

FAX TRANSMITTAL

PAGE 1 of 2

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

DATE: 6.3.05
~~6.4.05~~

rev: 12/2003 x:\share\epc\stuff\siteplan\NewFaxist

TO: Consensus Plng FAX #: 842-5495

FROM: Stallworth CABQ Contact Phone #: 924-3860

RE: **Site Development Plan**
 Project Description: Longford Village @ Arrowwood
 EPC Project #: 05-924, 925, 926, 927 EPC Case #: 1001443
 Cases Proj.

The Planning Department changed the application schedule for EPC submittals in 2003, decreasing the time interval between application deadline and hearing date. This shortened schedule requires site plan submittals to be complete: **all items on the site development plan checklist must be shown and/or accounted for on the submittal.** After submittal on Thursday, applications and accompanying site plans are reviewed for completeness by Planning staff on Friday, and then distributed to commenting City Departments and other Agencies on Monday – **there is no opportunity to revise or amend severely deficient submittals before agency distribution.**

Upon review, our office has determined that there are deficiencies with your EPC submittal for Site Development Plan. The attached sheet(s) indicate these deficiencies. Because of the extent and/or nature of these deficiencies:

Provisional distribution to other agencies and City Departments is possible; eleven (11) copies of a complete site plan that clearly addresses all Site Development Plan Checklist items must be submitted to the Planning Department (staff planner) by 6.10.05.

Your site plan submittal is **rejected**: Severe and/or copious deficiencies prevent a complete and meaningful review of the submittal. Consequently, this request will not be scheduled for the EPC hearing on _____; resubmittal of site plans that address all Site Development Plan Checklist items is necessary to be scheduled for a future EPC hearing.

Site development plan packets shall be composed of:

1. Site Plan for Subdivision and/or
2. Site Plan for Building Permit
 - 2a. Landscaping Plan
 - 2b. Utility Plan
 - 2c. Preliminary Grading and Drainage Plan
 - 2d. Building and Structure Elevations
3. Plan reductions 8.5" x 11"
4. Written project summary

Deficient

X



Longford Village at Arrowwood

Zoning and Site Plan Justification

Prepared For:

Longford Homes LLC
7007 Jefferson St. NE, Suite A
Albuquerque, NM 87109

Prepared By:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

June 2, 2005

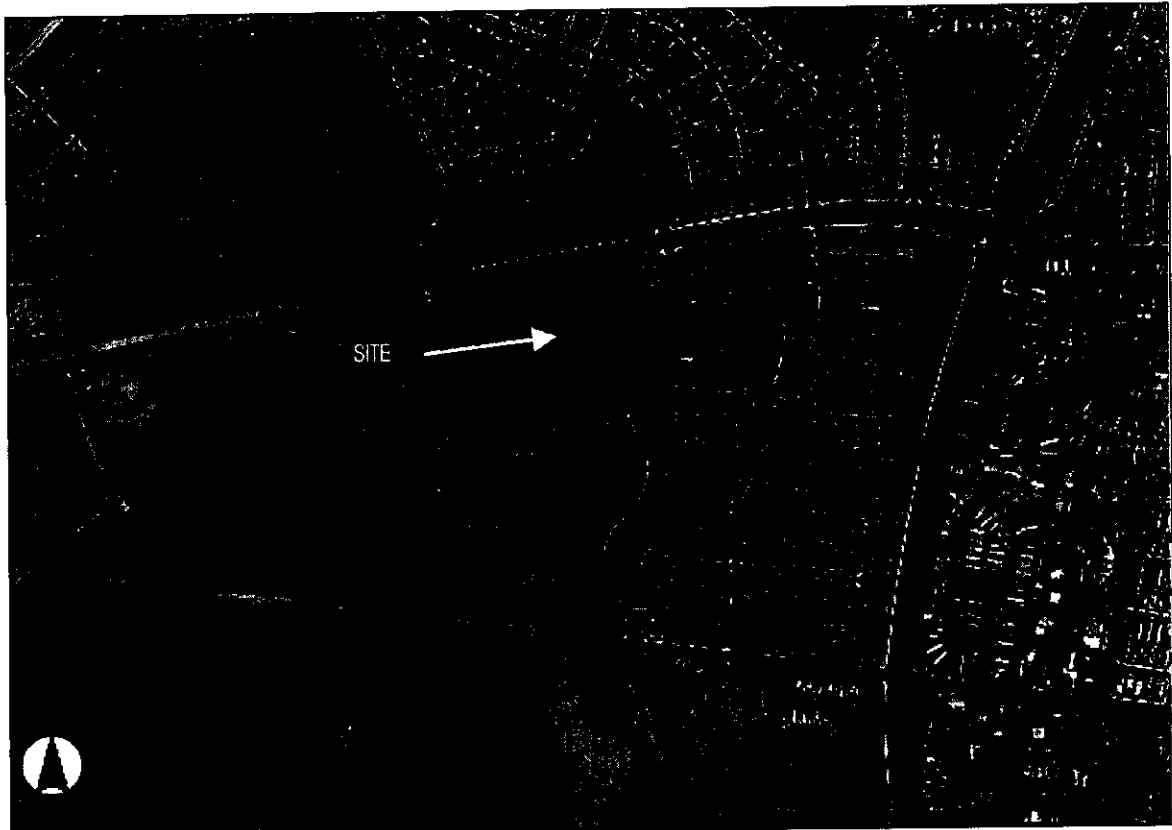
1. INTRODUCTION

This zone map/sector plan amendment and site plan approval request covers approximately 13 acres located on Albuquerque's Southwest Mesa. Specifically, the subject site, named Longford at Arrowwood, is located at the southwest corner of Gibson Boulevard SW and Stampede Drive SW. The subject site's western boundary line is located adjacent to the Amole Arroyo Drainage Right-of-Way. The legal description for the site is:

Lot 5A, El Rancho Grande I

The subject site is also located within the boundaries of the Rio Bravo Sector Development Plan. The site is currently zoned SU-1 Mixed Use and this amendment proposes to change the zoning to SU-1 PRD in order to locate higher density single family homes on the property. The current zoning of SU-1 Mixed Use will allow C-2, O-1, and R-2 uses to be developed on the site but placed restrictions over the amount of each category that could be developed. These restrictions include:

- C-2/O-1 uses are restricted to 8.5 Acres
- R-2 uses are restricted to 5 Acres



2004 Aerial Photograph showing the site in relation to the existing neighborhood

2. BASIS OF THE ZONE MAP AMENDMENT

The type of use that is being proposed through this application could be developed under the R-2, however, for the project to be successful, a zone map amendment is needed, in order to allow the entire site to be developed with residential uses. The product type, which is characterized as single-family residential cottages on smaller lots, contains areas of open space that links and unifies the site. As a result, the entire 13 acres needs to be utilized to create the residential environment that has made the product type successful in other projects in the southwest.

The basis of this zone map amendment is that the change is more beneficial to the community, pursuant to Resolution 270-1980 for the following reasons.

- The requested zoning and development of a high density single-family residential product helps to implement City of policy of locating higher densities within Activity Centers. The subject site is located within the 98th/Gibson Community Activity Center.
- While the site is located in an Activity Center, the mixed of uses allowed by the current zoning is more appropriate at the intersection of 98th and Gibson. In addition, changing the zoning on this site does not limit the ability to develop commercial or office uses in this Activity Center. Three other sites within the Activity Center provide opportunities for commercial/office development as well. Commercial and office development can occur on the following properties:
 - Parcel 12B1 (across the street from subject site), zoned SU-1 Mixed Use allows 15 acres of C-2 and 8 acres of O-1;
 - Parcel 34D1A (located at the SW corner of 98th and Gibson), zoned SU-1 for Mixed Use, allows 6 acres of C-2 and 4 acres of O-1; and
 - Parcel E-4 (located at the NW corner of 98th and Gibson), zoned C-2, is comprised of 17.81 acres.

All together, 38.81 acres of commercial and 12 acres of office development could still develop on the remaining parcels within the Activity Center, even if the subject site is re-zoned for all residential development.

- The request helps to promote future transit ridership by locating a higher density housing product in an activity center.
- The product type is unique for the City of Albuquerque. It is a single-family home on small lots, which appeal to retirees, "empty nesters", and seniors who do not desire a large lot to maintain.
- The density of the development would actually be less than what could be allowed under the current R-2 portion of the site; The R-2 zoning allows a maximum density of 30 dwelling units per acre. A potential of

150 units could be developed under the current zoning, even with the restriction on R-2. Approval of this request would allow the development of 114 single-family units. As a result there will be less of an impact on schools and traffic with the zone map amendment than with the existing zoning. The following table provides a comparison of the densities.

Zoning Category	Density	Potential Units
Existing SU-1 Mixed Use with R-2 being developed on 5 Acres	30 DUs/Acre	150 Units
SU-1 PRD	+/-9 DUs/Acre	114 Units

- The current R-2 portion of the SU-1 Mixed Use zoning would most likely develop with apartment and/or town home development. If approved, this zone map amendment would allow the development of single-family owner occupied homes. As a result, the neighborhood would be more stable and less transient than would be allowed by the current zoning.
- Two new school sites are planned for the southwest mesa including a new high school and new elementary school. These two new schools will alleviate much of the overcrowding issues that are impacting current schools in this area. Students generated by this development could be expected to attend these new schools. According to the APS planner/demographer, the new elementary school, which is located on a site off of Blake, will open in the fall of 2006. The high school site is located at Dennis Chavez and 118th and the School District is expected to close on the land in the very near future.
- The development will come with an amenities package that is unique relative to other developments that have occurred in the Southwest Mesa. It will include a private park, a strip of open space located along the western edge of the site, common landscaped areas, additional guest parking, and street trees. The community will create a visually pleasing environment for all residents of the Southwest Mesa.
- The subject site is not located at a major intersection, meaning that mixed use development at this location may not be as desirable. Instead commercial, office, and mixed use development is more appropriate at the intersection of 98th/Gibson intersection, west of the site. The zone map amendment would allow higher density housing to be located at the site, which could support commercial and mixed use development at the 98th/Gibson intersection.
- The SU designation is still being retained by this application. It provides site plan control over the development of the property which gives the

neighbors and the City more input in the final development of the site.
and

- Addition of these homes at this location will support the development of commercial and retail services on adjacent properties.

2. SITE CHARACTERISTICS AND EXISTING CONDITIONS

The subject site is currently vacant, however, the area has infrastructure improvements associated with previous development that has occurred. These infrastructure improvements such as the construction of Gibson Boulevard in the area have now made this property suitable for development. The areas to the west have seen significant single-family residential development in the recent years, most of which is associated with the development of the El Rancho Grande area. Additional development has taken place to the west of the site.

Adjacent land uses and zoning include:

Direction	Zoning	Actual Land Use
North	SU-1 Mixed Use; C-2 to the Northwest (Across Snow Vista Diversion Channel)	Vacant
East	R-T	Single Family Homes
South	Park as designated by the Rio Bravo Sector Development Plan)	City of Albuquerque well site; majority of the site is vacant. Final construction drawings have been delivered to the City of Albuquerque for subsequent development
West	SU-1 R-2 and R-T (Across the Amole Arroyo Drainage ROW and Snow Vista Diversion Channel)	Vacant

Lot 5A together with Lot 12B1, Lot E4, Lot E5A, Lot 34D1A, and Lot E6A together form the 98th/Gibson Activity Center as designated by the West Side Strategic Plan and the Rio Bravo Sector Development Plan. All together these tracts comprise 150 total acres to serve the Bridge/Westgate and Gun Club communities.

To the south of the subject site, is a future park City of Albuquerque Park site. Silvertree Park has been under design and final construction documents have been submitted to the City. As the City secures funding for this park, development will begin.

Two school sites are also located in the area. An elementary school site is located off of Blake Street with construction and development expected to occur over the course of the next year. Initially, the school will begin as a series of portable buildings until the actual school building can take place. The elementary school is

expected to open its doors in the Fall of 2006. APS is also close to finalizing a deal for a high school site located off of Dennis Chavez Boulevard (intersection of Dennis Chavez Boulevard and 118th Street. Once APS secures the land, planning can begin for construction of a new high school to serve the area.

On the west side of the property, there are two easements. One easement is a 50' City of Albuquerque water line easement, while the other is a 100' PNM easement. The easements are located adjacent to the Amole Channel. These easements will remain part of an open space area that will be utilized for the benefit of the residents of the Arrowwood development. The proposed Arrowwood community is also located north of a developing City of Albuquerque park, providing additional open space and recreational opportunities for the residents of the park.

3. CASE HISTORY

The El Rancho Grande area has been the subject of several actions within the last few years as efforts have been made to clarify the zoning per the Rio Bravo Sector Development Plan. Two specific cases were heard and approved by the Environmental Planning Commission and are summarized below.

Project #1001443, File 01110-01241/01138-01240

This was a case where the EPC voted to approve a zone map amendment and recommended approval to City Council a sector plan amendment for parcels located within the El Rancho Grande Village Center (Silver Tree). Specifically, the case accomplished the following:

01110-01241

Approval of a zone map amendment from SU-1 for Mixed Use; R-LT to SU-1 for Mixed Use; R-T for Parcel 5, 6, and portion of Parcel 4, El Rancho Grande Unit 1.

This is the case that changed the zoning for the subject site. It changed the zoning from R-LT and R-T to the current zoning designation of SU-1 for Mixed Use with restrictions on the amount of C-2/O-1 and R-2 that could be developed on Lot 5A. Several findings supported the zone map amendment including; The request offered the consumer more choice and variety in urban living options; the project would create a visually pleasing environment that perpetuated the tradition of an identifiable, individual but integrated community; the zone map amendment would reduce the large amount of commercial zoning while creating a mixed-use center expressed by the Plan.

01138-01240

Recommend approval to the City Council of an amendment to the Rio Bravo Sector Development Plan.

The same findings applied to the zone map amendment also applied to the sector plan amendment.

Project #1001450, File 01128-01250

This case approved a site plan for subdivision for Parcel 12, located across Gibson Boulevard. One of the conditions of the approval was that the office and commercial components of the request would be combined through bulk platting. The approval also required that the site would develop with 64% C-2 uses and 36% O-1 uses. The other condition required the dedication of rights-of-way for Gibson Boulevard (124 feet), 86th Street (80 feet, and includes bikeway facility lane), and 98th Street (124 feet).

This case is significant for this application since any commercial and office use that develops in the area would need to be supported by rooftops. It also required infrastructure improvements to occur in the area, which help to support development of the overall area.

4. ZONE CHANGE JUSTIFICATION: APPLICABLE PLANS AND POLICIES

A. Albuquerque/Bernalillo County Comprehensive Plan

This request is consistent with several goals and policies located within the *Albuquerque/Bernalillo County Comprehensive Plan*. The subject site is located in the Developing Urban area as designated by the Comprehensive Plan, which outlines several goals and policies for this area.

Activities Centers and Corridors

The **Goal** is to expand and strengthen concentrations of moderate and high-density mixed land use and socio/economic activities which reduce urban sprawl, auto needs, and service costs, and which enhance the identity of Albuquerque and its communities.

Policy f The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by transition areas of less intensive development.

Approval of the zone map amendment for this site helps implement this policy since it provides a transition between the potential higher intensive uses found in the remainder of the activity center and the residential densities located to the east.

Developing Urban Area Policies

The **Goal** is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

- 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 f Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.
- Policy h Higher density housing is most appropriate in areas where a mixed density pattern is already established by zoning, in areas where it is compatible with existing area land uses, and in areas where a transition is needed between single family homes and much more intensive development.

This request is consistent with and helps to implement the goal and the supporting policies listed above. Approval of this request will allow the development of a higher-density single family residential development in a designated Community Center. The product is designed in a manner where homes are clustered around common open space areas. The SU-1 designation will allow the City site plan control in order to ensure that quality development takes place.

The zone change request would implement this policy by providing new homes in a rapidly developing area. Without this zone change, the subject site will remain a blighted parcel in an area with new homes, school, church, and park. By granting the zone change, the developer would be charged with development of the site including constructing the infrastructure internal to the site.

The subject site is also located within a Priority 1 City Service Area within the West Side Strategic Plan. The West Side Strategic Plan states that infill and redevelopment will be needed on land that becomes available. This requested zone change provides a mechanism for addressing the need for both infill and redevelopment in this area better than the existing zoning. By keeping the existing zoning, the potential increases for the site to remain underutilized and vacant since commercial and office uses will be more inclined to want to develop at the intersection of Gibson and 98th.

Transportation Policies

Policy b Travel needs shall be reduced and alternative mobility, including transit, shall be promoted through the management of land use, transportation demand, and building and site design.

Possible Techniques

3. Through zoning, platting, and other regulations and policies, encourage planned developments which compatibly mix residential uses with selected retail, commercial, entertainment, and public services in urban centers and activity centers.

Policy g Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

This request meets the expectations of both policies by providing single-family homes at higher densities within a developing Activity Center. Residents living in the neighborhood developed on the subject site would have easy pedestrian access to the range of commercial and community uses envisioned for this Activity Center. There is a trail planned for the Amole Channel that will link the subject site with the rest of the Activity Center. In addition, two proposed APS schools are planned for the area, which could contribute to the pedestrian opportunities and the creation of a walkable community.

Open Space Policies

Policy f A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created. Trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage, and other functions or link to other areas within the Open Space network.

A large strip of open space will be maintained on the western edge of the Arrowwood community. This open space will be contained in easements located adjacent to the Amole Channel and helps to implement this policy. In addition, the site is located adjacent to the Amole Channel trail, which will be developed. This trail is planned to link to other trails located within the Rio Bravo Sector Plan area, providing pedestrian access to community facilities (such as Silvertree Park and schools).

B. West Side Strategic Plan

The subject site is located in the Bridge/Westgate Community as designated by the West Side Strategic Plan. Bridge/Westgate Community is designated as a Priority 1 City Service Area in the Phasing Plan for Decade I and II (1995-2015). In the past two years, a great deal of infrastructure has been completed in the area. For example, Gibson Boulevard has been constructed in this area. One of the

Community Centers that serve this community was newly designated through the 2002 City Council Amendments. Specific policies relating to the Bridge/Westgate communities that are relevant to this request include:

Policy 3.40 Urban style services are appropriate in the Community. This area shall receive a high priority for public infrastructure spending.

Policy 3.42 Support the location of mixed-use higher density development within this Community in the Activity Centers internal to the Community.

The subject site is located within the 98th/Gibson Community Activity Center. The West Side Strategic Plan's intent for Community Centers is that they develop with the highest concentration of densities and most intense land uses. This request provides an appropriate location for the development of higher density homes, like the products that will be developed on the subject site. This request helps to implement West Side Strategic Plan policies regarding Activity Centers.

C. Rio Bravo Sector Development Plan (Including Sector Plan Amendment)

The Rio Bravo Sector Development Plan identifies the subject site and surrounding parcels as the Community Activity Center. The Sector Plan recommended that the site be zoned for SU-1 Mixed Use, which could include higher density residential uses. On page 25 of the Plan, it states:

"The mixed-use can be applied so as to include R-LT zoning and other high-density residential uses".

This statement implies that the site could potentially be appropriate for higher density residential development that could in turn, support the other uses within the Activity Center.

The Sector Plan amendment portion of this request seeks to amend Illustration 3 and 8 of the Rio Bravo Sector Development Plan to reflect the zoning category requested by this application. Land Use and Revised Zoning classes should be changed to read SU-1 PRD for the subject site.

D. Resolution 270-1980

A. The proposed zone change and Sector Plan amendment is consistent with the health, safety, morals, and welfare of the City. It would allow development of a quality housing product that appeals to many different segments of the population. The development would consist of amenities that have not been developed in other southwest mesa subdivisions. As a result, the overall quality of not only the development, but of the surrounding neighborhoods in the southwest mesa could be raised. The zone change is consistent with several City plans and policies.

B. This land use would promote the stability of the land use and zoning. The SU-1 designation provides a predictable indicator of what the zoning is and what land uses are allowed. If approved, this zoning would allow the development of single-family homes which would provide greater stability than apartments/town homes, and office/commercial uses.

C. The proposed zone map and Sector Plan amendment is not in significant conflict with adopted elements of the Comprehensive Plan or other City plans or policies. Instead, it helps to implement West Side Strategic Plan policies related to Activity Center development by locating higher density housing within an Activity Center. It also satisfies City policies related to developing in areas served by existing utilities and overall respect to the existing neighborhood.

D(3). The requested zoning of SU-1 PRD is more appropriate because it would be more beneficial to the community for the reasons previously identified in Section 2 of this Justification narrative. Important issues that would be addressed by this zone map amendment, however, including:

- Decreased residential densities than what is currently allowed by the existing zoning;
- Higher density at this location would support the establishment of retail and commercial businesses elsewhere within the Activity Center and Bridge/Westgate community;
- Elimination of the potential to develop commercial or employment uses in this Activity Center would not be diminished by this zone map amendment. There still exists 38 acres of commercial land and 12 acres of office land within the Activity Center;
- The type of housing product will further diversify the housing stock in the neighborhood and develop with amenities that will help to preserve property values; and
- The development will retain the SU designation and will be site planned controlled, which allows greater input into the development by City staff and neighbors.

E. The uses allowed by the zone map amendment would not be harmful to the adjacent property or the Bridge/Westgate community. The zoning would allow the development of higher-density single family homes that are site planned control. The amenities package that will be included as part of the development are intended enhance both the development and the Bridge/Westgate community. The amenities that will be developed have not been typically included in previous subdivision development.

F. The proposed zone change and Sector Plan amendment does not require major unprogrammed capital expenditures by the City. This site is located in Service Area 1 as designated by the West Side Strategic Plan meaning that the City will prioritize infrastructure provision to this area. In addition, much of the infrastructure has

already been developed at this location, including the extension of Gibson Boulevard.

G. The cost of land or other economic consideration pertaining to the applicant is not the basis of this zone map and sector plan amendment. Higher density housing at this location would be more appropriate than the existing zoning. This site is not as desirable for commercial and/or office development, which normally want to be located at the intersection of major streets. Without the zone map amendment, the site could potentially be left undeveloped and leaving a blighted area adjacent to new homes.

H. The site's location along Gibson Boulevard is the not determining factor for this zone map amendment. The request is not for apartments, office, or commercial zoning.

I. This zone map amendment is not a spot zone. There are other single-family homes located in the area. The proposed site is also located within a designated Activity Center, where a mix of densities and uses are appropriate.

J. The zone map amendment is not for commercial zoning, therefore it would not constitute a strip zone.

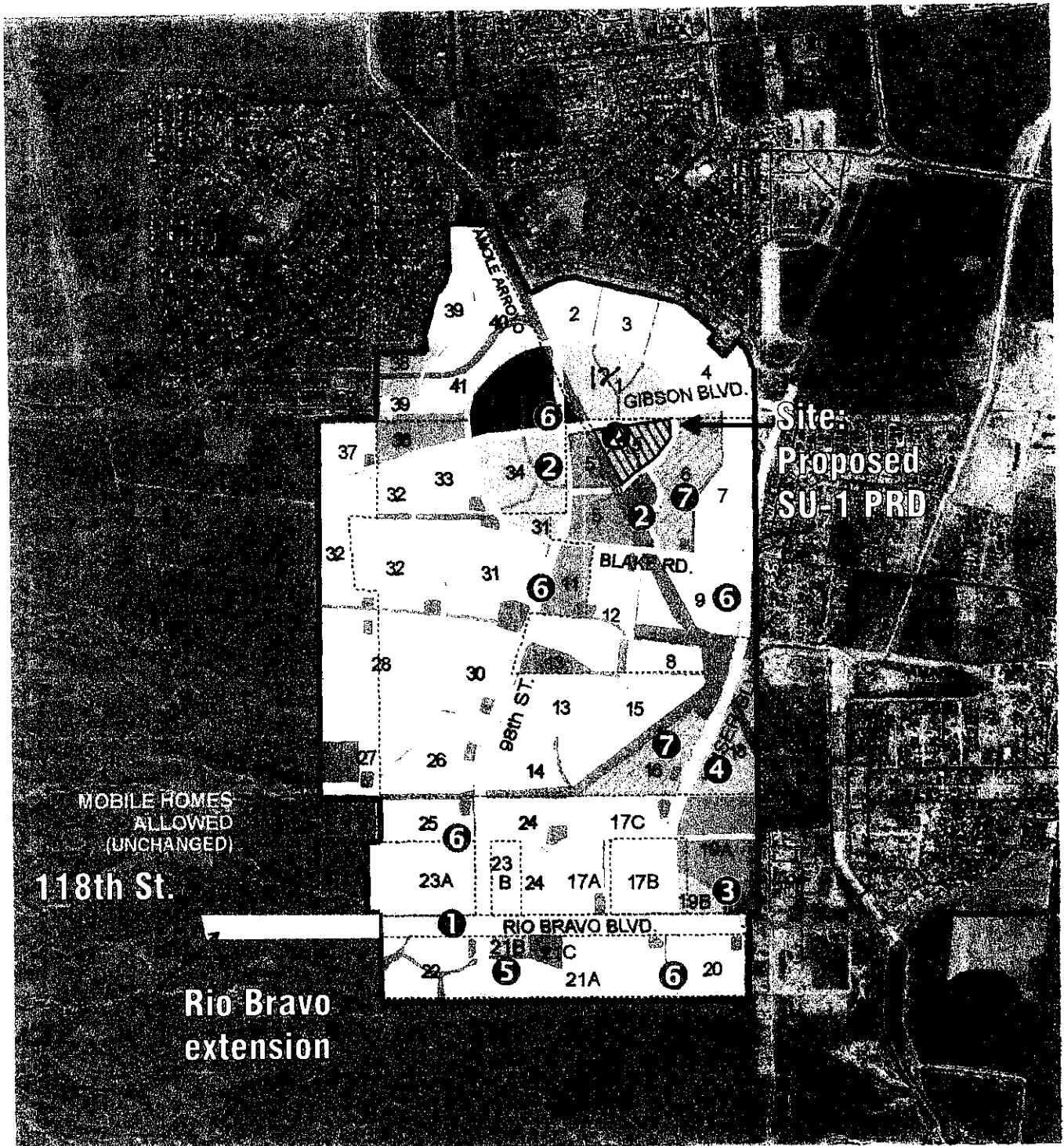
E. Trails and Bikeways

The Trails and Bikeways Facility Plan identifies a proposed secondary trail along Gibson Boulevard SW. The Plan states that secondary trails supplement the primary trail system and may provide access to the primary trail system. The Gibson Boulevard Secondary Trail is not shown as extending west of Unser Boulevard. The site is located adjacent to the Amole Arroyo Urban Trail on the western property boundary. The Rio Bravo Sector Development states that the Amole Arroyo is suitable for equestrian mobility and open space trails. The Amole Arroyo Urban Trail's location adjacent to the subject site provides an ideal recreational amenity for future residents of the development but also can serve as another transportation option since it accesses the commercial/office areas of the Activity Center.

5. SITE PLAN FOR SUBDIVISION/SITE PLAN FOR BUILDING PERMIT

The site plan for subdivision and site plan for building permit shows the proposed layout of the Longford at Arrowwood Subdivision. The subdivision shows lots that are 38X68 in size on average, although there may be some lots that are slightly larger. The site plan is unique in that it features areas of common open space and parking areas to serve guests of the residents living in the community. Each house within the community has a parking space (garage and driveway). In addition, there are several locations throughout the community where there will be additional guest parking spaces. The site plan also shows a strip of open space on the west side of the property that will contain trail connections to the Amole Trail and a private park area.

RIO BRAVO SECTOR PLAN - AMENDMENT NO. 1 - 1999



MOBILE HOMES
ALLOWED
(UNCHANGED)

118th St.

Rio Bravo
extension

Site:
Proposed
SU-1 PRD

- Rbbrndy.shp
- Newowner.dwg
- Newroads.s
- Newtraile.s
- Newpcle.shp
- CO
- C-1
- C-2
- IP
- O-1
- O1 / C2
- R-2 / RT / MH
- R-2 / R3
- SF / RLT
- Park



- ① REALIGNED RIO BRAVO BLVD. (COUNTY)
 - ② URBAN CENTER AND PARK REVISED (DE-INTENSIFIED)
 - ③ NON-RES AND MID DENSITY RESIDENTIAL RELOCATED TO UNSER INTERSECTION
 - ④ EMPLOYMENT AND IP LAND USE RELOCATED TO PROXIMITY OF ACTIVITY CENTER AND TRAIL NODE
 - ⑤ ACTIVITY CENTER & ADJACENT SO. OF RIO BRAVO.
 - ⑥ MINOR REALIGNMENT OF ARTERIAL ROADS
 - ⑦ MIXED LAND USE (SU-1) ASSIGNED TO AREAS APPROPRIATE FOR "ADJACENT" LANDS
- NEIGHBORHOOD COMMERCIAL - C-1

ILLUSTRATION 4

REVISED S.D.P. WITH
MAJOR CHANGES
EMPHASIZED

Site Information:
 The site consists of approximately 13 acres. The map shows utility lines, easements, and other site information.

Proposed Use:
 The site is planned for residential use. The site is divided into lots and includes a parking area and a common area.

Restrictions and Easements:
 The site is subject to various restrictions and easements, including utility easements and a right-of-way easement.

Access:
 The site is accessed from the north via a driveway. The driveway is shown on the site plan.

Utilities:
 The site is served by various utilities, including water, sewer, and gas. The utility lines are shown on the site plan.

Other Information:
 The site is located in a residential area. The site is shown on a map of the area.

Notes:
 The site plan is a preliminary plan. The site plan is subject to change. The site plan is for informational purposes only.

Legend:
 The site plan includes a legend for various symbols and lines. The legend is located in the bottom right corner of the site plan.

Scale:
 The site plan is drawn at a scale of 1" = 50'. The scale is shown in the bottom right corner of the site plan.

North Arrow:
 The site plan includes a north arrow. The north arrow is located in the bottom right corner of the site plan.

Site Plan:
 The site plan shows the layout of the site, including lots, roads, and utilities. The site plan is the main feature of the drawing.

Vicinity Map:
 The vicinity map shows the location of the site in relation to surrounding roads and landmarks. The vicinity map is located in the bottom right corner of the drawing.

Site:
 The site is the area shown in the vicinity map. The site is located in the residential area.

Other:
 The site plan includes other information, such as lot numbers and area calculations. The other information is located throughout the site plan.

Notes:
 The site plan includes notes regarding the site and the drawing. The notes are located throughout the site plan.

Legend:
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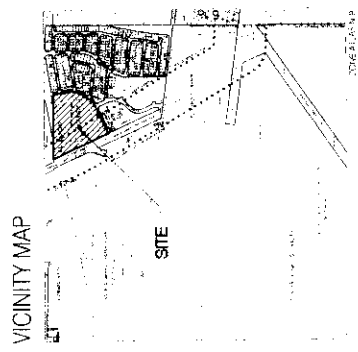
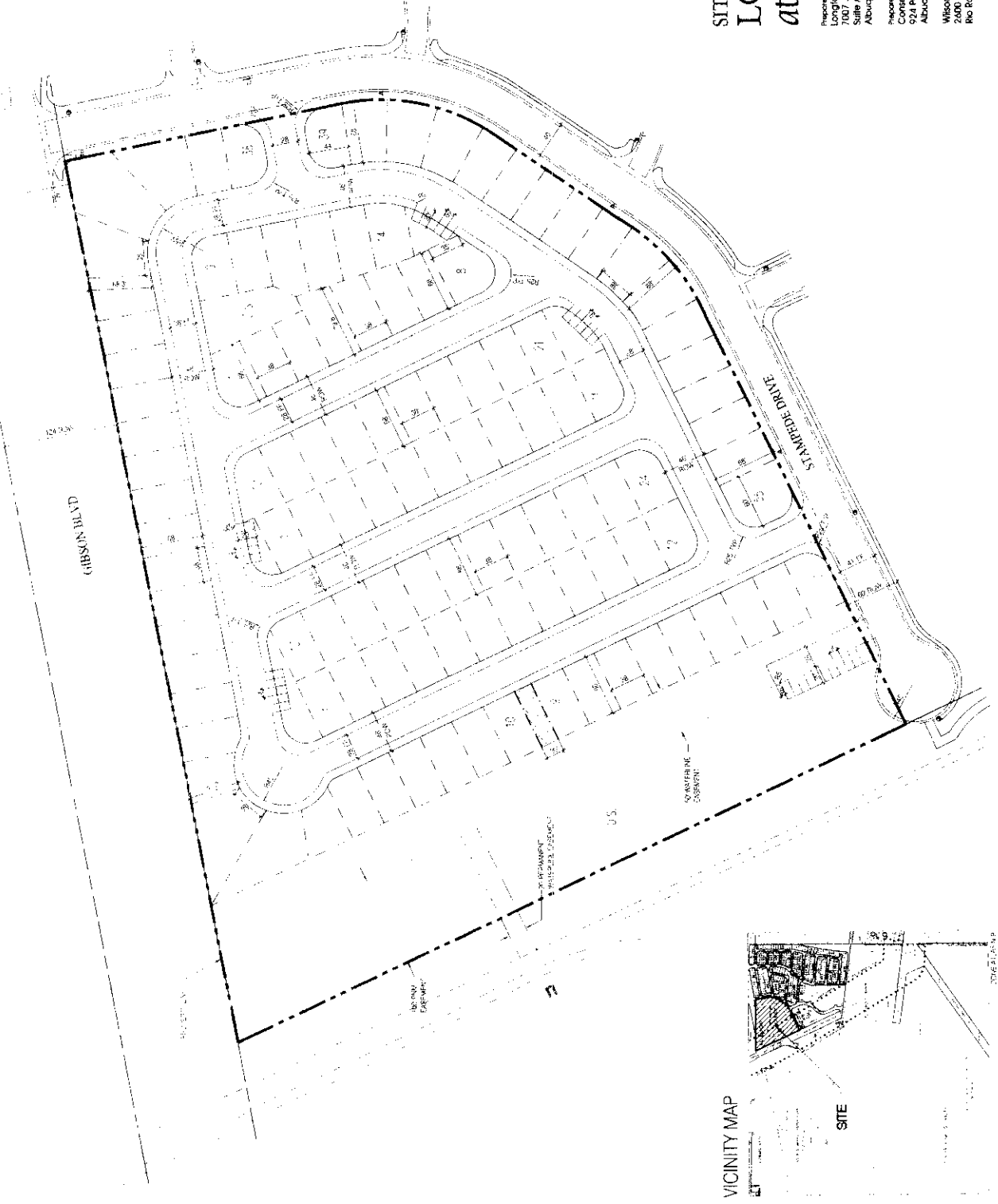
SITE DEVELOPMENT PLAN LONGFORD VILLAGE at ARROWWOOD

Prepared for:
 Longford Homes
 7007 Jefferson St., NE
 Suite A
 Albuquerque, NM 87109

Prepared by:
 Conquest Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102
 Wilson & Company
 2600 American Road SE
 Rio Rancho, NM 87124

Scale 1" = 50'
 NORTH
 CONQUEST PLANNING
 WILSON & COMPANY
 PLANNERS & ARCHITECTS

Sheet 1 of 5



PLANT LEGEND

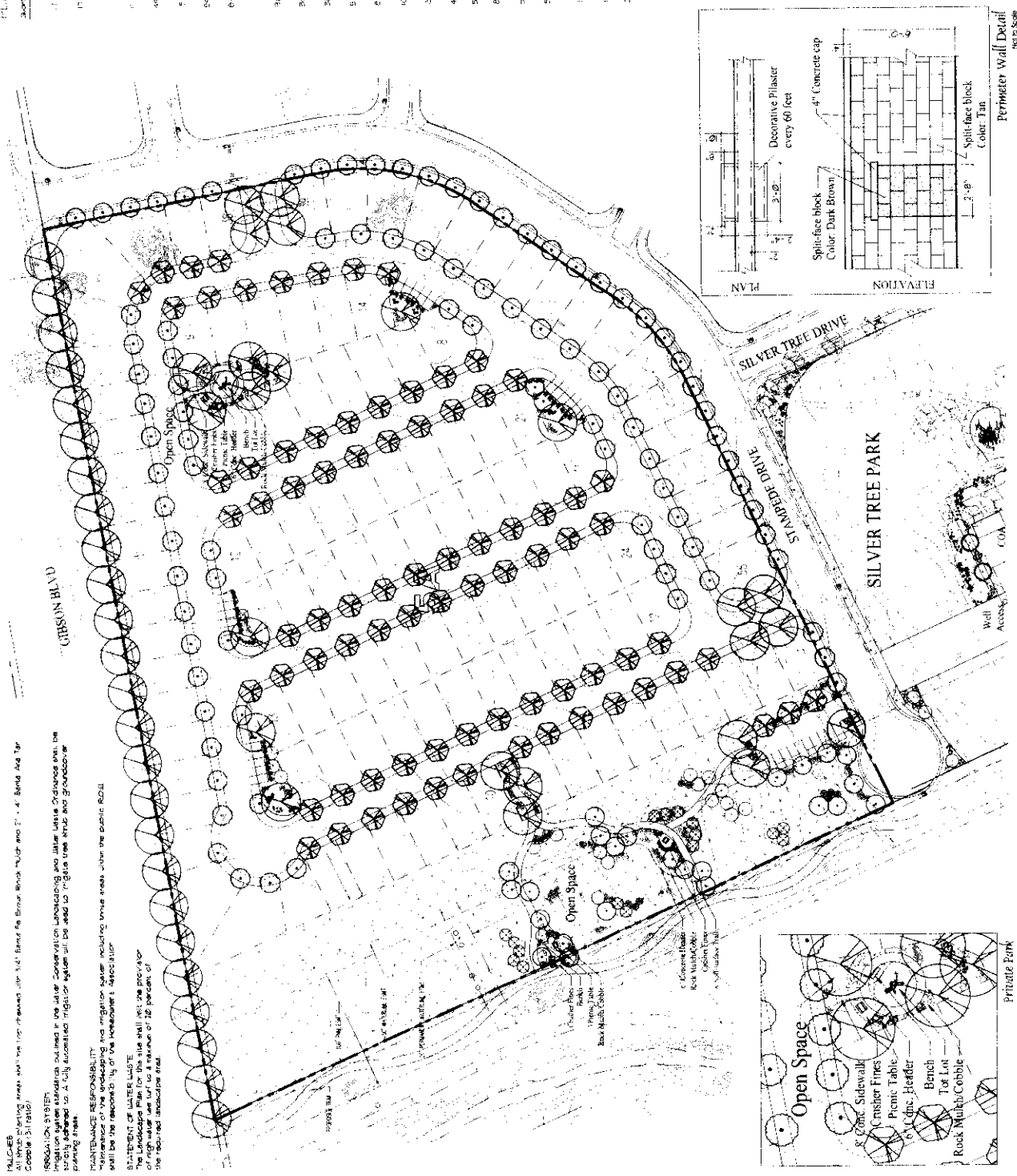
Symbol	Plant Name	Quantity	Size	Spacing	Notes
1	Chippewa Hemlock	15	12" x 18"	12" x 18"	Low
2	Western White Pine	2	12" x 18"	12" x 18"	Low
3	Western White Pine	2	12" x 18"	12" x 18"	Low
4	Western White Pine	2	12" x 18"	12" x 18"	Low
5	Western White Pine	2	12" x 18"	12" x 18"	Low
6	Western White Pine	2	12" x 18"	12" x 18"	Low
7	Western White Pine	2	12" x 18"	12" x 18"	Low
8	Western White Pine	2	12" x 18"	12" x 18"	Low
9	Western White Pine	2	12" x 18"	12" x 18"	Low
10	Western White Pine	2	12" x 18"	12" x 18"	Low
11	Western White Pine	2	12" x 18"	12" x 18"	Low
12	Western White Pine	2	12" x 18"	12" x 18"	Low
13	Western White Pine	2	12" x 18"	12" x 18"	Low
14	Western White Pine	2	12" x 18"	12" x 18"	Low
15	Western White Pine	2	12" x 18"	12" x 18"	Low
16	Western White Pine	2	12" x 18"	12" x 18"	Low
17	Western White Pine	2	12" x 18"	12" x 18"	Low
18	Western White Pine	2	12" x 18"	12" x 18"	Low
19	Western White Pine	2	12" x 18"	12" x 18"	Low
20	Western White Pine	2	12" x 18"	12" x 18"	Low
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23	Western White Pine	2	12" x 18"	12" x 18"	Low
24	Western White Pine	2	12" x 18"	12" x 18"	Low
25	Western White Pine	2	12" x 18"	12" x 18"	Low
26	Western White Pine	2	12" x 18"	12" x 18"	Low
27	Western White Pine	2	12" x 18"	12" x 18"	Low
28	Western White Pine	2	12" x 18"	12" x 18"	Low
29	Western White Pine	2	12" x 18"	12" x 18"	Low
30	Western White Pine	2	12" x 18"	12" x 18"	Low
31	Western White Pine	2	12" x 18"	12" x 18"	Low
32	Western White Pine	2	12" x 18"	12" x 18"	Low
33	Western White Pine	2	12" x 18"	12" x 18"	Low
34	Western White Pine	2	12" x 18"	12" x 18"	Low
35	Western White Pine	2	12" x 18"	12" x 18"	Low
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46	Western White Pine	2	12" x 18"	12" x 18"	Low
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49	Western White Pine	2	12" x 18"	12" x 18"	Low
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58	Western White Pine	2	12" x 18"	12" x 18"	Low
59	Western White Pine	2	12" x 18"	12" x 18"	Low
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61	Western White Pine	2	12" x 18"	12" x 18"	Low
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72	Western White Pine	2	12" x 18"	12" x 18"	Low
73	Western White Pine	2	12" x 18"	12" x 18"	Low
74	Western White Pine	2	12" x 18"	12" x 18"	Low
75	Western White Pine	2	12" x 18"	12" x 18"	Low
76	Western White Pine	2	12" x 18"	12" x 18"	Low
77	Western White Pine	2	12" x 18"	12" x 18"	Low
78	Western White Pine	2	12" x 18"	12" x 18"	Low
79	Western White Pine	2	12" x 18"	12" x 18"	Low
80	Western White Pine	2	12" x 18"	12" x 18"	Low
81	Western White Pine	2	12" x 18"	12" x 18"	Low
82	Western White Pine	2	12" x 18"	12" x 18"	Low
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88	Western White Pine	2	12" x 18"	12" x 18"	Low
89	Western White Pine	2	12" x 18"	12" x 18"	Low
90	Western White Pine	2	12" x 18"	12" x 18"	Low
91	Western White Pine	2	12" x 18"	12" x 18"	Low
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94	Western White Pine	2	12" x 18"	12" x 18"	Low
95	Western White Pine	2	12" x 18"	12" x 18"	Low
96	Western White Pine	2	12" x 18"	12" x 18"	Low
97	Western White Pine	2	12" x 18"	12" x 18"	Low
98	Western White Pine	2	12" x 18"	12" x 18"	Low
99	Western White Pine	2	12" x 18"	12" x 18"	Low
100	Western White Pine	2	12" x 18"	12" x 18"	Low

MALCARE
All trees showing areas with the top of crown 1/4" above the ground level and 1/4" below the top of crown 1/4" above the ground level.

IRRIGATION SYSTEM
Irrigation system materials outlined in the plan. Conservation landscaping and other water conservation measures are hereby authorized. A fully automated irrigation system will be installed to irrigate trees and shrubs and groundcover during winter.

MAINTENANCE RESPONSIBILITY
The contractor shall be responsible for the maintenance of the irrigation system.

STATEMENT OF WORK
The contractor shall be responsible for the maintenance of the irrigation system.



**LANDSCAPE PLAN
LONGFORD HOMES
at ARROWWOOD**

Prepared by:
Wilson & Company
7007 Jefferson S. NE
Suite A
Albuquerque, NM 87109

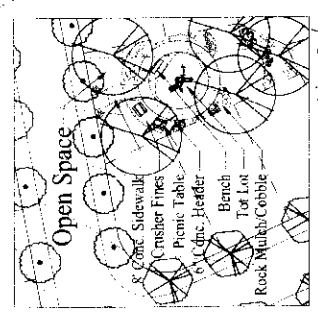
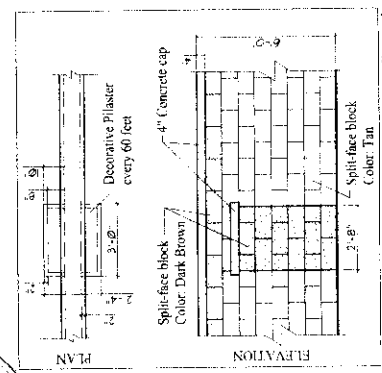
Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

Wilson & Company
2000 American Road SE
Rio Rancho, NM 87124

Scale: 1" = 20'

North Arrow

Wilson & Company
LANDSCAPE ARCHITECTS



AS-BUILT INFORMATION

NO. 1987
 DATE: 10/15/87
 PROJECT: LONGFORD VILLAGE AT ARROWWOOD
 SHEET: 4 OF 5

ENGINEER'S SEAL

BY: [Signature]
 TITLE: ENGINEER
 FIRM: WILSON & COMPANY

SURVEY INFORMATION

NO. 1987
 DATE: 10/15/87
 PROJECT: LONGFORD VILLAGE AT ARROWWOOD
 SHEET: 4 OF 5

REMARKS

NO. DATE

1. 10/15/87

WILSON & COMPANY
 ENGINEERS & ARCHITECTS

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

LONGFORD VILLAGE AT ARROWWOOD
 CONCEPTUAL GRADING PLAN

Scale: 1" = 20'

City Project No. M.N.-9-Z

Sheet No. 4 OF 5

LEGEND

--- HIGH POINT

--- DIRECTION OF FLOW

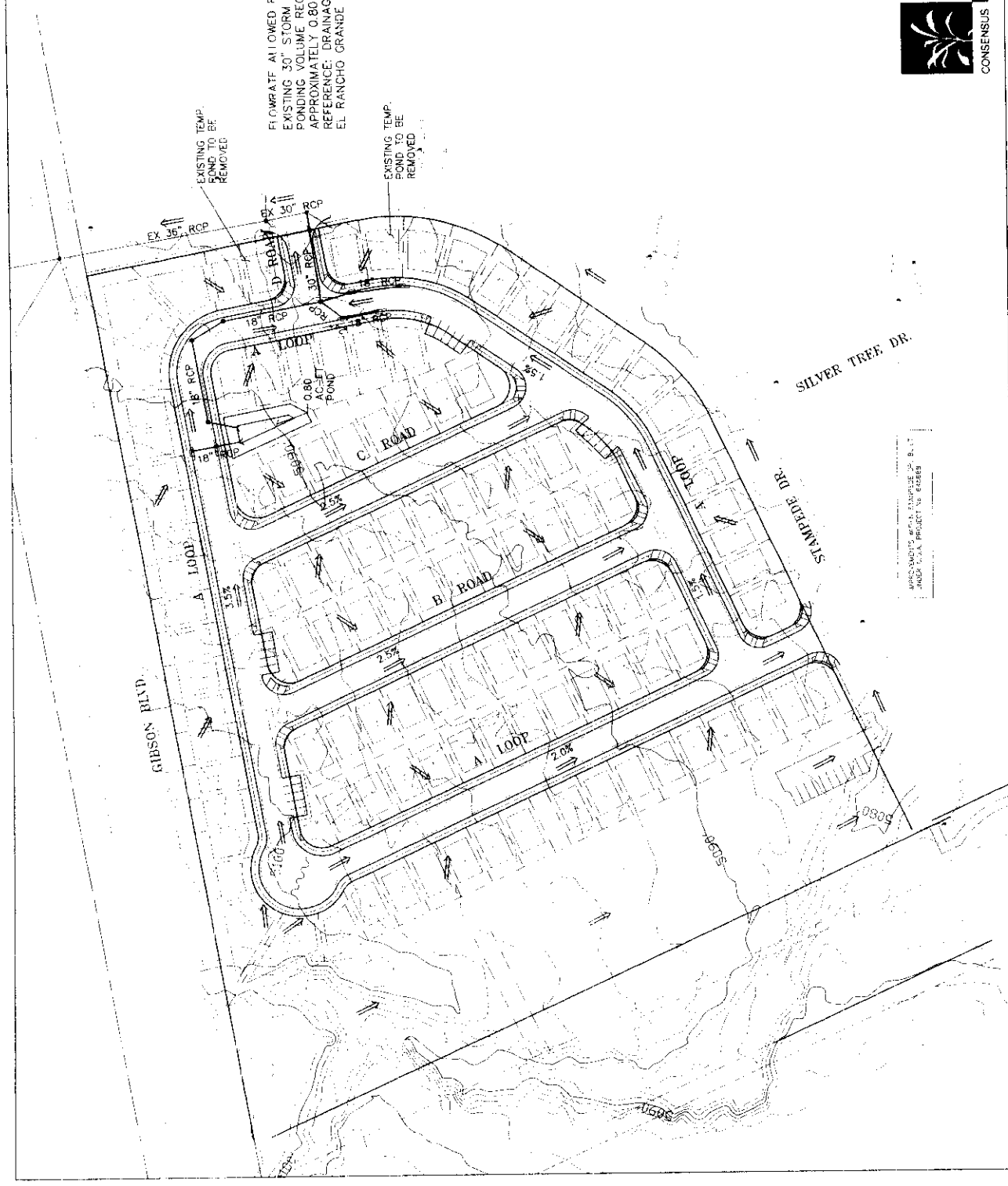
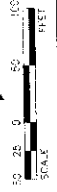
--- 30" MANHOLE

--- TYPE A OR C STORM DRAIN PIPE

--- INTERMEDIATE MANHOLE

--- NEW CONDUIT

FLOW RATE ALLOWED FROM SITE INTO
 EXISTING 30" STORM DRAIN IS 34 CFS.
 PONDING VOLUME REQUIRED IS
 APPROXIMATELY 0.80 AC-FT.
 REFERENCE: DRAINAGE REPORT FOR
 EL RANCHO GRANDE I UNITS 5A & 5B



APPROVED WITH COMMENTS BY: [Signature]
 UNDER THE PROJECT NO. 8805

AS-BUILT INFORMATION

MICRO-FILM INFORMATION

BENCH MARKS
 POINT TRANSFER LOCATED IN WEST...
 GIBSON BRASS...
 SURVEY NOTES

SURVEY INFORMATION
 WILSON & COMPANY...
 ENGINEERS & ARCHITECTS

ENGINEER'S SEAL
 NO. DATE
 REMARKS

REVISIONS & ARCHITECTS

WILSON & COMPANY
 ENGINEERS & ARCHITECTS
 100 PPM FA PLANT

CITY OF MINNESOTA
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

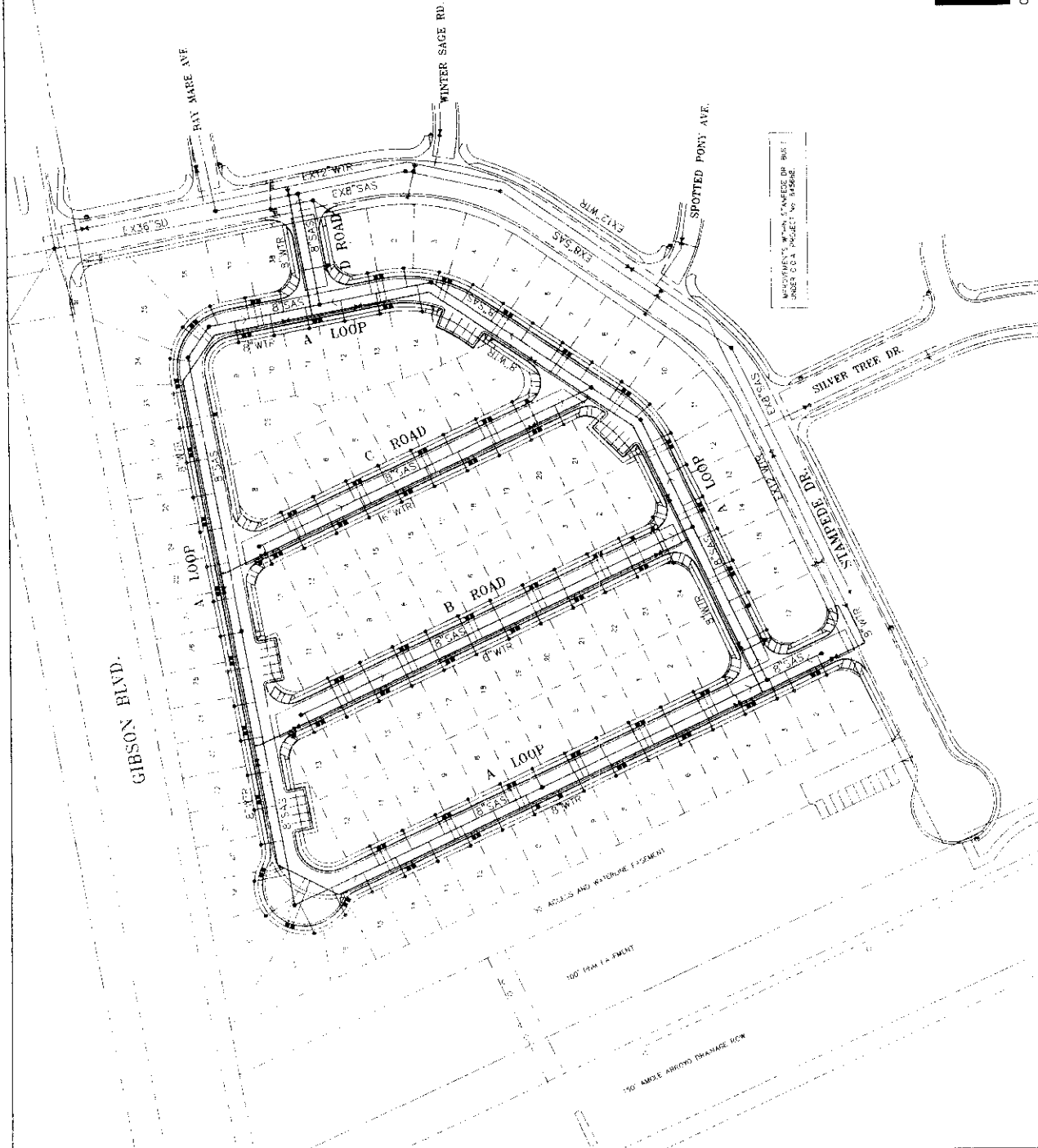
LONGFORD VILLAGE AT ARROWWOOD
 CONCEPTUAL UTILITY PLAN

Engineering Committee City Engineer Approval

Scale: 1" = 100'

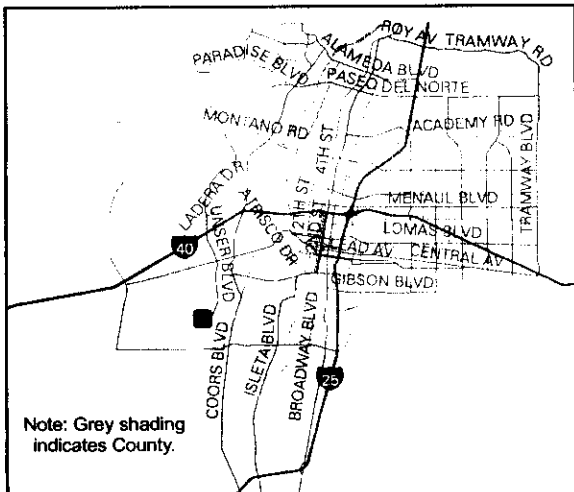
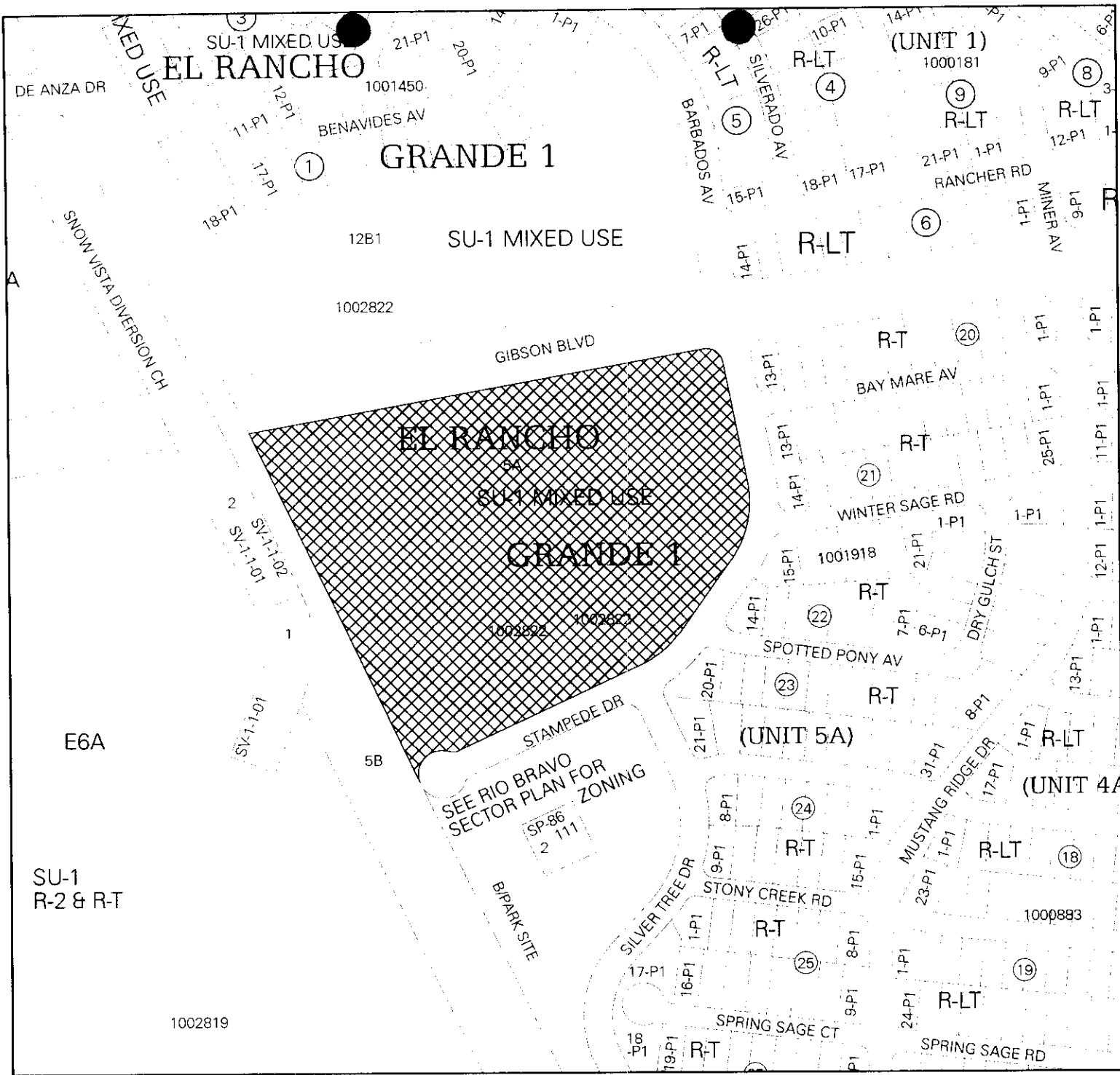
Zone: 9-2

- FIELD**
- EXISTING
 - NEW
- SUTURED JOINT
 10" DIA. WATER SERVICE
 12" DIA. WATER SERVICE
 14" DIA. WATER SERVICE
 18" DIA. WATER SERVICE
 24" DIA. WATER SERVICE
 30" DIA. WATER SERVICE
 36" DIA. WATER SERVICE
 42" DIA. WATER SERVICE
 48" DIA. WATER SERVICE
 54" DIA. WATER SERVICE
 60" DIA. WATER SERVICE
 72" DIA. WATER SERVICE
 84" DIA. WATER SERVICE
 96" DIA. WATER SERVICE
 108" DIA. WATER SERVICE
 120" DIA. WATER SERVICE



PLANNING

CONSENSUS



ZONING MAP



1 inch equals 295 feet

Project Number:

1001443

Hearing Date:

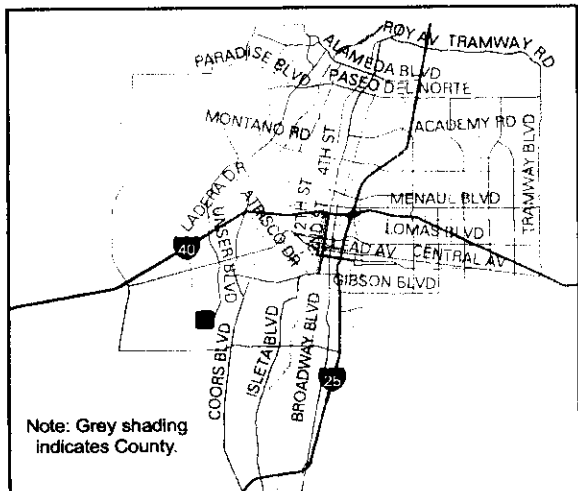
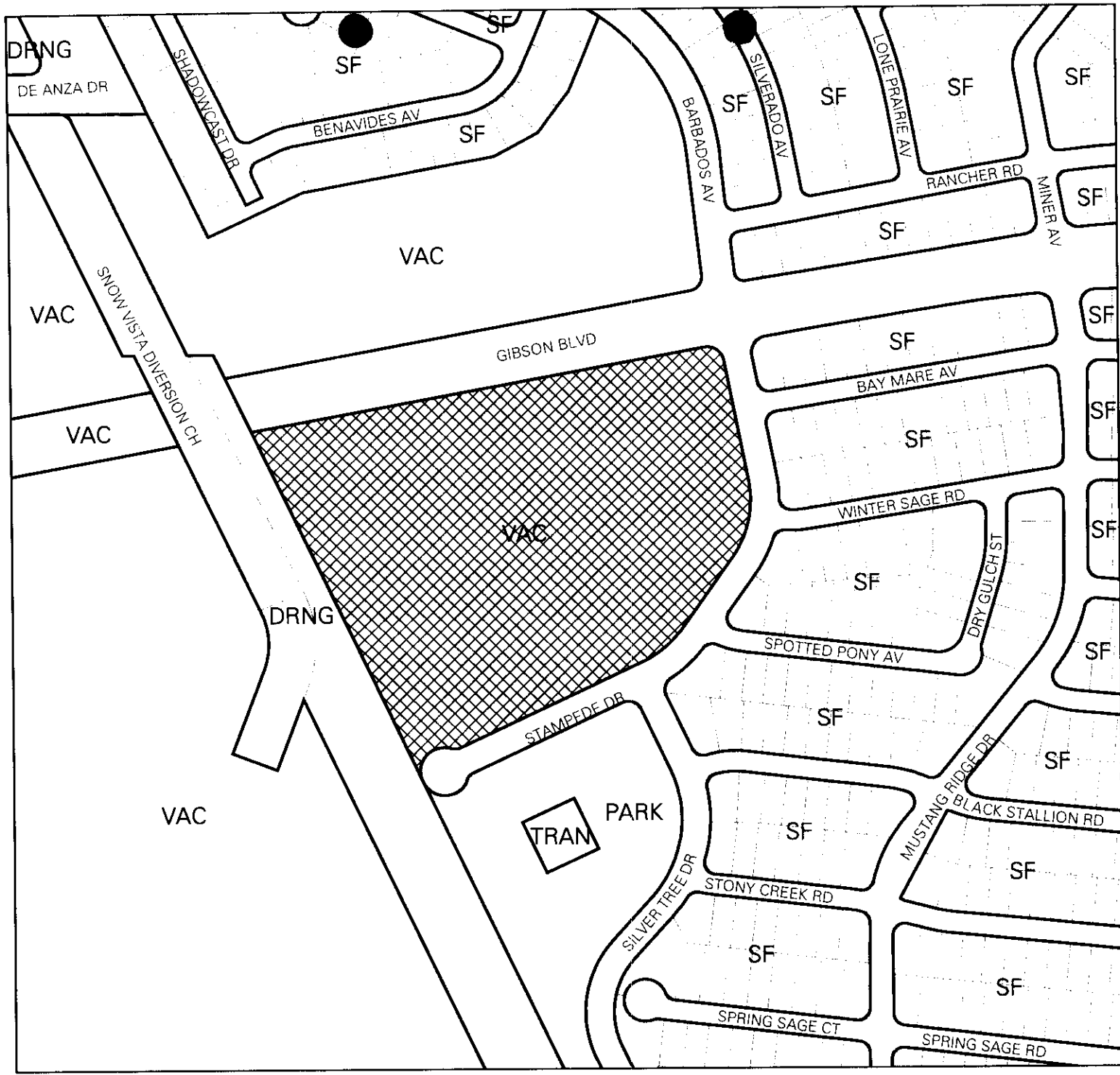
7/21/05

Zone Map Page:

N-9

Additional Case Numbers:

05EPC-00924-27



LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



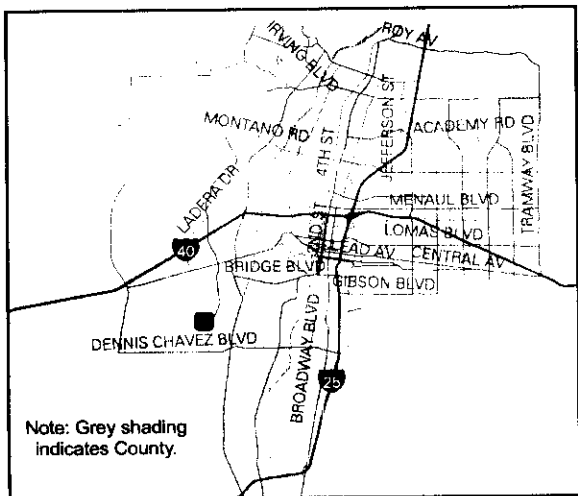
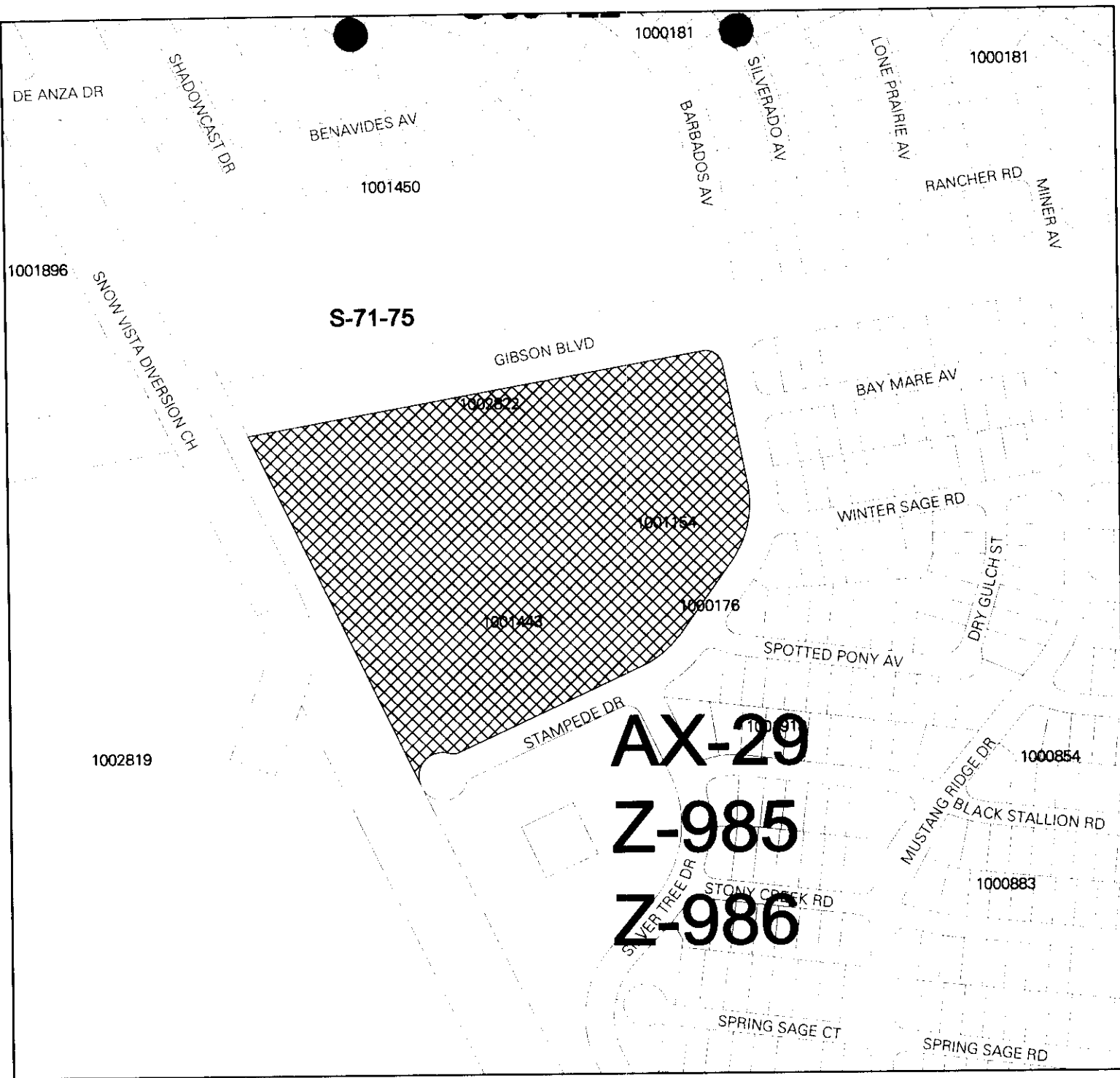
1 inch equals 295 feet

**Project Number:
1001443**

**Hearing Date:
7/21/05**

**Zone Map Page:
N-9**

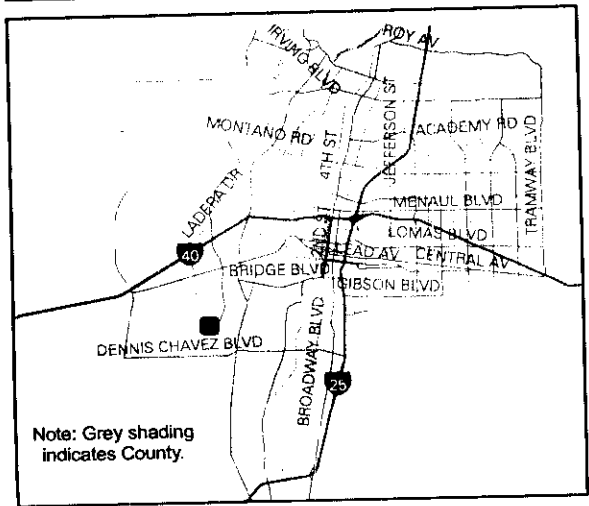
**Additional Case Numbers:
05EPC-00924-27**



HISTORY MAP



1 inch equals 295 feet
Project Number:
 1001443
Hearing Date:
 7/21/05
Zone Map Page:
 N-9
Additional Case Numbers:
 05EPC-00924-27



AERIAL PHOTO MAP



1 inch equals 295 feet
Project Number:
 1001443
Hearing Date:
 7/21/05
Zone Map Page:
 N-9
Additional Case Numbers:
 05EPC-00924-27

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: Longford Homes PHONE: (505) 761-9911
 ADDRESS: 7007 Jefferson Street NE, Suite A FAX: (505) 761-9922
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: Purchaser Contract List all owners: CURB Inc.
 AGENT (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
 ADDRESS: 924 Park Avenue SW FAX: (505) 442-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: Zone map amendment and site development plan and Sector Plan Amendment

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. Lot 5A Block: _____ Unit: 1
 Subdiv. / Addn. El Rancho Grande
 Current Zoning: SU-1 Mixed Use Proposed zoning: SU-1 PRD
 Zone Atlas page(s): N-9 No. of existing lots: 1 No. of proposed lots: _____
 Total area of site (acres): 1.3 ac. Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N
 UPC No. 100905439050010101 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Boulevard SW
 Between: Snow Vista Diversion Ch. and Stampede Dr SW

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 # 1001443, Project # 1001450

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

SIGNATURE [Signature] DATE 6/2/05
 (Print) James K. Strozien, AICP Applicant Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

OSEPC-00924
OSEPC-00925
OSEPC-00926
OSEPC-00927

Action

SFS
SBP
ACM
ASP
CME
ADV

Form revised 4/04

S.F. Fees

PI \$385.00
PI \$385.00
Z \$615.00
Z \$970.00
- \$50.00
 Total 75.00
\$1780.00

Hearing date 07/21/05

Sandy Landby 06/02/05

Project # 1001443

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
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study form with required signature
 - 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.**

PEND

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 Subdivision and/or Building Permit Checklist
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- 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
- 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
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- TIS/AQIA Traffic Impact Study form with required signature
- 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 M. VALDEZ, AICP
Applicant name (print)
[Signature]
Applicant signature / date
6/21/05



Form revised October 2004

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

Application case numbers
 05 EPC - - 00924
 05 EPC - - 00925

Sandy [Signature]
Planner signature / date
06/02/05

Project # 1001443

FORM Z: ZONE MAP, ZONING CODE TEXT & PLAN AMENDMENT

ANNEXATION

- Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
- Petition for Annexation Form and necessary attachments
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied).
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
- Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
- Letter of authorization from the property owner if application is submitted by an agent
- BCC Notice of Decision for City Submittals
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- 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.**

- SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW** (Unadvertised)
- SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL** (Public Hearing)
- SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC final review and approval - public hearing only)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval public hearing only)
- Fee for EPC final review and approval only (see schedule)
- Any original and/or related file numbers are listed on the cover application

Refer to the schedules for the dates, times and places of D.R.B. Unadvertised meetings and E.P.C. hearings. **Your attendance is required.**

AMENDMENT TO ZONE MAP (ESTABLISHMENT OF ZONING OR ZONE CHANGE)

- Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
- 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 NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
- 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
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- 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.**

AMENDMENT TO SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map) **Justification**
- Plan to be amended with materials to be changed noted and marked **Rio Bravo SDP**
- Zone Atlas map with the entire plan/amendment area precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- 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.**

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- Letter briefly describing, explaining, and justifying the request
- 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.**

STREET NAME CHANGE

24 copies of the request are required

- Zone Atlas map with the entire plan/amendment area precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. 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.

James K. Strogier, AICP
Applicant name (print)
[Signature] 6/2/05
Applicant signature / date



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

Application case numbers
05 EPC - 00926
05 EPC - 00927

Sandy Handley 06/02/05
Planner signature / date
Project # 1001443

May 19, 2005

Mr. Jens Deichman, Chairman
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

RE: Lot 5A, El Rancho Grande I

Dear Chairman Deichman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for zone map amendment and site plan submittal. The property is located on the southwest mesa in Albuquerque and consists of approximately 13 acres. We would like to change the zoning on the property from SU-1 Mixed Use to SU-1 PRD. The property is located off Gibson Blvd. SW. Curb Inc. is the owner of the property and Longford Homes is the contract purchaser. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

Charles A. Hagglin
~~Bo Johnson~~
Curb Inc. *President*



May 6, 2005

Mr. Jens Deichman, Chairman
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

RE: Lot 5A, El Rancho Grande I

Dear Chairman Deichman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for zone map amendment and site plan submittal. The property is located on the southwest mesa in Albuquerque and consists of approximately 13 acres. We would like to change the zoning on the property from SU-1 Mixed Use to SU-1 PRD. The property is located off Gibson Blvd. SW. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,



David Murtagh
Longford Homes of NM

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Longford Homes Date of request: 6 / 02 / 05 Zone atlas page(s): N9

CURRENT: Zoning SU-1 Mixed Use Legal Description - Lot or Tract # 5A Block # _____
Parcel Size (acres / sq.ft.) 13 Acres Subdivision Name El Rancho Grande

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: ¹ Zone map amendment & site development plan. SU-1 PRD is proposed.
of units - +/- 114
Building Size - _____ (sq. ft.)

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

Applicant or Representative [Signature] Date 5-23-05
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

Notes:

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.

[Signature] 5-23-05
TRAFFIC ENGINEER DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS 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 ___/___/___
- FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION 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 (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY
recommended)**

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 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]*
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Property lines (clearly identify)
7. Existing and proposed easements (identify each)
8. **Phases of development including location and square footages of structures, circulation, parking and landscaping**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, including location.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 228 provided: 258
Handicapped spaces required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Bus facilities, including routes, bays and shelters existing or required

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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

4. Utilities

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

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 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 (pavement, 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 type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Method for meeting Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

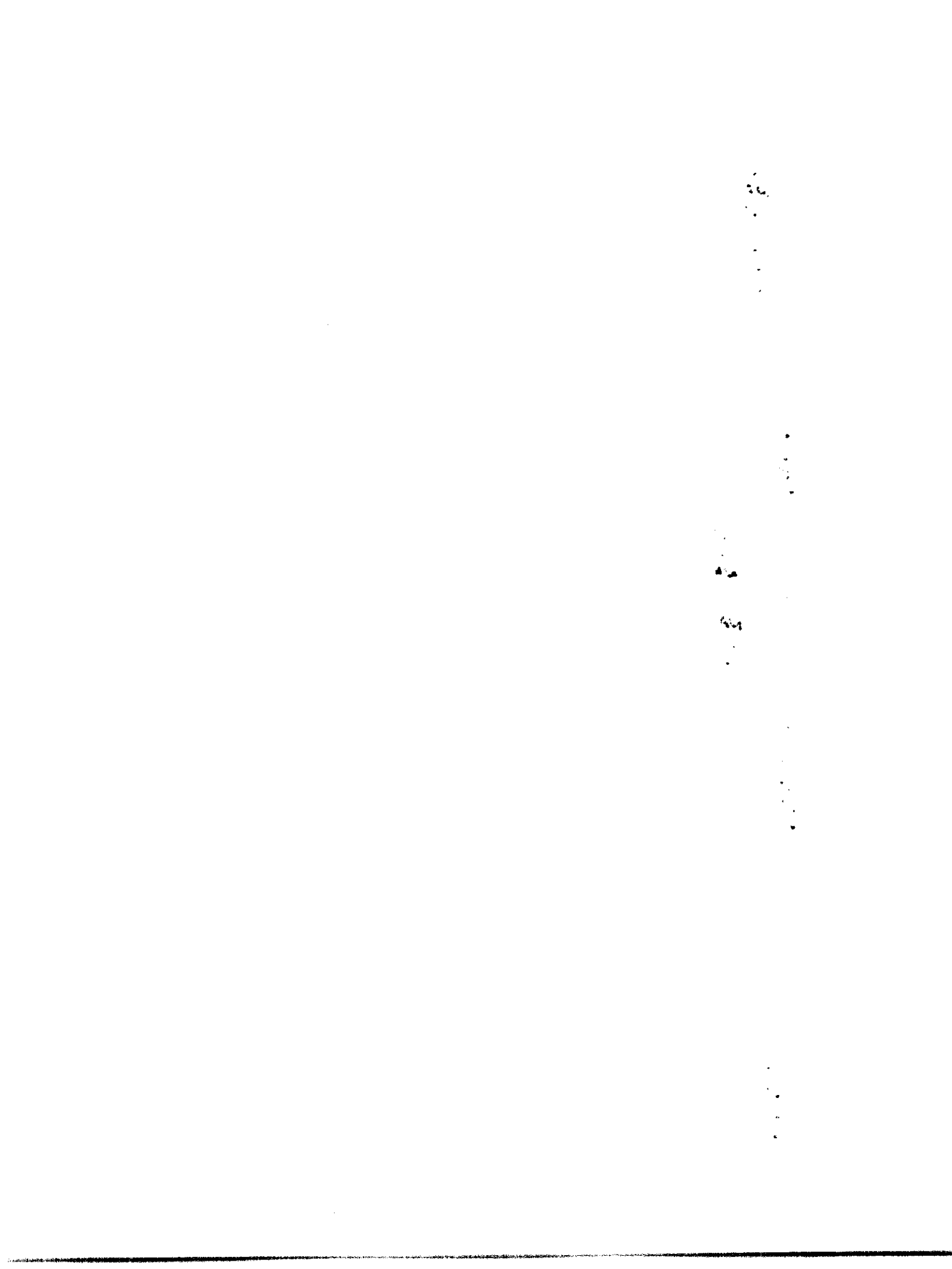
SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations and/or contour lines (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

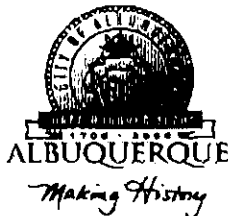
A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and "common name" colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.



City of Albuquerque

P.O. Box 1293, Albuquerque, NM. 87103

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.

May 5, 2005

John Valdez, AICP
Consensus Planning
924 Park Avenue SW / 87102
Phone: 764-9801 Fax: 842-5495

Thank you for your inquiry of **May 5, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 5A, EL RANCHO GRANDE 1, Zone Map N-9.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King

Senior Office Assistant

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

planningmaform(10/27/04)

"Attachment A"

5/05/05

JOHN VALDEZ, CONSENSUS PLANNING

924 PARK AVENUE SW / 87102

PHONE: 764-9801 FAX: 842-5495

ZONE MAP: N-9

Westgate Heights NA (R)

*Matthew Archuleta

1628 Summerfield SW / 87121 836-7251 (h)

Libby McIntosh

1316 Ladrones Ct. SW / 87121 831-5189 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY 0-92,
you are most welcomed to notify the following "Unrecognized" neighborhood
associations of this project.

Westgate Vecinos

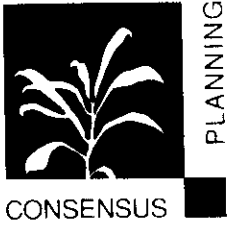
*Kelly Thomas

1201 Jenaro SW / 87121 831-5242 (h)

Sylvia Hayes

10016 Ladrones SW / 87121 836-7358 (h)

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.



June 2, 2005

Mr. Matthew Archuleta
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Archuleta:

924 Park Avenue SW
Albuquerque, NM 87102

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

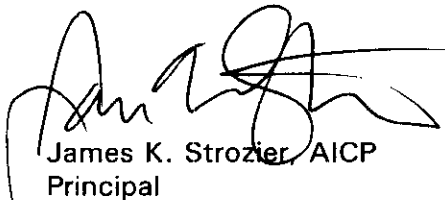
The purpose of this letter is to inform you and the members of the Westgate Heights Neighborhood Association that Consensus Planning, Inc. has submitted an application for zone map amendment and site development plan to the City of Albuquerque. The subject site is located at the southwest corner of the Gibson Boulevard SW and Stampede Drive SW, north of the Silver Springs Park site (a zone map with the property marked is included). The legal description for the site is:

Parcel 5A, El Rancho Grande 1

The site is currently zoned SU-1 Mixed Use and the requested zoning is SU-1 PRD. The current zoning allows O-1, C-2, and R-2 uses, with each use restricted to a certain amount of acreage. The proposed zoning would allow the development of single-family homes on the 13.5 acre site and would actually constitute a lower density than what would be allowed by the current zoning. Approximately 114 single-family homes are proposed for the site. With the existing R-2, approximately 150 apartments could be developed. The development will contain an amenities package that contains open space, landscaping/streetscaping, and other features that will make it a quality development, unique to the southwest mesa.

The EPC Hearing for this case will be held on July 21st beginning at 8:30 AM. We would be pleased to sit down with you and other members of the Neighborhood Association to discuss this project. Please feel free to call us with any questions or concerns.

Sincerely,

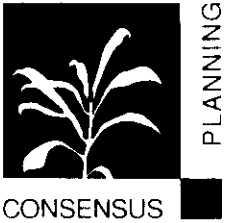


James K. Strozier, AICP
Principal

PRINCIPALS

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

Attachments: Zone atlas sheet with property outlined



June 2, 2005

Ms. Libby McIntosh
Westgate Heights Neighborhood Association
1316 Ladrones Ct. SW
Albuquerque, NM 87121

Landscape Architecture
Urban Design
Planning Services

Dear Ms. McIntosh:

924 Park Avenue SW
Albuquerque, NM 87102

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

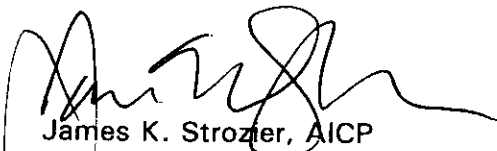
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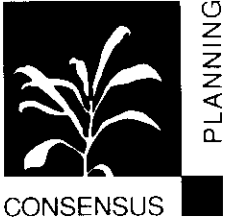


James K. Strozler, AICP
Principal

PRINCIPALS

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

Attachments: Zone atlas sheet with property outlined



June 2, 2005

Ms. Kelly Thomas
Westgate Vecinos Neighborhood Association
1201 Jenaro SW
Albuquerque, NM 87121

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Thomas:

924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

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Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

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

Attachments: Zone atlas sheet with property outlined



PLANNING

CONSENSUS

June 2, 2005

Landscape Architecture
Urban Design
Planning Services

Ms. Sylvia Hayes
Westgate Vecinos Neighborhood Association
10016 Ladrones SW
Albuquerque, NM 87121

Dear Ms. Hayes:

924 Park Avenue SW
Albuquerque, NM 87102

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

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Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

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

Attachments: Zone atlas sheet with property outlined

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U.S. Postal Service
CERTIFIED MAIL - RECEIPT
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 Sylvia Hayes
 Street, Apt. No.,
 or PO Box No. 10016 Ladrones SW
 City, State, ZIP+4
 Albuquerque NM 87121

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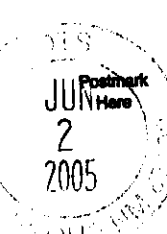
7004 2510 0002 8837 1531

U.S. Postal Service
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OFFICIAL USE

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



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 Libby McIntosh
 Street, Apt. No.,
 or PO Box No. 1316 Ladrones Ct. SW
 City, State, ZIP+4
 Albuquerque, NM 87121

PS Form 3800 June 2002

See Reverse for Instructions

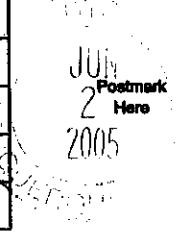
7004 2510 0002 8837 1541

U.S. Postal Service
CERTIFIED MAIL - RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To
 Matthew Archuleta
 Street, Apt. No.,
 or PO Box No. 1628 Summerfield SW
 City, State, ZIP+4
 Albuquerque, NM 87121

PS Form 3800 June 2002

See Reverse for Instructions

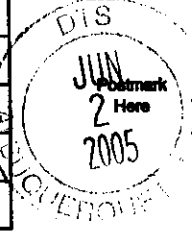
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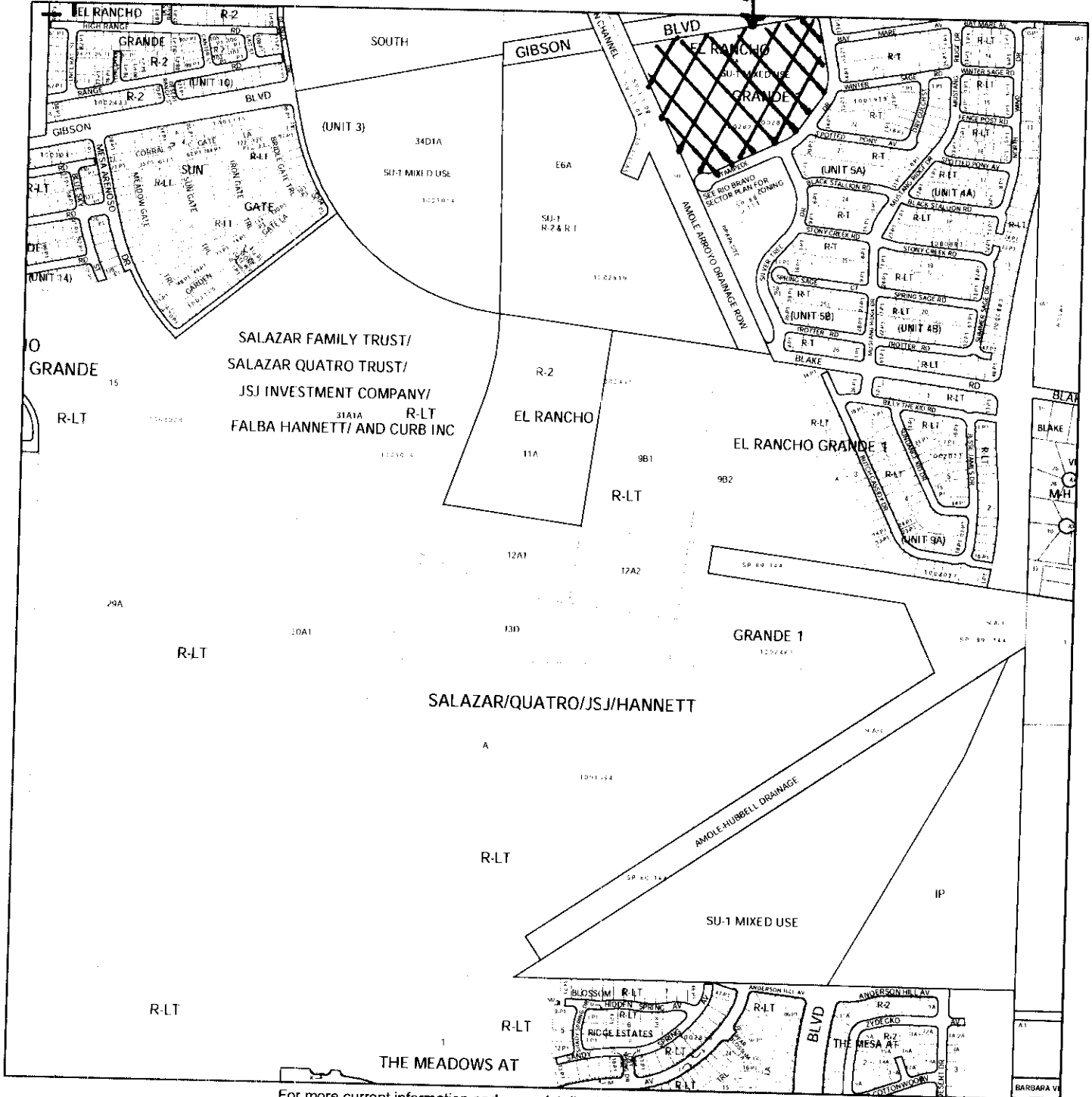


Sent To
 Kelly Thomas
 Street, Apt. No.,
 or PO Box No. 1201 Tenaro SW
 City, State, ZIP+4
 Albuquerque, NM 87121

PS Form 3800 June 2002

See Reverse for Instructions

SITE



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

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
N-9-Z

Selected Symbols

Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone

0 750 1,500 Feet



SIGN POSTING AGREEMENT

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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of \$3.75 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 at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be 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 staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from July 6, 2005 To July 21, 2005

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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)

6-2-05
(Date)

I issued 2 signs for this application, 6-2-05
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1001443

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

PAID RECEIPT

APPLICANT NAME LONGFORD HOMES
AGENT JAMES STROZIA - CONSENSUS PLAN A
ADDRESS 924 PARK AVE SW
PROJECT & APP # 1001443/00924
PROJECT NAME EL RANCHO GRANDE SUBD.

\$ 50.00 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 1655.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 75.00 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 1780.00 TOTAL AMOUNT DUE

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

CONSENSUS PLANNING INC

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

2231

95-219/1070 588
3891020038

DATE 6.2.05

PAY TO THE ORDER OF

City of Albuquerque

\$ 1,780.00

One thousand seven hundred eighty dollars and 00/100 DOLLARS



Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

FOR _____

⑈0000002231⑈ ⑆107002192⑆ 3891020038⑈

Project # 1003364

05EPC-00940 EPC Site Development
Plan-Building Permit
05EPC-00941 Sector Plan Map
Amendment
05EPC-00942 Sector Plan Text
Amendment
05EPC-00939 EPC Site Development
Plan-Subdivision

TIERRA WEST LLC, agent for CIRCLE K STORES
INC. requests the above action(s) for all or a portion
of Lot 1-A-1, Block 10, **North Albuquerque Acres**,
zoned SU-2/Mixed Use, located at the southeast
corner of LOUISIANA BOULEVARD NE, and HOLLY
AVENUE NE, containing approximately 1 acre. (C-
19) David Stallworth, Staff Planner **(DEFERRED
TO AUGUST 18, 2005)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission
voted to defer Project 1003364/ 05EPC-00940 EPC Site Development Plan-Building Permit,
05EPC-00941 Sector Plan Map Amendment, 05EPC-00942 Sector Plan Text Amendment,
05EPC-00939 EPC Site Development Plan-Subdivision to the Environmental Planning
Commission Public Hearing on August 18, 2005.

MOVED BY COMMISSIONER JESIONOWSKI
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY

Project # 1001443

05EPC-00925 EPC Site Development
Plan-Building Permit
05EPC-00926 Zone Map Amendment
05EPC-00924 EPC Site Development
Plan-Amendment to Subdivision
05EPC-00927 EPC Sector Development
Plan

CONSENSUS PLANNING, INC. agent for
LONGFORD HOMES requests the above action(s)
for all or a portion of Tract 5A, **El Rancho Grande**,
zoned SU-1/Mixed Use, located at the southwest
corner of GIBSON BOULEVARD. SW and
STAMPEDE DRIVE, SW, containing approximately
13.5 acres. (N-91) David Stallworth, Staff Planner
(WITHDRAWN)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission
voted to accept withdrawal of Project 1001443/05EPC-00925 EPC Site Development Plan-
Building Permit, 05EPC-00926 Zone Map Amendment, 05EPC-00924 EPC Site Development
Plan-Amendment to Subdivision and 05EPC-00927 EPC Sector Development Plan .

MOVED BY COMMISSIONER JESIONOWSKI
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY



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

Date: July 22, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1001443
05EPC-00925 EPC Site Development Plan-
Building Permit
05EPC-00926 Zone Map Amendment
05EPC-00924 EPC Site Development Plan-
Amendment to Subdivision
05EPC-00927 EPC Sector Development Plan

Longford Homes
7007 Jefferson St. NE, Suite A
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Tract 5A, **El Rancho Grande**, zoned SU-1/Mixed Use, located at the southwest corner of GIBSON BOULEVARD. SW and STAMPEDE DRIVE, SW, containing approximately 13.5 acres. (N-91) David Stallworth, Staff Planner

On July 21, 2005 the Environmental Planning Commission voted to accept withdrawal of Project 1001443/05EPC-00925 EPC Site Development Plan-Building Permit, 05EPC-00926 Zone Map Amendment, 05EPC-00924 EPC Site Development Plan-Amendment to Subdivision and 05EPC-00927 EPC Sector Development Plan .

Sincerely,

For Russell B. Dineen
Richard Dineen
Planning Director

RD/DS/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuq. NM 87102
Matthew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuq. NM 87121
Libby McIntosh, Westgate Heights NA, 1316 Ladrones Ct. SW, Albuq. NM 87121
Kelly Jenaro SW, Westgate Vecinos, 1201 Jenaro SW, Albuq. NM 87121
Sylvia Hayes, Westgate Vecinos, 10016 Ladrones SW, Albuq. NM 87121



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday July 21, 2005
8:30 a.m.

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

MEMBERS

Jens Deichmann, Chairman
Jeffery Jesionowski, Vice Chair

James Grout
David Steele
Ishmael Valenzuela
Deborah Stover

Larry Chavez
Virginia Klebesadel
Klarissa Pena

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 normally 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. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested.**

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 April 21, 2005

2. **Project # 1004244***

05EPC-00928 EPC Site Development Plan-
Building Permit

PA ARCHITECTS agents for ST. PAULS UNITED METHODIST CHURCH request the above action for all or a portion of Lots 5-13 of Block 19 & Lots 1-11 of Block 18, **Mesa Village Subdivision**, zoned SU-1, located on CONSTITUTION AVE. NE, between MOON ST. NE and EUBANK BLVD. NE, containing approximately 5 acres. (J-20) Catalina Lehner, Staff Planner

3. **Project # 1004245***

05EPC-00931 EPC Site Development Plan-
Subdivision
05EPC-00930 Zone Map Amendment

MARK GOODWIN & ASSOCIATES, INC. agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request the above action(s) for all or portions of Lots 4-9 (Blk 7); Lots 9-12 (Blk 8); Lot 12 (Blk 9); Lots 2-10 (Blk 14), **Paradise Hills, Unit 5**, a zone map amendment from R-1 to SU-1/C-1, located along a proposed westerly extension of MCMAHON BOULEVARD, MW, between UNIVERSE BOULEVARD, NW and KAYENTA BOULEVARD, NW, (A-10) David Stallworth, Staff Planner

4. **Project # 1000579***

05EPC-00937 EPC Site Development Plan-
Building Permit

TIERRA WEST LLC agents for KOHL'S DEPARTMENT STORES request the above action for all or a portion of Tracts A, **Paseo del Louisiana**, zoned SU-2 C-1, located on PASEO DEL NORTE NE, between LOUISIANA BLVD. NE and HOLLY AVE. NE, containing approximately 8 acres. (C-18) Stephanie Shumsky, Staff Planner

5. **Project # 1004243***

05EPC-00923 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE request the above action for Text Amendment and update of the Electric Service Transmission & Subtransmission Facilities Plan (1995-2005). Catalina Lehner, Staff Planner

6. **Project # 1004246***

05EPC-00943 Sector Development Plan
Amendment and Zone Map Amendment

JOSHUA J. SKARSGARD agent for GORDON L. SKARSGARD requests the above action for all or a portion of Lots 23-26, Block 35, Tract A, Unit B of **North Albuquerque Acres**, a zone map amendment from RD to SU-1 for IP, located on PASEO DEL NORTE NE, between SAN PEDRO NE and LOUISIANA NE, containing approximately 2 acres. (C-18) Elizabeth Pincus, Staff Planner

7. Project # 1004250

05EPC-00949 EPC Site Development Plan-
Building Permit

PLANNERS AND ENGINEERS COLLABORATIVE, INC. agents for GENUINE PARTS COMPANY request the above action for all or a portion of Lot B-1-B, **McBark Subdivision**, zoned SU-1/C-2, located on QUAIL RD. NW, between CORONA DRIVE NW and COORS BLVD. NW, containing approximately 1 acre. (H-11) Stephanie Shumsky, Staff Planner

8. Project # 1001620

05EPC-00947 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for Amending Sections 14-16-2-18(B), 14-16-2-19(B), 14-16-2-21(B) and 14-16-2-22 ROA 1994. Russell Brito, Staff Planner

9. Project # 1004248

05EPC-00946 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for Amending the Westside Strategic Plan to include a policy to discourage zone map amendments from non-residential to residential use. Stephanie Shumsky, Staff Planner

10. Project # 1003364

05EPC-00940 EPC Site Development Plan-
Building Permit
05EPC-00941 Sector Plan Map Amendment
05EPC-00942 Sector Plan Text Amendment
05EPC-00939 EPC Site Development Plan-
Subdivision

TIERRA WEST LLC, agent for CIRCLE K STORES INC. requests the above action(s) for all or a portion of Lot 1-A-1, Block 10, **North Albuquerque Acres**, zoned SU-2/Mixed Use, located at the southeast corner of LOUISIANA BOULEVARD NE, and HOLLY AVENUE NE, containing approximately 1 acre. (C-19) David Stallworth, Staff Planner

11. Project # 1003627

05EPC-00581 Zone Map Amendment
05EPC 00955 EPC Site Development Plan-
Building Permit

Elizabeth Raitt requests the above actions for **Map 31, Tract 134G**, a zone map amendment from RA-2 to SU-1 for O-1 Permissive Uses and Day Spa with Exclusions, located on RIO GRANDE BLVD. NW, between GRIEGOS Rd. NW and San Lorenzo Ave. NW, containing approximately 1 acre. (F-13) Elizabeth Pincus, Staff Planner

12. Project # 1001443

05EPC-00925 EPC Site Development Plan-
Building Permit
05EPC-00926 Zone Map Amendment
05EPC-00924 EPC Site Development Plan-
Amendment to Subdivision
05EPC-00927 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agent for LONGFORD HOMES requests the above action(s) for all or a portion of Tract 5A, **El Rancho Grande**, zoned SU-1/Mixed Use, located at the southwest corner of GIBSON BOULEVARD. SW and STAMPEDE DRIVE, SW, containing approximately 13.5 acres. (N-91) David Stallworth, Staff Planner

13. Project # 1003445

05EPC-00022 EPC Site Development Plan-
Subdivision

DEVIN CANNADY agent for INTERSTATE DEVELOPMENT CO. LLC request the above action for Lots 2 and 3 of Block B, Lots 10A1 and 10A2 of Block D, Lot C1, Lot B1, Lot F, Lot E2, Lot 6A1, Lot D1, Albuquerque West and Lot 1, Tabernacle Praise Church, zoned SU-1 PDA to include C-3 Uses, located on PARADISE BLVD. NW, between PARADISE BLVD. NW and PASEO DEL NORTE NW, containing approximately 38 acres. (C-12) Elvira Lopez, Staff Planner **(DEFERRED FROM MAY 19, 2005)**

14. Project # 1003918

05EPC-00174 EPC Site Development Plan-
Building Permit

RIO GRANDE ENGINEERS agents for DAVID & JENNIFER SOULE request the above action for all or a portion of Tracts 10A, 11A & 12A, of **Paradise Hills Development Properites, Unit 1**, zoned SU-1 for C-1 Uses, located on BUGLO Ave. NW, between LYON BLVD. NW and Justin Dr. NW, containing approximately 2 acres. (B-11) Elvira Lopez, Staff Planner **(DEFERRED FROM MAY 19, 2005)**

15. Project # 1004098

05EPC-00578 Zone Map Amendment

CHRISTOPHER J. GALLEGOS request the above action for **MRGCD Map #35, Tract 57/B and 57/C**, a zone map amendment from RA-2 to R-LT, located on RIO GRANDE BLVD. NW, between LOS ANAYAS RD. NW and VIZCAYA PLAZA NW, containing approximately .32 acres. (H-12) Elizabeth Pincus, Staff Planner **(DEFERRED FROM MAY 19, 2005)**

16. Project # 1004096

05EPC-00568 EPC Site Development Plan-
Subdivision
05EPC-00570 EPC Site Development Plan-
Building Permit
05EPC-00571 Zone Map Amendment
05EPC-00572 Text Amendment to the North
I-25 Sector Development Plan

DAC ENTERPRISES, INC. agents for ACORN VENTURES, INC. request the above actions for all or a portion of Lots 30-32, Block 11, Tract A, Unit A, **North Albuquerque Acres**, zoned C-1, located on PALOMAS NE, between SAN PEDRO and LOUISIANA NE, containing approximately 3 acres. (C-18) Carmen Marrone, Staff Planner **(DEFERRED FROM JUNE 16, 2005)**

17. Project # 1004100

05EPC-00582 EPC Site Development Plan-
Building Permit

QUICK DRAW ENGINEERING LLC agent(s) for SPRINGSTONE CHILDREN'S LEARNING CENTER request the above action(s) for all or a portion of Tract(s) F, **La Cueva Village Unit 1**, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING Blvd. and BARSTOW St. NE, containing approximately 1 acre. (C-19) Elvira Lopez, Staff Planner **(DEFERRED FROM JUNE 16, 2005)**

18. Project # 1004167

05EPC-00755 EPC Site Development Plan-
Building Permit
05EPC-00758 Zone Map Amendment

JIM MILLER agent for JD MERRITT, SONIC NM request the above actions for all or a portion of Lot(s) 7, **Bosque Plaza**, zoned C-1 (SC), located on COORS BLVD. NW, between BOSQUE PLAZA LANE NW and COORS BLVD. NW, containing approximately 1 acre. (E-12) Catalina Lehner, Staff Planner (**DEFERRED FROM JUNE 16, 2005**)

19. Project # 1002202

05EPC-00877 EPC Site Development Plan-
Building Permit
05EPC-00876 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING, INC. agent for PRUWINROCK LLC request the above actions for all or a portion of Lots A1A, A-2 and Lots A-3, B, C-2A, D-1A, **Winrock Center Addition**, and Lot B, **Hunt-Spectrum Development Site**, zoned SU-3, SU-2/C-2 R-2 and SU-2 O-1 R-2, located on LOUISIANA BLVD. NE, between INDIAN SCHOOL RD NE and I-40, containing approximately 82 acres. (J-19) Juanita Garcia, Staff Planner

20. Other Matters



**Environmental
Planning
Commission**

Agenda Number: 12
Project Number: 1001443
Case #'s: 05EPC 00924/ 00926/ 00927
July 21, 1005

Staff Report

Agent	Consensus Planning, Inc. by James Strozier
Applicant	Longford Homes
Request(s)	Sector Plan Amendment Zone Map Amendment Site Development Plan, Subdivision
Legal Description	Tract 5A, El Rancho Grande
Location	At the southwest corner of GIBSON BOULEVARD, SW and STAMPEDE DRIVE, SW
Size	Approximately 13.5 acres
Existing Zoning	SU-1/Mixed Use
Proposed Zoning	SU-1/PRD

Staff Recommendation

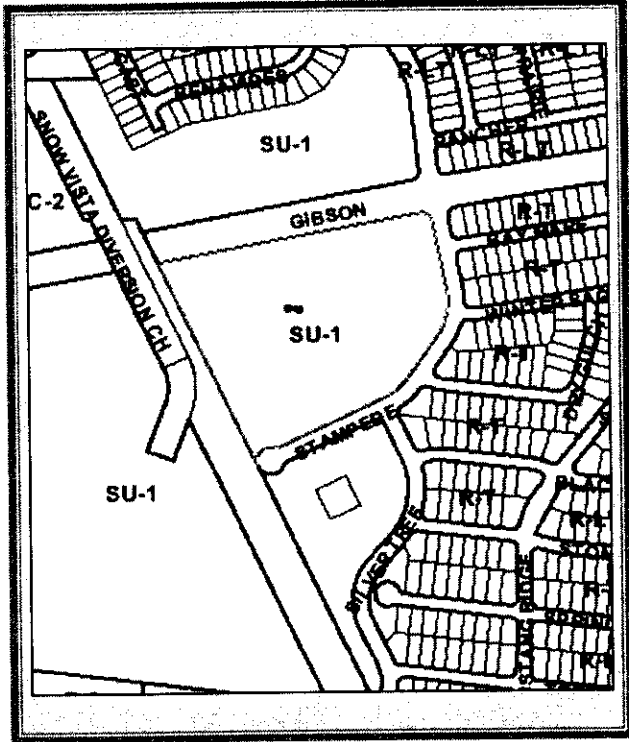
WITHDRAWAL of 05EPC 00924 at the applicant's request
WITHDRAWAL of 05EPC 00926 at the applicant's request
WITHDRAWAL of 05EPC 00927 at the applicant's request

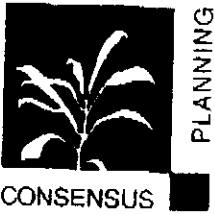
Staff Planner
David J. Stallworth

Summary of Analysis

The project site is located within the eastern half of the 98th and Gibson Community Activity Center, which is currently undeveloped. The applicant is proposing to develop a 114-lot single-family detached residential subdivision. Both the *West Side Strategic Plan* and the *Rio Bravo Sector Development Plan* govern development in this area. As the requests involved map amendments to the governing sector plan, approval by the Albuquerque City Council is also required.

The applicant has decided to formally withdraw all development requests related to this project.





July 1, 2005

Mr. David Stallworth
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

RE: PROJECT #1001443, 05 EPC-00924, 00925, 00926, and 00927

Dear Mr. Jesionowski:

The purpose of this letter is to withdraw the project referenced above from EPC consideration for zone map amendment and Site Plan for PRD. The reason for the withdrawal request is that the site is not suitable for the client's housing product.

Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Valdez', with a long horizontal flourish extending to the right.

John Valdez, AICP
Senior Planner I

c: Kelly Murtagh, Longford Homes
Matthew Archuleta, Westgate Heights Neighborhood Association
Kelly Thomas, Westgate Vecinos Neighborhood Association

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP



**Environmental
Planning
Commission**

**Agenda Number: 12
Project Number: 1001443
Case #'s: 05EPC 00924/ 00926/ 00927
July 21, 1005**

Staff Report

Agent	Consensus Planning, Inc. by James Strozier
Applicant	Longford Homes
Request(s)	Sector Plan Amendment Zone Map Amendment Site Development Plan, Subdivision
Legal Description	Tract 5A, El Rancho Grande
Location	At the southwest corner of GIBSON BOULEVARD, SW and STAMPEDE DRIVE, SW
Size	Approximately 13.5 acres
Existing Zoning	SU-1/Mixed Use
Proposed Zoning	SU-1/PRD

Staff Recommendation

WITHDRAWAL of 05EPC 00924 at the applicant's request
WITHDRAWAL of 05EPC 00926 at the applicant's request
WITHDRAWAL of 05EPC 00927 at the applicant's request

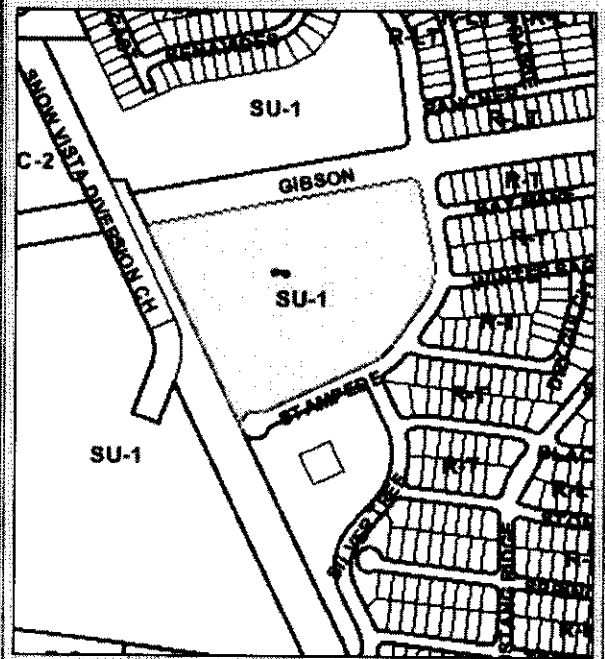
Staff Planner

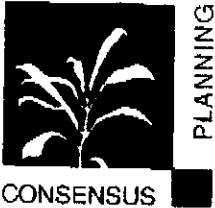
David J. Stallworth

Summary of Analysis

The project site is located within the eastern half of the 98th and Gibson Community Activity Center, which is currently undeveloped. The applicant is proposing to develop a 114-lot single-family detached residential subdivision. Both the *West Side Strategic Plan* and the *Rio Bravo Sector Development Plan* govern development in this area. As the requests involved map amendments to the governing sector plan, approval by the Albuquerque City Council is also required.

The applicant has decided to formally withdraw all development requests related to this project.





Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

July 1, 2005

Mr. David Stallworth
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102


RE: PROJECT #1001443, 05 EPC-00924, 00925, 00926, and 00927

Dear Mr. Jesionowski:

The purpose of this letter is to withdraw the project referenced above from EPC consideration for zone map amendment and Site Plan for PRD. The reason for the withdrawal request is that the site is not suitable for the client's housing product.

Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,



John Valdez, AICP
Senior Planner I

c: Kelly Murtagh, Longford Homes
Matthew Archuleta, Westgate Heights Neighborhood Association
Kelly Thomas, Westgate Vecinos Neighborhood Association

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 29 day of June, 2005 and the subsequent consecutive publications on _____, 2005

[Handwritten Signature]

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 29 day of June of 2005

PRICE \$ 138.09

Statement to come at end of month.

ACCOUNT NUMBER C80583



CLA-22-A (R-1/93)



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, July 14, 2005, 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:

Distribution & Review - Current Land Use Matters for the July 21, 2005 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, July 21, 2005, 9:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1003918
05EPC-00174 EPC Site Development Plan-Building Permit RIO GRANDE ENGINEERS agents for DAVID & JENNIFER BOULE request the above action for all or a portion of Tracts 10A, 11A & 12A, of Paradise Hills Development Properties, Unit 1, zoned SU-1 for C-1 Uses, located on BUGLO Ave. NW, between LYON BLVD. NW and Justin Dr. NW, containing approximately 2 acres. (B-11) Elvira Lopez, Staff Planner (DEFERRED FROM MAY 19, 2005)

Project # 1003627
05EPC-00581 Zone Map Amendment
05EPC 00955 EPC Site Development Plan-Building Permit Elizabeth Raitt requests the above actions for Map 31, Tr 1340, a zone map amendment from RA-2 to SU-1 for O-1 Permissive Uses and Day Spa with Exclusions, located on RIO GRANDE BLVD. NW, between GRIEGOS Rd. NW and San Lorenzo Ave. NW, containing approximately 1 acre. (F-13) Elizabeth Pincus, Staff Planner

Project # 1002202
05EPC-00877 EPC Site Development Plan-Building Permit
05EPC-00676 EPC Site Development Plan-Amendment to Subdivision CONSENSUS PLANNING, INC. agent for PRUWINROCK LLC request the above actions for all or a portion of Lots A1A, A-2 and Lots A-3, B, C-2A, C-1A, Winrock Center Addition, and Lot B, Hunt-Spectrum Development Site, zoned SU-3, SU-2/C-2 R-2 and SU-2 C-1 R-2, located on LOUISIANA BLVD. NE, between INDIAN SCHOOL RD. NE and I-40, containing approximately 82 acres. (J-19) Juanita Garcia, Staff Planner

Project # 1004243
05EPC-00923 Text Amendment CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE request the above action for Text Amendment and update of the Electric Service Transmission & Subtransmission Facilities Plan (1995-2005). Catalina Lehner, Staff Planner

Project # 1001443
05EPC-00925 EPC Site Development Plan-Building Permit
05EPC-00926 Zone Map Amendment
05EPC-00924 EPC Site Development Plan-Amendment to Subdivision
05EPC-00927 EPC Sector Development Plan CONSENSUS PLANNING, INC. agent for LONGFORD HOMES requests the above action(s) for all or a portion of Tract 5A, El Rancho Grande, zoned SU-1/Mixed Use, located at the southwest corner of GIBSO BOULEVARD, SW and STAMPEDE DRIVE, SW, containing approximately 13.5 acres. (N-9) David Stallworth, Staff Planner

Project # 1004244
05EPC-00928 EPC Site Development Plan-Building Permit PA ARCHITECTS agents for ST. PAUL UNITED METHODIST CHURCH request the above action for all or a portion of Lots 5-13 of Block & Lots 1-11 of Block 18, Mc Village Subdivision, zoned SU-1 located on CONSTITUTION AVE. NE, between MOON ST. NE and EUBANK BLVD. NE, containing approximately 5 acres. (J-20) Catalina Lehner, Staff Planner

Project # 1000579
05EPC-00937 EPC Site Development Plan-Building Permit TIE WEST LLC agents for KONG DEPARTMENT STORES request the above action for all or a portion of Tracts A, Paseo del Norte, zoned SU-2 C-1, located between LOUISIANA BLVD. NE and HOLLY AVE. NE, containing approximately 8 acres. (J-20)

Project # 1004245
05EPC-00931 EPC Site Development Plan-Subdivision
05EPC-00930 Zone Map Amendment MARK GOODWIN & ASSOCIATES, INC. agent for CAPITAL ALLIANCE INVESTMENTS, LLC request the above action(s) for all or portions of Lots 4-9 (Blk 7), Lots 9-12 (Blk 8), Lot 12 (Blk 9), Lots 2-10 (Blk 14), Paradise Hills, Unit 5, a zone map amendment from R-1 to SU-1/C-1, located along a proposed westerly extension of MCMAHON BOULEVARD, NW, between UNIVERSE BOULEVARD, NW and KAYENTA BOULEVARD, NW, (A-10) David Stallworth, Staff Planner

Project # 1004246
05EPC-00943 Sector Development Plan Amendment and Zone Map Amendment JOSHUA J. SKARSGARD agent for GORDON L. SKARSGARD requests the above action for all or a portion of Lots 23-26, Block 35, Tract A, Unit B, of North Albuquerque Acres, a zone map amendment from RD to SU-1 for IP, located on PASEO DEL NORTE NE, between SAN PEDRO NE and LOUISIANA NE, containing approximately 2 acres. (C-18) Elizabeth Pincus, Staff Planner

Project # 1003364
05EPC-00940 EPC Site Development Plan-Building Permit
05EPC-00941 Sector Plan Map Amendment
05EPC-00942 Sector Plan Text Amendment
05EPC-00938 EPC Site Development Plan-Subdivision TIERRA WEST LLC, agent for CIRCLE K STORES INC. requests the above action(s) for all or a portion of Lot 1-A-1, Block 10, North Albuquerque Acres, zoned SU-2/Mixed Use, located at the southeast corner of LOUISIANA BOULEVARD NE, and HOLLY AVENUE NE, containing approximately 1 acre. (C-19) David Stallworth, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Layer, Plaza del Sol Building, 600 Second Street, NW, between 10:00 a.m. and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3856. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3856.
Jens Deichmann, Chairman
Environmental Planning Commission
Russell Brito, Senior Planner
Planning Department



David J.
Stallworth/PLN/CABQ
06/09/2005 01:51 PM

To "John Valdez"
<valdez@consensusplanning.com>@PUBCABQ
cc Russell D. Brito/PLN/CABQ@COA, Sheran A.
Matson/PLN/CABQ@COA
bcc
Subject Re: Longford Village at Arrowwod

Good afternoon, Mr Valdez:

My apologies for not responding quicker, but I've been focusing on trying to finish up a presentation for today's work session. All that will be needed is the eleven replacement sheets, not the entire packet. What draws my curiosity is why y'all are seeking an SDP for building permit...your submittal contains the minimum required for an SDP for subdivision, but lacks the extras for the additional request. I did my completeness review based on only the requirements for SDP fo Subd. My guess is that it seems a little redundant to seek an SDP for building permit, given that the design guidelines are outlined in the subd site plan and that construction could commence upon DRB approval of that site plan. In short, I don't see the benefit for the additional request, therefore, I am confused...please clarify, as I would hate to see your client jump through more hoops that whatever would be necessary to get the project underway. Please call or e-mail me regarding this at your earliest convenience...thanx!!

DJS

"John Valdez" <valdez@consensusplanning.com>



"John Valdez"
<valdez@consensusplan
ning.com>
06/07/2005 02:58 PM

To <dstallworth@cabq.gov>
cc "Jim Strozier" <cp@consensusplanning.com>
Subject Longford Village at Arrowwod

Hello Mr. Stallworth,

We have received your comments regarding the Longford Village at Arrowwood site plan. Thank you for reviewing the Longford Village at Arrowwood Site Plan. We appreciate your comments and will address them in the following manner.

Regarding the off-street guest parking – I have added a note in the design guidelines stating:

"Parking is provided per Section 14-16-3-1 of the Albuquerque Comprehensive Zoning Code. In addition, there are several small areas of guest parking provided throughout the subdivision. These parking areas will be landscaped. An additional parking area, containing 10 spaces will be located off of Stampede Drive SW that serves as guest parking and parking for the open space, located on the west portion of the property".

New design guidelines will be submitted to reflect this change.

Regarding the cross sections request, all internal roadways will be public roads that will be built according to DPM standards. We have this note on both the site plan and in the design guidelines. The note in the design guidelines also identifies the right-of-way and face to face widths. Right-of-way widths shall be 46 feet, while the face to face width shall be 28 feet. Since the street section proposed is

consistent with City standards, a specific cross section is not needed.

As far as resubmitting, since we have only changed the design guidelines, should we only submit the 11 copies of the design guidelines sheet and collate them into the full set or would you still prefer 11 copies of the entire site plan set? Please let me know as soon as you can so that we can make our copies and get them to the City by June 10. Please call me if you have any questions. I can be reached at 764-9801.

Thank you,
John Valdez, AICP
Senior Planner I
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



"John Valdez"
<valdez@consensusplanning.com>
06/07/2005 02:58 PM

To <dstallworth@cabq.gov>
cc "Jim Strozier" <cp@consensusplanning.com>
bcc
Subject Longford Village at Arrowwod

Hello Mr. Stallworth,

We have received your comments regarding the Longford Village at Arrowwood site plan. Thank you for reviewing the Longford Village at Arrowwood Site Plan. We appreciate your comments and will address them in the following manner.

Regarding the off-street guest parking – I have added a note in the design guidelines stating:

"Parking is provided per Section 14-16-3-1 of the Albuquerque Comprehensive Zoning Code. In addition, there are several small areas of guest parking provided throughout the subdivision. These parking areas will be landscaped. An additional parking area, containing 10 spaces will be located off of Stampede Drive SW that serves as guest parking and parking for the open space, located on the west portion of the property".

New design guidelines will be submitted to reflect this change.

Regarding the cross sections request, all internal roadways will be public roads that will be built according to DPM standards. We have this note on both the site plan and in the design guidelines. The note in the design guidelines also identifies the right-of-way and face to face widths. Right-of-way widths shall be 46 feet, while the face to face width shall be 28 feet. Since the street section proposed is consistent with City standards, a specific cross section is not needed.

As far as resubmitting, since we have only changed the design guidelines, should we only submit the 11 copies of the design guidelines sheet and collate them into the full set or would you still prefer 11 copies of the entire site plan set? Please let me know as soon as you can so that we can make our copies and get them to the City by June 10. Please call me if you have any questions. I can be reached at 764-9801.

Thank you,
John Valdez, AICP
Senior Planner I
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

TRANSMISSION VERIFICATION REPORT

TIME : 06/03/2005 08:56
NAME : CITY OF ALBUQUERQUE
FAX : 5059243339
TEL : 5059243339
SER.# : BROD4J485814

DATE, TIME	06/03 08:55
FAX NO./NAME	98425495
DURATION	00:00:41
PAGE(S)	02
RESULT	COVERPAGE
MODE	OK
	STANDARD
	ECM



NOTICE OF PUBLIC HEARING

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Distribution & Review – Current Land Use Matters for the July 21, 2005 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, July 21, 2005, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1003918

05EPC-00174 EPC Site Development Plan-Building Permit

RIO GRANDE ENGINEERS agents for DAVID & JENNIFER SOULE request the above action for all or a portion of Tracts 10A, 11A & 12A, of **Paradise Hills Development Properites, Unit 1**, zoned SU-1 for C-1 Uses, located on BUGLO Ave. NW, between LYON BLVD. NW and Justin Dr. NW, containing approximately 2 acres. (B-11) Elvira Lopez, Staff Planner **(DEFERRED FROM MAY 19, 2005)**

Project # 1003627

05EPC-00581 Zone Map Amendment
05EPC 00955 EPC Site Development Plan-Building Permit

Elizabeth Raitt requests the above actions for **Map 31, Tr 134G**, a zone map amendment from RA-2 to SU-1 for O-1 Permissive Uses and Day Spa with Exclusions, located on RIO GRANDE BLVD. NW, between GRIEGOS Rd. NW and San Lorenzo Ave. NW, containing approximately 1 acre. (F-13) Elizabeth Pincus, Staff Planner

Project # 1002202

05EPC-00877 EPC Site Development Plan-Building Permit
05EPC-00876 EPC Site Development Plan-Amendment to Subdivision

CONSENSUS PLANNING, INC. agent for PRUWINROCK LLC request the above actions for all or a portion of Lots A1A, A-2 and Lots A-3, B, C-2A, D-1A, **Winrock Center Addition**, and Lot B, **Hunt-Spectrum Development Site**, zoned SU-3, SU-2/C-2 R-2 and SU-2 O-1 R-2, located on LOUISIANA BLVD. NE, between INDIAN SCHOOL RD NE and I-40, containing approximately 82 acres. (J-19) Juanita Garcia, Staff Planner

Project # 1004243
05EPC-00923 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE request the above action for Text Amendment and update of the Electric Service Transmission & Subtransmission Facilities Plan (1995-2005). Catalina Lehner, Staff Planner

Project # 1001443
05EPC-00925 EPC Site Development Plan-Building Permit
05EPC-00926 Zone Map Amendment
05EPC-00924 EPC Site Development Plan-Amendment to Subdivision
05EPC-00927 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agent for LONGFORD HOMES requests the above action(s) for all or a portion of Tract 5A, **El Rancho Grande**, zoned SU-1/Mixed Use, located at the southwest corner of GIBSON BOULEVARD. SW and STAMPEDE DRIVE, SW, containing approximately 13.5 acres. (N-91) David Stallworth, Staff Planner

Project # 1004244
05EPC-00928 EPC Site Development Plan-Building Permit

PA ARCHITECTS agents for ST. PAULS UNITED METHODIST CHURCH request the above action for all or a portion of Lots 5-13 of Block 19 & Lots 1-11 of Block 18, **Mesa Village Subdivision**, zoned SU-1, located on CONSTITUTION AVE. NE, between MOON ST. NE and EUBANK BLVD. NE, containing approximately 5 acres. (J-20) Catalina Lehner, Staff Planner

Project # 1000579
05EPC-00937 EPC Site Development Plan-Building Permit

TIERRA WEST LLC agents for KOHL'S DEPARTMENT STORES request the above action for all or a portion of Tracts A, **Paseo del Louisiana**, zoned SU-2 C-1, located on PASEO DEL NORTE NE, between LOUISIANA BLVD. NE and HOLLY AVE. NE, containing approximately 8 acres. (C-18) Stephanie Shumsky, Staff Planner

Project # 1004245
05EPC-00931 EPC Site Development Plan-Subdivision
05EPC-00930 Zone Map Amendment

MARK GOODWIN & ASSOCIATES, INC. agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request the above action(s) for all or portions of Lots 4-9 (Blk 7); Lots 9-12 (Blk 8); Lot 12 (Blk 9); Lots 2-10 (Blk 14), **Paradise Hills, Unit 5**, a zone map amendment from R-1 to SU-1/C-1, located along a proposed westerly extension of MCMAHON BOULEVARD, MW, between UNIVERSE BOULEVARD, NW and KAYENTA BOULEVARD, NW, (A-10) David Stallworth, Staff Planner

Project # 1004246

05EPC-00943 Sector Development Plan
Amendment and Zone Map Amendment

JOSHUA J. SKARSGARD agent for GORDON L. SKARSGARD requests the above action for all or a portion of Lots 23-26, Block 35, Tract A, Unit B of **North Albuquerque Acres**, a zone map amendment from RD to SU-1 for IP, located on PASEO DEL NORTE NE, between SAN PEDRO NE and LOUISIANA NE, containing approximately 2 acres. (C-18) Elizabeth Pincus, Staff Planner

Project # 1003364

05EPC-00940 EPC Site Development Plan-
Building Permit
05EPC-00941 Sector Plan Map Amendment
05EPC-00942 Sector Plan Text Amendment
05EPC-00939 EPC Site Development Plan-
Subdivision

TIERRA WEST LLC, agent for CIRCLE K STORES INC. requests the above action(s) for all or a portion of Lot 1-A-1, Block 10, **North Albuquerque Acres**, zoned SU-2/Mixed Use, located at the southeast corner of LOUISIANA BOULEVARD NE, and HOLLY AVENUE NE, containing approximately 1 acre. (C-19) David Stallworth, Staff Planner

Project # 1004248

05EPC-00946 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for Amending the Westside Strategic Plan to include a policy to discourage zone map amendments from non-residential to residential use. Stephanie Shumsky, Staff Planner

Project # 1001620

05EPC-00947 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for Amending Sections 14-16-2-18(B), 14-16-2-19(B), 14-16-2-21(B) and 14-16-2-22 ROA 1994. Russell Brito, Staff Planner

Project # 1003445

05EPC-00022 EPC Site Development Plan-
Subdivision

DEVIN CANNADY agent for INTERSTATE DEVELOPMENT CO. LLC request the above action for Lots 2 and 3 of Block B, Lots 10A1 and 10A2 of Block D, Lot C1, Lot B1, Lot F, Lot E2, Lot 6A1, Lot D1, Albuquerque West and Lot 1, Tabernacle Praise Church, zoned SU-1 PDA to include C-3 Uses, located on PARADISE BLVD. NW, between PARADISE BLVD. NW and PASEO DEL NORTE NW, containing approximately 38 acres. (C-12) Elvira Lopez, Staff Planner (**DEFERRED TO JULY 21, 2005**)

Project # 1004250

05EPC-00949 EPC Site Development Plan-
Building Permit

PLANNERS AND ENGINEERS COLLABORATIVE, INC. agents for GENUINE PARTS COMPANY request the above action for all or a portion of Lot B-1-B, **McBark Subdivision**, zoned SU-1/C-2, located on QUAIL RD. NW, between CORONA DRIVE NW and COORS BLVD. NW, containing approximately 1 acre. (H-11) Stephanie Shumsky, Staff Planner

Project # 1001620
04EPC-01710 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT,
agent for CITY OF ALBUQUERQUE requests a Text
Amendment to Section 14-16-3-1 of the Comprehensive
Zoning Code to allow credit for on-street parking.
Carmen Marrone, Staff Planner

Project # 1001620
04EPC-01710 Text Amendment

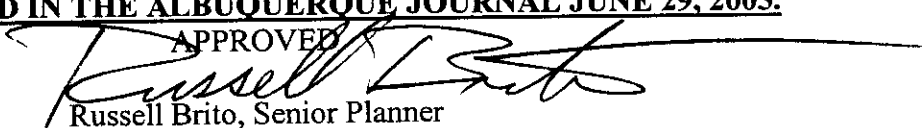
The City of Albuquerque Planning Department is proposing
text amendments to the City's Zoning Code, Section 14-16-3-
1, to facilitate on-street parking, motorcycle parking and
hybrid-vehicle parking. The text amendments are scheduled
to be heard by the Environmental Planning Commission at a
special hearing on August 11, 2005. You may view the
proposed amendments on the City Planning Department's
website at www.cabq.gov/planning under Timely Topics.
You are welcome to submit comments by August 4, 2005 to
Carmen Marrone, staff planner, at cmarrone@cabq.gov.

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.

Jens Deichmann, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JUNE 29, 2005.

APPROVED


Russell Brito, Senior Planner
Planning Department

5/2.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: JULY 21, 2005
Zone Atlas Page: N-9-Z
Notification Radius: 100 Ft.

Project# 1001443
App# 05EPC-00924
App# 05EPC-00925
App# 05EPC-00926
App# 05EPC-00927

Cross Reference and Location:

Applicant: LONGFORD HOMES
Address: 7007 JEFFERSON ST NE, STE# A
ALBUQUERQUE NM 87109

Agent: CONSENSUS PLANNING, INC
Address: 924 PARK AVE SW
ALBUQUERQUE NM 87102

Special Instructions:

**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: JUNE 29, 2005

Signature: KYLE TSETHLIKAI

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1001443
Application# DSEPC-00924

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
N-9	1009055	295-025	321-10	- ✓ mp ^a
		380-030	401-25	- ✓ mp ^a
		425-008	418-01	✓ mp
		431-009	02	✓ mp ^a
		435-010	03	✓
N-9	1009054	390-500	101-01	- ✓ mp ^a
		434-503	102-01	✓
		439-504	02	✓
		443-504	03	✓
		396-391	103-01	- ✓ mp ^a
		350-424	02	✓
		315-425	44	✓ mp ^a
		439-477	114-01	✓
		444-478	02	✓
		442-488	24	✓
		437-487	25	✓
		430-450	117-01	✓
		436-451	02	✓
		440-451	03	✓
		447-462	19	✓
		443-462	20	✓
		437-441	21	✓
		418-424	119-01	✓
		425-424	02	✓



<mainframe@coa1mp3.cabq.gov>

06/21/2005 12:51 PM

To:
cc:
cc:
Subject:

1 RECORDS WITH LABELS PAGE
1
01009055 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905542500841301 LEGAL: LOT 14-P 1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I
UNIT LAND USE:
PROPERTY ADDR: 00000 RANCHER
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100905543100941802 LEGAL: LOT 13-P 1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I
UNIT LAND USE:
PROPERTY ADDR: 00000 RANCHER
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100905543501041803 LEGAL: LOT 12-P 1 BLOCK 6 PLAT FOR EL RANCHO GRANDE I
UNIT LAND USE:
PROPERTY ADDR: 00000 RANCHER
OWNER NAME: SANCHEZ ROBERT V JR &
OWNER ADDR: 08708 RANCHER RD SW
ALBUQUERQUE NM 87121
0100905443450310201 LEGAL: LT 1 3-P1 BLK 20 PLAT FOR EL RANCHO GRANDE I
UNIT 5 LAND USE:
PROPERTY ADDR: 00000 BAY MARE
OWNER NAME: NAJERA ERICK & ROSALBA CARBAJA
OWNER ADDR: 08719 BAY MARE AV SW
ALBUQUERQUE NM 87121
0100905443950410202 LEGAL: LT 1 2-P1 BLK 20 PLAT FOR EL RANCHO GRANDE I
UNIT 5 LAND USE:
PROPERTY ADDR: 00000 BAY MARE
OWNER NAME: HERRERA ESTEBAN C & CHAVEZ ELI
OWNER ADDR: 08715 BAY MARE AV SW
ALBUQUERQUE NM 87121
0100905444350410203 LEGAL: LT 1 1-P1 BLK 20 PLAT FOR EL RANCHO GRANDE I
UNIT 5 LAND USE:
PROPERTY ADDR: 00000 BAY MARE
OWNER NAME: RAMIREZ JUAN L
OWNER ADDR: 08709 BAY MARE AV SW
ALBUQUERQUE NM 87121
0100905435042410302 LEGAL: PARC EL 5 B CORRECTION PLAT NO 2 CORRECTION PLAT
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: YOO JAMES J & HEE Y &
OWNER ADDR: 01306 BROADWAY BL SE
ALBUQUERQUE NM 87102
0100905443947711601 LEGAL: LT 1 4-P1 BLK 21 PLAT FOR EL RANCHO GRANDE I
UNIT 5 LAND USE:
PROPERTY ADDR: 00000 WINTER SAGE
OWNER NAME: GARCIA SAUL
OWNER ADDR: 08719 WINTER SAGE RD SW
ALBUQUERQUE NM 87121



PAGE 3

0100905441842611901 LEGAL: LT 2 1-P1 BLK 23 PLAT FOR EL RANCHO GRANDE I
UNIT 5 LAND USE: PROPERTY ADDR: 00000 BLACK STALLION
 OWNER NAME: KINCAID EUGENIA
 OWNER ADDR: 08731 BLACK STALLION RD SW
ALBUQUERQUE NM 87121
0100905442542611902 LEGAL: LT 2 2-P1 BLK 23 PLAT FOR EL RANCHO GRANDE I
UNIT 5 LAND USE: PROPERTY ADDR: 00000 BLACK STALLION
 OWNER NAME: OROZCO RAMON & ANDREA R
 OWNER ADDR: 08727 BLACK STALLION RD SW
ALBUQUERQUE NM 87121
0100905443143611922 LEGAL: LT 1 8-P1 BLK 23 PLAT FOR EL RANCHO GRANDE I
UNIT 5 LAND USE: PROPERTY ADDR: 00000 SPOTTED PONY
 OWNER NAME: FELIZ CYNTHIA ANN
 OWNER ADDR: 08724 SPOTTED PONY AV SW
ALBUQUERQUE NM 87121
0100905442643611923 LEGAL: LT 1 9-P1 BLK 23 PLAT FOR EL RANCHO GRANDE I
UNIT 5 LAND USE: PROPERTY ADDR: 00000 SPOTTED PONY
 OWNER NAME: CLARK ROBERT S
 OWNER ADDR: 08728 SPOTTED PONY AV SW
ALBUQUERQUE NM 87121
0100905441943611924 LEGAL: LT 2 0-P1 BLK 23 PLAT FOR EL RANCHO GRANDE I
UNIT 5 LAND USE: PROPERTY ADDR: 00000 SPOTTED PONY
 OWNER NAME: ORONA ELFEGO JR & CHANDRA L
 OWNER ADDR: 08732 SPOTTED PONY AV SW
ALBUQUERQUE NM 87121
.
QUIT

100905528502532110 LEGAL: TRACT E4A ALBUQUERQUE SOUTH UNIT 3 ADDITION
PROPERTY ADDR: GIBSON BLVD SW

OWNERS NAME: CURB, INC.
OWNERS ADDR: 6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

100905538003040125 LEGAL: TRACT 12B1 EL RANCHO GRANDE 1
PROPERTY ADDR: GIBSON BLVD SW

OWNERS NAME: CURB, INC.
OWNERS ADDR: 6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

100905439050010101 LEGAL: TRACT 5A EL RANCHO GRANDE 1
PROPERTY ADDR: GIBSON BLVD SW

OWNERS NAME: CURB, INC.
OWNERS ADDR: 6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

100905439639410301 LEGAL: TRACT B/PARK SITE EL RANCHO GRANDE 1 UNIT 5A
PROPERTY ADDR: 2501 SILVER TREE DR SW

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

100905431542510344 LEGAL: TRACT E6A ALBUQUERQUE SOUTH UNIT 3
PROPERTY ADDR: GIBSON BLVD SW

OWNERS NAME: CURB, INC.
OWNERS ADDR: 6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

"Attachment A"

5/05/05

JOHN VALDEZ, CONSENSUS PLANNING

924 PARK AVENUE SW / 87102

PHONE: 764-9801 FAX: 842-5495

ZONE MAP: N-9

Westgate Heights NA (R)

***Matthew Archuleta**

1628 Summerfield SW / 87121 836-7251 (h)

Libby McIntosh

1316 Ladrones Ct. SW / 87121 831-5189 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY 0-92,
you are most welcomed to notify the following "Unrecognized" neighborhood
associations of this project.

Westgate Vecinos

***Kelly Thomas**

1201 Jenaro SW / 87121 831-5242 (h)

Sylvia Hayes

10016 Ladrones SW / 87121 836-7358 (h)

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

Project# 1001443

LONGFORD HOMES
7007 JEFFERSON ST NE, STE# A
ALBUQUERQUE NM 87109

CONSENSUS PLANNING INC
924 PARK AVE SW
ALBUQUERQUE NM 87102

MATTHEW ARCHULETA
Westgate Heights Neigh. Assoc.
1628 SUMMERFIELD SW
ALBUQUERQUE NM 87121

LIBBY McINTOSH
Westgate Heights Neigh. Assoc.
1316 LADRONES CT. SW
ALBUQUERQUE NM 87121

KELLY THOMAS
Westgate Vecinos
1201 JENARO SW
ALBUQUERQUE NM 87121

SYLVIA HAYES
Westgate Vecinos
10016 LADRONES SW
ALBUQUERQUE NM 87121

100905542500841801

100905543501041803

100905443450310201

CURB INC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

SANCHEZ ROBERT V JR &
8708 RANCHER RD SW
ALBUQUERQUE NM 87121

NAJERA ERICK & ROSALBA CARBAJ
8719 BAY MARE AV SW
ALBUQUERQUE NM 87121

100905443950410202

100905444350410203

100905435042410302

HERRERA ESTEBAN C & CHAVEZ EL
8715 BAY MARE AV SW
ALBUQUERQUE NM 87121

RAMIREZ JUAN L
8709 BAY MARE AV SW
ALBUQUERQUE NM 87121

YOO JAMES J & HEE Y &
1306 BROADWAY BL SE
ALBUQUERQUE NM 87102

100905443947711601

100905444447811602

100905444248811624

GARCIA SAUL
8719 WINTER SAGE RD SW
ALBUQUERQUE NM 87121

GARCIA ERNEST KELLY
8715 WINTER SAGE RD SW
ALBUQUERQUE NM 87121

RAMIREZ JAVIER
8712 BAY MARE AV SW
ALBUQUERQUE NM 87121

100905443748711625

100905443045011701

100905443645111702

PEREZ JOEL
8716 BAY MARE AV SW
ALBUQUERQUE NM 87121

HERNANDEZ CECILIO & BERTHA M
8723 SPOTTED PONY AV SW
ALBUQUERQUE NM 87121

CAMARGO SERGIO
8719 SPOTTED PONY AV SW
ALBUQUERQUE NM 87121

100905444045111703

100905444746211719

100905444346211720

ABEYTA JUANITA A
8715 SPOTTED PONY AV SW
ALBUQUERQUE NM 87121

PORTILLO MARIO IVAN & MAYELA
8712 WINTER SAGE RD SW
ALBUQUERQUE NM 87121

YBARRA ALBERT
8716 WINTER SAGE RD SW
ALBUQUERQUE NM 87121

100905443746111721

100905441842611901

100905442542611902

GARCIA MANUEL R
8720 WINTER SAGE RD SW
ALBUQUERQUE NM 87121

KINCAID EUGENIA
8731 BLACK STALLION RD SW
ALBUQUERQUE NM 87121

OROZCO RAMON & ANDREA R
8727 BLACK STALLION RD SW
ALBUQUERQUE NM 87121

100905443143611922

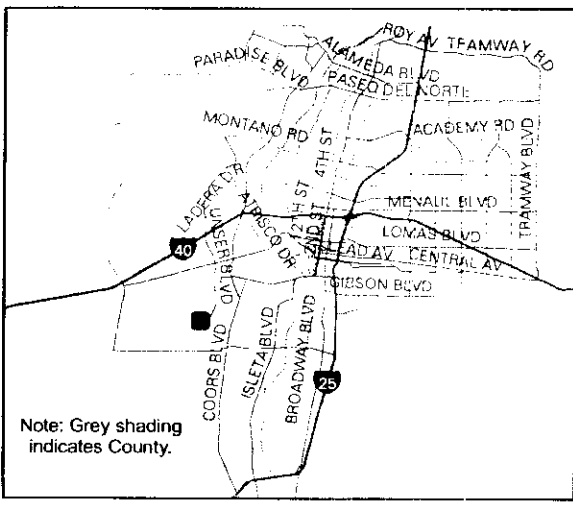
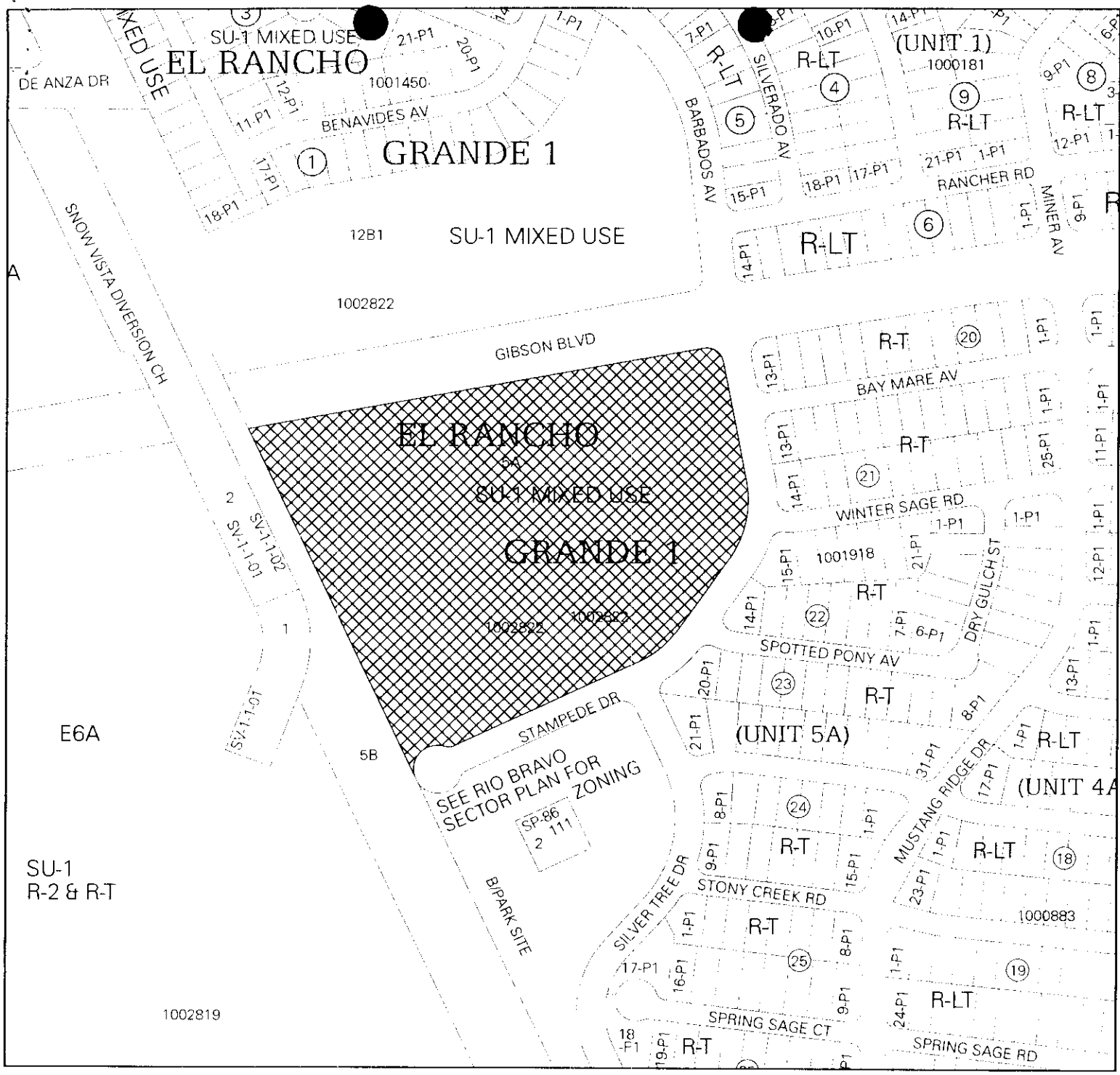
100905442643611923

100905441943611924

FELIZ CYNTHIA ANN
8724 SPOTTED PONY AV SW
ALBUQUERQUE NM 87121

CLARK ROBERT S
8728 SPOTTED PONY AV SW
ALBUQUERQUE NM 87121

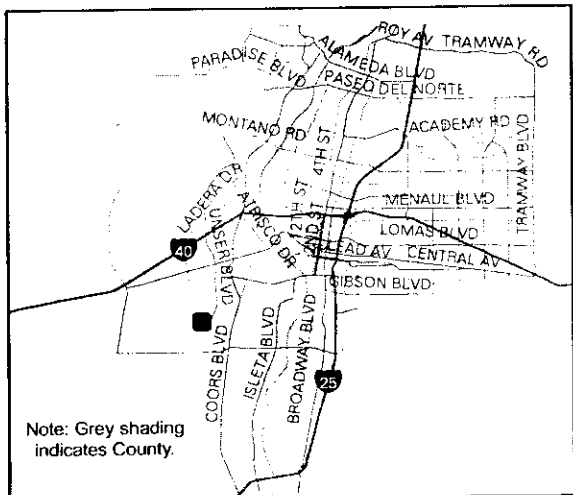
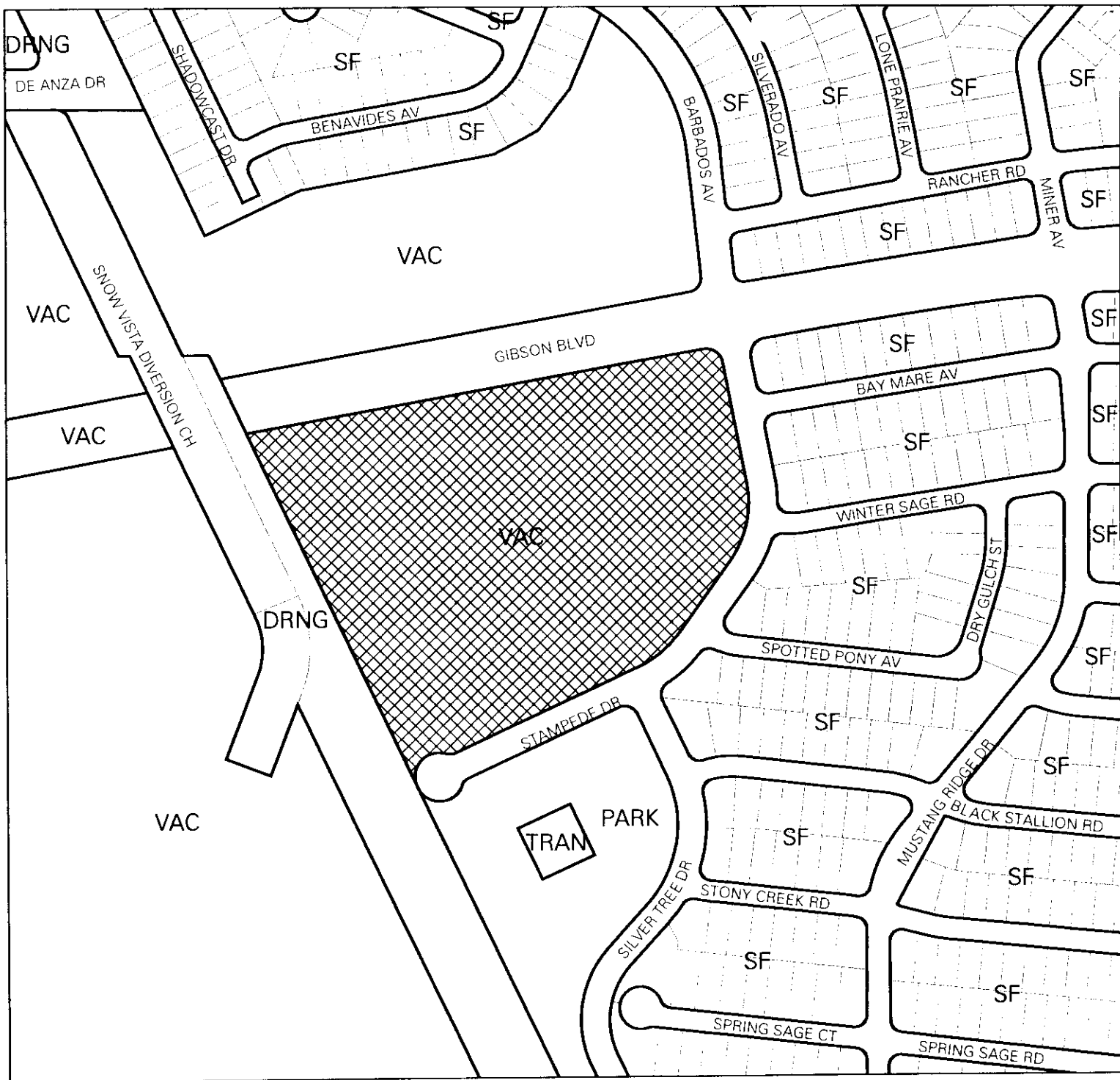
ORONA ELFEGO JR & CHANDRA L
8732 SPOTTED PONY AV SW
ALBUQUERQUE NM 87121



ZONING MAP



1 inch equals 295 feet
Project Number:
 1001443
Hearing Date:
 7/21/05
Zone Map Page:
 N-9
Additional Case Numbers:
 05EPC-00924-27



Note: Grey shading indicates County.

LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PIBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch equals 295 feet

Project Number:
1001443

Hearing Date:
7/21/05

Zone Map Page:
N-9

Additional Case Numbers:
05EPC-00924-27



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, July 14, 2005, 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:

Distribution & Review – Current Land Use Matters for the July 21, 2005 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, July 21, 2005, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1003918

05EPC-00174 EPC Site Development Plan-Building Permit

RIO GRANDE ENGINEERS agents for DAVID & JENNIFER SOULE request the above action for all or a portion of Tracts 10A, 11A & 12A, of **Paradise Hills Development Properites, Unit 1**, zoned SU-1 for C-1 Uses, located on BUGLO Ave. NW, between LYON BLVD. NW and Justin Dr. NW, containing approximately 2 acres. (B-11) Elvira Lopez, Staff Planner (**DEFERRED FROM MAY 19, 2005**)

Project # 1003627

05EPC-00581 Zone Map Amendment
05EPC 00955 EPC Site Development Plan-Building Permit

Elizabeth Raitt requests the above actions for **Map 31, Tr 134G**, a zone map amendment from RA-2 to SU-1 for O-1 Permissive Uses and Day Spa with Exclusions, located on RIO GRANDE BLVD. NW, between GRIEGOS Rd. NW and San Lorenzo Ave. NW, containing approximately 1 acre. (F-13) Elizabeth Pincus, Staff Planner

Project # 1002202

05EPC-00877 EPC Site Development Plan-Building Permit
05EPC-00876 EPC Site Development Plan-Amendment to Subdivision

CONSENSUS PLANNING, INC. agent for PRUWINROCK LLC request the above actions for all or a portion of Lots A1A, A-2 and Lots A-3, B, C-2A, D-1A, **Winrock Center Addition**, and Lot B, **Hunt-Spectrum Development Site**, zoned SU-3, SU-2/C-2 R-2 and SU-2 O-1 R-2, located on LOUISIANA BLVD. NE, between INDIAN SCHOOL RD NE and I-40, containing approximately 82 acres. (J-19) Juanita Garcia, Staff Planner

Project # 1004243
05EPC-00923 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE request the above action for Text Amendment and update of the Electric Service Transmission & Subtransmission Facilities Plan (1995-2005). Catalina Lehner, Staff Planner

Project # 1001443
05EPC-00925 EPC Site Development Plan-Building Permit
05EPC-00926 Zone Map Amendment
05EPC-00924 EPC Site Development Plan-Amendment to Subdivision
05EPC-00927 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agent for LONGFORD HOMES requests the above action(s) for all or a portion of Tract 5A, **El Rancho Grande**, zoned SU-1/Mixed Use, located at the southwest corner of GIBSON BOULEVARD, SW and STAMPEDE DRIVE, SW, containing approximately 13.5 acres. (N-91) David Stallworth, Staff Planner

Project # 1004244
05EPC-00928 EPC Site Development Plan-Building Permit

PA ARCHITECTS agents for ST. PAULS UNITED METHODIST CHURCH request the above action for all or a portion of Lots 5-13 of Block 19 & Lots 1-11 of Block 18, **Mesa Village Subdivision**, zoned SU-1, located on CONSTITUTION AVE. NE, between MOON ST. NE and EUBANK BLVD. NE, containing approximately 5 acres. (J-20) Catalina Lehner, Staff Planner

Project # 1000579
05EPC-00937 EPC Site Development Plan-Building Permit

TIERRA WEST LLC agents for KOHL'S DEPARTMENT STORES request the above action for all or a portion of Tracts A, **Paseo del Louisiana**, zoned SU-2 C-1, located on PASEO DEL NORTE NE, between LOUISIANA BLVD. NE and HOLLY AVE. NE, containing approximately 8 acres. (C-18) Stephanie Shumsky, Staff Planner

Project # 1004245
05EPC-00931 EPC Site Development Plan-Subdivision
05EPC-00930 Zone Map Amendment

MARK GOODWIN & ASSOCIATES, INC. agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request the above action(s) for all or portions of Lots 4-9 (Blk 7); Lots 9-12 (Blk 8); Lot 12 (Blk 9); Lots 2-10 (Blk 14), **Paradise Hills, Unit 5**, a zone map amendment from R-1 to SU-1/C-1, located along a proposed westerly extension of MCMAHON BOULEVARD, MW, between UNIVERSE BOULEVARD, NW and KAYENTA BOULEVARD, NW, (A-10) David Stallworth, Staff Planner

Project # 1004246
05EPC-00943 Sector Development Plan
Amendment and Zone Map Amendment

JOSHUA J. SKARSGARD agent for GORDON L. SKARSGARD requests the above action for all or a portion of Lots 23-26, Block 35, Tract A, Unit B of **North Albuquerque Acres**, a zone map amendment from RD to SU-1 for IP, located on PASEO DEL NORTE NE, between SAN PEDRO NE and LOUISIANA NE, containing approximately 2 acres. (C-18) Elizabeth Pincus, Staff Planner

Project # 1003364
05EPC-00940 EPC Site Development Plan-
Building Permit
05EPC-00941 Sector Plan Map Amendment
05EPC-00942 Sector Plan Text Amendment
05EPC-00939 EPC Site Development Plan-
Subdivision

TIERRA WEST LLC, agent for CIRCLE K STORES INC. requests the above action(s) for all or a portion of Lot 1-A-1, Block 10, **North Albuquerque Acres**, zoned SU-2/Mixed Use, located at the southeast corner of LOUISIANA BOULEVARD NE, and HOLLY AVENUE NE, containing approximately 1 acre. (C-19) David Stallworth, Staff Planner

Project # 1004248
05EPC-00946 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for Amending the Westside Strategic Plan to include a policy to discourage zone map amendments from non-residential to residential use. Stephanie Shumsky, Staff Planner

Project # 1001620
05EPC-00947 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for Amending Sections 14-16-2-18(B), 14-16-2-19(B), 14-16-2-21(B) and 14-16-2-22 ROA 1994. Russell Brito, Staff Planner

Project # 1003445
05EPC-00022 EPC Site Development Plan-
Subdivision

DEVIN CANNADY agent for INTERSTATE DEVELOPMENT CO. LLC request the above action for Lots 2 and 3 of Block B, Lots 10A1 and 10A2 of Block D, Lot C1, Lot B1, Lot F, Lot E2, Lot 6A1, Lot D1, Albuquerque West and Lot 1, Tabernacle Praise Church, zoned SU-1 PDA to include C-3 Uses, located on PARADISE BLVD. NW, between PARADISE BLVD. NW and PASEO DEL NORTE NW, containing approximately 38 acres. (C-12) Elvira Lopez, Staff Planner (**DEFERRED TO JULY 21, 2005**)

Project # 1004250
05EPC-00949 EPC Site Development Plan-
Building Permit

PLANNERS AND ENGINEERS COLLABORATIVE, INC. agents for GENUINE PARTS COMPANY request the above action for all or a portion of Lot B-1-B, **McBark Subdivision**, zoned SU-1/C-2, located on QUAIL RD. NW, between CORONA DRIVE NW and COORS BLVD. NW, containing approximately 1 acre. (H-11) Stephanie Shumsky, Staff Planner

Project # 1001620
04EPC-01710 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT,
agent for CITY OF ALBUQUERQUE requests a Text
Amendment to Section 14-16-3-1 of the Comprehensive
Zoning Code to allow credit for on-street parking.
Carmen Marrone, Staff Planner

Project # 1001620
04EPC-01710 Text Amendment


The City of Albuquerque Planning Department is proposing
text amendments to the City's Zoning Code, Section 14-16-3-
1, to facilitate on-street parking, motorcycle parking and
hybrid-vehicle parking. The text amendments are scheduled
to be heard by the Environmental Planning Commission at a
special hearing on August 11, 2005. You may view the
proposed amendments on the City Planning Department's
website at www.cabq.gov/planning under Timely Topics.
You are welcome to submit comments by August 4, 2005 to
Carmen Marrone, staff planner, at cmarrone@cabq.gov.

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.

Jens Deichmann, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JUNE 29, 2005.

APPROVED



Russell Brito, Senior Planner
Planning Department



THREE HUNDRED YEARS
1706-2006
ALBUQUERQUE

Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

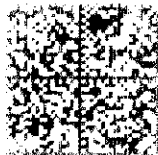
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PORTILLO MARIO IVAN & MAYELA
8712 WINTER SAGE RD SW
ALBUQUERQUE NM 87121

87121

CITY OF ALBUQUERQUE

EPC



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PORT712 071212012 1504 21 08/05/05
FORWARD TIMEEXP RTN TO SEND
PORTILLO MARIO
258 GENE AVE NW APT A
ALBUQUERQUE NM 87107-5366

RETURN TO SENDER

8712112750 12

