

APPLICATION NO. 06AA-00851	PROJECT NO. 1000965
PROJECT NAME ANDALUCEA @ LA LUZ (TRACT I)	
EPC APPLICATION NO.	
APPLICANT / AGENT RODNEY PASTOR	PHONE NO. 839-4083
ZONE ATLAS PAGE F-11	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR) (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>B2B</i>	DATE <i>6/15/06</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>WKS</i>	DATE <i>6/15/06</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>WKS</i>	DATE <i>6-13-06</i>	DATE
COMMENTS:		

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

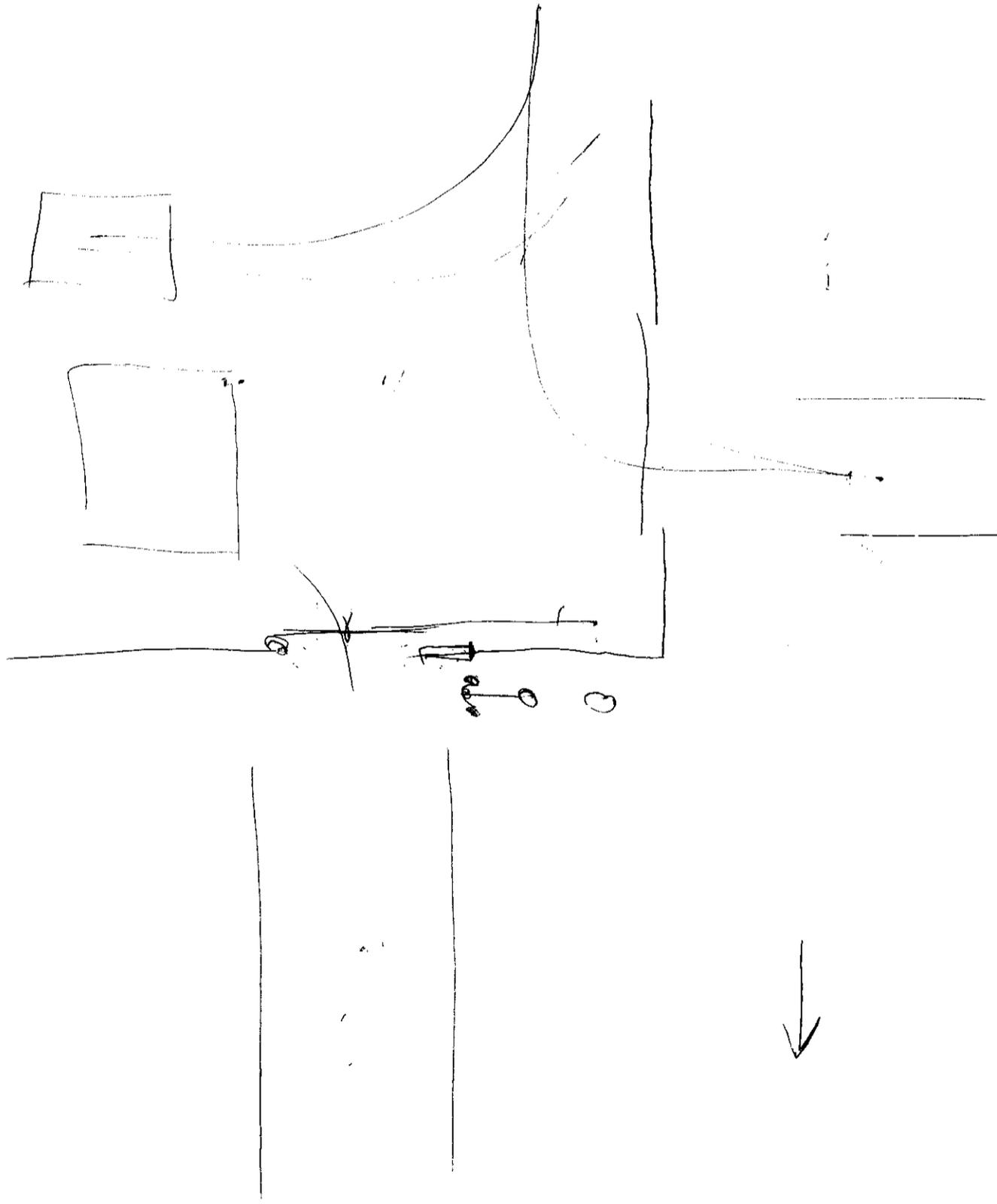
PLANNING (505) 924-3858 <i>see 6/15</i>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CM</i>	DATE <i>7/9/06</i>	DATE
COMMENTS:		
<i>provide 4' high courtyard wall at front entrance</i>		

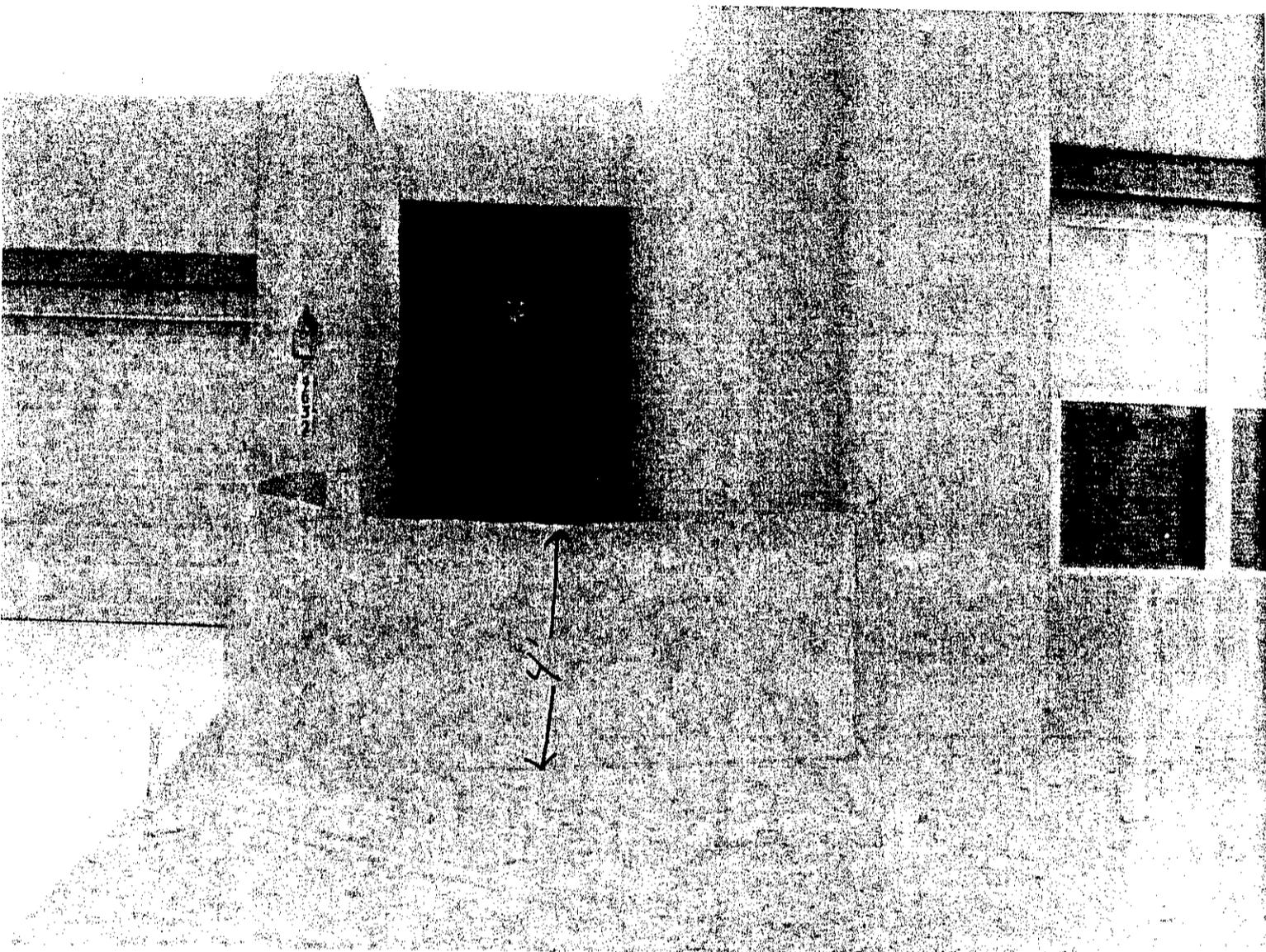
Revised 3/3/04

(Return form with plat / site plan)

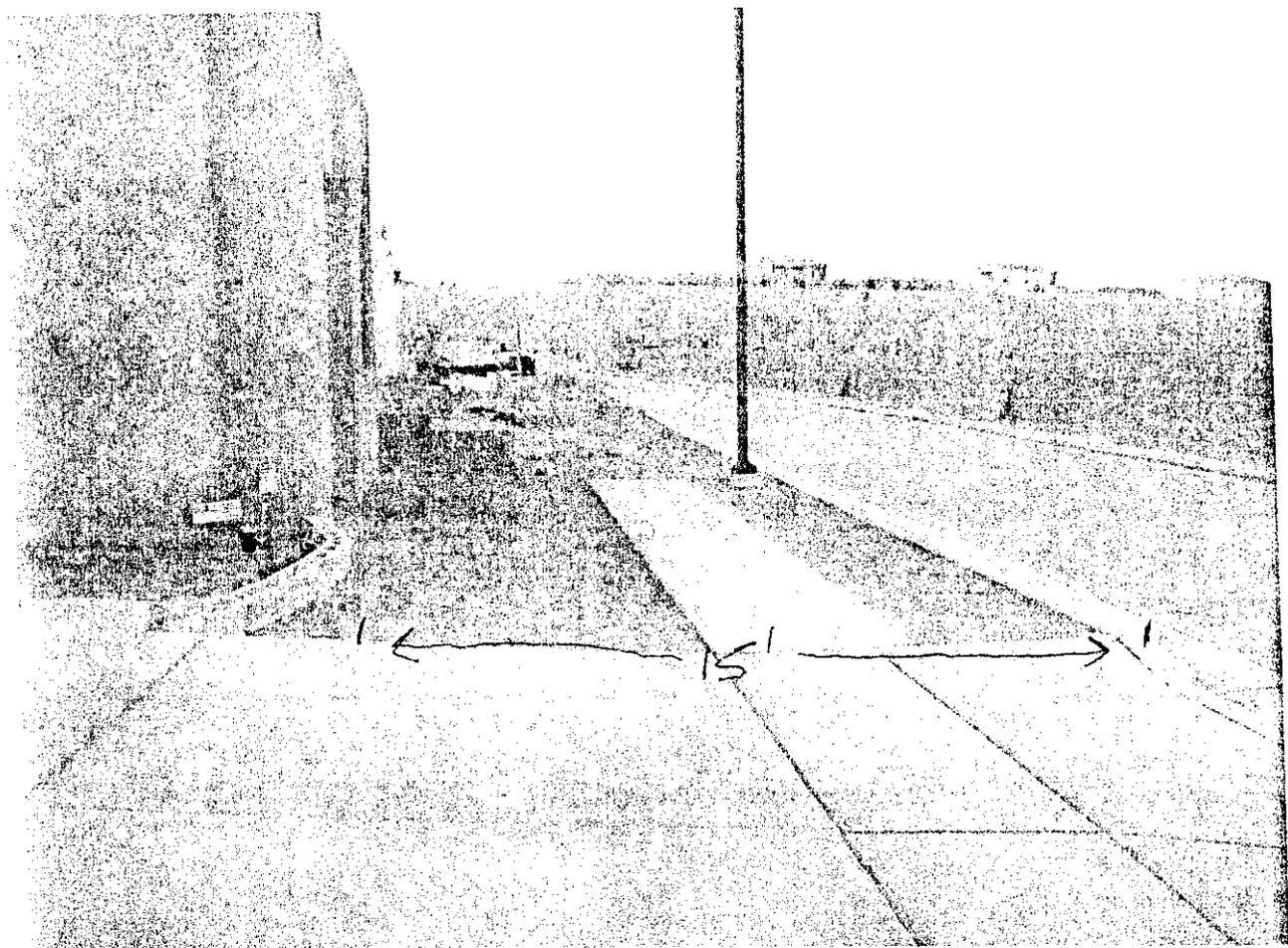


Handwritten text, possibly a title or label, located at the top center of the page.





WALL TO SIDEWALK - 6' 10"
ADMINISTRATIVE AMENDMENT
6 1/2' SETBACK



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- D 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: Rodney J. Pastor PHONE: (505) 839-4083
 ADDRESS: 4632 Monte Frio Dr NW FAX: (505) 839-6841
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: wittyservant3@hotmail.com
 Proprietary interest in site: _____ List all owners: Rodney J. Pastor
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: To build a courtyard wall 6 1/2' from property line

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. 26 Block: _____ Unit: _____
 Subdiv. / Addn. Andalucia at La Luz (Tract 1)
 Current Zoning: SU-1 PRD Proposed zoning: _____
 Zone Atlas page(s): F-11 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101106132221142114 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 4632 Monte Frio Dr NW
 Between: _____ and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1000965

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

SIGNATURE Rodney J. Pastor DATE 6/12/2006
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06AA - 00851</u>	<u>AA</u>	<u>P(1)</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total \$ <u>45.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date _____

Project # 1000965

PLANNER SIGNATURE/DATE

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) 415.00
- Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

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

Rodney J. Pastor

Applicant name (print)

Rodney J. Pastor

6/13/06
Applicant signature / date



Form revised June 04, October 2004

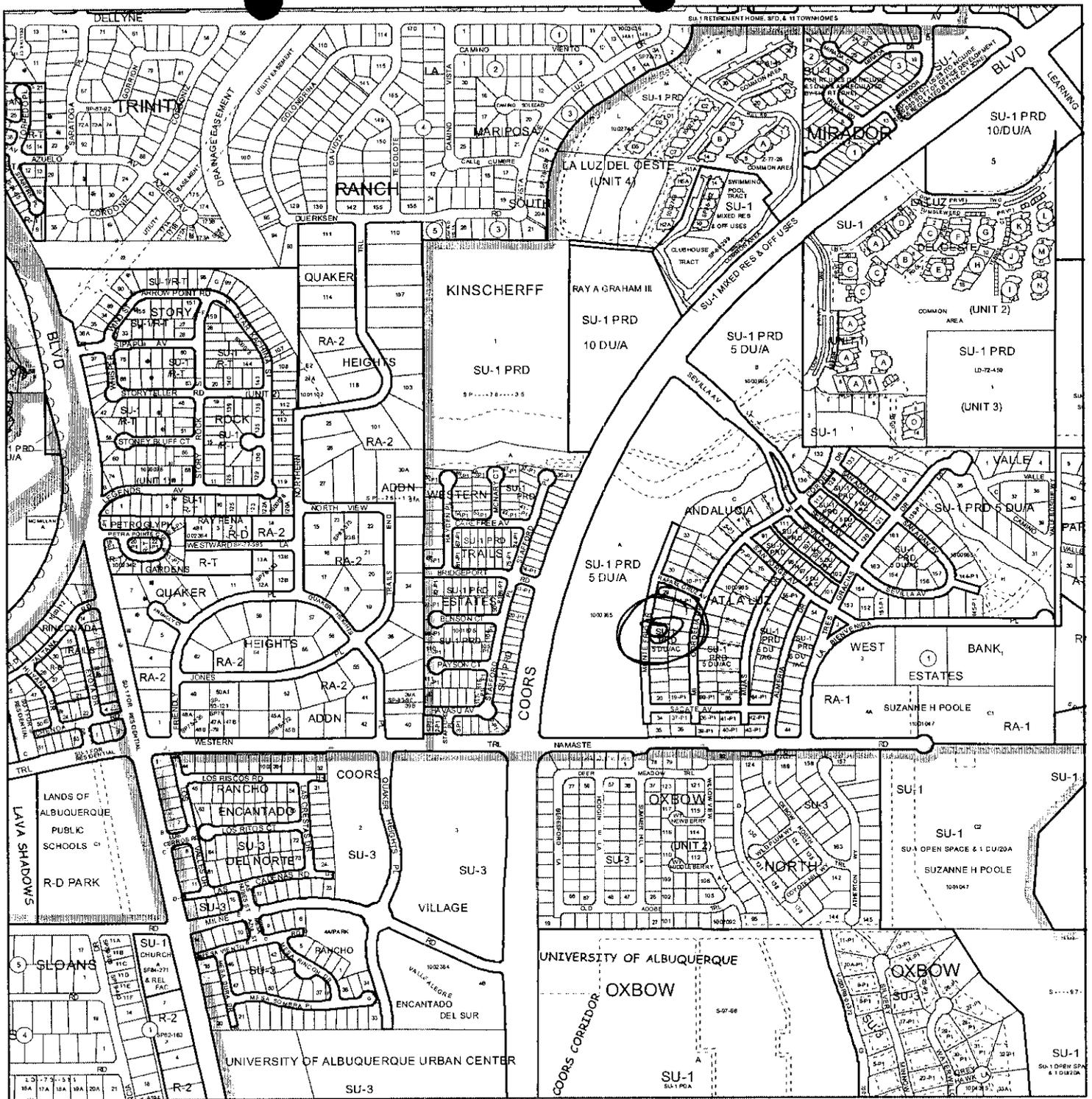
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers		
<u>deWA</u>	-	- 80851
	-	-
	-	-

Ki Sis 6/13/06

Planner signature / date

Project # 1000965



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-11-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

June 13, 2006

Dear Carmen Marrone,

I, Rodney J. Pastor, am requesting an Administrative Amendment to the 8' Setback Requirement. I would like to have a professional contractor build a courtyard wall in the front of my home. The actual setback would be 6 ½'. The reason for the 6 ½' setback is so that the 2 sewer cleanouts will not be visible and when my landscaping is completed, there won't be anything but xeriscaping to be seen. The height of the wall will be 4'. If you have any questions regarding this wall, please do not hesitate to contact me. Thank you for any consideration you could give me on this request.

Sincerely,

Rodney J. Pastor

Rodney J. Pastor
4632 Monte Frio Dr NW
Albuquerque, NM 87120
(505) 839-4083

*materials and color to match building
colored synthetic stucco (medium brown)*

Rodney J. Pastor



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

Date: August 19, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1000965*
05EPC-01115 EPC Site Development Plan-
Building Permit
05EPC-01117 EPC Site Development Plan-
Amendment to Subdivision

ASW Realty Partners/Andalucia Development Corp.
8300 Carmel NE, Suite 401
Albuq. NM 87122

LEGAL DESCRIPTION: for Tracts A and B,
being a portion of **Andalucia at La Luz**, zoned
SU-1 for PRD 5du/acre, located on COORS
BLVD. NW, between NAMASTE ROAD and
SEVILLA AVE. and containing approximately
28 acres of a 158-acre site. (F-11) Carmen
Marrone, Staff Planner

On August 18, 2005 the Environmental Planning Commission voted to approve Project 1000965/05EPC 01117, an amendment to a Site Plan for Subdivision for Tracts A and B of the Andalucia at La Luz Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of an amendment to a site plan for subdivision that was originally approved by the EPC in February of 2001 and later amended in August of 2003 and again in November of 2004. The request involves 28 acres of the 158-acre Andalucia at La Luz Subdivision. The site is legally described as Tracts A and B of the Andalucia at La Luz Subdivision and is located on the east side of Coors Blvd. between Namaste Road and Sevilla Avenue NW.
2. The request includes 61 single family residential lots on Tract A, three landscape buffer tracts along Coors Boulevard (Tracts A-1, A-2, and B-1), and two bulk parcels to be developed at a future date (Tracts A and B).

OFFICIAL NOTICE OF DECISION
AUGUST 18, 2005
PROJECT #1000965
PAGE 3 OF 7

- b. 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, 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. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. The design of Streets A and B will need to be consistent with approved street designs within remaining approved Andalucia.
 - e. Site plan shall comply and be designed per DPM Standards.
 - f. Platting must be a concurrent DRB action.
 - g. Construction of a new single-family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately \$2,734 if a building permit is obtained by December 30, 2005, \$5,387 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$8,041 would be payable thereafter.
 - h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
 - i. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
 - j. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
3. Provide a 10 foot wide pedestrian connection from the cul de sac on Street B to connect to either Street A or Montefrio Drive.
-

On August 18, 2005 the Environmental Planning Commission voted to approve Project 1000965/05EPC 01115, a site plan for building permit for Tracts A and B of the Andalucia at La Luz Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building for Tracts A and B of the Andalucia at La Luz Subdivision, containing approximately 28 acres.
2. The request involves development of 61 single family residential lots on Tract A and three landscape buffer tracts along Coors Boulevard (Tracts A-1, A-2, and B-1).

OFFICIAL NOTICE OF DECISION
AUGUST 18, 2005
PROJECT #1000965
PAGE 5 OF 7

10. There is no known neighborhood or other opposition to this request.
11. On November 2, 2004 the State Historic Preservation Office provided clearance to proceed with development of the subject site.

CONDITIONS:

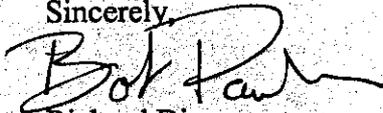
1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying 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. Denote the Private Commons Area on all of the applicable sheets and provide a note on the site plan stating, "The Private Commons Area shall 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."
3. The houses fronting Street A/Coors Blvd. shall provide minimum 15' deep rear yards to provide a more pleasant outdoor experience for the residents of these homes.
4. The height and locations of all perimeter walls shall be indicated on the plans.
5. Indicate the surface material of the 8' trail on Sheet 4. Concrete or compacted decomposed granite with stabilizer are preferred materials.
6. The Transit Department will be installing a bus stop at the northeast corner of Coors and Namaste. Transit requests that the applicant provide and install a bus shelter, bench and trash can for this new bus stop.
7. If a streetlight is proposed at the end of Street B, it should be indicated with the appropriate symbol. Also, a note should be added on Sheet 6 to indicate that the streetlights will not exceed 16 feet in height.
8. Conditions from the City Engineer:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

OFFICIAL NOTICE OF DECISION
AUGUST 18, 2005
PROJECT #1000965
PAGE 7 OF 7

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,

FOR Richard Dineen
Planning Director

RD/CM/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Rae Perls, La Luz Landowners Assoc., 15 Tennis Crt. NW, Albuquerque, NM 87120
Bruce Masson, La Luz Landowners Assoc., 13 Arco NW, Albuquerque, NM 87120
Edward Totoro, La Luz Del Sol NA, 36 Mill Rd. NW, Albuquerque, NM 87120
Ray Graham III, La Luz Del Sol NA, One Wind NA, Albuquerque, NM 87120
Bill Jack Rodgers, Taylor Ranch NA, 8308 Cedar Creek Dr. NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuquerque, NM 87120

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

PAID RECEIPT

APPLICANT NAME RODNEY PASTOR
AGENT _____
ADDRESS _____
PROJECT & APP # 1000965 / 00851
PROJECT NAME Lot 26 - A. LA LUT

\$ _____ 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.

* CONFIDENTIAL - INTERNAL USE ONLY
City of Albuquerque
Development & Building Services
6/17/2006 10:43:51 AM
RECEIPT# 0003425
Account: 441006
Activity: 4971000
Trans: 041
Job Desc:
CHARGE
Total