

AA

APPLICATION NO. 05AA 00103	PROJECT NO. 1000965
PROJECT NAME <i>Lands of Graham III, Owenwest & CoA</i>	
EPC APPLICATION NO.	
APPLICANT / AGENT <i>Consensus Planning</i>	PHONE NO. 764-9801
ZONE ATLAS PAGE <i>E-12, F-11 & F-12</i>	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (II), (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BB</i>	DATE <i>1-21-05</i>	
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>DATA</i>	DATE <i>1/25/05</i>	
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>W6</i>	DATE <i>1-21-05</i>	
COMMENTS:		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>Ed Hank</i>	DATE <i>5/2/05</i>	
COMMENTS:		
<ul style="list-style-type: none"> • This submittal will be held until the appeal of 04 EPC 01845 is resolved: 2/4/05 • see 5/2/05 letter to file 		

Revised 3/3/04

(Return form with plat / site plan)

AA

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN (Admin. Amendment)	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input checked="" type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of..
STORM DRAINAGE	D		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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: Andalucia Development Corp/ASW Realty PHONE: (505) 883-0414
 ADDRESS: 8300 Carmel NE Suite 401 FAX: (505) 872-1248
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Consensus Planning PHONE: 764-9801
 ADDRESS: 924 Park Avenue SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Administrative amendment creating separate Site Development Plan for Subdivision for Tracts 6B and A from existing Site Development Plan for Subdivision for Tracts 1, 2, 3, 4, 5, 6A, 6B, and A

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. Tracts 1, 2, 3, 4, 5, 6A, 6B, and A Block: _____ Unit: _____
 Subdiv. / Addn. Lands of Ray Graham III, Ovenwest Corp., and COA
 Current Zoning: See Attached Sheet Su-1 Proposed zoning: n/a
 Zone Atlas page(s): E-12, F-11, F-12 No. of existing lots: n/a No. of proposed lots: n/a
 Total area of site (acres): 228 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. See Attached Sheet MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW
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.): Project 1000965
04EPC-00855; 03EPC-01105

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

SIGNATURE Robert J. Fishman DATE 1/19/05
for (Print) Jacqueline M Fishman, AICP Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05AA</u> - <u>00103</u>	<u>AA</u>	<u>PC4</u>	\$ <u>45.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>AA</u>			Total \$ <u>45.00</u>

[Signature] 1-19-05 Project # 1000965

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

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

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

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

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

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

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

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

- N/A* Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

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

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

JACQUELINE FISHMAN
Applicant name (print)
Jacqueline Fishman 1/18/05
Applicant signature / date



Form revised June 07, October 2004

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

Application case numbers	
05AA	-0003
-	-
-	-
-	-

[Signature] 1-19-05
Planner signature / date
Project # 1000965

May 2, 2005

COMMENTS TO FILE: 05-AA-00103 / PROJECT # 1000965

This request for Administrative Approval of a Site Development Plan for Subdivision Amendment was held in abeyance for several months to allow an appeal of a related site development plan for subdivision approval by the EPC (North Andalusia, 04EPC01845 / Project 1003859) to be resolved.

Neither the stated reasons for the appeal of the North Andalusia site plan nor the instructions of the City Council in remanding the site plan back to the EPC had any bearing on the action requested in this Administrative Amendment. Therefore, staff has determined that there is no longer reason to delay disposition of the subject request.



Bob Paulsen

ADMINISTRATIVE AMENDMENT - 1/18/05

Tracts 6B and A have been removed from this Site Plan for Subdivision and a new Site Plan for Subdivision has been created for those two tracts - Project #1003859; 04EPC 01845.

te

en Space

3.3 ac.
ac.) PRD

LLING

TRACT

A

1.19 AC

EXISTING ZONING: SU-1 FOR:
 C-2 USES (±23.3 ACRES MAX.)
 O-1 USES (±11.7 ACRES MAX.)
 PRD (20 DU/AC)

DIONS
 RESTAURANT
 C-2

TAYLOR RIDGE
 APARTMENTS
 R-2

FUTURE 60 FOOT RIGHT-OF-WAY CONNECTING
 LEARNING ROAD AND WINTERHAVEN. FINAL
 ALIGNMENT TO BE DETERMINED WITH FUTURE
 PLANNING AND PLATTING.

BOULEVARD

NW

RIGHT-IN, RIGHT-OUT

TRACT

TING ZONING:

R-T

EXISTING TRAFFIC



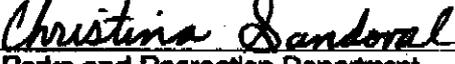


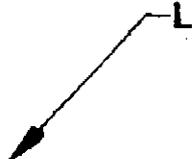
PROJECT NUMBER: 1000965
Application Number: 04EPC-00855 / CS DRB-00845

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 11/18/04 and the Findings and Conditions in the Official Notification of Decision are satisfied.

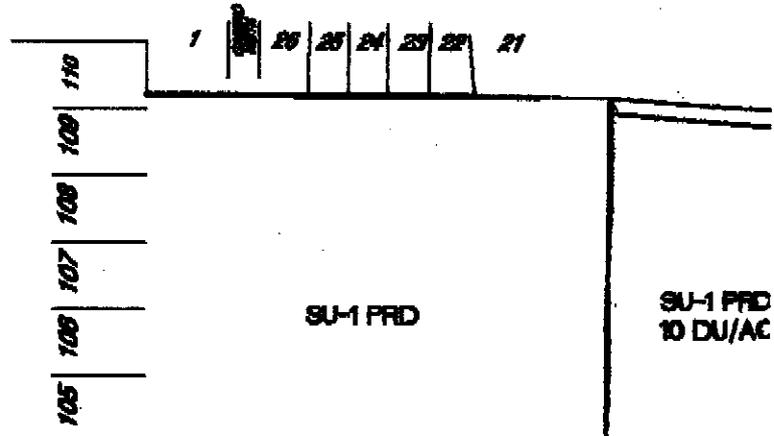
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

	3-9-05
Traffic Engineering, Transportation Division	Date
	3/9/05
Utilities Development	Date
	3/9/05
Parks and Recreation Department	Date
	3/9/05
City Engineer	Date
N/A	3/9/05
* Environmental Health Department (conditional)	Date
	3-11-05
Solid Waste Management	Date
	3-11-05
DRB Chairperson, Planning Department	Date



LA MARIPOSA SOUTH



ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Andalucia Dev / ASW Realty
AGENT CONSENSUS PLANNING
ADDRESS 924 Park Ave SW
PROJECT & APP # 1000965/05AA 00103
PROJECT NAME Lands of Ray Graham III, Owenwest/CD

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 45.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 45.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

CONSENSUS PLANNING INC.

PH. 505-764-9801
924 PARK AVE. SW
ALBUQUERQUE, NM 87102

1980

95-219-585
1070

DATE 1-19-05

PAY TO THE ORDER OF

City of Albuquerque

\$ 45.00

Forty Five & 00/100

DOLLARS



Wells Fargo Bank, N.A.
200 Lomas NW
Albuquerque, NM 87102
wellsfargo.com

Karin Marcotte

FOR

⑈001980⑈ ⑆107002192⑆3891020038⑈

Current Zoning:

Tract 1 SU-1 for PRD 5 du/ac
Tract 2 SU-1 for PRD 6 du/ac
Tract 3 Private Commons Area and Recreational Fields
Tract 4 SU-1 for PRD 6 du/ac
Tract 5 SU-1 for PRD 10 du/ac
Tract 6A SU-1 for Major Public Open Space
Tract 6B & A SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac max.) and PRD 20 du/ac

UPC Numbers:

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



January 18, 2005

Bob Paulsen, Division Manager
Development Services
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Andalucia Site Plan for Subdivision (Project 1000965; 04EPC-00855)

Dear Bob:

The purpose of this letter is to explain our request for an Administrative Amendment to the Andalucia Site Plan for Subdivision (Project 1000965; 04EPC-00855). We are proposing to remove Tracts 6B and A (approximately 69.6 acres located at the southeast corner of Coors Boulevard and Montano Road), from the overall Andalucia Site Plan for Subdivision, which for purposes of clarity, will be called Andalucia 'South'. We have created a new Site Plan for Subdivision for Tracts 6B and A, referred to as Andalucia 'North', which will be heard by the EPC on January 20, 2005.

As individual projects have been proposed and the land uses more defined, we have continued to amend the Andalucia 'South' Site Plan for Subdivision to reflect the single family development by ASW Realty Partners and Scott Patrick Homes. Tracts 6B and A are now under separate ownership from the rest of Andalucia, and are proposed for commercial, office, and multi-family development.

The original land use designations were based on the assumption that there would be one developer for the entire project. Now that this is no longer the case, it no longer makes sense to keep all of the projects under the umbrella of one Site Plan for Subdivision.

I have included a note on the Andalucia 'South' Site Plan for Subdivision stating that it has been amended to remove Tracts 6B and A (see attached Site Plan). It also provides a cross reference to the Andalucia 'North' Site Plan for Subdivision for Tracts 6B and A, and in turn, Andalucia 'North' Site Plan for Subdivision references Andalucia 'South' Site Plan for Subdivision.

Please feel free to call me at 764-9801 with any questions or concerns.

Sincerely,

Jacqueline Fishman, AICP
Senior Planner II

C: Scott Schiabor and John Clarke, Andalucia Development Corp.
Peggy Daskalos, Pete Daskalos Properties
Joseph Rivera, Silverleaf Ventures

January 18, 2005

Bob Paulsen, Division Manager
Development Services
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

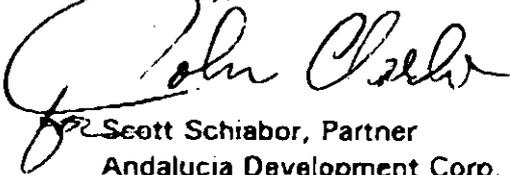
RE: Tracts A and 6B. Land of Ray Graham III, Lands of Ray A. Graham III,
Ovenwest Corp., and the City of Albuquerque

Dear Bob:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal to remove Tracts 6B and A (approximately 69.6 acres located at the southeast corner of Coors Boulevard and Montano Road) from the overall Andalucia Site Plan for Subdivision. Tracts 6B and A are owned and will be developed by another party. A new Site Plan for Subdivision has been created for Tracts 6B and A, which will be heard by the Environmental Planning Commission on January 20, 2005.

Please feel free to call me at 883-0414 with any questions or concerns.

Sincerely,



for Scott Schiabor, Partner
Andalucia Development Corp.



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

Date: November 19, 2004

OFFICIAL NOTIFICATION OF DECISION

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

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

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

On November 18, 2004 the Environmental Planning Commission voted to approve Project 1000965/ 04EPC 00855, an amendment to the Site Development Plan for Subdivision, for Tract 1A, 1B, 1C, 1D, & 1E zoned SU-1 for PRD 5 DU/Acre, Tract 2 zoned SU-1 PRD 6 du/ac, Tract 3 zoned Private Commons Area and Recreational Fields, Tract 4 zoned SU-1 for PRD 6/DU/Acre, Tract 5 zoned SU-1 for PRD 10DU/Acre, Tract 6A zoned SU-1 for Major Public Open Space, and Tracts 6B & A zoned SU-1 for C-2 (23.3 ac. Max.), O-1 (11.3 ac. Max.) and PRD 20/DU/Acre, Tract B SU-1 6DU/Acre, For the Land of Ray A. Graham III, Ovenwest Corp, and COA, located on Coors Blvd between Montano Road and Namaste Road, containing approximately 232 acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

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

OFFICIAL NOTICE OF DECISION
NOVEMBER 18, 2004
PROJECT #1000965
PAGE 3 OF 9

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

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). This delegation excludes Tracts 1C, D, 1E, which will require further EPC approval. The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Access easements for Tracts 3 and 4 that will allow for city vehicular access to the city's lift station on Tract B shall be finalized in a form and content that is to the satisfaction of the City Attorney and the staff planner.
3. The applicant shall complete the administrative amendment process for the site development plan for building permit that was approved in August of 2003 for Tract 1A that will illustrate the deletion of the Private Recreation Area and the development of three new residential lots.
4. The submittal must meet the recommended conditions of approval as stipulated by the City Engineer and the Department of Municipal Development which include:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Traffic Impact Study is required and has been submitted.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - e. Provide cross access agreement between tracts.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.
 - h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for street bicycle lanes as designated on Long Range Bikeways System.
 - i. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.

- j. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
5. The following language within the fourth paragraph of the Design Standards shall be deleted. "Subsequent site plan for building permits for single family residential development shall be delegated to the Development Review Board and shall be consistent with the Design Standards established by the site development plan for subdivision. Future site plans for building permit for the private recreation area on Tract 1A shall be delegated for approval to the Development Review Board." The next sentence shall be amended to read "All site plans for building permits shall be approved by the Environmental Planning Commission."

On November 18, 2004 the Environmental Planning Commission voted to approve Project 1000965/04EPC 00857, a Site Development Plan for Building Permit, for Tract 1B, Tract 2, Tract B, a portion of Tract 3 and a portion of Tract 4, Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 36 acres, based on the preceding Findings and subject to the following Conditions of Approval.

FINDINGS:

1. This is a request for approval of a site development plan for building permit for the construction of 13 single-family homes on Tract 1B and 41 single-family homes on Tract 2 Lands of Ray A. Graham III, located east of Coors Blvd between Montano Blvd and Namaste Road NW, containing approximately 36 acres. Tract 2 is zoned SU-1 for PRD 6/DU/Acre and Tract 1B is currently identified as Tract 1 on the site development plan for subdivision, which is zoned SU-1 for PRD 5/DU/Acre. This delegation excludes Tracts 1C, D, 1E, which will require further EPC approval.
2. The applicant is also proposing to construct a vehicular access road along Tracts 3 and 4 to Tract B, which contains a City Lift Station. In addition, the applicant is proposing to construct a pedestrian path adjacent to the access roads on Tracts 3 & 4 to allow for a pedestrian connection between the boundaries of the site development plan for building subdivision and fencing along the western edge of the access easement.
3. The subject site is part of larger site development plan and the applicant has also submitted an amendment to the site development plan for subdivision to demonstrate that the subject site will be subdivided into 54 single-family residential lots.
4. A City Lift Station, which accepts wastewater exists on Tract B. The site currently contains its own vehicular access to the tract, but will be altered with the proposed development. The applicant and adjoining property owners are in the process of creating new "paper easements" agreements on Tracts 3 & 4 that will allow for large tanker trucks to deliver 5,000 gallons of ferrous chloride to a City Lift Station on a biweekly basis.

5. Previously, there was a paper access easement agreement that dedicated an "access road easement" between Tract 2 and Tract 3 for the benefit of "tracts south and north of Tract 3 and for the benefit of the community and surrounding land" has been signed by the previous owner and was intended to allow the owner of Tract 2 to maintain vehicular access through Tract 3. All relevant parties have agreed to create a new easement that will only allow city vehicles to enter the access easements on Tracts 3 & 4 to service the lift station on Tract B and will allow for a pedestrian connection between Tract 2 and 4 terminated this particular paper easement.
6. The newly created "paper easement" will require the applicant and its successors to assume an indemnity and liability insurance in the amount of one million dollars on behalf of the City of Albuquerque.
7. The applicant's original request did not include approval of a site development plan for building permit for Tracts B, 3 & 4 but needs to be included to reflect the construction of the access road to the City's lift station on Tract B through Tracts 3 & 4.
8. The proposed submittal meets the Design Standards as proposed on the site development plan for subdivision and compliance with the Design Standards will allow for quality and innovation in design of the entire subdivision for new development as encouraged in Policy 5l, Established Urban of the *Comprehensive Plan*.
9. This request will further Policy 5g, Established Urban of the *Comprehensive plan* that requires development to be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.
10. The subject site is vacant land and is located near existing urban facilities and services will allow for the integrity of the existing neighborhoods and required in Policy 5e, Established Urban of the *Comprehensive Plan*.
11. The subject request is below what is allowed within the site's zone category and furthers Policy 2.5, of the West Side Strategic Plan that requires the Planning Department to consider whether local public schools have sufficient capacity to support the increased number of homes.
12. The submittal demonstrates a gated community, which is contrary to Policy 4.6 of the *West Side Strategic Plan, Fences and Walls/Transit Access*, indicating that "Gated communities suggest an environment separate from the community as a whole, make it difficult for residents to reach nearby commercial or residential areas, restrict access to transit lines, and complicate provision of emergency services."
13. With minor amendments, the submitted site plan meets the applicable general policies, site planning and architecture policies, and view preservation policies and signage policies contained in the *Coors Corridor Plan*.

14. Coors Boulevard is a limited access, principal arterial as designated on the Long Range Roadway System, and more specifically identified in the Coors Corridor Plan.
15. Coors Boulevard is expected to be an eight-lane arterial, and a traffic signal is allowed at a location between Namaste Road and Dellyne Avenue, if needed.
16. With minor amendments, the submittal will meet the requirements of a site development plan for building permit as defined in the *Comprehensive City Zoning Code*.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The submittal demonstrates a gate at the entrance of Tract 1B to allow for a gated community. The proposed gate on Tract 1B shall be removed from the submittal and the site shall not be developed as a gated community.
3. Access easements for Tracts 3 and 4 that will allow for city vehicular access to the city's lift station on Tract B shall be finalized in a form and content that is to the satisfaction of the City Attorney and the staff planner.
4. The utility easement within the 60' wide access easement shall be further specified as a "public water and sanitary sewer easement."
5. The location and design of pedestrian connections from the subject site to adjacent Major Public Open Space shall be coordinated between the applicant and members of the Parks and Recreation Department.
6. The submittal must meet the recommended conditions of approval as stipulated by the City Engineer and the Public Works Department which include:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Traffic Impact Study is required and has been submitted.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - e. Provide cross access agreement between tracts.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.
 - h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for street bicycle lanes as designated on Long Range Bikeways System.
 - i. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.
 - j. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
7. The illustrative drawings of single family residential lots shown on future Tracts 1C, 1D, 1E shall be deleted.
8. The applicant shall construct a berm around the city's lift station to the satisfaction of the City's Utility Engineer.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY DECEMBER 3, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

OFFICIAL NOTICE OF DECISION
NOVEMBER 18, 2004
PROJECT #1000965
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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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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).

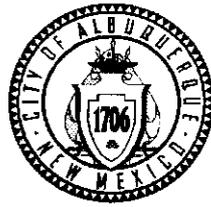
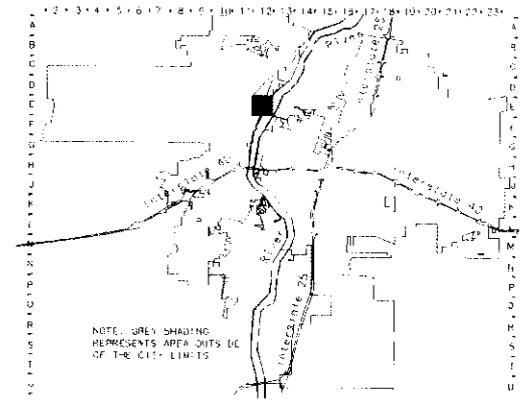
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


Richard Dineen
Planning Director

RD/JG/ac

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

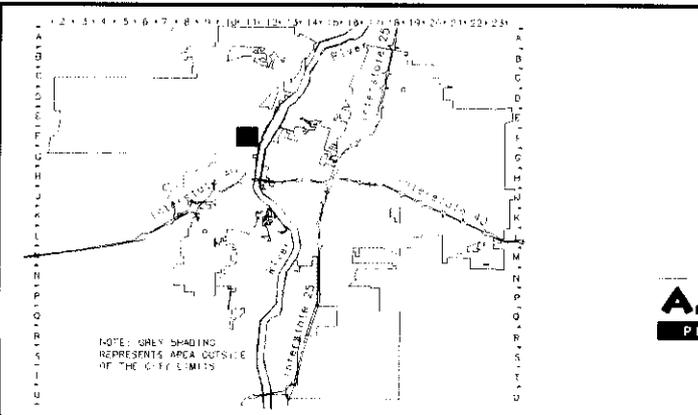
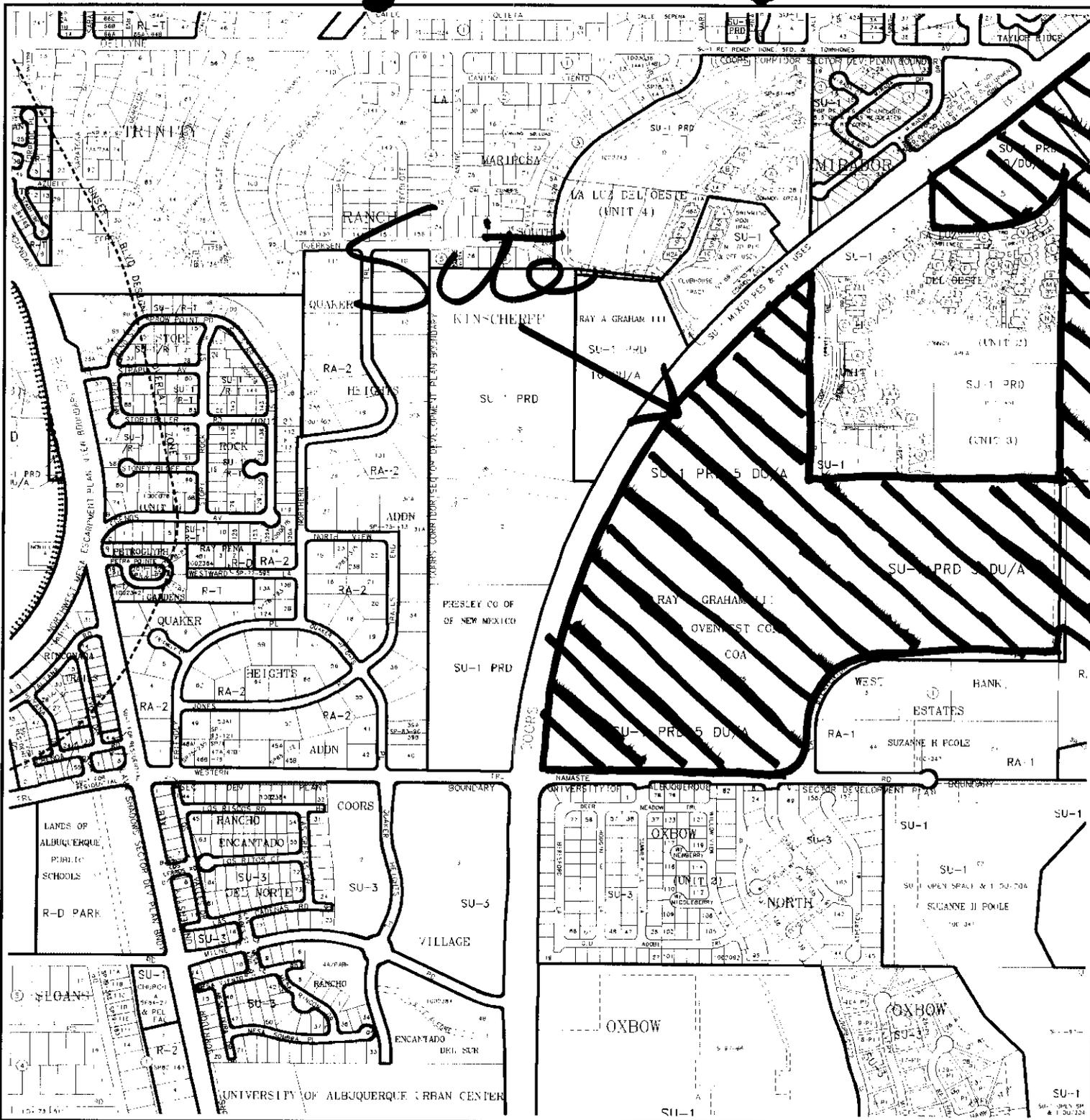


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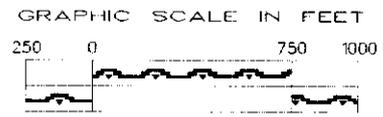
Map Amended through November 03, 2004



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



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 Map Amended through January 04, 2005