5 DU/Acre, for **Tract 4** from SU-1 for PRD 8/DU/Acre to SU-1 for PRD 6/DU/Acre, for **Tract 5** from SU-1 for PRD 10/DU/Acre to SU-1 for PRD 16DU/Acre and for **Tracts 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, 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. The applicant's zone map amendment request affect the residential component of all of the zone categories. The applicant is proposing to lower the residential densities for Tracts 1 & 4 and raise the density for Tracts 5, 6B, & A. The applicant does not intend to amend to components that contain commercial zoning.
3. The *Comprehensive Plan* designation for Tracts 6B, A, and 6A are currently designated Rural. A recent application (Project 1002403) has been made to the EPC to amend the *Comprehensive Plan* designation for this area from Rural to Developing Urban. The case was presented at the February 20, 2003 EPC public hearing and was sent to City Council with a recommendation of approval. The intent of the request was to amend the *Comprehensive Plan* to align the site with the urban development that has been occurring in the immediate area. The City Council, as of this date, has not acted on this matter. This case had been deferred from the June 23, 2003 City Council meeting to the August 11, 2003 City Council meeting.
4. Tract 5 is outside of Taylor Ranch's Community Activity Center and is currently zoned for up to 10 DU/Acre. This portion, however, is designated as Established Urban in the *Comprehensive Plan*, which allows for higher density. The *Comprehensive Plan* does allow for higher density development in areas that are controlled by a site development plan (Established Urban, 5h); this would be the case for Tract 5.
5. The applicant is proposing to shift residential densities within the subject site, bringing higher density toward the intersection of Coors and Montano NW. The northern portion of 6B, all of Tracts A, and 6B are designated as a Community Activity Center within the Taylor Ranch Community in the *West Side Strategic Plan* and currently contain residential density allowances as high as 10 DU/Acre. The proposed zone map amendment will allow residential density as high as 20 DU/Acre.

6. The increase in density in an area designated a Community Activity Center would allow the site to be consistent with Policy 1.1, of the WSSP that encourages higher density in community and neighborhood centers, and with surrounding areas of lower density.
7. The proposed zone map amendment for Tracts 6B and A is consistent with Policy 1.13 of the *West Side Strategic Plan* allowing for the most intense land uses to occur within the community. The request for 20/DU/Acre is a higher residential density and will allow for an intense residential development.
8. The applicant's request to raise the residential density of Tracts 5, 6B & A may affect Policy 2.5, of the *West Side Strategic Plan* that requires the Planning Department to consider whether local public schools have sufficient capacity when approving subdivisions for residential development. However, the transfer of density within the subject site may balance out the number of school-aged children in this area. Comments from the Albuquerque Public Schools indicate that the schools affected by this request are already operating at close to capacity.
9. The applicant demonstrates that changed neighborhood conditions have occurred that would justify the zone map amendment as required in Section 1D of Resolution 270-1980. A recent change occurred when the *West Side Strategic Plan* was amended to designate the northern portion of the subject site as a community center. The designation of this community center supports the applicant's request to increase the residential density within the community center area and to lower the residential density in areas that are outside of the community center.
10. The submittal furthers Section 1C of Resolution 270-1980 by implementing the Center policies found in the *Comprehensive Plan* and the *West Side Strategic Plan*.

RECOMMENDATION – 03EPC 01102 August 21, 2003

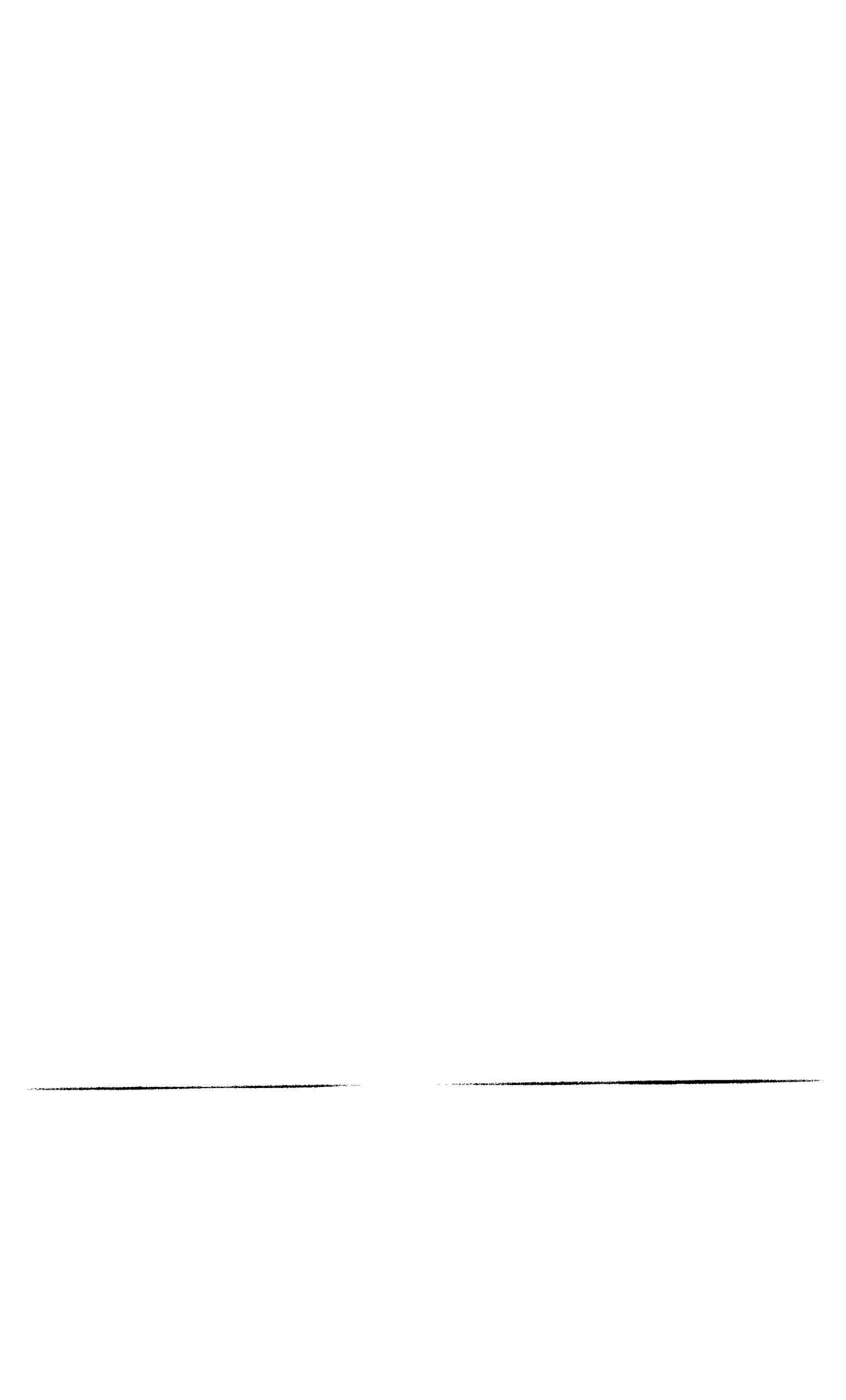
APPROVAL of 03EPC 01102, a zone map amendment for Tract 1 from SU-1 for PRD 10/DU/Acre to SU-1 for PRD 5 DU/Acre, for Tract 4 from SU-1 for PRD 8/DU/Acre to SU-1 for PRD 6/DU/Acre, for Tract 5 from SU-1 for PRD 10/DU/Acre to SU-1 for PRD 16DU/Acre and for Tracts 6B & A from SU-1 for C-2 (23.3 ac. Max.), 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, 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, based on the preceding Findings.



FINDINGS – 03EPC 01105 August 21, 2003

Amendment to Site Development Plan for Subdivision

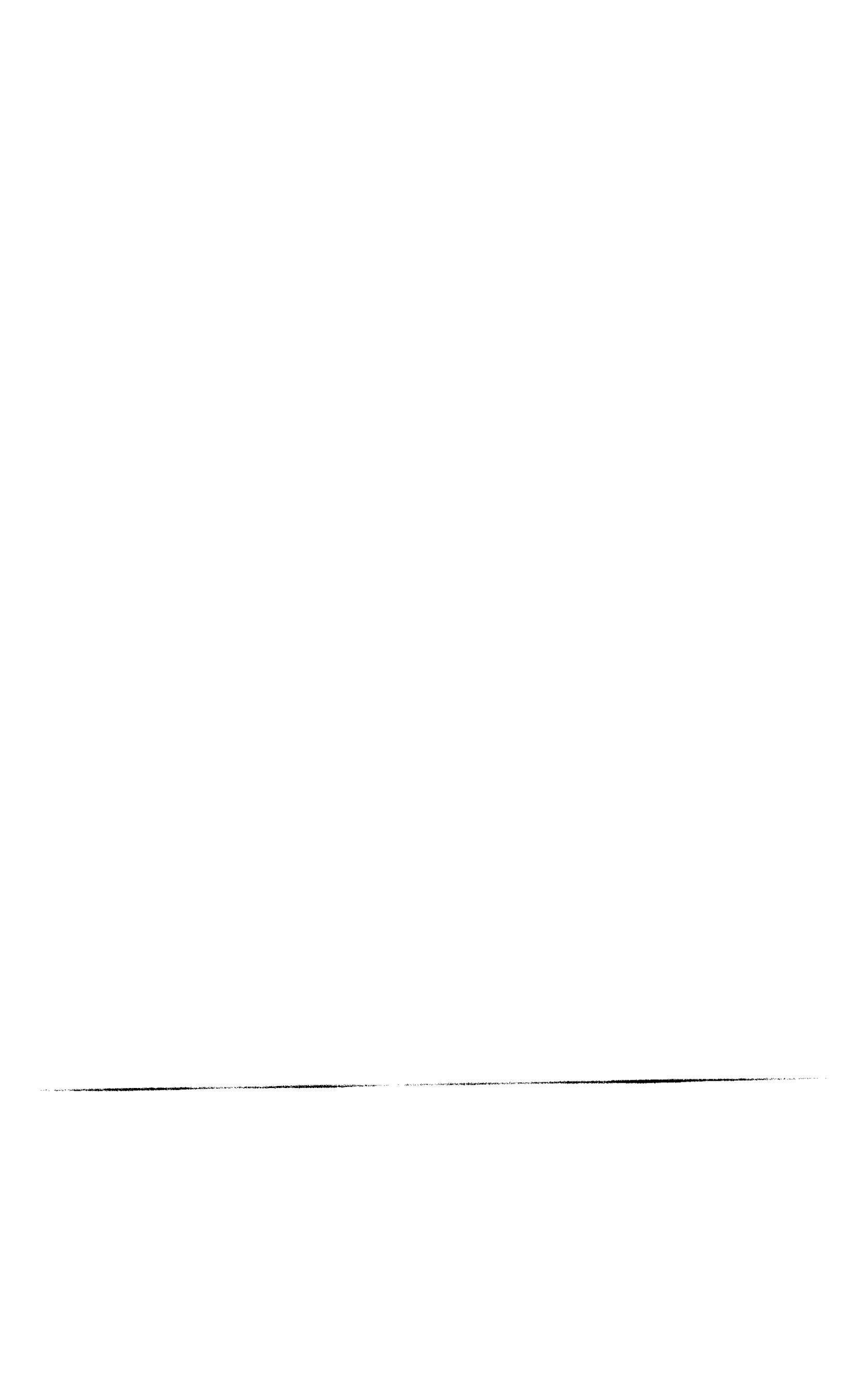
1. This is a request for an amendment to site development plan for subdivision for Tracts 1-5, 6B & 6A, B, Lands of Ray A. Graham III, Ovenwest Corp. and COA, containing approximately 230 acres located on Coors between Montano and Namaste Rd NW. The subject site is mostly zoned SU-1 for PRD with varying densities, SU-1 for C-2, O-1 and Private Open Space/School Recreational.
2. The applicant is requesting a zone map amendment for the subject site, which will affect the residential densities. The applicant is proposing to subdivide Tract 1 into four separate tracts and one of those four tracts, Tract 1A, is proposed to be further subdivided to accommodate 161 single-family lots, private commons areas, private recreation area and a 2-acre public park, which necessitates the need for an amendment.
3. The applicant has requested for approval of a site development plan for building permit for Tract 1A, to construct the 161 single-family lots, private commons areas, private recreation area and a 2-acre public park.
4. The site development plan for subdivision contains Design Standards that affect the design of 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 applicant is proposing to amend some of those standards and those amendments are demonstrated by crosshatches for deletions and underlines for additions.
5. 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*.
6. The proposed, amended 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*.



7. The submitted site plan meets the applicable general policies, site planning and architecture policies, view preservation policies, and signage policies contained in the *Coors Corridor Plan*. 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*.
8. A remaining intact portion of the "Montano Pueblo" lies within the northern boundary of this site, probably beneath Tract A and 6B, but possibly beneath Tract 6A. The affected sites will need to comply with all the goals and policies under *Issue 2, Policy 6, Archeological Sites*, of the *Coors Corridor Plan*.
9. 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.
10. 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.
11. 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.
12. The traffic impact study (TIS) for this site is being reviewed and requirements related to Coors Boulevard improvements are expected to be imposed, as conditions of DRB approval.

RECOMMENDATION – 03EPC 01105 August 21, 2003

APPROVAL of 03EPC 01105, an amendment to a site development plan for subdivision for Tracts 1-5, 6B & 6A, B, For the Land of Ray A. Graham III, Owenwest Corp, and COA, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres, based on the preceding Findings and the following Conditions.



CONDITIONS OF APPROVAL – 03EPC 01105 August 21, 2003

Amendment Site Development Plan for Subdivision

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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 information regarding the F.A.R. shall be modified to reflect both Tracts 6B & A.
3. The section regarding building setback information on the submittal shall be modified to specify that the rear and side yard setbacks for garages pertain to detached garages and not garages attached to a dwelling unit.
4. Additional language shall be included on the building setback portion of the submitted, which indicates that the site must comply with the setback requirements of the *Coors Corridor Plan*.
5. A notation in the area regarding building setback information shall include a notation that specifies that all accessory structures must comply with Section 14-16-3-3 of the *Comprehensive City Zoning Code*.
6. In the section regarding building setbacks, the language regarding parking areas shall retain the language of "parking areas" instead of "parking lots" when describing the appropriately sized landscape buffers.
7. The submittal shall be modified specifying that the building setbacks for commercial buildings shall comply with the O-1 regulations of the *Comprehensive City Zoning Code* and the *Coors Corridor Plan*.
8. The applicant shall remove the 1st bullet under Building Height that indicates, "the portions of the project that are block from Coors Boulevard by Oxbow North will not comply with the viewshed rules since the view has already been obstructed by foreground structures."



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9. The applicant shall provide a notation in the building height section that indicates that the measurement of building heights shall be consistent with the *Coors Corridor Plan*.
 10. The submittal shall contain a notation specifying that all signs shall be in compliance with Section 14-16-3-5, General Sign Regulations of the *Comprehensive City Zoning Code* and the *Coors Corridor Plan*.
 11. The submittal shall contain language that specifies that development adjacent to the San Antonio Arroyo will comply with the Section F., Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links of the *Facility Plan for Arroyos*.
 12. The applicant shall modify General Note number 5 on sheet 1 of the submittal that indicates that due to the existing "Montano Pueblo" Archeological Site any future approvals of a site development plan for building permit for Tracts 6B, A, and 6A shall require clearance and guidance from the State Historic Preservation Office.
 13. The submittal shall be modify to identify the approximate location of the "Montano Pueblo" Archeological Site that is located in the vicinity of Tracts 6B, 6A and A.
 14. The submittal shall be modified to meet the following conditions of approval as specified by the City Engineer and the Public Works Department:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
 - b. Traffic Impact study (TIS) is required (has been submitted).
 - c. 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.
 - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - e. Site shall comply and be designed per DPM Standards.
 - f. The utility plan must be modified per the availability statement of May 24, 2003.
 - g. Platting should be a concurrent DRB action.



FINDINGS – 03EPC 01103 August 21, 2003

Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Tract 1, Lands of Ray A. Graham III, Owenwest Corp., containing approximately 86.23 acres located on Coors between Learning Road and Namaste Rd NW. The site is currently zoned SU-1 for PRD 10/DU/Acre and the applicant is proposing to amend the zone category to SU-1 for PRD 5 DU/Acre. The applicant is proposing to subdivide the site to accommodate 161 single-family lots, private commons areas, private recreation area and a 2-acre public park.
2. 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 four tracts, new zone categories, new property lines and new/revised Design Standard language.
3. 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*.
4. 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.
5. The applicant's request will meet Policy 1.1, of the *West Side Strategic Plan* that encourages Communities to develop with areas of higher density in community and neighborhood centers. Tract 1 is outside of the designated community centers as identified in the *West Side Strategic Plan*.
6. 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*.

7. 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*.
8. 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.
9. 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.
10. The traffic impact study (TIS) for this site is being reviewed and requirements related to Coors Boulevard improvements are expected to be imposed, as conditions of DRB approval.
11. With minor amendments, the site plan for building permits contains the information required by the *Comprehensive City Zoning Code*.

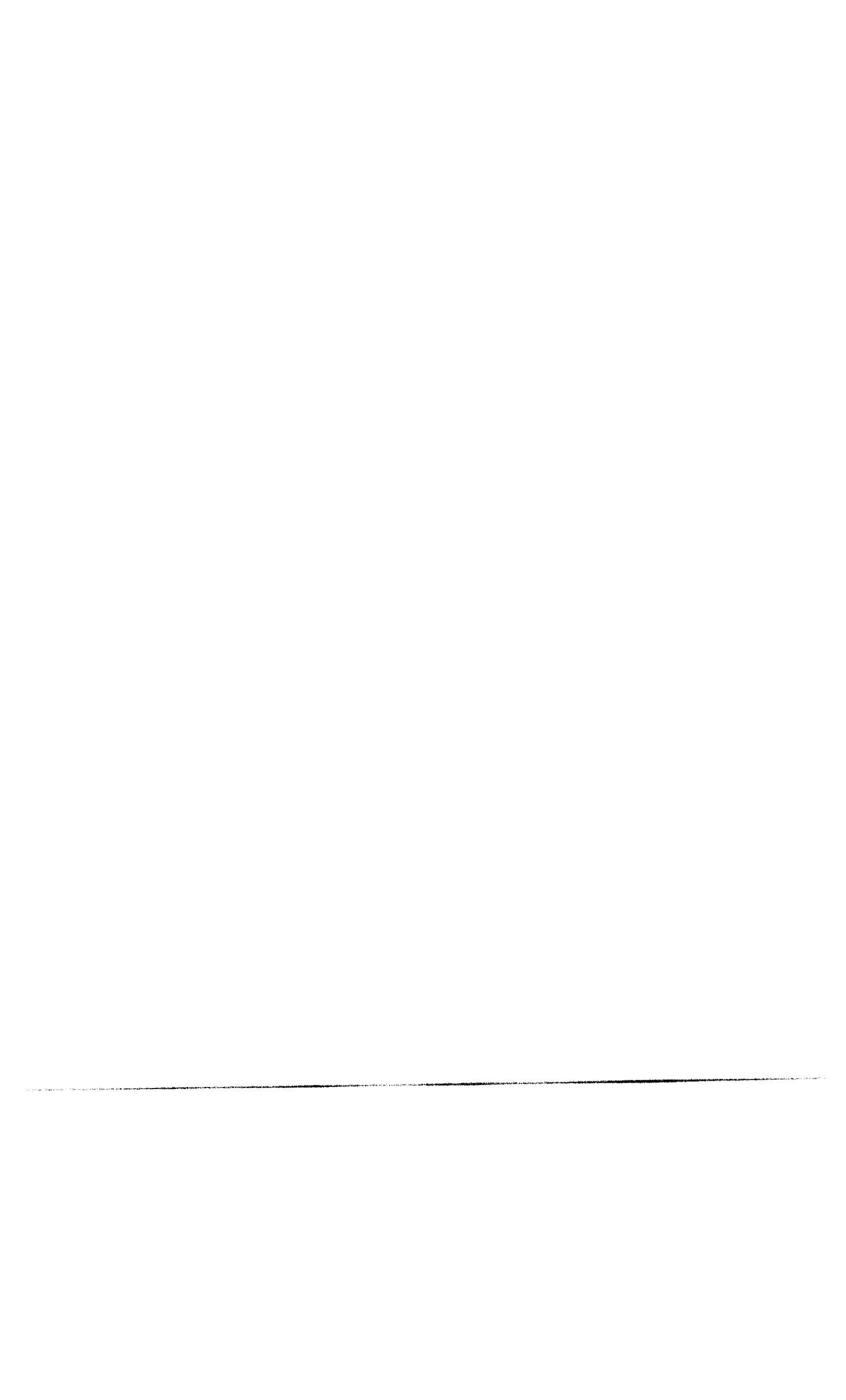
RECOMMENDATION – 03EPC 01103 August 21, 2003

APPROVAL of 03EPC 01103, a site development plan for building permit for Tracts 1, the Land of Ray A. Graham III, located on Coors Blvd NW between Montano Road NW and Namaste Road NW, containing approximately 230 acres, based on the preceding Findings.

CONDITIONS OF APPROVAL – 03EPC 01105 August 21, 2003

Site Development Plan for Building Permit

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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.
15. The applicant shall provide a notation that clearly specifies the lack of planting restrictions for the rear yards of the residential development.



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16. The applicant shall modify the language regarding future administrative amendments to reflect the language found within Section 14-16-2-22(A)(6) of the *Comprehensive City Zoning Code* to allow for consistency. This language shall also be included in the Site Development Plan for Subdivision.

 17. The submittal shall be modified to meet the following conditions of approval as specified by the City Engineer and the Public Works Department:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
 - b. Traffic Impact study (TIS) is required (has been submitted).
 - c. 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.
 - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - e. Site shall comply and be designed per DPM Standards.
 - f. The utility plan must be modified per the availability statement of May 24, 2003.
 - g. Platting should be a concurrent DRB action.

 18. The applicant shall specify the exact dimensions of the proposed freestanding signs. The location and size of the signs shall comply with Section 14-16-3-5(B)(4)(g) of the *Comprehensive City Zoning Code*.

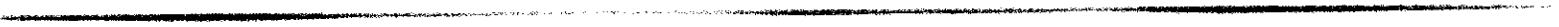


Juanita Vigil
Planner

cc: ASW Realty Partners, 401 Paseo de Paralta, Santa Fe, NM 87501
Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Betty Stetson, La Luz Del Sol, 14 Wind NW, Albuquerque, NM 87120
Ray Graham, La Luz Del Sol, One Wind NW, Albuquerque, NM 87120
Bennett King, La Luz Landowners, 10 Arco NW, Albuquerque, NM 87120
Rae Perls, La Luz Landowners, 15 Tennis Court NW, Albuquerque, NM 87120
Shari Lewis, Ladera Heights, P.O. Box 66328, Albuquerque, NM 87193
Tena Prescott, Ladera Heights, 3804 67th St. NW, Albuquerque, NM 87120
Eddie Costello, Taylor Ranch NA, 1111 Alameda NW, Ste J., Albuquerque, NM 87114
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuquerque, NM 87120

Attachments

11



CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comment.

Office of Neighborhood Coordination

La Luz del Sol ®

La Luz Landowners ®

Ladera Heights ®

Taylor Ranch ®

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, if applicable.

Traffic Impact study (TIS) is required (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.

The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.

Site shall comply and be designed per DPM Standards.

For information

There may be additional conditions by the Traffic Engineer. These conditions will be made available prior to the EPC meeting. Any additional conditions will be based on previous meetings held, including DRB sketch plat review, between the Applicant, his agents and the Traffic Engineer.

Utility Development:

The utility plan must be modified per the availability statement of May 24, 2003. Required on and off-site infrastructure must be financially guaranteed as a condition of plat approval.

Traffic Engineering Operations:

No comments.

Hydrology:

An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.

Approval of drainage plan required prior to placement on DRB agenda.

Condition: Platting should be a concurrent DRB action.

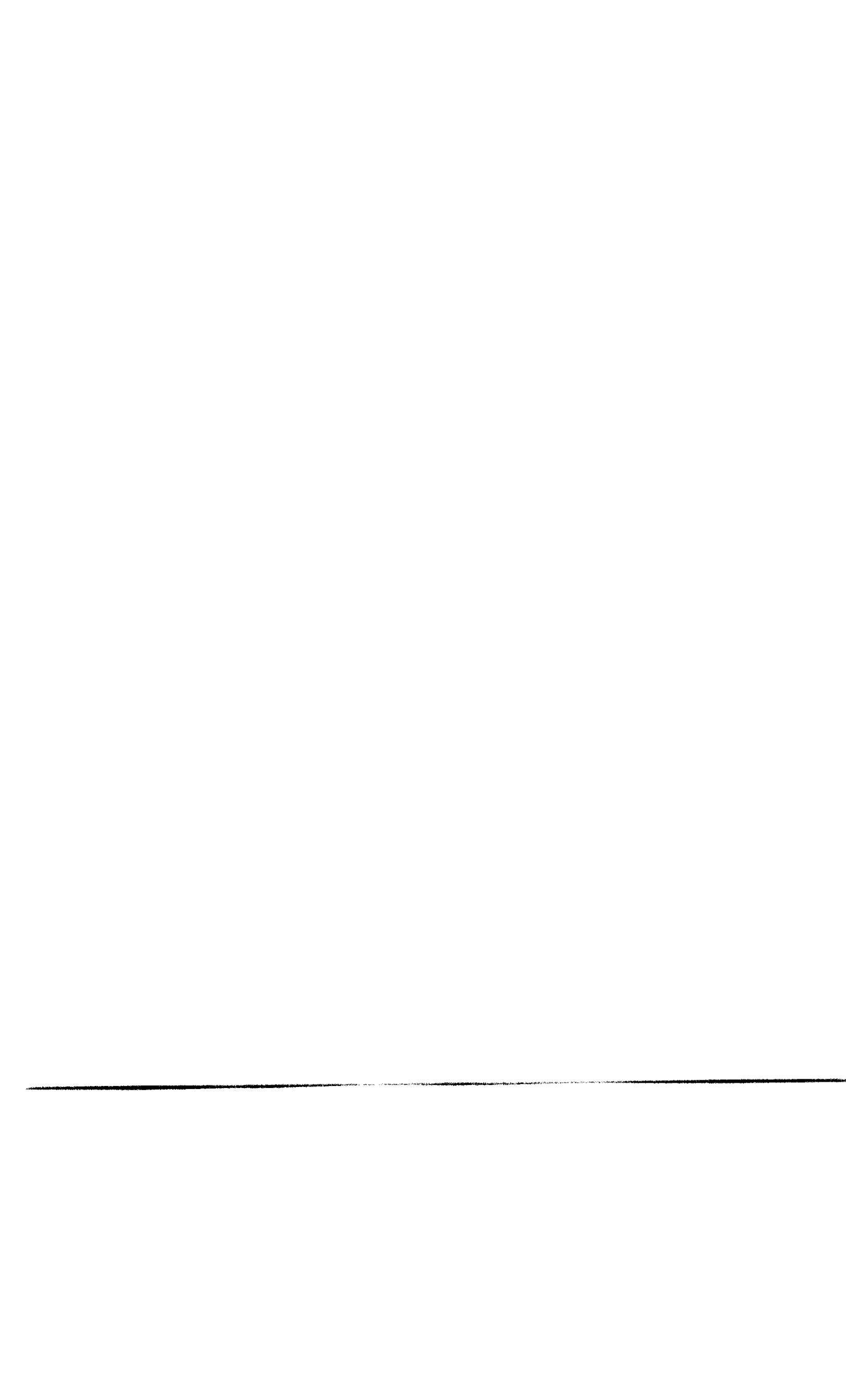
Transportation Planning:

Findings

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.

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.

The traffic impact study (TIS) for this site is being reviewed and requirements related to Coors Boulevard improvements are expected to be imposed, as conditions of DRB approval.



Comments continued on next page:

Street Maintenance:

No comments.

Water Resources, Water Utilities and Wastewater Utilities:

No comments.

New Mexico State Highway and Transportation Department:

No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

Conditions of approval for the proposed Zone Map Amendment, Site Development Plan for Subdivision Amendment and Site Development Plan for 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, if applicable.
- b. Traffic Impact study (TIS) is required (has been submitted).
- c. 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.
- d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- e. Site shall comply and be designed per DPM Standards.
- f. The utility plan must be modified per the availability statement of May 24, 2003.
- g. Platting should be a concurrent DRB action.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

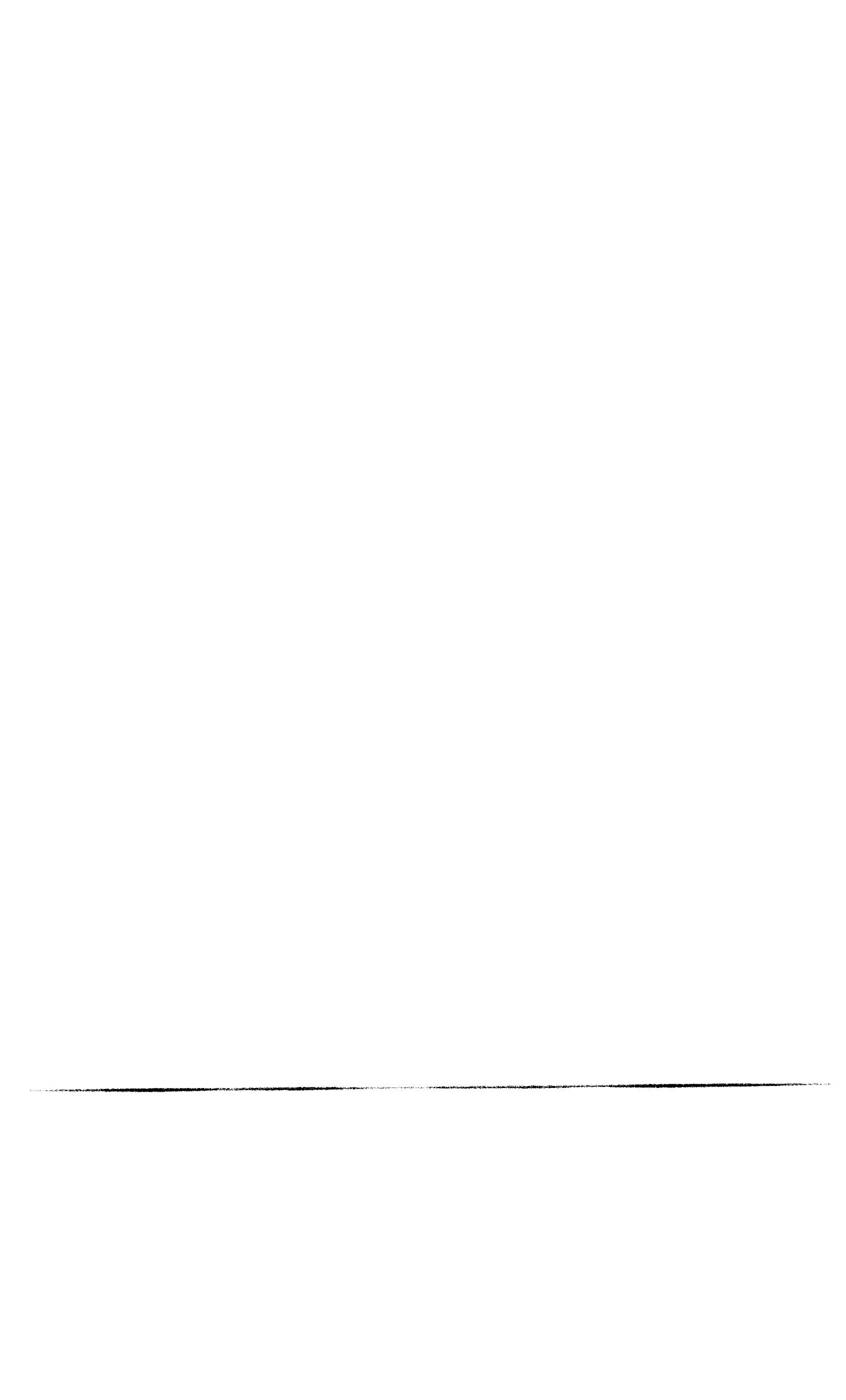
Environmental Services Division

PARKS AND RECREATION

Planning and Design

No objection to the zone map amendment.

The park site identified in the site plan has been discussed with the Parks and Recreation Department and Parks and Recreation is entering into a Park Dedication agreement with the Developer to dedicate this as a public park.



Open Space Division

Tract 6A is a publicly-owned 2+ acre parcel in the NE corner of the site zoned SU-1 for MPOS (Major Public Open Space). This tract is being developed as a public parking and picnic-area, and Bosque access-point.

The San Antonio arroyo is identified and as a 'Major Open Space Arroyo', an 'Urban Recreational Arroyo', and as a 'Major Open Space Link' in the Rank II *Facility Plan for Arroyos* (1986). Future development should be consistent with all goals, policies, and guidelines set out in the *Facility Plan*. See especially, "Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links" (pp. 55 to 60).

Page 79 of the *Facility Plan* states that the San Antonio arroyo shares the highest ranking of all Albuquerque arroyos with regards to its potential as a 'Major Open Space Link'.

The San Antonio arroyo feeds directly into the publicly-owned San Antonio Oxbow, a large and unique complex of marshes and wetlands that has high value as habitat for wildlife. The Oxbow is home to numerous bird and mammal species (see Appendix A and B; *San Antonio Oxbow Biological Management Plan*, 1997). The Oxbow is identified and managed as a 'Wildlife Preserve' by the City Open Space Division (see Policy 3, 'Oxbow Marsh' (p.53), *Coors Corridor Plan*). The proposed Tract 2 is adjacent to the Oxbow's northern boundary.

See also Policy 1, 'River Lands Access' of the *Coors Corridor Plan* (p.52): "*Development in the Coors Corridor area shall be carefully designed to provide access to these lands while still preserving the natural wildlife habitat...*".

Applicant is encouraged to submit future subdivision plans to OSD for review and comment on issues regarding density, siting, design, views, and access.

Contact Open Space Division at 452.5200.

POLICE DEPARTMENT/Planning

Maintenance of landscaping

SOLID WASTE MANAGEMENT DEPARTMENT

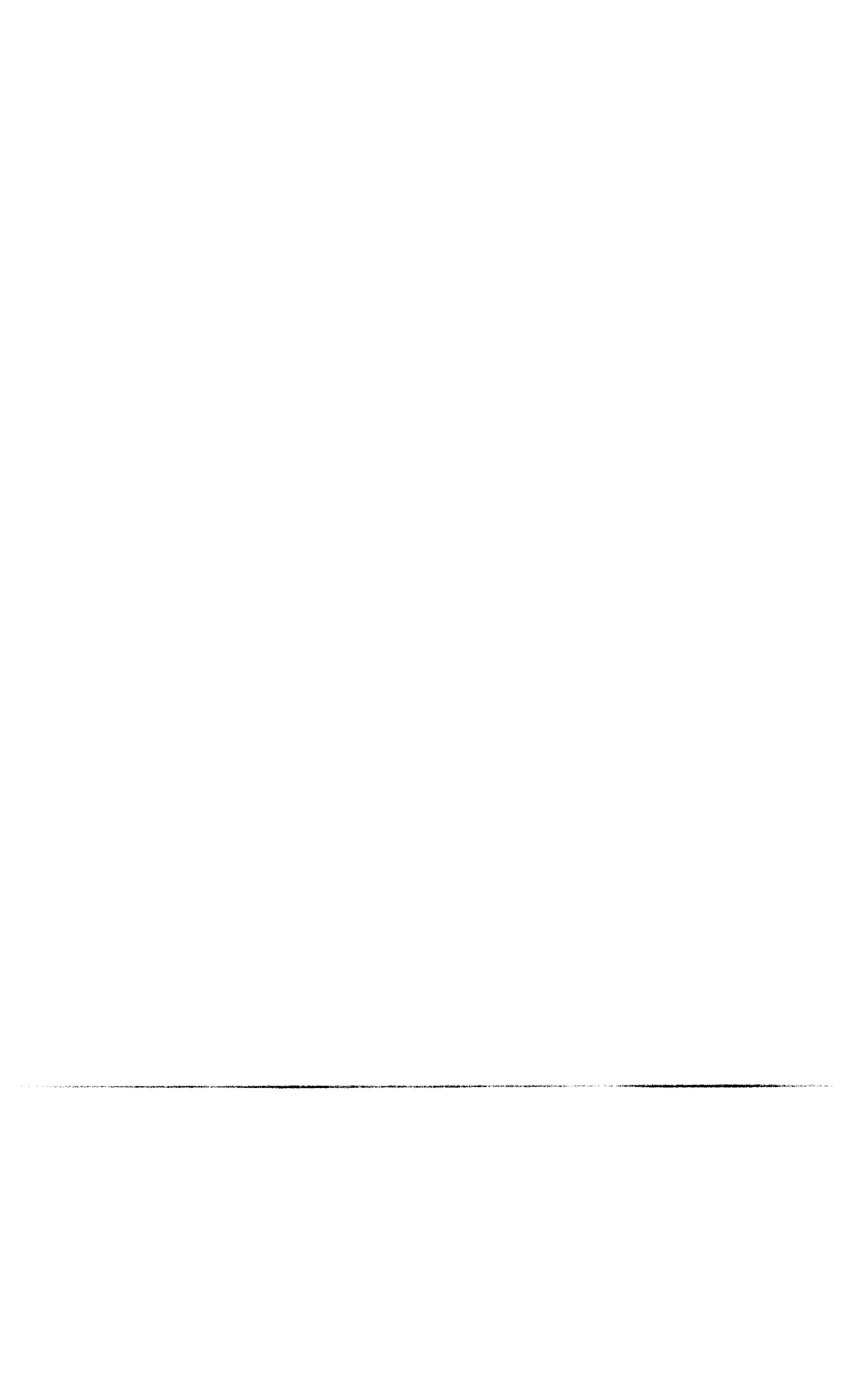
Refuse Division

Approved on condition, will have storage area for carts, not visible from street or inside garage

FIRE DEPARTMENT/Planning

New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by AFD will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections. New additions will require a fire flow statement prior to DRB.

TRANSIT DEPARTMENT



The site is within 300 feet of Route 90. Both Coors and Montano are designated as Enhanced Transit Corridors and are identified as potential High Capacity Transit Corridors in the Middle Rio Grande Connections report and adopted by the Metropolitan Transportation Board (formerly, the UTPPB).

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objection to requested action. Future development should be coordinated with AMAFCA. Developer should consider storm water quality features in final design

ALBUQUERQUE PUBLIC SCHOOLS

The requests above for **Andalucia at La Luz**, 230 acres (zoned SU-1 for PRD & C-2), located on Coors NW between Montano NW and Namaste NW, will affect Marie Hughes, Chaparral, & Susie Rayos Marman Elementary Schools, John Adams & Lyndon B. Johnson Middle Schools, and Cibola & West Mesa High Schools. The above elementary, middle schools and High Schools are operating close to capacity and are projected to accrue substantial enrollment increases in the next 5 years.

The APS facilities in the area have recently, and continue to be expanded and upgraded. In the fall of 1998, the district opened a new elementary school (Painted Sky) and a middle school (Jimmy Carter) opened in the fall of 2000. An elementary school is slated to open in the fall of 2004. An elementary school (Seven Bar) and middle school (Monroe) opened in the fall of 2001. An Elementary school will open in Ventana Ranch, fall 2004. **All planned additions to existing educational facilities are contingent upon taxpayer approval.** This region's growth has outpaced the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

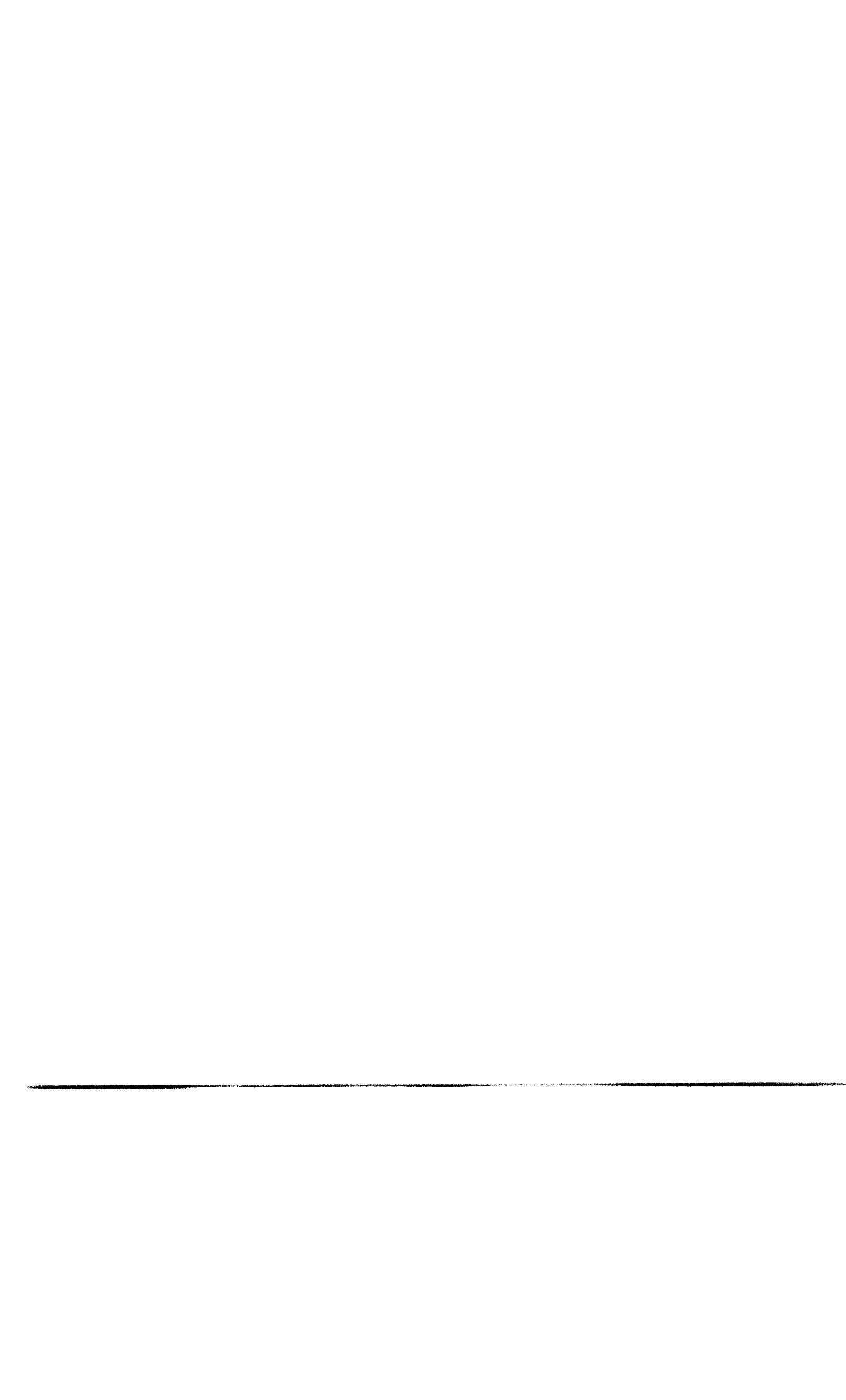
MID-REGION COUNCIL OF GOVERNMENTS

The Long Range Roadway System designates Coors Boulevard as a limited access principal arterial. Currently, there is no provision for a full intersection as appears to be proposed. The proposed full intersections on Coors will need to be approved by the Metropolitan Transportation Board (MTB). This case should be deferred and the applicant should be advised to seek approval of the proposed full intersection from the MTB.

The Long Range Bikeway System designates a bike lane on Coors. This project should be designed to maximize access to this bike facility.

PUBLIC SERVICE COMPANY OF NEW MEXICO

There is a 4-inch gas line, 60psig, running along Learning Road. There is an underground line within Phase 1. The total 230 acres could result in a significant impact on the area electrical system requiring system upgrades within the development and surrounding area. There is a buried electric line and a 4-inch gas line north and through the property.



**CULTURAL RESOURCE SURVEY OF
THE PROPOSED BOSQUE MONTAÑO SUBDIVISION
IN ALBUQUERQUE, BERNALILLO COUNTY
NEW MEXICO**

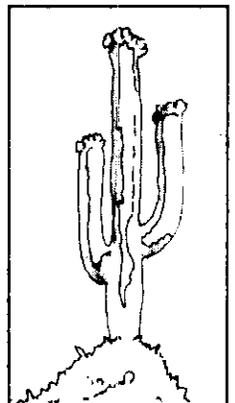
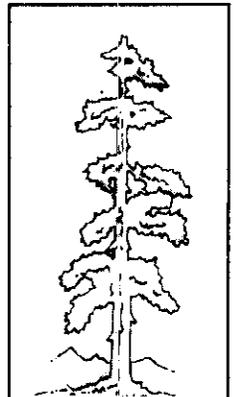
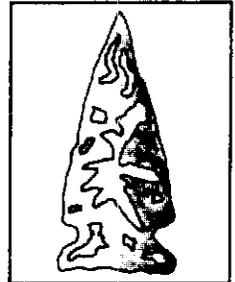
Submitted to:

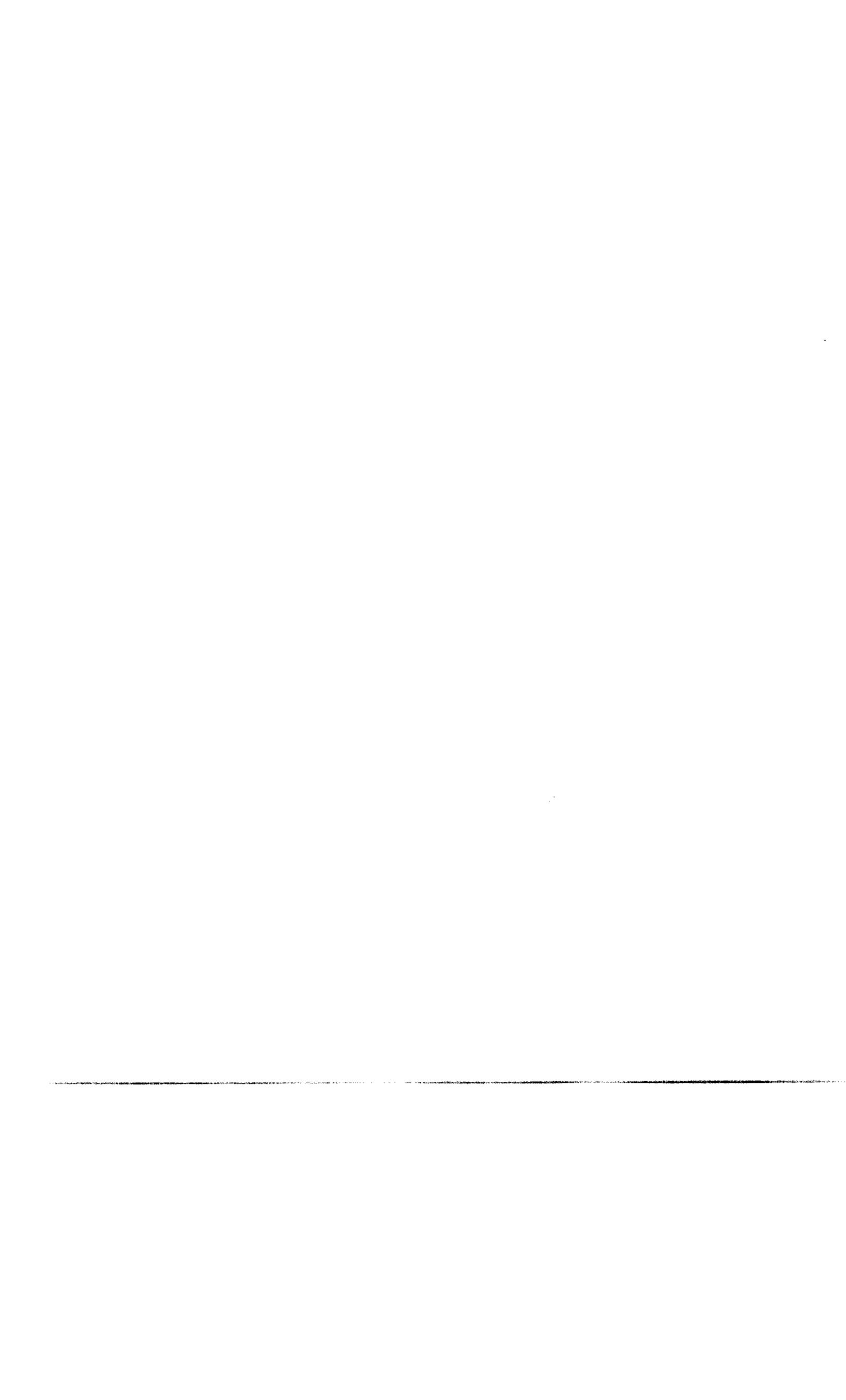
CITY OF ALBUQUERQUE

Submitted by:

**SWCA Inc.
Environmental Consultants**

February, 1999





Description: dugout shelter and associated construction scrap materials in a 10 m diameter area. The shelter was built by digging a roughly 4 by 2 m trench about 1 m deep. Scrap lumber and plywood was then placed over most of the trench and the wood was covered with loose earth, creating a dugout shelter with a flat roof at ground level. Based on very limited inspection, the interior space is about 2 by 2 m and about 50 cm deep. The feature is in very poor condition; the roof is sagging and is propped up with sticks. The feature was probably built within the past decade and appears to have been used within the past year. The feature currently contains two 2-liter water jugs and two "egg carton" foam pads. As the feature appears to be quite recent, it cannot be considered historically important.

Archaeological Sites

No newly discovered archaeological sites are present on the property. One previously recorded site, LA 33223, occurs primarily south of the property but extends onto the property. During the current survey, the historic sheep dip was considered a feature of LA 33223.

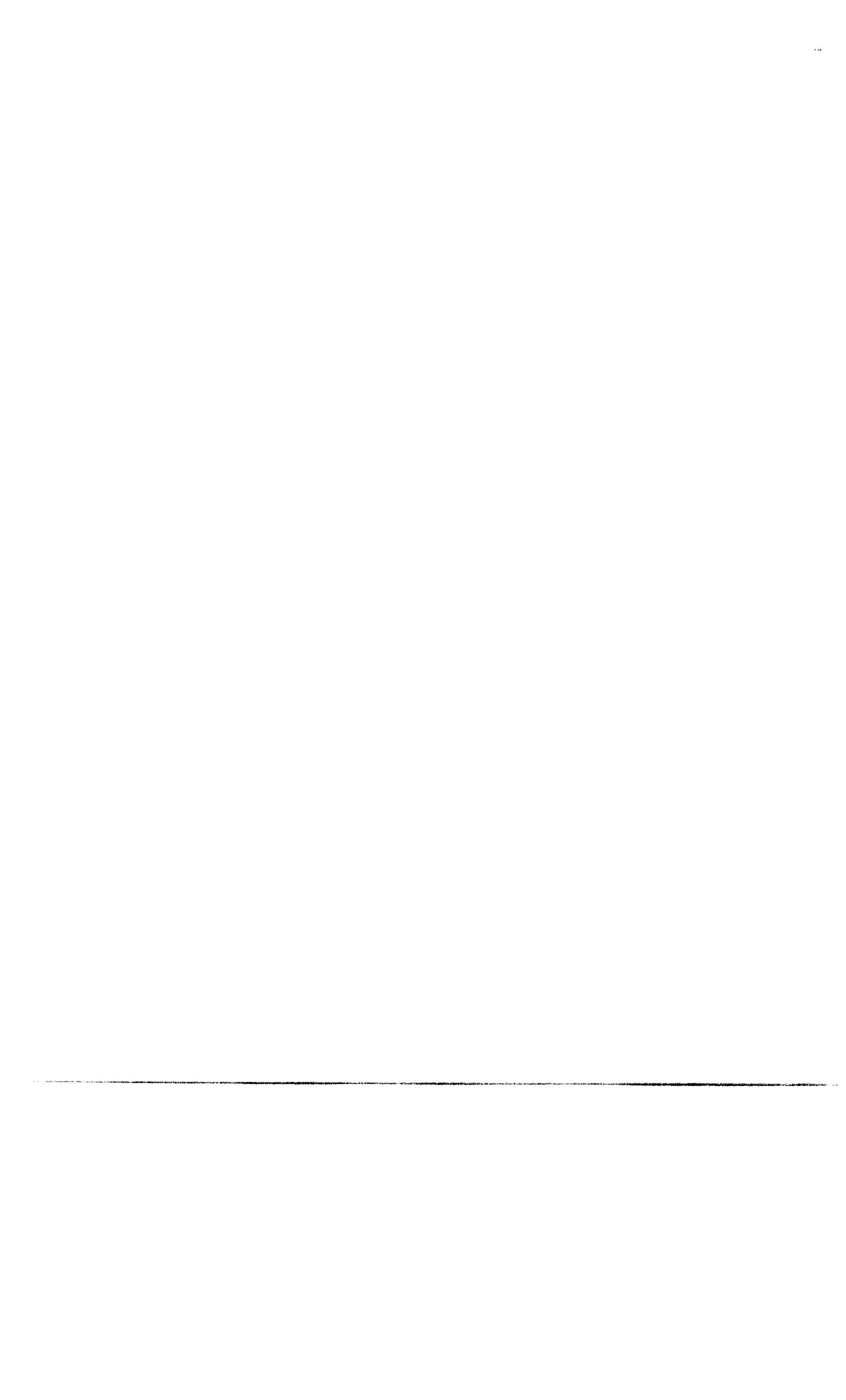
LA 33223

Location (portion within property): T 11 N, R 2 E, Section 25, NW 1/4 of SW 1/4 of SE 1/4; NE 1/4 of SE 1/4 of SW 1/4

UTM Zone 13 (GPS; portion within property): E 346 726, N 3 890 641 ± 9.3 m

Description. LA 33223 is also known as Montaña Pueblo, the Taylor Peak Site, and the Taylor Ranch Site. By area, most of LA 33223 lies south of the proposed subdivision, including under Montaña Road. The site contains a large, complex, stratified series of deposits and has been partly excavated. Previous studies of the site include Condie (1988), Condie and Broster (1984), Crotty (1995), Gossett and Gossett (1988), Gossett et al. (1988), Harper (1987, 1988), Marshall (1996), the New Mexico State Highway Department (NMSHD 1981), Novick (1982), O'Leary (1987), O'Leary and Biella (1985, 1987), Schorsch (1962), and Stiner et al. (1986). None of the listed projects included the current study parcel. Most of the remains described in the reports were found west of the current study parcel; Stiner et al. (1986) found subsurface Native American artifacts in the Montaña Road right-of-way just south of the study parcel, but in disturbed contexts. At the site as a whole, the remains include pit houses, surface rooms, other formal features, and human remains, and reflect use of the site from the late Archaic (Basketmaker II) period to the Classic period. This range of occupation is understandable, as the location provides direct access to, but is out of, the local floodplain. No determination of eligibility is listed by ARMS but if any part of the site remains intact, the site is clearly eligible for the National Register of Historic Places as a source of important information on local culture history.

During the 1998 SWCA study, only the portion of LA 33223 within the proposed development was examined (Fig. 2). This portion of the site measures about 125 by 110 m and includes one Native American component and one Euroamerican component. In addition, one problematic feature may actually have resulted from blading of the property within the past few decades. No firm evidence for subsurface remains was seen during the pedestrian survey.



Taylor Ranch Neighborhood Association

Environmental Planning Commission
City of Albuquerque
(sent by email)

August 18, 2003

Dear Commission Members:

RE: Project # 1000965, Coors Blvd. between Montano and Namaste NW

The Taylor Ranch Neighborhood Association (TRNA) voted unanimously at its July Board meeting to support the portion of this request calling for density transfers. Board members did express concern regarding the development edge along Coors Boulevard and not to wall off that street. TRNA seeks to preserve views of the Sandias and the Bosque below the street.

The TRNA Board is impressed with the ASW Realty Partners vision of an innovatively designed community that takes full advantage of its beautiful bosque setting. The Board liked the design concepts that were presented for the first single-family component. The Board also felt that high quality condominiums or apartments slated for two parcels (representing approximately 40 acres of the master planned community) would be desirable and would fit into areas where there was more commercial and travel activity.

TRNA is particularly supportive of these design concepts and wants to make sure they stay in the site plan:

- a. Public trails and public park along the San Antonio Arroyo.
- b. Boulevard created for Street A.
- c. Small lots having alleyway access and minimal garage presence.
- d. Preservation of existing Cottonwoods.
- e. Neighborhood streets that are narrow (24 feet) with 6 foot landscaping buffers

TRNA is concerned about the Coors Corridor edge. We compliment the applicant for bringing language forward from the Coors Corridor Plan to the site plan itself. However, some of the language is vague and should be cleared up. Some important elements to make clear are:

- a. Any walls should be at the eastern edge of the 35-foot landscape buffer on Coors Boulevard. When walls meander, the walls may encroach no more than 8 feet into the landscaped buffer.
- b. The viewshed rules should apply to the northbound land of Coors Boulevard for the distance from Namaste to Montano. The viewshed should be preserved so that no wall or structure should block more than 50 percent of the height of Sandia Crest.
- c. Some provision should be made to preserve Bosque views from Coors. Periodic breaks should be made in any wall along Coors. Breaks could be view fencing, landscaped berms, or other landscaped areas.

Thanks for your attention to this matter.

Sincerely,
Jolene Wolfley, Director of Land Use and Transportation
Taylor Ranch Neighborhood Association

email copy to: Consensus Planning



FROM LA LUZ DEL SOL--AUGUST 2003

RE: ANDALUCIA DEL LA LUZ

AN ADDENDUM TO THE LLdelSOL LETTER OF COMMENT DELIVERED AND FILED WITH THE CITY PLANNING COMMISSION ON 7/23/03.

A presentation of ASW consultant, Jackie Fishman, was made to the LaLuz del Sol Homeowners' Board of Trustees and residents on Saturday morning, 8/2/2003. Because of this time-consuming effort by Ms. Fishman and the questions raised by resident members in attendance, we have arrived at the following comments.

TRACT 1A: While well thought-out regarding lot positions downhill facing the Bosque/Rio Grande, it crowds 30+- lots of **very minimum 3500** square footage into the center of the 45+- acres, inevitably requiring 2-story dwelling units (d/u), side by side (max.5' setbacks) or having a contiguous wall. This type of dwelling unit does NOT appear on the drawing of "Residential Styles" (7/3/03-Sheet 2 of 3 and 7/3/03-Sheet 8 of 8), and it appears to be unreasonable crowding for an "expensive, up-scale" project--possibly put in to insure the 161 d/u maximum desired. We note that the 5 du/acre here includes acreage taken up by streets, parks, the arroya, etc.

TRACTS 1B,1C,1D,2,4,5, & 6B: Since little else has been designed for all these other Phases and assuming MAXIMUM use in all of the above, one can then project that Tracts 1A, 1B,1C & 1D will total **372 d/u**; Tracts 2, 4 & 5 will total **353 d/u** AND Tract 6B will total **668-2 d/u** which totals **1393 d/u plus** 35 acres of commercial and office construction.

We at LLdelS remain somewhat alarmed after a concentrated assessment of the potential volume of traffic, people, air pollution, water use among other problems which make the environmental impact on this community of concern.



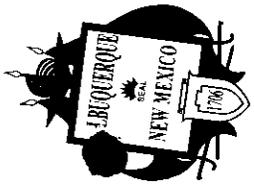
PAGE 2

We realize that we live in the Albuquerque urban area where "in-fill" is the buzz word today, but must we accept "overkill" to satisfy development beyond reasonable limits??

We would urge the rethinking of the "matchbox-style" construction proposed for the center portion in 1A , and presumably a similar or denser pattern to be proposed for most of the other Phases. We would have expected with Ray Graham's commitment to environmental awareness--a gentler, kinder plan should have evolved on the 230 acres to enhance his award -winning La Luz development which was and remains far and away ahead of all other Westside residential development.

This statement was prepared with the approval of the LLdelS Board by their President, Betty Jean Stetson whose experience and background while living in New York State included : Urban Planning Classwork at Columbia University Graduate School, and subsequently the preparation of both a Master Plan and Village Zoning Ordinance with the help and cooperation from the Rockland County, NY. Department of Planning and Zoning .





City of Albuquerque
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
 PLANNING DEPARTMENT



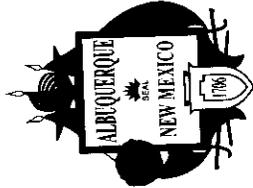
RETURN
 TO SENDER
 NOT DELIVERABLE
 AS ADDRESSED
 UNABLE TO FORWARD

101206202904330908
 PAUL HELENE
 5601 TAYLOR RANCH
 ALBUQUERQUE NM 87120 DR NW

ALBUQUERQUE, NM 87103-1293







City of Albuquerque

P.O. BOX 1293

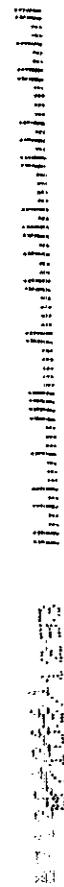
ALBUQUERQUE, NEW MEXICO 87102

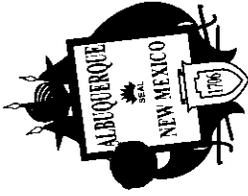
PLANNING DEPARTMENT

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

101206208411530110

AMERICAN REALPROP DR NW
5601 TAYLOR RANCH NM 87120
ALBUQUERQUE





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PLANNING DEPARTMENT

**NOT DELIVERABLE
AS ADDRESSEE
UNABLE TO FORWARD**

101206217617830505
LEASE PLAN NORTH AMERICA INC
PO BOX 5200 DC-17
BORGER TX 79008





NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, August 14, 2003, 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 21, 2003 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 21, 2003, 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 # 1002715

03EPC-00918 Zone Map Amendment
03EPC-00919 EPC Site Development Plan-
Subdivision

CONSENSUS PLANNING, INC. agent(s) for RJ SCHAEFER REALTY AND INVESTMENTS, INC. request the above action(s) for all or a portion of Lot(s) 1-4, **Horizon Corporation Replat of Tract H**, a zone map amendment from SU-1 for C-1 Uses & SU-1 for PRD (FAR.5) to SU-1 for C-1 Uses for Lots 2, 3, & 4 and zone map amendment from SU-1 PRD (FAR .5) to C-2 for 0.0967 acre portion of Tract 2, located on PARADISE BLVD. NW, between LYON BLVD. NW and UNIVERSE BLVD. NW, containing approximately 29 acre(s). (B-19) Juanita Vigil, Staff Planner

Project # 1002717

03EPC-00924 Zone Map Amendment

TIMOTHY FLYNN-OBRIEN agent(s) for WEST BLUFF CENTER LLC, A NM LIABILITY CO request the above action(s) for all or a portion of Tract(s) 303 and Tracts 304, 305, and 306, **Town of Atrisco Grant**, a zone map amendment from SU-1/O-1/PRD to SU-1 for IP Uses, located on COORS BLVD. NW, between CORONA DRIVE NW and ALAMOGORDO DRIVE NW, containing approximately 7 acre(s). (H-11) Russell Brito, Staff Planner

Project # 1002624

03EPC-00935 EPC Site Development Plan-
Subdivision

RICK BENNETT ARCHITECTS agent(s) for NEW DAY, INC. request the above action(s) for all or a portion of Tract(s) Tract of Land within the SE/4 NE/4, Section 36, T10N, R3E, Zoned SU-1 for A Short Term Shelter, located on RIDGECREST SE, between LOUISIANA SE and SAN PEDRO SE, containing approximately 10 acre(s). (M-18) Juanita Vigil, Staff Planner

Project # 1002796

03EPC-01100 EPC Site Development Plan-Building Permit
03EPC-01101 Zone Map Amendment
03EPC-01099 EPC Site Development Plan-Subdivision

RHODE MAY KELLER MCNAMARA ARCHITECTS agent(s) for ALBUQUERQUE FIRE DEPARTMENT request the above action(s) for all or a portion of Lots 7, 8 9 10, Block 4, Loma Verde Subdivision and Lots 7, 8, 9, 10, 11, Kay Addition, zoned C-2 and SU-1 Firestation, located on DALLAS NE, between CHARLESTON NE and DALLAS NE, containing approximately 2 acre(s). (K-19) Debbie Stover, Staff Planner

Project # 1000965

03EPC-01103 EPC Site Development Plan-Building Permit
03EPC-01102 Zone Map Amendment
03EPC-01105 EPC Site Development Plan-Amendment to Subdivision

CONSENSUS PLANNING, INC. agent(s) for ASW REALTY PARTNERS request the above action(s) for all or a portion of Tract(s) 1-5, A, 6A & 6B, **Lands of Ray A Graham III, Owenwest Corp**, a zone map amendment from SU-1 PRD 10 du/ac & Grazing (18 cattle max) to SU-1 PRD 5 du/ac for Tract 1, SU-1 for PRD 8 du/ac to SU-1 for PRD 6 du/ac for Tract 4, SU-1 for PRD 10 du/ac to SU-1 for PRD 20 du/ac for Tract 5 & SU-1 for C-2 Uses (23.3 Max), O-1 Uses (11.3 ac max) and PRD 10 du/ac to SU-1 for C-2 Uses (23.3 ac. Max.), O-1 Uses (11.3 ac max) and PRD 20 du/ac for Tract 6B & A, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 230 acre(s). (E-12) Juanita Vigil, Staff Planner

Project # 1000650

03EPC-01110 EPC Site Development Plan-Building Permit
03EPC-01109 EPC Site Development Plan-Subdivision

TIERRA WEST LLC agent(s) for WALMART STORES, INC. request the above action(s) for all or a portion of Tract(s) 1-A, **Lands of Lamonica & Wenk**, zoned SU-1 C-1 Permissive Uses, located on COORS BLVD. SW, between RIO BRAVO BLVD. and LAMONICA RD., containing approximately 21 acre(s). (P-10) Carmen Marrone, 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 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JULY 30, 2003.

APPROVED

Russell Brito, Senior Planner

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

Meeting Date: 8-21-03
E-12-2
Zone Atlas Page: F-11-2 & F-12-2
Notification Radius: 100 Ft.

App#	<u>ABEPC-11102</u>
Proj#	<u>1000965</u>
Other#	<u>ABEPC-01103</u>
	<u>ABEPC-11105</u>

Cross Reference and Location: _____

Applicant: ASW Realty Partners
Address: 461 Paseo de Peralta, Santa Fe, NM 87501
Agent: Consensus Planning Inc.
Address: 934 Park Ave SW, 82102

SPECIAL INSTRUCTIONS

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

Date Mailed: Aug 4, 2003
Signature: K Tsethlikaj

RECORDS WITH LABELS

PAGE 1

101206221216040208 LEGAL: PARC EL 5 -A2-A PLAT OF PARCEL 5-A2-A LANDS OF JOEL LAND USE:
PROPERTY ADDR: 00000 6000 COORS BLVD NW
OWNER NAME: WALGREEN HASTINGS CO
OWNER ADDR: 00200 WILMOT RD DEERFIELD IL 60015

101206225316240202 LEGAL: PARC EL 5 -A1 LANDS OF NOEL P TAYLOR (REDIV OF PARCE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TAYLOR JOEL P ETUX ETAL TRUST
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206217617830505 LEGAL: TRAC T 38 -4, PLAT FOR TRACT 278-B-1 AND TRACTS 38-1 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LEASE PLAN NORTH AMERICA INC
OWNER ADDR: 00000 BORGES TX 79008

101206229814340345 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

101206231313340301 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

101206214915630108 LEGAL: TRAC T D1 C PLAT FOR TRACT D-1 TAYLOR RIDGE SUBDIVIS LAND USE:
PROPERTY ADDR: 00000 4200 MONTANO NW
OWNER NAME: PETER DEFRIES CORPORATION
OWNER ADDR: 08525 JEFFERSON NE ALBUQUERQUE NM 87113

101206213713730109 LEGAL: TRAC T D1 D PLAT FOR TRACT D-1 TAYLOR RIDGE SUBDIVIS LAND USE:
PROPERTY ADDR: 00000 5701 COORS RD NW
OWNER NAME: HALL PROPERTIES LLC C/O DISCO
OWNER ADDR: 14631 SCOTTSDALE RD SCOTTSDALE AZ 85254

101206208411530110 LEGAL: TR D -2 T AYLOR RIDGE SUBD CONT 11.2663 AC M/L LAND USE:
PROPERTY ADDR: 00000 3601 TAYLOR RANCH DR NW
OWNER NAME: AMERICAN REALPROP
OWNER ADDR: 05601 TAYLOR RANCH DR NW ALBUQUERQUE NM 87120

101206218812830216 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206212503030215 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206209608830112 LEGAL: TR F CDR RECTED PLAT OF TAYLOR RIDGE SUBD CONT 1.75 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206226211440361 LEGAL: LOT 48 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 3616 CALLE OVEJA CT NW
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206226611340362 LEGAL: LOT 47 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 3612 CALLE OVEJA CT NW
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

RECORDS WITH LABELS

PAGE 2

101206226911140363 LEGAL: LOT 46 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 3608 CALLE OVEJA CT NW
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206227210840364 LEGAL: LOT 45 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 3604 CALLE OVEJA CT NW
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206227510640365 LEGAL: LOT 44 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 3602 CALLE OVEJA CT NW
OWNER NAME: MARRIOTT JOHN I & MARRIOTT MAR
OWNER ADDR: 03602 CALLE OVEJA CT NW ALBUQUERQUE NM 87114

101206227910440366 LEGAL: LOT 43 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 3600 CALLE OVEJA CT NW
OWNER NAME: JAECKEL KURT
OWNER ADDR: 03600 CALLE OVEJA CT NW ALBUQUERQUE NM 87120

101206204005530911 LEGAL: LOT 8 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5336 APOLLO DR NW
OWNER NAME: KARA AZIM
OWNER ADDR: 05336 APOLLO DR NW ALBUQUERQUE NM 87120

101206203704930910 LEGAL: LOT 9 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5332 APOLLO DR NW
OWNER NAME: DIDIAN PATRICIA A
OWNER ADDR: 05332 APOLLO DR NW ALBUQUERQUE NM 87120

101206203304630909 LEGAL: LT 1 0 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5328 APOLLO DR NW
OWNER NAME: SULEIMAN IMAN
OWNER ADDR: 05328 APOLLO DR NW ALBUQUERQUE NM 87120

101206202904330908 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

101206202504030907 LEGAL: LT 1 2 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5320 APOLLO DR NW
OWNER NAME: BATLEY JIM C
OWNER ADDR: 05320 APOLLO DR NW ALBUQUERQUE NM 87120

101206202103630906 LEGAL: LT 1 3 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5316 APOLLO DR NW
OWNER NAME: SAAVEDRA HENRY & CHARISSA
OWNER ADDR: 05316 APOLLO DR NW ALBUQUERQUE NM 87120

101206201703330905 LEGAL: LT 1 4 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5312 APOLLO DR NW
OWNER NAME: MARTIN YOLANDA M
OWNER ADDR: 05312 APOLLO DR NW ALBUQUERQUE NM 87120

RECORDS WITH LABEL

PAGE 3

101206201303030904 LEGAL: LT 1 5 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5308 APOLLO DR NW
OWNER NAME: MONTOYA TROY A & MICHELLE DTER
OWNER ADDR: 05308 APOLLO DR NW ALBUQUERQUE NM 87120

101206201002730903 LEGAL: LT 1 6 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5304 APOLLO NW
OWNER NAME: GARCIA JOHN & ROSE MARIE
OWNER ADDR: 05304 APOLLO NW ALBUQUERQUE NM 87120

101206200602330902 LEGAL: LT 1 7 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5300 APOLLO NW
OWNER NAME: MODKINS CURTIS & KRISTI
OWNER ADDR: 05300 APOLLO NW ALBUQUERQUE NM 87120

101206200301930901 LEGAL: LT 1 8 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5236 APOLLO DR NW
OWNER NAME: STEVENS MICHAEL LEE & CAROL AN
OWNER ADDR: 05236 APOLLO DR NW ALBUQUERQUE NM 87120

101106252401441709 LEGAL: LT 1 9 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5232 APOLLO DR NW
OWNER NAME: KOURY KAREN A
OWNER ADDR: 00000 ALBUQUERQUE NM 87193

101206126047920201 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106252101141708 LEGAL: LT 2 0 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5228 APOLLO DR NW
OWNER NAME: SISNEROS MANUEL E
OWNER ADDR: 05228 APOLLO DR NW ALBUQUERQUE NM 87120

101106251700741707 LEGAL: LT 2 1 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5224 APOLLO DR NW
OWNER NAME: BROUGHTON RANDALL J
OWNER ADDR: 05224 APOLLO DR NW ALBUQUERQUE NM 87120

101106250500841705 LEGAL: LT 2 3 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SANDOVAL RUBEN & SHANNON
OWNER ADDR: 10901 CARTAGENA AV SW ALBUQUERQUE NM 87121

101106251100241706 LEGAL: LT 2 2 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5220 APOLLO DR NW
OWNER NAME: RAYER JOHN R & HOSTER BARRY A
OWNER ADDR: 05220 APOLLO DR NW ALBUQUERQUE NM 87120

101106137950310128 LEGAL: COMM ON A REA PLAT OF GROUP E & F LA LUZ DEL OESTE U LAND USE:
PROPERTY ADDR: 00000 ONE WIND NW
OWNER NAME: LA LUZ DEL SOL LANDOWNERS ASSO
OWNER ADDR: 00000 ALBUQUERQUE NM 87120

101106148050510301 LEGAL: TR A PLA T MIRADOR SUBD CONT 2.7356 AC M/L DR 119.1 LAND USE:
PROPERTY ADDR: 00000 5109 CODRS NW
OWNER NAME: GIL VIRGILIO S
OWNER ADDR: 06506 CALLE REDONDA NW ALBUQUERQUE NM 87120

RECORDS WITH LABELS

PAGE 4

101206115043520110 LEGAL: LOT 4A P LAT OF LOT 4A BOSQUE PREPARATORY SCHOOL CO LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BOSQUE SCHOOL
OWNER ADDR: 04000 LEARNING RD NW ALBUQUERQUE NM 87120

101106149045710217 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106147043010225 LEGAL: TRAC T 5 UNIT 2 REPL OF UNITS 1,2&3 LA LUZDEL OESTE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION
OWNER ADDR: 00001 LOOP ONE NW ALBUQUERQUE NM 87120

101206105940820137 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106142034910501 LEGAL: COMM ON A REA A IN LA LUZ DEL OESTE UNIT 1 CONT 195. LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOC
OWNER ADDR: 00001 LOOP ONE NW ALBUQUERQUE NM 87120

101106136242510135 LEGAL: SWIMMING POOL TRACT LA LUZ DEL OESTE UNIT 4 CONT 2 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ DEL SOL LANDOWNERS ASSO
OWNER ADDR: 00000 ALBUQUERQUE NM 87120

101106140043710901 LEGAL: LOT 1 BL K 1 PLAT MIRADOR SUBD CONT 0.1661 AC M/L O LAND USE:
PROPERTY ADDR: 00000 5000 MIRADOR DR NW
OWNER NAME: GIL VIRGILIO S
OWNER ADDR: 06506 CALLE REDONDA NW ALBUQUERQUE NM 87120

101106140543610902 LEGAL: LOT 2 BL K 1 PLAT MIRADOR SUBD CONT 0.1648 AC M/L O LAND USE:
PROPERTY ADDR: 00000 5002 MIRADOR DR NW
OWNER NAME: GIL VIRGILIO S
OWNER ADDR: 06506 CALLE REDONDA NW ALBUQUERQUE NM 87120

101106131141610134 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 ASSO
OWNER ADDR: 00000 ALBUQUERQUE NM 87120

101106140446410290 LEGAL: LA LUZ D E OESTE UNIT 2 COMMON AREA CONT 8.26 AC M/ LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOC
OWNER ADDR: 00001 LOOP ONE NW ALBUQUERQUE NM 87120

101106152342610426 LEGAL: LIVI NG U NIT 5 & GARAGE AREA 5-L OF AREA L OF PLAT LAND USE:
PROPERTY ADDR: 00000 5 TUMBLEWEED NW
OWNER NAME: HANSON JOHN S & CAROL
OWNER ADDR: 00005 TUMBLEWEED NW ALBUQUERQUE NM 87120

101106152342310427 LEGAL: LIVI NG U NIT 6 & GARAGE AREA 6-L OF AREA L OF PLAT LAND USE:
PROPERTY ADDR: 00000 6 TUMBLEWEED NW
OWNER NAME: UNVERZAGT MARK E
OWNER ADDR: 00006 TUMBLEWEED NW ALBUQUERQUE NM 87120

101106152241910428 LEGAL: LIVI NG U NIT 7 & GARAGE AREA 7-L OF AREA L OF LA LU LAND USE:
PROPERTY ADDR: 00000 7 TUMBLEWEED
OWNER NAME: JUDITH PACHT SEPERATE PROPERTY
OWNER ADDR: 00910 GRETNA GREEN WA LOS ANGELES CA 90049

101106152241610429 LEGAL: LIVI NG U NIT 8 & GARAGE AREA 8-L OF AREA L OF LA LU LAND USE:
PROPERTY ADDR: 00000 8 TUMBLEWEED NW
OWNER NAME: O'LEARY JAMES & MARILYN C
OWNER ADDR: 00008 TUMBLEWEED NW ALBUQUERQUE NM 87120

101106134040310136 LEGAL: CLUB HOU E TRACT LA LUZ DEL OESTE UNIT 4 CONT 39.17 LAND USE:
PROPERTY ADDR: 00000 4901 COORS NW
OWNER NAME: DVENWEST CORPORATION ETAL C/O
OWNER ADDR: 00001 WIND NW ALBUQUERQUE NM 87120

101106152140810421 LEGAL: LIVI NG U NIT 9 AND GARAGE AREA 9-M OF AREA M OF PLA LAND USE:
PROPERTY ADDR: 00000 9 TUMBLEWEED NW
OWNER NAME: TAYLOR ANNE P
OWNER ADDR: 00009 TUMBLEWEED NW ALBUQUERQUE NM 87120

101106138624740126 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106140037510503 LEGAL: TR 4 UNI T 1 REPL OF UNITS 1.2&3 LA LUZ DEL OESTE C LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION
OWNER ADDR: 00001 LOOP ONE NW ALBUQUERQUE NM 87120

101106129837710116 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

101106152040510422 LEGAL: LIVI NG U NIT 10 & GARAGE AREA 10-M OF AREA M OF PLA LAND USE:
PROPERTY ADDR: 00000 10 TUMBLEWEED NW
OWNER NAME: PETERS ROBERT W
OWNER ADDR: 00010 TUMBLEWEED NW ALBUQUERQUE NM 87120

101106151940210423 LEGAL: LIVI NG U NIT 25 & GARAGE AREA 25-M OF AREA M OF PLA LAND USE:
PROPERTY ADDR: 00000 25 TENNIS CT NW
OWNER NAME: REIDENBAUGH DONALD W & COLEEN
OWNER ADDR: 00025 TENNIS CT NW ALBUQUERQUE NM 87120

101106151939910424 LEGAL: LIVI NG U NIT 27 & GARAGE AREA 27-M OF AREA M OF PLA LAND USE:
PROPERTY ADDR: 00000 27 TENNIS CT NW
OWNER NAME: BARLOW RICHARD K & MARIANNE R
OWNER ADDR: 00027 TENNIS CT NW ALBUQUERQUE NM 87120

101106152039110412 LEGAL: LIVI NG U NIT 29 & GARAGE 29N OF AREA N PLAT OF AREA LAND USE:
PROPERTY ADDR: 00000 29 TENNIS CT NW
OWNER NAME: MCCAULEY BEVERLY BOOTH
OWNER ADDR: 00029 TENNIS CT NW ALBUQUERQUE NM 87120

101106152038710413 LEGAL: LIVI NG U NIT 31 & GARAGE 31N OF AREA N PLAT OF AREA LAND USE:
PROPERTY ADDR: 00000 31 TENNIS CT NW
OWNER NAME: ANSELEVICIUS GEORGE ETUX
OWNER ADDR: 00031 TENNIS CT NW ALBUQUERQUE NM 87120

101106152138410414 LEGAL: LIVI NG U NIT 33 & GARAGE 33N OF AREA N PLAT OF AREA LAND USE:
PROPERTY ADDR: 00000 33 TENNIS CT NW
OWNER NAME: LUCAS ROBERT E & JEAN C
OWNER ADDR: 00033 TENNIS CT NW ALBUQUERQUE NM 87120

101206106234020135 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106152138110415 LEGAL: LIVI NG U NIT 35 & GARAGE 35N OF AREA N PLAT OF AREA LAND USE:
PROPERTY ADDR: 00000 35 TENNIS CT NW
OWNER NAME: FITZPATRICK TOM & ANNE A
OWNER ADDR: 00035 TENNIS CT NW ALBUQUERQUE NM 87120

101106150436910416 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

101106142034910501 LEGAL: COMM ON A REA A IN LA LUZ DEL OESTE UNIT 1 CONT 195. LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOC
OWNER ADDR: 00001 LOOP ONE NW ALBUQUERQUE NM 87120

101106149433110219 LEGAL: LA LUZ D EL OESTE UNIT #3 CONT 9.711 ACRES LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOC
OWNER ADDR: 00001 LOOP ONE NW ALBUQUERQUE NM 87120

101106140432710223 LEGAL: LIVI NG U NIT 19 REPL AREA A LA LUZ DEL OESTE UNIT N LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOC
OWNER ADDR: 00001 LOOP 1 NW ALBUQUERQUE NM 87120

101106140031610203 LEGAL: TR 3 UNI T 1 REPLAT OF UNITS 1.2&3 LA LUZ DEL OESTE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87120

101106140031510202 LEGAL: POR TR 1 COMMON AREA UNIT 1 REPL OF UNITS 1.2&3 LA LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOC
OWNER ADDR: 00000 ALBUQUERQUE NM 87120

101106143731010201 LEGAL: COMM ON A REA O UNIT 1 REPLAT TR 2 UNIT 1 LA LUZ DEL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION
OWNER ADDR: 00001 LOOP ONE NW ALBUQUERQUE NM 87120

101106123527420308 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

101206110128820136 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206106024820132 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106121920120337 LEGAL: POR E 1/2 NE 1/4 SW 1/4 T11N R2E SEC 35 CONT 12.2 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: FRISCO JOINT VENTURE
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101106148219040203 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106142516140201 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 OF S.
OWNER ADDR: 00000 TIJERAS NM 87059

101106116609131202 LEGAL: TRAC T 2 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEIN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: RIO PUERCO II LLC % DOLPHIN PA
OWNER ADDR: 17875 VON KARMAN IRVINE CA 92614

101106135609540115 LEGAL: TR B -1 P LAT OF TRS B-1 & B-2 ARCHDIOCESE OF SANTA LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ROMAN CATHOLIC CHURCH CATHOLIC
OWNER ADDR: 04000 ST JOSEPH PL NW ALBUQUERQUE NM 87120



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: June 30, 2003

TO CONTACT NAME: Lynne Busta
 COMPANY/AGENCY: Consensus Planning
 ADDRESS/ZIP: 924 Park Ave SW 87002
 PHONE/FAX #: 764-9801 / 842-5495

Thank you for your inquiry of 6-30-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at The Lands of Ray Granam III, Overwest Corp. & the COA Tracts 1, 2, 3, 4, 5, 6A & 6B.
 zone map page(s) E-12, F-11, 12

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

La Luz Del Sol
 Neighborhood Association
 Contacts: Betty Stetson
14 Wind NW 87120
898-2610 (W)
Ray Granam
One Wind NW 87120
898-5600 (W)

La Luz Landowners
~~Neighborhood~~ Association
 Contacts: Bennett King
10 Arco NW 87120
792-0118 (W)
Rae Peris
15 Tennis Court NW
898-8833 (W) 87120

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.

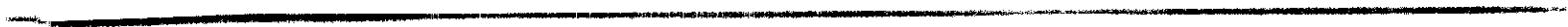
Sincerely,

Dolara G. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planning.recognized.na.form(05/08/01)

.....
 Attention: Both contacts per neighborhood association need to be notified.

1





NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, August 14, 2003, 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 21, 2003 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 21, 2003, 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 # 1002715
03EPC-00918 Zone Map Amendment
03EPC-00919 EPC Site Development Plan-
Subdivision

CONSENSUS PLANNING, INC. agent(s) for RJ SCHAEFER REALTY AND INVESTMENTS, INC. request the above action(s) for all or a portion of Lot(s) 1-4, **Horizon Corporation Replat of Tract H**, a zone map amendment from SU-1 for C-1 Uses & SU-1 for PRD (FAR.5) to SU-1 for C-1 Uses for Lots 2, 3, & 4 and zone map amendment from SU-1 PRD (FAR .5) to C-2 for 0.0967 acre portion of Tract 2, located on PARADISE BLVD. NW, between LYON BLVD. NW and UNIVERSE BLVD. NW, containing approximately 29 acre(s). (B-19) Juanita Vigil, Staff Planner

Project # 1002717
03EPC-00924 Zone Map Amendment

TIMOTHY FLYNN-OBRIEN agent(s) for WEST BLUFF CENTER LLC, A NM LIABILITY CO request the above action(s) for all or a portion of Tract(s) 303 and Tracts 304, 305, and 306, **Town of Atrisco Grant**, a zone map amendment from SU-1/O-1/PRD to SU-1 for IP Uses, located on COORS BLVD. NW, between CORONA DRIVE NW and ALAMOGORDO DRIVE NW, containing approximately 7 acre(s). (H-11) Russell Brito, Staff Planner

Project # 1002624
03EPC-00935 EPC Site Development Plan-
Subdivision

RICK BENNETT ARCHITECTS agent(s) for NEW DAY, INC. request the above action(s) for all or a portion of Tract(s) Tract of Land within the SE/4 NE/4, Section 36, T10N, R3E, Zoned SU-1 for A Short Term Shelter, located on RIDGECREST SE, between LOUISIANA SE and SAN PEDRO SE, containing approximately 10 acre(s). (M-18) Juanita Vigil, Staff Planner

Project # 1002855

03EPC-00979 EPC Site Development Plan-
Building Permit
03EPC-00981 Zone Map Amendment

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request the above action(s) for all or a portion of Lot(s) 4, 5, & 6, Block(s) 24, **East End Addn**, a zone map amendment from R-1 to SU-1 for Automobile Sales and Storage, located on VERMONT ST. NE, between LOMAS BLVD. NE and MARBLE AVE. NE, containing approximately 1 acre(s). (J-19) Juanita Vigil, Staff Planner

Project # 1002778

03EPC-01057 Annexation
03EPC-01058 Zone Map Amendment

CONSENSUS PLANNING INC. agent(s) for SANDIA PROPERTIES request the above action(s) for all or a portion of Tract(s) NA Section 8, Township 11 North, Range 2 East, **Ventana West**, a zone map amendment from County A-1 to R-LT, located on IRVING BLVD. NW, between IRVING BLVD. NW and PASEO DEL NORTE NW, containing approximately 288 acre(s). (B-8) Carmen Marrone, Staff Planner

Project # 1002785

03EPC-01074 Zone Map Amendment

VERN HAGEN agent(s) for CALVARY PENTECOSTAL ASSEMBLY request the above action(s) for all or a portion of Lot(s) 14, **Miramontes Park**, a zone map amendment from SU-1 for Church & Related Facilities to R-1, located on CAGUA DRIVE NE, between SAN PEDRO NE and CARDENAS NE, containing approximately 0.15 acre(s). (H-18) Chris Hyer, Staff Planner

Project # 1001620

03EPC-01082 Zoning Text Amendment

PLANNING DEPARTMENT, agent for CITY OF ALBUQUERQUE, request an amendment to a portio of the General Sign Regulations of the Zoning Code. Simon Shima. Staff Planner

Project # 1002792

03EPC-01086 EPC Site Development Plan-
Subdivision
03EPC-01085 EPC Site Development Plan-
Building Permit

GEORGE RAINHART ARCHITECTS agent(s) for TRUST OF ALBERT/MARY BLACK request the above action(s) for all or a portion of Tract(s) 14-A & 14B, **Black Ranch**, zoned SU-1 for C-1 & restaurant with full service liquor and O-1, located on COORS BLVD. NW, between COORS NW and SEVEN BAR LOOP NW, containing approximately 10 acre(s). (B-14) Debbie Stover, Staff Planner

Project # 1002123

03EPC-01087 EPC Site Development Plan-
Subdivision
03EPC-01088 EPC Site Plan for Building
Permit

GARCIA/KRAEMER & ASSOCIATES agent(s) for PHILLIP & PAM SHEETS request the above action(s) for all or a portion of Tract(s) 22-A-1, **MRGCD Map 33**, zoned SU-1 RT Uses, located on 4TH ST. NW, between SAN CLEMENTE NW and FREEMAN NW, containing approximately 4 acre(s). (G-14) Cynthia Borrego, Staff Planner

Project # 1002668
03EPC-01089 Zone Map Amendment

CONSENSUS PLANNING INC. agent(s) for TS MCNANEY & ASSOCIATES request the above action(s) for all or a portion of Lot B, Block 8, Palisades Addition, Lot 9, Block 8, Palisades Addition, Lot F, Block 2, Vista Magnifica, Lot E, Block 2, Vista Magnifica and Lot C, Block 5, Vista Magnifica, a zone map amendment from R-3 & SU-1 for PRD to R-LT, located on ATRISCO DRIVE NW, between INTERSTATE 40 and CALLE DEL VISTA NW, 6 acres. (H-11) Manjeet Tangri, Staff Planner

Project # 1002404
03EPC-01092 Zone Map Amendment
03EPC-01211 Site Development plan-Subdivision
03EPC-01116 Sector Plan Amendment

TIERRA WEST LLC, agents for CITY OF ALBUQUERQUE/TRANSIT DEPARTMENT request the above actions for all or a portion of Lot 1, **Ladera Industrial Park**, a zone map amendment from SU-1 for Transit to SU-1 for IP, located on UNSER BLVD. NW, between OLD OURAY RD. NW and VISTA ORIENTE ST. NW, containing approximately 12 acres. (H-9) Simon Shima, Staff Planner

Project # 1002793
03EPC-01095 EPC Site Development Plan-Subdivision

COMMUNITY SCIENCES CORPORATION agent(s) for KB HOME request the above action(s) for all or a portion of Tract(s) PARCEL F, **Finland Development Bluk Land Plat**, zoned SU-1 for R-2, located on MCMAHON BLVD. NW, between UNSER BLVD. NW and BANDELLER DR. NW, containing approximately 11 acre(s). (A-11) Makita Hill, Staff Planner

Project # 1002794
03EPC-01096 Zone Map Amendment
03EPC-01097 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agent(s) for LONGFORD HOMES request the above action(s) for all or a portion of Parcel 1, Section 33N, Township 10N, Range 2E, **Town of Atrisco Grant**, a zone map amendment from C-2 to RT, located on DE VARGAS ROAD SW, between 114TH ST. SW and 98TH ST. SW, containing approximately 12 acre(s). (M-9) Janet Stephens, Staff Planner

Project # 1002795
03EPC-01098 Text Amendment

CITY OF ALBUQ./PLANNING Department agent for CITY OF ALBUQUERQUE/PLANNING DEPARTMENT. requests the following action: a text amendment to the Comprehensive City Zoning code for the SU-1 for Bed and Breakfast Establishment zone category, CITY WIDE Mary Piscitelli, Staff Planner

Project # 1002796

03EPC-01100 EPC Site Development Plan-Building Permit
03EPC-01101 Zone Map Amendment
03EPC-01099 EPC Site Development Plan-Subdivision

RHODE MAY KELLER MCNAMARA ARCHITECTS agent(s) for ALBUQUERQUE FIRE DEPARTMENT request the above action(s) for all or a portion of Lots 7, 8 9 10, Block 4, Loma Verde Subdivision and Lots 7, 8, 9, 10, 11, Kay Addition, zoned C-2 and SU-1 Firestation, located on DALLAS NE, between CHARLESTON NE and DALLAS NE, containing approximately 2 acre(s). (K-19) Debbie Stover, Staff Planner

Project # 1000965

03EPC-01103 EPC Site Development Plan-Building Permit
03EPC-01102 Zone Map Amendment
03EPC-01105 EPC Site Development Plan-Amendment to Subdivision

CONSENSUS PLANNING, INC. agent(s) for ASW REALTY PARTNERS request the above action(s) for all or a portion of Tract(s) 1-5, A, 6A & 6B, **Lands of Ray A Graham III, Owenwest Corp.**, a zone map amendment from SU-1 PRD 10 du/ac & Grazing (18 cattle max) to SU-1 PRD 5 du/ac for Tract 1, SU-1 for PRD 8 du/ac to SU-1 for PRD 6 du/ac for Tract 4, SU-1 for PRD 10 du/ac to SU-1 for PRD 20 du/ac for Tract 5 & SU-1 for C-2 Uses (23.3 Max), O-1 Uses (11.3 ac max) and PRD 10 du/ac to SU-1 for C-2 Uses (23.3 ac. Max.), O-1 Uses (11.3 ac max) and PRD 20 du/ac for Tract 6B & A, located on COORS BLVD. NW, between MONTANO ROAD NW and NAMASTE ROAD NW, containing approximately 230 acre(s). (E-12) Juanita Vigil, Staff Planner

Project # 1000650

03EPC-01110 EPC Site Development Plan-Building Permit
03EPC-01109 EPC Site Development Plan-Subdivision

TIERRA WEST LLC agent(s) for WALMART STORES, INC. request the above action(s) for all or a portion of Tract(s) 1-A, **Lands of Lamonica & Wenk**, zoned SU-1 C-1 Permissive Uses, located on COORS BLVD. SW, between RIO BRAVO BLVD. and LAMONICA RD., containing approximately 21 acre(s). (P-10) Carmen Marrone, 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 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JULY 30, 2003.

APPROVED

Russell Brito, Senior Planner

Original Site Plan Submittal

with Impact Fee

Administrator

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

ZONING & PLANNING

___ Annexation

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/Subdivision Regulations)

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 2nd 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 Paralta FAX: (505) 424-4764

CITY: Santa Fe STATE NM ZIP 87501 E-MAIL: _____

Proprietary interest in site: Contract Purchaser

AGENT (if any): Consensus Planning, Inc. PHONE: (505) 764-9801

ADDRESS: 924 Park Ave. SW FAX: (505) 842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: 1. Amending existing Side Development Plan for Subdivision, 2. Zone Map Amendment and, 3. Site Plan for Building Permit Tract 1A, Phase 1

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 Bay A Graham III, Owenwest Corp, and COA Block: _____ Unit: _____

Subdiv. / Addn. Tracts 1, 2, 3, 4, 5, 6A and 6B

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: 170

Total area of site (acres): 230 Density if applicable: dwellings per gross acre: Phs.1=3.7 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 Separate Page MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd.

Between: Montano 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

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

SIGNATURE Jacqueline M. Fishman DATE 7/2/03

(Print) Jacqueline M. Fishman, AICP Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03EPC - 01102</u>	<u>ZMA</u>	<u>Z</u>	<u>\$2425</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>03EPC - 01103</u>	<u>SPPBP</u>	<u>P/D</u>	<u>\$385</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>03EPC - 01105</u>	<u>ASP 450</u>	<u>P/D</u>	<u>\$255</u>
<input checked="" type="checkbox"/> AG'S copy has been sent	_____	<u>NOTIFICATION FEE</u>	_____	<u>\$75</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>Total</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$3,140.00</u>

Hearing date Aug 21st '03

B. Berber 7/3/03
Planner signature / date

Project # 1000965





Landscape Architecture
Urban Design
Planning Services

214 East Avenue SW
Albuquerque, NM 87102

(505) 764-9800
Fax 505 749-
cpe@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

Karen K. Martin, AIA, AIA
James K. Strickland, AIA, AIA
Christopher J. Green, AIA, AIA

August 12, 2003

Ms. Juanita Vigil
Planning Department
City of Albuquerque
PO Box 1392
Albuquerque, NM

Re: Andalucia at La Luz

Dear Juanita:

The purpose of this letter is to explain our revisions to the Site Plans for Building Permit and Subdivision, and to summarize our meetings with the neighborhoods and City staff.

1. **Transportation** - We met with Richard Dourte and Tony Loyd, Transportation Division, on August 7, 2003 concerning comments on roadway pavement widths and parking shown on the Site Plans. Mr. Dourte has indicated his support with the following two changes:

1) The pavement width has been increased from 24 feet to 26 feet face of curb to face of curb on the majority of streets in Andalucia, including: Streets B, C, D, E, F, G, and K. The right-of-way width will remain the same at 44 feet. All other street widths remain as originally shown on the Site Plans, depending on the average daily traffic counts.

2) The Site Plan for Building Permit, Sheet 2, has been revised to indicate which lots may provide shared driveway access in order to decrease the number of driveway cuts. These include Lots 1 through 10 and Lots 65 through 76. The shared driveway will be designed with a 20-foot wide easement (10 feet on each lot), with 16 feet of pavement and a 2-foot setback to the structures on both sides.

2. **Density Transfers (Zone Map Amendment)** - We have met and had numerous discussions with La Luz Homeowners Association regarding our requested Zone Map Amendments, which transferred densities from property located closer to the Bosque (Tracts 1 and 4) to property located closer to the Coors/Montano intersection (Tracts 5 and 6). They have indicated their support for the decreased density in Tracts 1 and 4, increased density in Tract 6, but are opposed to increasing the density in

Tract 5. We have tried to reach a compromise and are proposing that Tract 5 be rezoned from SU-1 PRD 10 du/ac to SU-1 PRD 16 du/ac. We believe that Tracts 5 and 6 are appropriate for increased density because both Coors and Montano are designated transit corridors and Tract 6 is also within the West Side Strategic Plan's Community Activity Area. Both Tracts are required to meet the Coors Corridor Plan's requirements on view preservation, which restricts the height of structures in this area east of Coors.

3. **Tract 3 Zoning** – La Luz Landowners Association have indicated their concern regarding differentiating between the Tract 3 Private Commons Area and Andalucia's Private Commons Area. As a result, the Site Plan for Subdivision, Sheet 2, has been revised to note that Tract 3 is for La Luz' use only.
4. **La Luz Connection Road** – Per La Luz' request, the Site Plan for Subdivision, Sheet 1, has been revised to show access arrows to Tracts 4 and 5 to the north of the La Luz traffic circle.
5. **Setbacks** – The Site Plan for Subdivision, Sheet 2, has been revised to include setback requirements for townhouse development. This type of development is anticipated in future phases of Andalucia.

Please do not hesitate to contact me at 764-9801 if you need any additional information.

Sincerely,



Jacqueline Fishman, AICP
Senior Planner II

- C: Richard Dourte, City Transportation
Tony Loyd, City Transportation
Andrew Gerber, ASW Realty Partners
Kevin Patton, Bohannon-Huston

Graham Amendment of Existing Site Development Plan for Subdivision, Zone Map Amendment and Site Plan for Building Permit Tract IA, Phase I

Current Zoning:

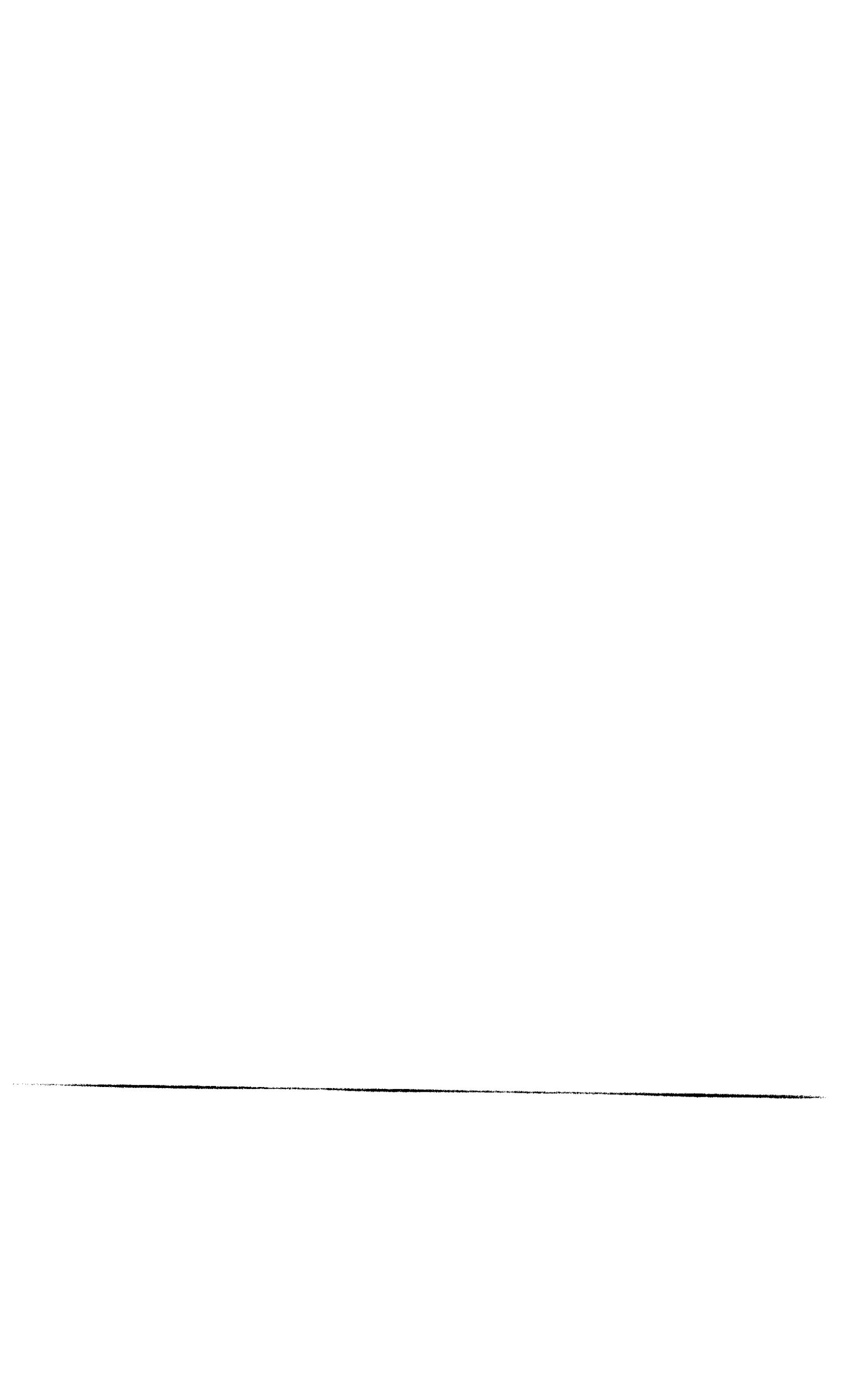
Tract 1 SU-1 for PRD 10 du/ac
Tract 2 SU-1 for PRD 6 du/ac
Tract 3 Private Commons Area and Recreational Fields
Tract 4 SU-1 for PRD 8 du/ac
Tract 5 SU-1 for PRD 10 du/ac
Tract 6B SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac max.) and PRD 10 du/ac

Proposed Zoning:

Tract 1 SU-1 for PRD 5 du/ac
Tract 2 To remain the same
Tract 3 To remain the same
Tract 4 SU-1 for PRD 6 du/ac
Tract 5 SU-1 for PRD 20 du/ac
Tract 6B SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac max.) and PRD 20 du/ac

UPC Numbers:

* 101106134931710222
* 101106132420140126
* 101106145625610220
* 101206106137220135
* 101106149145610217
* 101206115450720143
* 101206218606630215



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Consensus Planning & Bobannan Huston Inc. Date of request: 4/16/03 Zone atlas page(s): F-11 & F-12
CURRENT: SU-1 PRD 10 DU/AC Legal Description - Lot or Tract # Lands of Payson Block # _____
Zoning Parcel Size (acres / sq.ft.) 105 acres Subdivision Name Andalucia @ La Luz

REQUESTED CITY ACTION(S): (PHASE 1)

Annexation [] Sector Plan []
Comp. Plan [] Zone Change [X]
Amendment [] Conditional Use []

Site Development Plan: Building Permit []
a) Subdivision [X] Access Permit []
b) Build'g Purposes [X] Other []
c) Amendment [X]

PROPOSED DEVELOPMENT:

No construction / development []
New Construction [X]
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - 425
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 4-16-03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [] BORDERLINE []

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

THRESHOLDS MET? YES [X] NO [] Mitigating reasons for not requiring TIS: Previously studied: []

Notes: ANDALUCIA MASTER PLANNED COMMUNITIES PHASE ONE TIS

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]
TRAFFIC ENGINEER

4-16-03
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [X] BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: NOT FOR PHASE ONE PER EHD 2-9-03
PER 14-16-14-3 ZONE CODE

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

[Signature]
ENVIRONMENTAL HEALTH

7/3/03
DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED 3/21/03
- FINALIZED 1/1/

[Signature]
TRAFFIC ENGINEER

4-16-03
DATE

AQIA - SUBMITTED 1/1/
- FINALIZED 1/1/

ENVIRONMENTAL HEALTH

DATE



March 27, 2003

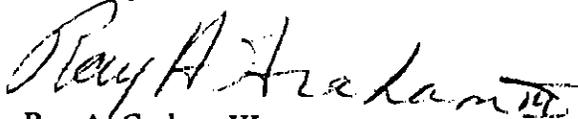
Jeffery Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Dear Chairman Jesionowski,

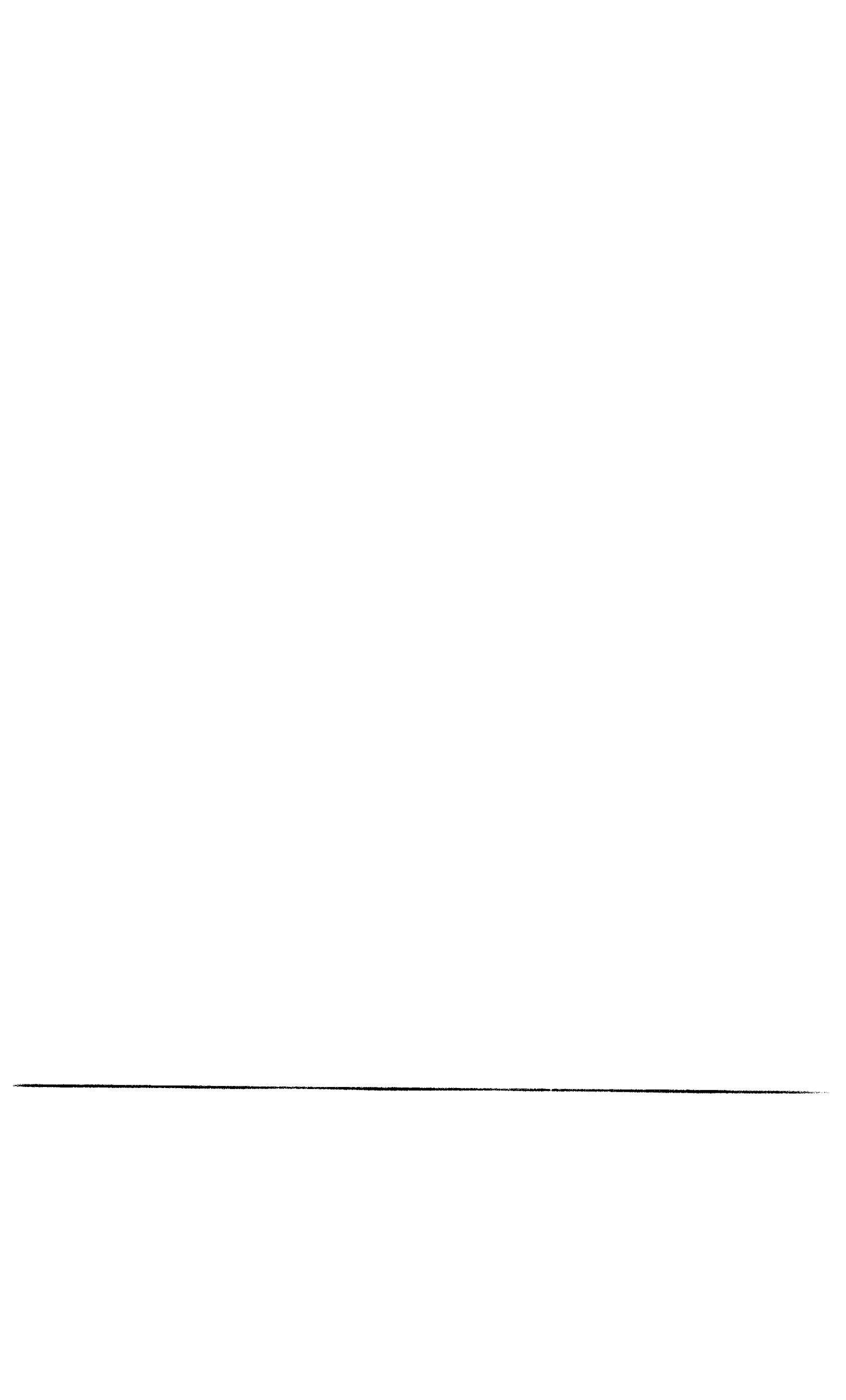
This letter hereby authorizes Consensus Planning to work on behalf of ASW Realty Partners and Ray Graham in requesting an amendment to the approved Graham Property Site Plan for Subdivision, Site Plan for Building Permit, and Zone Map Amendment for the property south of Montano Road, between Coors Boulevard and the Corrales Riverside Drain. ASW Realty Partners are the contract purchasers of this property.

If you have any questions or desire any additional information, please call my office at 505.898.5600.

Sincerely,



Ray A. Graham III





July 3, 2003

Jeff Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Andalucia at La Luz

Dear Chairman Jesionowski:

The purpose of this letter is to explain our requests for amendment to the Site Plan for Subdivision for the Graham Property approved by the Environmental Planning Commission (EPC) on January 21, 2002, Site Plan for Building Permit, and zone map amendment on behalf of the applicant, ASW Realty Partners. The 230-acre property is located east of Coors Boulevard and between Montano and Namaste Roads.

The requests can be summarized as follows:

- Amendment to Site Plan for Subdivision – Amendments cover changes to the design guidelines and density transfers within the 230-acre property to fit the concepts developed specifically for Andalucia at La Luz (*see redlined Design Guidelines, Sheets 2 and 3*). Tract 1 is divided into four bulk tracts, Tracts 1A (further divided into 161 single-family lots), 1B, 1C, and 1D. Some of the key changes to the design guidelines include:
 - Greater definition to architectural style
 - Private Commons Area section
 - Lower height for lighting fixtures
 - Reduction of front yard setbacks
 - Garage setbacks
 - Retaining walls
 - Unique street and traffic calming standards
 - Delegation of future Site Plans for Building Permit for single-family development and the private recreation area in Tract 1A
- Site Plan for Building Permit – The Site Plan for Building Permit covers Tract 1A, a 45.7-acre portion of Tract 1 at the southern end of the property adjacent to Namaste Road. The applicant is proposing 161 single-family lots, Private Commons Areas, private recreation area, and a 2-acre public park site.

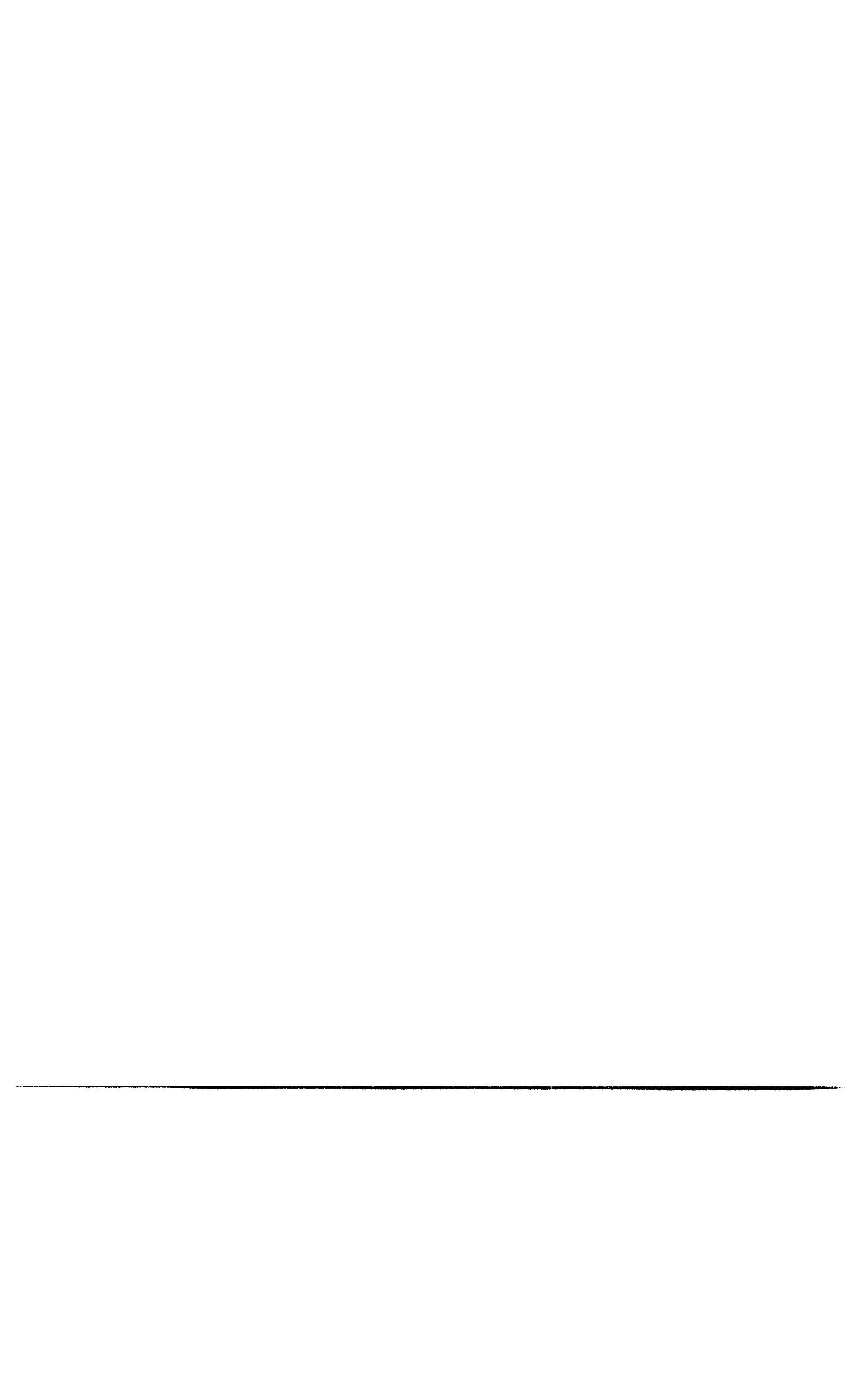
Landscape Architecture
Urban Design
Planning Services

974 Park Avenue SW
Albuquerque, NM 87102

Phone: 505.764.9877
Fax: 505.764.9955
epc@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

Scott R. Morrison, AIA
Jenny K. Sorensen, AIA
Christy Ann J. Green, AIA



- Zone Map Amendment – The request for Zone Map Amendment covers the residential density transfers needed to accomplish the overall concept for the property, which is to decrease the approved density close to the Bosque (Tract 1 and 4) and increase the density closer to the Montano/Coors intersection (Tracts 5 and 6). The table below summarizes the zoning request:

Tract	Acreage	Existing Zoning	Proposed Zoning
1	84.73	SU-1 PRD 10 du/ac	SU-1 PRD 5 du/ac
4	11.89	SU-1 PRD 8 du/ac	SU-1 PRD 6 du/ac
5	7.69	SU-1 PRD 10 du/ac	SU-1 PRD 20 du/ac
6	68.41	SU-1 C-2 (23.3 ac max.) O-1 (11.3 ac max.) and PRD 10 du/ac	SU-1 C-2 (23.3 ac max.) O-1 (11.3 ac max.) and PRD 20 du/ac

DESIGN FEATURES

The applicant is proposing to build an urban community, rather than just a project. Mixed uses; mixed densities; view corridors and preservation; public and private parks and open spaces; trails and pedestrian accessibility are key defining features of Andalusia at La Luz. Unique design standards have been developed that, taken as a whole, will help create a community that captures the vision and direction the City of Albuquerque wants to move toward. These features are described below:

Streetscape

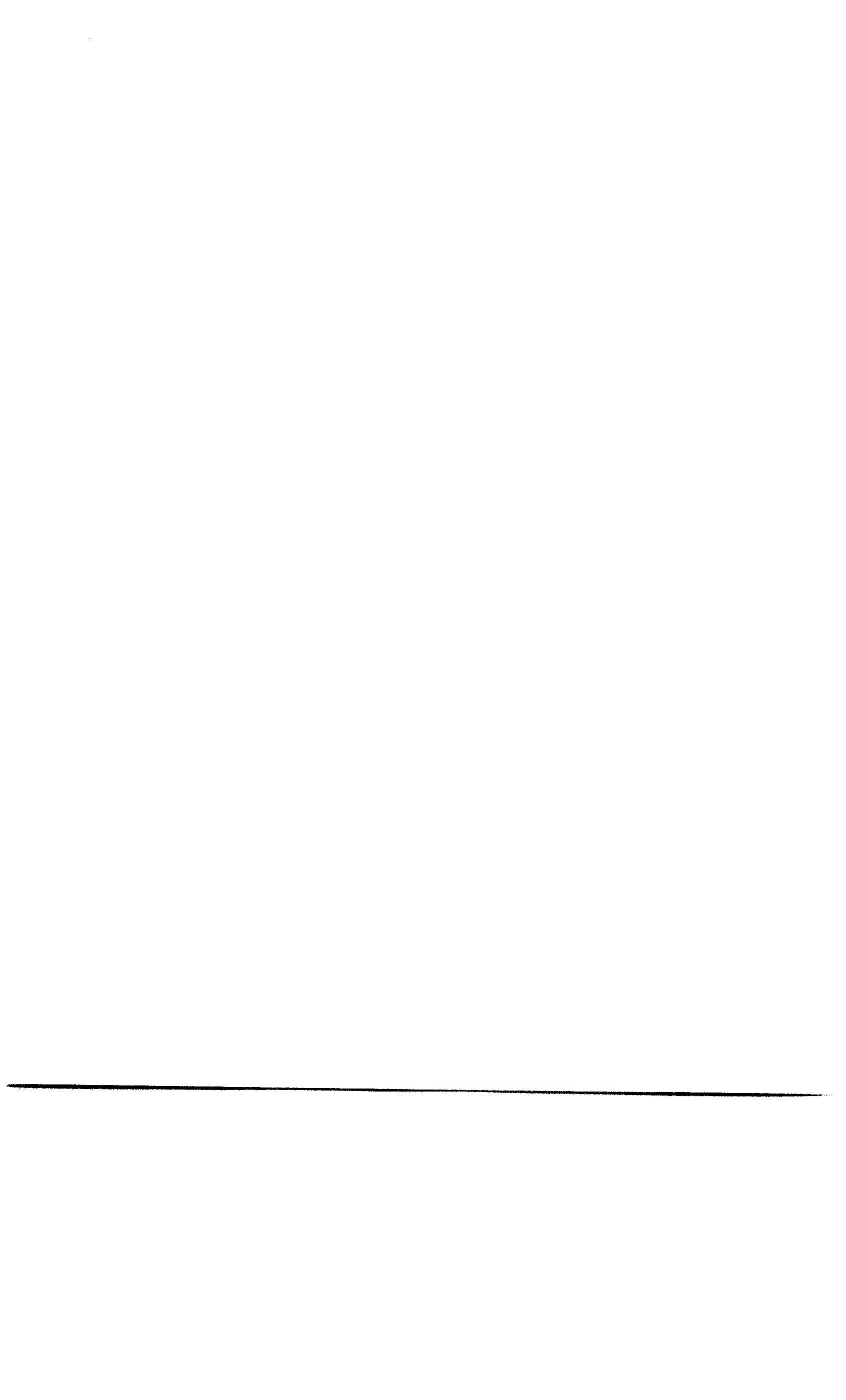
A critical ingredient in the design of Andalusia is the emphasis on the streetscape experience. All roadway systems feature a ten-foot wide landscape/sidewalk area on both sides, with 6 feet devoted to trees and shrubs and 4-foot sidewalks. Different plant palettes are developed for each of the roadway types, including north-south, east-west, entry, alleys, and view areas. Accent trees are featured at each intersection and at the terminus of roadways (*see Site Plan for Building Permit, Landscape Plan*).

The wheelchair ramps are specially designed to provide better accessibility and a higher degree of safety at crosswalks. The ramps direct the wheelchair user straight across to the other side of the street, instead of the typical corner cut ramp which directs the user to the middle of the intersection. Crosswalks are marked throughout the community to alert motorists to pedestrians.

Street System and Parking

Careful attention is given to each of the streets in Andalusia. The intent is to provide relatively short street blocks with a smaller number of lots in order to make the streets as intimate as possible and still meet the City's DPM standards.

Andalusia is designed with local and access streets, each containing 6-foot landscaped parkways and 4-foot sidewalks. The lots will provide the number of off-street parking



spaces as follows: 3 spaces per 2 bedroom dwelling unit; 4 spaces per 3-4 bedroom dwelling unit; and 5 parking spaces per 5 bedrooms or greater dwelling unit. Visitor parking is accommodated on-street (*see Typical Lot Layout, Site Plan for Building Permit, Sheet 2*).

The applicant proposes the following unique street and traffic calming standards:

- Curb radii – reduction from 20 feet to 10 feet. This provides a shorter distance for pedestrian crossings, and as a result, a higher degree of safety.
- Bump-outs – bump outs are provided in certain locations in order to encourage slower traffic, discourage parking, and again to increase pedestrian safety. The bump-outs will protrude a maximum of 3 feet into the right-of-way.
- Alley Lots – where alley lots are provided, driveway cuts along the roadway are prohibited, and garage and solid waste removal access shall be via the alley. This also provides alternative fire and emergency access.

Garages

The impact that garages have on the streetscape experience is tremendous, and can make the difference between a sterile/inhospitable environment and a more lively/pedestrian-focussed environment. The site plan is designed to de-emphasize garages through a variety of means, as listed below:

- Garage access from alleys
- Shared driveways (16 feet in width) with garages located at the rear of lots
- Recessed from main structure on lots where garages face roadways
- Side access garages

In addition to the positive aesthetic impact of these garage treatments, there are also many practical design impacts, including:

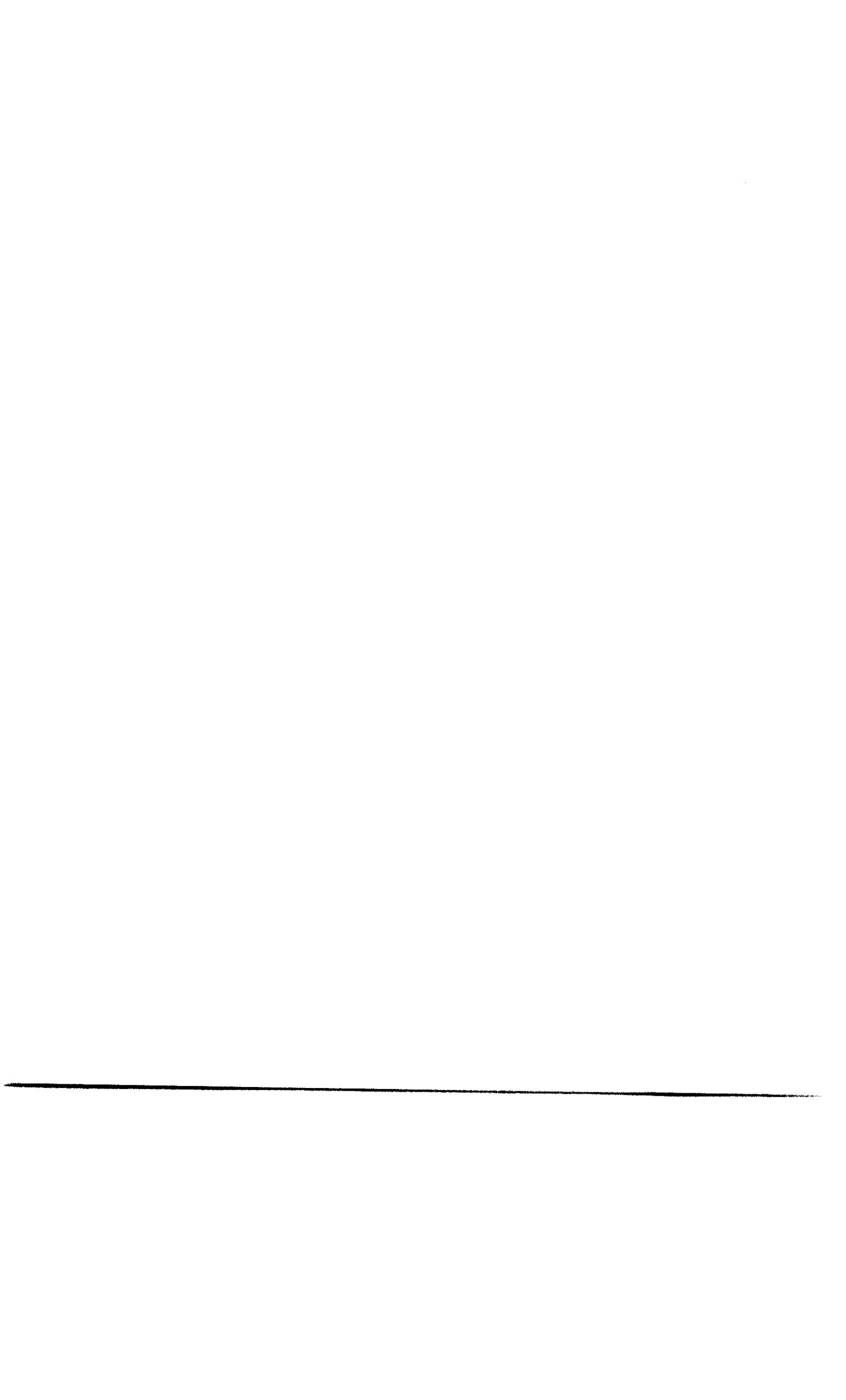
- Reduction of the number of driveway cuts and as a result, greater pedestrian safety
- Larger parkway landscape area (6 feet instead of 4 feet)
- More room for on-street parking

Alley Lots

Alley lots are featured along the main entry (Street A) to Andalucia, which is intended to be a landscaped boulevard with no driveways cuts along the roadway. Dwelling units face the roadway and rear access to garages is provided.

Front Porches

In order to encourage more people and activity in the public streetscape, front porches are required for each of the residences (*see Site Plan for Subdivision, Design Guidelines*). Porches will have a minimum depth of 6 feet.



Setbacks

The placement of buildings on lots contributes to the overall character and experience of a community. Pedestrian accessibility and activity in the streetscape is a primary design goal of Andalucia. In combination with the garage treatment, unique setbacks are proposed that will help accentuate this goal. The applicant is proposing the following setbacks:

- Front yard setbacks: reduced from 20 feet (*designed to accommodate garages*) to 8 feet
- Garages: 8 feet, except 20 feet for garages facing street
- Rear yard: primary structures - 15 feet; garages - 3 feet, zero for garages adjacent to another zero foot setback structure
- Side yard: primary structures - 5 feet; garages - 3 feet, zero for garages adjacent to another zero setback structure, or when adjacent to open space

Lighting

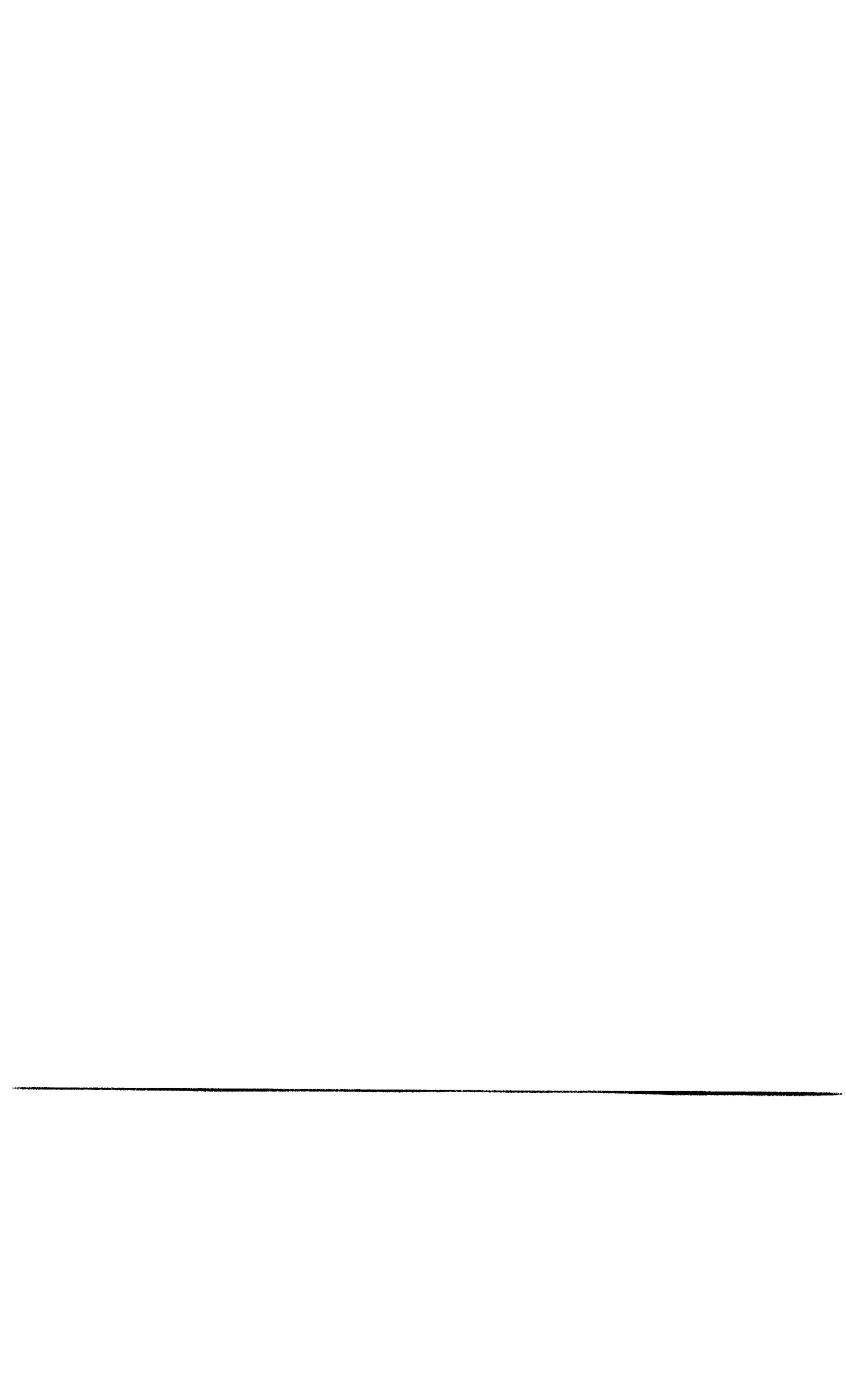
Much care and consideration has been given to the appropriate height, design, and placement of light fixtures. Lighting has been and continues to be a primary concern of the existing La Luz residents. The height of light fixtures is proposed to be lowered from 20 feet (*as provided in the approved Site Plan for Subdivision*) to 16 feet. The applicant has also reconfirmed the commitment to restrict lighting along Tract 3, which is the Private Commons Area to be enjoyed by all of the residents at La Luz and Andalucia, as well as the Bosque School. The applicant acknowledges that a lighting agreement will be required by the City in order to achieve the lighting design goals.

Private Commons Areas

Private Commons Areas are designated throughout the community, and are intended to provide recreational, visual, and landscape amenities to the residents at Andalucia. A variety of types are identified on the Site Plan for Building Permit, including along the San Antonio Arroyo, greenways through neighborhoods, within the entry area, and adjacent to the private recreational area (*see Site Plan for Building Permit, Sheet 2*). This is in addition to Tract 3, a 30-acre Private Commons Area to the north, the 100-foot buffer along the Corrales Riverside Drain, and the 109.5 acre privately-owned Bosque area (*via an easement granted by Ray Graham to the residents*).

The City Zoning Code requires that property zoned SU-1 in the Developing Urban area of the Comprehensive Plan preserve a minimum of 2,400 square feet of open space per dwelling unit. Of the 2,400 square feet, a minimum of 250 square feet for each two-bedroom dwelling and 300 feet for each three-bedroom dwelling must be met on the lot.

The applicant proposes that the Private Commons Areas be included within the calculations to meet the 2,400 square foot on-site useable open space requirement where there are any deficiencies. There are three lot types proposed within Phase I of Andalucia, including Alley Lots, Regular Lots, and Estate Lots. The breakdown in



square footage between on-site open space and Private Commons Areas is in the table below.

Lot Type	# of Lots	Min. On-Site Useable Open Space Provided	Private Commons Area	Total SF/AC Private Commons Areas required in PCA
Alley	39	900 sf	1,500 sf	58,500
Regular	99	1,400 sf	1,000 sf	99,000
Estate	23	2,400 sf	0	0
Subtotal	161	228,900 sf/5.25 ac		157,500/3.7 ac
Total acres required				8.87 ac (161 units x 2,400 sf)
Total acres provided				9.45 ac (.6 over)

The Site Plan for Building Permit provides 9.45 acres of open space, an increase of .6 acres above the requirement.

Front Yard Wall Height

A strong emphasis in the community design is view preservation and sensitivity to the natural terrain. Many of the lots will step down approximately 8-10 feet in finished floor elevations as the project moves from the west to east (*see Site Plan for Building Permit, Sheet 2*). This terracing is intended to preserve views of the Sandia and Manzano Mountains. Due to this view preservation treatment, approximately 20% of the lots will have a finished floor elevation significantly above the adjacent roadway. In order to maintain some privacy in the front courtyards, the applicant is proposing that the 3-foot maximum front yard wall be increased to 6 feet for any single wall. Clear site distances will be maintained at all driveway locations.

CHANGED NEIGHBORHOOD CONDITIONS (Resolution 270-1980)

As required by Resolution 270-1980, Section D.1, the applicant must show that changed neighborhood conditions warrant this request for density transfer (*or Zone Map Amendment*). In the past five years, significant changes have occurred on this property, including:

1. Annexation, Establishment of Zoning, Site Plans for Subdivision and Building Permit, and subsequently, development of Bosque School;
2. Construction of Learning Road, Learning Road Trail, and the La Luz Connection Road;
3. Annexation and Establishment of Zoning for the central 85-acre portion of the property (the remaining acreage was already in the City);

4. Acquisition of a 2-acre parcel in the northeast corner by the City of Albuquerque, and subsequently a Zone Map Amendment and Site Plan for Building Permit for an open space trailhead and parking lot on behalf of City Open Space Division;
5. Recent change in the Comprehensive Plan designation for a portion of the property from Rural area to Developing Urban area; and
6. Change in property ownership, and subsequently development of a specific project.

In addition to the changes listed above, several policy changes have occurred that impact this property, including:

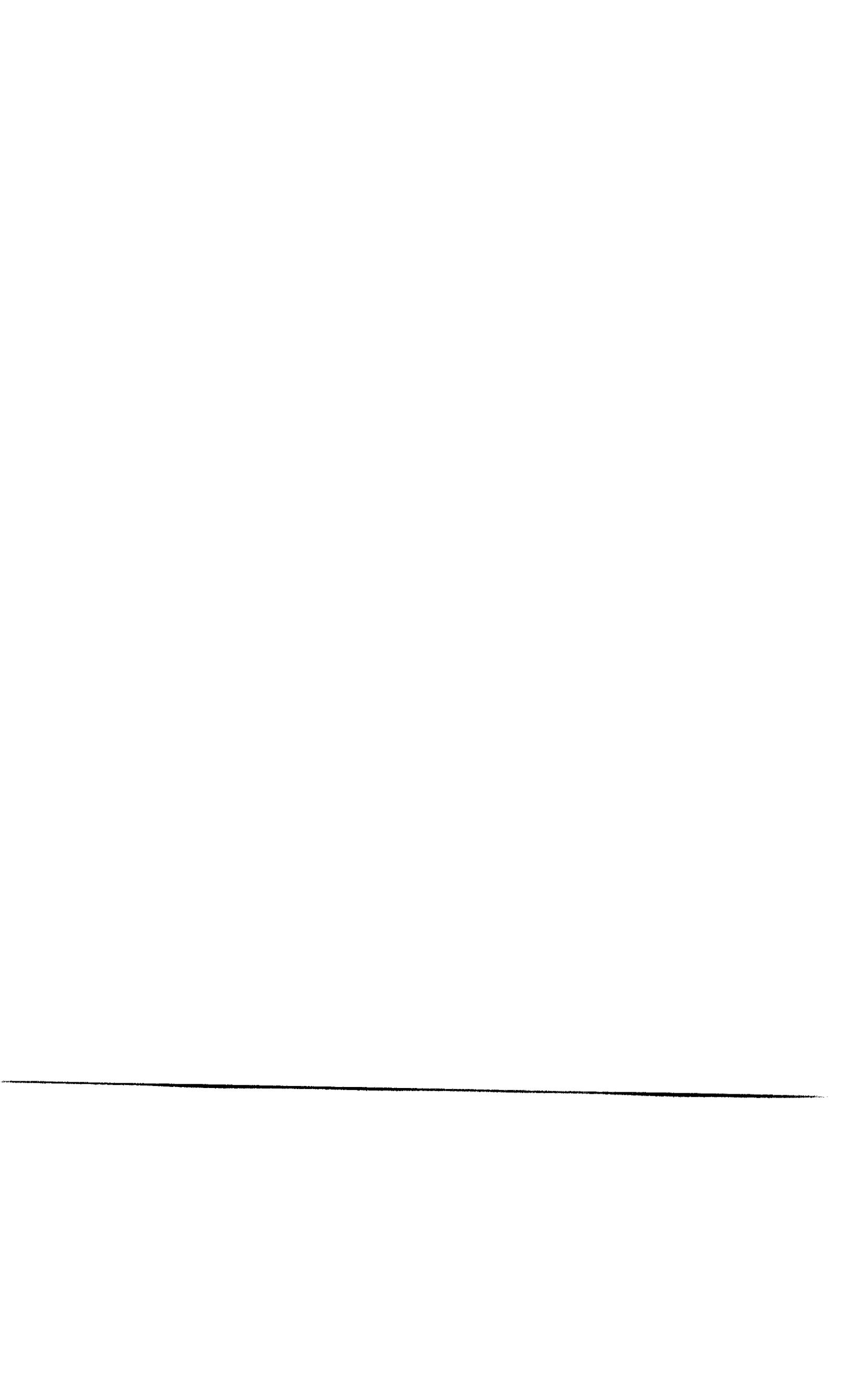
1. West Side Strategic Plan amendment which designates the northern portion of this property as a Community Activity Center;
2. Centers and Corridors Plan (Comprehensive Plan Amendment) which designates Montano Road and Coors Boulevard as Enhanced Transit Corridors; and
3. R-70 which emphasizes mixed use infill development and increased densities in community activity centers and corridors, as well as transit-friendly development.

Further, as provided by Resolution 270-1980, the zone changes proposed are not in conflict with adopted City plans and policies, and economic considerations are not the determining factor. Recent changes in policies and plans for this area speak directly to the changes proposed by the applicant, and represent a proposal that is better for the community since it helps to implement these policies as provided in Resolution 270-1980, Section D3.

In summary, there are significant changed neighborhood conditions that support the requests for Zone Map Amendment. We have met with the La Luz Homeowner's Association representatives, and they have indicated their support for the density transfers that would decrease density closer to the Bosque, and increase density closer to the Coors/Montano intersection. This transfer in density is consistent with the West Side Strategic Plan, Centers and Corridors Plan, and recent Comprehensive Plan amendment, as required by Resolution 270-1980, Section 1C.

MEETINGS WITH STAFF

We have also met several times with City staff (Planning, City Engineer, Transportation Division, Parks, Utility Division, Fire Marshall, and Solid Waste) on this project, and have made numerous revisions and refinements to the original proposal based on staff comments. Parks and Recreation staff has indicated their support of the public park location proposed. It is located at the hub of several planned trail corridors (*see attached graphic*), and will complete a major link in the City's trail system.



The two-acre public park exceeds the City's Park Dedication requirements for the entire southern portion of the project, which includes Tracts 1A, 1B, 1C, 1D, and Tract 2. Future development to the north (*Tracts 4, 5, and 6B*) will trigger additional Park Dedication requirements, which will be designated in future Site Plans for Building Permit.

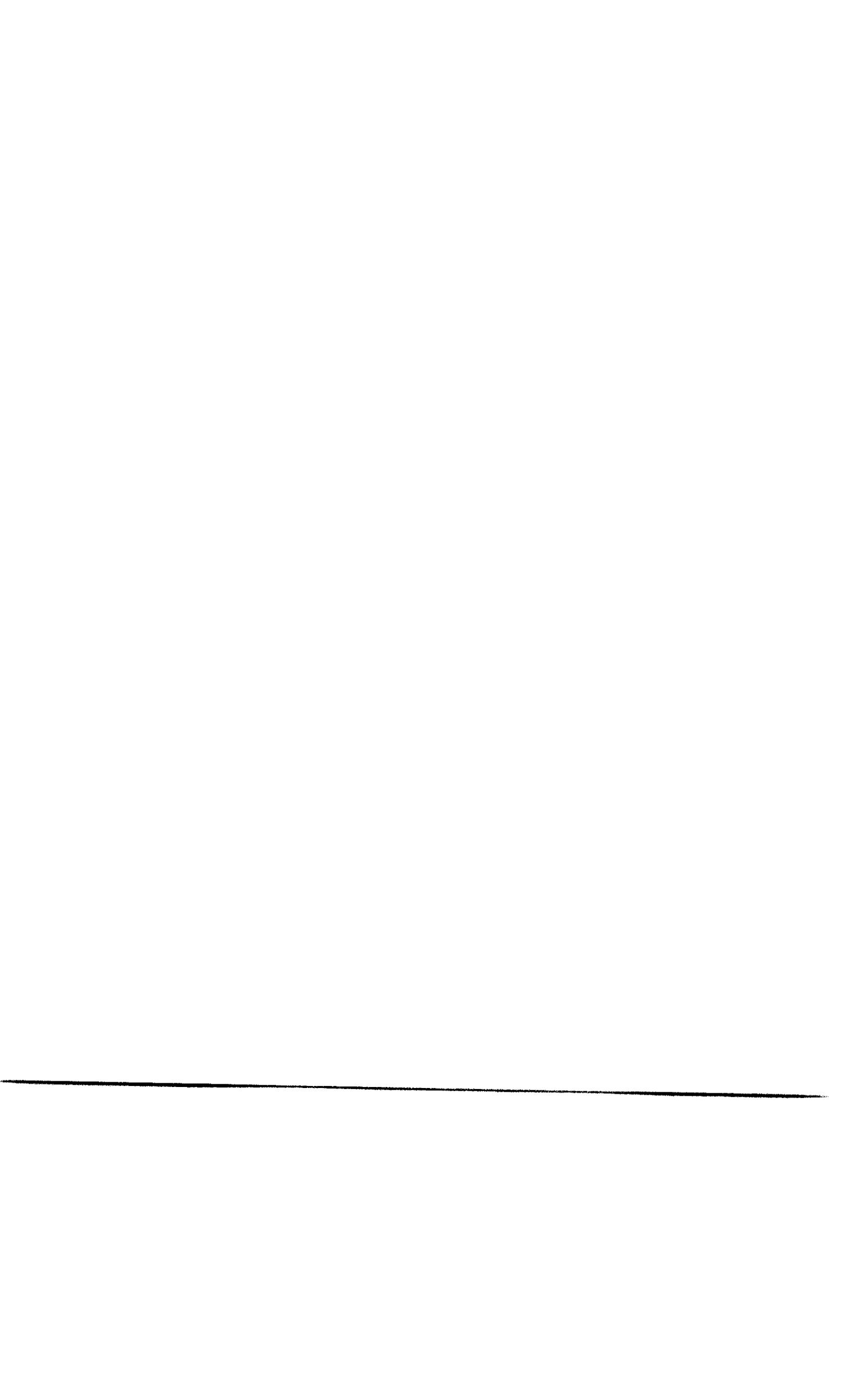
The applicant and the project team are excited about bringing forth this community project to the City of Albuquerque. We respectfully request your support of our current requests and continued support as Andalucia at La Luz becomes a development that helps to fulfill the City's goals for mixed use, infill development.

Sincerely,



Jacqueline Fishman, AICP
Senior Planner II

C: Andrew Gerber, ASW Realty Partners
Ray Graham, Ovenwest Corporation





ASW REALTY
PARTNERS

March 27, 2003

Jeffrey 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 and Ray Graham III in requesting an amendment to the approved Graham Property Site Plan for Subdivision, Site Plan for Building Permit, and Zone Map Amendment for the property south of Montano Road, between Coors Boulevard and the Corrales Riverside Drain. ASW Realty Partners are the contract purchasers of this property.

If you have any questions or desire any additional information, please call my office at 505.820.1818.

Sincerely,

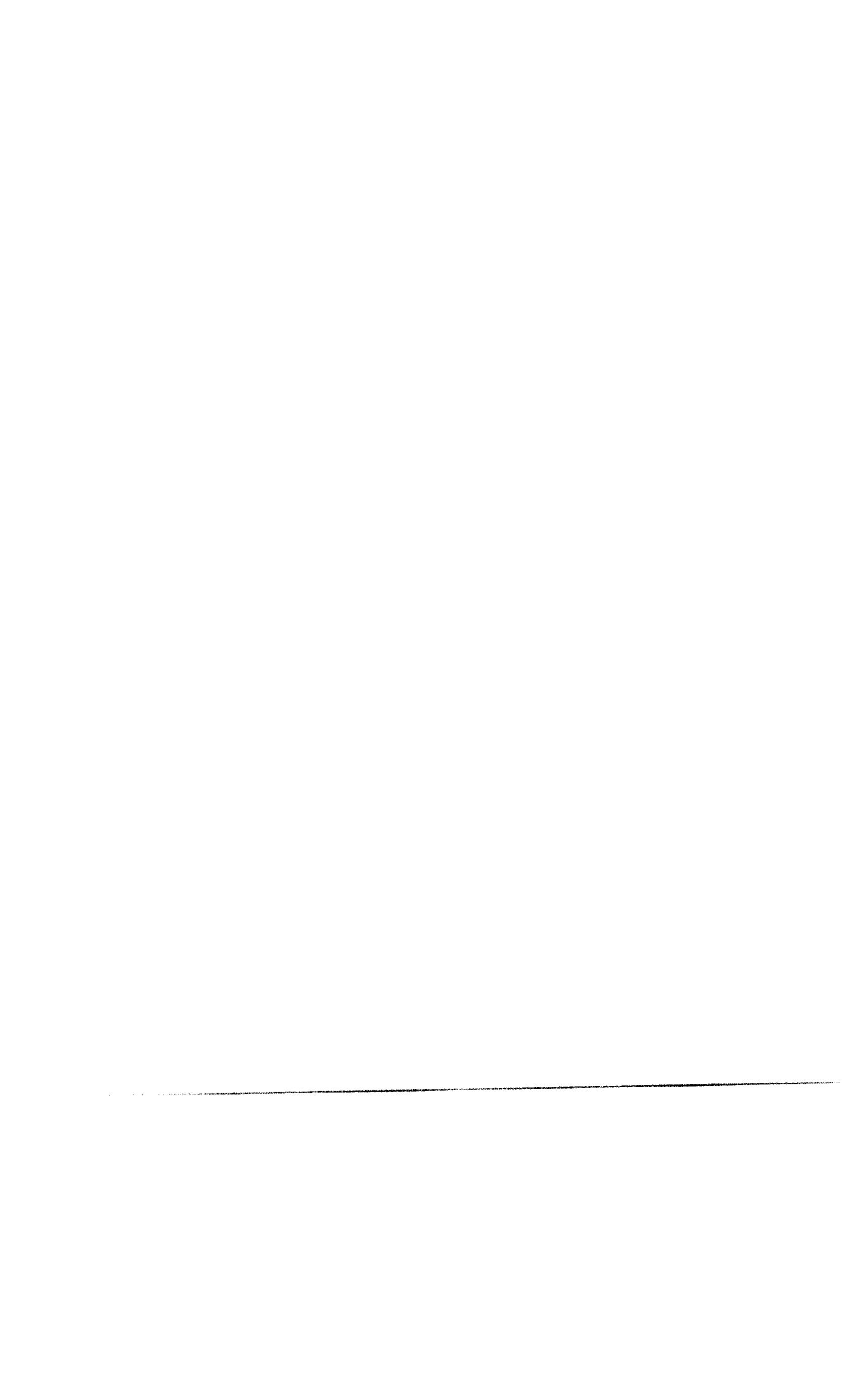
Andrew Gerber, Executive Vice President
ASW Realty Partners

T 505 820 1818

F 505 820 1919

401 Pasco de Peralta Santa Fe NM 87501

aswrealtypartners.com





BOSQUE SCHOOL

BOARD OF TRUSTEES

Rachel Belash, *Chair*
Dale Alverson
Dana Asbury
Susan Ford Bales
Chris Barr
Betsy Bloch
Diane Denish
Mike Hauger
Barbara J. "BJ" Jones
Mike Lederman
Bruce Leising
Alice Lloyd
Jeff Morgan
Rod Perz
Jay Rembe
Bill Sabatini
Duncan Scott
Jerrold Trim
Joan Woodard
Peggie Ann Findlay,
Founder
Andrew Wooden,
Head of School

March 28, 2003

Jeffery Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Chairman Jesionowski,

Bosque School is an independent school located on 23 acres near the intersection of Coors and Montano Roads. We currently enroll approximately 365 students. Our campus will border the proposed Andalucia at La Luz development.

We have met several times with ASW Realty Partners and they have answered all our concerns. Their master plan for Andalucia at La Luz will be a welcome addition to our community and an asset for Albuquerque. It has our unqualified support.

Sincerely,

Rachel Belash

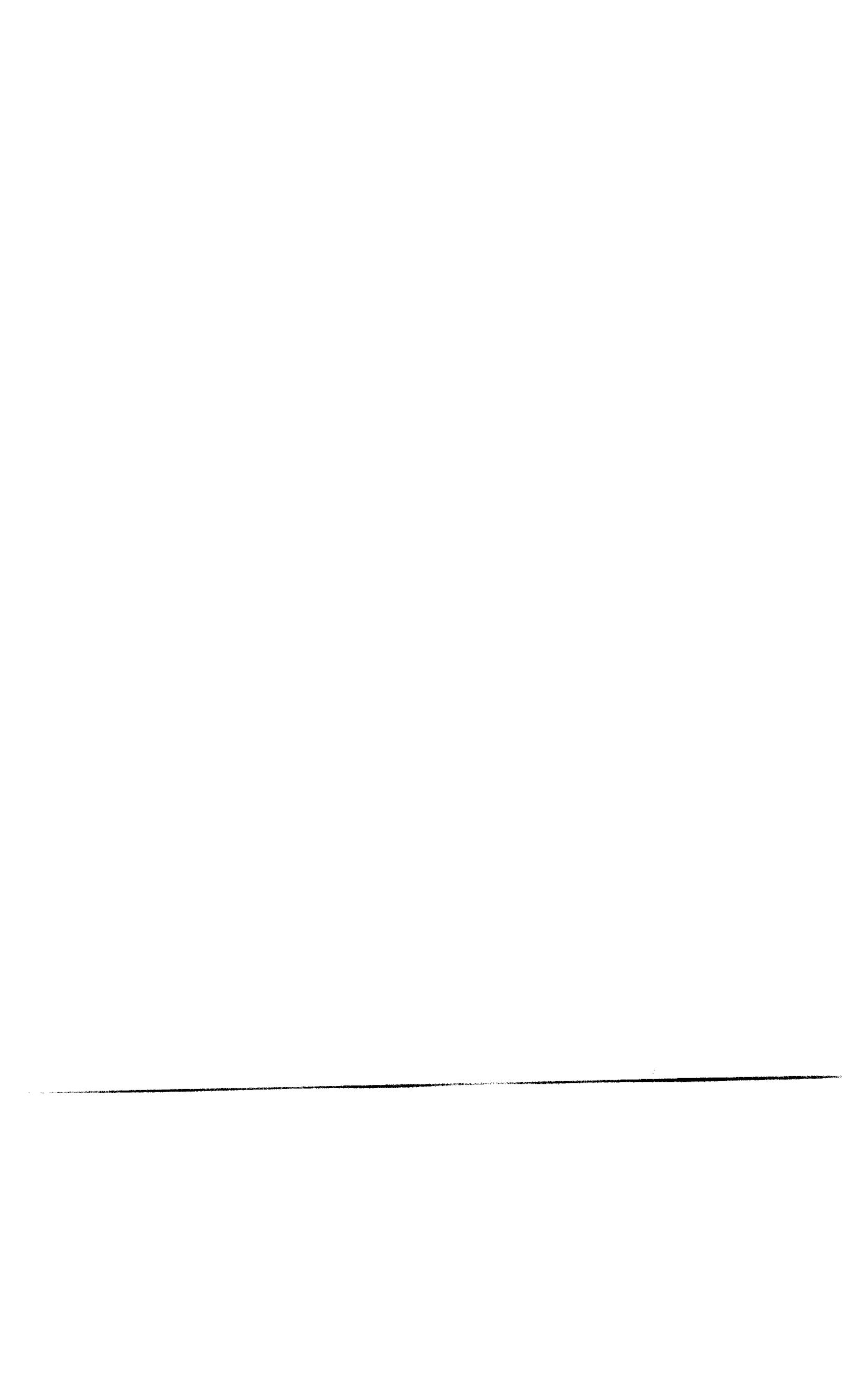
Rachel Belash
Chair, Board of Trustees
Bosque School

4000 Learning Road NW

Albuquerque, NM 87120

TEL (505) 898-6488

FAX (505) 922-0392

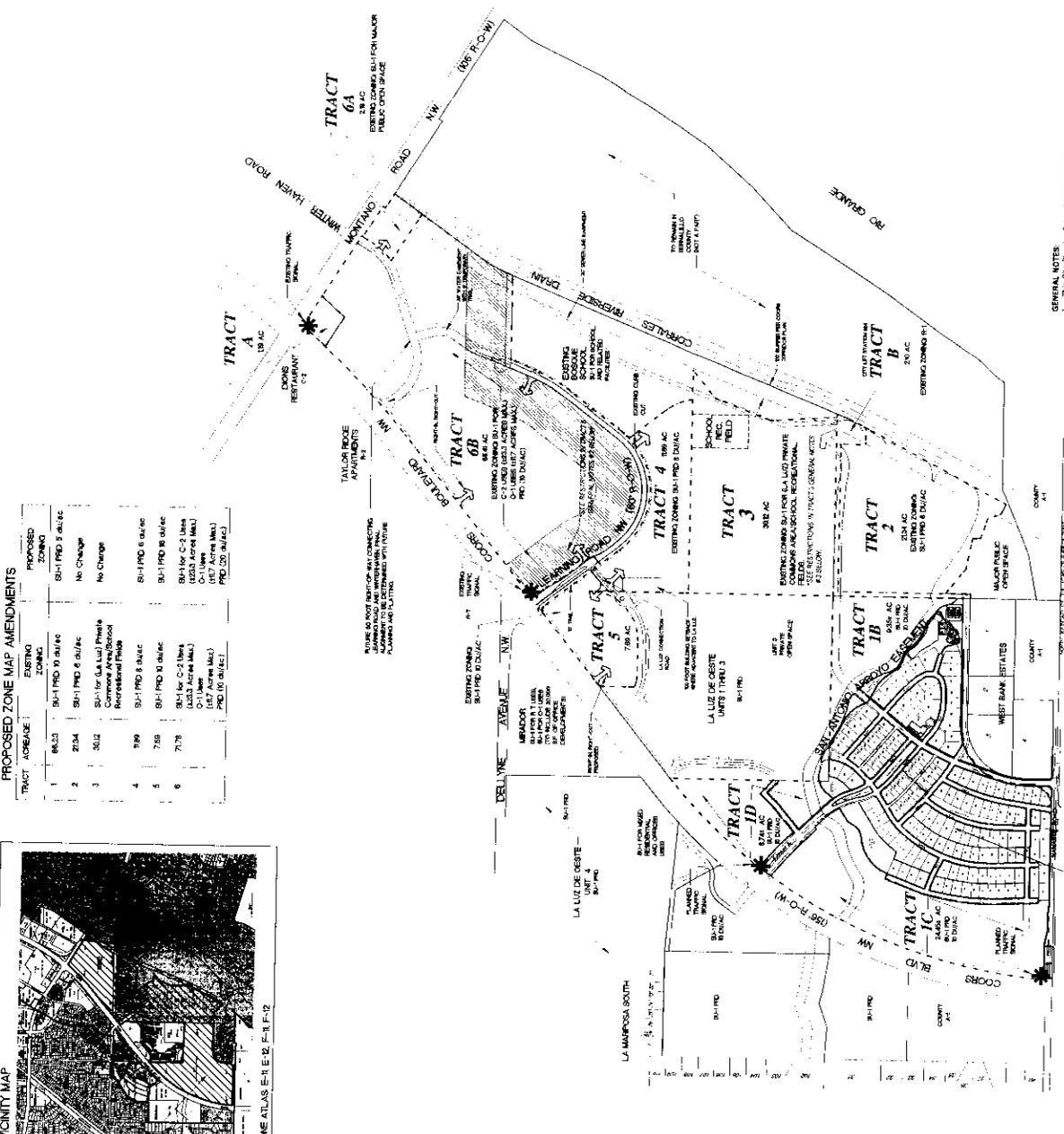




SITE

PROPOSED ZONE MAP AMENDMENTS

TRACT	ADDRESS	EXISTING ZONING	PROPOSED ZONING
1	8603	SH-1 PRO D 6 (A/C)	SH-1 PRO S 6 (A/C)
2	2134	SH-1 PRO 6 (A/C)	No Change
3	3012	SH-1 for Schools/Philly Commons Area/School Recreational Plaza	No Change
4	1190	SH-1 PRO 8 (A/C)	SH-1 PRO 8 (A/C)
5	7159	SH-1 PRO 10 (A/C)	SH-1 PRO 10 (A/C)
6	7178	SH-1 for C-2 (Bldg) (1033 Acres Area) C-1 (Lanes) C-2 (Lanes) (1037 Acres Area) PRO (20 Acres)	SH-1 PRO 10 (A/C)



- GENERAL NOTES:**
- The Site Plan for Subdivision includes the Site Plan for Subdivision prepared by the Environmental Planning Commission (EPC) on January 18, 2003 (Project No. 03-001).
 - The area of Tract 3 & adjacent to Coors Road and the northern boundary of Braine School (a minimum of 300 feet) shall be restricted to office and professional uses.
 - School Recreational Plaza shall be limited to an area of 240' x 330' in the northeastern portion of Tract 3. No parking or lot lighting is permitted in the area.
 - Tract 3 is divided into 4 single lots: 1A, 1B, 1C, and 1D. Tract 1A is 1.01 Single Family Residential Lots, Tract 1B, 1C, and 1D are built tracts for Multi-Family Residential.
 - Check and guidance from the State Historic Preservation Office is required prior to final approval at the Department Review Board. Further work is required by the Commission, Consultant, and Consultant.

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:
The site consists of approximately 230 acres.
PROMISED USE:
The plan is to remain the same relative to land use residential (housing, offices, commercial, recreational, and public park).

PEDESTRIAN AND VEHICULAR ACCESS AND CROSS-VEHICULAR ACCESS:
The existing Learning Road and Avenue Road off Coors Boulevard provide the main vehicular access to the site. The plan is to provide additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

INTERNAL CIRCULATION REQUIREMENTS:
The plan is to provide for internal circulation within the site. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

TRANSIT ACCESS:
The plan is to provide for transit access to the site. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

BUILDING HEIGHTS AND SETBACKS:
The plan is to provide for building heights and setbacks. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

MAXIMUM FLOOR AREA:
The plan is to provide for maximum floor area. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

LANDSCAPE PLAN:
The plan is to provide for a landscape plan. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

APPENDIX:
The plan is to provide for an appendix. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

APPROVALS:
The plan is to provide for approvals. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

PREPARED BY:
The plan is to provide for prepared by. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

DATE:
The plan is to provide for date. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

PROJECT DIRECTOR:
The plan is to provide for project director. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

TRANSPORTATION DEVELOPMENT:
The plan is to provide for transportation development. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

CITY ENGINEER/MAJ/CA:
The plan is to provide for city engineer/major/city administrator. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

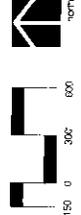
JULY DEVELOPMENT:
The plan is to provide for July development. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

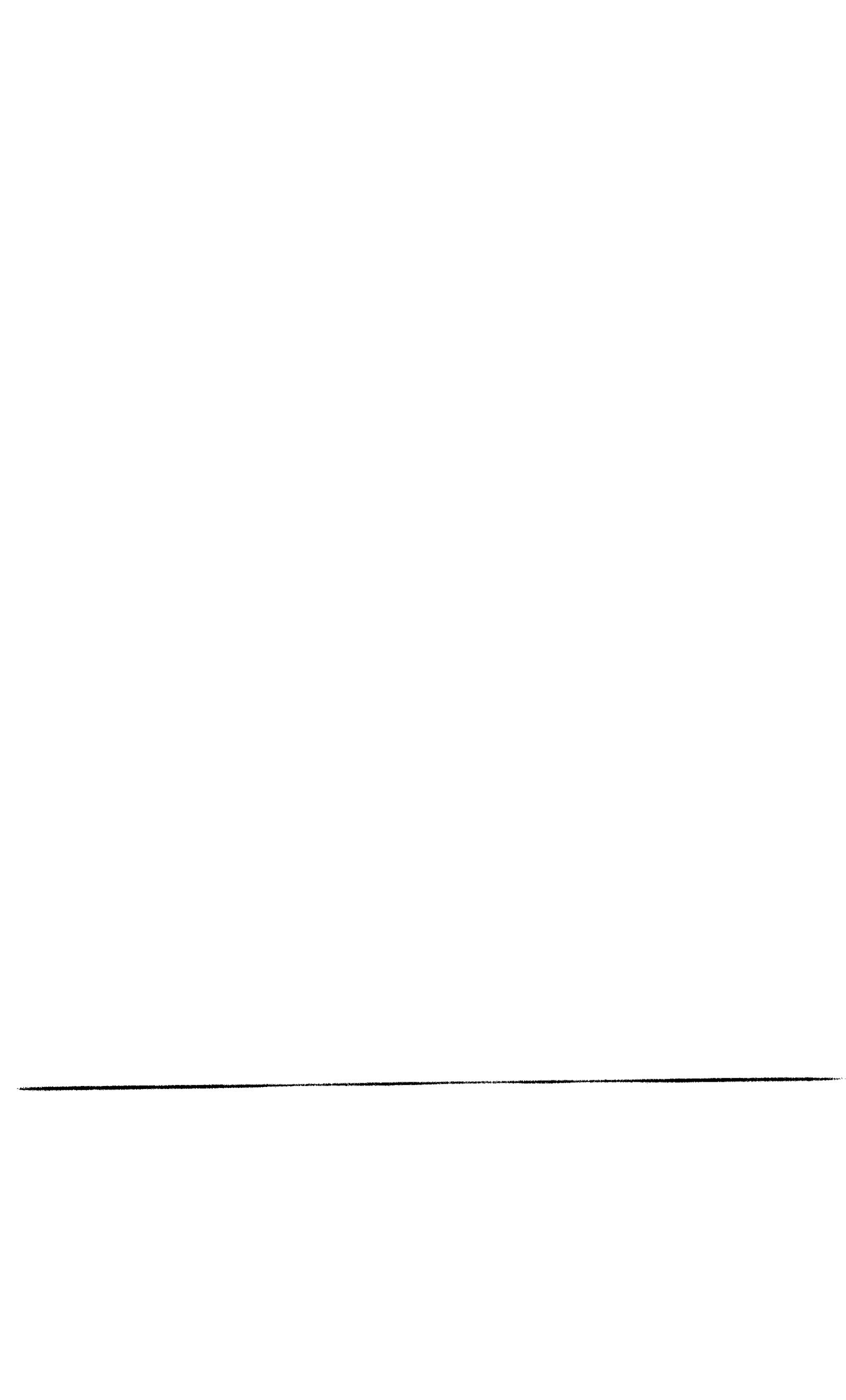
PLANS AND REGULATIONS DEPARTMENT:
The plan is to provide for plans and regulations department. The plan also provides for additional access points along Learning Road and Avenue Road. The plan also provides for additional access points along Coors Boulevard and Main Street.

Site Plan for Subdivision



Scale 1"=300'







VICINITY MAP



SITE



SCALE AS SHOWN

APPROVALS
PROJECT # _____
EPC # _____

This Plan is consistent with the specific Site Development Plan approved by the Planning Commission (EPC) dated _____ and final the findings and conclusions of the City Council and the Board of Directors have been collected.

San Jose Water Management: _____ Date: _____
 Traffic Engineering: "Transportation Division" _____ Date: _____
 Utilities Department: _____ Date: _____
 Parks and Recreation: "Recreation" _____ Date: _____
 City Engineer: _____ Date: _____

APPROVAL AND CONVENTIONAL ACCEPTANCE: as provided by the Development Process Manual

City Survey: Planning Department _____ Date: _____

SHEET INDEX

Sheet No.	Title
1	ILLUSTRATIVE MASTER PLAN
2	LANDSCAPE PLAN
3	CONCEPTUAL GRADING PLAN
4	DRAINAGE PLAN
5	CONCEPTUAL UTILITY PLAN
6	BUILDING ELEVATIONS
7	
8	

LAUREL CREST
SUB-TRACT

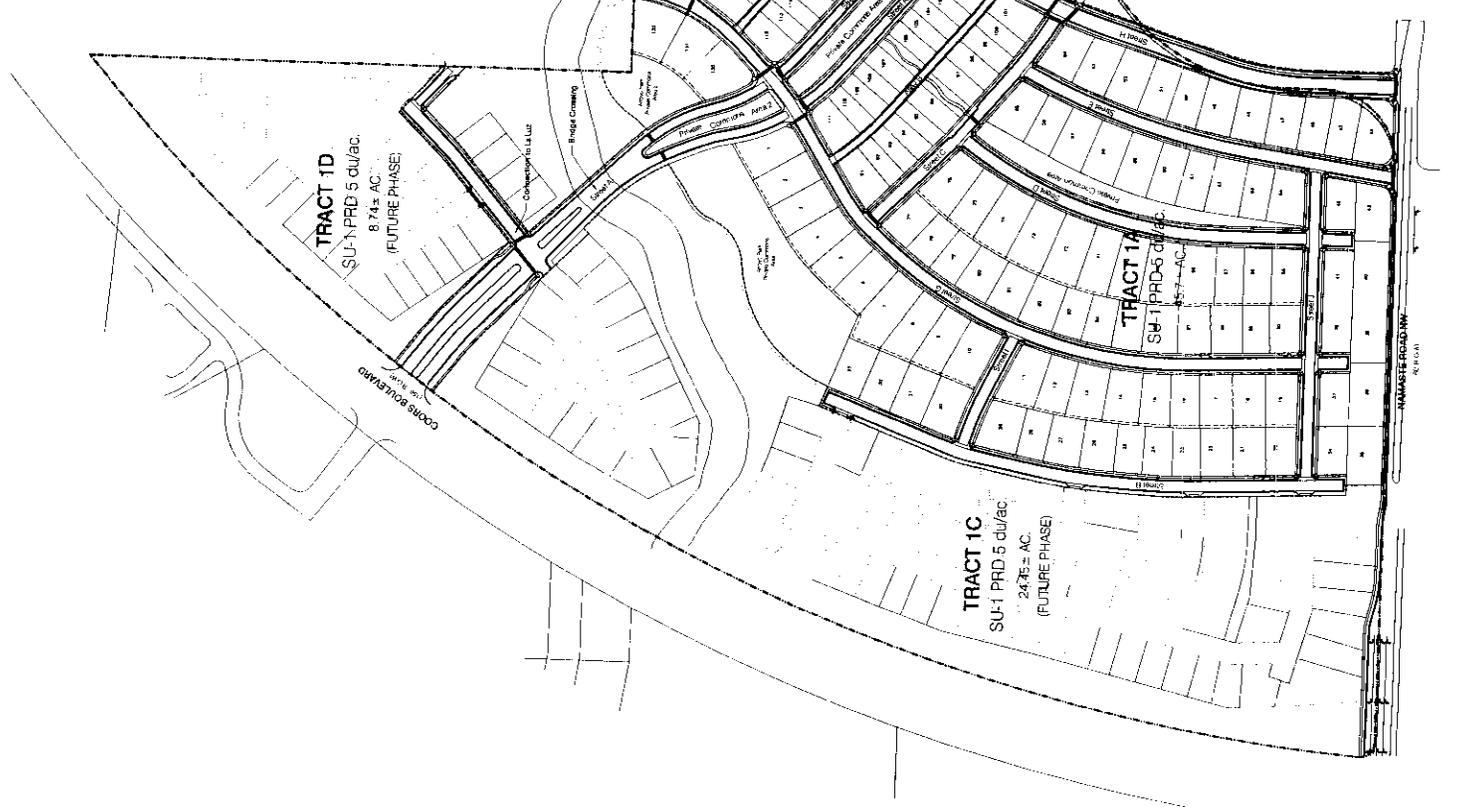
TRACT 1D
SU-1 PRD 5 du/ac
8.74± AC.
(FUTURE PHASE)

TRACT 2
SU-1 PRD 6 du/ac
21.34± AC.
(FUTURE PHASE)

TRACT 1B
SU-1 PRD 6 du/ac
9.96± AC.
(FUTURE PHASE)

TRACT 1E
SU-1 PRD 5 du/ac
13.71± AC.
(FUTURE PHASE)

TRACT 1C
SU-1 PRD 5 du/ac
24.76± AC.
(FUTURE PHASE)



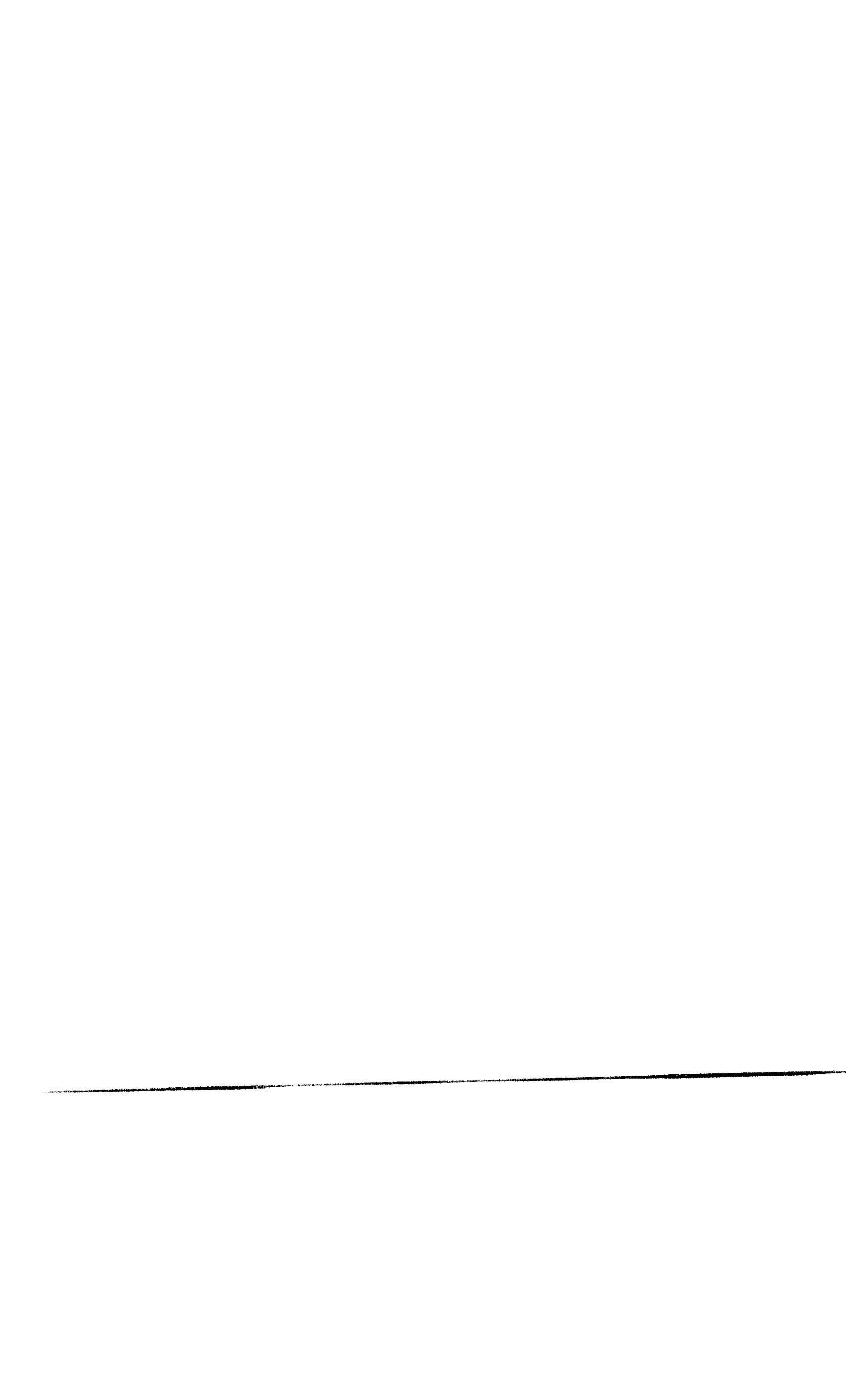
Illustrative Master Plan

Andalucia
at Ca Cruz

ASW READY
PLANNING & DESIGN
1000 N. GARDEN AVENUE, SUITE 100
SAN JOSE, CA 95128
TEL: 408.298.1111
WWW.ASWREADY.COM

Scale 1" = 100'







LANDSCAPE CONCEPT

The landscape concept for this project is based on the principles of the City of Andalusia's Comprehensive Ordinance, Chapter 15.00, Subchapter 15.01, and the City of Andalusia's Ordinance, Chapter 15.00, Subchapter 15.02, and with the Andalusia San Plan of Landmarks, Section 15.01.

GENERAL

The height and placement of landscaping for the Andalusia at La Luz will be in accordance with the City of Andalusia's Comprehensive Ordinance, Chapter 15.00, Subchapter 15.01, and the City of Andalusia's Ordinance, Chapter 15.00, Subchapter 15.02, and with the Andalusia San Plan of Landmarks, Section 15.01. The landscaping shall be designed to enhance the overall appearance of the project and to provide a high quality, aesthetically pleasing environment for the residents of the project.

STREET TREE ORDINANCE REQUIREMENTS

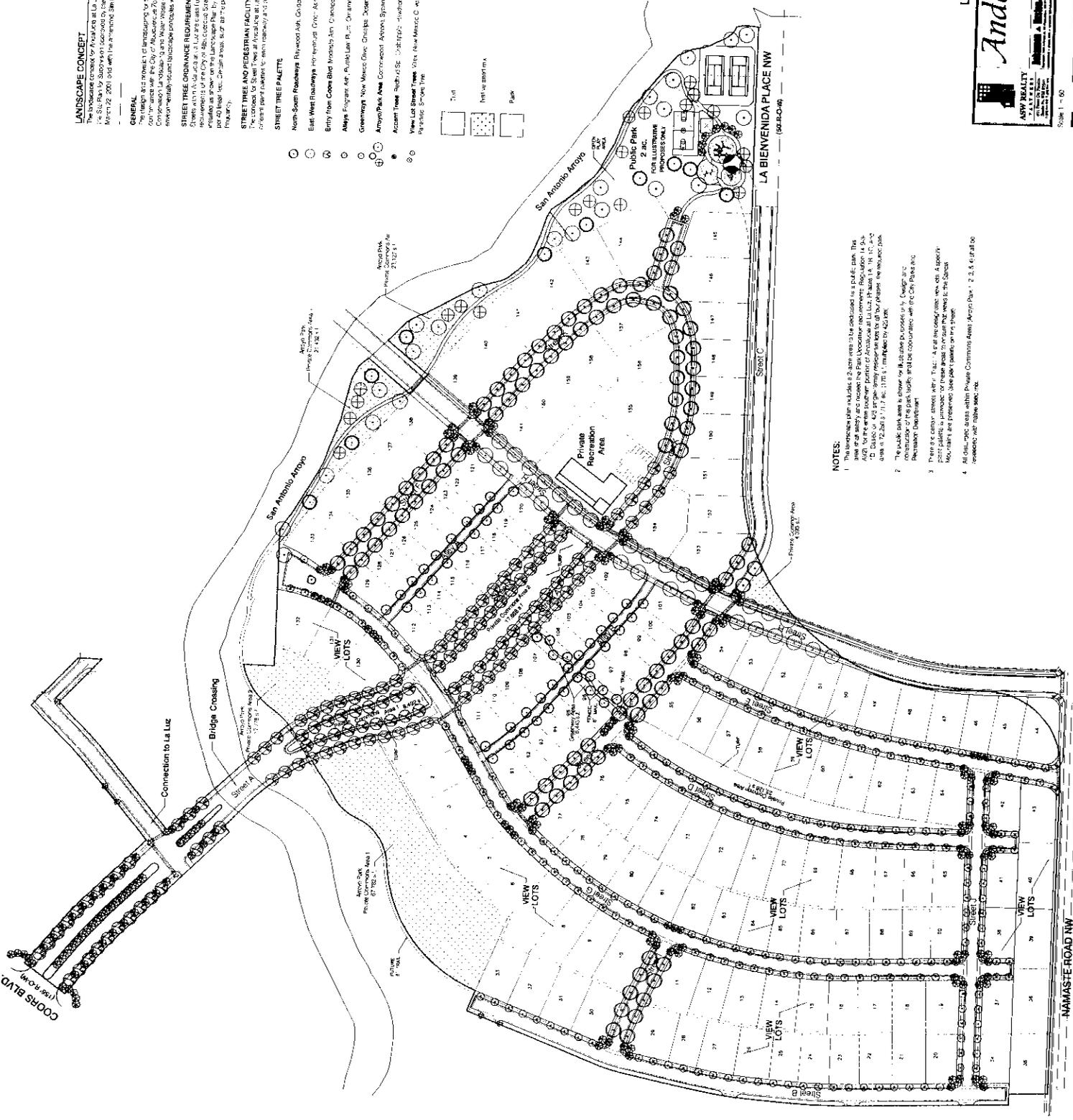
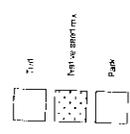
The City of Andalusia's Comprehensive Ordinance, Chapter 15.00, Subchapter 15.01, and the City of Andalusia's Ordinance, Chapter 15.00, Subchapter 15.02, and with the Andalusia San Plan of Landmarks, Section 15.01, require that all new residential developments provide for a minimum of one street tree per acre of residential lots. The trees shall be planted in a grid pattern along the streets and shall be maintained for the life of the project.

STREET TREE AND PEDESTRIAN FACILITY PALETTE CONCEPT

The City of Andalusia's Comprehensive Ordinance, Chapter 15.00, Subchapter 15.01, and the City of Andalusia's Ordinance, Chapter 15.00, Subchapter 15.02, and with the Andalusia San Plan of Landmarks, Section 15.01, require that all new residential developments provide for a minimum of one street tree per acre of residential lots. The trees shall be planted in a grid pattern along the streets and shall be maintained for the life of the project.

STREET TREE PALETTE

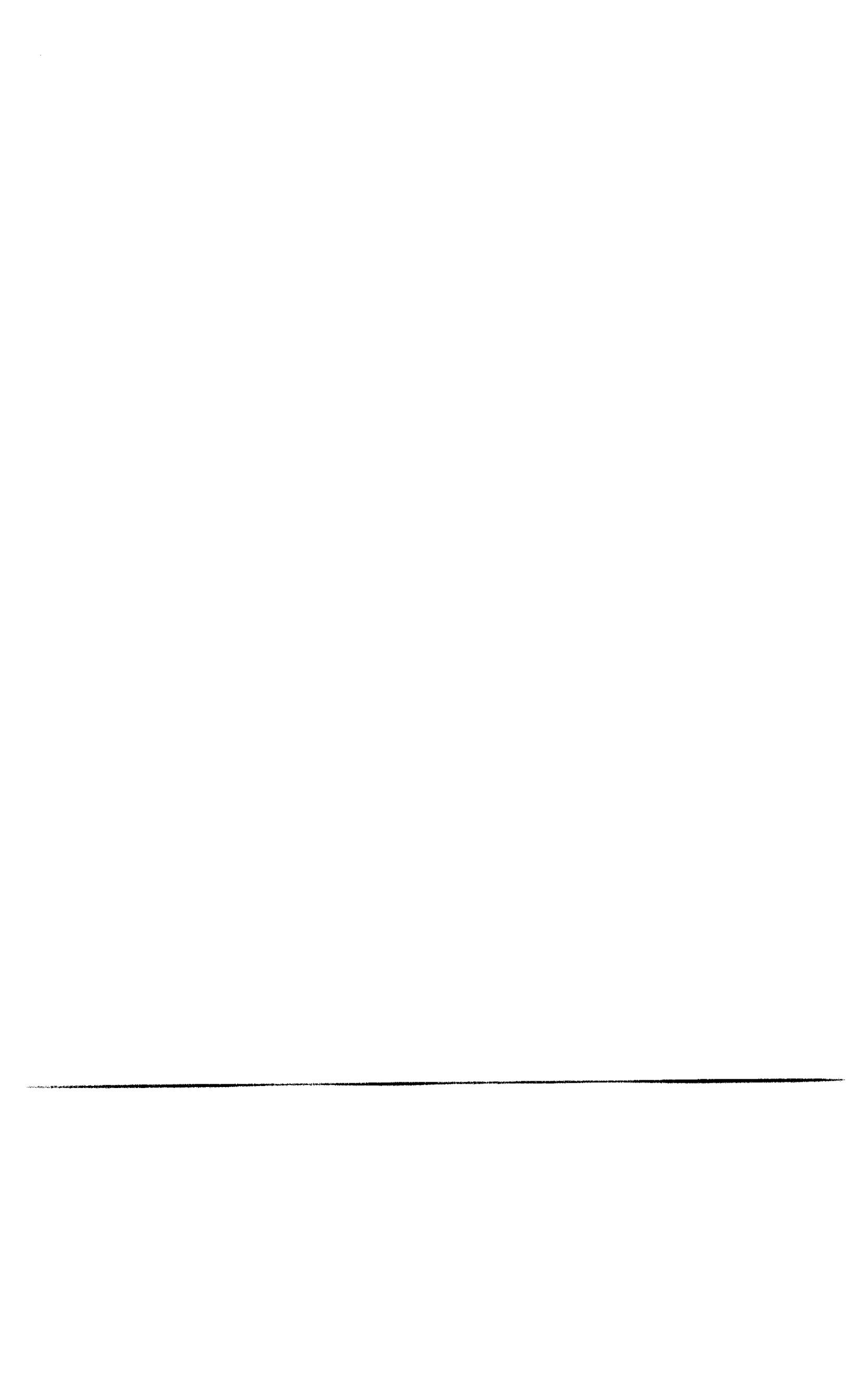
- North-South Roadways: Raywood Ash, Gordon Rosewood, Fugate Rose, Lobelia
- East-West Roadways: Ironwood, Citrus, Ash, Albino Leaf
- Entry from Coors Blvd: Raywood Ash, Callery, Orange Tree
- Alleys: Program Ash, Pinyon Pine, Callery, Orange Tree
- Greenways: New Mexico Olive, Callery, Deer Alder
- Arroyo/Park Area: Callery, Orange Tree, New Mexico Olive, Autumn Spruce
- Accommodate: Redwood, Callery, Orange Tree
- View Lot Street Trees: Olive, New Mexico Olive, Ironwood, Callery, Orange Tree

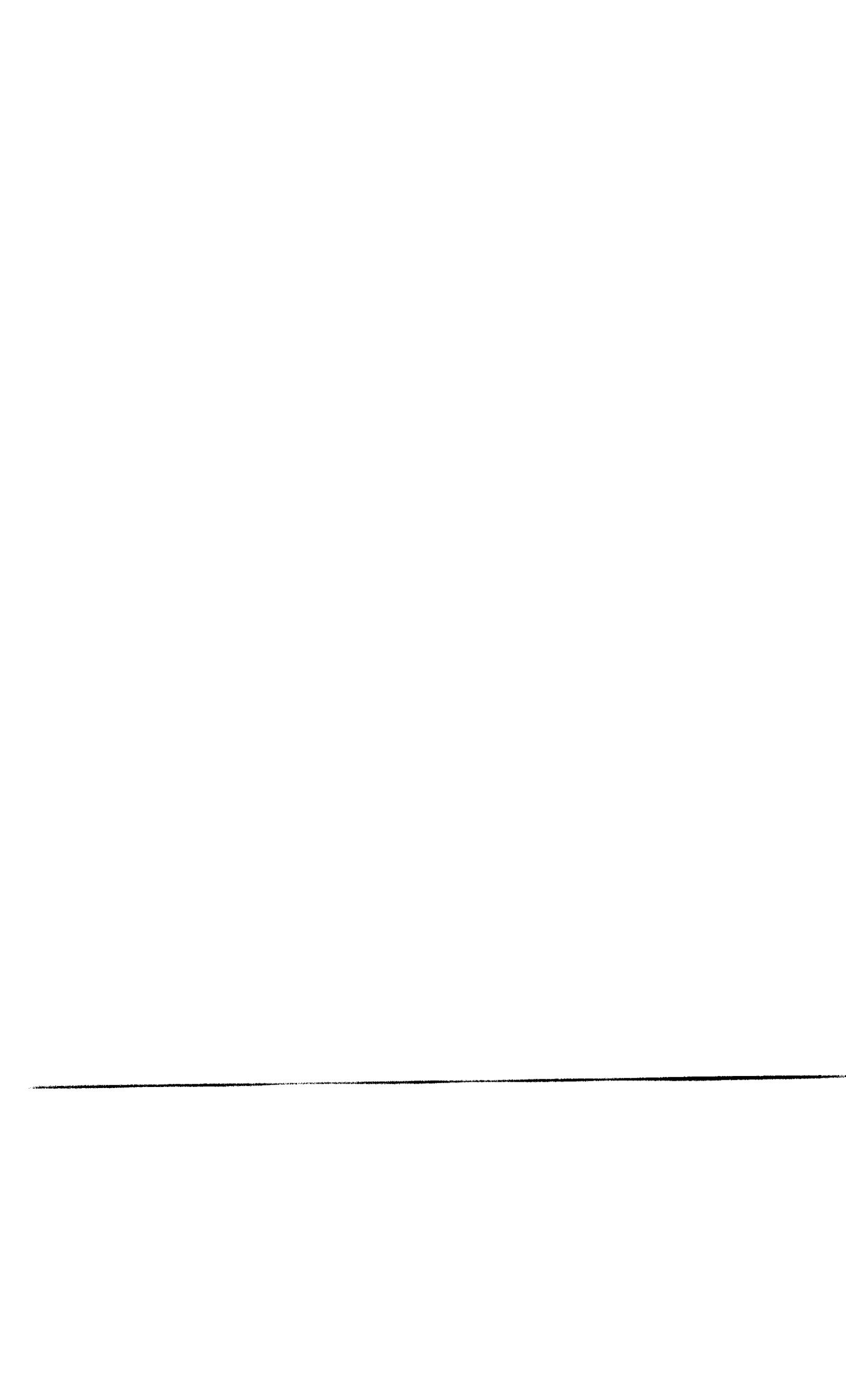


- NOTES:**
1. The landscape plan includes a 2-acre area to be dedicated as a public park. This area will be located within the project site and will be subject to the City of Andalusia's Comprehensive Ordinance, Chapter 15.00, Subchapter 15.01, and the City of Andalusia's Ordinance, Chapter 15.00, Subchapter 15.02, and with the Andalusia San Plan of Landmarks, Section 15.01. The park will be designed to provide a high quality, aesthetically pleasing environment for the residents of the project.
 2. The public park area is shown for illustration purposes only. The final design and construction of the park facility will be coordinated with the City of Andalusia and the Andalusia Recreation Department.
 3. Please do not remove any trees or plants from the site without the written consent of the City of Andalusia. All trees and plants shall be maintained for the life of the project.
 4. All landscape areas within the Private Commons Area, Arroyo Park, 2, 2.5, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

Landscape Plan
Andalusia
 at La Luz
 ARW REALTY
 11111 S. W. 11th St., Suite 100
 Miami, FL 33156
 Phone: 305.444.1111
 Fax: 305.444.1112
 Email: arw@arwrealety.com
 Scale: 1" = 60'
 Date: 08/14/2007
 Project: Andalusia at La Luz
 Sheet: S-CF-8



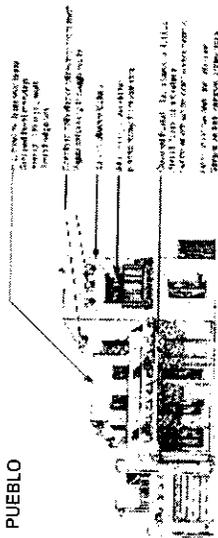




RESIDENTIAL STYLES

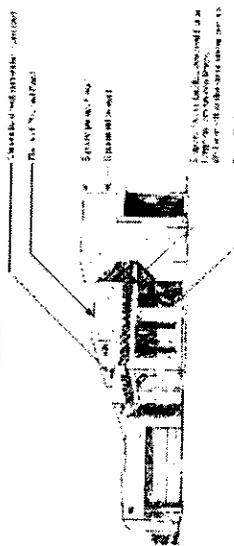
NOTE: ARCHITECTS ARE TO BE KEPT AWARE OF THE FOLLOWING: ARCHITECTS ARE TO BE KEPT AWARE OF THE FOLLOWING:

PUEBLO



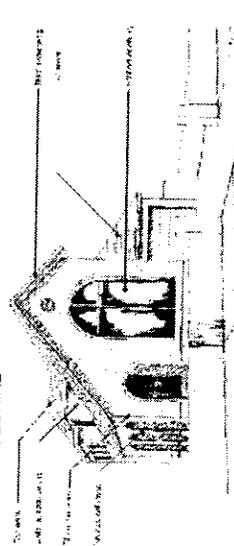
Pueblo Style is a traditional style of architecture that is characterized by its thick masonry walls, flat roof, and small, rounded-arched windows. The style is often associated with the Anasazi and Puebloan cultures of the southwestern United States. The drawing shows a single-story structure with a flat roof, thick walls, and a central arched doorway. Annotations include: 'Mud plaster finish on exterior walls', 'Flat roof with wide eaves', 'Central arched doorway', 'Small windows with rounded tops', 'Decorative elements on the exterior walls', 'Thick masonry walls', 'Small arched windows', 'Decorative elements on the exterior walls', 'Thick masonry walls', 'Small arched windows', 'Decorative elements on the exterior walls'.

CONTEMPORARY PUEBLO



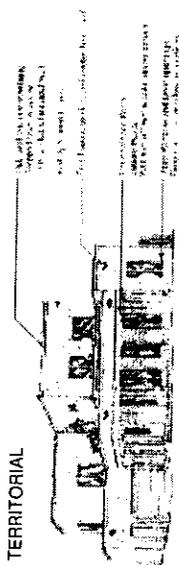
Contemporary Pueblo Style is a modern interpretation of the traditional Pueblo style. It features thick masonry walls, a flat roof, and small, rounded-arched windows. The drawing shows a single-story structure with a flat roof, thick walls, and a central arched doorway. Annotations include: 'Mud plaster finish on exterior walls', 'Flat roof with wide eaves', 'Central arched doorway', 'Small windows with rounded tops', 'Decorative elements on the exterior walls', 'Thick masonry walls', 'Small arched windows', 'Decorative elements on the exterior walls', 'Thick masonry walls', 'Small arched windows', 'Decorative elements on the exterior walls'.

SPANISH COLONIAL



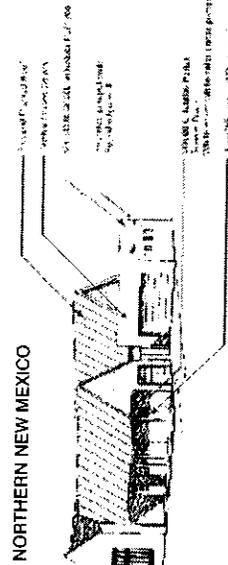
Spanish Colonial Style is a traditional style of architecture that is characterized by its thick masonry walls, gabled roof, and small, rounded-arched windows. The drawing shows a single-story structure with a gabled roof, thick walls, and a central arched doorway. Annotations include: 'Mud plaster finish on exterior walls', 'Gabled roof with wide eaves', 'Central arched doorway', 'Small windows with rounded tops', 'Decorative elements on the exterior walls', 'Thick masonry walls', 'Small arched windows', 'Decorative elements on the exterior walls', 'Thick masonry walls', 'Small arched windows', 'Decorative elements on the exterior walls'.

TERRITORIAL



Territorial Style is a traditional style of architecture that is characterized by its thick masonry walls, gabled roof, and small, rounded-arched windows. The drawing shows a single-story structure with a gabled roof, thick walls, and a central arched doorway. Annotations include: 'Mud plaster finish on exterior walls', 'Gabled roof with wide eaves', 'Central arched doorway', 'Small windows with rounded tops', 'Decorative elements on the exterior walls', 'Thick masonry walls', 'Small arched windows', 'Decorative elements on the exterior walls', 'Thick masonry walls', 'Small arched windows', 'Decorative elements on the exterior walls'.

NORTHERN NEW MEXICO



Northern New Mexico Style is a traditional style of architecture that is characterized by its thick masonry walls, gabled roof, and small, rounded-arched windows. The drawing shows a single-story structure with a gabled roof, thick walls, and a central arched doorway. Annotations include: 'Mud plaster finish on exterior walls', 'Gabled roof with wide eaves', 'Central arched doorway', 'Small windows with rounded tops', 'Decorative elements on the exterior walls', 'Thick masonry walls', 'Small arched windows', 'Decorative elements on the exterior walls', 'Thick masonry walls', 'Small arched windows', 'Decorative elements on the exterior walls'.

COMMUNITY CENTER

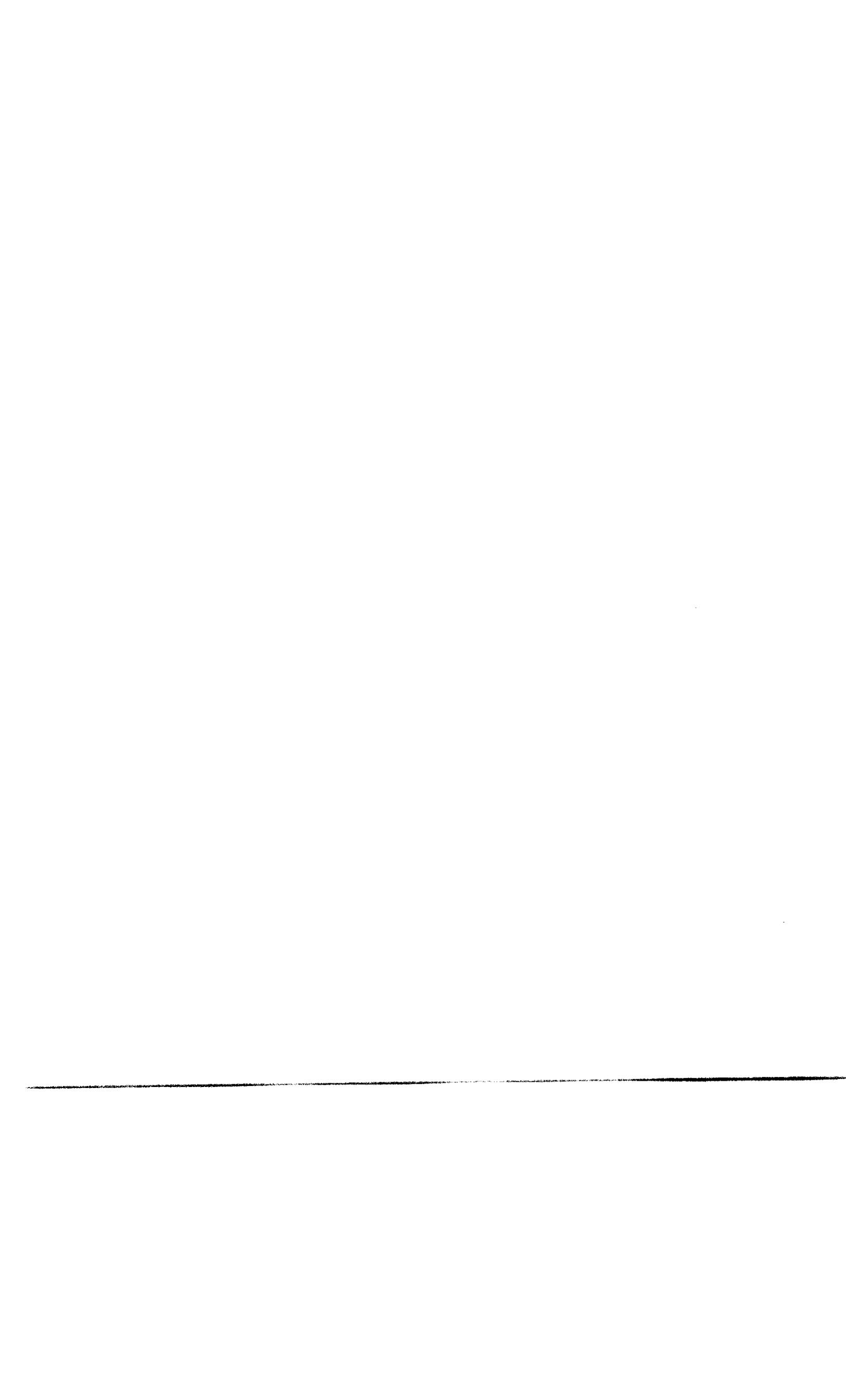


Community Center Style is a traditional style of architecture that is characterized by its thick masonry walls, gabled roof, and small, rounded-arched windows. The drawing shows a two-story structure with a gabled roof, thick walls, and a central arched doorway. Annotations include: 'Mud plaster finish on exterior walls', 'Gabled roof with wide eaves', 'Central arched doorway', 'Small windows with rounded tops', 'Decorative elements on the exterior walls', 'Thick masonry walls', 'Small arched windows', 'Decorative elements on the exterior walls', 'Thick masonry walls', 'Small arched windows', 'Decorative elements on the exterior walls'.

Building Elevations

Andalucia
at La Cruz

ASW REALTY
1000 N. 10th St., Suite 100
Tucson, AZ 85710
Phone: 520-325-1234
Fax: 520-325-1235
www.aswrealty.com





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: June 30, 2003

TO CONTACT NAME: Lynne Busta
COMPANY/AGENCY: Consensus Planning
ADDRESS/ZIP: 924 Park Ave SW 87902
PHONE/FAX #: 764-9801 | 842-5495

Thank you for your inquiry of 6-30-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at The Lands of Ray Granam III, Overwest Corp.
the COA Tracts 1, 2, 3, 4, 5, 6A & 6B.
zone map page(s) E-12, F-11, 12

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

La Luz Del Sol
Neighborhood Association
Contacts: Betty Stetson
14 Wind NW 87120
898-3610 (W)
Ray Granam
One Wind NW 87120
898-5600 (W)

La Luz Landowners
~~Neighborhood Association~~
Contacts: Bennett King
10 Arco NW 87120
792-0118 (W)
Rae Perls
15 Tennis Court NW
898-8833 (W) 87120

See reverse side for additional Neighborhood Association Information: YES NO { }

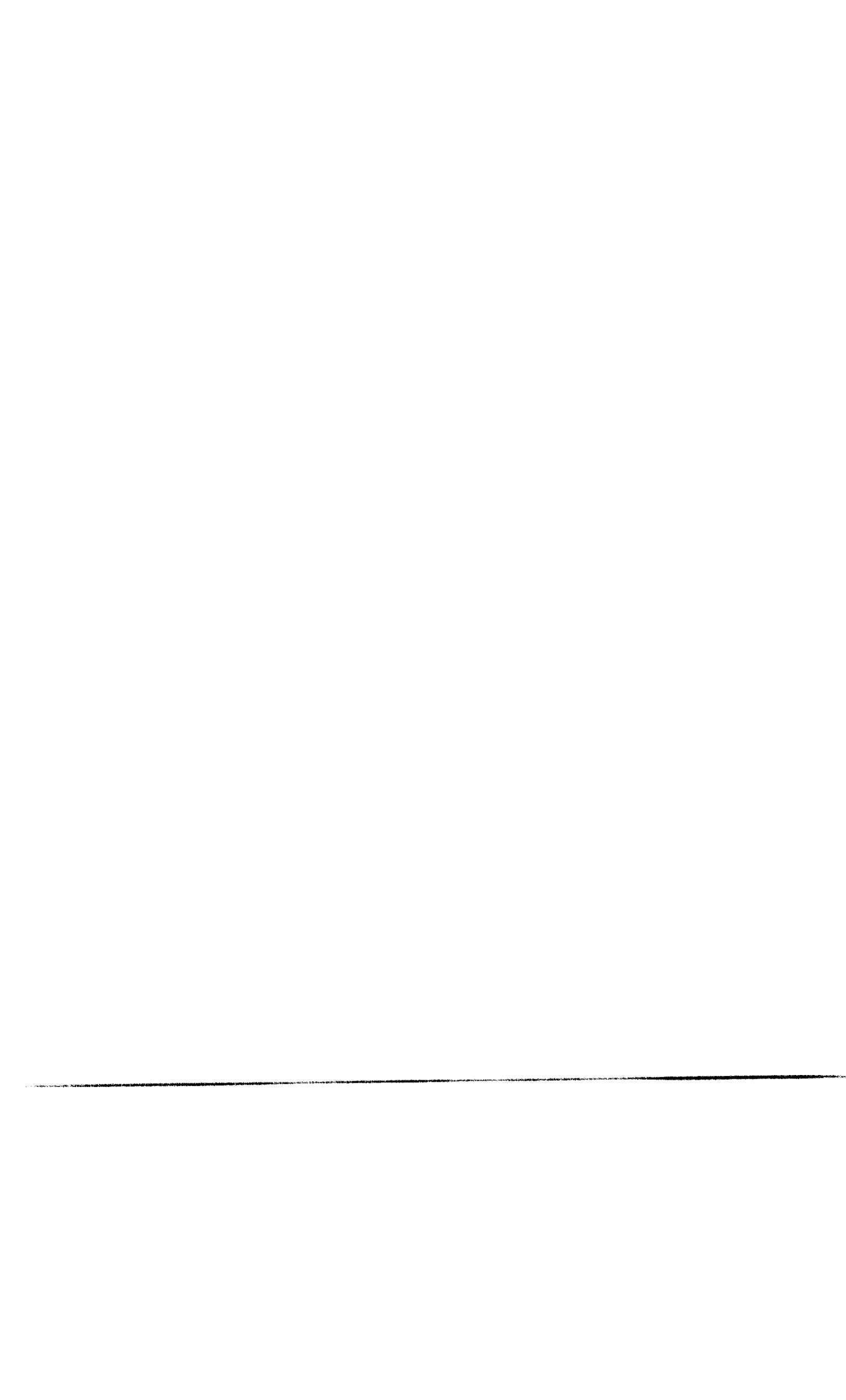
Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED 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,

Dalaina G. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planning.recognized.na.form(05/08/01)

Attention: Both contacts per neighborhood association need to be notified.



Additional Neighborhood Association Information

Ladera Heights
 Neighborhood Association
 Contacts: Shari Lewis
PO BOX 66328 87193
301-5995 (cell)
Tena Prescott
3804 67th St. NW
839-5072 (N) 87120

 Neighborhood Association
 Contacts: _____

Taylor Ranch
 Neighborhood Association
 Contacts: Eddie Costello
1111 Alameda NW, Ste J.
792-1066 (w) 87114
Jolene Wolfley
6804 Staghorn Dr NW
890-9414 (N) 87120-4806

 Neighborhood Association
 Contacts: _____

As a common courtesy you may notify the surrounding NA(s) for your project.

 Neighborhood Association
 Contacts: _____

 Neighborhood Association
 Contacts: _____

 Neighborhood Association
 Contacts: _____

 Neighborhood Association
 Contacts: _____



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87107

(505) 764-9801
Fax 842-9499
cp@consensusplanning.com
www.consensusplanning.com

July 2, 2003

Ms. Shari Lewis
Ladera Heights Neighborhood Association
P.O. Box 66328
Albuquerque, NM 87193

Ms. Tena Prescott
Ladera Heights Neighborhood Association
3804 67th St. NW
Albuquerque, NM 87120

Dear Ms. Lewis and Ms. Prescott:

The purpose of this letter is to inform you and the members of the Ladera Heights Neighborhood Association that Consensus Planning, Inc. has submitted an application request for amendment to the Site Plan for Subdivision for the Graham Property approved by the Environmental Planning Commission (EPC) on January 21, 2002, Site Plan for Building Permit for Phase 1 development, and Zone Map Amendment on behalf of the applicant, ASW Realty Partners.

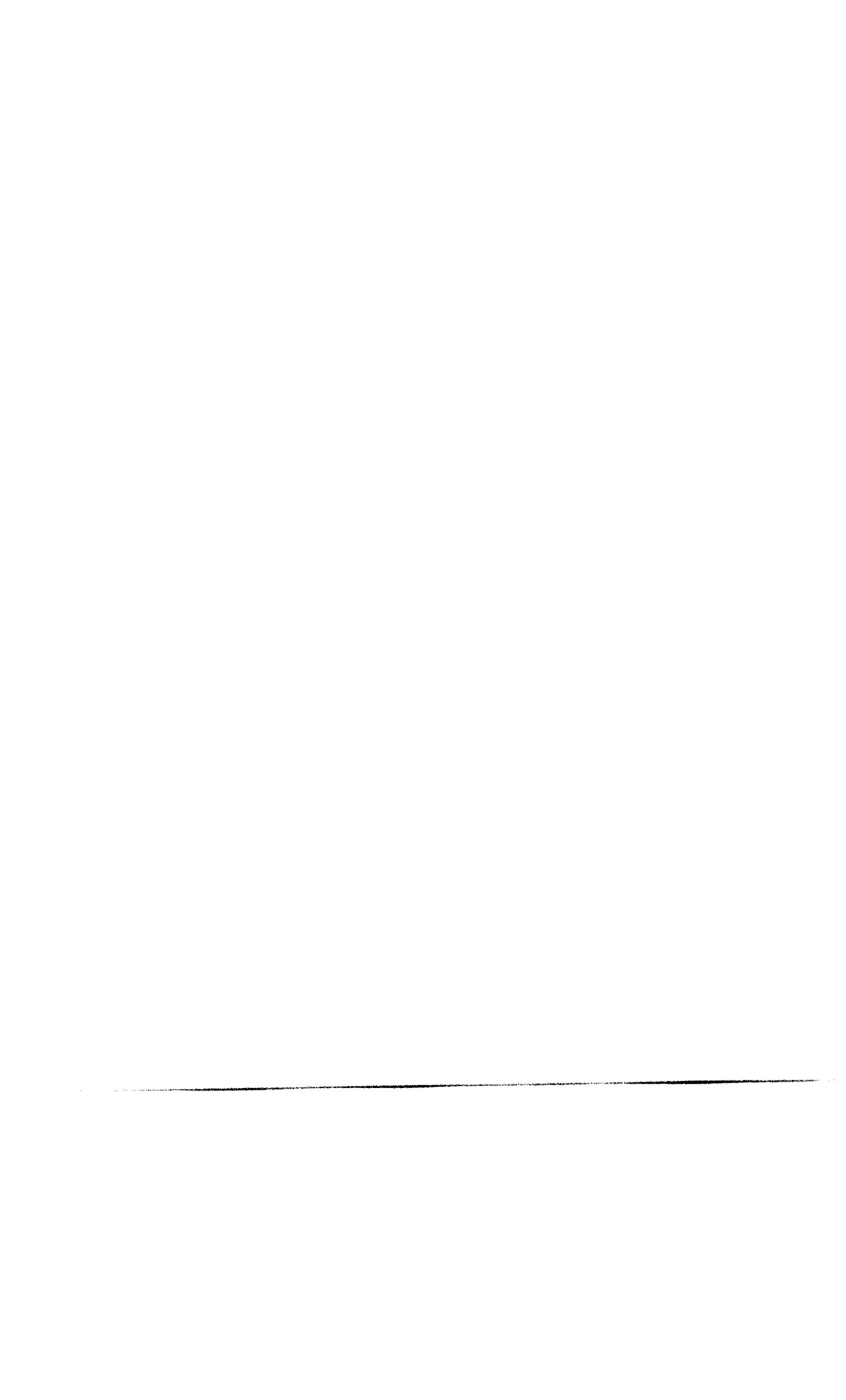
The 230-acre property is located east of Coors Boulevard and between Montano and Namaste Roads. The applicant is proposing to build a community at this location instead of just another subdivision. Emphasis is placed on pedestrian accessibility, view preservation, sensitivity to the natural terrain, and provision of common open space.

The requests can be summarized as follows:

- Amendment to Site Plan for Subdivision – Amendments cover changes to the design guidelines and density transfers within the 230-acre property to fit the concepts developed specifically for Andalucia at La Luz. Tract 1 is divided into four bulk tracts, Tracts 1A (further divided into 161 single-family lots), 1B, 1C, and 1D. Some of the key changes to the design guidelines include:
 - Greater definition to architectural style
 - Private Commons Area section
 - Lower height for lighting fixtures
 - Reduction of front yard setbacks

PRINCIPALS

Anna P. Lammert, AICP
Susan K. Smith, AICP
Christopher J. Chan, AICP

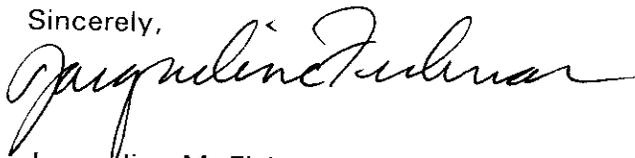


- Garage setbacks
 - Retaining walls
 - Unique street and traffic calming standards
 - Delegation of future Site Plans for Building Permit for single-family development
- Site Plan for Building Permit – The Site Plan for Building Permit covers Tract 1A, a 45.7-acre portion of Tract 1 at the southern end of the property adjacent to Namaste Road. The applicant is proposing 161 single-family lots, Private Commons Areas, private recreation area, and a 2-acre public park site along the San Antonio Arroyo.
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Tract	Acreage	Existing Zoning	Proposed Zoning
1	84.73	SU-1 PRD 10 du/ac	SU-1 PRD 5 du/ac
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6	68.41	SU-1 C-2 (23.3 ac max.) O-1 (11.3 ac max.) and PRD 10 du/ac	SU-1 C-2 (23.3 ac max.) O-1 (11.3 ac max.) and PRD 20 du/ac

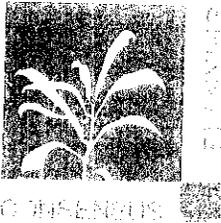
The hearing before the EPC will be held on August 21st, 2003 at the Plaza Del Sol Building, 600 2nd Street NW. Please feel free to call me at 764-9801 if you have any questions or desire additional information.

Sincerely,



Jacqueline M. Fishman, AICP

Enclosures: Revised Site Plan for Subdivision
Site Plan for Building Permit



July 2, 2003

Mr. Eddie Costello
Taylor Ranch Neighborhood Association
1111 Alameda NW
Albuquerque, NM 87114

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Sr. NW
Albuquerque, NM 87120

Dear Mr. Costello and Ms. Wolfley:

The purpose of this letter is to inform you and the members of the Taylor Ranch Neighborhood Association that Consensus Planning, Inc. has submitted an application request for amendment to the Site Plan for Subdivision for the Graham Property approved by the Environmental Planning Commission (EPC) on January 21, 2002, Site Plan for Building Permit for Phase 1 development, and Zone Map Amendment on behalf of the applicant, ASW Realty Partners.

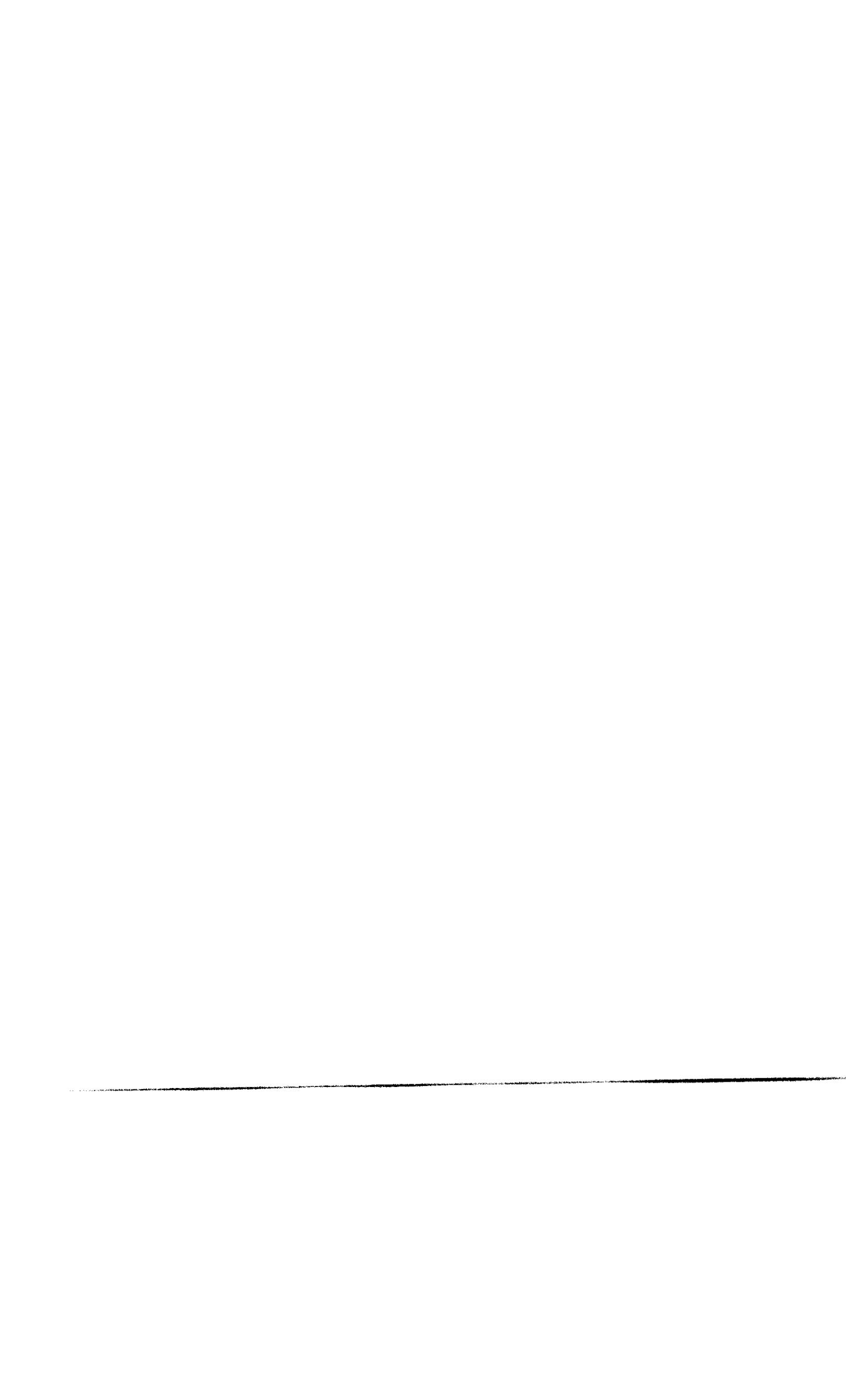
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 - Retaining walls

CONSENSUS

Elmer R. Francisco, AICP
James K. Strickler, AICP
Christopher J. Perry, AICP



- Unique street and traffic calming standards
 - Delegation of future Site Plans for Building Permit for single-family development
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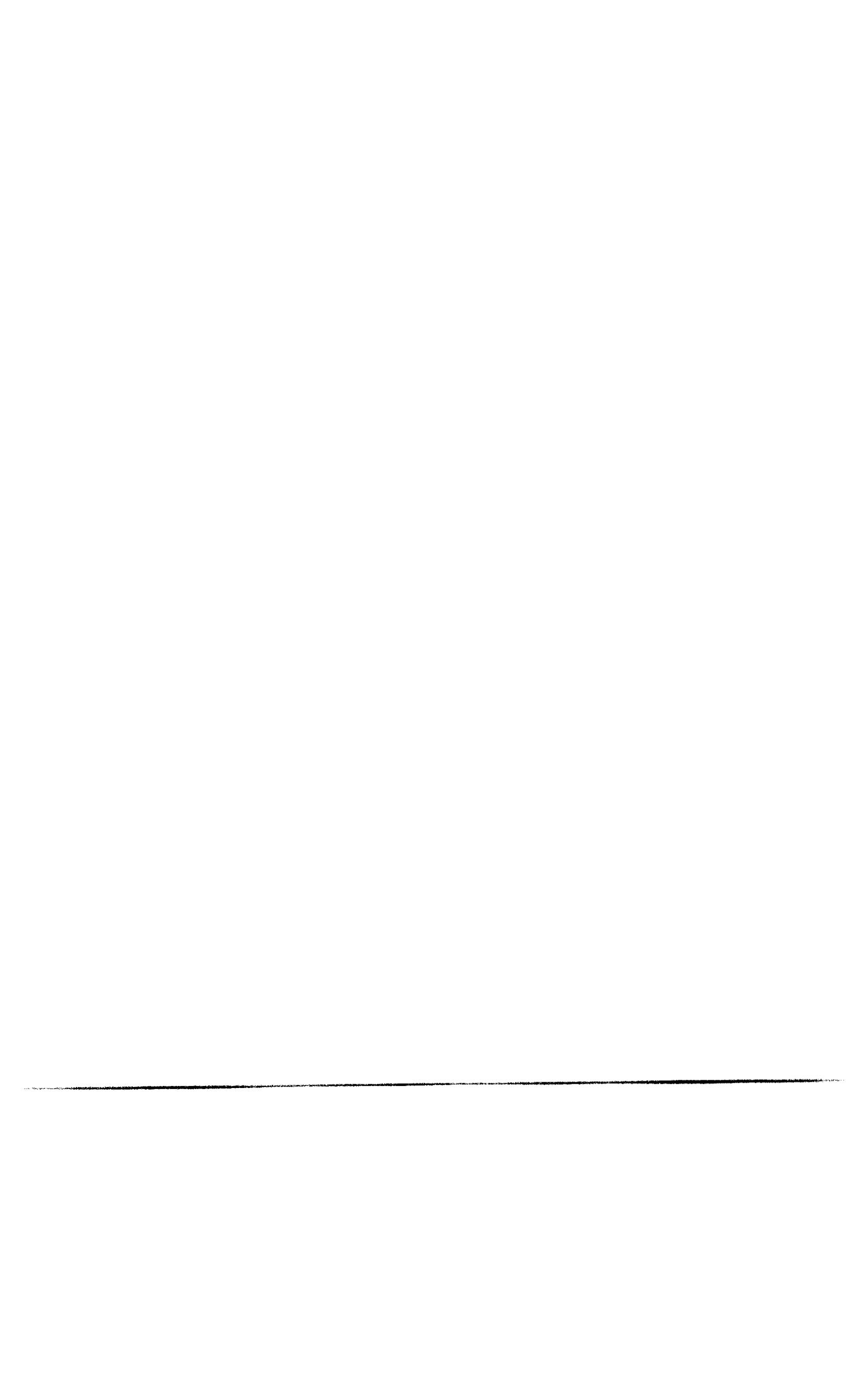
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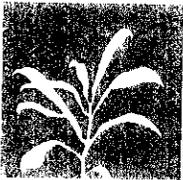
Sincerely,



Jacqueline M. Fishman, AICP

Enclosures: Revised Site Plan for Subdivision
Site Plan for Building Permit





Consensus
Planning

CONSENSUS

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9891
fax 248-3491
cp@consensusplanning.com
www.consensusplanning.com

July 2, 2003

Ms. Betty Stetson
La Luz Homeowner's Association
14 Wind NW
Albuquerque, NM 87120

Mr. Ray Graham
La Luz Homeowner's Association
1 Wind NW
Albuquerque, NM 87120

Dear Betty and Ray:

The purpose of this letter is to inform you and the members of the La Luz Homeowner's Association that Consensus Planning, Inc. has submitted an application request for amendment to the Site Plan for Subdivision for the Graham Property approved by the Environmental Planning Commission (EPC) on January 21, 2002, Site Plan for Building Permit for Phase 1 development, and Zone Map Amendment on behalf of the applicant, ASW Realty Partners.

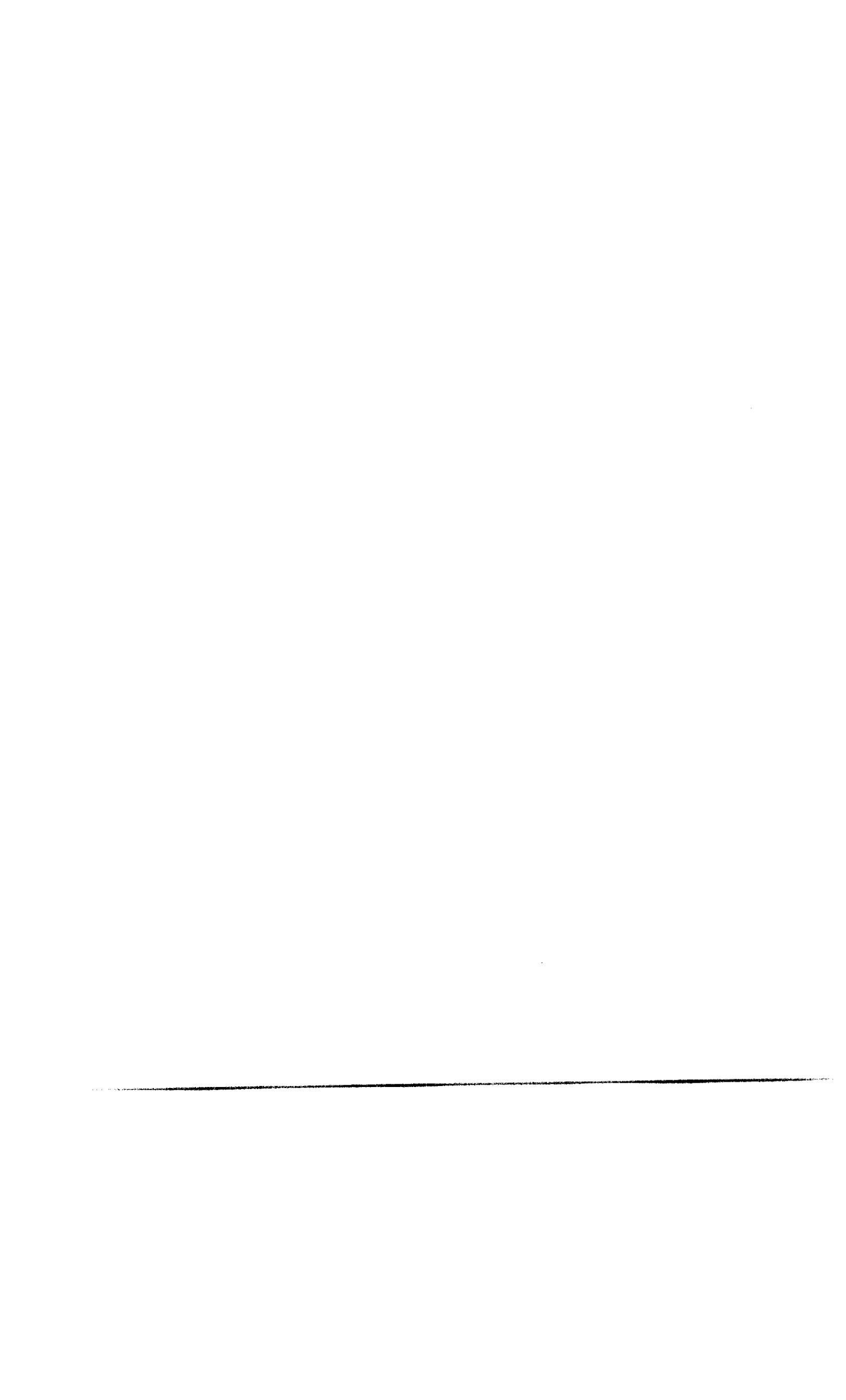
Thank you so much for attending the recent neighborhood meeting concerning this project. It has been a pleasure working with you these past few years. Per your request, we have added the School Recreational Field to Tract 3 and an additional right-in, right-out access point for Tract 5.

The requests can be summarized as follows:

- Amendment to Site Plan for Subdivision – Amendments cover changes to the design guidelines and density transfers within the 230-acre property to fit the concepts developed specifically for Andalucia at La Luz. Tract 1 is divided into four bulk tracts, Tracts 1A (further divided into 161 single-family lots), 1B, 1C, and 1D. Some of the key changes to the design guidelines include:
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 - Garage setbacks
 - Retaining walls

PRINCIPALS

Karen A. Morrison, AICP
Janet E. Stender, AICP
Christopher J. Green, AICP



- Unique street and traffic calming standards
 - Delegation of future Site Plans for Building Permit for single-family development
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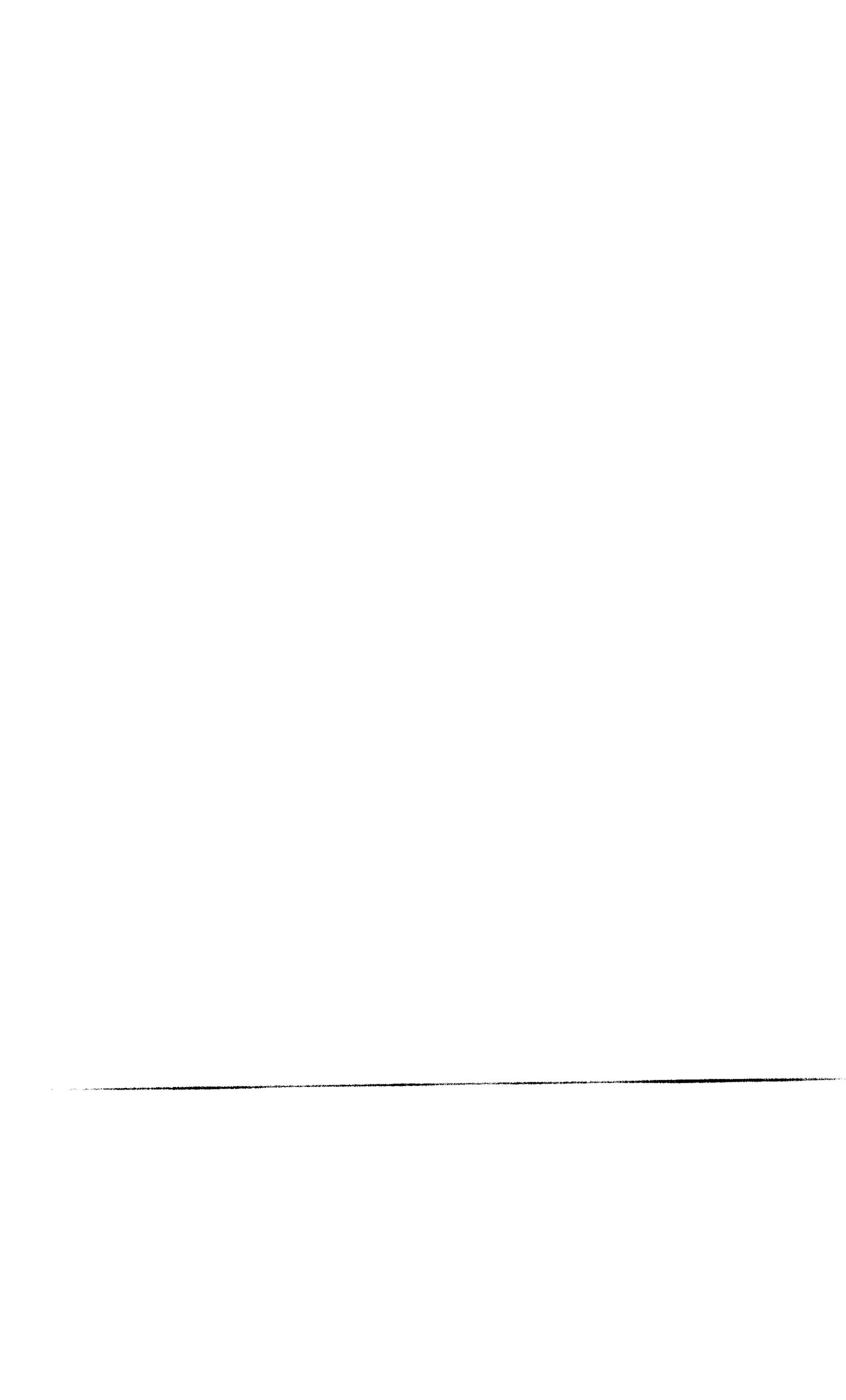
The hearing before the EPC will be held on August 21st, 2003 at the Plaza Del Sol Building, 600 2nd Street NW. Please feel free to call me at 764-9801 if you have any questions or desire additional information.

Sincerely,



Jacqueline M. Fishman, AICP

Enclosures: Revised Site Plan for Subdivision
Site Plan for Building Permit





Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

July 2, 2003

Bennett King
La Luz Landowners Association
10 Arco NW
Albuquerque, NM 87120

Rae Perls
La Luz Landowners Association
10 Arco NW
Albuquerque, NM 87120

Dear Ben and Rae:

The purpose of this letter is to inform you and the members of the La Luz Landowners Association that Consensus Planning, Inc. has submitted an application request for amendment to the Site Plan for Subdivision for the Graham Property approved by the Environmental Planning Commission (EPC) on January 21, 2002, Site Plan for Building Permit for Phase 1 development, and Zone Map Amendment on behalf of the applicant, ASW Realty Partners.

The 230-acre property is located east of Coors Boulevard and between Montano and Namaste Roads. The applicant is proposing to build a community at this location instead of just another subdivision. Emphasis is placed on pedestrian accessibility, view preservation, sensitivity to the natural terrain, and provision of common open space.

We would like to thank you for attending the recent neighborhood meeting concerning this project. As per your request, we have added the school recreational fields to Tract 3 and additional right-in, right-out access points for Tract 5.

The requests can be summarized as follows:

- Amendment to Site Plan for Subdivision – Amendments cover changes to the design guidelines and density transfers within the 230-acre property to fit the concepts developed specifically for Andalucia at La Luz. Tract 1 is divided into four bulk tracts, Tracts 1A (further divided into 161 single-family lots), 1B, 1C, and 1D. Some of the key changes to the design guidelines include:

PRINCIPALS

Karen B. Blumstein, FICP
James K. Swales, AICP
Christopher L. Green, AICP

- Greater definition to architectural style
 - Private Commons Area section
 - Lower height for lighting fixtures
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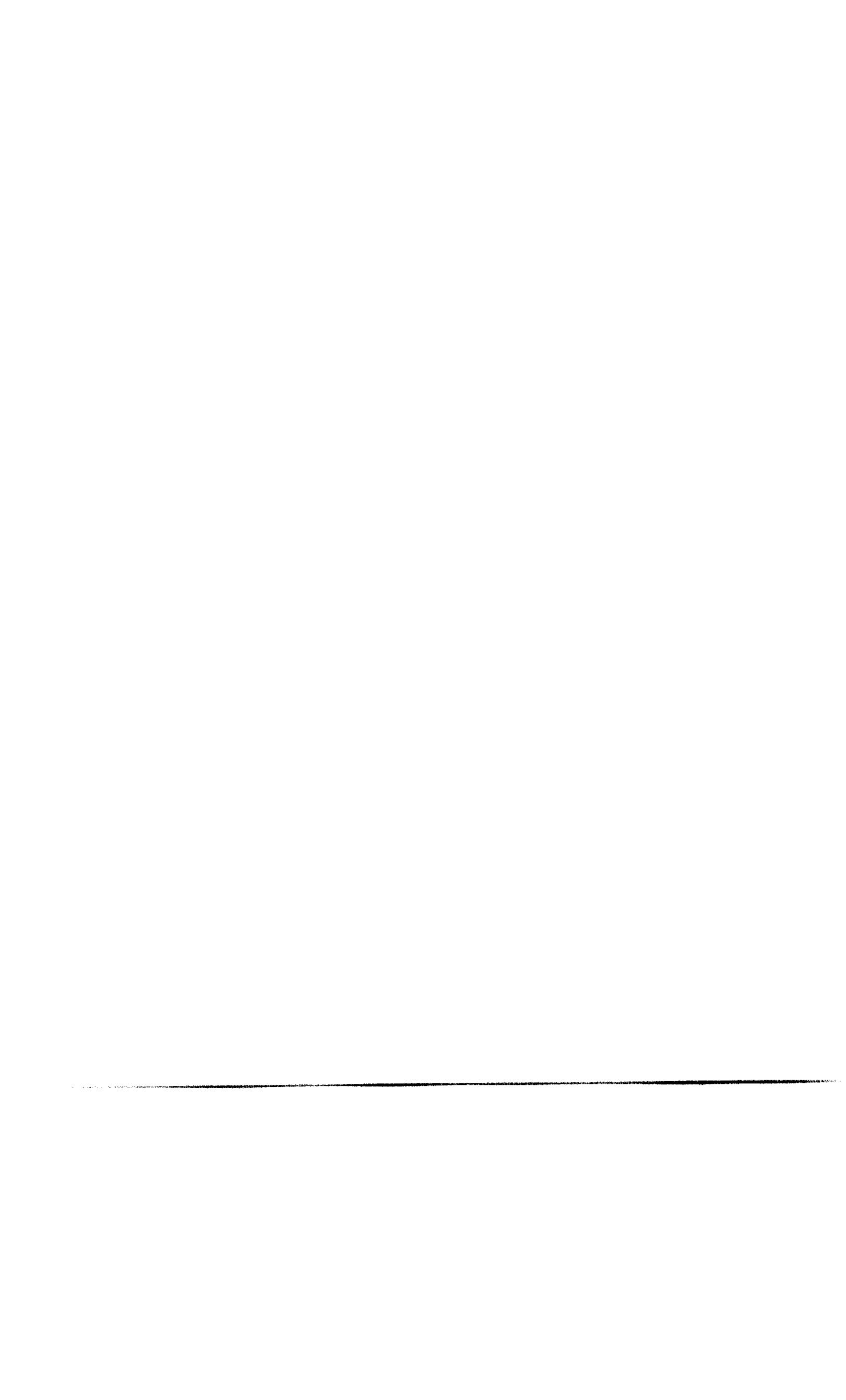
The hearing before the EPC will be held on August 21st, 2003 at the Plaza Del Sol Building, 600 2nd Street NW. Please feel free to call me at 764-9801 if you have any questions or desire additional information.

Sincerely,



Jacqueline M. Fishman, AICP

Enclosures: Revised Site Plan for Subdivision
Site Plan for Building Permit



Peace Builders

FACILITATOR'S REPORT

dated August 4, 2003

1000965

NO FACILITATED MEETING HELD

between Applicant/Agent: ASW Realty Partners/Consensus Planning, Inc. -
Jacqueline Fishman
and Neighborhood Associations: La Luz Landowners/Bennett King
Taylor Ranch/Jolene Wolfley

re: Project #1000965, in which Consensus Planning, Inc., agent for ASW Realty Partners, requests approval of a Zone Map Amendment from SU-1 PRD 10 du/ac to SU-1 PRD 5 du/ac, a Site Development Plan for Building Permit, and a Site Development Plan for Amendment to Subdivision for all or a portion of Tracts 1-5, 6A, 6B, Lands of Ray A. Graham III, Owenwest Corp, located on Coors Blvd N.W. between Montano Road and Namaste Road N.W.

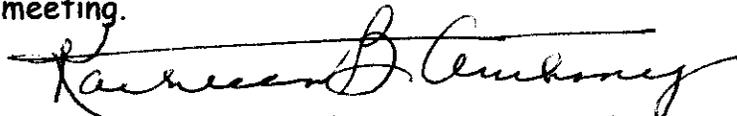
Facilitator: Kathleen Burke Anthony

Comment: Ms. Fishman indicated to facilitator that meeting and conversations with NA's have been ongoing since last October; a meeting early in July with the Taylor Ranch NA Board resulted in a vote to support the proposed Andalucia at La Luz.

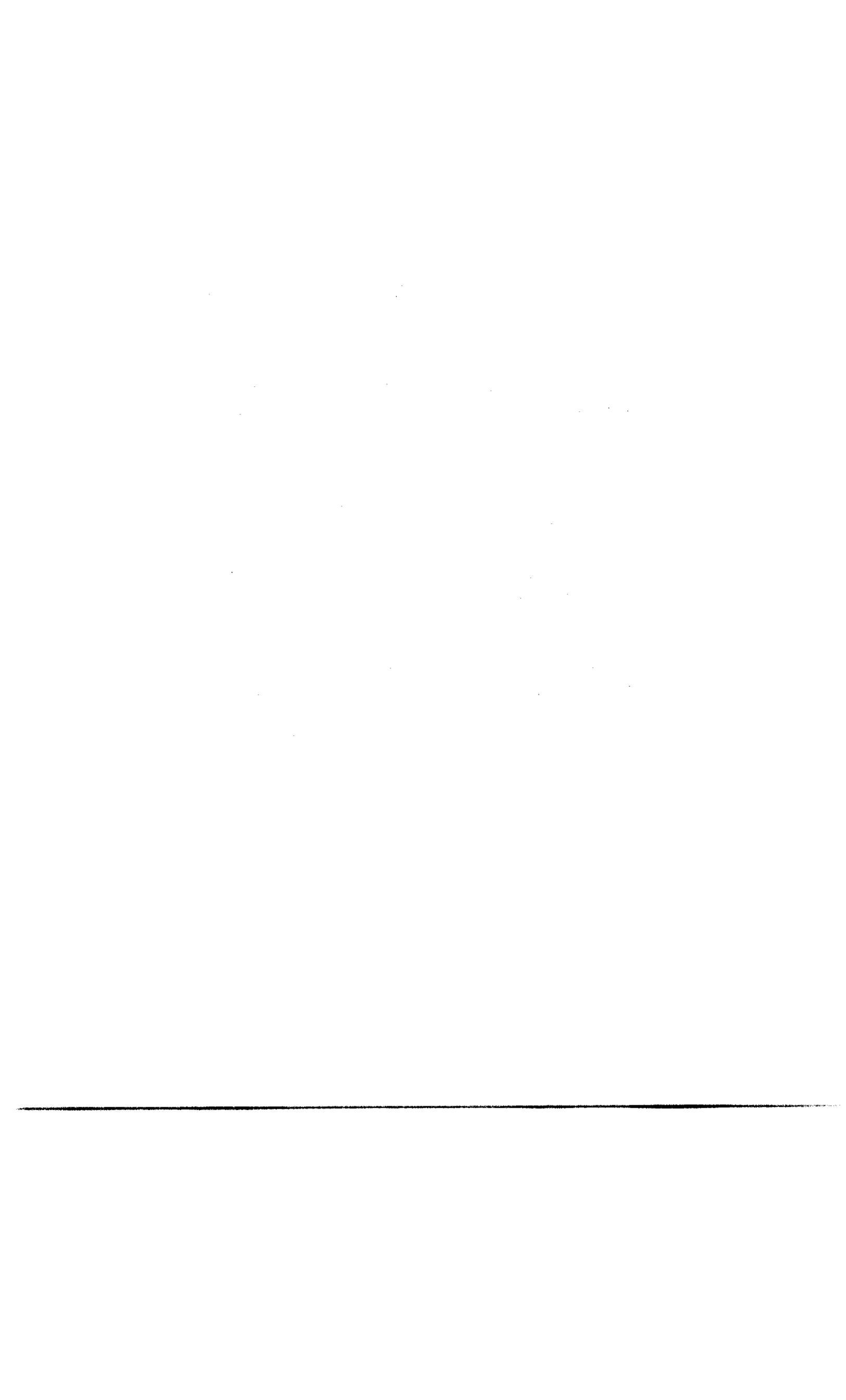
Mr. King (see attached letter) read over the telephone a letter he had sent to Andrew Gerber of ASW Realty Partners about the quality of the proposed project and harmony in the relationship developed with surrounding neighbors. Mr. King noted that La Luz Landowners Association preferred no increase in density for the planned project.

Facilitator's packet contains a letter from Bosque School stating "unqualified support" for the development.

Jolene Wolfley, Taylor Ranch NA, indicated the Board has met with applicant and agent since October. She has intentions before the hearing of studying the proposed walls along Coors some more; wants to honor the sense of this being a special property; may invite agent to TRNA August Board meeting.



PO Box 26721 Albuquerque, New Mexico 87125-6721 (505) 843-6601



Juanita

LA LUZ DEL SOL:

Open meeting for discussion of "Andalucia" building plans for properties on East side of Coors, across from LaLuz del Sol (Phase 1A)...Sat. a.m., July 19, 2003

Four Board members were present.: Betty Stetson, Jan Miller, Steve Kells, Al Prybilinzski.

Two sets of plans had been received by the LLdelS Neighborhood Asso. which plans were spread out and scrutinized by members present. Initial reaction was generally positive, especially regarding some of the lower density proposed in Phase 1A. The effect of view of the development from existing LLdelS townhouses appears to be minimal. The main benefit for La Luz del Sol will be the addition of a traffic light crossing Coors for which we have long waited. Other comments include:

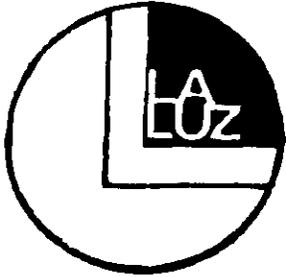
Although page two states that the planning and architectural standard are intended to be complementary to La Luz (and presumably La Luz del Sol) the five styles illustrated are for the most part the basic revival styles in prevalent use today and do not address in any way the unique character of La Luz and La Luz del Sol. Because the plans are for single family homes, some on very small (35' front) lots such units will tend to have windows facing very close to their neighbors creating minimal privacy.

The change in Tract 5 which has been zoned at 10 dwelling units per acre is now shown at 20 du per acre, but no plans have been made available to LaLuz or LLdel S aside from "scuttlebutt" that it may include a retirement home or even an apartment building. We are somewhat alarmed at having no concrete evidence of intentions. The plans call for individual property owners to be responsible for trees planted in the public right-of-way which may create a particularly difficult problem as has been the case in other neighborhood areas in the past.

The Board of LaLuz del Sol expects the above comments to be reviewed and addressed as part of the city's various committee's considerations.

Betty Jean Stetson
Board Pres.





LA LUZ LANDOWNERS ASSOCIATION

1A Loop One N.W.
Albuquerque, New Mexico 87120

July 21, 2003

Mr. Andrew Gerber,
Executive Vice President
ASW Realty Partners
401 Paseo de Peralta,
Santa Fe, NM 87501

Dear Andrew:

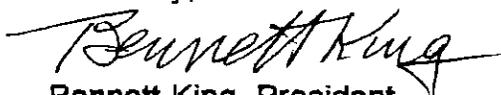
Since the start in your planning to develop the Lands of Ray Graham adjacent to the 96 townhouse La Luz Landowners Association you and your staff have held a number of meetings with La Luz to listen to our concerns and to alter your plans in response to those concerns. We are most appreciative of being consulted.

We have been impressed with the thoroughness of your work and the enormous amount of time and effort you have put into your planning to ensure a quality development contiguous with La Luz that can exist in harmony with La Luz.

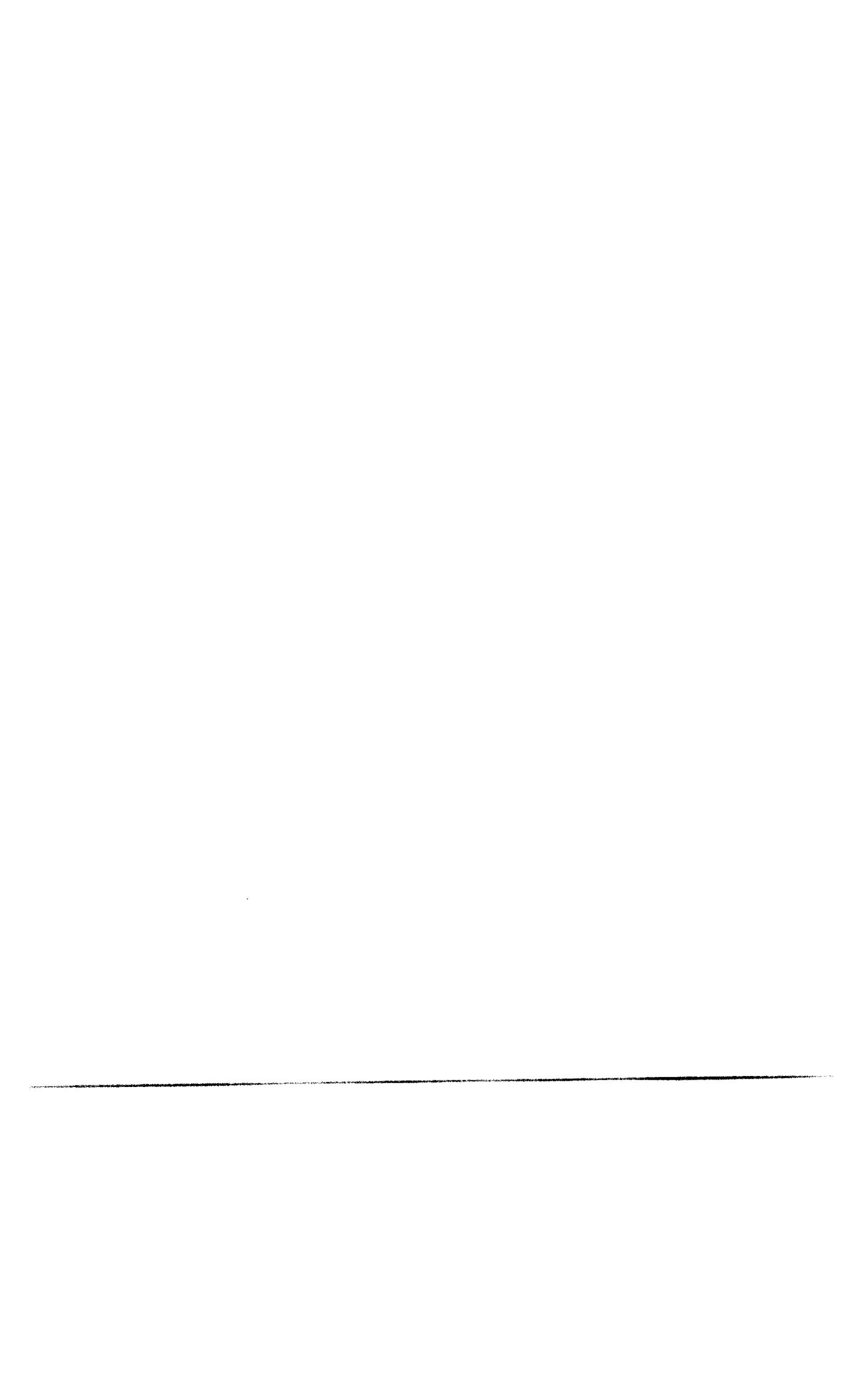
We support your plans to split Tract 1 into four parts, to reduce the number of residential units per acre in each of them as well as supporting your well thought out design for the development of Tract 1A. We also support reduced unit density in Tract 4 and accept the increase in Tract 6, but cannot agree to an increase in unit density in Tract 5 until we can see a specific development plan that justifies such change.

In summation, we are pleased that ASW has been selected among many companies by Mr. Graham to be the developer of his property around us. We look forward to working with you as the project goes forward.

Sincerely,


Bennett King, President
for the Board of Directors

cc: Ray Graham



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.

Raymond Fushman 7/2/03
Applicant/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.**

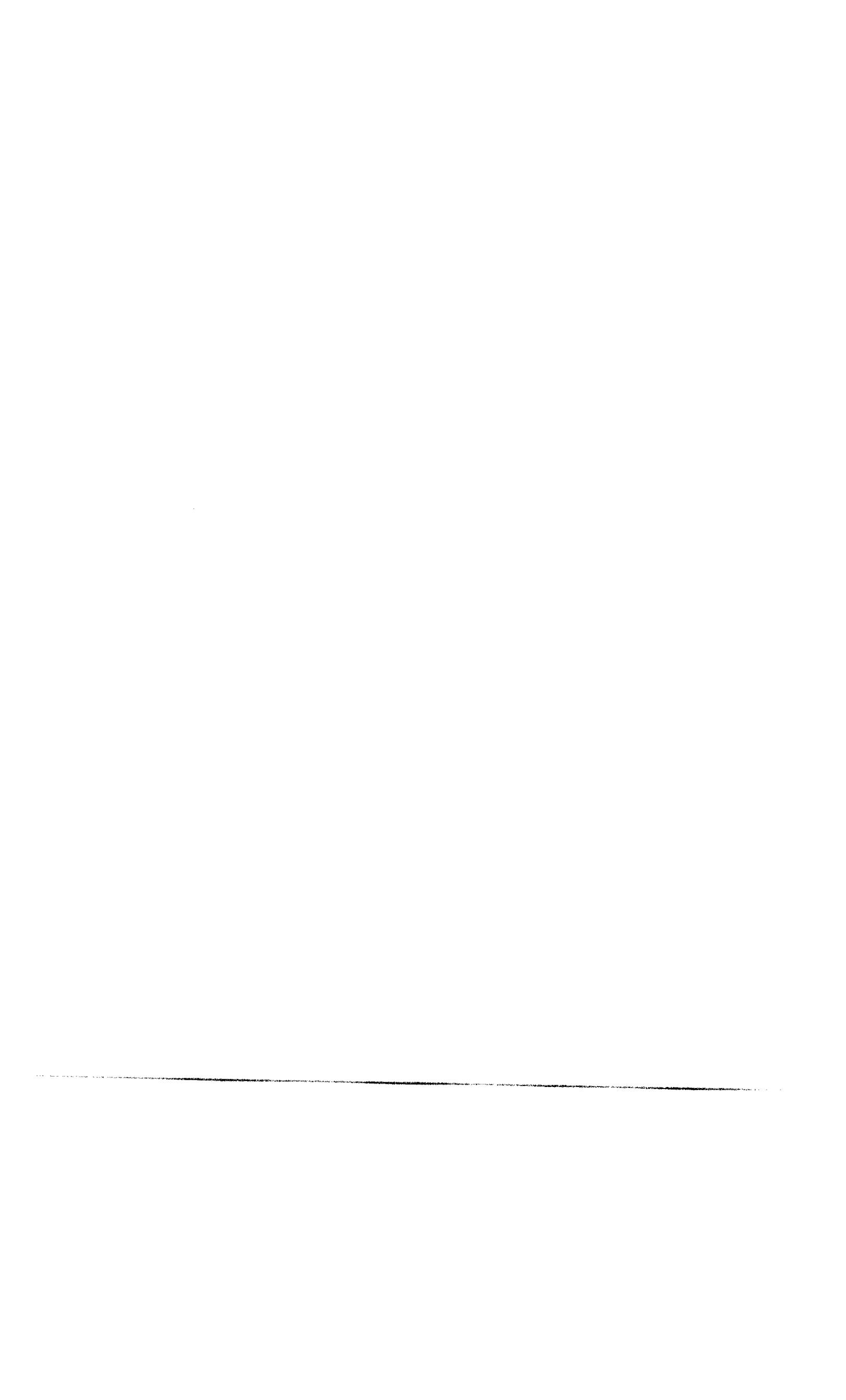
Accompanying Material

- 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)



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

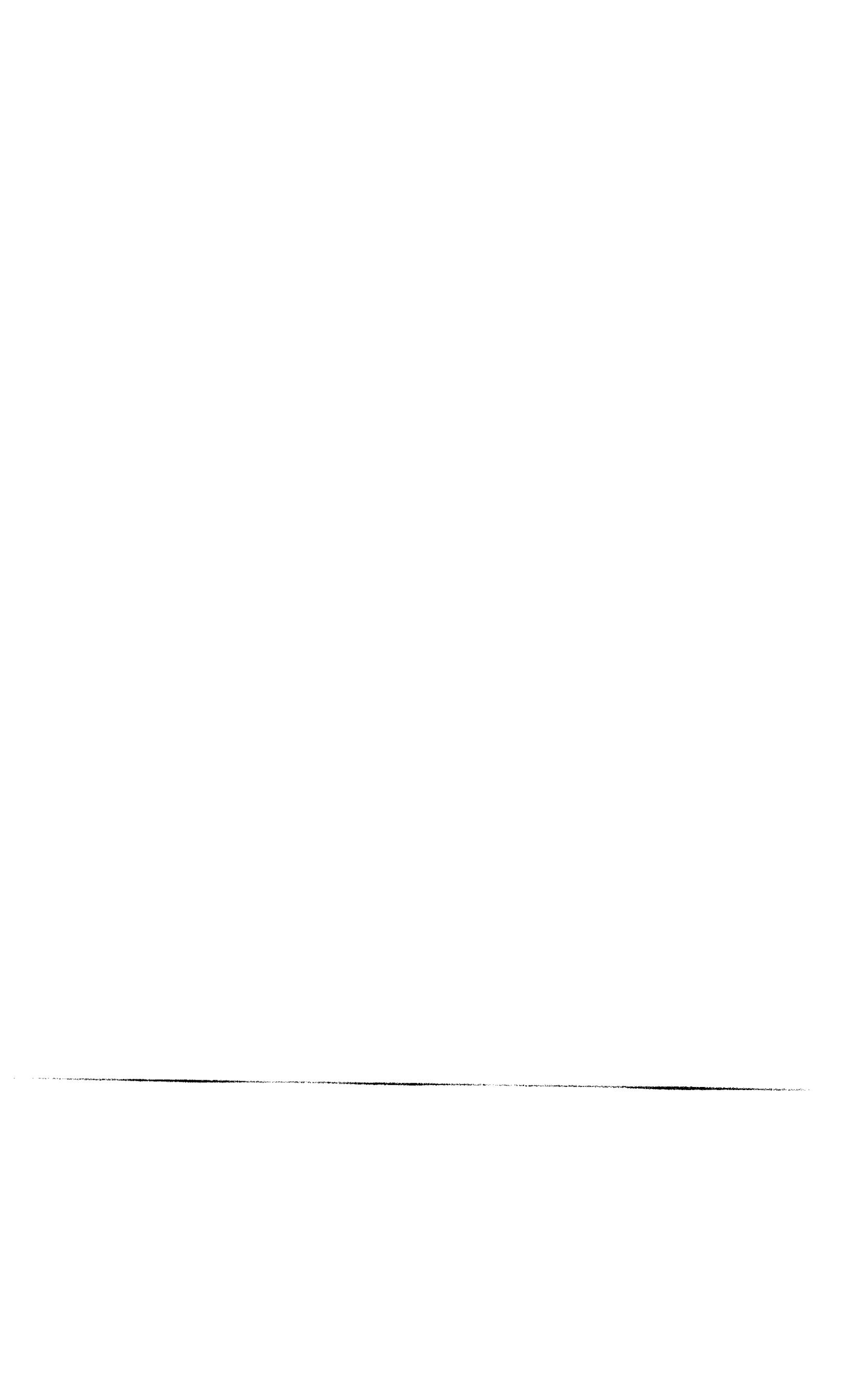
Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 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 be 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

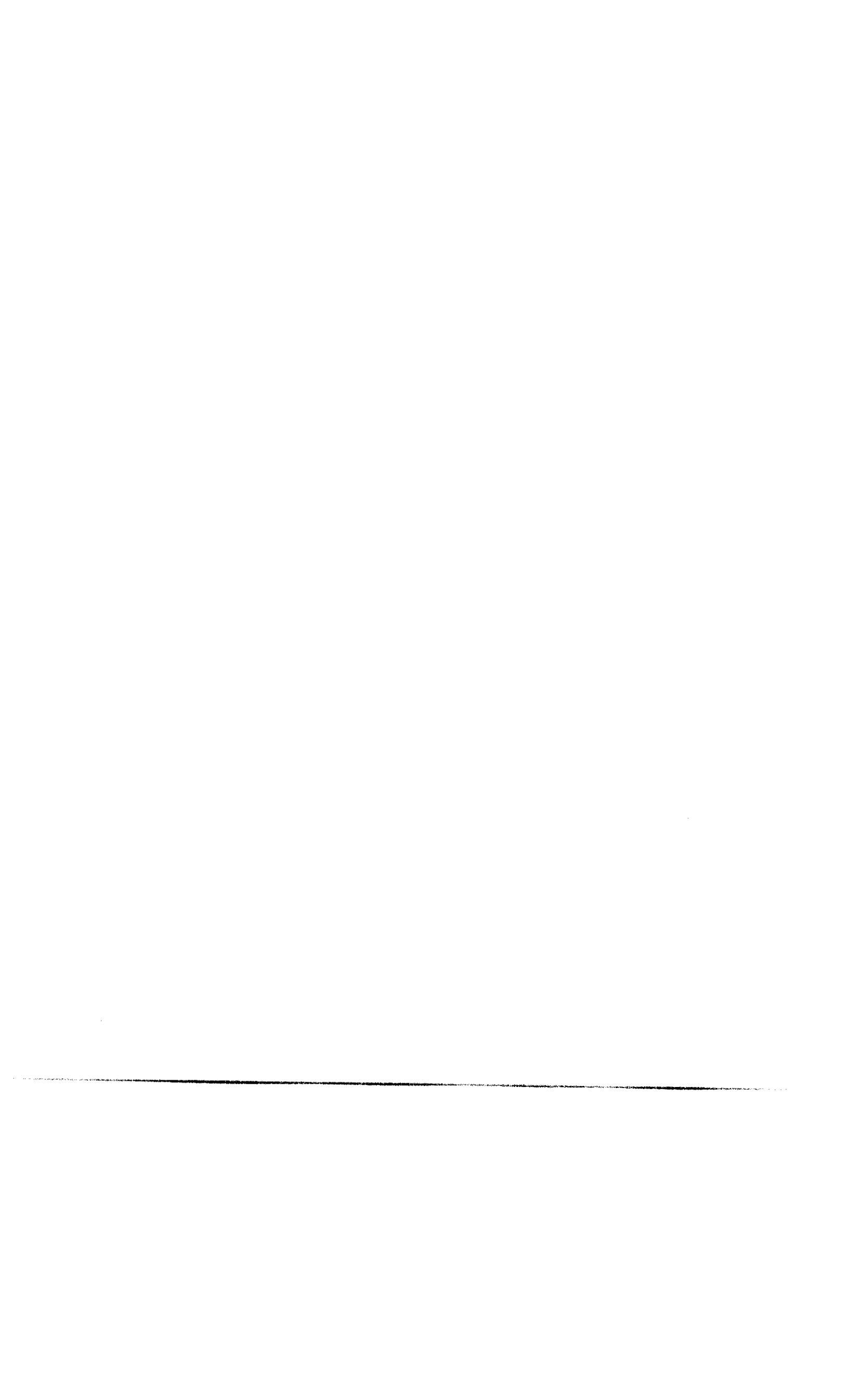
A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade *SHOWN AS ARCHITECTURAL STYLES - SINGLE FAMILY RES.*
 - 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 discuss 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)

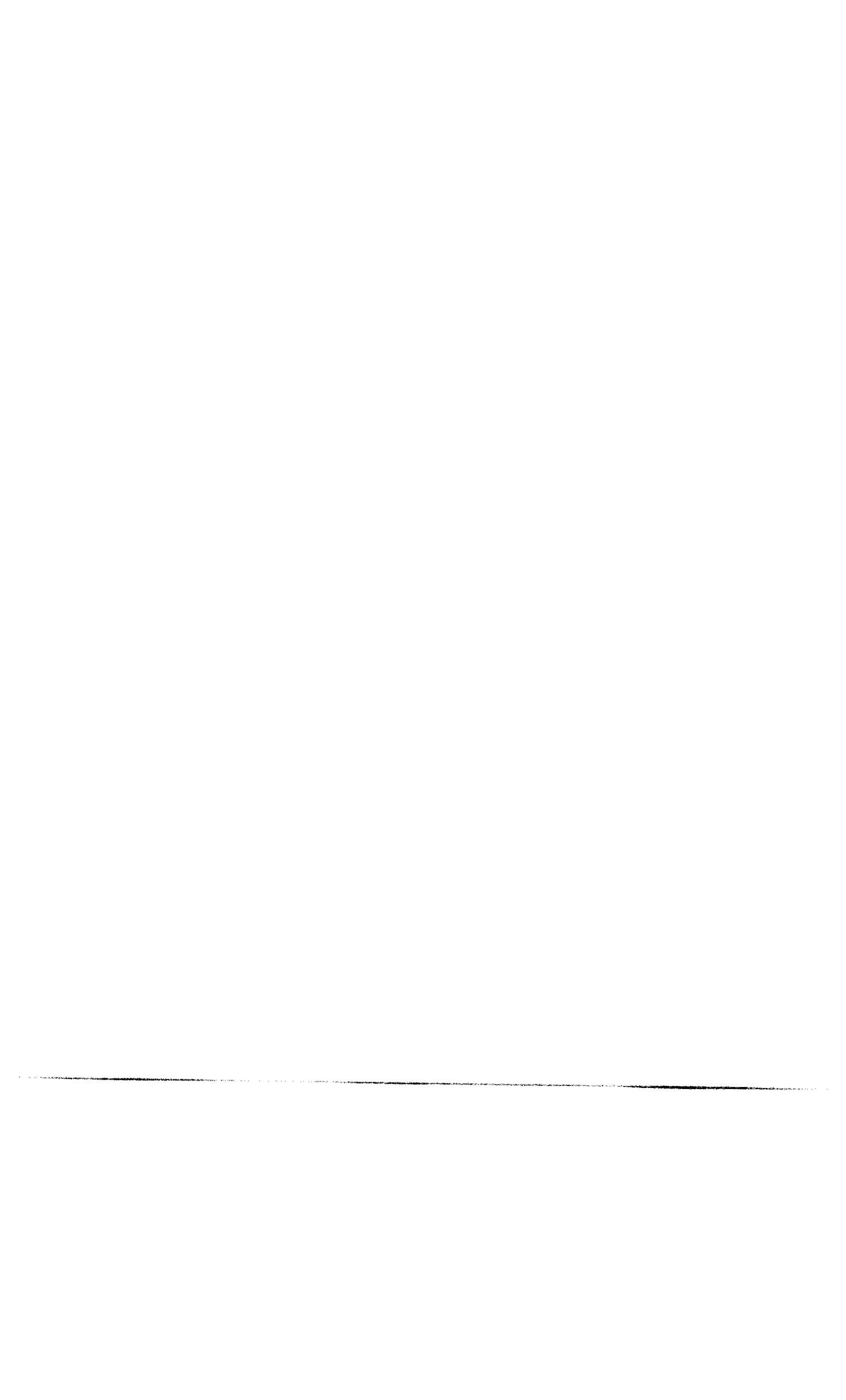
The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items 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

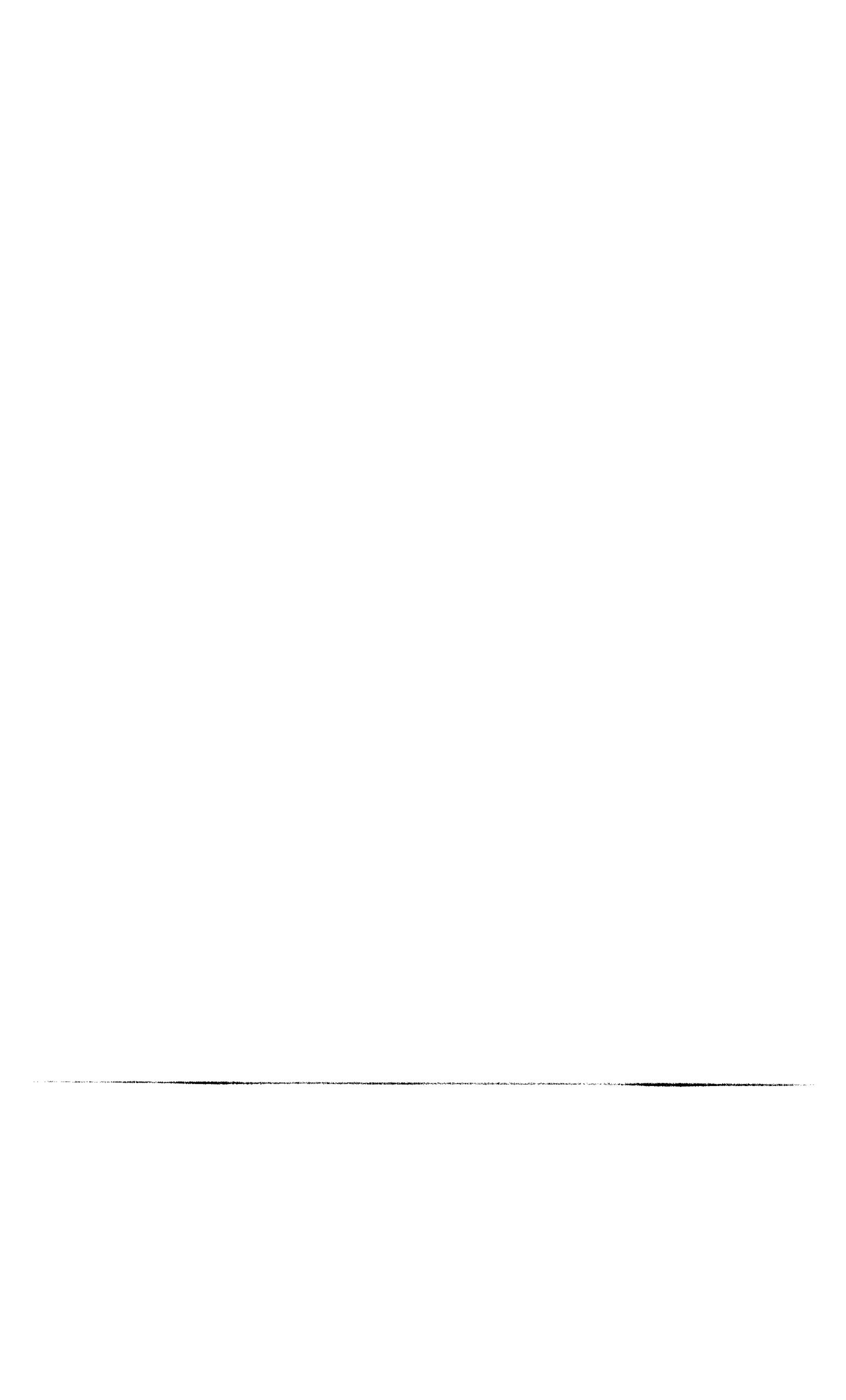
SHEET # 1 – SITE PLAN (Required)

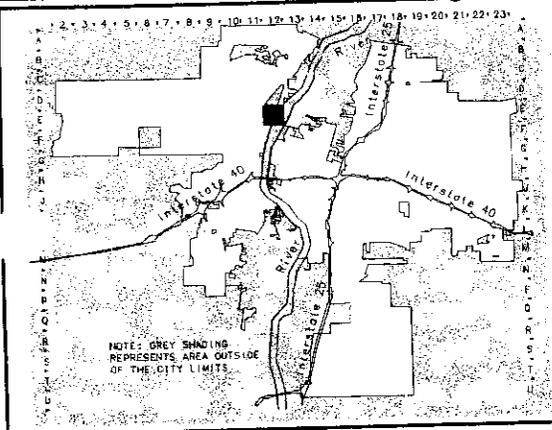
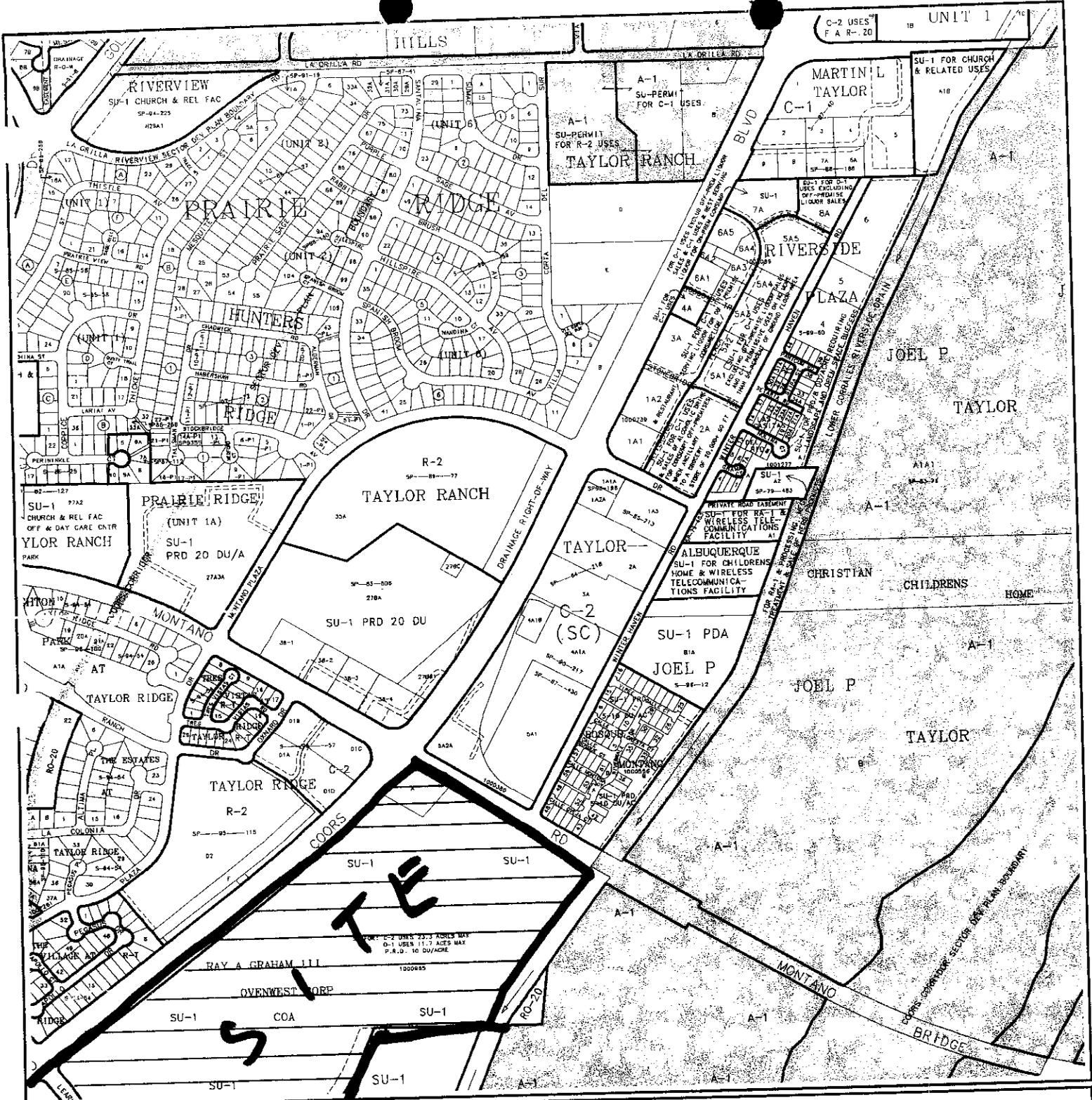
- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum 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.)



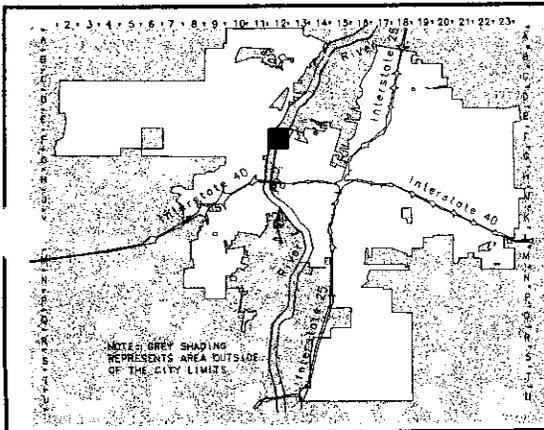
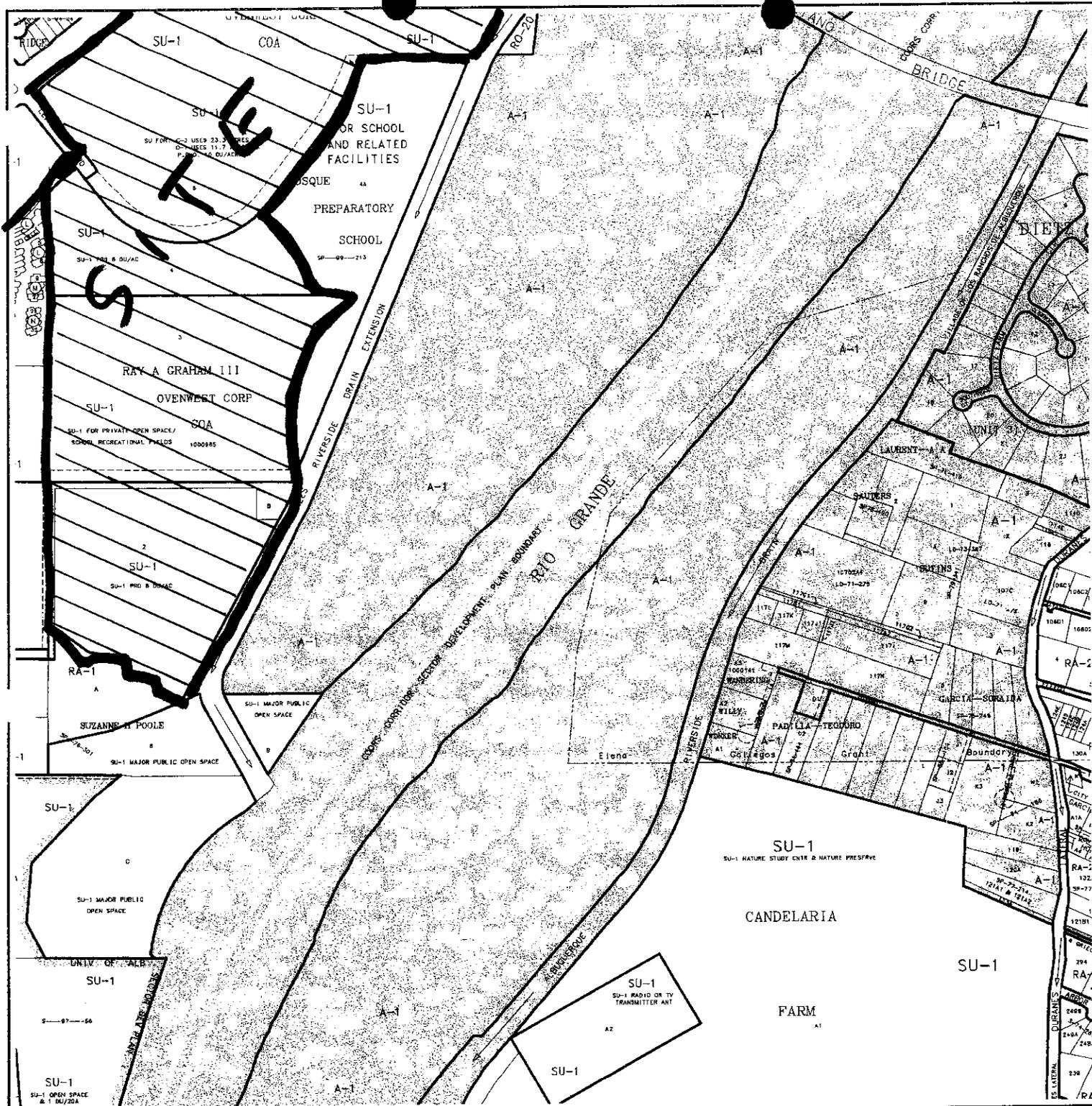


CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
E-12-Z
Map Amended through January 21, 2003

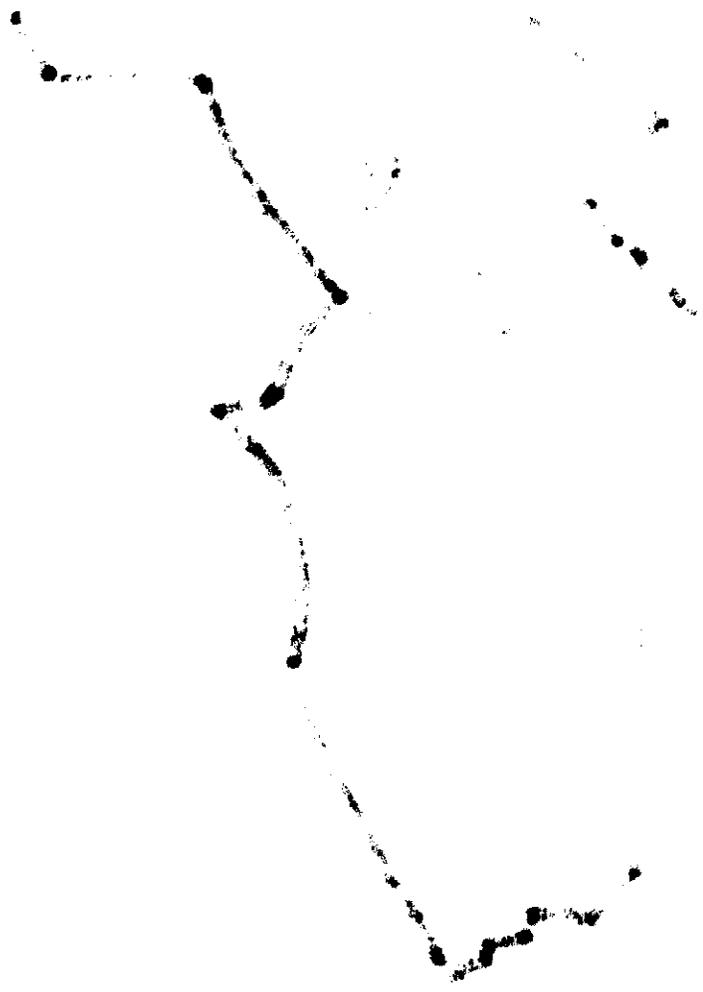




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PLANNING DEPARTMENT
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Zone Atlas Page
F-12-Z
Map Amended through January 21, 2003





NE MAP, ZONING CODE TEXT & PLAN AMENDMENT

ATION

ication for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.

dition for Annexation Form and necessary attachments
 Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.

- Letter briefly describing, explaining, and justifying the request
 - NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - 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
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

- SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW (Unadvertised)**
- SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)**
- SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)**

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC final review and approval - public hearing only)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval - public hearing only)
 - Fee for EPC final review and approval only (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Refer to the schedules for the dates, times and places of D.R.B. unadvertised meetings and E.P.C. hearings. **Your attendance is required.**

AMENDMENT TO ZONE MAP (ESTABLISHMENT OF ZONING OR ZONE CHANGE)

- Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
 - 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 NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
 - 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
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule) *173 ac = 2415 plus 75*
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter briefly describing, explaining, and justifying the request
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

The applicant, acknowledge that information required but not submitted with this application will result in deferral of actions.

JACQUELINE FISHMAN Applicant name (print)
Jacqueline Fishman 7/3/03 Applicant signature / date



Lists complete	Application case numbers
collected	03EPC - 01102
assigned	- - - - -
listed	- - - - -

Form revised 9/01, 3/03
Bolbert 7/3/03 Planner signature / date
Project # 1000965

PLAN REVIEW - E.P.C. PUBLIC HEARING

**DEVELOPMENT PLAN FOR SUBDIVISION
DEVELOPMENT PLAN**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
 - IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - 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
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **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
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule) *163850*
- Any original and/or related file numbers are listed on the cover application

NOTE: For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - Registered Engineer's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above **based on 1/4 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) *25500*
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

applicant, acknowledge that information required but not provided with this application will result in deferral of actions.

JACQUELINE FISHMAN
Applicant name (print)
Jacqueline Fishman 7/2/03
Applicant signature / date



Form revised September 2001

Documents complete	Application case numbers
Accepted	03ER - 01103
Assigned	03ER - 01105
Not listed	- - -

Barbert 7/3/03
Planner signature / date
Project # 1000965



ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME ASW REALTY PARTNRS.
AGENT CONSENSUS PLANNING
ADDRESS 924 PARK AV SW
PROJECT NO. 1000965
APPLICATION NO. 03EPC - 01102
11 - 01103
11 - 01105

\$ 441006 / 4983000 (DRB Cases)
\$ 3065 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75 441018 / 4971000 (Notification)

\$ 3140 Total amount due

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

ASW Realty Partners, LLC
Operating Account
401 Paseo de Peralta
Santa Fe NM 87501

First State Bank N.M.
P.O. Box 3686
Albuquerque NM 87190

Check Number: **000000029**
95-145
1070

Check Date: **7-2-03**

Check Amount: **\$3,140.00**

PAY Three thousand one hundred Forty and 00/100

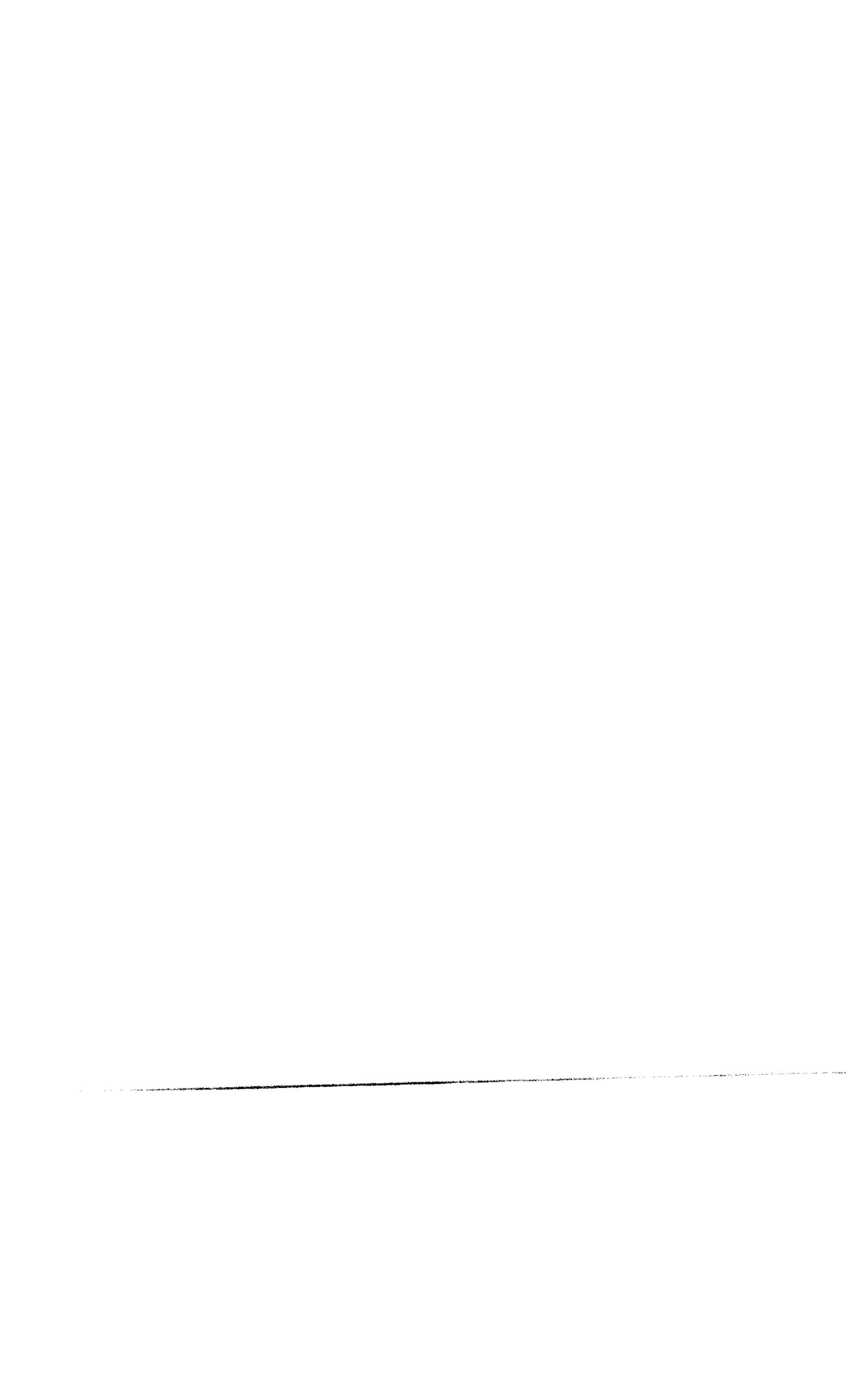
TO THE ORDER OF City of Albuquerque

MEMO: 03EPC - 01102

DUPLICATE

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

10/28/02



U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

5056 3505
 7922 0792
 0000 6000
 2510 0152
 7002 1002

ALBUQUERQUE, NM 87120

Postage	\$ 4.35	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.60	

Sent To **Rae Perls**
 Street, Apt. No., or PO Box No. **15 Tennis Court NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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6256 3529
 7922 0792
 0000 6000
 2510 0152
 7002 1002

ALBUQUERQUE, NM 87120

Postage	\$ 4.35	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.60	

Sent To **Ray Boham**
 Street, Apt. No., or PO Box No. **1 Wind NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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 0009 6009
 2512 0152
 7002 1002

ALBUQUERQUE, NM 87120

Postage	\$ 4.75	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.80	

Sent To **Tena Proscott**
 Street, Apt. No., or PO Box No. **3804 67th St. NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

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U.S. Postal Service
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 (Domestic Mail Only; No Insurance Coverage Provided)

5476 3475
 7922 0792
 0009 6009
 2512 0152
 7002 1002

ALBUQUERQUE, NM 87120

Postage	\$ 4.75	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.80	

Sent To **Jolene Wolfley**
 Street, Apt. No., or PO Box No. **6804 Staghorn Dr. NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7002 2410 0000 2776 2654

ALBUQUERQUE, NM 87120

Postage	\$ 4.75	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.80	

Sent To **Betty Stetson**
 Street, Apt. No., or PO Box No. **14 Wind NW**
 City, State, ZIP+4 **Alb NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

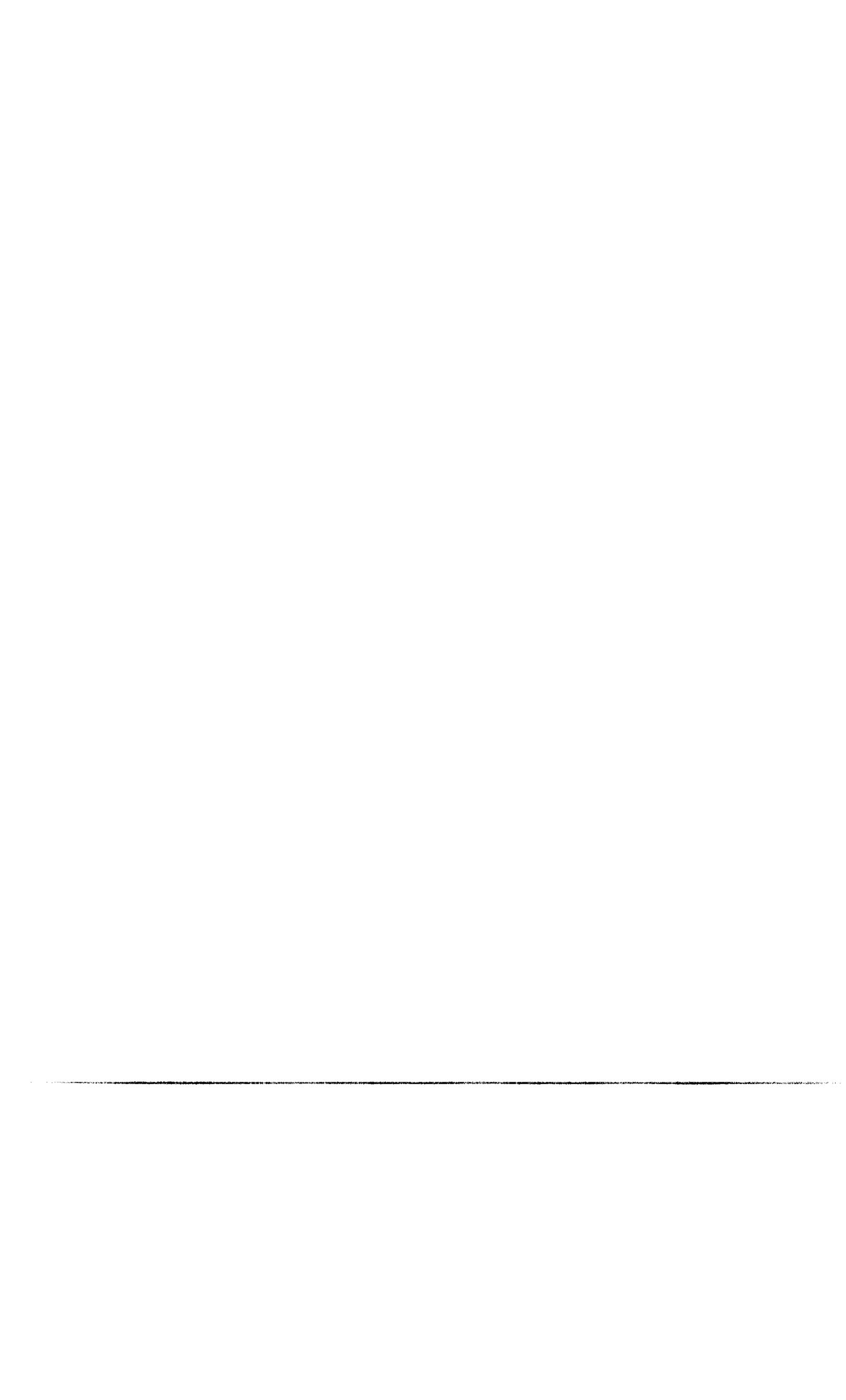
7002 2510 0009 0792 3512

ALBUQUERQUE, NM 87120

Postage	\$ 4.75	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.80	

Sent To **Bennett King**
 Street, Apt. No., or PO Box No. **10 Arco NW**
 City, State, ZIP+4 **Albuquerque NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions



**U.S. Postal Service
CERTIFIED MAIL RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

ALBUQUERQUE, NM 87114

Postage	\$ 4.75.95
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 8.80



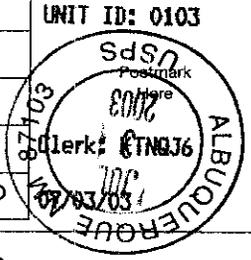
Sent To **Eddie Costello**
 Street, Apt. No. or PO Box No. **1111 Alameda NW Ste. J**
 City, State, ZIP+4 **Albuquerque, NM 87114**

7001 2510 0009 0792 3466

**U.S. Postal Service
CERTIFIED MAIL RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

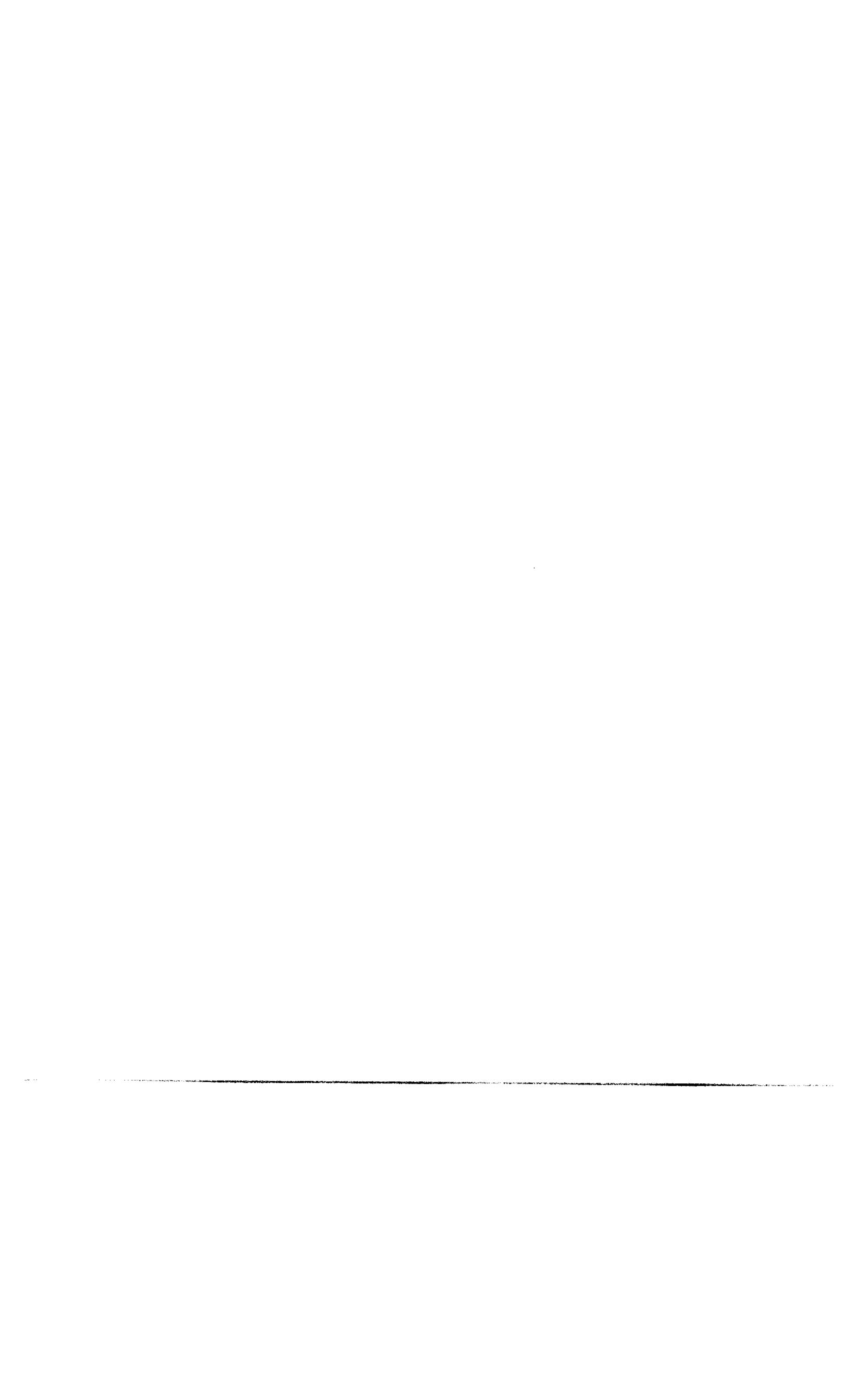
ALBUQUERQUE, NM 87193

Postage	\$ 4.75.95
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 8.80



Sent To **Shari Lewis**
 Street, Apt. No. or PO Box No. **P.O. Box 66328**
 City, State, ZIP+4 **Albuquerque, NM 87193**

7001 2510 0009 0792 3466



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 crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Aug 6th 03 To Aug. 21st 2003

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.

Margeline Fashanu
(Applicant or Agent)

7/3/03
(Date)

I issued 3 signs for this application, 07/03/03
(Date)

P. Starker

(Staff Member)

DRB PROJECT NUMBER:

1000965
03EPC-01102
03EPC-01103
03EPC-01105