

AA

APPLICATION NO. 07AA-10048	PROJECT NO. 1000965
PROJECT NAME <i>Andalucia at la Luz</i>	
EPC APPLICATION NO.	
APPLICANT / AGENT <i>Jaqueline Fishman</i>	PHONE NO. 764-9801
ZONE ATLAS PAGE <i>F-11</i>	
(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	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CM</i>	DATE <i>8/2/07</i>	DATE
COMMENTS:		
<i>reduce wall height to 5' + add 2' new fence at designated locations</i>		

Revised 3/3/04

(Return form with plat / site plan)

AA

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

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)
- A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Andalucia Development Corporation PHONE: 505-828-9900
 ADDRESS: 8300 Carmel NE Suite 401 FAX: 505-828-9901
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Administrative Amendment to the Site Plan for Building Permit to change the Coors perimeter wall

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

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

Lot or Tract No. Tract A-2, Portion of Tract A-1 and Portion of Tract B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Andalucia at La Luz
 Existing Zoning: SU-1 PRD 5 du/ac Proposed zoning: NA MRGCD Map No _____
 Zone Atlas page(s): F-11-Z UPC Code: 101106127422942220, 101106134130042015, 101106137536311405

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 05-EPC-01115

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 3 No. of proposed lots: NA Total area of site (acres): 1.98

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW
 Between: Learning Road NW and Namaste Road NW

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

SIGNATURE [Signature] DATE 8/1/07
 (Print) Jacqueline Fishman, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>				
<input checked="" type="checkbox"/> All checklists are complete	<u>07AA - 10048</u>	<u>AA</u>	<u>PL4</u>	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			Total <u>\$ 45.00</u>

Form revised 4/07

[Signature] 8-2-07
 Planner signature / date

Project # 1000965

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

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

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

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

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

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

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

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

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

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

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

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

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

JACQUELINE FISHMAN
Applicant name (print)

 8/1/07
Applicant signature / date

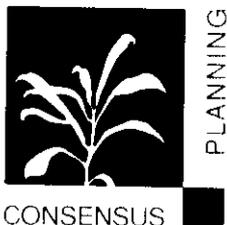


Form revised June 04, October 2004

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	07AA - - 10048
<input checked="" type="checkbox"/> Case #s assigned	- - -
<input checked="" type="checkbox"/> Related #s listed	- - -

Andrew Garcia 8-2-07
Planner signature / date

Project # 1000965



August 1, 2007

Carmen Marrone
Senior EPC Planner
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Administrative Amendment to Andalusia South, Phase 3, Site Plan for Building Permit – Project 1000965; 05EPC-01115

Landscape Architecture
Urban Design
Planning Services

Dear Carmen:

The purpose of this letter is to request an Administrative Amendment to the Coors wall design contained within Andalusia South, Phase 3, Site Plan for Building Permit – Project 1000965; 05EPC-01115.

127 Eighth St. NW
Albuquerque, NM 87102

505.764.9801
505.842.5495
cp@consensusplanning.com
www.consensusplanning.com

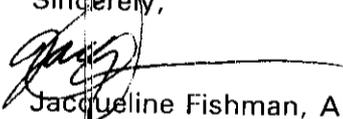
The applicant (Andalusia Development Corporation) and Consensus Planning have been working with Taylor Ranch Neighborhood Association and La Luz Landowners Association for the last several months on revisions to the Coors wall, which was approved as part of the Site Plan for Building Permit on August 18, 2005. The applicant ceased construction of the Coors wall in order to reach agreement with the associations on the wall and intends to resume construction shortly with the approval of this Administrative Amendment. Approval letters from both associations are attached to this letter.

The Coors perimeter wall has been revised by the following:

- The overall height of the wall has been lowered from 6 feet to 5 feet.
- The wall runs from Namaste to La Luz Subdivision. Approximately 43% of the overall length of the wall has been revised to include 2 feet of wrought iron view fence on top of a 3 foot solid wall in order to retain views to the Sandias. The areas with the view fence are highlighted in yellow on the Amended Landscape Plan dated August 1, 2007.
- The view fence was located to maximize view corridors along the San Antonio Arroyo, Sevilla Avenue, and at our northern boundary with La Luz.

Please do not hesitate to contact me with any questions or if you need any additional information.

Sincerely,



Jacqueline Fishman, AICP
Associate

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
505.764.9801 (phone)
505.842.5495 (fax)

8/2/2007

July 25, 2007

Carmen Marrone, Senior EPC Planner
Development Services
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Tracts A-2, and portion of Tract A-1 and Tract B, Andalucia at La Luz

Dear Ms. Marrone:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for Administrative Amendment to the Coors wall at Andalucia South. The property is located east of Coors Boulevard between Namaste Road and La Luz Subdivision.

Sincerely,


Scott Schiabor
Andalucia Development Corp.
8300 Carmel NE Suite 401
Albuquerque, NM 87112



Date: August 19, 2005

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

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).

3. The subject site is within the Established Urban Area of the *Comprehensive Plan*. The site plan for subdivision respects existing neighborhood values, scenic resources and recreational concerns by proposing development within the recommended overall gross density per *Policy 5a* and by providing 35-foot wide landscape buffer tracts along Coors Blvd. that will include trails and will enhance the quality of the visual environment (*Policies 5d, 5g, and 5m*).
4. The proposed development furthers the goals for the Taylor Ranch Community per the *West Side Strategic Plan* by providing continued growth in an area that is contiguous to the rest of the City and is therefore convenient to serve (*Policy 3.12, WSSP*).
5. *Policy 2.5 of the West Side Strategic Plan* requires the Planning Department to consider APS capacity when considering approval of residential development. The 61 dwelling unit proposal may affect APS schools that are currently operating either at or above their designed capacity. In August of 2003, the EPC approved a zone map amendment that included the subject tracts from SU-1/PRD, 10 du/acre to SU-1/PRD, 5 du/acre. As such, the potential impact to the area schools was lessened, therefore promoting the goal of *Policy 2.5* of the *WSSP*.
6. The applicant has gone through great lengths to preserve the views within and beyond the Coors Corridor by 1) limiting dwellings adjacent to Coors to single story units with a maximum height of 16 feet; 2) providing 35' wide landscape buffers adjacent to Coors Blvd; 3) spacing trees along Coors to allow openings to the eastern views from Coors; and 4) by providing an interior road between the landscape buffer along Coors and the first row of homes (*Coors Corridor Plan, Issue 4c, Policy 1*).
7. There is no known neighborhood or other opposition to this request.

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. Conditions from the City Engineer, Municipal Development, Water Authority, and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or 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 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).

3. The subject site is within the Established Urban Area of the *Comprehensive Plan*. The site plan for building permit respects existing neighborhood values, scenic resources and recreational concerns by proposing development within the recommended overall gross density per *Policy 5a* and by providing 35-foot wide landscape buffer tracts along Coors Blvd. that will include trails and will enhance the quality of the visual environment per *Policies 5d, 5g, and 5m*. The proposed development is carefully designed to conform to topographical features and will respect scenic resources by restricting the homes along Coors Blvd. to single story (*Policy 5g*). The design of the homes is appropriate to the area per *Policy 5l*. The homes will blend in with the natural and built environment and will be of a high quality.
4. The proposed development furthers the goals for the Taylor Ranch Community per the *West Side Strategic Plan* by providing continued growth in an area that is contiguous to the rest of the City and is therefore convenient to serve (*Policy 3.12, WSSP*).
5. *Policy 2.5 of the West Side Strategic Plan* requires the Planning Department to consider APS capacity when considering approval of residential development. The 61 dwelling unit proposal may affect APS schools that are currently operating either at or above their designed capacity. In August of 2003, the EPC approved a zone map amendment that included the subject tracts from SU-1/PRD, 10 du/acre to SU-1/PRD, 5 du/acre. As such, the potential impact to the area schools was lessened, therefore promoting the goal of *Policy 2.5* of the *WSSP*.
6. The site plan for building permit indicates that the proposed residential development will be buffered from the San Antonio Arroyo by a Private Commons Area. Per the *Facility Plan for Arroyos, Section F, Landscape Policy 1*, the Private Commons Area 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.
7. The *Coors Corridor Plan* requires that development within an identified archeological site obtain clearance and guidance from the State Historic Preservation Office (*Issue 2, Policy 6*). This requirement pertains specifically to Tract A per General Note 6 of the approved site plan for subdivision. The applicant will be required to comply with this requirement prior to submitting an application for DRB final sign-off of the site plan for building permit.
8. The site plans satisfy the *Coors Corridor Plan* by proposing development that is consistent with the existing zoning and with the Design Standards of the approved site plan for subdivision (*Issue 3, Policy 5*).
9. The applicant has gone through great lengths to preserve the views within and beyond the Coors Corridor by 1) limiting dwellings adjacent to Coors to single story units with a maximum height of 16 feet; 2) providing 35' wide landscape buffers adjacent to Coors Blvd; 3) spacing trees along Coors to allow openings to the eastern views from Coors; and 4) by providing an interior road between the landscape buffer along Coors and the first row of homes (*Coors Corridor Plan, Issue 4c, Policy 1*).

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.

- 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).
9. Provide a 10 foot wide pedestrian connection from the cul de sac on Street B to connect to either Street A or Montefrio Drive.

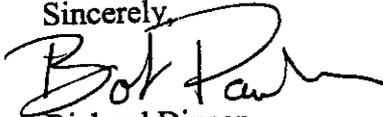
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 2, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS 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
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 Ct. 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

July 17, 2007

Jackie Fishman
Consensus Planning
Albuquerque, New Mexico 87102

Dear Ms. Fishman,

We have been working to reduce the impact the wall would have on the views along Coors. This new wall design that you have proposed which is lower and contains segments of wrought iron view fencing is an improvement over the initial wall design. The new wall design is a good compromise, and a positive step in the direction of preserving views along Coors Blvd. Therefore, the Taylor Ranch Neighborhood Association approves the new wall design.

Sincerely,
Rene Horvath
TRNA Land Use Director

A handwritten signature in cursive script that reads "Rene Horvath". The signature is written in black ink and is positioned below the typed name and title.

LA LUZ LANDOWNERS ASSOCIATION

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

July 16, 2007

Mr. Charles Young
Mesa Verde Development
PO Box 91417
Albuquerque, NM 87199

Dear Mr. Young:

The La Luz Landowners Association board of directors and the board's External Affairs Committee have reviewed the drawing submitted to us relating to the proposed wall along Coors between Namaste and La Luz. We wish to thank you for modifying the design to accommodate a lower height and a more "open" structure with the use of steel grating. As well we appreciate the change at Namaste to blend the corner, opening up the view from Coors.

As you pointed out in our recent phone conversation, the drawing also shows the fourth lane added to Coors. The added lane will cause a dangerous condition to exist for La Luz residents and anyone attempting to enter or exit Coors northbound traffic. I mention this because the inclusion of a deceleration lane at the La Luz entrance may alter the design of your property adjacent to the proposed wall. The needed decel lane is not shown on the submitted drawing. We need to see that these changes are documented in the design.

Again, we appreciate how responsive you have been to the neighborhood in modifying your designs. Please contact me if there are any questions or comments regarding these issues (daytime phone 830-3100).
Thanks.

Sincerely,

Pat Gallagher
President
La Luz Landowners Association

Cc: Carmen Marrone, via email

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

09/02/2007 Issued By: PLNABG

Permit Number: 2007 010 048 **Category Code 940**
Application Number: 07AA-10048, Amndt Site Development Plan - Bld Prmt
Address:
Location Description: COORS BLVD NW BETWEEN LEARNING RD NW AND NAMASTE RD NW
Project Number: 1000965

Applicant
Andalucia Development Corporation

8300 Carmel Ave Suite 401
Albuquerque, NM 87122
505-9900

Agent / Contact
Consensus Planning Inc.

302 Eighth St Nw
Albuquerque, NM 87102
764-9801

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4971000	AA Actions	\$45.00
TOTAL:		\$45.00

Matson, Sheran A.

To: Jackie Fishman
Subject: RE: Andalucia AA

Thanks for the "heads up". Andrew is taking it upstairs as we speak. We are NOT routing to the engineers down here based on your description of the AA.

From: Jackie Fishman [mailto:fishman@consensusplanning.com]
Sent: Thursday, August 02, 2007 9:07 AM
To: Matson, Sheran A.
Cc: Marrone, Carmen M.
Subject: Andalucia AA

Sheran –

We submitted an admin amendment this morning for the Coors wall at Andalucia South, which was approved in 2005 by the EPC. This is the result of many, many months of negotiating with Taylor Ranch and La Luz. Both sent letters of support, which are included in my submittal. The applicant ceased construction of the wall somewhere around January or February, and is very anxious to start construction again. Carmen is aware. The amendments brought the wall height down to 5 feet and changed approximately 43% of the length of the wall to having a view fence on top of 3 foot solid. The remaining 57% is solid 5 feet. This is the entire amendment, so my request to you is to do whatever you can do to route through DRB members, since none of this will concern them, and get it up to Carmen asap.

As always, I appreciate whatever help you can lend.

Jacqueline Fishman, AICP
Associate
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
505.764.9801 (phone)
505.842.5495 (fax)

8/2/2007