

APPLICATION NO. 08AA-10074 PROJECT NO. 1000965
 PROJECT NAME ANDALUCIA SIGN
 EPC APPLICATION NO.
 APPLICANT / AGENT, CONSERVATION PLANNING, JACQUELINE FISHMAN PHONE NO. 764-9801
 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 CC	DATE 4/29/08	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CR	DATE 4/21/08	DATE

COMMENTS:

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED NSF	DATE 4/24/08	DATE

COMMENTS:
 APPROVED AS STATED FOR SIGN LOCATION WITHIN
 SITE & OUTSIDE OF COA ROW & NEEDOT ROW

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 723	DATE 15 May 08	DATE

COMMENTS:
 Reduce sign area and height.
 Relocate sign to south of
 intersection 723

Revised 3/3/04

(Return form with plat / site plan)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- 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)
- L 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.

APPLICANT INFORMATION:

NAME: Andalucia Development Corp. 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: _____
 AGENT (if any): Consensus Planning PHONE: 764-9801
 ADDRESS: 302 Eighth Street NW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Administrative Amendment to Monument Sign contained in Site Plan for Building Permit

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

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

Lot or Tract No. Tract A-1-A and B-2 Block: _____ Unit: _____
 Subdiv. / Addn. Andalucia at La Luz
 Current Zoning: SU-1 for PRD (Varying Densities) Proposed zoning: n/a
 Zone Atlas page(s): F-11 No. of existing lots: 2 No. of proposed lots: N/A
 Total area of site (acres): 158 Density if applicable: dwellings per gross acre: 3.84 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. See Attached MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW
 Between: Montano Road NW and Namaste Road NW

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
05AA-00103; 04EPC-00855/00857; 03EPC-01102/01102/01105; 05DRB-00345/00346

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

SIGNATURE Jacqueline Fishman DATE 4/22/08
 (Print) Jacqueline 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 - 10074</u>	<u>ASBP</u>	<u>2(4)</u>	<u>\$ 45.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>N/A</u>				Total <u>\$ 45.00</u>

Sandy Handberg - 04/23/08

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 LUCG 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

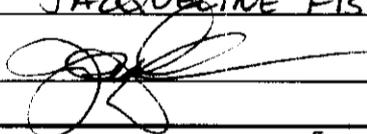
NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- 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 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)


Applicant signature / date

4/23/08



Form revised June 04, October 2004

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

Application case numbers

CSAA - _____ - 10074

_____ - _____ - _____

_____ - _____ - _____

Sandy Hardley, 04/23/08
Planner signature / date

Project # 1000965



April 23, 2008

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

Re: Entry Monuments at Andalucia South

Dear Carmen:

The purpose of this letter is to explain our request to amend the entry monument contained within the approved Site Plan for Building Permit for Andalucia South, Phase 1.

The proposed monument signs, as prepared by Hilltop, are consistent with the height restriction of 9 feet as required by the Coors Corridor Plan. During construction of the Coors wall, it was discovered by the contractor that the control boxes for the traffic light at Sevilla and Coors Boulevard would obstruct the view of the sign on the south side of Sevilla. The request is to relocate the sign south of the corner and the control boxes, and within the 35 foot landscape buffer along Coors. The southern sign will be two sided, but considerably smaller in sign area and height than the sign approved by the EPC. The sign on the north side of Sevilla Avenue is redesigned consistent with the southern sign, and again, considerably smaller in sign area and height than what is allowed by the Coors Corridor Plan.

Please do not hesitate to contact me with any questions you may have.

Sincerely,

Jacqueline Fishman, AICP
Associate

CONSENSUS
Landscape Architecture
Urban Design
Planning Services
600 Second Street NW
Albuquerque, NM 87102
505.263.9000
Fax 505.263.9000
www.consensusplanning.com

CONSENSUS
Landscape Architecture
Urban Design
Planning Services

8300 CARMEL AVENUE NE, SUITE 401
ALBUQUERQUE, NEW MEXICO 87122
P.O. Box 91417 · Albuquerque, NM 87199
(505) 828-9900
(505) 828-9901 FAX

Andalucia
DEVELOPMENT CORPORATION

April 23, 2008

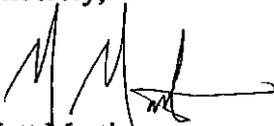
Carmen Marrone, Senior Planner
Planning Department
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Amendment to the Entry Sign at Sevilla Avenue in Andalucia South

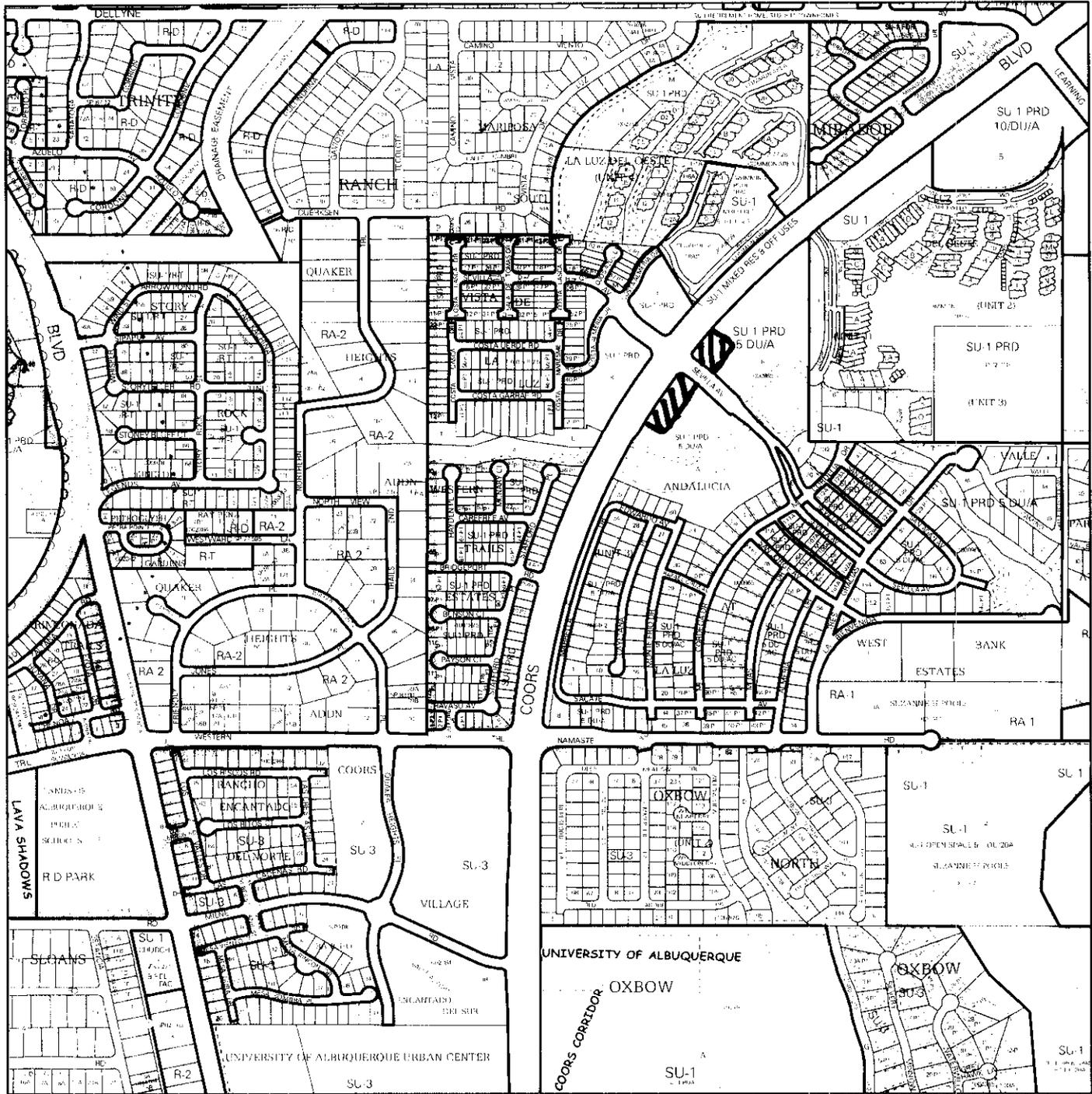
Dear Carmen:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request to amend our entry monuments at Sevilla Avenue and Coors Boulevard, the main entry to Andalucia South.

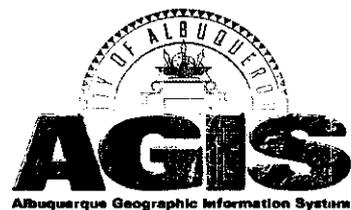
Sincerely,



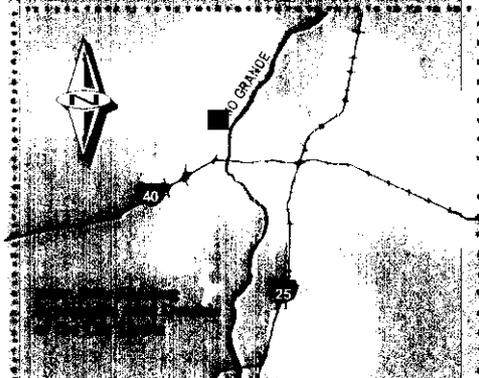
Matt Martin
CEO / COO
Andalucia Development Corp.
8300 Carmel NE Suite 401
Albuquerque, NM 87112



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



Map amended through: 1/4/2008



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
 Petroglypha Mon.	

0 750 1500 Feet