

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|----------|----------|--|
| S | Z | ZONING & PLANNING |
| | | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> County Submittal |
| V | | <input type="checkbox"/> EPC Submittal |
| | | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) |
| P | | <input type="checkbox"/> Sector Plan (Phase I, II, III) |
| | | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan |
| | | <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs) |
| | | <input type="checkbox"/> Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| 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: Monterey Land Group, LLC PHONE: 338-2286
 ADDRESS: 5111 San Mateo Blvd., NE, Suite A-1 FAX: 944-1432
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: tim@tsmcaney.com
 Proprietary interest in site: Owner List all owners: Tim McNaney
 AGENT (if any): Consensus Planning PHONE: 764-9801
 ADDRESS: 302 Eighth Street NW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Administrative Amendment to EPC/DRB approved Site Development Plan for Subdivision

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. _____ Block: _____ Unit: _____
 Subdiv. / Addn. Plat for Vista de La Luz
 Current Zoning: SU-1 PRD 10 du/a Proposed zoning: n/a
 Zone Atlas page(s): F-11-Z No. of existing lots: 139 No. of proposed lots: 139
 Total area of site (acres): 29.32 Density if applicable: dwellings per gross acre: 4.66 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101106122132122826, 101106121732122825, etc. MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: West side of Coors Boulevard
 Between: San Antonio Arroyo and South of La Luz del Oeste, Unit 4 (La Luz del Sol)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1004675
06DRB-00836

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team? Date of review:
 SIGNATURE Jaqueline Fishman DATE 5-31-07
 (Print) Jaqueline Fishman, AICP, Associate 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	Action	S.F.	Fees
<u>07AAA-00680</u>	<u>ASPS</u>	<u>8(4)</u>	<u>\$ 45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>AA</u>			Total <u>\$ 45.00</u>

Sandy Handley 06/01/07

Project # 1004675

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

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

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

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

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

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

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

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

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

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

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

JACQUELINE FISHMAN

Applicant name (print)

Jacqueline Fishman 5/31/07

Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers

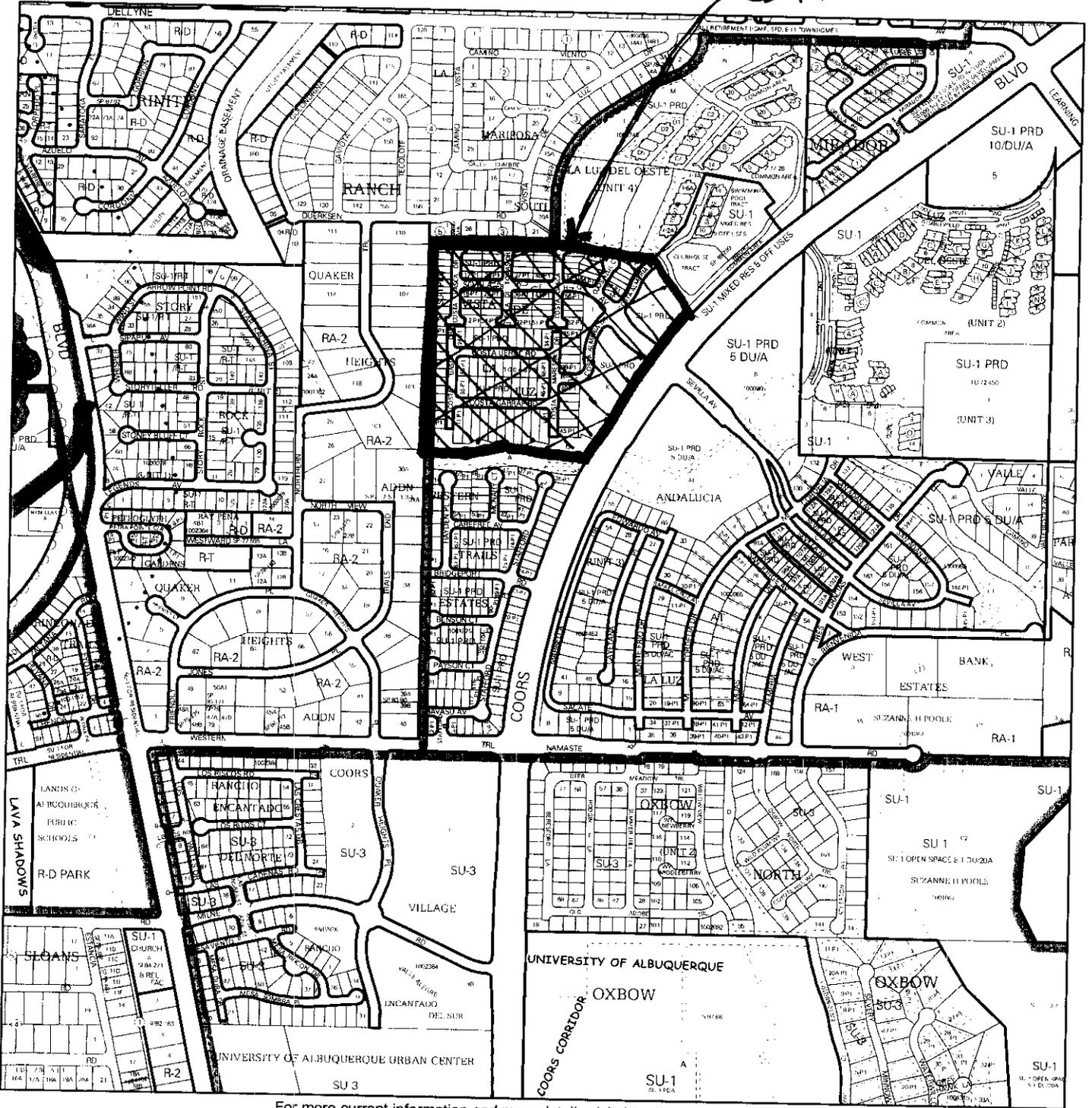
OTAA - 00080

Sandy Handley 06/01/07

Planner signature / date

Project # 1004675

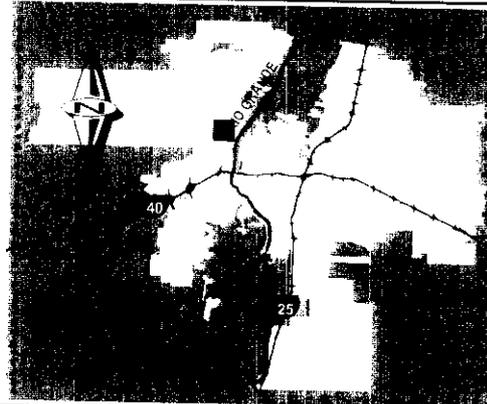
ITE



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

AGIS
Albuquerque Geographic Information System

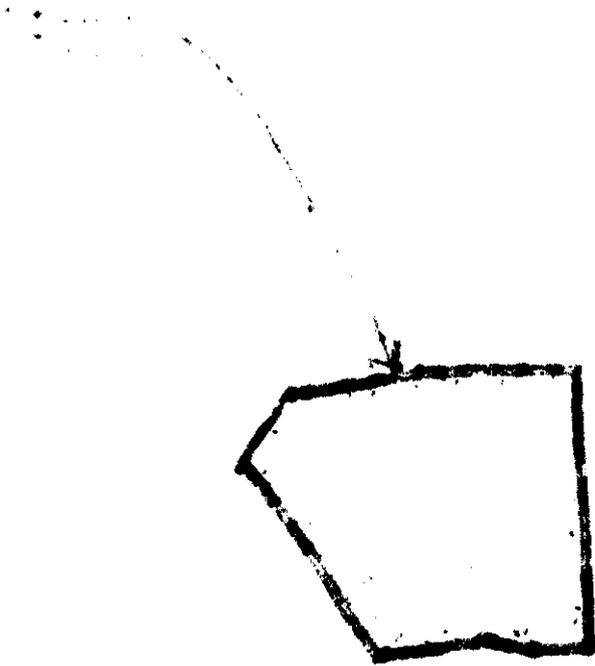
Map amended through: 5/17/2007



Zone Atlas Page:
F-11-Z

Selected Symbols

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





transmittal memo

Date:	June 14, 2007	Via:	Hand Delivered
To:	Carmen Marrone	From:	Lani McCarson
Re:	Vistas de La Luz	Job #:	1284-19

We are transmitting the following:

5 revised plan sets for Administrative Amendment for Vistas de La Luz

Comments:

Hi Carmen: these are revised per the neighborhood comments. For your review and approval. Please let me know if there is anything else you need.

Thanks, Lani

Marrone, Carmen M.

From: Lani McCarson [lmccarson@consensusplanning.com]
Sent: Thursday, June 14, 2007 8:15 AM
To: Marrone, Carmen M.; 'Cooley, Leon'
Cc: 'Karl Smith'; jponge@aol.com; 'Jackie Fishman'; 'Tim McNaney'
Subject: RE: Vistas de La Luz

Carmen: it will be a maximum of 15' height

Thanks, Lani

From: Marrone, Carmen M. [mailto:CMarrone@cabq.gov]
Sent: Wednesday, June 13, 2007 12:49 PM
To: Lani McCarson; Cooley, Leon
Cc: Karl Smith; jponge@aol.com; Jackie Fishman; Tim McNaney
Subject: RE: Vistas de La Luz

Lani,
How tall are the 1-story homes?

From: Lani McCarson [mailto:lmccarson@consensusplanning.com]
Sent: Wednesday, June 13, 2007 11:50 AM
To: 'Cooley, Leon'
Cc: 'Karl Smith'; jponge@aol.com; 'Jackie Fishman'; 'Tim McNaney'; Marrone, Carmen M.
Subject: RE: Vistas de La Luz

Mr. Cooley:

The following is the new proposed exact wording for the amendment. Once approved, we will send you a set for your records.

Lots 10, 11, 24, 25, 55, and 56 of the single family detached area (south) shall have a finished pad elevation a minimum of 18 feet below the top of the western-most perimeter wall. In addition, Lots 10, 11, 24, 25, 55, and 56 of the single family detached area (south) shall be 1-story.

Please let me know if you have any questions, concerns or need additional information.

Thank you,
Lani McCarson
Consensus Planning

From: Cooley, Leon [mailto:leon.cooley@intel.com]
Sent: Monday, June 11, 2007 9:23 AM
To: Jackie Fishman; Carmen M. Marrone
Cc: Lani McCarson; Karl Smith; jponge@aol.com
Subject: RE: Vistas de La Luz

6/14/2007

Importance: High

Jackie,

Thanks for the note below, it does match our understanding. Would you send us the new proposed exact wording for the amendment and once approved, we would request one set of updated Plan drawings with the new notes for our records.

Thanks,
Leon

505-794-4442 (office)
505-715-1519 (mobile)

From: Jackie Fishman [mailto:fishman@consensusplanning.com]

Sent: Thursday, June 07, 2007 4:52 PM

To: Carmen M. Marrone

Cc: Lani McCarson; Cooley, Leon; 'Karl Smith'

Subject: Vistas de La Luz

Carmen –

I don't know if this has gotten up to you yet, but we submitted an AA last week or so ago for this project across Coors from Anda South. We just discovered a glitch in the amended note as pointed out to us by Quaker Heights. Lani will make the change to the note and resubmit in the next couple days. The amendment is regarding pad elevations on a handful of lots. The original site plan specified that 4 specific lots be 22 feet below the top of the westernmost perimeter wall. What we've learned since then is that this cannot be physically done. So Tim McNaney has been meeting with Quaker Heights and has come to an agreement that the pads will be 18 feet below instead of 22 feet. We've also added 2 more lots, for a total of 6 lots with this specific restriction. The original plan was silent as to whether these are 1 or 2 stories, however, Tim has agreed to make 5 of these additional 6 lots 1 story. This was not indicated on our AA, therefore, we will amend it accordingly.

Please call me if you have any questions. Thanks!

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

6/14/2007



June 1, 2007

Ms. Carmen Marrone, Staff Planner
Planning Department
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: *Project # 1004675; 06-EPC-00140*
Administrative Amendment for Vistas de La Luz

Landscape Architecture
Urban Design
Planning Services

Dear Carmen:

1111 1st St. NW
Albuquerque, NM 87102
505.263.4985
Fax 505.263.4985
info@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to request an Administrative Amendment to the Site Plan for Subdivision for the development known as Vistas de La Luz, located on the west side of Coors Boulevard, between the San Antonio Arroyo and La Luz Del Oeste. The legal description is the Plat of Vistas de La Luz. The site is currently zoned SU-1 for PRD and contains 29.32 acres. The Site Plan for Subdivision was approved by the Environmental Planning Commission on April 20, 2006.

The applicant, Monterey Land Group, LLC, is proposing one minor change to the General Notes on the approved Site Plan for Subdivision, Sheet 1 and the Design Standards, page 6. This change will not increase any building's square footage and will not modify the development's quality or character. However, we have provided notification of this request to the Quaker Heights Neighborhood Association.

The requested administrative amendment is as follows:

General Note #4:

(Existing)

Lots 11, 24, 55, and 56 of the single family detached area (south) shall have a finished pad elevation 22 feet below the top of the western-most perimeter wall.

(Proposed)

Lots 10, 11, 24, 25, 55, and 56 of the single family detached area (south) shall have a finished pad elevation a minimum of 18 feet below the top of the western-most perimeter wall.

When more detailed engineering and grading was completed on the site, it was realized that the original pad elevation of 22 feet below the top of the western-most perimeter wall was physically impossible to achieve and access to the driveways could not be provided. The distance between the western-most perimeter wall and the lots in question is a relatively short distance, with a road between the two.

LEADERS

Ernest R. Martinez, AICP
James R. Stogler, AICP
Cynthia J. Clark, AIA

ASSOCIATES

Logan Robinson, AICP



Since the concern of structure height within the development was raised by the immediate neighbors and neighborhood association representatives, we have continued to meet with them (both prior to and post EPC and Development Review Board {DRB} approval) to discuss this issue. The neighbors are aware that there are physical limitations to the site that cannot be overcome, and they are in agreement with our proposed amendment.

Again, the change will not increase any building's square footage and will not compromise the development. The development is still in complete compliance with the City's Comprehensive Plan and the EPC approval decision. As such, we respectfully request your approval of the administrative amendment. Please feel free to contact me at 764-9801 if you have any questions or require additional information.

Sincerely,

A handwritten signature in cursive script that reads 'Jacqueline Fishman'.

Jacqueline Fishman, AICP
Associate

c: Tim McNaney, Monterey Land Group, LLC

May 23, 2007

Mr. Jeffrey Jesionowski, Chairman
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

RE: Letter of Authorization

Dear Chairman Jesionowski:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for Administrative Amendment for Site Development Plan for Subdivision. I am the current owner of the property. The property is known as Vista de La Luz and is located on the west side of Coors Boulevard, north of the San Antonio Arroyo, and south of La Luz del Sol.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim McNaney", with a stylized flourish at the end.

Tim McNaney
Monterey Land Group



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

Date: May 3, 2006

AMENDED OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004675**
06EPC-00140 EPC Site Development Plan-
Subdivision

TS McNaney & Associates
3 Wind Road NW
Albuq. NM 87120

LEGAL DESCRIPTION: for all or a portion of Tract 1, **Summary Plat of Kinscherff Lands and a tract of land in the SW ¼ of the NE ¼, Section 35, T11, R2E**, zoned SU-1 PRD-10 DU/ACRE, located on the west side of COORS BLVD. NW, between the SAN ANTONIO ARROYO and LA LUZ DEL OESTE, containing approximately 30 acres. (F-11) Catalina Lehner, Staff Planner

On April 20, 2006 the Environmental Planning Commission voted to approve Project 1004675/ 06EPC 00140, a Site Development Plan for Subdivision for Tract 1 Summary Plat, Kinscherff Lands, T11N R2E Section 35, and Tract of Land in SW ¼ of NE ¼, T11N R2E Section 35, zoned SU-1 for PRD (10 DU/ac), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tract 1 Summary Plat, Kinscherff Lands and a Tract of Land in SW ¼ of NE ¼, Section 35, T11N, R2E, approximately 29.32 acres located on the west side of Coors Boulevard, between the San Antonio Arroyo and south of La Luz del Oeste.
2. The applicant proposes design standards for the Vistas de La Luz project—a planned residential development (PRD) consisting of 67 single-family homes and 72 townhomes (139 units total). Two future areas are reserved for C-1 and O-1 permissive uses with exclusions.
3. The subject site lies within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CSDP). The Facilities Plan for Arroyos also applies.
4. The request *partially furthers* the intent of the following Comprehensive Plan policies:
 - Policy II.B.5a—full range of urban land uses. The proposed development will introduce more residential uses in a residential area but also includes some future office and/or commercial uses.

AMENDED OFFICIAL NOTICE OF DECISION
APRIL 20, 2006
PROJECT #1004675
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- Policy II.B.5e-programmed facilities/neighborhood integrity. The use of existing services is not likely to compromise neighborhood integrity but it may affect septic tanks.
 - Policy II.B.5d-neighborhood values/natural environmental conditions. Neighborhoods are concerned about views, open space, drainage, soil and impact to wildlife. The request has been revised to accommodate concern about views, but not the other issues.
 - Policy II.B.5i-design quality/innovation. The proposed development will be appropriate for the area in terms of color and design, though the design is not particularly innovative and garages are prominent.
5. The proposal *mostly does not further* the intent of the following Comprehensive Plan policies:
- Policy II.B.5j-location of new commercial development. The C-1/O-1 tracts are not located in a small-neighborhood center or a larger area shopping center.
 - Policy II.B.5i-employment/service use location. Though the C-1 and O-1 uses permitted are limited, but without a site plan it is not possible to tell if these uses will be sited to minimize potential effects.
6. Regarding the West Side Strategic Plan (WSSP), the request *further*s and *partially further*s the following policies:
- Policy 3.12-contiguous location for growth. The subject site is well-located for receiving City services.
 - Policy 4.6-design guideline sections/policies. The site plan and design standards have been revised to incorporate neighbors' concerns about views.
 - Policy 1.1-Community and Neighborhood Centers (*partially further*s). Locating residential uses outside of centers supports the Plan's intention, and locating non-residential uses outside of centers is contrary to the Plan's intention.
7. The request *mostly does not further* and *does not further* the following WSSP policies:
- Policy 3.16-commercial uses location (*mostly doesn't further*). Commercial uses are appropriate in Community and Neighborhood Centers, but are not prohibited outside them.
 - Policy 4.10-land use/vehicle alternatives. The request does not sufficiently address vehicle, pedestrian and bicycle circulation patterns.
 - Policy 1.2-transit feasibility/access plan. The request does not address transit and that Coors Boulevard is an Enhanced Transit Corridor.
8. The request *partially complies* with WSSP Policy 2.5. Families with children are likely to look for larger, less expensive housing but cannot be prohibited from residing in Vistas de La Luz. There is the potential for increased enrollment in area public schools. However, APS indicates that elementary capacity is not a problem and in a few years there will be new middle and high schools.
9. The proposed wall partially complies with Section F, Policy 4 of the Facilities Plan for Arroyos. The proposed perimeter wall is not staggered, though it does provide tubular steel panels to create an opening, and is split-face block (not stucco-finished).

10. The request *furtheres the intent of CCSDP Policy 4.a.3-New Development*, because it will ensure compatibility of new buildings with the natural and built environment. The request *partially furtheres the intent of Policy 7-Access*. Pedestrians and vehicles share the main access point, and separate pedestrian access is not emphasized enough for the commercial area.
11. Regarding CCSDP design regulations, the request *complies* with the following:
 - Design Guideline 3-Policy 4.b.10-Architectural Design. Franchise elevations are prohibited.
 - Design Guideline 2 of Policy 4.b.10-Architectural Details. Colors are limited to earthtones.
 - Policy 4.b.2.A.1-Building Setback Regulation. The 35 foot front yard setback is provided.
 - Policy 4.b.2.B.1-Height & Bulk Regulation. Buildings will not exceed the underlying zone's height limit.
 - Policy 4.b.5.B.2-Off-Street Parking Regulation. One tree shall be planted per every ten parking spaces.
 - Policy II.B.5m-site design/visual environment. One-story and two-story units will be staggered, but there is no view line analysis to demonstrate views preservation.
12. The request *mostly complies* with Policy 4.b.9.A.2-Site Lighting Regulation. Pole height is limited but building-mounted lights can be mounted as high as the poles near residential areas. With respect to Policy 4.d.1-Signage Regulation, basic requirements are met but limitations to protect views are not included.
13. The request *partially complies* with Policy 4.b.4.A.2-Site Landscaping Regulation, because screening must be from all views, not just the public view, and Policy 4.b.4.A.6-Site Landscaping Guideline. Trash enclosures and yard walls will be compatible with buildings, but perimeter walls are not sufficiently addressed. Per Policy 4.b.5.B.1-Off-Street Parking Regulation, at least 20% of the parking lot must be landscaped. The request *partially complies*.
14. The request *mostly does not comply* with Policy 4.b.4.B.2-Site Landscaping Regulation. Though the development will be extensively landscaped, prohibited groundcovers are included in the design standards.
15. The Traffic Impact Study (TIS) concludes that the proposed development will have a moderate impact along Coors Boulevard. Adverse impact to the transportation system can be minimized provided the TIS recommendations are followed.
16. An Air Quality Impact Analysis (AQIA) is required per Zoning Code § 14-16-3-14, despite the steady decline in monitored CO levels since Albuquerque/Bernalillo County's last violation of the National Ambient Air Quality Standards (NAAQS) for carbon monoxide (CO) in 1991.
17. Two facilitated meetings were held (March 7th, 2006 and April 10th, 2006). Though mostly concerned about views preservation, the neighborhoods are also concerned about public school capacity, connectivity/access, lack of open space, impact to wildlife, garagescapes, walls and drainage/soils.

AMENDED OFFICIAL NOTICE OF DECISION
APRIL 20, 2006
PROJECT #1004675
PAGE 4 OF 7

18. Due to concerns about views preservation, there will be a grade change of 15 feet between Quaker Heights and the proposed development and one-story units will be located along the development's western border. Neither the Zoning Code nor applicable Plans contain policies to protect the views of individual property owners.
19. The Coors Corridor Sector Development Plan (CCSDP) requires views plane analysis for proposals in Segments 3 and 4 of the Coors Corridor, but this only applies east of Coors Boulevard. The subject site is in Segment 3, west of Coors Boulevard. Therefore, a view plane analysis is not required.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to DRB sign off, the applicant must meet with the Staff planner to ensure that conditions of approval are thoroughly addressed.
3. The site plan for subdivision shall comply with all design regulations in the CCSDP.
4. The following conditions address the Coors Corridor Sector Development Plan Design Regulations with which the request *does not fully comply*:
 - a. Policy 4.b.4.A.2 Site Landscaping Regulation.
Exterior trash and utility boxes shall be screened from all views, not just the public view.
 - b. Policy 4.b.4.A.6-Site Landscaping Guideline.
The design and materials of the perimeter wall shall be compatible with the architectural theme and materials buildings on the site.
 - c. Policy 4.b.9.A.2-Site Lighting Regulation.
Building-mounted exterior light fixtures at the non-residential areas shall not be mounted higher than 16 feet from the finished floor of the building.
 - d. Policy 4.d.1-Signage Regulation.
Building mounted signage shall not exceed 8% of the façade area upon which it is mounted.
 - e. Policy 4.b.5.B.1-Off-Street Parking Regulation.
At least 20% of the parking lots shall be landscaped.
 - f. Policy 4.b.4.B.2-Site Landscaping Regulation.
Bark shall only be utilized as mulch and not as a permanent groundcover.
5. The following instances of "will be" shall be changed to "shall":
 - a. Pedestrian and Site Amenities: "...landscaped private common areas shall be provided."

b. IV. Setbacks: "within these setbacks shall be pedestrian walkways...".

6. The following language shall be reinstated under II. Parking: "In order to lessen the visual impact of parking areas, parking facilities should be broken into a series of smaller areas."
7. The color blue shall not be allowed for metallic roofs.
8. Free-standing cell towers or antennas are prohibited.
9. The Homeowners Association shall maintain trees planted in the right-of-way to ensure the trees' survival.
10. The wall design standards shall specify earthtone colors and surface treatments.
11. The site plan shall be revised for clarity regarding location of perimeter walls, the arroyo perimeter wall, open space and "pass through" areas.
12. RECOMMENDED CONDITIONS FROM THE FIRE DEPARTMENT:
 - a. Provide adequate hydrant spacing. There shall be one (1) hydrant at each street intersection with intermediate hydrants so that no one home is more than 500 feet (as the truck rolls) from a hydrant.
 - b. Dead end road of 150 feet or more shall provide adequate turn around for fire apparatus.
13. RECOMMENDED CONDITION FROM SOLID WASTE MANAGEMENT, REFUSE DIVISION:

The development shall have storage areas, not visible from street or located inside garage, for residential automated carts.
14. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision shall include:

 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

- c. The developer is responsible for one half of the new signal at Maduri and Coors, median improvements in Coors that are necessary for access to the site (i.e. nb left turn lane, etc.) and a sb right turn deceleration lane in Coors. These improvements are identified and shall be designed in accordance with the TIS unless a previous agreement exists with the developer at Andalucia Subdivision regarding the responsibility for signal and median improvements at Coors and Maduri.
 - d. The intersections of Maduri and Coors and Maduri and Vidal shall be designed per recommendations in the TIS (i.e. number of lanes and turn bay queue lengths, etc.).
 - e. The townhouse section of the development will need to connect to the single family detached section of the development or provide a standard cul-de-sac at the west end of Maduri Avenue unless otherwise approved by the Traffic Engineer.
 - f. All hammerhead type cul-de-sacs will require approval from Fire and Solid Waste.
 - g. Stub streets to be 150' in length maximum.
 - h. Align/design Maduri Avenue west of Vidal Drive with Maduri Avenue east of Vidal Avenue, such that entering and exiting traffic is on the appropriate side of the intersection.
 - i. Site plan shall comply and be designed per DPM Standards.
 - j. Platting must be a concurrent DRB action.
 - k. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard, a limited access principal arterial, as designated on the Long Range Roadway System map.
 - l. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
 - m. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
 - n. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
15. Add a transit shelter south of Maduri Drive.
 16. The second sentence under General Note #3 on sheet 1 shall be clarified that the lots it references are within north townhome area.
 17. The note regarding railroad ties shall be removed from the grading & drainage plan.
 18. Sheet #3: the wall detail for the arroyo perimeter wall shall be for the arroyo perimeter wall and the east perimeter wall.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MAY 5, 2006** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

AMENDED OFFICIAL NOTICE OF DECISION
APRIL 20, 2006
PROJECT #1004675
PAGE 7 OF 7

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

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

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

Sincerely,

Marione

for

Richard Dineen
Planning Director

RD/CL/ac

cc: Consensus Planning, Inc., 302 Eighth St. NW, Albuquerque, NM 87102
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuquerque, NM 87120
Bruce Masson, La Luz Landowners Assoc., 12 Arco NW, Albuquerque, NM 87120
Edward Totoro, La Luz Del Sol NA, 36 Mill Road NW, Albuquerque, NM 87120
Ray Graham, La Luz Del Sol NA, 1 Wind Road NW, Albuquerque, NM 87120
Bill Jack Rodgers, Taylor Ranch NA, 8308 Cedar Creek Dr. NW, Albuquerque, NM 87120
Robert Wood, Taylor Ranch NA, 6500 Carney Ave Albuquerque, NM 87120
Matthew Baca, 5125 Northern Trail NW, Albuquerque, NM 87120
Vic Pongetti, 5012 Northern Trail NW, Albuquerque, NM 87120
Rene Horvath, 5525 Palomino Dr. NW, Albuquerque, NM 87120
Victor Pongetti, 5012 Northern Tr. NW, Albuquerque, NM 87120
Monica Otero, 5100 Northern Tr NW, Albuquerque, NM 87120



May 31, 2007

Mr. Matthew Baca
Quaker Heights Neighborhood Association
5125 Northern Trail NW
Albuquerque, NM 87120

Ms. Pita Hopkins
Quaker Heights Neighborhood Association
5117 Northern Trail NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

*Re: Project # 1004675; 06-EPC-00140
Administrative Amendment for Vistas de La Luz*

302 Eighth St. NW
Albuquerque, NM 87102

Dear Ms. Hopkins and Mr. Baca:

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

The purpose of this letter is to advise you and the Quaker Heights Neighborhood Association of our request for an Administrative Amendment to the Site Plan for Subdivision for the development known as Vistas de La Luz, located on the west side of Coors Boulevard, between the San Antonio Arroyo and La Luz Del Oeste. The legal description is the Plat of Vistas de La Luz. The site is currently zoned SU-1 for PRD and contains 29.32 acres. The Site Plan for Subdivision was approved by the Environmental Planning Commission on April 20, 2006.

The applicant, Monterey Land Group, LLC, is proposing one minor change to the General Notes on the approved Site Plan for Subdivision, Sheet 1 and the Design Standards, page 6. This change will not increase any building's square footage and will not modify the development's quality or character.

The requested administrative amendment is as follows:

General Note #4:

(Existing)

Lots 11, 24, 55, and 56 of the single family detached area (south) shall have a finished pad elevation 22 feet below the top of the western-most perimeter wall.

(Proposed)

Lots 10, 11, 24, 25, 55, and 56 of the single family detached area (south) shall have a finished pad elevation a minimum of 18 feet below the top of the western-most perimeter wall.

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP

As you may be aware, when more detailed engineering and grading was completed on the site, it was realized that the original pad elevation of 22 feet below the top of the western-most perimeter wall was physically impossible to achieve and access to the driveways could not be provided. The distance



PLANNING

CONSENSUS

between the western-most perimeter wall and the lots in question is a relatively short distance, with a road between the two.

The concern of structure height within the development has always existed with the immediate neighbors and the Quaker Heights Neighborhood Association. As you are aware, we have continued discussions with Leon Cooley and Vic Pongetti (both prior to and post EPC and Development Review Board {DRB} approval) to discuss this issue. They are aware that there are physical limitations to the site that cannot be overcome.

Again, the change will not increase any building's square footage and will not compromise the development. The development is still in complete compliance with the City's Comprehensive Plan and the EPC approval decision.

Please free to contact me at 764-9801 if you have any questions or require additional information.

Sincerely,

Jacqueline Fishman, AICP
Associate

c: Tim McNaney, Monterey Land Group, LLC
Leon Cooley
Vic Pongetti

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 or PO Box No. 5125 Northern Trail
 City, State, ZIP+4 Abq 87120

PS Form 3800, June 2002 See Reverse for Instructions

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Sent To PITA HOPKINS
 Street, Apt. No.,
 or PO Box No. 5117 Northern Trail
 City, State, ZIP+4 Abq 87120

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME MONTEREY LAND GROUP LLC
AGENT CONSENSUS PLANNING
ADDRESS 302 8th ST NW
PROJECT & APP # 1004675/07AA 00680
PROJECT NAME VISTAS DE LA LUZ SUBP.

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ 45.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 45.00 TOTAL AMOUNT DUE

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