

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
____ Major Subdivision action		____ Annexation & Zone Establishment	
____ Minor Subdivision action		____ Sector Plan	
____ Vacation	V	____ Zone Change	
____ Variance (Non-Zoning)		____ Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input checked="" type="checkbox"/> for Subdivision Purposes (Amendment)		____ Decision by: DRB, EPC,	
<input checked="" type="checkbox"/> for Building Permit		LUCC, Planning Director or Staff,	
____ IP Master Development Plan		ZHE, Zoning Board of Appeals	
____ Cert. of Appropriateness (LUCC) L			

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: Micky Patten PHONE: (505) 292-0341
 ADDRESS: 800 Juan Tabo Blvd. NE FAX: (505) 293-6184
 CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
 ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning

DESCRIPTION OF REQUEST: Amendment to site plan for subdivision and 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 2B Block: _____ Unit: _____
 Subdiv. / Addn. Black Ranch
 Current Zoning: SU-1 for C-1 Permissive Uses Proposed zoning: NA
 Zone Atlas page(s): C-13 No. of existing lots: 1 No. of proposed lots: 3
 Total area of site (acres): 4.06 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No ___ , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 101306431231110404 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW
 Between: Paseo del Norte NW and Irving Blvd. 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 # 1001206, 02EPC-01345, 02EPC-10346, 01110 00557, 01114 00556, 01128 00558

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

SIGNATURE [Signature] DATE 3/27/03
 (Print) John Valdez, AICP _____ Applicant Agent

FOR OFFICIAL USE ONLY

pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03EPC - 00510</u>	<u>ASPSub</u>	<u>Pi</u>	<u>\$ 255</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>- 00511</u>	<u>SPBA</u>	<u>Pi</u>	<u>\$ 385</u>
<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	_____	<u>Notice</u>	_____	<u>\$ 75.-</u>
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>MAY 15 2003</u>	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 715.-</u>

NO

[Signature] 3/27/03

Planner signature / date

Project # 1001206

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION**
- IP MASTER DEVELOPMENT PLAN**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

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

- ✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
- ✓ **NA** Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
- ✓ Site plans and related drawings reduced to 8.5" x 11" format
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Completed Site Plan for Building Permit Checklist
- ✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development) *In set*
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ✓ Fee (see schedule) *385*
- ✓ Any original and/or related file numbers are listed on the cover application

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

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

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - ✓ **NA** DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
 - ✓ Site plans and related drawings reduced to 8.5" x 11" format
 - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Letter of authorization from the property owner if application is submitted by an agent
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - ✓ **NA** Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - ✓ Fee (see schedule)
 - ✓ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

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

John Valdez, AICP
Applicant name (print)

[Signature] 3/27/03
Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers _____

[Signature] 3/27/03
Planner signature / date

Project # 1001206



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

Date: May 16, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001206 ***
03EPC-00510 EPC Site Development Plan-
Amendment to Subdivision
03EPC-00511 EPC Site Development Plan-Building
Permit

Micky Patten
800 Juan Tabo Blvd. NE
Albuq. NM 87123

LEGAL DESCRIPTION: for all or a portion of
Tract(s) 2B, **Black Ranch**, zoned SU-1 for C-1
Permissive Uses, located on COORS BLVD. NW,
between PASEO DEL NORTE NW and IRVING
BLVD. NW, containing approximately 3.5 acre(s).
(C-13) Deborah Stover, Staff Planner

On May 15, 2003 the Environmental Planning Commission voted to approve Project 1001206, 03EPC 00510, a request for site development plan for subdivision, for Tract 2B, Black Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tract 2B, Black Ranch, a 3.5 acre parcel located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor (Policy 3.8).

4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and by compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard (Issue 4, Policy 6).
5. The site plan for subdivision contains all the required components as defined in the *Zoning Code*.
6. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
-

On May 15, 2003 the Environmental Planning Commission voted to approve Project 1001206, 03EPC 00511, a request for site development plan for building permit, for Tract 2B, Black Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tract 2B, Black Ranch, a 3.5 acre parcel located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor ((Policy 3.8)).

4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and is in compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard (Issue 4, Policy 6).
5. The submittal will be adequate with some changes and additions.
6. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The 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.
3. Bicycle parking spaces shall be conveniently located near building entrances, but not within pedestrian pathways or landscaped areas.
4. An outdoor patio space with views to the east that is a minimum of 250-500 square-feet in size, with seating and shade, shall be provided. The patio area shall have adequate seating provided by trees and/or a shade structure that integrates with building architecture.
5. Signage:
 - a. No lighted signs shall be placed on the east-facing buildings or in a location that is visible from residential areas east of this development.
 - b. Colors of signage shall be added to the elevations in the form of a note.
6. Public Works/City Engineer:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for, if applicable.
 - b. Traffic Impact study (TIS) is required (has been submitted). TIS may need an update to the overall trip generation.

OFFICIAL NOTICE OF DECISION
MAY 15, 2003
PROJECT 1001206
PAGE 4

- c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- e. Re-plat.
- f. The Development Review Board as a condition of platting will establish additional infrastructure requirements. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- g. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 30, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

OFFICIAL NOTICE OF DECISION
MAY 15, 2003
PROJECT 1001206
PAGE 5

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

Sincerely,


For Victor J. Chavez
Planning Director

VJC/DS/ac

cc: Consensus Planning Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Larry Weaver, Paradise Hills Civic, 6001 Unitas Ct. NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic, 10013 Plunkett Dr. NW, Albuquerque, NM 87114
Sander A. Rue, Rancho Sereno, 7500 Rancho Ct. NW, Albuquerque, NM 87120
Kerry Davis, Rancho Sereno, 8402 Rancho Verano Ct. NW, Albuquerque, NM 87120



Staff Report

Agent	Consensus Planning
Applicant	Mickey Patten
Requests	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Tract 2B, Black Ranch
Location	Coors Boulevard between Paseo del Norte and Irving Boulevard NW
Size	Approximately 3.5 acres
Existing Zoning	SU-1 for C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor
Proposed Zoning	No Change

Staff Recommendation

APPROVAL 03EPC 00510, a site development plan for subdivision, based on the findings on page 10, and subject to the conditions of approval on page 10.

APPROVAL of 03EPC 00511, a site development plan for building permit, based on the findings on page 11, and subject to the conditions of approval on page 12.

Staff Planner

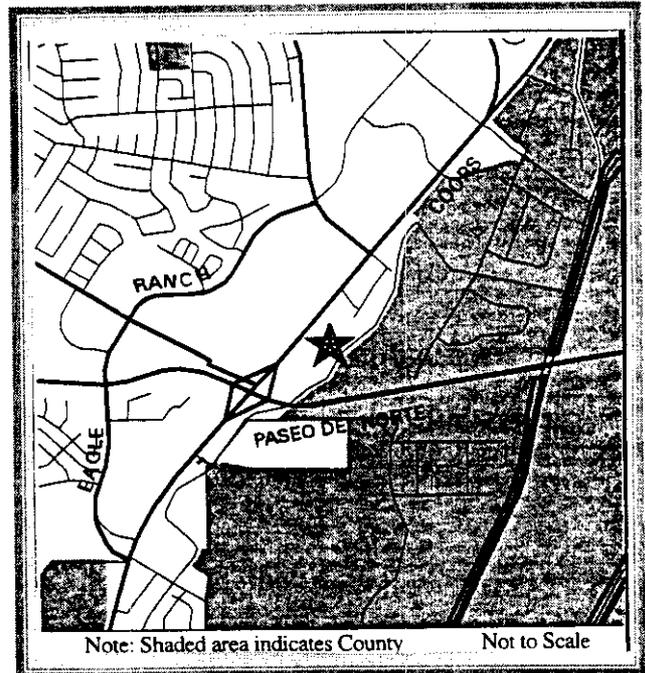
Deborah L. Stover, Planner

Summary of Analysis

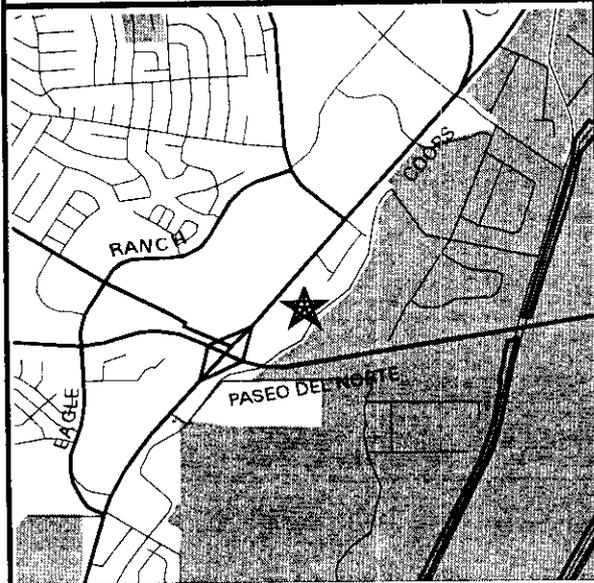
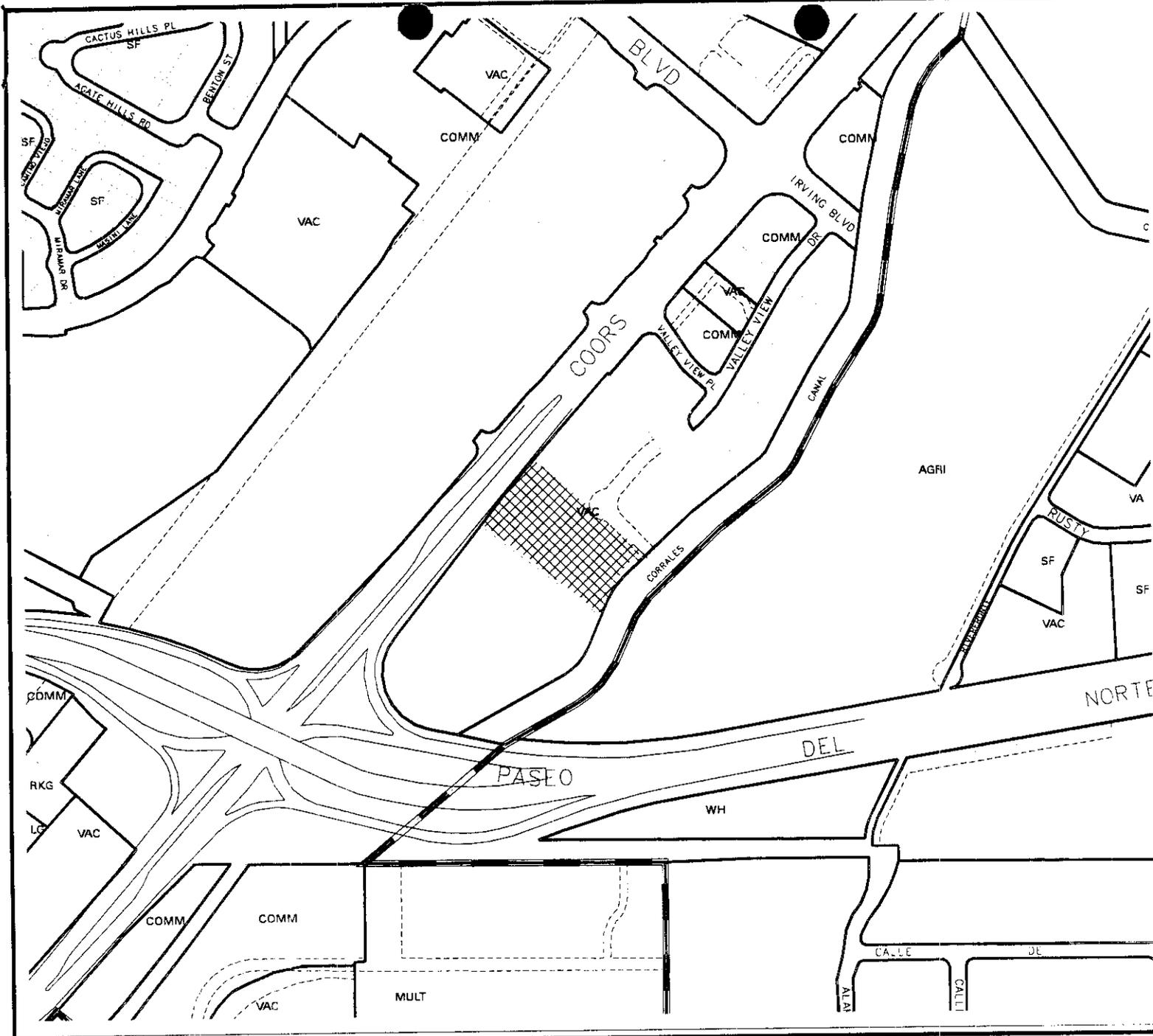
This is a request for a site development plan for subdivision and site development plan for building permit for a 3.5-acre site located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.

The requests further the applicable Goals, policies and intents of the *Comprehensive Plan*, the *West Side Strategic Plan* and the *Coors Corridor Plan* as well as the policies of *Resolution 54-1990*. The site plan for subdivision request fulfills the requirements set forth in the *Comprehensive Zoning Code* and the site plan for building permit will be adequate with some recommended modifications as found in the suggested conditions of approval.

Staff recommends approval of these requests.



City Departments and other interested agencies reviewed this application from 4/4/03 to 4/18/03. Agency comments were used in the preparation of this report, and begin on page 14.



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

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



Scale 1"= 473'

PROJECT NO.
1001206

HEARING DATE
5-15-03

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
03EPC-00510
03EPC-00511

Development Services Report

SUMMARY OF REQUEST

Requests	Site Development Plan for Subdivision Site Development Plan for Building Permit
Location	Coors Boulevard between Paseo del Norte and Irving Boulevard NW

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1 Permissive Uses & Hotel Not to Exceed Two Stories & Restaurants W/Full Service Liquor	Established Urban	Undeveloped
North	SU-1 for C-1 Permissive Uses & Hotel Not to Exceed Two Stories & Restaurants W/Full Service Liquor	West Side Strategic Plan	Undeveloped
South	RO-1	Coors Corridor Plan	Drainage
East	A-1 (At City Council for Annexation & RA-1 Zoning)		Undeveloped
West	C-2 (SC)		Shopping Center

Background, History and Context

The subject site was annexed into the City of Albuquerque in 2001 with SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor for Tract 2B zoning established at that time (01114-00556). The site is in an area that is developed with commercial uses on the west side of Coors under development on the east side of Coors Boulevard in this location. North of the site a fuel station and fast food restaurant have been approved by the EPC for Tracts 2A and 3E-1. Further north of the site is an existing drive-through restaurant with a bank and a fuel station north of Irving Boulevard. East of the site is undeveloped property zoned for office uses. This site was approved for annexation and RA-1 zoning by the EPC on April 17, 2003. The request has been forwarded to City Council with a recommendation of approval

(Project 1002506). West of the site is a large shopping center with retail shopping and restaurants among other uses. South of the site is undeveloped property that is owned by AMAFCA and used for drainage purposes.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Developing Urban by the *Comprehensive Plan* with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

- **Policy a:** The Established and Developing Urban Areas as shown by the plan map allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.
- **Policy d:** The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
- **Policy e:** New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured.
- **Policy i:** Employment and service uses shall be located to complement residential uses and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- **Policy j:** Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:
 - ◆ In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
 - ◆ In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when traffic problems do not result.
 - ◆ In free standing retailing and contiguous storefronts along streets in older neighborhoods.
- **Policy k:** Land adjacent to arterial streets shall be planned to minimize harmful affects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operations.

- Policy m: Urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

West Side Strategic Plan

The *West Side Strategic Plan (WSSP)* was adopted in 1997. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The WSSP is based on a Community Concept that identified seven communities in the plan and established a community-based urban form which defines areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each community is comprised of villages and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is located in the Paradise Community which has boundaries that extend to Paseo del Norte on the south and the Calabacillas Arroyo on the north. The Rio Grande comprises the eastern boundary while the western boundary is a line just west of the Ventana Ranch area. Unser Boulevard and Golf Course Road provide the major north/south access through the community. This community encompasses approximately 4,700 acres capable of supporting a population of approximately 21,700. The 1995 population of this community was approximately 8,126. Applicable policies include:

- Policy 3.8: The largest mix of land uses and the highest intensity shall develop in the Community Core Area and in Village Centers. Multi-family housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas.

Coors Corridor Plan

The *Coors Corridor Plan* was adopted in 1984 and revised in 1989. The plan provides policy and guidelines for the design of Coors Boulevard and adjacent properties between Central Avenue and Alameda Boulevard NW/NM 528. Guidelines contained in the plan relate to traffic movement, signage, landscaping, setbacks, view preservation, architecture and other similar physical elements. Development of the subject property must conform to applicable guidelines contained within this plan. The proposal falls within Segment 3 of the *Coors Corridor Plan*. The following regulations relate to this request:

Issue 4, visual impressions and urban design overlay zone, include general policies, site planning and architecture policies, view preservation and signage policies.

Issue 4, site planning and architecture, Policy 6: Commercial sites, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Coors Boulevard NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Irving Boulevard as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS – Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for an amendment of an approved site development plan for subdivision for Tract 2-A. The request is to approve a subdivision of one tract into 3 tracts for an approximately 3.5-acre site located on the east side of Coors Boulevard NW between Paseo del Norte and Irving Boulevard. The applicant proposes to create 3 lots, Tracts 2-A-2A, 2-A-2B and 2-A-2C. Tract 2-A-2A is also the subject of an accompanying site development plan for building permit. The proposed use for Tract 2-A-2A is a retail business specializing in products associated with live music, according to the application. The other two tracts created by this action will be

developed in the future, possible as fast food restaurants and other retail opportunities. The request amends the previously approved site plan, a copy of which is included in the submittal materials.

The subject site is located within the Developing Urban Area. The subject request is generally in conformance with the policies of the *Comprehensive Plan* by creating a visually pleasing built environment that respects existing neighborhood values (Policy d).

The subject site is located within the *West Side Strategic Plan*. The use is allowed within the existing zoning and does not conflict with the *West Side Strategic Plan*. The subject site was previously approved as a commercial site by the EPC. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor (Policy 3.8).

The submitted site development plan provides all required design requirement framework for future site development plans for building permit to follow within the guidelines of the *Coors Corridor Plan* (Issue 4).

The site plan meets all of the requirements of the Zoning Code by specifying all of the elements of a site development plan for subdivision. The site plan provides a scale of at least 1 inch to 100 feet, which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, internal circulation requirements and, for each lot, nonresidential uses' maximum floor area ratio. EPC approved design guidelines that are meant to guide development are also included for the site. Approval of this request will create 3 lots.

ANALYSIS – Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for site development plan for building permit for Tract 2-A-2A for a retail music shop.

Albuquerque/ Bernalillo County Comprehensive Plan

The subject site is located within the Developing Urban Area. The subject request is generally in conformance with the policies of the *Comprehensive Plan* by offering a choice in work areas and creating a visually pleasing built environment that respects existing neighborhood values.

The *Comprehensive Plan* lists two clear policies regarding this type of request. This request respects and furthers Policy i by providing an effective buffer for the residential development east of the site. The proposed commercial uses would help minimize the effects of this busy, high-automobile usage area on these neighbors below the bluff. The proposal furthers Policy k by using existing streets and not proposing a harmful use that would adversely affect nearby neighborhoods.

West Side Strategic Plan

The subject site is located within the *West Side Strategic Plan*. The proposed use is allowed within the existing zoning and does not conflict with the *West Side Strategic Plan*. Although the subject site is not within an Activity Center, it does have commercial zoning. The WSSP does not prohibit commercial development outside of Activity Centers. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor (Policy 3.8).

Coors Corridor Plan

The subject site is located within the *Coors Corridor Plan* area. The *Coors Corridor Plan*, adopted in 1984 provides policy and guidelines for the design of Coors Boulevard and adjacent properties between Central Avenue and Alameda Boulevard/NM 528. Guidelines contained in the plan relate to traffic movement, signage, landscaping, setbacks, view preservation, architecture and other similar physical elements. Development of the subject property must conform to applicable guidelines contained within this plan. This proposal falls within Segment 3 of the *Coors Corridor Plan* which requires that the submittal include site design that ensures view preservation and signage policies as well as designs that make certain that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views. In addition, the proposal conforms to other portions of the plan which require buildings to be located near the street perimeter and relate to the streetscape area along Coors Boulevard (*Issue 4, Policy 6*). This creates a relationship between the site and the streetscape along Coors.

Site Plan Layout / Configuration

The site development plan for building permit shows Tract A-2-A2, a square shaped lot adjacent to Coors Boulevard created by the accompanying site plan for subdivision. The proposal is for a 15,620 square foot retail facility. The building is situated adjacent to Coors Boulevard, as per the Coors Corridor Plan requirement (*Issue 4, Policy 6*). The building footprint is fairly rectangular in shape with parking north and east of the structure. A utility easement and drainage facility lies between the parking area and Coors Boulevard. This drainage facility has a significant grade differential that makes crossing difficult in this area. The site sits on a small bluff overlooking the east, which allows for excellent views of the river, valley and mountains.

Vehicular Access, Circulation and Parking

The site has vehicular access from Valley View Drive along the eastern boundary. Two curb cuts are provided to the site from Valley View Place. One is a 25-foot wide entry and the other is a 30-foot wide entry. A 25-foot wide ingress/egress point is provided from Valley View Drive at the midway point of the site and a 30-foot wide ingress/egress point is provided at the southern end of the site. Circulation for the site is generally in the Z-shaped parking area.

Parking for the site is provided on the north and east sides of the site. The required number of parking required is 69 spaces, and 69 spaces are provided, included four ADA accessible spaces.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is provided with new 6-foot wide concrete sidewalks along the north and east perimeters. In addition, a new 6-foot wide meandering sidewalk is shown parallel to Coors Boulevard with a connection to the site. This walkway also connects to the walkway at the site to the north. A six-foot wide pedestrian crossing that is clearly demarcated with colored and textured pavement is shown on the plan providing crossing access through the parking lot for pedestrians from Valley View Drive. In the approved design guidelines for the site plan for subdivision, the Site Planning section states, "In order to encourage a pedestrian friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting." The site plan attempts to provide these connections with walkways and crosswalks. In addition, the *Coors Corridor Plan* states that commercial sites should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard. This plan complies with this policy by locating the building next to Coors Boulevard and providing clear and ample pedestrian walkways around and through the site.

For this site, four bicycle parking spaces are required and 4 are provided. However, the bike rack is shown in an area that is landscaped, according to the Landscape Plan. The bicycle parking spaces should be conveniently located near building entrances, but not within pedestrian pathways or landscaped areas.

This site is within 300 feet of Routes 90 and 96.

An outdoor patio area that is 250 square feet or larger should be provided for this site. This is a site that should take full advantage of the amazing views offered from this location. Outdoor patio areas with seating and shade should be provided with views to the east.

Lighting and Security

Light pole locations are shown throughout the site plan. A detail of the fixture is shown on Sheet SDP-1. It depicts a 16-foot high pole with shoebox fixtures atop a steel pole. The Coors Corridor Plan allows pole lighting up to 20-feet in height, as was the recommendation in the approved design guidelines. The attached note states "Light fixtures shall be fully horizontal lamps so that no fugitive light will escape beyond the property line. No light source shall be visible from the site perimeter."

No fencing or other security measures are discernable from the submitted site plan.

Landscaping

The submittal includes a landscape plan which provides information regarding the proposed landscape of the site. The plan contains statements regarding water waste compliance, responsibility of maintenance, and irrigation notes. The landscape plan shows a variety of trees,

including shade trees, ornamental and evergreen species as well as shrubs and groundcover that are appropriate for this site. The plant palette includes Desert willow, Austrian pine, Tam juniper and ornamental grasses, which are all species planted at the Burger King site and are among the species recommended in the approved design guidelines for the surrounding parcels. Three species of shade trees are provided within the tree palette to ensure survival of a healthy tree canopy. The tree selections are in context with the other landscape plans approved for this area recently. Other plants have been added to enhance the overall design. Mulch is to be provided in all planting beds as ¾" Santa Fe Brown gravel. In addition, Santa Ana Tan cobbles are featured as accents throughout the site. The landscape plan provides good coverage that should reach 75% living coverage at maturity.

The site plan for building permit states that the amount of landscaping required is 7,162 square feet. The landscaping plan as shown provides more than double the required amount of landscaped area.

Grading, Drainage, Utility Plans

A grading and drainage plan has been submitted for review by the Public Works Hydrology Division. The site slopes generally from north to south.

Architecture and Signage

Elevations of the structure are provided with the submittal. The building is of stucco construction with beige, tan and coral colored stucco complemented with glass and block accents. The building is rectangular in shape with a flat roof design that is articulated by various angles and a small tower-like feature. Trim is to be painted in aqua, red and white, which is similar in design and colors to other structures in the immediate area. A computer generated version of the proposed structure has been included with the submittal.

Signage is shown on all four sides of the proposed building. In addition, a monument sign is shown. The monument sign is light beige stucco with a 54 square foot face. The sign itself is 8-foot high and 10-foot wide, as allowed in the approved Design Guidelines. To avoid future complications, the applicant should ensure that this monument sign is not placed in the area where utility lines are buried. This was cause for concern in a development just to the north of the subject site. One of the conditions of approval of the original site plan Design Guidelines for this site states that 'No lighted signs shall be placed on the east-facing buildings or in a location that is visible from residential areas east of this development.' The signage shown on the building is not described as to colors, but a note under 'Signage' does state that typical signage is 'Illuminated Plastic Channel Letters'. Colors should be added to the elevations in the form of a note. Additionally, if the signage is illuminated as stated, signage on the east facing façade of the building should be removed.

A refuse container enclosure detail is included with the submittal. This enclosure is designed to equal the building in color and materials. The walls will be CMU with stucco that matches the building. The gate will be made of metal over steel frames.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The agent was in attendance at the pre-hearing discussion.

The Mid-Region Council of Governments states that Coors Boulevard is identified in the Long Range Bikeway System map for bike lane facilities as part of roadway improvements on this property. The site plan shows a meandering sidewalk, but no bike lanes. Provision for bike lanes as defined in the FAABS must be included before site plan approval. However, the State Highway Department has reserved right-of-way for this purpose along Coors Boulevard and no dedication by the applicant is needed for this proposal. In a phone conversation between staff and MRCOG, it was agreed that no action on this comment is required.

Neighborhood Concerns

Staff has received no communication either for support or opposition to this request.

Conclusions

The subject request is generally in compliance with the policies of the Comprehensive Plan. The location, intensity, and design of the development respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources because the design is compatible with the surrounding area and maintains the mountain views from the site. The new growth is contiguous to existing urban facilities and where the integrity of neighborhoods can be ensured. The commercial development is located in an existing commercially zoned area at the intersection of arterial streets and with access to mass transit. The request is in compliance with the Policies of the West Side Strategic Plan by providing appropriate commercial services in areas along a major commercial corridor. Staff recommends approval of these requests.

FINDINGS – 03EPC 00510 – May 17, 2003

1. This is a request for a site development plan for subdivision for Tract 2B, Black Ranch, a 3.5 acre parcel located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor (Policy 3.8).
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and by compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard (Issue 4, Policy 6).
5. The site plan for subdivision contains all the required components as defined in the *Zoning Code*.
6. There is no known neighborhood opposition to this request.

RECOMMENDATION - 03EPC 00510 – May 17, 2003

APPROVAL of 03EPC 00510, a request for site development plan for subdivision, for Tract 2B, Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 03EPC 00510 – May 17, 2003

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since

the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

FINDINGS - 03EPC 00511 – May 17, 2003

1. This is a request for a site development plan for subdivision for Tract 2B, Black Ranch, a 3.5 acre parcel located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor ((Policy 3.8)).
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and is in compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard (Issue 4, Policy 6).
5. The submittal will be adequate with some changes and additions.
6. There is no known neighborhood opposition to this request.

RECOMMENDATION - 03EPC 00511 – May 17, 2003

APPROVAL of 03EPC 00511, a request for site development plan for building permit, for Tract 2B, Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

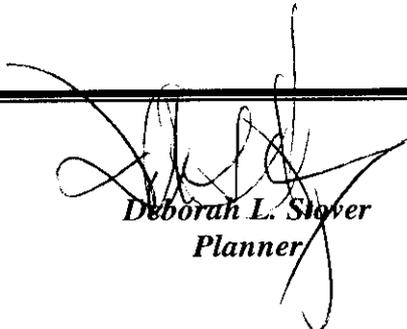
CONDITIONS OF APPROVAL - 03EPC 00511 – May 17, 2003

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The 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.
3. Bicycle parking spaces shall be conveniently located near building entrances, but not within pedestrian pathways or landscaped areas.
4. An outdoor patio space with views to the east that is a minimum of 250-500 square-feet in size, with seating and shade, shall be provided. The patio area shall have adequate seating provided by trees and/or a shade structure that integrates with building architecture.
5. Signage:
 - a. No lighted signs shall be placed on the east-facing buildings or in a location that is visible from residential areas east of this development.
 - b. Colors of signage shall be added to the elevations in the form of a note.
6. Public Works/City Engineer:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
 - b. Traffic Impact study (TIS) is required (has been submitted). TIS may need an update to the overall trip generation.
 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - e. Re-plat.

May 17, 2003

Page 13

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- f. The Development Review Board as a condition of platting will establish additional infrastructure requirements. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- g. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda


**Deborah L. Slover
Planner**

cc: Micky Patten, 800 Juan Tabo Blvd. NE, Albuquerque, NM 87123
Consensus Planning Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Larry Weaver, Paradise Hills Civic, 6001 Unitas Ct. NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic, 10013 Plunkett Dr. NW, Albuquerque, NM 87114
Sander A. Rue, Rancho Sereno, 7500 Rancho Ct. NW, Albuquerque, NM 87120
Kerry Davis, Rancho Sereno, 8402 Rancho Verano Ct. NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comment.

Office of Neighborhood Coordination

Riverfronte Estates ®

Paradise Hills ®

PUBLIC WORKS DEPARTMENT

Transportation Development Services

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
- Traffic Impact study (TIS) is required (has been submitted). TIS may need an update.
- Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- Re-plat.

Utility Development

- No comment on site plan for building permit. However, the Development Review Board as a condition of platting will establish additional infrastructure requirements. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMU.

Traffic Engineering Operations

- No comments.

Hydrology

- An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- Platting should be a concurrent DRB action.

Transportation Planning

- No adverse comments regarding on-street bikeway or roadway system facilities.

Street Maintenance:

- No comments.

Water Resources, Water Utilities and Wastewater Utilities:

- No comments.

New Mexico State Highway and Transportation Department:

- No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

Conditions of approval for Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
- b. Traffic Impact study (TIS) is required (has been submitted). TIS may need an update to the overall trip generation.
- c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- e. Re-plat.
- f. The Development Review Board as a condition of platting will establish additional infrastructure requirements. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- g. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no adverse comment.

Open Space Division

No adverse comment.

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, possible angle adjustment on enclosure location

FIRE DEPARTMENT/Planning

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

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

Coors Boulevard is identified in the Long Range Bikeway System map for bike lane facilities as part of roadway improvements on this property. The site plan shows a meandering sidewalk, but no bike lanes. Provision for bike lanes as defined in the FAABS must be included before site plan approval.

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based upon the information provided to date.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input checked="" type="checkbox"/> ...for Subdivision Purposes (<i>Amendment</i>)		<input type="checkbox"/> Decision by: DRB, EPC,	
<input checked="" type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

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: Micky Patten PHONE: (505) 292-0341
 ADDRESS: 800 Juan Tabo Blvd. NE FAX: (505) 293-6184
 CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
 ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning

DESCRIPTION OF REQUEST: Amendment to site plan for subdivision and 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 2B Block: _____ Unit: _____
 Subdiv / Adn. Black Ranch
 Current Zoning: SU-1 for C-1 Permissive Uses Proposed zoning: NA
 Zone Atlas page(s): C-13 No. of existing lots: 1 No. of proposed lots: 3
 Total area of site (acres): 4.06 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 101306431231110404 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW
 Between: Paseo del Norte NW and Irving Blvd. 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 # 1001206, 02EPC-01345, 02EPC-10346, 01110 00557, 01114 00556, 01128 00558

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: _____
 SIGNATURE [Signature] DATE 2/27/03
 (Print) John Valdez, AICP Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02EPC</u> - <u>00510</u>	<u>ASP Sub</u>	<u>Pi</u>	\$ <u>255.-</u>
<input checked="" type="checkbox"/> All fees have been collected	- <u>00511</u>	<u>SPBP</u>	<u>Pi</u>	\$ <u>385.-</u>
<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	-	<u>Notice</u>	-	\$ <u>75.-</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	-	-	-	Total
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>MAY 15 2003</u>	-	-	\$ <u>715.-</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

NO

[Signature] 3/27/03
 Planner signature / date

Project # 1001206

.pdf Form revised Sept. 2001

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
- ✓ Site plans and related drawings reduced to 8.5" x 11" format
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Completed Site Plan for Building Permit Checklist
- ✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development) *In Set*
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ✓ Fee (see schedule) *385*
- ✓ Any original and/or related file numbers are listed on the cover application

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

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

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - NA DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
 - ✓ Site plans and related drawings reduced to 8.5" x 11" format
 - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Letter of authorization from the property owner if application is submitted by an agent
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - NA Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - ✓ Fee (see schedule)
 - ✓ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

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

John Valdez, AICP
Applicant name (print)
[Signature] 3/27/03
Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers _____

[Signature] 3/27/03
Planner signature / date
Project # 1001206

CITY OF ALBUQUERQUE

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

APPLICANT: Micky Patten Date of request: 3/27/03 Zone atlas page(s): C13

CURRENT: Zoning SU-4 for C-1 Permissive Uses & Hotel not to exceed 2 stories
Parcel Size (acres / sq.ft.) _____

Legal Description - Lot or Tract # 2B Block # _____
Subdivision Name Black Ranch

REQUESTED CITY ACTION(S):

Annexation []	Sector Plan []	Site Development Plan:	Building Permit []
Comp. Plan Amendment []	Zone Change []	a) Subdivision []	Access Permit []
	Conditional Use []	b) Build'g Purposes [X]	Other []
		c) Amendment [X]	

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION:

No construction / development []	# of units - <u>creating 3 lots from 2B and SDP</u>
New Construction [X]	Building Size - <u>15,260</u> (sq. ft.) Building Permit for retail use.
Expansion of existing development []	

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PLANNING DEPT. Dev./Bldg. Services Div. Transportation Dev. Sec. 2nd Fl. 600 2nd St. NW Plaza Del Sol Bldg. 924-3994

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

Notes: BLACK TRACTS 2 & 3 / WELLS FARGO TIS

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tomy Lel 3-27-03
TRAFFIC ENGINEER DATE

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

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

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

Notes: Thresholds not breached

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

3/27/03
ENVIRONMENTAL HEALTH DATE

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

TIS - SUBMITTED 8/22/02 Tomy Lel 3-27-02
- FINALIZED _____ TRAFFIC ENGINEER DATE

AQIA - SUBMITTED _____ ENVIRONMENTAL HEALTH DATE
- FINALIZED _____

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



March 27, 2003

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

Re: Tract 2B, Black Ranch

Dear Chairman Jesionowski:

Landscape Architecture
 Urban Design
 Planning Services

924 Park Avenue SW
 Albuquerque, NM 87102

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

The purpose of this letter is to explain our requests for amendment to the Site Plan for Subdivision for Tract 2A and submittal of a Site Plan for Building Permit on behalf of the applicant, Mickey Patton. The 3.5-acre property is located on Coors Boulevard and between Paseo Del Norte and Irving Blvd. NW. The property is bounded by Coors Road on the west, the AMAFCA property to the south, Burger King and developing lots to the north, and the Corrales Main Canal to the east.

The requests can be summarized as follows:

- Amendment to Site Plan for Subdivision – The amendment to the Site Plan proposes to split Tract 2A into three separate tracts, Tract 2-A-2A, Tract 2-A-2B, and Tract 2-A-2C.
- Site Plan for Building Permit – The Site Plan for Building Permit covers a Tract 2-A-2A, a 1.53 acre tract, located south of tract 2A. The Site Plan for Building Permit would allow construction of a building that is approximately 15,620 gross square feet. The building's use would be for a Grandma's Music and Sound, a retail outlet specializing in products associated with live music. Grandma's Music and Sound is a locally established business that has been serving the Albuquerque area since 1982.

The Site Development Plan for Building Permit includes a conceptual Landscape Plan, Grading and Drainage Plan, Utility Plan, and Architectural Elevations.

Current zoning for the site is SU-1 for C-1 permissive uses and hotel not to exceed two stories and restaurant w/full service liquor. The request is consistent with the City of Albuquerque/Bernalillo County Comprehensive Plan and the Coors Corridor Plan. The building itself incorporates acceptable colors identified in the Coors Corridor Plan in the stucco, trim, masonry, roof, and canopy. Metal equipment on the rooftop is screened from view. The design and provision of landscape features for the site is in conformance with the Street

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

Grandma's Music and Sound
 March 27, 2003



PLANNING

CONSENSUS

Tree Ordinance, Pollen Ordinance, and the Water Conservation Landscaping, and Water Waste Ordinance.

The site is accessed off of Valley View Drive NW. Parking on the subject site is planned for the rear of the building so that the front of the building is facing Coors Blvd. and parking is really not seen from the road. The lighting restrictions that are included in the Plan are also in compliance with the Coors Corridor Plan.

The site itself is located on the eastern side of Coors Boulevard and was recently annexed into the City. The existing development along Coors Blvd. in the vicinity of this site, has developed with a mix of commercial uses. This site is controlled by an existing site plan, which was amended in August of 2002. A mix of various commercial uses are planned for all of the lots within this particular area, including fast food and other retail opportunities.

Approval of this request will add additional development to this vacant infill property that is fully served by existing infrastructure. We look forward to presenting this project to you and the Commission at the May 15th EPC Hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "John Valdez".

John Valdez, AICP
Planner

FROM : SLNB Architects

PHONE NO. :

Mar. 24 2003 09:27AM P2

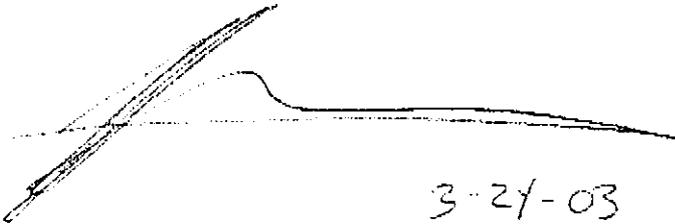
March 24, 2003

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

To whom this may concern:

This letter hereby gives Consensus Planning and Schlegel Lewis Architects permission to work as agent on behalf of Grandma's Music & Sound regarding the Site Plan for Subdivision and Site Plan for Building Permit requests for Tract 2-A-2 (2), Black Ranch located on Coors Boulevard NW between Paseo del Norte and Irving.

Sincerely

A handwritten signature in black ink, consisting of a series of overlapping, sweeping lines that form a stylized, somewhat abstract shape. The signature is written on a white background.

3-24-03

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building and Structure Elevations

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

Accompanying Material - Fee payment

- A. Complete application with summary.
- B. 8 1/2" x 11" reductions

SHEET #1 - SITE PLAN

A. General Information

- 1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.
- 6. Property lines
- 7. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).
- B. Square footage of each structure
- C. Proposed use of each structure
- NA D. Temporary structures, signs and other improvements
- NA E. Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.

- F. Dimensions of all principal site elements
- G. Loading facilities
- H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle.
 - 1. Location
 - 2. Arrangements
 - 3. Dimensions and curve radii
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required: 69
 - 10. Handicapped parking, spaces required: 4
- B. Bicycle racks, spaces required: 4
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

- 1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.
- 2. Curve radii
- 3. Right-of-Way width
- NA 4. Pavement width (flow line to flow line) including medians and median cuts.
- 5. Sidewalk widths and locations, existing and proposed.
- NA 6. Rail spurs, if applicable
- NA 7. Location of traffic signs and signals related to the functioning of the proposal.
- NA 8. Bikeways
- NA 9. Bus facilities, including bays and shelters where required.
- 10. Curb cut size and type.
- 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- NA 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1et.al., the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

1. Scale - must be same as scale on sheet #1 - Site plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
8. Irrigation System
9. Planting Beds
- NA 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
11. Responsibility for maintenance (Statement)
12. Statement of Water Waste, etc.
13. Landscaped area requirement; square footage and percent: 7,162 SF 15%
14. Landscaped area provided; square footage and percent: 15,139 SF 32%

SHEET #3 - GRADING PLAN

A. General Information

1. Scale - must be same as Sheet #1 - Site Plan
2. Bar Scale
3. North Arrow
4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
5. Property Lines
6. Existing and proposed easements
7. Proposed contours and/or spot elevations
8. Retaining walls

B. Proposal

1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

A. **Cross Sections**
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

B. **Spot Elevation**
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

N/A C. **Grade Changes**
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. **Scale (minimum of 1/8" or as approved by Planning Staff).**
- 2. **Bar Scale**
- 3. **Facade orientation (elevation of all sides of the buildings)**
- 4. **Dimensions, to scale including overall height and width, and dimensions of major facade elements.**
- 5. **Location, material and colors of windows, doors and framing.**
- 6. **Materials and colors of all building elements and structures.**

B. Signage

- 1. **Elevations**
- 2. **Location**
- 3. **Height and width**
- 4. **Sign face area - dimensions and square footage**
- 5. **Lighting**
- 6. **Materials and Colors for sign face and structural elements.**

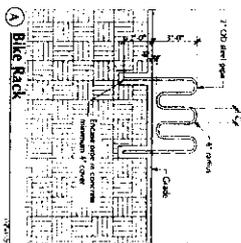
C. Additional information, including, renderings and perspective drawings may be submitted.

- A. **Samples**
 - 1 **Presentation Models**
 - 2. **Photos**

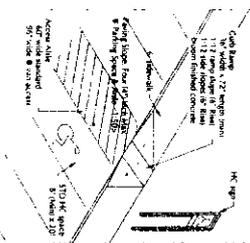
Grandma's Music & Sound

Tract 2-A-2 (A)

Coors Boulevard NW & Valley View Place NW
Albuquerque, New Mexico 87114

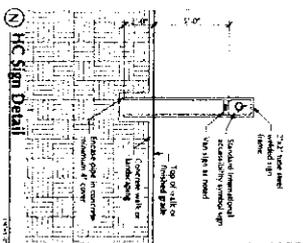


Project Title

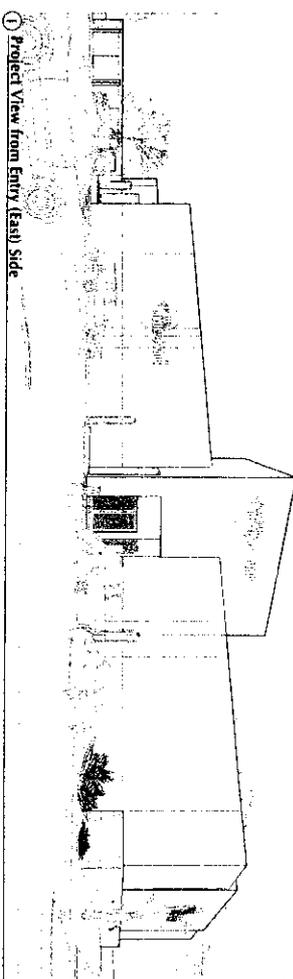


Bike Rack

HC Space

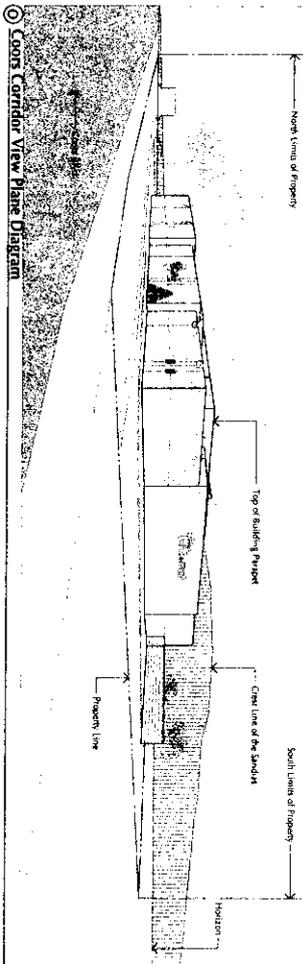


HC Sign Detail

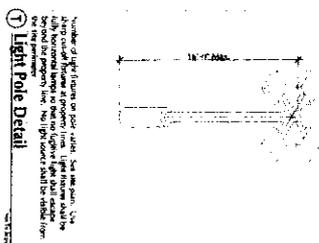


Detail Not Used

Project View from Entry (East Side)



Coors Corridor View Plane Diagram



Light Pole Detail

Detail Not Used

Notes

Building

OWNER
Grandma's Music & Sound
800 S. Tenth Blvd. NE
Albuquerque, NM 87113
360.282.0341, Fax: 505.281.6164
http://www.grandmas.com
Contact: Mike, Pauline

ARCHITECT
Schlegel Lewis Architects
1820 Central Ave. SE
Ste. 106
Albuquerque, NM 87106
505.242.1528 Fax: 505.241.6731
Contact: James Lewis

CIVIL ENGINEER
Wilson & Company
2800 American Road, Suite 100
4th Floor, Bldg. 87124
Albuquerque, NM 87124
505.930.8000
Contact: Sheldon Coker

PLANNER
Continuum Planning
4500 Central Ave. NE
Albuquerque, NM 87110
505.766.6901
E-mail: wozniak@continuumplanning.com
Contact: Jim Shriver

Sheet Index

SDP-1	Cover Sheet
SDP-2	Site Plan
SDP-3	Landscape Plan
SDP-4	Grading Plan
SDP-5	Building Elevations

Legal Information

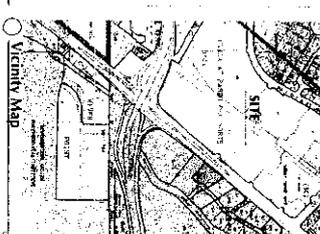
PROJECT NUMBER: 16-MAR-03
PROJECT LOCATION: ALBUQUERQUE, NM

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DATE: 11/11/03
DRAWN BY: JLS
CHECKED BY: JLS
SCALE: AS SHOWN

Approvals

DATE: 11/11/03
DRAWN BY: JLS
CHECKED BY: JLS
SCALE: AS SHOWN



VI-CITY MAP

PROJECT DESCRIPTION:
A 1,540 SF new building for musical instruments and home performance equipment.
OWNER:
Grandma's Music & Sound, 800 S. Tenth Blvd. NE, Albuquerque, NM 87113
DESIGN DESCRIPTION:
TRACT 2-A-2 (A)
SUBDIVISION: 8th Level
LAND USE:
S011 BC, C2 and S011 BC C1 per future data
DATE THIS PLAN WAS PREPARED:
11/11/03

PERMITS
Permit No. 151090181 & 151090182
Project No. 16-MAR-03
Project Name: Grandma's Music & Sound
City: Albuquerque
State: NM
County: Bernalillo
District: 14
Zone: R-14

PLANNING
Reviewed: 11/11/03
Approved: 11/11/03
4 Sheets

grandma's music & sound
Coors Blvd. & Paseo del Norte NW
Albuquerque, New Mexico 87114

Schlegel Lewis Architects
1620 Central Ave SE
Albuquerque, NM 87106
(505) 242-1528
FAX (505) 242-6701
gla@aol.com





City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 24, 2003

TO CONTACT NAME: John Valdez
 COMPANY/AGENCY: Consensus Planning
 ADDRESS/ZIP: 924 Park Ave SW 87102
 PHONE/FAX #: 764-9801 / 842-5495

Thank you for your inquiry of 3-24-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 2-A-2, Black Ranch

zone map page(s) C-13

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

Paradise Hills Civic

Neighborhood Association

Contacts: Larry Weaver
6001 Unitas Ct NW / 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr NW
897-2593 (h) 87114

Rancho Sereno

Neighborhood Association

Contacts: Sander A. Rue
7500 Rancho Solano Ct NW / 87120
899-0288 (h) 899-8548 (w)
Kerry Davis
8402 Rancho Verano Ct NW
890-6499 (h) 823-1000 (w) 87120

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

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana R. Carmena

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

CITY OF ALBUQUERQUE

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

APPLICANT: Micky Patten Date of request: 3/27/03 Zone atlas page(s): C13

CURRENT:

Zoning SU-1 for C-1 Permissive Uses & Hotel not to exceed 2 stories
Parcel Size (acres / sq.ft.) _____

Legal Description -

Lot or Tract # 2B Block # _____
Subdivision Name Black Ranch

REQUESTED CITY ACTION(S):

Annexation []	Sector Plan []	Site Development Plan:	Building Permit []
Comp. Plan	Zone Change []	a) Subdivision []	Access Permit []
Amendment []	Conditional Use []	b) Build'g Purposes [X]	Other []
		c) Amendment [X]	

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

1 Site Plan amendm
of units - creating 3 lots from 2B and SDP f
Building Size - 15,260 (sq. ft.) Building Permit for
retail use.

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PLANNING DEPT. Dev./Bldg. Services Div. Transportation Dev. Sec. 2nd Fl. 600 2nd St. NW Plaza Del Sol Bldg. 924-3994

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

Notes: BLACK TRACTS 2 & 3 / WELLS FARLO TIS

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tomy Zel
TRAFFIC ENGINEER

3-27-03
DATE

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

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

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

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ENVIRONMENTAL HEALTH

3/27/03
DATE

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

TIS - SUBMITTED 8/22/02
- FINALIZED ___/___/___

Tomy Zel
TRAFFIC ENGINEER

3-27-02
DATE

AQIA - SUBMITTED ___/___/___
- FINALIZED ___/___/___

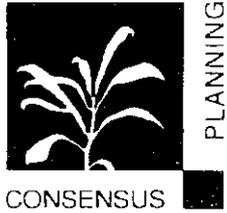
ENVIRONMENTAL HEALTH

DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



March 27, 2003

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

Re: Tract 2B, Black Ranch

Dear Chairman Jesionowski:

The purpose of this letter is to explain our requests for amendment to the Site Plan for Subdivision for Tract 2A and submittal of a Site Plan for Building Permit on behalf of the applicant, Mickey Patton. The 3.5-acre property is located on Coors Boulevard and between Paseo Del Norte and Irving Blvd. NW. The property is bounded by Coors Road on the west, the AMAFCA property to the south, Burger King and developing lots to the north, and the Corrales Main Canal to the east.

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PRINCIPALS

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

Grandma's Music and Sound
March 27, 2003



CONSENSUS

PLANNING

Tree Ordinance, Pollen Ordinance, and the Water Conservation Landscaping, and Water Waste Ordinance.

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Sincerely,

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John Valdez, AICP
Planner

FROM : SLNB Architects

PHONE NO. :

Mar. 24 2003 09:27AM P2

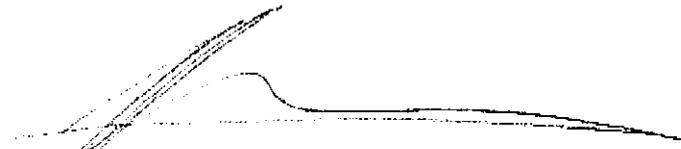
March 24, 2003

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

To whom this may concern:

This letter hereby gives Consensus Planning and Schlegel Lewis Architects permission to work as agent on behalf of Grandma's Music & Sound regarding the Site Plan for Subdivision and Site Plan for Building Permit requests for Tract 2-A-2 (2). Black Ranch located on Coors Boulevard NW between Paseo del Norte and Irving.

Sincerely



3-27-03

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building and Structure Elevations

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

Accompanying Material - Fee payment

- A. Complete application with summary.
- B. 8 1/2" x 11" reductions

SHEET #1 - SITE PLAN

A. General Information

- 1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.
- 6. Property lines
- 7. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).
- B. Square footage of each structure
- C. Proposed use of each structure
- NA D. Temporary structures, signs and other improvements
- NA E. Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.

- F. Dimensions of all principal site elements
- G. Loading facilities
- H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle.
 - 1. Location
 - 2. Arrangements
 - 3. Dimensions and curve radii
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required: 69
 - 10. Handicapped parking, spaces required: 4
- B. Bicycle racks, spaces required: 4
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

- 1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.
- 2. Curve radii
- 3. Right-of-Way width
- NA 4. Pavement width (flow line to flow line) including medians and median cuts.
- 5. Sidewalk widths and locations, existing and proposed.
- NA 6. Rail spurs, if applicable
- NA 7. Location of traffic signs and signals related to the functioning of the proposal.
- NA 8. Bikeways
- NA 9. Bus facilities, including bays and shelters where required.
- 10. Curb cut size and type.
- 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- NA 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1 et.al., the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

1. Scale - must be same as scale on sheet #1 - Site plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
8. Irrigation System
9. Planting Beds
10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
11. Responsibility for maintenance (Statement)
12. Statement of Water Waste, etc.
13. Landscaped area requirement; square footage and percent: 7,162 SF 15%
14. Landscaped area provided; square footage and percent: 15,139 SF 32%

SHEET #3 - GRADING PLAN

A. General Information

1. Scale - must be same as Sheet #1 - Site Plan
2. Bar Scale
3. North Arrow
4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
5. Property Lines
6. Existing and proposed easements
7. Proposed contours and/or spot elevations
8. Retaining walls

B. Proposal

1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

- A. **Cross Sections**
Provide cross section for all perimeter property lines at the point of the greatest grade change. Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.
- B. **Spot Elevation**
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.
- N/A C. **Grade Changes**
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. **Scale** (minimum of 1/8" or as approved by Planning Staff).
- 2. **Bar Scale**
- 3. **Facade orientation** (elevation of all sides of the buildings)
- 4. **Dimensions**, to scale including overall height and width, and dimensions of major facade elements.
- 5. **Location, material and colors of windows, doors and framing.**
- 6. **Materials and colors of all building elements and structures.**

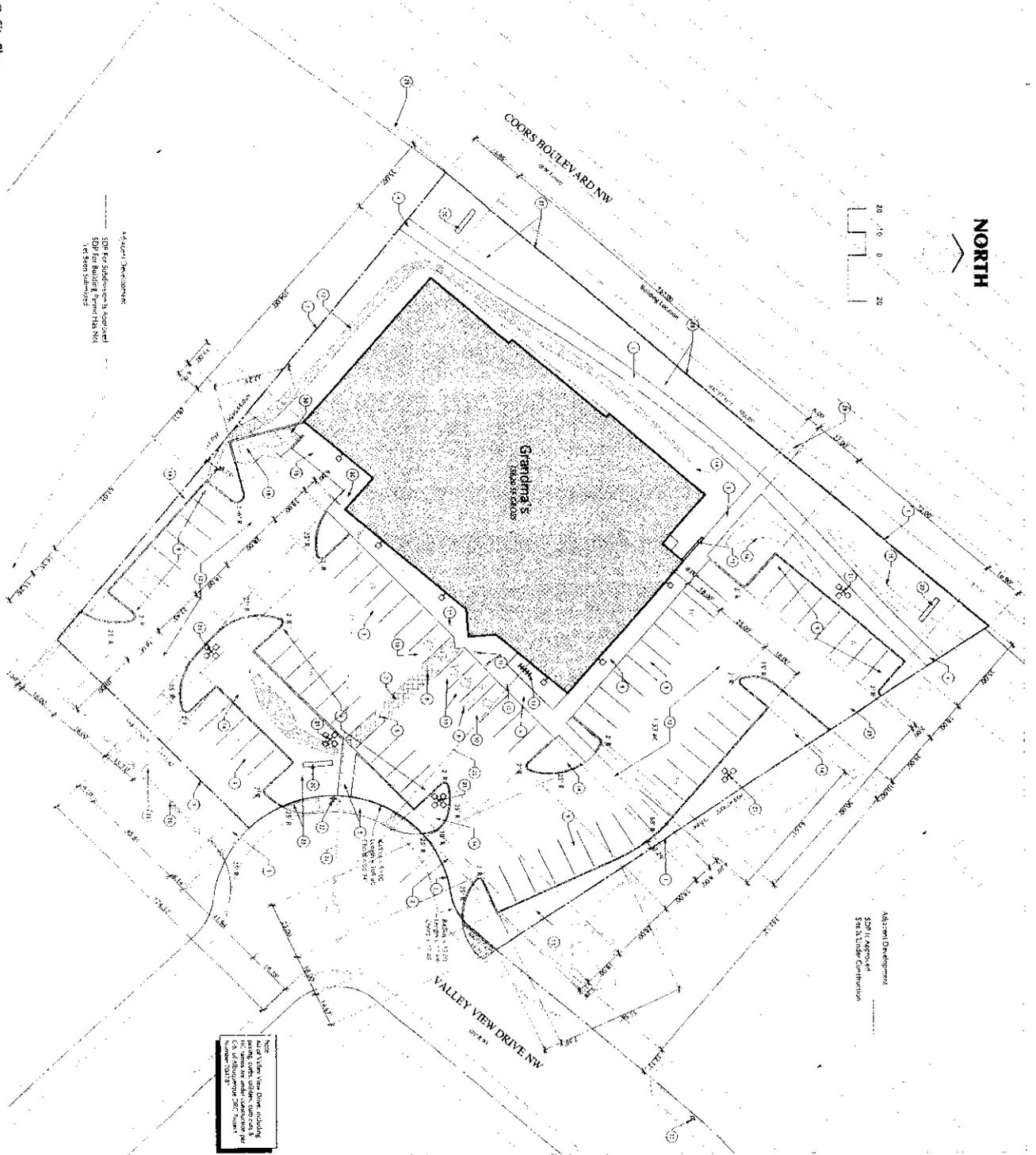
B. Signage

- 1. **Elevations**
- 2. **Location**
- 3. **Height and width**
- 4. **Sign face area - dimensions and square footage**
- 5. **Lighting**
- 6. **Materials and Colors for sign face and structural elements.**

C. Additional information, including, renderings and perspective drawings may be submitted.

- A. **Samples**
 - 1 **Presentation Models**
 - 2. **Photos**

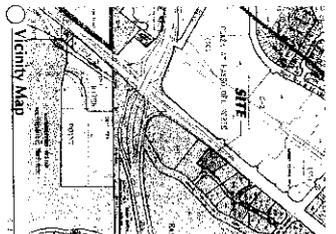
1 Site Plan



2 Keyed Notes

- 1. Right of Way
- 2. Call Out
- 3. Call Out
- 4. Call Out
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- 27. Call Out
- 28. Call Out

Notes: 1. All Notes apply to this drawing. 2. All dimensions are in feet and inches. 3. All dimensions are to the center of the line unless otherwise noted. 4. All dimensions are to the center of the hole unless otherwise noted. 5. All dimensions are to the center of the hole unless otherwise noted. 6. All dimensions are to the center of the hole unless otherwise noted. 7. All dimensions are to the center of the hole unless otherwise noted. 8. All dimensions are to the center of the hole unless otherwise noted. 9. All dimensions are to the center of the hole unless otherwise noted. 10. All dimensions are to the center of the hole unless otherwise noted. 11. All dimensions are to the center of the hole unless otherwise noted. 12. All dimensions are to the center of the hole unless otherwise noted. 13. All dimensions are to the center of the hole unless otherwise noted. 14. All dimensions are to the center of the hole unless otherwise noted. 15. All dimensions are to the center of the hole unless otherwise noted. 16. All dimensions are to the center of the hole unless otherwise noted. 17. All dimensions are to the center of the hole unless otherwise noted. 18. All dimensions are to the center of the hole unless otherwise noted. 19. All dimensions are to the center of the hole unless otherwise noted. 20. All dimensions are to the center of the hole unless otherwise noted. 21. All dimensions are to the center of the hole unless otherwise noted. 22. All dimensions are to the center of the hole unless otherwise noted. 23. All dimensions are to the center of the hole unless otherwise noted. 24. All dimensions are to the center of the hole unless otherwise noted. 25. All dimensions are to the center of the hole unless otherwise noted. 26. All dimensions are to the center of the hole unless otherwise noted. 27. All dimensions are to the center of the hole unless otherwise noted. 28. All dimensions are to the center of the hole unless otherwise noted.



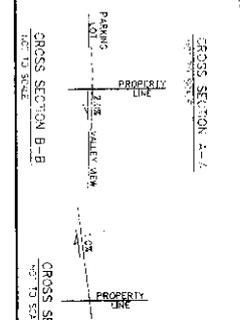
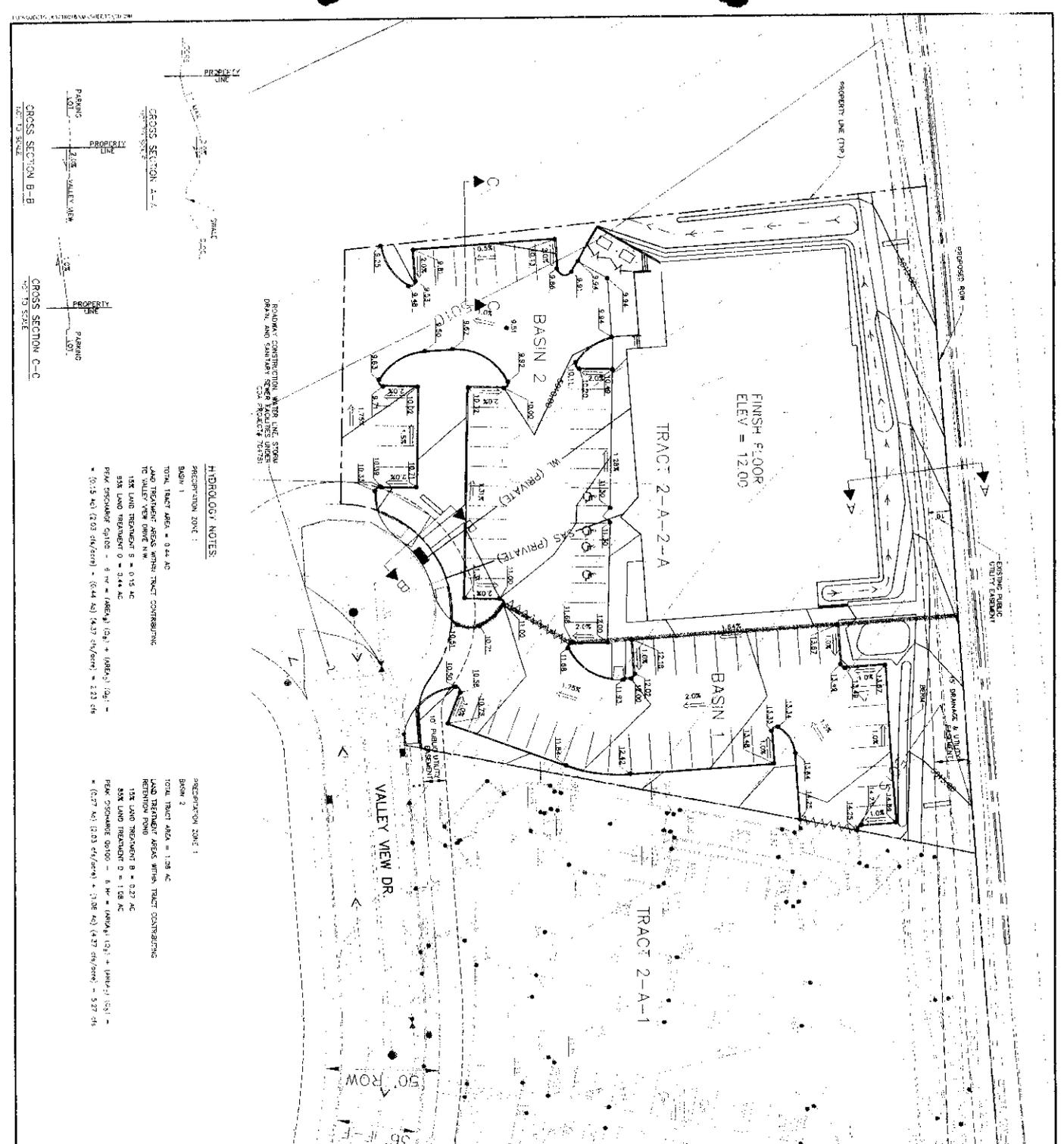
PROJECT: 03-01
SHEET: SDP-2
DATE: 03/20/03

Site Plan
25. MAR. 03

grandmark
MUSIC & SOUND
Coors Blvd. & Paseo del Norte NW
Albuquerque New Mexico 87114

Schigel Lewis Architects
1620 Central Ave SE
Albuquerque NM 87106
(505) 247-1620
FAX (505) 243-8701
www.schigel.com





HYDROLOGY NOTES:

RECEPTION ZONE 1:

Basin 1

TOTAL TRACT AREA = 9.24 AC

LAND TREATMENT AREAS WITHIN TRACT CONTRIBUTING TO WALLEY VIEW DRIVE N.W.

10% LAND TREATMENT B = 0.15 AC

55% LAND TREATMENT D = 5.14 AC

PEAK DISCHARGE (Q₁₀) = 4.14 cfs @ (0.004) (10²) + (0.002) (10²) = 0.53 cfs @ (2.03 ft/acre) = (3.44 ft) (5.27 cfs/acre) = 2.23 cfs

RECEPTION ZONE 2:

Basin 2

TOTAL TRACT AREA = 1.28 AC

LAND TREATMENT AREAS WITHIN TRACT CONTRIBUTING TO VALLEY VIEW DRIVE

10% LAND TREATMENT B = 0.22 AC

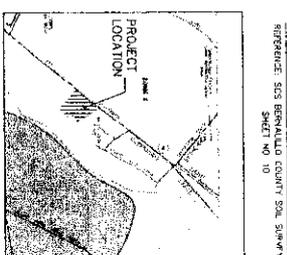
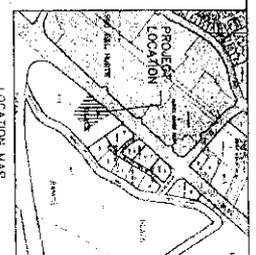
55% LAND TREATMENT D = 1.06 AC

PEAK DISCHARGE (Q₁₀) = 5.14 cfs @ (0.004) (10²) + (0.002) (10²) = 0.27 cfs @ (2.03 ft/acre) = (3.08 ft) (4.27 cfs/acre) = 5.27 cfs

- LEGEND**
- FLOW SECTION
 - SPOT ELEVATION
 - WATER LINE
 - SANITARY SEWER
 - TOP OF SIDEWALK
 - SWALE
 - WATER BLOCK
 - PROPERTY LINE
 - HOBBLE

NOTE:

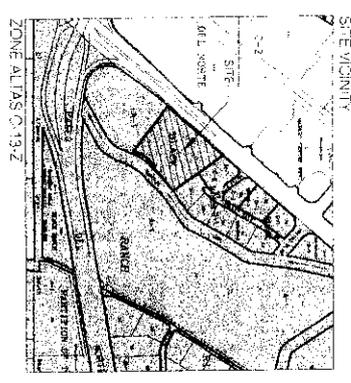
SPOT ELEVATIONS ARE FLOOR FINISH ELEVATIONS UNLESS OTHERWISE NOTED. SLOPE ALL BRIMS TO ADJACENT SIDEWALKS AND BLOBS OF CURB.



WILSON & COMPANY		GRANDMA'S GRADING, DRAINAGE & UTILITY PLAN	
2000 10th Street, NW Atlanta, GA 30309 Phone: 404-525-1234		REVISED: 11/23/03	
DATE: 11/23/03	BY: [Signature]	REVISED: 11/23/03	BY: [Signature]
PROJECT NO. N/A	SHEET NO. 1	REVISED: 11/23/03	BY: [Signature]
DATE: 11/23/03	BY: [Signature]	REVISED: 11/23/03	BY: [Signature]

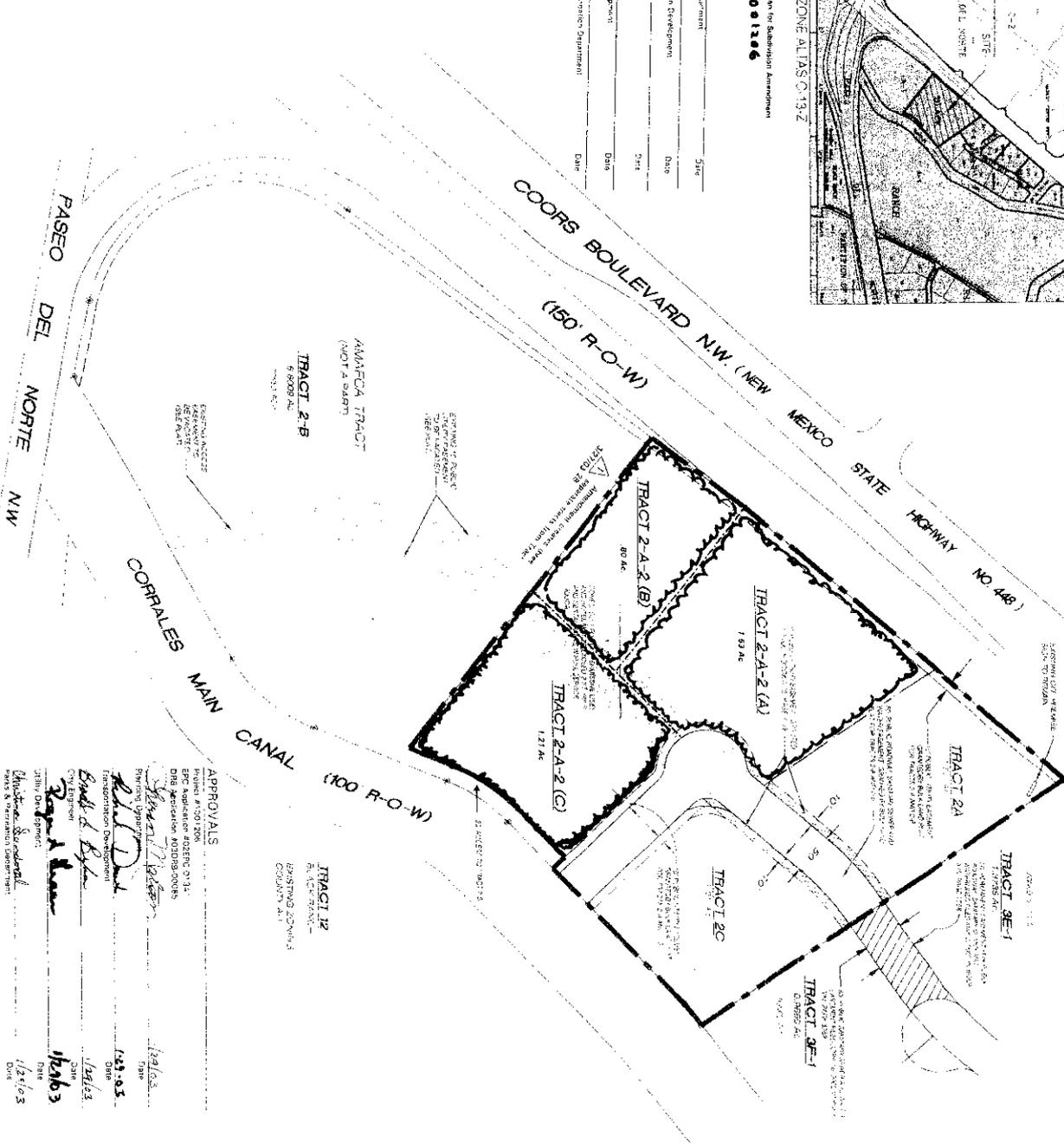
SDP-4

Amended



Site Plan for Subdivision Amendment
Project # 1001206
EPC # 088
DB# 2

Planning Department	Site
Transportation Department	Date
City Engineer	Date
City Development	Date
Plan and Recording Department	Date



APPROVALS

Project # 1001206	Date 1/24/03
EPC Application # 088C 013	Date 1/24/03
DB# Application # 0000000008	Date 1/24/03
City Engineer	Date 1/24/03
City Development	Date 1/24/03
Plan and Recording	Date 1/24/03

DEVELOPMENT PLAN FOR SUBDIVISION:
REQUIRED INFORMATION

1. A plat of the subdivision showing the location of the subdivision on the ground and the location of the subdivision on the map of the county.

2. A plat of the subdivision showing the location of the subdivision on the ground and the location of the subdivision on the map of the county.

3. A plat of the subdivision showing the location of the subdivision on the ground and the location of the subdivision on the map of the county.

4. A plat of the subdivision showing the location of the subdivision on the ground and the location of the subdivision on the map of the county.

5. A plat of the subdivision showing the location of the subdivision on the ground and the location of the subdivision on the map of the county.

6. A plat of the subdivision showing the location of the subdivision on the ground and the location of the subdivision on the map of the county.

7. A plat of the subdivision showing the location of the subdivision on the ground and the location of the subdivision on the map of the county.

8. A plat of the subdivision showing the location of the subdivision on the ground and the location of the subdivision on the map of the county.

9. A plat of the subdivision showing the location of the subdivision on the ground and the location of the subdivision on the map of the county.

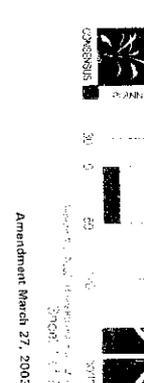
10. A plat of the subdivision showing the location of the subdivision on the ground and the location of the subdivision on the map of the county.

APPROVALS

Project # 1001206	Date 6/11/02
EPC Application # 088C 013	Date 6/11/02
DB# Application # 0000000008	Date 6/11/02
City Engineer	Date 6/11/02
City Development	Date 6/11/02
Plan and Recording	Date 6/11/02

Amended
Site Plan for Subdivision
Tract 2A
BLACK RANCH

Black Ranch Planning, Inc.
500 Park Avenue SW
Albuquerque, NM 87102





City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 24, 2003

TO CONTACT NAME: John Valdez
 COMPANY/AGENCY: Consensus Planning
 ADDRESS/ZIP: 924 Park Ave. SW 087102
 PHONE/FAX #: 704-9801 / 842-5495

Thank you for your inquiry of 3-24-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 2-A-2, Black Ranch

zone map page(s) C-13

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

Paradise Hills Civic

~~Neighborhood~~ Association

Contacts: Larry Weaver
6001 Unitas Ct. NW / 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr NW
897-2593 (h) 87114

Rancho Sereno

Neighborhood Association

Contacts: Sander A. Rue
7500 Rancho Solano Ct. NW / 87120
899-0288 (h) 899-8548 (w)
Kerry Davis
8402 Rancho Verano Ct. NW
890-6499 (h) 823-1000 (w) 87120

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

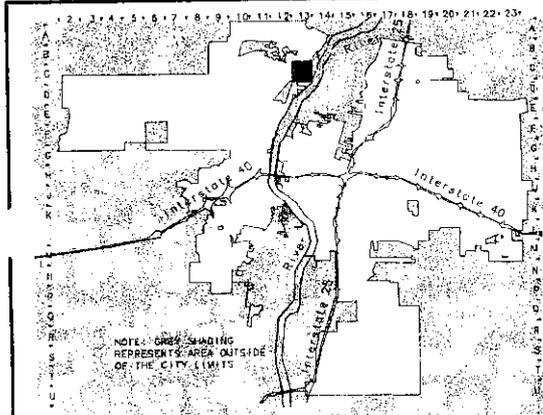
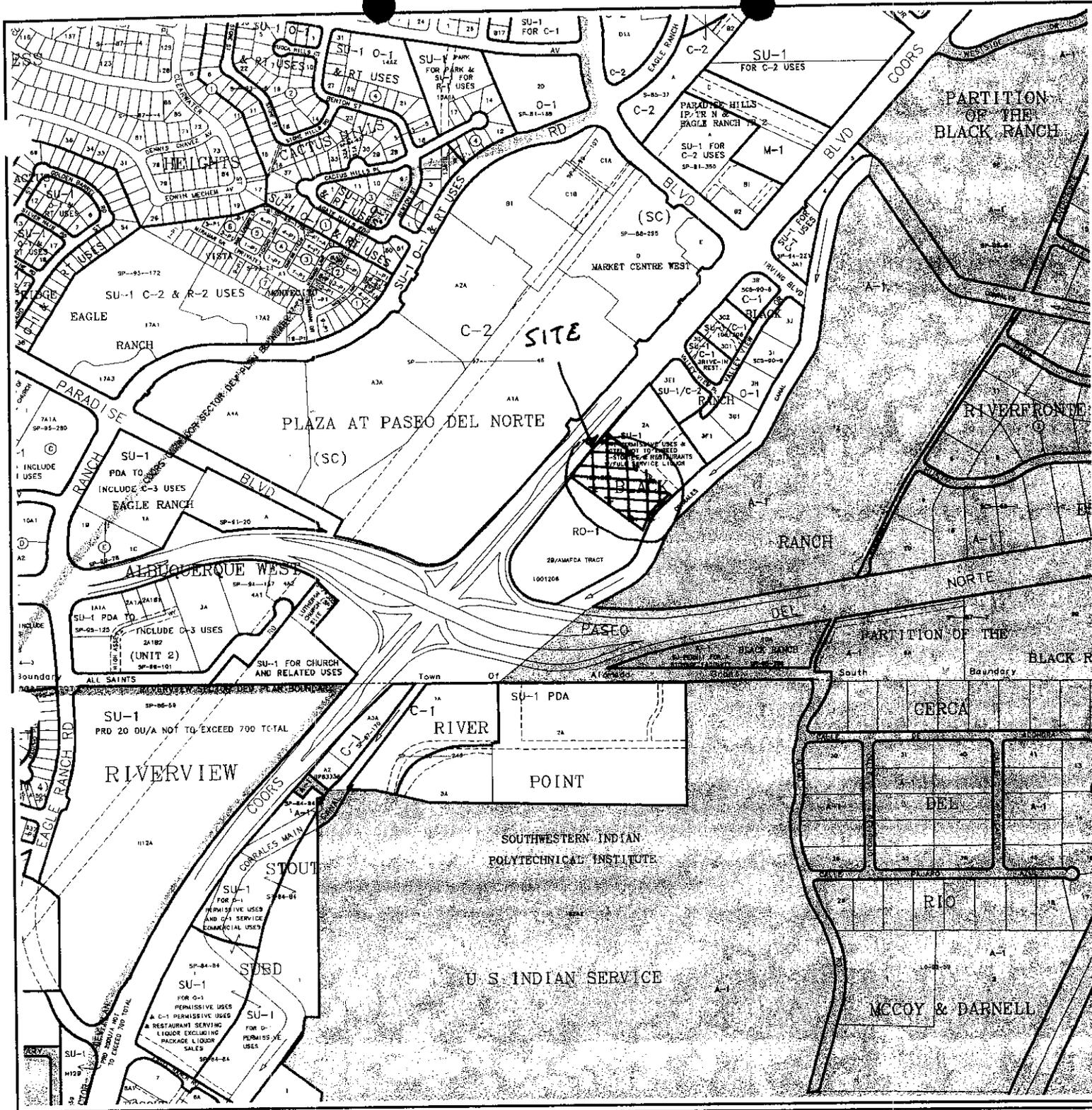
Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana R. Carmena

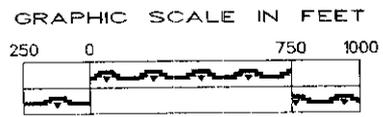
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information Systems
PLANNING DEPARTMENT

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Zone Atlas Page

C-13-Z

Map Amended through January 21, 2003

FAX TRANSMITTAL

City of Albuquerque Planning Department
Development Services Division
924-3860 / 924-3339 FAX

rev: 2/2000 x:\share\epc\stuffs\siteplan\faxlist

PAGE 1 of 1

DATE: 3/28/03

TO: John Valdez, Coconino Planning [BY FAX] 842-5445
FROM: Melinda Hill 924-3874
SUBJECT: Project 000206 Coors/Paseo Site

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on May 15, 2003, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, April 2, 2003. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

Site Plan for Bldg. Permit

- Need dimensions of all principal site elements i.e. building footprint dimensions.
- Need pavement width for Valley View Dr. and Coors Boulevard

 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO	1592	
CONNECTION TEL		98425495
SUBADDRESS		
CONNECTION ID		
ST. TIME	03/28 11:47	
LSAGE T	00'31	
PGS.	1	
RESULT	OK	

FAX TRANSMITTALPAGE 1 of 1

City of Albuquerque Planning Department
 Development Services Division

924-3860 / 924-3339 FAX

rev: 2/2000 x:\share\epc\stuff\siteplan\Faxlist

DATE: 3/28/03

TO: John Valdez, Coors/Albuquerque Planning [BY FAX] 842-5445
 FROM: Melinda Hill 924-3879
 SUBJECT: Project 000206 Coors / Paseo Site

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on May 15, 2003, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, April 2, 2003. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

Site Plan for Bldg. Permit

- Need dimensions of all principal site elements, i.e. building footprint dimensions.
- ~~B~~ Need pavement width for Valley View Dr. and Coors Boulevard.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: 3-24-03 Time Entered: 4:30pm OCNC Rep. Initials: OC

March 25, 2003

Mr. Kerry Davis
Rancho Sereno Neighborhood Association
8402 Rancho Verano Ct. NW
Albuquerque, NM 87120

Dear Mr. Davis:

The purpose of this letter is to inform you and the members of the Rancho Sereno Neighborhood Association that Consensus Planning, Inc. has submitted a Site Plan for Building Permit and Site Plan Amendment application to the City of Albuquerque. The subject site covered by this application is located on Coors Blvd. between Paseo Del Norte and Irving Blvd. and is part of Tract 2A of the Black Ranch subdivision (see Zone Atlas with properties indicated, and blue line of amendment). You will be mailed a copy of the site plan for building permit.

The amendment to the Site Plan for Subdivision covering Tract 2B that would split the Tract into three smaller tracts. The site plan for building permit would then allow construction of a retail establishment called Grandma's Music and Sound on one of the newly created tracts (Tract 2-A-2 A). Grandma's is a locally owned and operated business that specializes in musical instruments and accessories.

The proposed Site Plan amendment and Site Plan for Building Permit is consistent with the intent of the Coors Corridor Plan, the West Side Strategic Plan, and the Tract 2 Design Guidelines. The building housing Grandma's will be an attractive building that meets all the requirements for building color, screening, landscaping, and parking that are found in the Coors Corridor Plan. This development will help to create an attractive, mixed use area that will be pedestrian and transit friendly.

This application is scheduled to be heard at EPC on Thursday, May 15, 2003 beginning at 8:30 AM. Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



kw James K. Strozier, AICP
Principal

Attachments: Zone Map
Amended Site Plan for Subdivision



Landscape Architecture
Urban Design
Planning Services

504 Park Avenue SW
Albuquerque, NM 87102

(505) 763-6801
Fax 505-597-5977
cp@consensusplanning.com
www.consensusplanning.com

505-763-6801

James K. Strozier, AICP
Principal
Consensus Planning, Inc.

March 25, 2003

Mr. Sander Rue
Rancho Sereno Neighborhood Association
7500 Rancho Solano Ct. NW
Albuquerque, NM 87120

Dear Mr. Rue:

The purpose of this letter is to inform you and the members of the Rancho Sereno Neighborhood Association that Consensus Planning, Inc. has submitted a Site Plan for Building Permit and Site Plan Amendment application to the City of Albuquerque. The subject site covered by this application is located on Coors Blvd. between Paseo Del Norte and Irving Blvd. and is part of Tract 2A of the Black Ranch subdivision (see Zone Atlas with properties indicated, and blueline of amendment). You will be mailed a copy of the site plan for building permit.

The amendment to the Site Plan for Subdivision covering Tract 2B that would split the Tract into three smaller tracts. The site plan for building permit would then allow construction of a retail establishment called Grandma's Music and Sound on one of the newly created tracts (Tract 2-A-2 A). Grandma's is a locally owned and operated business that specializes in musical instruments and accessories.

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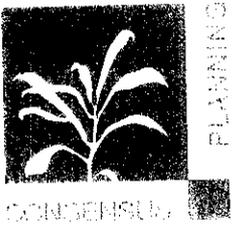
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Sincerely,


For James K. Strozier, AICP
Principal

Attachments: Zone Map
Amended Site Plan for Subdivision

PLANNING



Landscape Architecture
Urban Design
Planning Services

924 Pine Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 505-542-5425
cp@consensusplanning.com
www.consensusplanning.com

James K. Strozier, AICP
Principal
Christopher J. D'Amico, AICP

March 25, 2003

Mr. Tom Anderson
Paradise Hills Neighborhood Association
10013 Plunkett Drive NW
Albuquerque, NM 87114

Dear Mr. Anderson:

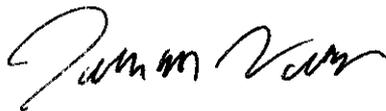
The purpose of this letter is to inform you and the members of the Paradise Hills Neighborhood Association that Consensus Planning, Inc. has submitted a Site Plan for Building Permit and Site Plan Amendment application to the City of Albuquerque. The subject site covered by this application is located on Coors Blvd. between Paseo Del Norte and Irving Blvd. and is part of Tract 2A of the Black Ranch subdivision (see Zone Atlas with properties indicated, and blueline of amendment). You will be mailed a copy of the site plan for building permit.

The amendment to the Site Plan for Subdivision covering Tract 2B that would split the Tract into three smaller tracts. The site plan for building permit would then allow construction of a retail establishment called Grandma's Music and Sound on one of the newly created tracts (Tract 2-A-2 (A)). Grandma's is a locally owned and operated business that specializes in musical instruments and accessories.

The proposed Site Plan amendment and Site Plan for Building Permit is consistent with the intent of the Coors Corridor Plan, the West Side Strategic Plan, and the Tract 2 Design Guidelines. The building housing Grandma's will be an attractive building that meets all the requirements for building color, screening, landscaping, and parking that are found in the Coors Corridor Plan. This development will help to create an attractive, mixed use area that will be pedestrian and transit friendly.

This application is scheduled to be heard at EPC on Thursday, May 15, 2003 beginning at 8:30 AM. Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



Fol

James K. Strozier, AICP
Principal

Attachments: Zone Map
Amended Site Plan for Subdivision

2003-03-25

James K. Strozier, AICP
Principal
Consensus Planning, Inc.



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 847-5495
ep@consensusplanning.com
www.consensusplanning.com

March 25, 2003

Mr. Larry Weaver
Paradise Hills Neighborhood Association
6001 Unitas Ct. NW
Albuquerque, NM 87114

Dear Mr. Weaver:

The purpose of this letter is to inform you and the members of the Paradise Hills Neighborhood Association that Consensus Planning, Inc. has submitted a Site Plan for Building Permit and Site Plan Amendment application to the City of Albuquerque. The subject site covered by this application is located on Coors Blvd. between Paseo Del Norte and Irving Blvd. and is part of Tract 2A of the Black Ranch subdivision (see Zone Atlas with properties indicated, and blueline of amendment). You will be mailed a copy of the site plan for building permit.

The amendment to the Site Plan for Subdivision covering Tract 2B that would split the Tract into three smaller tracts. The site plan for building permit would then allow construction of a retail establishment called Grandma's Music and Sound on one of the newly created tracts (Tract 2-A-2 A). Grandma's is a locally owned and operated business that specializes in musical instruments and accessories.

The proposed Site Plan amendment and Site Plan for Building Permit is consistent with the intent of the Coors Corridor Plan, the West Side Strategic Plan, and the Tract 2 Design Guidelines. The building housing Grandma's will be an attractive building that meets all the requirements for building color, screening, landscaping, and parking that are found in the Coors Corridor Plan. This development will help to create an attractive, mixed use area that will be pedestrian and transit friendly.

This application is scheduled to be heard at EPC on Thursday, May 15, 2003 beginning at 8:30 AM. Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



For
James K. Strozier, AICP
Principal

Attachments: Zone Map
Amended Site Plan for Subdivision

03/25/03

James K. Strozier, AICP
Principal
764-9801



Landscape Architecture
Urban Design
Planning Services

704 Park Ave. NW
Albuquerque, NM 87102

(505) 764-9801
Fax: 505-247-5495
jstroz@consensusplanning.com
www.consensusplanning.com

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

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

PAID RECEIPT

APPLICANT NAME

Mickey Patten

AGENT

Consensus Planning

ADDRESS

PROJECT NO.

1001266

APPLICATION NO.

\$ _____ 441006 / 4983000 (DRB Cases)

\$ 640.- 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75.- 441018 / 4971000 (Notification)

\$ 715.- Total amount due

CONSENSUS PLANNING INC
924 PARK AVE SW
ALBUQUERQUE, NM 87102

8376

WCMA[®] Working Capital
Management[™] Account

DATE March 27, 2003 25-80/440

\$ 715.⁰⁰

PAY
TO THE
ORDER OF

City of Albuquerque

Seven hundred fifteen dollars

200100

DOLLARS

Merrill Lynch
BANK ONE

Grandma's music

⑈008376⑈ ⑆044000804⑆ 040801771984⑈

Carrie M. ...

Merrill Lynch
Bank One

03/27/2003
441006
4971000
715.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from April 30 2003 To MAY 15 2003.

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet

[Signature] 3/27/03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 3/27/03 [Signature]
(Date) (Staff Member)

O3EPC / 00510
00511

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan for subdivision 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 applicant shall establish standards for accessory building placement for the subject site that are designed to minimize views of accessory buildings from public streets.
3. The applicant shall establish standards for screening for trash receptacles on each lot that are designed to minimize views of trash receptacles from public streets.
4. A separate site plan for building permit submittal will not be required if conformance to the architectural and landscape guidelines are adhered to.

MOVED BY COMMISSIONER BRISCOE
SECONDED BY COMMISSIONER OWENS

MOTION PASSED UNANIMOUSLY

5. Project # 1001206 *
03EPC-00510 EPC Site Development
Plan-Amendment to Subdivision
03EPC-00511 EPC Site Development
Plan-Building Permit

CONSENSUS PLANNING, INC. agent(s) for MICKY PATTEN request the above action(s) for all or a portion of Tract(s) 2B, **Black Ranch**, zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD. NW, between PASEO DEL NORTE NW and IRVING BLVD. NW, containing approximately 3.5 acre(s). (C-13) Deborah Stover, Staff Planner (**APPROVED WITH CONDITIONS**)

STAFF PRESENT:

Deborah Stover, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Ave. SW

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

MS. STOVER: Reiterated comments made in the staff report in which approval was recommended for the both the site plan for subdivision and site plan for building permit.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1001206, 03EPC 00510, a request for site development plan for subdivision, for Tract 2B, Black Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tract 2B, Black Ranch, a 3.5 acre parcel located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor (Policy 3.8).
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and by compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard (Issue 4, Policy 6).
5. The site plan for subdivision contains all the required components as defined in the *Zoning Code*.
6. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

MOVED BY COMMISSIONER OWENS
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1001206, 03EPC 00511, a request for site development plan for building permit, for Tract 2B, Black Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tract 2B, Black Ranch, a 3.5 acre parcel located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor ((Policy 3.8)).
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and is in compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard (Issue 4, Policy 6).
5. The submittal will be adequate with some changes and additions.
6. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The 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.
3. Bicycle parking spaces shall be conveniently located near building entrances, but not within pedestrian pathways or landscaped areas.
4. An outdoor patio space with views to the east that is a minimum of 250-500 square-feet in size, with seating and shade, shall be provided. The patio area shall have adequate seating provided by trees and/or a shade structure that integrates with building architecture.

5. Signage:
 - a. No lighted signs shall be placed on the east-facing buildings or in a location that is visible from residential areas east of this development.
 - b. Colors of signage shall be added to the elevations in the form of a note.

6. Public Works/City Engineer:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
 - b. Traffic Impact study (TIS) is required (has been submitted). TIS may need an update to the overall trip generation.
 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - e. Re-plat.
 - f. The Development Review Board as a condition of platting will establish additional infrastructure requirements. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - g. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda

MOVED BY COMMISSIONER OWENS
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY

**NOW, THEREFORE, THE ENVIRONMENTAL PLANNING COMMISSION voted to elect
Commissioner McMahan as the Vice-Chairman.**

MOVED BY COMMISSIONER OWENS
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, May 15, 2003, 8:30 a.m.

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

MEMBERS

Jeffery Jesionowski, Chairman
Alan Schwartz, Vice Chair

John Briscoe
Mick McMahan
Camilla Serrano
Jens Deichmann

Bevin Owens
Larry Chavez
Elizabeth Begay

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk. Applications deferred from a previous hearing are scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.**

All written materials - including petitions, legal analysis and other documents - should be submitted at least 10 days prior to the public hearing ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly-submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order.
 - A. Announcement of Changes and/or Additions to the Agenda
 - B. Approval of the Amended Agenda
 - C. Approval of Minutes for March 20, 2003

2. Project # 1002515 *
03EPC-00490 EPC Sector Plan Amendment

CHRISTOPHER CALOTT request the above actions for all or a portion of Lots 20-24, Block 28, New Mexico Town Company's Original Townsite of Albuquerque, zoned SU-3, located on SILVER AVE. SW, between 7TH STREET SW and 8TH STREET SW, containing approximately 0.4 acre(s). (K-13) Chris Hyer, Staff Planner

3. Project # 1000593 *
03EPC-00497 EPC Site Development Plan-
Building Permit
03EPC-00551 EPC Site Development Plan-
Subdivision

MAY KELLER MCNAMARA ARCHITECTS agent(s) for CITY OF ALBUQUERQUE/FIRE DEPARTMENT request the above action(s) for all or a portion of Tract(s) B901, **SEVEN BAR RANCH ADDITION**, zoned SU-1, located on ELLISON DRIVE NW, between COORS BLVD BYPASS NW and CIBOLA LOOP NW, containing approximately 2 acre(s). (A-13) Deborah Stover, Staff Planner

4. Project # 1002379 *
03EPC-00495 EPC Site Development Plan-
Subdivision

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request the above action(s) for all or a portion of Lot(s) 1-26, Block(s) 5 and Lots 35-42, Block 4, **Paradise Heights**, zoned SU-1 for PRD, located on ROCKCLIFF BLVD. NW, between SOUTH OF MCMAHON BLVD. NW and ROCKCLIFF NW, containing approximately 9 acre(s). (A-10) Makita Hill, Staff Planner

5. Project # 1001206 *
03EPC-00510 EPC Site Development Plan-
Amendment to Subdivision
03EPC-00511 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agent(s) for MICKY PATTEN request the above action(s) for all or a portion of Tract(s) 2B, **Black Ranch**, zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD. NW, between PASEO DEL NORTE NW and IRVING BLVD. NW, containing approximately 3.5 acre(s). (C-13) Deborah Stover, Staff Planner

6. Project # 1002112

03EPC-00491 EPC Site Development Plan-
Subdivision

03EPC-00492 EPC Site Development Plan-
Building Permit

DCSW, INC. agent for PEGGY DASKALOS-LYCOU request the above actions for all or a portion of Lots 1-5 & 28-32, Block 21, **North Albuquerque Acres Tract A, Unit A**, zoned SU-2 Mixed Use, located on WYOMING BLVD. NE, between PALOMAS DRIVE NE and PASEO DEL NORTE NE, containing approximately 6 acres. (D-19) Juanita Vigil, Staff Planner

7. Project # 1000434

03EPC-00498 EPC Site Development Plan for
Building Permit Amendment

DEKKER PERICH SABATINI agent(s) for THOMAS F. KELEHER request the above action(s) for all or a portion of Lot(s) 1A, **Huning Castle Addition**, SU-2/CLO Low Density Apartment Zone, located on CENTRAL AVE. SW, between 15TH STREET NW and LAGUNA BLVD. SW, containing approximately 3 acre(s). (J-13) Robert Paulsen, Staff Planner

8. Project # 1002565

03EPC-00505 EPC Site Development Plan-
Subdivision

03EPC-00506 Zone Map Amendment

03EPC-00509 EPC Sector Plan Amendment

MARK GOODWIN & ASSOCIATES, PA agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request the above action(s) for all or a portion of Tract(s) 161-A and Tracts 161-B-1, 161-B-2, 162-A, 162-B, 163-A, 166-A, 167-A, **Los Prados de Griegos**, a zone map amendment from RA-2 to SU-1 for PRD, located on GRIEGOS ROAD NW, between SAN ISIDRO NW and GRIEGOS DRAIN, containing approximately 5 acre(s). (F-13) Simon Shima, Staff Planner

9. Project # 1002562

03EPC-00487 Zone Map Amendment

03EPC-00488 EPC Site Development Plan-
Subdivision

03EPC-00489 EPC Site Development Plan-
Building Permit

COMMUNITY SCIENCES CORPORATION agent for DALE KNIGHTON request the above actions for all or a portion of Tract 146-B-1 MRGCD MAP 32, a zone map amendment from C-1 to C-2 & R-1 to SU-1 for C-1 Permissive Uses and a Contractor's Yard, located on SECOND ST. NW, between PLEASANT AVE. NW and MONTANO ROAD NW, containing approximately 3 acres. (F-15) Juanita Vigil, Staff Planner

10. Project # 1002563

03EPC-00493 Zone Map Amendment
03EPC-00494 Sector Plan Amendment
03EPC-00496 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING agents for ANN SKINNER-JONES, request an amendment to the Downtown Neighborhood Area Sector Development Plan and a site development plan for building permit, for all or a portion of Lot(s) 5, Block 11, **PEREA ADDITION**, a zone map amendment from SU-2 SINGLE FAMILY to SU-2/SU-1, located on ROMA NW, between 12TH STREET NW and 13TH STREET NW, containing approximately .29 acre(s). (J-13) Mary Piscitelli, Staff Planner

11. Project # 1000875

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

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

12. Project # 1002556

03EPC-00470 EPC Site Development Plan-
Subdivision

H BARKER ARCHITECTS, agents for DONALD HARVILLE, request the above actions for all or a portion of Tracts D, E, **PARADISE HEIGHTS**, zoned C-2, located on GOLF COURSE ROAD NW, between BENTON AVENUE NW and WESTSIDE BOULEVARD NW, containing approximately 17 acres. (A-12) Cynthia Borrego, Staff Planner

13. Project # 1001369

03EPC-00486 Zoning Code Text Amendment

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent for CITY OF ALBUQUERQUE request an amendment to the City Zone Code, Section 14-16-3-1, Off-street Parking Regulations. Carmen Marrone, Staff Planner

14. Project # 1002458

03EPC-00508 Sector Plan Amendment

CITY OF ALBUQUEQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUEQUE request the above action(s) for LA CUEVA SECTOR PLAN, located on LOUISIANA, between PASEO DEL NORTE NE and FLORENCE AVE. NE, (-) Carmen Marrone, Staff Planner

EPC AGENDA

May 15, 2003

PAGE 5 OF 5

15. Project # 1001712

03EPC-00323 Annexation

03EPC-00325 Zone Map Amendment

03EPC-00361 Site Development Plan for
Subdivision

TIERRA WEST LLC agent(s) for E. BLAUGRUND & ASSOC., C/O JOHN MYERS request the above action(s) for all or a portion of Lot(s) A, B, C, **Taylor Ranch**, zone map amendment from A-1 SU-Permit for C-1 & R-2 to R-T & SU-1 for C-1, located on LA ORILLA ROAD NW, between VIA CORTE DEL SUR NW and COORS BLVD. NW, containing approximately 16 acre(s). (E-12) Chris Hyer, Staff Planner (**DEFERRED FROM APRIL 17, 2003**)

16. OTHER MATTERS



Staff Report

Agent	Consensus Planning
Applicant	Mickey Patten
Requests	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Tract 2B, Black Ranch
Location	Coors Boulevard between Paseo del Norte and Irving Boulevard NW
Size	Approximately 3.5 acres
Existing Zoning	SU-1 for C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor
Proposed Zoning	No Change

Staff Recommendation

APPROVAL 03EPC 00510, a site development plan for subdivision, based on the findings on page 10, and subject to the conditions of approval on page 10.

APPROVAL of 03EPC 00511, a site development plan for building permit, based on the findings on page 11, and subject to the conditions of approval on page 12.

Staff Planner

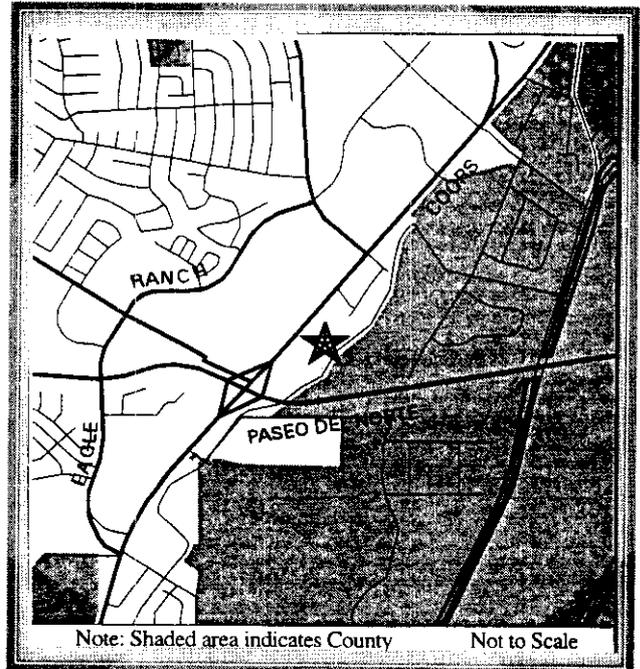
Deborah L. Stover, Planner

Summary of Analysis

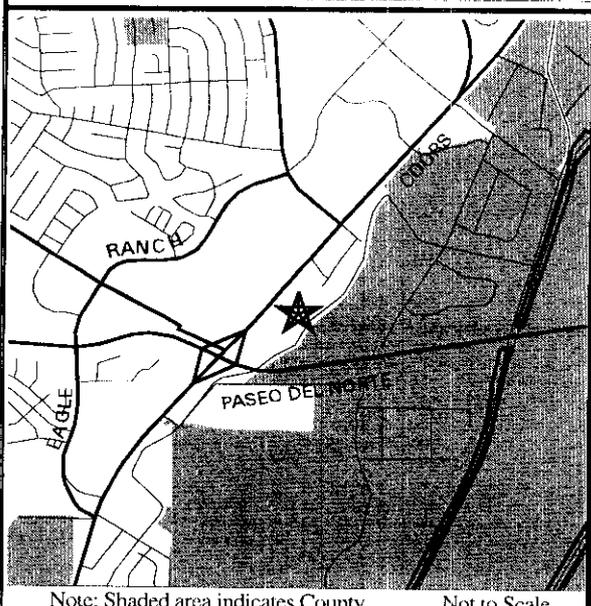
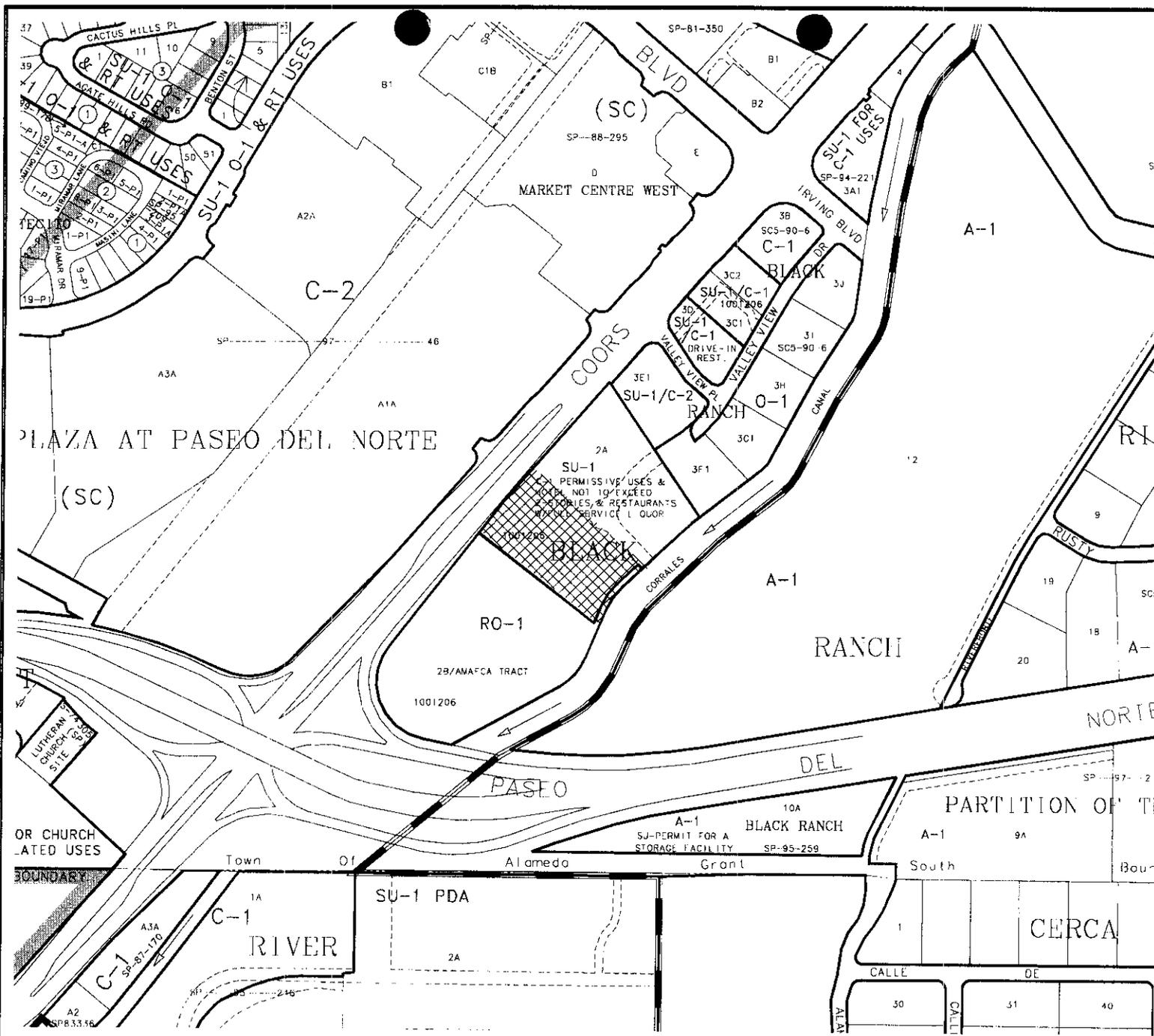
This is a request for a site development plan for subdivision and site development plan for building permit for a 3.5-acre site located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.

The requests further the applicable Goals, policies and intents of the *Comprehensive Plan*, the *West Side Strategic Plan* and the *Coors Corridor Plan* as well as the policies of *Resolution 54-1990*. The site plan for subdivision request fulfills the requirements set forth in the *Comprehensive Zoning Code* and the site plan for building permit will be adequate with some recommended modifications as found in the suggested conditions of approval.

Staff recommends approval of these requests.



City Departments and other interested agencies reviewed this application from 4/4/03 to 4/18/03. Agency comments were used in the preparation of this report, and begin on page 14.



ZONING MAP



Scale 1"=473'

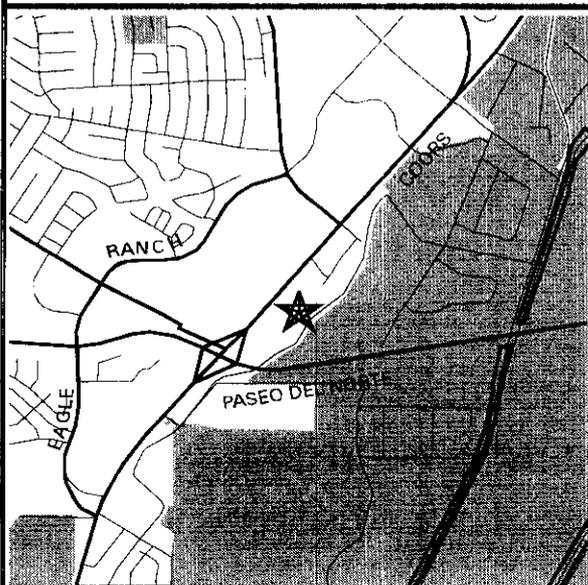
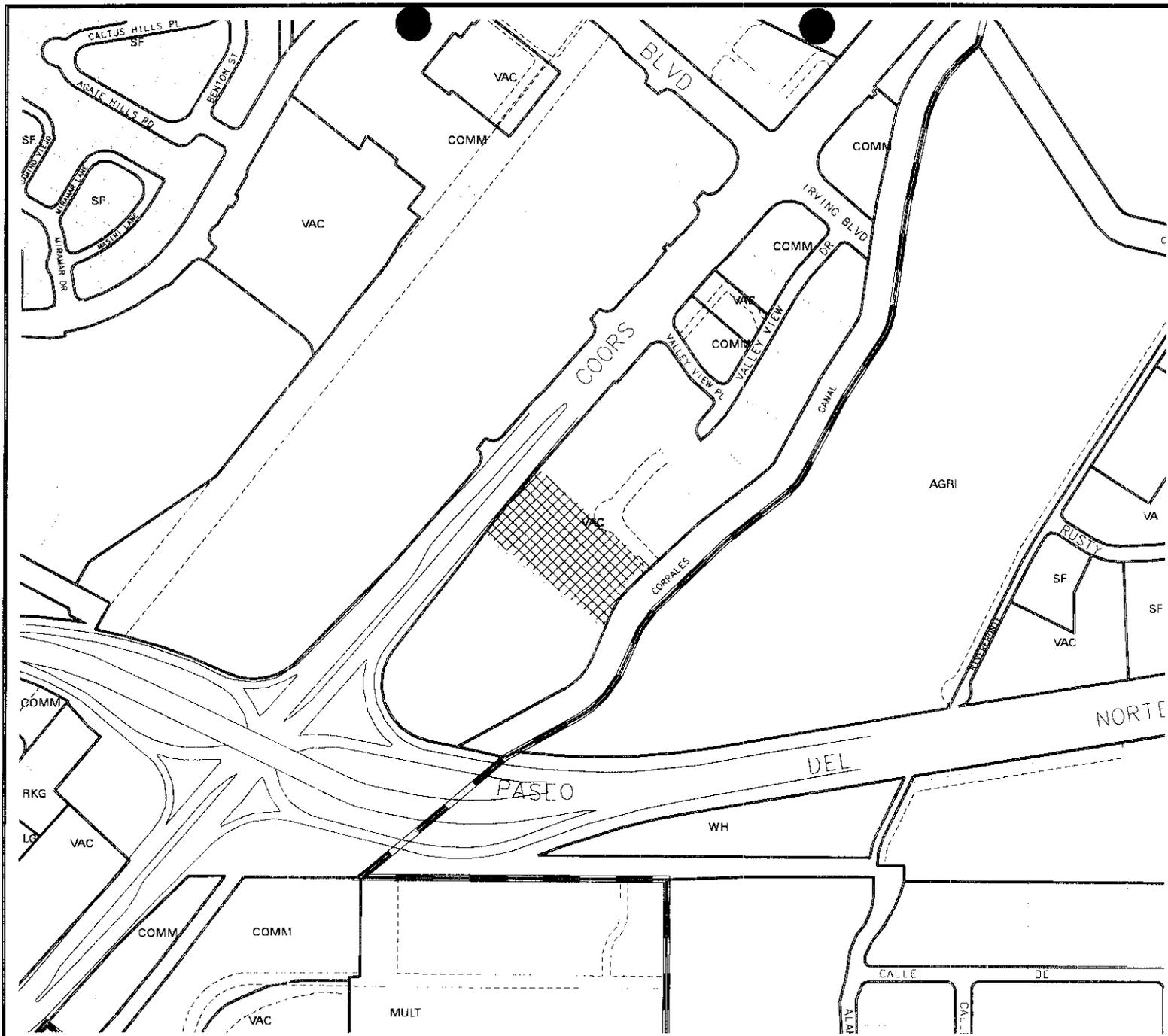
PROJECT NO.
1001206

HEARING DATE
5-15-03

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
03EPC-00510
03EPC-00511

Note: Shaded area indicates County Not to Scale



LAND USE MAP

KEY to Land Use Abbreviations

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



Scale 1"=473'

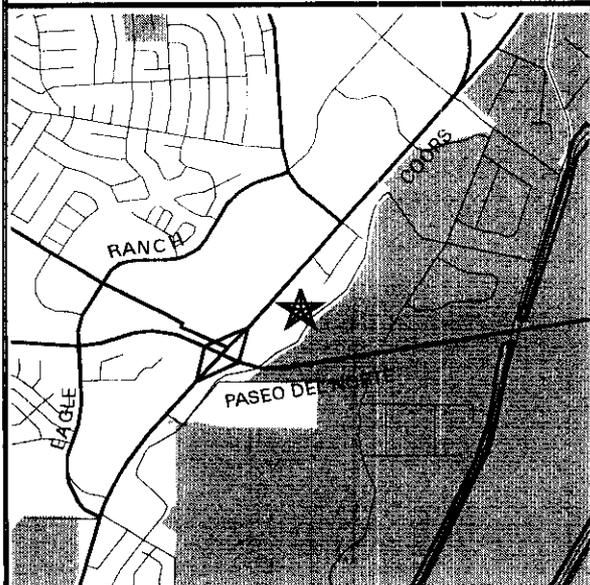
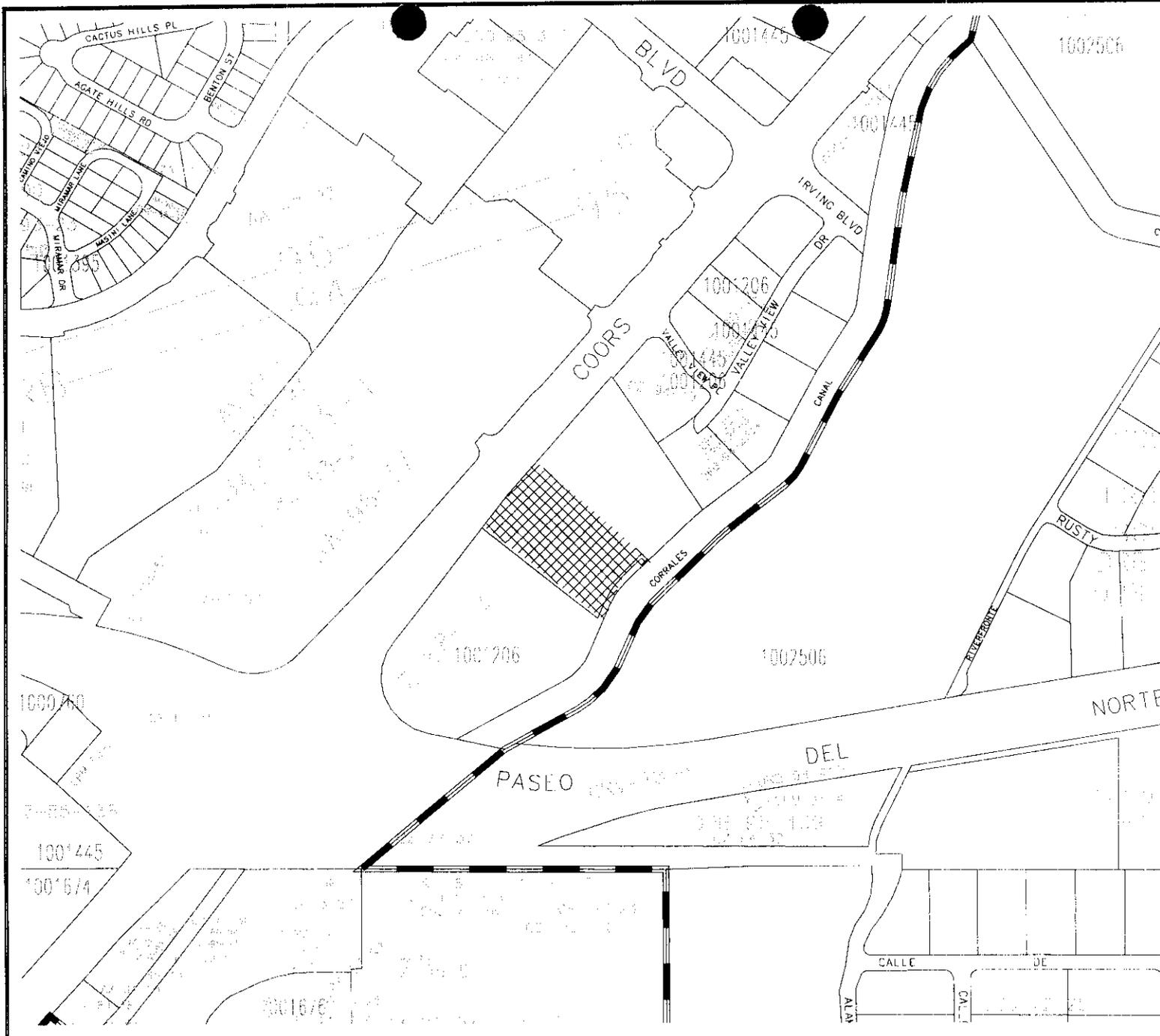
PROJECT NO.
1001206

HEARING DATE
5-15-03

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
03EPC-00510
03EPC-00511

Note: Shaded area indicates County Not to Scale



Note: Shaded area indicates County Not to Scale

HISTORY MAP



Scale 1" = 473'

PROJECT NO.
1001206

HEARING DATE
5-15-03

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
03EPC-00510
03EPC-00511

Development Services Report

SUMMARY OF REQUEST

Requests	Site Development Plan for Subdivision Site Development Plan for Building Permit
Location	Coors Boulevard between Paseo del Norte and Irving Boulevard NW

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1 Permissive Uses & Hotel Not to Exceed Two Stories & Restaurants W/Full Service Liquor	Established Urban	Undeveloped
North	SU-1 for C-1 Permissive Uses & Hotel Not to Exceed Two Stories & Restaurants W/Full Service Liquor	West Side Strategic Plan	Undeveloped
South	RO-1	Coors Corridor Plan	Drainage
East	A-1 (At City Council for Annexation & RA-1 Zoning)		Undeveloped
West	C-2 (SC)		Shopping Center

Background, History and Context

The subject site was annexed into the City of Albuquerque in 2001 with SU-1 C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor for Tract 2B zoning established at that time (01114-00556). The site is in an area that is developed with commercial uses on the west side of Coors under development on the east side of Coors Boulevard in this location. North of the site a fuel station and fast food restaurant have been approved by the EPC for Tracts 2A and 3E-1. Further north of the site is an existing drive-through restaurant with a bank and a fuel station north of Irving Boulevard. East of the site is undeveloped property zoned for office uses. This site was approved for annexation and RA-1 zoning by the EPC on April 17, 2003. The request has been forwarded to City Council with a recommendation of approval

(Project 1002506). West of the site is a large shopping center with retail shopping and restaurants among other uses. South of the site is undeveloped property that is owned by AMAFCA and used for drainage purposes.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Developing Urban by the *Comprehensive Plan* with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

- Policy a: The Established and Developing Urban Areas as shown by the plan map allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.
- Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
- Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured.
- Policy i: Employment and service uses shall be located to complement residential uses and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- Policy j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:
 - ◆ In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
 - ◆ In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when traffic problems do not result.
 - ◆ In free standing retailing and contiguous storefronts along streets in older neighborhoods.
- Policy k: Land adjacent to arterial streets shall be planned to minimize harmful affects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operations.

-
- Policy m: Urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

West Side Strategic Plan

The *West Side Strategic Plan (WSSP)* was adopted in 1997. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The WSSP is based on a Community Concept that identified seven communities in the plan and established a community-based urban form which defines areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each community is comprised of villages and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is located in the Paradise Community which has boundaries that extend to Paseo del Norte on the south and the Calabacillas Arroyo on the north. The Rio Grande comprises the eastern boundary while the western boundary is a line just west of the Ventana Ranch area. Unser Boulevard and Golf Course Road provide the major north/south access through the community. This community encompasses approximately 4,700 acres capable of supporting a population of approximately 21,700. The 1995 population of this community was approximately 8,126. Applicable policies include:

- Policy 3.8: The largest mix of land uses and the highest intensity shall develop in the Community Core Area and in Village Centers. Multi-family housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas.

Coors Corridor Plan

The *Coors Corridor Plan* was adopted in 1984 and revised in 1989. The plan provides policy and guidelines for the design of Coors Boulevard and adjacent properties between Central Avenue and Alameda Boulevard NW/NM 528. Guidelines contained in the plan relate to traffic movement, signage, landscaping, setbacks, view preservation, architecture and other similar physical elements. Development of the subject property must conform to applicable guidelines contained within this plan. The proposal falls within Segment 3 of the *Coors Corridor Plan*. The following regulations relate to this request:

Issue 4, visual impressions and urban design overlay zone, include general policies, site planning and architecture policies, view preservation and signage policies.

Issue 4, site planning and architecture, Policy 6: Commercial sites, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Coors Boulevard NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Irving Boulevard as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS – Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for an amendment of an approved site development plan for subdivision for Tract 2-A. The request is to approve a subdivision of one tract into 3 tracts for an approximately 3.5-acre site located on the east side of Coors Boulevard NW between Paseo del Norte and Irving Boulevard. The applicant proposes to create 3 lots, Tracts 2-A-2A, 2-A-2B and 2-A-2C. Tract 2-A-2A is also the subject of an accompanying site development plan for building permit. The proposed use for Tract 2-A-2A is a retail business specializing in products associated with live music, according to the application. The other two tracts created by this action will be

developed in the future, possible as fast food restaurants and other retail opportunities. The request amends the previously approved site plan, a copy of which is included in the submittal materials.

The subject site is located within the Developing Urban Area. The subject request is generally in conformance with the policies of the *Comprehensive Plan* by creating a visually pleasing built environment that respects existing neighborhood values (Policy d).

The subject site is located within the *West Side Strategic Plan*. The use is allowed within the existing zoning and does not conflict with the *West Side Strategic Plan*. The subject site was previously approved as a commercial site by the EPC. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor (Policy 3.8).

The submitted site development plan provides all required design requirement framework for future site development plans for building permit to follow within the guidelines of the *Coors Corridor Plan* (Issue 4).

The site plan meets all of the requirements of the Zoning Code by specifying all of the elements of a site development plan for subdivision. The site plan provides a scale of at least 1 inch to 100 feet, which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, internal circulation requirements and, for each lot, nonresidential uses' maximum floor area ratio. EPC approved design guidelines that are meant to guide development are also included for the site. Approval of this request will create 3 lots.

ANALYSIS – Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for site development plan for building permit for Tract 2-A-2A for a retail music shop.

Albuquerque/ Bernalillo County Comprehensive Plan

The subject site is located within the Developing Urban Area. The subject request is generally in conformance with the policies of the *Comprehensive Plan* by offering a choice in work areas and creating a visually pleasing built environment that respects existing neighborhood values.

The *Comprehensive Plan* lists two clear policies regarding this type of request. This request respects and furthers Policy i by providing an effective buffer for the residential development east of the site. The proposed commercial uses would help minimize the effects of this busy, high-automobile usage area on these neighbors below the bluff. The proposal furthers Policy k by using existing streets and not proposing a harmful use that would adversely affect nearby neighborhoods.

West Side Strategic Plan

The subject site is located within the *West Side Strategic Plan*. The proposed use is allowed within the existing zoning and does not conflict with the *West Side Strategic Plan*. Although the subject site is not within an Activity Center, it does have commercial zoning. The WSSP does not prohibit commercial development outside of Activity Centers. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor (Policy 3.8).

Coors Corridor Plan

The subject site is located within the *Coors Corridor Plan* area. The *Coors Corridor Plan*, adopted in 1984 provides policy and guidelines for the design of Coors Boulevard and adjacent properties between Central Avenue and Alameda Boulevard/NM 528. Guidelines contained in the plan relate to traffic movement, signage, landscaping, setbacks, view preservation, architecture and other similar physical elements. Development of the subject property must conform to applicable guidelines contained within this plan. This proposal falls within Segment 3 of the *Coors Corridor Plan* which requires that the submittal include site design that ensures view preservation and signage policies as well as designs that make certain that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views. In addition, the proposal conforms to other portions of the plan which require buildings to be located near the street perimeter and relate to the streetscape area along Coors Boulevard (*Issue 4, Policy 6*). This creates a relationship between the site and the streetscape along Coors.

Site Plan Layout / Configuration

The site development plan for building permit shows Tract A-2-A2, a square shaped lot adjacent to Coors Boulevard created by the accompanying site plan for subdivision. The proposal is for a 15,620 square foot retail facility. The building is situated adjacent to Coors Boulevard, as per the Coors Corridor Plan requirement (*Issue 4, Policy 6*). The building footprint is fairly rectangular in shape with parking north and east of the structure. A utility easement and drainage facility lies between the parking area and Coors Boulevard. This drainage facility has a significant grade differential that makes crossing difficult in this area. The site sits on a small bluff overlooking the east, which allows for excellent views of the river, valley and mountains.

Vehicular Access, Circulation and Parking

The site has vehicular access from Valley View Drive along the eastern boundary. Two curb cuts are provided to the site from Valley View Place. One is a 25-foot wide entry and the other is a 30-foot wide entry. A 25-foot wide ingress/egress point is provided from Valley View Drive at the midway point of the site and a 30-foot wide ingress/egress point is provided at the southern end of the site. Circulation for the site is generally in the Z-shaped parking area.

Parking for the site is provided on the north and east sides of the site. The required number of parking required is 69 spaces, and 69 spaces are provided, included four ADA accessible spaces.

May 17, 2003

Page 7

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is provided with new 6-foot wide concrete sidewalks along the north and east perimeters. In addition, a new 6-foot wide meandering sidewalk is shown parallel to Coors Boulevard with a connection to the site. This walkway also connects to the walkway at the site to the north. A six-foot wide pedestrian crossing that is clearly demarcated with colored and textured pavement is shown on the plan providing crossing access through the parking lot for pedestrians from Valley View Drive. In the approved design guidelines for the site plan for subdivision, the Site Planning section states, "In order to encourage a pedestrian friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting." The site plan attempts to provide these connections with walkways and crosswalks. In addition, the *Coors Corridor Plan* states that commercial sites should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard. This plan complies with this policy by locating the building next to Coors Boulevard and providing clear and ample pedestrian walkways around and through the site.

For this site, four bicycle parking spaces are required and 4 are provided. However, the bike rack is shown in an area that is landscaped, according to the Landscape Plan. The bicycle parking spaces should be conveniently located near building entrances, but not within pedestrian pathways or landscaped areas.

This site is within 300 feet of Routes 90 and 96.

An outdoor patio area that is 250 square feet or larger should be provided for this site. This is a site that should take full advantage of the amazing views offered from this location. Outdoor patio areas with seating and shade should be provided with views to the east.

Lighting and Security

Light pole locations are shown throughout the site plan. A detail of the fixture is shown on Sheet SDP-1. It depicts a 16-foot high pole with shoebox fixtures atop a steel pole. The Coors Corridor Plan allows pole lighting up to 20-feet in height, as was the recommendation in the approved design guidelines. The attached note states "Light fixtures shall be fully horizontal lamps so that no fugitive light will escape beyond the property line. No light source shall be visible from the site perimeter."

No fencing or other security measures are discernable from the submitted site plan.

Landscaping

The submittal includes a landscape plan which provides information regarding the proposed landscape of the site. The plan contains statements regarding water waste compliance, responsibility of maintenance, and irrigation notes. The landscape plan shows a variety of trees,

including shade trees, ornamental and evergreen species as well as shrubs and groundcover that are appropriate for this site. The plant palette includes Desert willow, Austrian pine, Tam juniper and ornamental grasses, which are all species planted at the Burger King site and are among the species recommended in the approved design guidelines for the surrounding parcels. Three species of shade trees are provided within the tree palette to ensure survival of a healthy tree canopy. The tree selections are in context with the other landscape plans approved for this area recently. Other plants have been added to enhance the overall design. Mulch is to be provided in all planting beds as ¾" Santa Fe Brown gravel. In addition, Santa Ana Tan cobbles are featured as accents throughout the site. The landscape plan provides good coverage that should reach 75% living coverage at maturity.

The site plan for building permit states that the amount of landscaping required is 7,162 square feet. The landscaping plan as shown provides more than double the required amount of landscaped area.

Grading, Drainage, Utility Plans

A grading and drainage plan has been submitted for review by the Public Works Hydrology Division. The site slopes generally from north to south.

Architecture and Signage

Elevations of the structure are provided with the submittal. The building is of stucco construction with beige, tan and coral colored stucco complemented with glass and block accents. The building is rectangular in shape with a flat roof design that is articulated by various angles and a small tower-like feature. Trim is to be painted in aqua, red and white, which is similar in design and colors to other structures in the immediate area. A computer generated version of the proposed structure has been included with the submittal.

Signage is shown on all four sides of the proposed building. In addition, a monument sign is shown. The monument sign is light beige stucco with a 54 square foot face. The sign itself is 8-foot high and 10-foot wide, as allowed in the approved Design Guidelines. To avoid future complications, the applicant should ensure that this monument sign is not placed in the area where utility lines are buried. This was cause for concern in a development just to the north of the subject site. One of the conditions of approval of the original site plan Design Guidelines for this site states that 'No lighted signs shall be placed on the east-facing buildings or in a location that is visible from residential areas east of this development.' The signage shown on the building is not described as to colors, but a note under 'Signage' does state that typical signage is 'Illuminated Plastic Channel Letters'. Colors should be added to the elevations in the form of a note. Additionally, if the signage is illuminated as stated, signage on the east facing façade of the building should be removed.

A refuse container enclosure detail is included with the submittal. This enclosure is designed to equal the building in color and materials. The walls will be CMU with stucco that matches the building. The gate will be made of metal over steel frames.

May 17, 2003

Page 9

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The agent was in attendance at the pre-hearing discussion.

The Mid-Region Council of Governments states that Coors Boulevard is identified in the Long Range Bikeway System map for bike lane facilities as part of roadway improvements on this property. The site plan shows a meandering sidewalk, but no bike lanes. Provision for bike lanes as defined in the FAABS must be included before site plan approval. However, the State Highway Department has reserved right-of-way for this purpose along Coors Boulevard and no dedication by the applicant is needed for this proposal. In a phone conversation between staff and MRCOG, it was agreed that no action on this comment is required.

Neighborhood Concerns

Staff has received no communication either for support or opposition to this request.

Conclusions

The subject request is generally in compliance with the policies of the Comprehensive Plan. The location, intensity, and design of the development respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources because the design is compatible with the surrounding area and maintains the mountain views from the site. The new growth is contiguous to existing urban facilities and where the integrity of neighborhoods can be ensured. The commercial development is located in an existing commercially zoned area at the intersection of arterial streets and with access to mass transit. The request is in compliance with the Policies of the West Side Strategic Plan by providing appropriate commercial services in areas along a major commercial corridor. Staff recommends approval of these requests.

FINDINGS – 03EPC 00510 – May 17, 2003

1. This is a request for a site development plan for subdivision for Tract 2B, Black Ranch, a 3.5 acre parcel located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor (Policy 3.8).
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and by compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard (Issue 4, Policy 6).
5. The site plan for subdivision contains all the required components as defined in the *Zoning Code*.
6. There is no known neighborhood opposition to this request.

RECOMMENDATION - 03EPC 00510 – May 17, 2003

APPROVAL of 03EPC 00510, a request for site development plan for subdivision, for Tract 2B, Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 03EPC 00510 – May 17, 2003

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since

the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

FINDINGS - 03EPC 00511 – May 17, 2003

1. This is a request for a site development plan for subdivision for Tract 2B, Black Ranch, a 3.5 acre parcel located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor ((Policy 3.8)).
4. The subject request is in conformance with the *Coors Corridor Plan* by proposing signage that preserves views and is in compliance with portions of the *Plan* which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard (Issue 4, Policy 6).
5. The submittal will be adequate with some changes and additions.
6. There is no known neighborhood opposition to this request.

RECOMMENDATION - 03EPC 00511 – May 17, 2003

APPROVAL of 03EPC 00511, a request for site development plan for building permit, for Tract 2B, Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

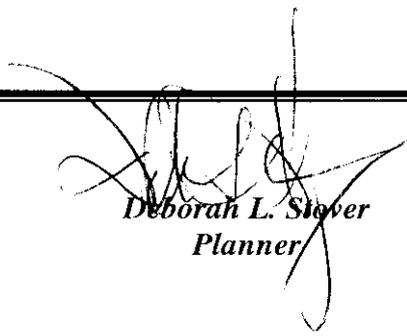
CONDITIONS OF APPROVAL - 03EPC 00511 – May 17, 2003

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The 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.
3. Bicycle parking spaces shall be conveniently located near building entrances, but not within pedestrian pathways or landscaped areas.
4. An outdoor patio space with views to the east that is a minimum of 250-500 square-feet in size, with seating and shade, shall be provided. The patio area shall have adequate seating provided by trees and/or a shade structure that integrates with building architecture.
5. Signage:
 - a. No lighted signs shall be placed on the east-facing buildings or in a location that is visible from residential areas east of this development.
 - b. Colors of signage shall be added to the elevations in the form of a note.
6. Public Works/City Engineer:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
 - b. Traffic Impact study (TIS) is required (has been submitted). TIS may need an update to the overall trip generation.
 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - e. Re-plat.

May 17, 2003

Page 13

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- f. The Development Review Board as a condition of platting will establish additional infrastructure requirements. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- g. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda



Deborah L. Stover
Planner

cc: Micky Patten, 800 Juan Tabo Blvd. NE, Albuquerque, NM 87123
Consensus Planning Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Larry Weaver, Paradise Hills Civic, 6001 Unitas Ct. NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic, 10013 Plunkett Dr. NW, Albuquerque, NM 87114
Sander A. Rue, Rancho Sereno, 7500 Rancho Ct. NW, Albuquerque, NM 87120
Kerry Davis, Rancho Sereno, 8402 Rancho Verano Ct. NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comment.

Office of Neighborhood Coordination

Riverfronte Estates ®

Paradise Hills ®

PUBLIC WORKS DEPARTMENT

Transportation Development Services

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
- Traffic Impact study (TIS) is required (has been submitted). TIS may need an update.
- Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- Re-plat.

Utility Development

- No comment on site plan for building permit. However, the Development Review Board as a condition of platting will establish additional infrastructure requirements. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMU.

Traffic Engineering Operations

- No comments.

Hydrology

- An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- Platting should be a concurrent DRB action.

Transportation Planning

- No adverse comments regarding on-street bikeway or roadway system facilities.

Street Maintenance:

- No comments.

Water Resources, Water Utilities and Wastewater Utilities:

- No comments.

New Mexico State Highway and Transportation Department:

- No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

Conditions of approval for Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
- b. Traffic Impact study (TIS) is required (has been submitted). TIS may need an update to the overall trip generation.
- c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- e. Re-plat.
- f. The Development Review Board as a condition of platting will establish additional infrastructure requirements. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- g. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no adverse comment.

Open Space Division

No adverse comment.

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, possible angle adjustment on enclosure location

FIRE DEPARTMENT/Planning

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

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

Coors Boulevard is identified in the Long Range Bikeway System map for bike lane facilities as part of roadway improvements on this property. The site plan shows a meandering sidewalk, but no bike lanes. Provision for bike lanes as defined in the FAABS must be included before site plan approval.

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based upon the information provided to date.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, May 8, 2003, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the May 15, 2003 Public Hearing, which include the projects listed below.

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Project # 1002556

03EPC-00470 EPC Site Development Plan-Subdivision

H BARKER ARCHITECTS, agents for DONALD HARVILLE, request the above actions for all or a portion of Tracts D, E, **PARADISE HEIGHTS**, zoned C-2, located on GOLF COURSE ROAD NW, between BENTON AVENUE NW and WESTSIDE BOULEVARD NW, containing approximately 17 acres. (A-12) Cynthia Borrego, Staff Planner

Project # 1001369

03EPC-00486 Zoning Code Text Amendment

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent for CITY OF ALBUQUERQUE request an amendment to the City Zone Code, Section 14-16-3-1, Off-street Parking Regulations. Carmen Marrone, Staff Planner

Project # 1002562

03EPC-00487 Zone Map Amendment
03EPC-00488 EPC Site Development Plan-Subdivision
03EPC-00489 EPC Site Development Plan-Building Permit

COMMUNITY SCIENCES CORPORATION agent for DALE KNIGHTON request the above actions for all or a portion of Tract 146-B-1 MRGCD MAP 32, a zone map amendment from C-1 & R-1 to C-2 and SU-1 for a Contractor's Yard, located on SECOND ST. NW, between PLEASANT AVE. NW and MONTANO ROAD NW, containing approximately 3 acres. (F-15) Juanita Vigil, Staff Planner

Project # 1002515
03EPC-00490 EPC Sector Plan Amendment

CHRISTOPHER CALOTT request the above actions for all or a portion of Lots 20-24, Block 28, New Mexico Town Company's Original Townsite of Albuquerque, zoned SU-3, located on SILVER AVE. SW, between 7TH STREET SW and 8TH STREET SW, containing approximately 0.4 acre(s). (K-13) Chris Hyer, Staff Planner

Project # 1002112
03EPC-00491 EPC Site Development Plan-
Subdivision
03EPC-00492 EPC Site Development Plan-
Building Permit

DCSW, INC. agent for PEGGY DASKALOS-LYCOU request the above actions for all or a portion of Lots 1-5 & 28-32, Block 21, **North Albuquerque Acres Tract A, Unit A**, zoned SU-2 Mixed Use, located on WYOMING BLVD. NE, between PALOMAS DRIVE NE and PASEO DEL NORTE NE, containing approximately 6 acres. (D-19) Juanita Vigil, Staff Planner

Project # 1002563
03EPC-00493 Zone Map Amendment
03EPC-00494 Sector Plan Amendment
03EPC-00496 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING agents for ANN SKINNER-JONES, request an amendment to the Downtown Neighborhood Area Sector Development Plan and a site development plan for building permit, for all or a portion of Lot(s) 5, Block 11, **PEREA ADDITION**, a zone map amendment from SU-2 SINGLE FAMILY to SU-2/SU-1, located on ROMA NW, between 12TH STREET NW and 13TH STREET NW, containing approximately .29 acre(s). (J-13) Mary Piscitelli, Staff Planner

Project # 1002379
03EPC-00495 EPC Site Development Plan-
Subdivision

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request the above action(s) for all or a portion of Lot(s) 1-26, Block(s) 5 and Lots 35-42, Block 4, **Paradise Heights**, zoned SU-1 for PRD, located on ROCKCLIFF BLVD. NW, between SOUTH OF MCMAHON BLVD. NW and ROCKCLIFF NW, containing approximately 9 acre(s). (A-10) Makita Hill, Staff Planner

Project # 1000593
03EPC-00497 EPC Site Development Plan-
Building Permit
03EPC-00551 EPC Site Development Plan-
Subdivision

MAY KELLER MCNAMARA ARCHITECTS agent(s) for CITY OF ALBUQUERQUE/FIRE DEPARTMENT request the above action(s) for all or a portion of Tract(s) B901, **SEVEN BAR RANCH ADDITION**, zoned SU-1, located on ELLISON DRIVE NW, between COORS BLVD BYPASS NW and CIBOLA LOOP NW, containing approximately 2 acre(s). (A-13) Deborah Stover, Staff Planner

Project # 1000434

03EPC-00498 EPC Site Development Plan for Building Permit Amendment

DEKKER PERICH SABATINI agent(s) for THOMAS F. KELEHER request the above action(s) for all or a portion of Lot(s) 1A, **Huning Castle Addition**, SU-2/CLO Low Density Apartment Zone, located on CENTRAL AVE. SW, between 15TH STREET NW and LAGUNA BLVD. SW, containing approximately 3 acre(s). (J-13) Robert Paulsen, Staff Planner

Project # 1000875

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

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

Project # 1002565

03EPC-00505 EPC Site Development Plan-
Subdivision
03EPC-00506 Zone Map Amendment
03EPC-00509 EPC Sector Plan Amendment

MARK GOODWIN & ASSOCIATES, PA agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request the above action(s) for all or a portion of Tract(s) 161-A and Tracts 161-B-1, 161-B-2, 162-A, 162-B, 163-A, 166-A, 167-A, **Los Prados de Griegos**, a zone map amendment from RA-2 to SU-1 for PRD, located on GRIEGOS ROAD NW, between SAN ISIDRO NW and GRIEGOS DRAIN, containing approximately 5 acre(s). (F-13) Simon Shima, Staff Planner

Project # 1002458

03EPC-00508 Sector Plan Amendment

CITY OF ALBUQUEQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUEQUE request the above action(s) for LA CUEVA SECTOR PLAN, located on LOUISIANA, between PASEO DEL NORTE NE and FLORENCE AVE. NE, (-) Carmen Marrone, Staff Planner

Project # 1001206

03EPC-00510 EPC Site Development Plan-
Amendment to Subdivision
03EPC-00511 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agent(s) for MICKY PATTEN request the above action(s) for all or a portion of Tract(s) 2B, **Black Ranch**, zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD. NW, between PASEO DEL NORTE NW and IRVING BLVD. NW, containing approximately 3.5 acre(s). (C-13) Deborah Stover, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Alan Schwartz, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL APRIL 23, 2003.

APPROVED

A handwritten signature in black ink, appearing to read "Russell Brito", with a long horizontal line extending to the right.

Russell Brito, Senior Planner
Planning Department

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

Meeting Date: May 15, 2003

Zone Atlas Page: C-132

Notification Radius: 100 Ft.

Cross Reference and Location: _____

App#	<u>03ERC-0510</u>
Proj#	<u>10/1206</u>
Other#	<u>03ERC-0511</u>

Applicant: Micky Patten

Address: 800 Juan Tabo Blvd NE, 87123

Agent: Consensus Planning, Inc.

Address: 934 Park Ave SW, 87102

SPECIAL INSTRUCTIONS

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

Date Mailed: 4-30-03

Signature: K. Tse-H. Lai

1013064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101306431231110404 LAND USE:

LEGAL: PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

101306427426710401 LAND USE:

LEGAL: PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

101306432555310415 LAND USE:

LEGAL: TRAC T 3E -1 BLACK RANCH TRS 3E-1 3F-1 & 3G-1 (BEING
PROPERTY ADDR: 00000 9370 VALLEY VIEW DR NM
OWNER NAME: GUTIERREZ LARRY P & JANE H
OWNER ADDR: 03313 GIRARD NE ALBUQUERQUE NM 87107

101306433832710407 LAND USE:

LEGAL: TRAC T 3F -1 BLACK RANCH TRS 3E-1 3F-1 & 3G-1 (BEING
PROPERTY ADDR: 00000 9368 COORS BLV NM
OWNER NAME: BLACK ALBERT J & MARY JANE RVT
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306435133810408 LAND USE:

LEGAL: TRAC T 3G -1 BLACK RANCH TRS 3E-1 3F-1 & 3G-1 (BEING
PROPERTY ADDR: 00000 9374 COORS BLV NM
OWNER NAME: BLACK ALBERT J & MARY JANE RVT
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306436235410409 LAND USE:

LEGAL: TRAC T 3H BLACK RANCH (BEING A REPLAT OF TR 3 BLACK
PROPERTY ADDR: 00000 9378 VALLEY VIEW DR NM
OWNER NAME: BLACK ALBERT J & MARY JANE RVT
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

1013064340336610414 LAND USE:

LEGAL: TRAC T 3D BLACK RANCH (BEING A REPLAT OF TR 3 BLACK
PROPERTY ADDR: 00000 9380 COORS BLV NM
OWNER NAME: MCCOLLUM THOMAS E & GAY N & MC
OWNER ADDR: 11000 BERMUJA DUNES NE ALBUQUERQUE NM 87111

101306440532710102 LAND USE:

LEGAL: MRGC D MA P 25 TRACT 5A1A (AKA TR 12 EXC PORT. OUT T
PROPERTY ADDR: 00000 N/A
OWNER NAME: BLACK ALBERT J ETUX C/O BLACK
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306423734120210 LAND USE:

LEGAL: TR A 1A P LAT FOR THE PLAZA AT PASEO DEL NORTE TRACT

PROPERTY ADDR: 00000 9311 COORS BLVD
OWNER NAME: PRICE REIT INC C/O KIMCO REALT
OWNER ADDR: 03333 NEW HYDE PARK RD NEW HYDE PARK NY 11042

101306430142820213 LEGAL: TR D PLA T FOR THE PLAZA AT PASEO DEL NORTE TRACTS LAND USE:

PROPERTY ADDR: 00000 9371 COORS BLVD
OWNER NAME: DAYTON HUDSON CORPORATION T-06
OWNER ADDR: 00000 MINNEAPOLIS MN 55440



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 24, 2003

TO CONTACT NAME: John Valdez
 COMPANY/AGENCY: Consensus Planning
 ADDRESS/ZIP: 924 Park Ave. SW 087102
 PHONE/FAX #: 764-9801 / 842-5495

Thank you for your inquiry of 3-24-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 2-A-2, Black Ranch

zone map page(s) C-13

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

Paradise Hills Civic
 Neighborhood Association
 Contacts: Larry Weaver
12001 Unitas Ct NW / 87114
898-8640 (w) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr NW
897-2593 (w) 87114

Rancho Sereno
 Neighborhood Association
 Contacts: Sander A. Rue
7500 Rancho Solano Ct NW / 87120
899-0288 (w) 899-8548 (w)
Kerry Davis
8402 Rancho Verano Ct NW
890-6499 (w) 823-1000 (w) 87120

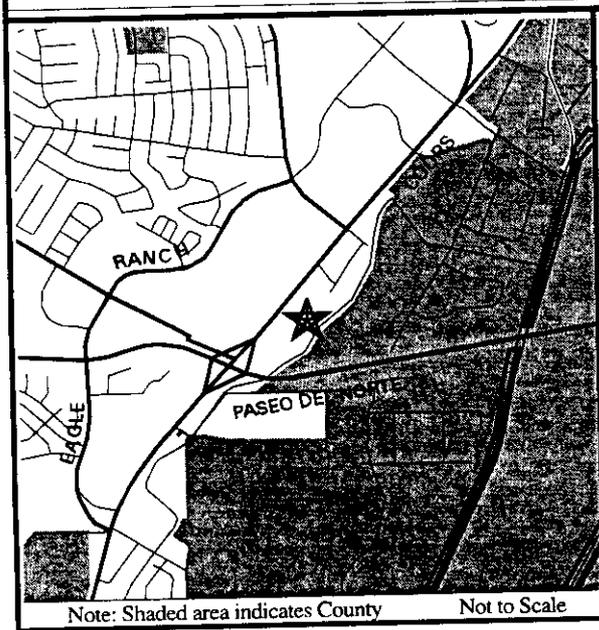
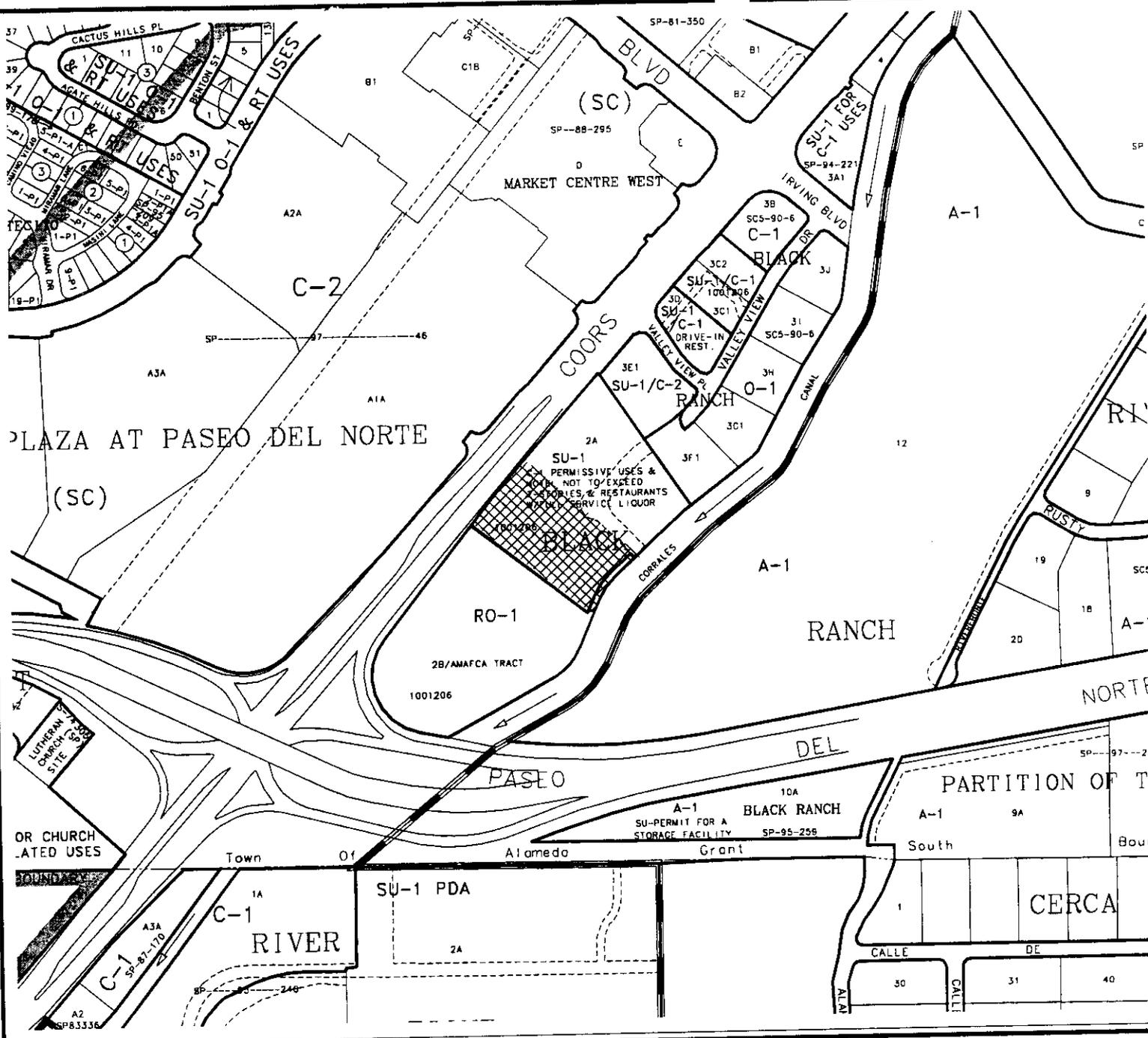
See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana R. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



ZONING MAP



Scale 1" = 473'

PROJECT NO.
1001206

HEARING DATE
5-15-03

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
03EPC-00510
03EPC-00511

Note: Shaded area indicates County Not to Scale

Proj# 1001206

MICKY PATTEN
800 JUAN TABO BLVD NE
ALBUQUERQUE NM 87123

TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE NM 87114

101306432535310415

GUTIERREZ LARRY P & JANE H
3313 GIRARD NE
ALBUQUERQUE NM 87107

101306440532710102

BLACK ALBERT J ETUX C/O BLACK
10416 MORNING STAR NE
ALBUQUERQUE NM 87111

CONSENSUS PLANNING, INC.
924 PARK AVE SW
ALBUQUERQUE NM 87102

SANDER A. RYE
Rancho Sereno Neigh. Assoc.
7500 RANCHO SOLANO CT. NW
ALBUQUERQUE NM 87120

101306433832710407

BLACK ALBERT J & MARY JANE RV
10416 MORNING STAR NE
ALBUQUERQUE NM 87111

101306423734120210

PRICE REIT INC C/O KIMCO REAL
3333 NEW HYDE PARK RD
NEW HYDE PARK NY 11042

LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNITAS CT. NW
ALBUQUERQUE NM 87114

KERRY DAVIS
Rancho Sereno Neigh. Assoc.
8402 RANCHO VERANO CT. NW
ALBUQUERQUE NM 87120

101306434036610414

MCCOLLUM THOMAS E & GAY N & M
11000 BERMUDA DUNES NE
ALBUQUERQUE NM 87111

101306430142820213

DAYTON HUDSON CORPORATION T-0
777 NICOLLET MALL
MINNEAPOLIS MN 55402



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03EPC-00494 Sector Plan Amendment
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03EPC-00511 EPC Site Development Plan-Building Permit

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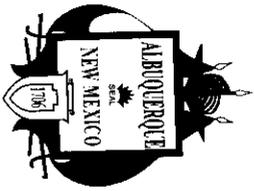
Alan Schwartz, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL APRIL 23, 2003.

APPROVED

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Russell Brito, Senior Planner
Planning Department



City of Albuquerque

P.O. BOX 1298 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

101500430142820213

DAYTON HUDSON
777 NICOLLET MA
MINNEAPOLIS MN

5540223034 1102 21 05/05/03
55402X2004 17



5540223034 1102 21 05/05/03
TARGGET TIME EXP
FORWARD CORP ORATION
1000 NICOLLET MALL
MINNEAPOLIS MN 55403-2457
RETURN TO SENDER

