



**Environmental
Planning
Commission**

**Agenda Number: 05
Project Number: 1003859
Case Number: 17EPC-40052
Hearing Date: November 9, 2017**

Staff Report

| | |
|--------------------------|---|
| Agent | Consensus Planning |
| Applicant | Silverleaf Ventures |
| Request | Amended Site Development Plan for Subdivision |
| Legal Description | Tracts 1-4, 5A,5B, and 6 of North Andalucia at La Luz, |
| Location | SE corner of Coors Blvd. NW and Montañó Rd. NW |
| Size | Approximately 70 acres. |
| Existing Zoning | zoned SU-1 for C-2 (23.3 acres max), O-1 (11.7 acres max), PRD (20 DU/AC) and O-1 with Bank including drive up services |
| Proposed Zoning | No Change |

Staff Recommendation

**APPROVAL of Project # 1003859
Case # 17EPC-40052
based on the
Findings and subject to the
Conditions of Approval
included within this report**

Michael Vos, AICP – Planner

Summary of Analysis

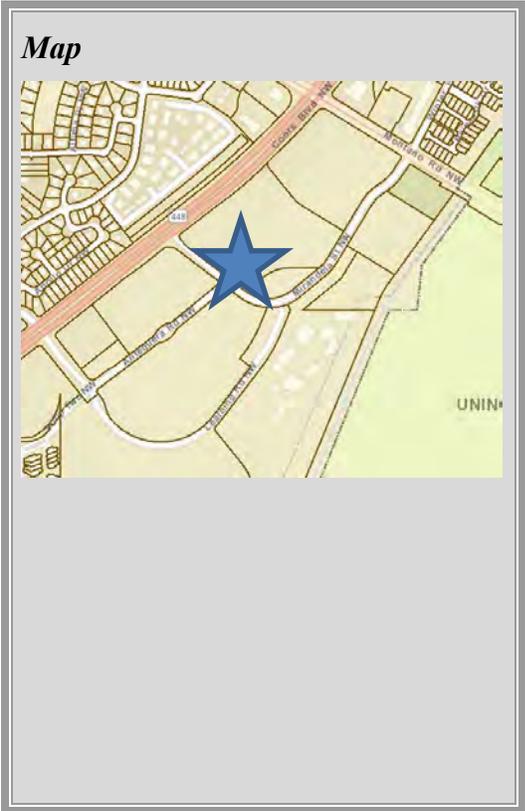
This request is to amend the existing Site Development Plan for Subdivision (SPS) Design Standards to remove a restriction on sign letter height. The entire area covered by the SPS is 70 acres. The proposed change will affect building-mounted signs and is proposed to accommodate the signage for the new Sprouts grocery store that is under construction. A limitation of 6 percent façade area for building-mounted signs will remain, thus ensuring proportionality of signage to building size while allowing customers better visibility of signs within the shopping center from adjacent roadways.

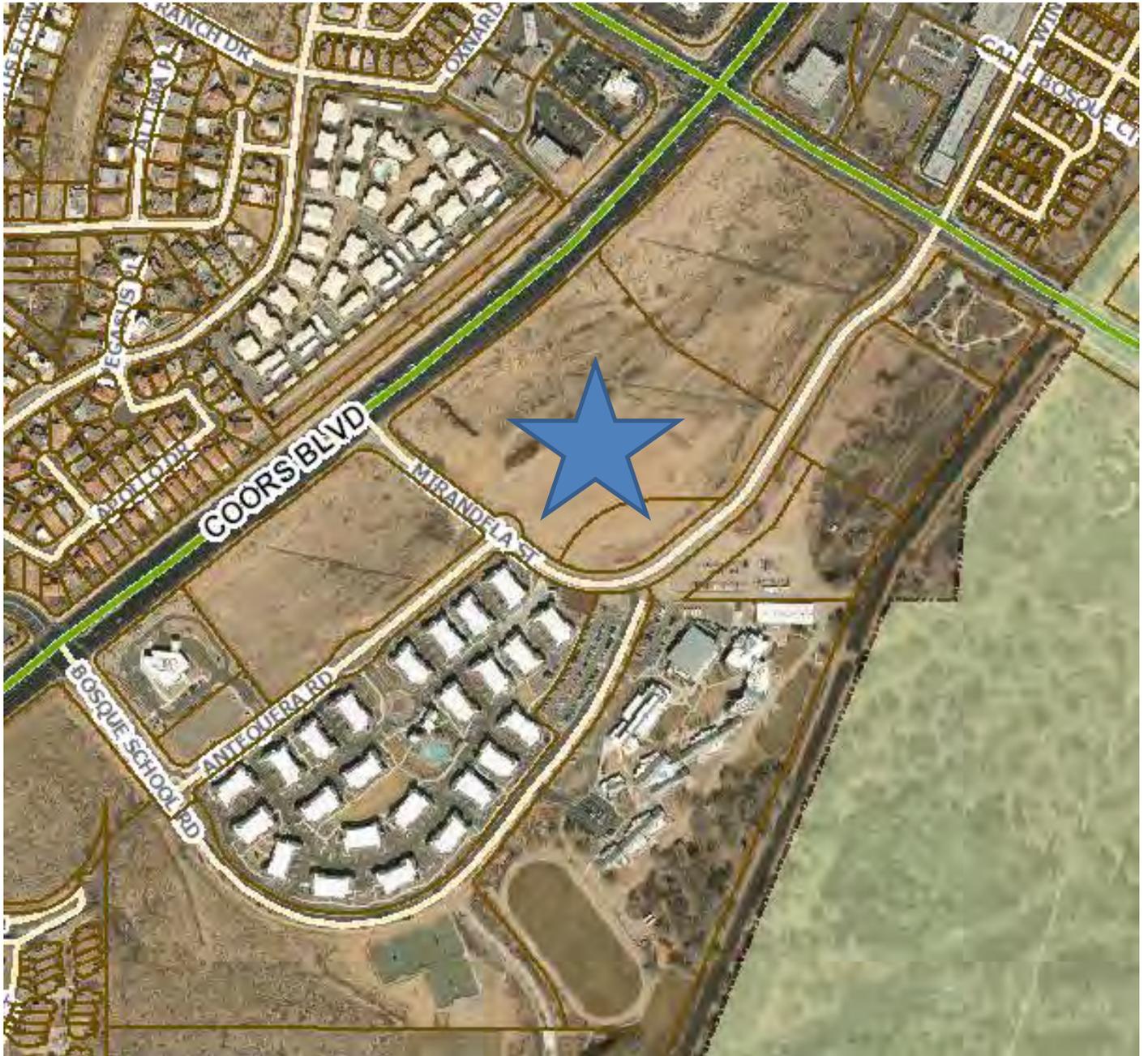
The request furthers policies in the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and is consistent with and still more restrictive than the Zoning Code requirements for the site’s underlying zones.

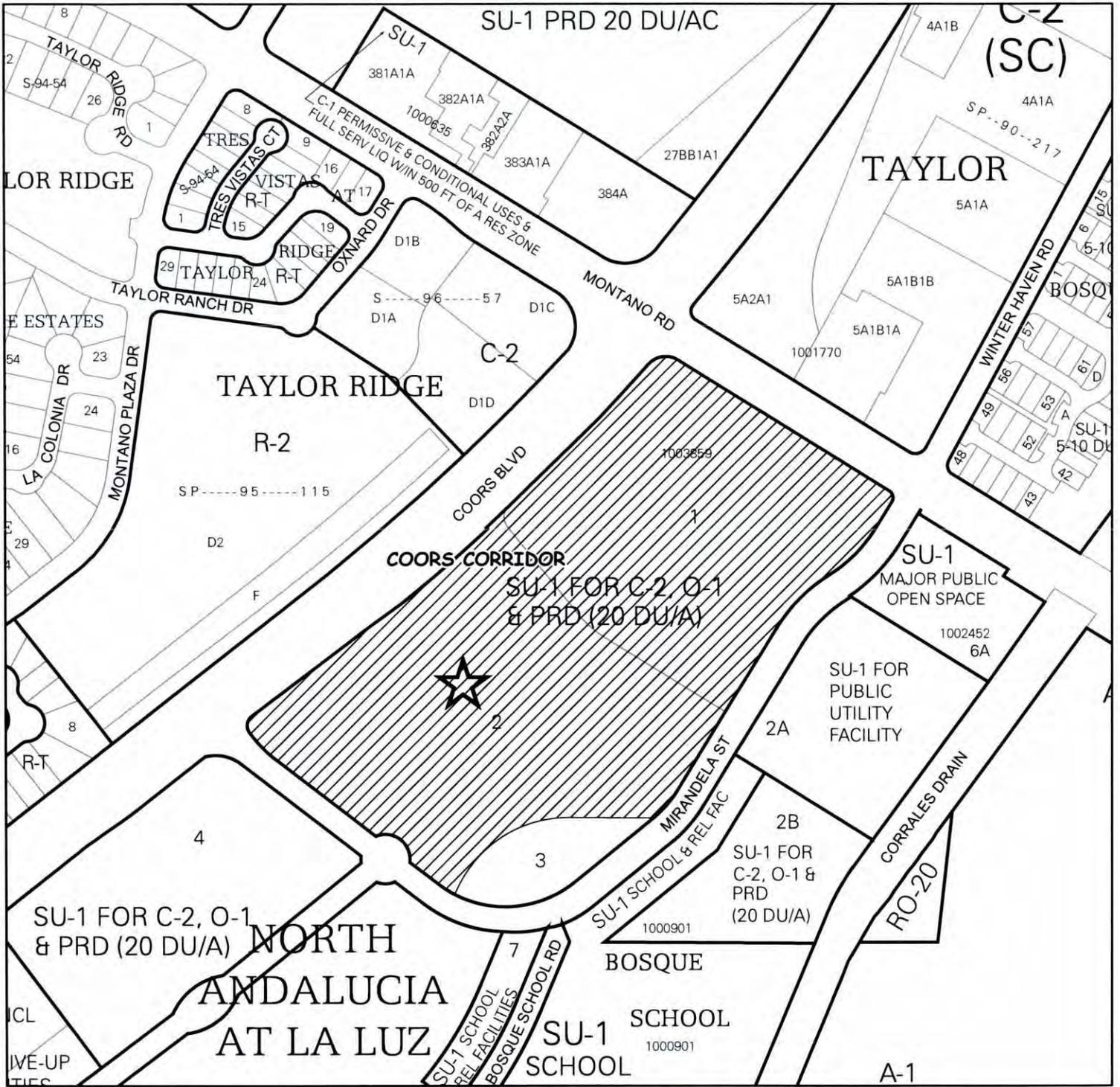
The La Luz Landowners Association and the Taylor Ranch NA were notified of the request.

Staff has not received any comments as of this writing.

Staff recommends approval subject to the findings and conditions in the staff report.







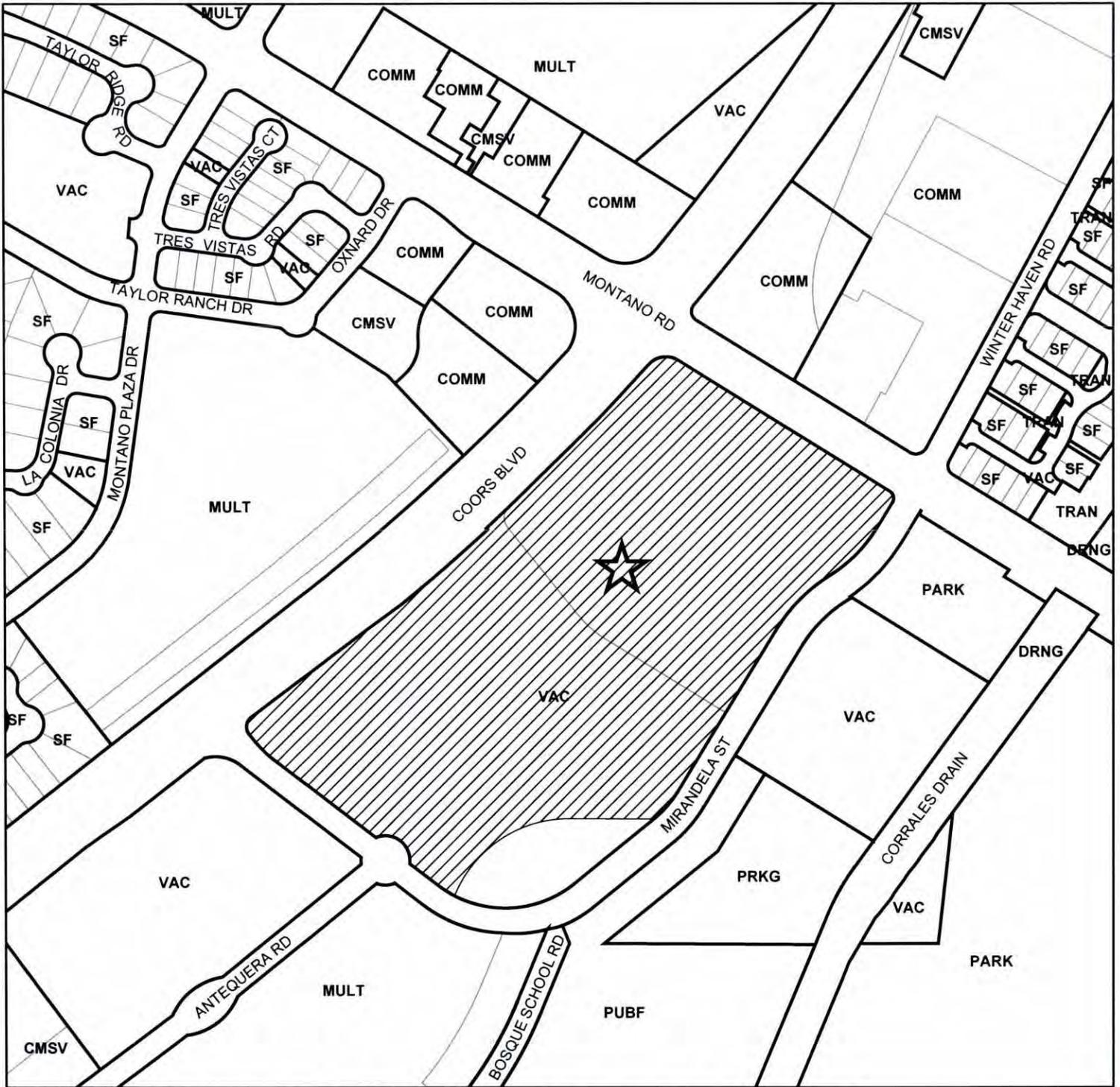
ZONING MAP

Note: Grey shading indicates County.



1 inch = 334 feet

Project Number:
1003859
Hearing Date:
08/10/2017
Zone Map Page: E-12
Additional Case Numbers:
17EPC-40017



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- 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

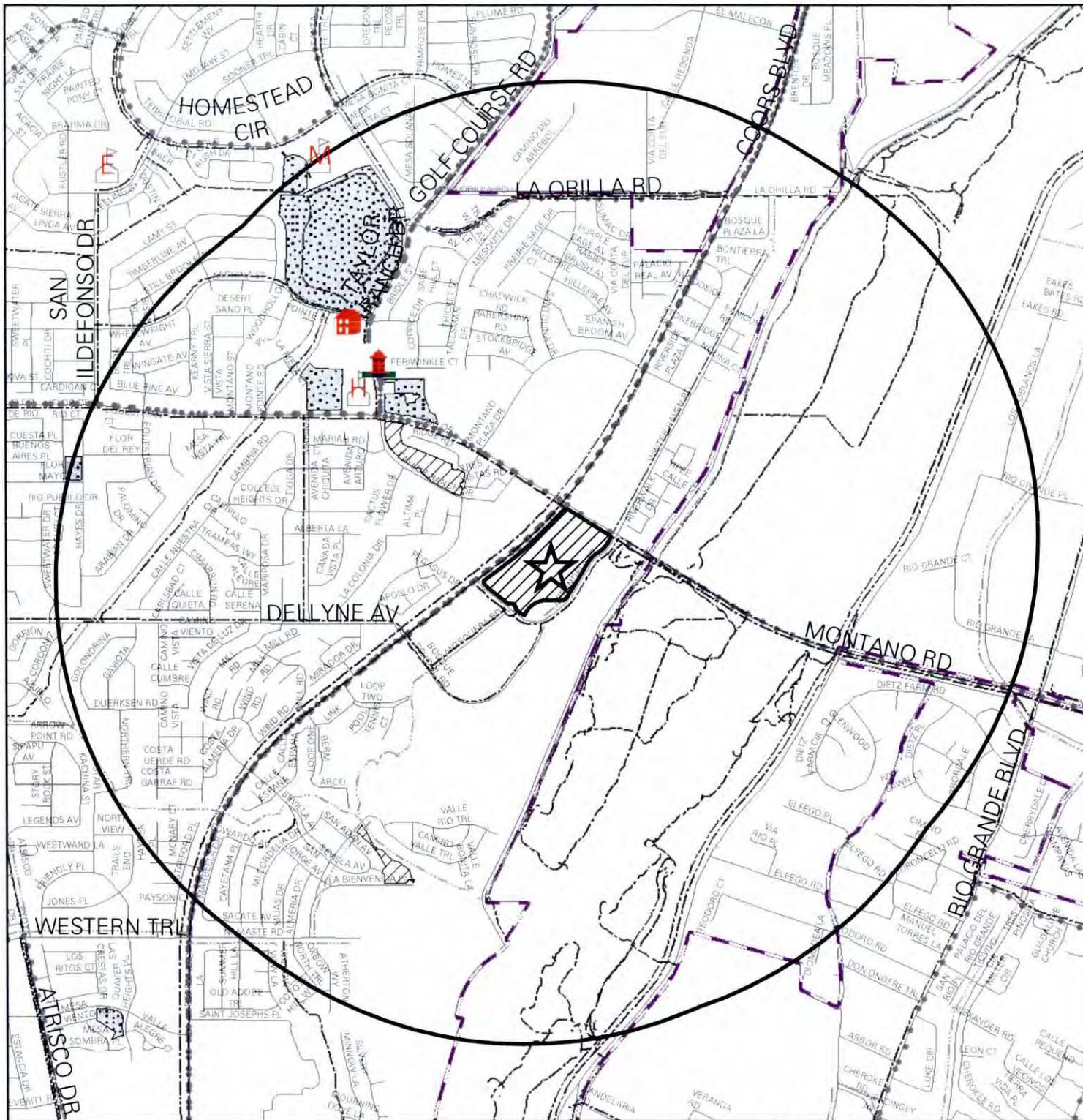


1 inch = 334 feet

Project Number:
1003859

Hearing Date:
08/10/2017

Zone Map Page: E-12
Additional Case Numbers:
17EPC-40017



Public Facilities Map with One-Mile Buffer



- | | | | |
|--|---|--|---|
|  COMMUNITY CENTER |  FIRE |  Public Schools |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE |  Proposed Bike Facilities |  Landfills designated by EHD |
|  SENIOR CENTER |  SHERIFF |  ABQ Bike Facilities |  Developed County Park |
|  LIBRARY |  SOLID WASTE |  ABQ Ride Routes |  Undeveloped County Park |
|  MUSEUM |  Albuquerque City Limits |  Undeveloped City Park | |

Project Number: 1003859

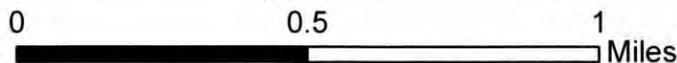


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I. INTRODUCTION

A. Surrounding zoning, plan designations, and land uses:

| | Zoning | Comprehensive Plan Area; Applicable Rank II & III Plans | Land Use |
|--------------|--|--|--|
| Site | SU-1 for C-2 and O-1 uses and PRD(20DU/A) | Area of Change, WSSP, Coors Corridor Plan | Vacant |
| North | C-2, SU-1 PRD 5-10 DU/A (across Montano) | Area of Change, Area of Consistency, WSSP, Coors Corridor Plan | Commercial, Single Family |
| South | SU-1 for Private Open Space and School Recreational Fields | Area of Change, Area of Consistency, WSSP, Coors Corridor Plan | Institutional |
| East | SU-1 for Major Public Open Space, SU-1 for Public Utility Facility, SU-1 for School and Related Facilities and | Area of Change, Area of Consistency, WSSP, Coors Corridor Plan | Public Open Space, Institutional |
| West | R-T, R-2, C-2, SU-1 for O-1 uses (across Coors) | Area of Change, Area of Consistency, WSSP, Coors Corridor Plan | Commercial, Single Family and Multi Family residential |

B. Proposal

This request is to amend the existing Site Development Plan for Subdivision (SPS) Design Standards to remove a restriction on sign letter height. The entire area covered by the SPS is 70 acres. The proposed change will affect building-mounted signs and is proposed to accommodate the signage for the new Sprouts grocery store that is under construction. A limitation of 6 percent façade area for building-mounted signs will remain, thus ensuring proportionality of signage to building size while allowing customers better visibility of signs within the shopping center from adjacent roadways.

C. EPC Role

The site is zoned SU-1 for C-2 (23.3 acres max), O-1 (11.7 acres max), PRD (20 DU/AC) and O-1 with Bank including drive up services. EPC was the approval body for the original SPS that created the design standards being amended, so the EPC is the appropriate body to hear this request.

The amendment to the SPS is the appropriate action because the restriction was imposed by the SPS, not the original, underlying zoning.

D. History/Background

The approximately 70 acres covered by the approved SPS are part of a larger 230 acre site that was annexed into the city between 1985 and 2001. The EPC approved an SPS for the entire 230 acres in 2001. The EPC also approved a zone change for the entire 230 acres that established the existing zoning on the site. Subsequently, in 2003 the SPS was amended to replat tract 1 into 5 separate tracts and again in 2005 to divide the site into Andalucía at La Luz and North Andalucía at La Luz. The 2005 amendment was appealed and was remanded back to the EPC by the Land Use Hearing Officer in order to allow the EPC to create a more thorough record and make findings regarding traffic and proposed streets. The EPC heard the case in 2005. The applicant indicates in their letter that signage was a point of discussion during the original approval process. In response, it appears the applicant self-imposed the current limitation, as there were no findings or conditions of approval regarding the size of signs on that previous approval.

Subsequent revisions added a round-a-bout at Learning Road and Antequera Road and removed the tracts belonging to Bosque School.

E. Context

The area has developed with a mix of high density residential, institutional, commercial and service uses. The subject site is adjacent to Coors Boulevard, a Major Transit Corridor and Principal Arterial street.

The City of Albuquerque Open Space division maintains a trailhead and parking area for access into the Rio Grande Bosque to the northeast of the site.

Bosque School, a private 6-12 grade school is located to the south of the site.

Users within the approved SPS area include a large multifamily complex, a credit union and a grocery store currently under construction. The grocery store and its location set back away from the adjacent major streets is the driving force behind the requested change.

F. Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Coors Boulevard and Montano Road as Principal Arterials.

The LRRS designates Learning Road, Antequera Road and Mirandela road as Major Local streets.

G. Comprehensive Plan Corridor Designation

Coors Boulevard and Montano Road are designated as Major Transit Corridors.

H. Trails/Bikeways

Montano Road, Mirandela Road, and Antequera Road all contain bike lanes, Learning Road contains a bike path and there is a multi-use trail within the Rio Grande Bosque.

I. Transit

Refer to Transit Agency comments

J. Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

A. Albuquerque Comprehensive Zoning Code

The site is zoned SU-1 for C-2 and O-1 uses and PRD, with zoning specified for each tract and the number of acres of each zone allowed.

The zoning allows for the permissive and conditional uses of the C-2 and O-1 zones.

The zoning code currently treats signage as a use within zone districts with standards on size and location depending on the specific zoning. Signage is currently allowed for each building on the site as long as it complies with the restrictions set forth in the design standards of the SPS, which is more restrictive than either the requirements of the C-2 or O-1 zones.

The C-2 zone, which allows for the grocery store use on the subject site, does not include a restriction on letter height and allows for up to 20 percent of the façade area if the sign is not wholly visible from an abutting collector street, arterial street, or freeway. Up to 30 percent would be allowed if the sign is wholly visible from an abutting arterial or freeway. If a site also includes free-standing signs, which this site does, the allowed percentage is half of the above referenced amounts. Coors and Montano are both arterial roadways, and the shopping center has free-standing signs, so under straight zoning regulations the site could potentially have between 10 and 15 percent façade area dedicated to signage.

The O-1 zone is more restrictive and allows up to 15 percent if there is not also a free-standing sign on a site or 7.5 percent if there is a free standing sign.

The request to remove the letter height restriction and keep the 6 percent façade size limitation is consistent with, and still more restrictive than, the smallest 7.5 percent allowance for signage from any of the underlying referenced zones.

B. Definitions

Site Development Plan

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio. (See also MASTER DEVELOPMENT PLAN.)

(b) For Building Permits. In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

C. Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Area of Change by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Removal of the restriction on sign letter height and relying only on the existing 6 percent of the façade area allowance for building-mounted signs will allow for more appropriately scaled signs based on the size and design of the buildings on the site while maintaining an appropriately low total amount of signage that protects the cohesiveness of the neighborhood, thus furthering Policy 4.1.2 Identity and Design.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request furthers Policy 5.6.2 because it allows more flexibility in development of the subject site, which is located in an Area of Change.

D. West Side Strategic Plan (WSSP) (Rank 2)

The *West Side Strategic Plan (WSSP)* was first adopted in 1997 and recently amended in 2002. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors

Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The *WSSP* identifies thirteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. A Community is comprised of a Neighborhood Center(s) and Community Center(s), and the Plan outlines uses that should occur within the centers, as well as uses that should occur in areas adjacent to the centers. The WSSP emphasizes throughout its text the concept of commercial development in cluster configurations in contrast to the traditionally evolved strip commercial development.

The subject site is located in the Taylor Ranch Community. The Taylor Ranch Community is located entirely below, or east of, the Volcanic Escarpment, and extends to Paseo del Norte on the north, to the river on the east, and to the general vicinity of Western Trails on the south. According to the WSSP, a Community Activity Center for the Taylor Ranch community is designated at the intersection of Coors Boulevard and Montano. The location of the Community Activity Center will allow the area to serve residents throughout the northwest mesa. Uses suitable for a Community Activity Center include retail, service commercial, and office, public and quasi-public uses (library, police, fire, etc.) entertainment (restaurants, theaters, etc.)

The West Side Strategic Plan does not address signage restrictions generally or within the Taylor Ranch Community policies. The request will facilitate appropriate development of the Community Activity Center, so the request is consistent with the West Side Strategic Plan.

E. Coors Corridor Plan (Rank 3)

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003.

The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 3 (Western Trail to Calabacillas Arroyo) and lies within a view preservation area (see p. 103). The following CCSDP policy and regulations apply:

Issue 4: visual impressions and urban design overlay zone; d. signage; policy 1: Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor.

The Coors Corridor Plan is concerned about views and obstructions of those views, so certain limitations are placed on the height and area of freestanding signs throughout the corridor, as well as on certain sign features. The plan does not address letter height for building-mounted signs. The proposal to delete the letter height restriction and rely on the six percent façade area limitation should still complement the appearance and

function of the roadway and corridor by allowing building-mounted signs to correspond to the size of the buildings they are on and allow for improved viewing from appropriate locations. The request is consistent with Signage Policy 1.

III. SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

A. Request

The applicant proposes to remove the restriction on letter height for building-mounted signs. This restriction appears to have been included by the applicant as part of the original 2005 approval of the SPS, and there are no specific findings or conditions of the 2005 EPC approval of the SPS addressing a particular reason for this restriction.

The applicant proposes to delete the second half of the design standard for size of building-mounted signs on Sheet 3 so that it simply reads “Building-mounted signs shall not exceed 6 percent of the façade.”

Section 14-16-3-11(B) of the Zoning Code states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

The existing design standard was self-imposed and is much more restrictive than signage requirements of the underlying referenced zones. The proposal to delete the letter height but leave the overall six percent of the façade size restriction is consistent with and still slightly more restrictive than those requirements of the underlying zoning regulations. The request would allow for more appropriately scaled signage based on the size of the building, which could improve appearance of design while also being more productive in the purpose of guiding customers to the appropriate locations within the site. Keeping the façade area limitation will ensure that the signs are still minimal in their impact to the neighbors and the site’s location near the Bosque.

IV. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies

Please see Agency Comments below for all reviewer comments. No comments were directed toward the specific request to amend the size of signage, but several were informational requests to the applicant to work with the appropriate agencies during existing and future site development.

B. Neighborhood/Public

The La Luz Landowners Association and the Taylor Ranch Neighborhood Association were notified of the request. A facilitated meeting was not requested nor held.

Staff has only been copied on one response from the applicant to an interested neighbor asking for information about the request, but no specific comments have been received.

V. CONCLUSION

The applicant proposes to remove the restriction on letter height for building-mounted signs, while keeping a six percent limitation on signs to building façade area.

The request will provide for more appropriately scaled signage that could improve overall appearance of building design and will allow for slightly larger signs for larger buildings that are set back from the adjacent roadways, thus improving visibility and usefulness of the signage to guide customers to locations within the subject site.

The request is consistent with the underlying referenced zoning, as well as policies of the Comprehensive Plan, West Side Strategic Plan, and Coors Corridor Plan regarding identity and design, Areas of Change, and signage where applicable.

Staff recommends approval of the request based on the findings and subject to the conditions found in this staff report.

FINDINGS, Amended Site Development Plan for Subdivision

Project # 1003859, Case # 17EPC-40052

1. This is a request for an amendment to the Site Development Plan for Subdivision for Tracts 1-4, 5A, 5B, and 6 of North Andalucía at La Luz, located on the SE corner of Coors Blvd. NW and Montano Rd. NW, between Learning Rd. NW and Montano Blvd. NW and containing approximately 70 acres.
2. The applicant proposes to amend the Site Development Plan for Subdivision (SPS) to remove the restriction on sign letter height for building-mounted signs while leaving an existing 6 percent limitation on area of building facade.
3. The approximately 70 acres covered by the approved SPS is part of a larger 230 acre site that was annexed into the city between 1985 and 2001. The EPC approved an SPS for the entire 230 acres in 2001. The EPC also approved a zone change for the entire 230 acres that established the existing zoning on the site. That SPS was amended in 2003 to replat tract 1 into 5 separate tracts and in 2005 to divide the site into Andalucía at La Luz and North Andalucía at La Luz. The 2005 amendment was appealed and was remanded back to the EPC by the Land Use Hearing officer in order to allow the EPC to create a more thorough record and make findings regarding traffic and proposed streets.
4. The signage restriction was self-imposed through the SPS and no findings or conditions of the 2005 approval of the SPS were specific to the limitations on signage.
5. Development on the site is subject to the requirements of the Site Development Plan for Subdivision.
6. The requested amendment would result in a signage requirement that is consistent with and still more restrictive than any of the underlying referenced zones. By removing the letter height restriction and relying on the 6 percent façade area limitation, signs may be more appropriately scaled to the size and design of buildings and will be more visible and useful to customers of the shopping center.
7. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The site is within an area of change designated by the Comprehensive Plan:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Removal of the restriction on sign letter height and relying only on the existing 6 percent of the façade area allowance for building-mounted signs will allow for more appropriately scaled signs based on the size and design of the buildings on the site while

maintaining an appropriately low total amount of signage that protects the cohesiveness of the neighborhood, thus furthering Policy 4.1.2 Identity and Design.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request furthers Policy 5.6.2 because it allows more flexibility in development of the subject site, which is located in an Area of Change.

9. The site is within the West Side Strategic Plan and within a Community Activity Center:

The West Side Strategic Plan does not address signage restrictions generally or within the Taylor Ranch Community policies. The request will facilitate appropriate development of the Community Activity Center, so the request is consistent with the West Side Strategic Plan.

10. The subject site lies within the boundaries of the Coors Corridor Sector Development Plan:

The Coors Corridor Plan is concerned about views and obstructions of those views, so certain limitations are placed on the height and area of freestanding signs throughout the corridor, as well as on certain sign features. The plan does not address letter height for building-mounted signs. The proposal to delete the letter height restriction and rely on the six percent façade area limitation should still complement the appearance and function of the roadway and corridor by allowing building-mounted signs to correspond to the size of the buildings they are on and allow for improved viewing from appropriate locations. The request is consistent with Signage Policy 1.

11. The La Luz Landowners Association and the Taylor Ranch Neighborhood Association were notified of the request, as well as property owners within 100 feet of the subject site. No facilitated meeting was requested nor held. No comments regarding the signage request have been received.

RECOMMENDATION

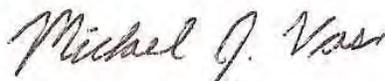
APPROVAL of 17EPC-40052, a request for Site Development Plan for Subdivision amendment, for Tracts 1-4, 5A, 5B, and 6 of North Andalucía at La Luz, located on the SE corner of Coors Blvd. NW and Montano Rd. NW, between Learning Rd. NW and Montano Blvd. NW and containing approximately 70 acres, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL, Amended Site Development Plan for Subdivision

Project # 1003859 Case # 17EPC-40052

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.



**Michael Vos, AICP
Planner**

Notice of Decision cc list:

Consensus Planning

Silverleaf Ventures

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

No comment

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

17EPC-40052 Site Development Plan for Subdivision Amendment

- No objection to the request.

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comment

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

1. 17EPC-40046 Site Development Plan for Subdivision Amendment
Identification: UPC – 101206220010931201 & 101206215006131202
 - a. No adverse comment to the proposed amendment.
 - b. Through coordination with the Water Utility Authority the following has been established as requirements before service can be made available to the site:
 - i. A Water Utility Authority Mini Work Order is required to install public and private valves on the proposed fire lines for the site.
 1. From the Conceptual Utility Plan supplied by Bohannon Huston a public and private valve is required on the ten inch and eight inch fire line from Mirandela St. NW.
 2. There appears to be several water line connections in the Conceptual Utility Plan that are not clearly identified. If there exist additional fire lines a private and public valve is required.
 3. Please note that a Cross Connections inspection is required for all services prior to meter release.
 4. All onsite hydrants are to be considered private and painted safety orange.

- ii. Please coordinate with the Utility Development section of the Water Utility Authority for the execution of the Mini Work Order.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

#1003859 No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Corridor – Coors Blvd Major Transit Corridor

Comments: while this SPS amendment is directed specifically towards signage, ABQ RIDE wishes to make some observations.. [1] The SPS, on page 1, says that coordination with this Department will be “initiated at the Site Plan for Building Permit”. The applicant should be aware that they are currently entitled to employ the on-site parking transit reductions found at §14.16.3.1.E.6 of the Zoning Code and if adopted the IDO would allow the following reduction: “*The minimum number of off-street parking spaces required for the new development or redevelopment may be reduced by 30 percent if the proposed development or redevelopment is located within ¼ mile of any transit stop or transit station with a peak service frequency of 15 minutes or better.*” We believe Rapid Ride 790 meets this standard. [2] Page 3-3 of the SPS submittal contains (and has always contained) language related to Transportation Demand Management. This concept is revisited in the draft IDO as “Travel Demand Management Policy 6.1.3”. And regardless of the regulation, the intent of the multi-modal travel management is a worthy one. In that regard, and at the time of Site Plan for Building Permit submission, this Department will likely ask for an 8 foot x 20 foot easement at back-of-sidewalk on the Montano side for a future transit shelter, and would ask the developer to consider setting aside 24 parking spaces for car-pooling and park-and-ride use.

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

NMDOT currently has two active access permits in place for Silverleaf Ventures for the two access points for this development.

Please provide revised design plans for review and our records if plans dated 05-24-06 have since been revised.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1003859 Site Development Plan for Subdivision Amendment (North Andalucia at La Luz at SW corner of Coors NW and Montano NW- Silverleaf Ventures) 17EPC-40046

1. Existing underground distribution lines are located along the eastern roadway perimeter of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



View looking southwest across the subject site.



View through the subject site looking towards the north.



View looking across the subject site to the northwest.



View across the subject site looking to the northeast toward the Sandias.



View looking east through the subject site.



View through the subject site looking towards the southeast.



View looking across the northern portion of the subject site to the northeast.



View across the southerly portion of the subject site that is developed with apartments.

HISTORY



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

Date: May 20, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003859**
04EPC-01845 EPC Site Development Plan-
Subdivision

Silverleaf Ventures, LLC
5351 Menaul Blvd NE
Albuquerque, NM 87110

LEGAL DESCRIPTION: for all or a portion of Tract(s) A & 6B, **Lands of Ray Graham III, Ovenwest Corp.**, zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD. NW, between MONTANO ROAD NW and LEARNING ROAD NW, containing approximately 70 acre(s).
(E-12) Juanita Garcia, Staff Planner

On May 19, 2005 the Environmental Planning Commission voted to approve Project 1003859/#04EPC-01845, a Site Development Plan for Subdivision, 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 Tracts 6B & A, Lands of Ray Graham III, Ovenwest Corp., and COA. The site is located on Coors Blvd, south of Montano, zoned SU-1 C-2 Use (23.3 Acres Max), O-1 Uses (11.7 acres max) and PRD (20 DU/Acre) and contains approximately 70 acres.
2. The site was originally part of a larger site development plan (Project 1000965) known as Andalusia, but the applicant has requested to be separated from that larger site development plan to create a new site development plan (Project 1003859). A new name has been provided for the subject site, which will be identified as "North Andalusia at La Luz."
3. The applicant is proposing to re-plat the two separate tracts into nine new tracts and no zone map amendments are proposed with this request. The applicant is proposing design guidelines within the site development plan for subdivision that will help guide for consistency and a quality that is complementary of the subject site area.
4. The applicant's submittal demonstrates that future Tracts 6B-1 and 6B-2 will contain C-2 uses; Tracts 6B-3 and 6B-5 will contain O-1 uses and Tracts 6B-4, 6B-6, 6B-7, 6B-8 and 6B-9 will

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contain PRD uses. Based on the information that has been provided on the submittal, it appears that the applicant will have 22.51 acres of C-2 uses, 5.05 acres of O-1 uses and 34.98 acres of PRD uses.

5. This case was heard by EPC at the January 20, 2005 all day EPC hearing and was approved with findings and conditions but was appealed by the La Luz Landowners Association and was heard by the Land Use Hearing Officer (LUHO) who recommended that this application be remanded back to EPC to allow for a more "a more thorough record and make findings regarding the proposed streets and traffic flows and patterns." The recommendation was approved by City Council; therefore, this case has been remanded back to the EPC.
6. Since the January 20, 2005 EPC hearing, comments made by the Department of Municipal Development (DMD) have been separated from the consolidated comments provided by the Traffic Engineer. While the DMD recommended a deferral, the negotiations regarding traffic mitigation measures are more appropriately performed prior to Development Review Board (DRB) sign-off of the Site Development Plan for Subdivision.
7. The subject site is located in the area designated Established Urban and Developing Urban by the *Comprehensive Plan*. The submittal meets the goals of these areas by creating a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work area and life styles, while creating a visually pleasing built environment. The submittal furthers the policies of the *Comprehensive Plan* as follows:
 - a. The location, intensity and design of this development respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern (Policy 5d, *Comprehensive Plan*). The proposed plan will not have deleterious impacts on surrounding uses, established neighborhoods, or community amenities.
 - b. This request proposes to locate employment and service uses to complement residential areas and to site the development in a way that minimizes adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 51, *Comprehensive Plan*).
 - c. This request constitutes new growth that will be accommodated through development in an area where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be ensured. (Policy 5e, *Comprehensive Plan*). This request represents new commercial development and is located in an existing commercially zoned areas (Policy 5j, *Comprehensive Plan*).
 - d. The subject site is adjacent to arterial streets and is planned to minimize harmful effects of traffic, livability and safety of established residential neighborhoods (Policy 5k, *Comprehensive Plan*).

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- e. The site plan represents a quality and innovative design which is appropriate to the plan area (Policy 5l, *Comprehensive Plan*).
 - f. This request represents redevelopment and rehabilitation of an older neighborhood in the Established Area (Policy 5o, *Comprehensive Plan*).
8. This request is within a Community Activity Center as designated by the Centers and Corridors section of the *Albuquerque/Bernalillo County Comprehensive Plan*. The submittal furthers the Polices of the Community Activity Center designation as follows:
- a. The request helps to shape an urban form in a sustainable development pattern that helps to promote transit and pedestrian access both to and within the center, and maximizes cost-effectiveness of City services (*Comprehensive Plan*, Policy II. B. 7. a).
 - b. This request will assist in the development of a Community Activity Center as defined by the *Comprehensive Plan* by providing the primary focus for the entire community sub-area with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, employment, and the most intense land uses within the community sub-area.
 - c. This request will also assist in the development of a Community Activity Center as defined by the *Comprehensive Plan* by allowing the location of land uses typical of a low-rise office, educational facilities, medium density residential, senior housing and other similar uses.
 - d. This request meets the policies of the *Comprehensive Plan* by providing moderate floor area ratios and urban land uses and pedestrian connections between buildings and sidewalks, buildings separating off-street parking from streets and public plaza and open space (*Comprehensive Plan*, Activity Center Goal, Policy A, Community Activity Centers).
 - e. The subject site contains high-density residential property. The *Comprehensive Plan* is furthered in that the most intense activity centers uses are proposed to be located away from any nearby low-density residential development and is buffered from those residential uses by a transition area of less intensive development (Policy II. B. 7. f).
9. Transportation:
- a. A Traffic Impact Study (TIS) was completed by the applicant in October of 2004 and has been reviewed by the Planning Department (Transportation Development) and the Department of Municipal Development (DMD). The study was conducted in accordance with the scoping letter and procedures cited in the City's Development Process Manual.
 - b. In addition, in March of 2005, a Supplemental Traffic Analysis was provided by the applicant to support the access approved at the intersection of Street B and Montano Road.
 - c. Coors Boulevard is a limited access, principal arterial with proposed bicycle lanes as designated on the Long Range Roadway System and Long Range Bikeways System.

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- d. The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.
 - e. The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 northbound travel lanes consistent with the Coors Corridor Plan (see figure 6).
 - f. Consistent with the Coors Corridor Plan intersection access policy (see policy 5), access approximately midway between Montano Road and Dellyne Avenue at Street "B" is right-in, right-out only.
 - g. Exceptions to the access policy to allow for the proposed left-in access from southbound Coors Boulevard to Street "B" will require the approval of the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments. The City Of Albuquerque has indicated that it will support this request to the Council of Governments based upon the TIS and demonstration that the addition of this left-in access will have beneficial impacts to the Coors/Dellyne/Learning Road intersection.
 - h. Montano Road is a limited access, minor arterial with a proposed grade separation at Winterhaven Road as designated on the Long Range Roadway System and on the Coors Corridor Plan. However, no grade separated intersection has been planned, designed or programmed as of this date.
 - i. In the future, if a grade separation is constructed, north-south traffic at Winterhaven will be able to pass under Montano, but no connection will be allowed between Montano and Winterhaven Road. However, in the interim, the City Engineer and the Director of the Department of Municipal Development have allowed for a right-in, right-out and left in at the intersection of Street B and Montano Road.
 - j. Learning Road will serve as both a public and private road. The areas designated as public or private are identified on the site development plan and the subdivision plat. The portion of Learning Road east of the existing City right-of-way is designated to remain a private road, which will provide access to Bosque School and the City Lift Station Access Road only.
 - k. In order to minimize adverse impacts to the Learning Road/La Luz Connector Road intersection and the Coors/Learning Road intersection, Bosque School has agreed to open access from the school to Street B during the morning and afternoon peaks and during special events.
10. The subject site will be subject to and will need to comply with the Impact Fees Ordinance and the Impact Fees Regulations that are currently in process of being finalized.
11. The proposed request meets the Transportation and Transit provision of the *Albuquerque/Bernalillo County Comprehensive Plan* with a goal to "provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/ paratransit as alternatives to automobile travel, while

providing sufficient roadway capacity to meet mobility and access needs.” The submittal furthers the Policies of the Transportation and Transit provision as follows:

- a. The subject site has been reviewed for street design, transit service and development form consistent with Transportation Corridors and Activity Center polices established in the *Comprehensive Plan*.
 - b. The site is adjacent to Coors Blvd and Montano Road, both designated as Enhanced Transit Corridors as identified in the *Comprehensive Plan's* Activity Centers and Transportation Corridors Map.
 - c. The subject site will contain some access control along Coors Blvd and Montano Road.
 - d. Enhanced Transit Corridors are to operate at a Level of Service (LOS) of “D” or better. The City may allow for lower LOS at an intersection by substituting transit improvements which facilitate transit vehicles bypassing congestion at the intersection for auto improvements; or may be allowed to substitute transit improvements, employee travel demand strategies, and mixed use developments which lower overall trip generation in place of auto based improvements in order to mitigate traffic impacts of a development. The Design Guidelines for the subject site includes a Transportation Demand Management (TDM) plan that will encourage alternative modes of transportation in place of auto based improvements in order to mitigate traffic impacts of this development.
 - e. All intersections near the subject site have transit emergency vehicle signal preemption, the capability of a selected lane for transit and will contain right turn lanes along Coors Blvd.
 - f. The subject site will contain pedestrian circulation that will maximize pedestrian connections to transit stops and between developments.
 - g. The subject site will contain public sidewalks adjacent to the site between 6-8 feet in width.
 - h. Dedicated Bicycle lanes are dedicated along Coors Blvd and Montano Road.
 - i. The submittal includes a network of internal bike lanes that will provide connections from the site to adjacent facilities on Coors and Montano.
12. The subject site is within the Taylor Ranch Community as identified in the *West Side Strategic Plan* and is within the community’s Community Activity Center. The proposed development will include retail, office and multi-family residential uses that are appropriate for the Taylor Ranch Community Center (Policy 3.16, WSSP) and will respect the existing neighborhood values as required in Policy 5d, Established Urban, *Comprehensive Plan*. In addition, the site is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services. (Policy 3.12, WSSP)
13. A remaining intact portion of the “Montano Pueblo” lies within the northern boundary of this site. Two smaller archeological sites are also identified with the site. The affected sites will need to comply with all the goals and policies under *Issue 2, Policy 6, Archeological Sites*, of the *Coors Corridor Plan*, which states, “development within an identified archeological site shall obtain

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clearance and guidance from the State Historic Preservation Office before actual development begins.”

14. The applicant has obtained clearance from the State Historic Preservation Office with the preferred method of mitigation to contain the burial sites in place and fill the sites with sterile soil to create a sloped surface. The approved mitigation plan also included a commitment to redesign the parking area and leave a portion of the Montano Pueblo site undeveloped, provide for a “protective covenant”, and provide materials for public interpretation such as information signs. At this point, the applicant is not proposing any development in the area that contains the “Montano Pueblo” therefore; this issue can be finalized at a later date.
15. If transportation mitigation is required along Montano Road, adjacent to the subject site, and it is determined there may be encroachment in the archeological site, then further review and approval from the State Historic Preservation Officer may be required.
16. The subject site contains an area of habitat for the Tawny Bellied Rat. An agreement was reached between the applicant, the City Of Albuquerque Open Space Division and the abutting Bosque School to relocate the Tawny Bellied Rat to suitable sites.
17. During the review and approval of this application in January of 2005 a preliminary Air Quality Impact Analysis(AQIA) was not required. However, policy has changed within the Planning Department that now requires a preliminary AQIA. The applicant has submitted a preliminary AQIA and has been reviewed and approved by the Environmental Health Department in accordance with Section 14-16-3-14 of the Comprehensive City Zoning Code.
18. The submitted site plan meets the applicable general policies, site planning and architecture policies, view preservation policies, and signage policies contained in the *Coors Corridor Plan*.
19. The site plan contains the information required by the *Comprehensive City Zoning Code*. It presents the site, the proposed uses, pedestrian and vehicular ingress and egress, internal circulation requirements and the maximum building heights allowed, and the nonresidential uses’ maximum floor area ratio.
20. There have been two facilitated meetings between the applicant and the affected neighborhood associations and one non-facilitated meeting to discuss the issues related to the subject request and in accordance with the Land Use Hearing Officer’s (LUHO) recommendation. As an agreement during these meetings, the applicant will not allow for any drive-through restaurants or gas stations on the subject site.
21. The applicant intends to assess the “grove of cottonwood trees” on the subject site by an arborist to determine the health of the trees.
22. Based on the review of the traffic studies and related testimony the EPC recognizes that significant long-range traffic solutions in the Coors and Montano area require a major redesign and reconstruction of the Coors/Montano intersection. Consequently, the EPC urges that the City

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Council place the redesign/reconstruction of the Coors/Montano intersection on the TCIP or CIP as quickly as possible.

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. The Site Development Plan for Subdivision shall be amended to include a note that states: Fast Food Restaurants with drive-up windows and gas stations shall not be permitted.
3. If transportation mitigation requires an encroachment of the existing archeological site adjacent to Montano Road, further review and approval will be required from the State Historic Preservation Officer.
4. In order to minimize adverse impacts to the Learning Road/La Luz Connector Road intersection and the Coors/Learning Road intersection, Bosque School has agreed to open access from the school to Street B during the morning and afternoon peaks and during special events. A gate and appropriate signage shall be provided along Learning Road by the developer of the commercial tract in conjunction with Phase One.
5. The applicant must comply with the following conditions of approval as specified by the City Engineer, the Department of Municipal Development, The Public Works Department and the NM Department of Transportation:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff. Transportation mitigation measures may be accomplished through a combination of Transportation Impact Fees, the Impact Fees Regulations and the TIS recommendations.

- d. Street B shall intersect with Coors Blvd. at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.
- e. Dedicated right turn deceleration lanes will be required at site drives per DPM and/or TIS requirements. Left turn lanes required at site drives where permitted and as approved.
- f. Existing Learning Rd. will need to intersect with New Street /Winterhaven Rd. at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.
- g. Roundabouts will need to meet design requirements of Publications FHWA-RD-00-067 and AASHTO.
- h. Medians within 100' calming area (Street A) will need to be designed to accommodate left turning vehicles. Will also need to meet AASHTO and DPM criteria (site distance). Provide detail for this area.
- i. Provide detail and location of bump outs.
- j. Provide cross sections for Streets A, B and New Street/Winterhaven Rd.
- k. 10' radius curb returns may not be allowed in high volume traffic areas or in truck circulation areas (includes emergency vehicles and solid waste).
- l. Site plan shall comply and be designed per DPM Standards.
- m. Platting must be a concurrent DRB action.
- n. 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 as designated on the Long Range Bikeways System.
- o. Construction of the northbound bicycle lane along Coors Boulevard, adjacent to the subject property, as designated on the Long Range Bikeways System.
- p. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the *Coors Corridor Plan* (see figure 6).
- q. Approval of the proposed left-in access from southbound Coors Boulevard to Street "B" by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments.
- r. Access at Montano and Winterhaven will be restricted to right turn in/right turn out and left in as approved by the Director of Municipal Development. Must be accompanied by a written agreement between the applicant and the City Of Albuquerque.
- s. A notation shall be added on the submittal that reads, "When the future grade separation is constructed access will no longer be allowed to Montano Road from Winterhaven consistent with the Long Range Roadway System."
- t. Access coordination is required with NMDOT.

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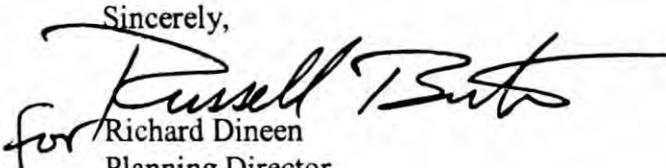
6. The existing median on Learning Road just east of Coors Boulevard is well landscaped with native plants. The proposed development will require modification to the intersection of Learning Road and the La Luz access road including the median. The applicant has agreed to rebuild the median and re-vegetate it to the pre-modification level of landscaping.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JUNE 3, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

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

Sincerely,

for Richard Dineen
Planning Director

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RD//ac

cc: Consensus Planning, Inc., 924 Park Ave SW 87102
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct NW 87120
Bruce Masson, La Luz Landowners Assoc., 13 Arco NW 87120
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW 87120
Ceil VanBerkel, Taylor Ranch NA, 5716 Morgan Ln NW 87120
Lynn Perls, 18 Berm NW 87120
Lois S. Sloan, 21 Tennis Ct NW 87120
Gail Brownfield, 9 Arco NW 87120
Jo Allen, 1 Tumbleweed NW 87120
Andrew Wooden, 8 Arco NW 87120
Dana Asbury, 1509 Stanford Dr NE 87106
Frank W. Ikle, 5 Tennis Ct NW 87120
Joanne G. Kimmey, 6 Link NW 87120
Bennett King, 10 Arco NW 87120
Robert Peters, 10 Tumbleweed NW 87120

ZONING

Please refer to the Comprehensive Zoning Code Section 14-16-2-15 for specifics of the O-1 Office and Institutional Zone, Section 14-16-2-17 for specifics of the C-2 Community Commercial Zone, and Section 14-16-2-22 for specifics of the SU-1 Special Use Zone and Planned Residential Developments (PRD).

APPLICATION INFORMATION



Supplemental Form (SF)

| | | |
|---|---|--|
| <p>SUBDIVISION</p> <p>___ Major subdivision action</p> <p>___ Minor subdivision action</p> <p>___ Vacation</p> <p>___ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><u>X</u> ___ for Subdivision Amendment for Building Permit</p> <p>___ Administrative Amendment (AA)</p> <p>___ Administrative Approval (DRT, URT, etc.)</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p>___ Storm Drainage Cost Allocation Plan</p> | <p>S Z</p> <p>V</p> <p>P</p> <p>D</p> <p>L A</p> | <p>ZONING & PLANNING</p> <p>___ Annexation</p> <p>___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p>___ Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p>___ Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p> |
|---|---|--|

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, 800 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 764-9801

ADDRESS: 302 Eighth St. NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Silverleaf Ventures, LLC PHONE: _____

ADDRESS: 5321 Menaul Blvd. NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Amendment to the approved Site Plan for Subdivision for Tract 1 and 2 of North Andaluca

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

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

Lot or Tract No. Tracts 1 and 2 Block: N/A Unit: N/A

Subdiv/Addn/TBKA: North Andaluca at La Luz

Existing Zoning: SU-1 for C-3 (23.3 ac. max), O-1 (11.7 ac. max), PFD (20 duplex) Proposed zoning: N/A MRGCD Map No. _____

Zone Alias page(s): E-12-Z UPC Code: 101206220010931201 and 101206215006131202

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003859
04EPC01845, 08EPC-40055, 11EPC-40074.

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 22.51

LOCATION OF PROPERTY BY STREETS: On or Near: Located on the southeast corner of Coors Blvd. NW and Montano Road NW

Between: _____ and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

(Print Name) James K. Strozier

DATE 9/27/2017

Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

| | | | | |
|--|--------------------------------------|-------------|------|------------------------|
| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input type="checkbox"/> All checklists are complete | <u>17EPC</u> <u>40062</u> | <u>ASPS</u> | ___ | <u>\$ 255.00</u> |
| <input type="checkbox"/> All fees have been collected | ___ | <u>ADY</u> | ___ | <u>\$ 75.00</u> |
| <input type="checkbox"/> All case #s are assigned | ___ | <u>CME</u> | ___ | <u>\$ 30.00</u> |
| <input type="checkbox"/> AGIS copy has been sent | ___ | ___ | ___ | \$ _____ |
| <input type="checkbox"/> Case history #s are listed | ___ | ___ | ___ | \$ _____ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | ___ | ___ | ___ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | ___ | ___ | ___ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. fee rebate | ___ | ___ | ___ | \$ _____ |
| | Hearing date <u>November 8, 2017</u> | | | Total <u>\$ 360.00</u> |

9-28-17
Staff signature & Date

Project # 1003859

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Completed Site Development Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
- Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 15 copies
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- 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 Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(iii)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(D)(1)(d)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Development Plan (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 15 copies
- Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks 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. Strozian, AICP
 Applicant name (print)
 [Signature] 9/28/17
 Applicant signature / date



Form revised August 2017

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

Application case numbers
 17EPC - 40062

9-28-17
 Planner signature / date
 Project #: 1003859

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Consensus Planning, Inc. DATE OF REQUEST: 09/26/17 ZONE ATLAS PAGE(S): E-12-Z

CURRENT:

ZONING SU-1 for C-2, O-1, and PRD
PARCEL SIZE (AC/SQ. FT.) 22.5113 ac.

LEGAL DESCRIPTION:

LOT OR TRACT # Tract 1 & 2 BLOCK # _____
SUBDIVISION NAME North Andalucia Acres

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT [X] to Site Plan for Subdivision
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: N/A
BUILDING SIZE: N/A (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE *Erin Donaway* DATE 9/27/17
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]

Notes: TIS Has Been done by Terry Brown Montano Shoppes / Andalucia

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.**

Logan Patz
TRAFFIC ENGINEER

09-27-17
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** 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 _____

*Silverleaf Ventures, LLC
5321 Menaul Blvd. NE
Albuquerque, NM 87110*

June 14, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Amendment to the Site Development Plan Subdivision, Tracts 1 and 2,
Andalucia North

Dear Madame Chair,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent for the property owner, Silverleaf Ventures, LLC for all matters regarding a request for an Amendment to the approved Site Development Plan for Subdivision for Tracts 1 and 2, Andalucia North.

Thank you for your consideration.

Sincerely,



Peggy Daskalos
Managing Partner
Silverleaf Ventures, LLC



Landscape Architecture
Urban Design
Planning Services

3021 17th St. SW
Albuquerque, NM 87102
505.264.9601
Fax: 505.549.7107
ep@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

James K. Strickland, AIA, LEED AP
Christopher J. Strickland, LEED AP
Wesley L. Reed, AIA, LEED AP
Elizabeth Hooton, LEED AP

September 27, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Amendment to Site Plan for Subdivision for North Andalucia

Dear Madame Chair:

The purpose of this letter is to request an amendment to the approved Site Plan for Subdivision for North Andalucia Tracts 1 and 2, located on the east side of Coors Boulevard, south of Montano Road. The purpose of this amendment is to remove language from the Design Standards restricting the letter height of building mounted signs.

The site is currently zoned SU-1 for C-2, O-1, and PRD and is approximately 22 acres and is part of the larger 230 acre Andalucia property. The property has a long history of zoning and site plan approvals. A brief summary is as follows:

1985 (AX-85-1): Annexation and establishment of mixed use zoning for a portion of this property, by request of the City.

1998 (2-98-71 and AX-98-9): Annexation and establishment of zoning for 23 acres for Bosque School.

2001 (00EPC-01743): Annexation and establishment of zoning for 85 acres and a Site Plan for Subdivision for 229 acres.

2003 (02EPC01796 and 02EPC01771) The EPC approved a Zone Map Amendment to allow for density transfers for the various tracts covered by the Site Plan for Subdivision and Tract 1 to be replatted into five separate tracts.

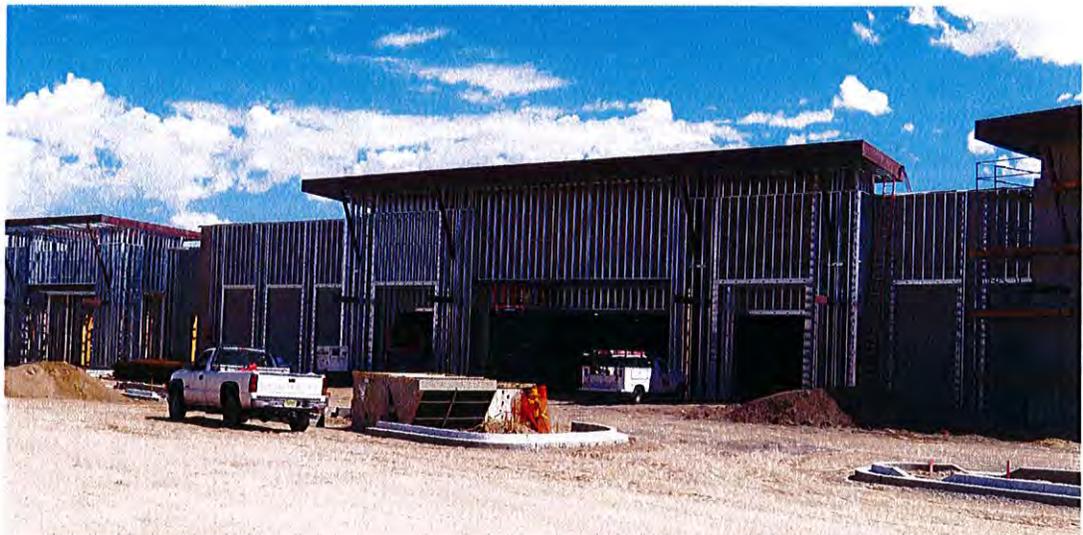
2005 (1003859 and 04EPC-01845): The Site Plan for Building Permit for North Andalucia was approved by the Environmental Planning Commission with Findings and Conditions, the subject of this request.

2007 (1003859): The Site Plan for Subdivision was amended to revise the intersection of Learning Road and Antequera Road into a round-a-bout.

2008 (1003859 and 08EPC-40055): The Site Plan for Subdivision was amended to remove Tracts 7, 8, & 9 from the Site Plan and consolidate them into the Bosque School Site Development Plan.

2012 (1003859 and 11EPC-40074): The Site Plan for Subdivision was amended to subdivide Tract 5 into two tracts on behalf of US NM Federal Credit Union and to amend the zoning to allow a Bank with Drive-Up Service window.

Since the Site Development Plan's original approval in 2006, the plan has been refined through several administrative amendments. These amendments have primarily focused on relocating the anchor tenant from the west side of the center to east. The commercial portion of the –property is currently under construction, and the anchor tenant is a new Sprouts grocery store.



Sprouts construction 9-26-2017

At the time of this approval, the EPC was very concerned with signage in general, and building mounted signage in particular. In working with Planning and Zoning Staff, it has become apparent that while the percentage limitation is affective for both small and large retailer's due to its proportionality, the size limitation on individual letters has been problematic. For larger buildings, 2-foot letters are not proportionally correct and is in many ways counterproductive. Inadequate signage does not serve the purpose of letting customers know where a business is located often resulting in confusion and out of direction travel. The proposed amendment would allow appropriate signage.

The applicant is proposing a minor amendment to the Design Standards on the approved Site Plan for Subdivision (Sheet 3, Signage) to remove the letter size restriction. The applicant is requesting the amendment to accommodate the Sprouts building-mounted signs. The primary sign is approximately 7'-3" in height consisting of a large "S" and two lines of text. The two secondary signs are approximately 42" in height consisting of two lines of text. The Sprouts sign is located approximately 535 feet from Coors Boulevard. The distance from Coors and the drop in grade create a need for a larger more readable sign.



PLANNING

CONSENSUS

The proposed amendment is minor and consistent with the intended limitation on building mounted signage to 6-percent of the building façade. The proposed sign for the Sprouts market is proportionally correct to the size of the building as evidenced by the building elevation above. To put this in context with the typical C-2 building mounted sign regulations which range between 20 and 30 percent of the building façade. In this case, the C-2 signage allowance would be 30 percent of the façade since the sign is visible from an Arterial roadway. This information is provided to demonstrate that the existing reduction to 6 percent is more than adequate to restrict the building mounted signage and the additional letter height restriction is not needed. The proposed sign does not project above the building façade and is the typical sign and logo for Sprouts. The Sprouts is approved and currently under construction. Sprouts is the anchor tenant and crucial to the marketing of the development.

Thank you for your consideration of this request.

Sincerely,

James K. Strozier, AICP
Principal

NOTIFICATION & NEIGHBORHOOD INFORMATION

From: Quevedo, Vicente M.
To: [Erin Ganaway](#)
Subject: Notification Inquiry SE Corner Coors and Montano EPC
Date: Tuesday, September 26, 2017 10:37:41 AM
Attachments: [image001.png](#)
[Notification Inquiry SE Corner Coors and Montano EPC.xls](#)
[INSTRUCTION SHEET FOR APPLICANTS.pdf](#)

Erin,

Good morning. See list of affected associations and coalitions below and attached related to your upcoming EPC submittal. Please also review the attached instructions sheet as we have added some updated information. Thank you.

| Neighborhood Associations | First Name | Last Name | Address Line 1 | City | State | Zip | Home Phone | Mobile Phone | Email |
|-------------------------------|------------|-------------|-----------------------------|-------------|-------|-------|------------|--------------|-----------------------|
| La Luz Landowners Association | Britt | Quisenberry | 1A Loop One NW | Albuquerque | NM | 87120 | 5059873030 | | |
| La Luz Landowners Association | Jonathan | Abdalla | 6 Tumbleweed NW | Albuquerque | NM | 87120 | 5053217795 | | sliceness@gmail.com |
| Taylor Ranch NA | Jolene | Woffley | 7216 Carson Trail NW | Albuquerque | NM | 87120 | 5058909414 | | secretary@trna.org |
| Taylor Ranch NA | Rene | Horvath | 5515 Palomino Drive NW | Albuquerque | NM | 87120 | 5058982114 | | land@trna.org |
| Westside Coalition | Harry | Hendriksen | 10592 Rio Del Sole Court NW | Albuquerque | NM | 87114 | 5058903481 | 5058794995 | hlhen@comcast.net |
| Westside Coalition | Gerald | Worrall | 1039 Pinalubo Place NW | Albuquerque | NM | 87120 | 5058390893 | 5059331919 | jfworrall@comcast.net |

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison, Office of Neighborhood Coordination
 City of Albuquerque - City Council
 (505) 768-3332
cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, September 26, 2017 7:22 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:
 Environmental Planning Commission Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Erin Ganaway

Contact Name
 Erin Ganaway

Company Name
 Consensus Planning Inc

Address
 302 Eighth St. NW

City
 Albuquerque

State
 NM

ZIP
 87102

Telephone Number
 5057649801

Email Address
ganaway@consensusplanning.com

Anticipated Date of Public Hearing (if applicable):
 November 9, 2017

Describe the legal description of the subject site for this project:
 TR 1 & TR 2, Plat of North Andalucia at La Luz

Located on/between (physical address, street name or other identifying mark):
 Southeast corner of Coors Boulevard and Montano Road

This site is located on the following zone atlas page:
 E-12

| Neighborhood Associations | First Name | Last Name | Address Line 1 | City | State | Zip | Home Phone | Mobile Phone | Email |
|-------------------------------|------------|-------------|-----------------------------|-------------|-------|-------|------------|--------------|-----------------------|
| La Luz Landowners Association | Britt | Quisenberry | 1A Loop One NW | Albuquerque | NM | 87120 | 5059873030 | | |
| La Luz Landowners Association | Jonathan | Abdalla | 6 Tumbleweed NW | Albuquerque | NM | 87120 | 5053217795 | | sliveness@gmail.com |
| Taylor Ranch NA | Jolene | Wolfley | 7216 Carson Trail NW | Albuquerque | NM | 87120 | 5058909414 | | secretary@trna.org |
| Taylor Ranch NA | Rene | Honvath | 5515 Palomino Drive NW | Albuquerque | NM | 87120 | 5058982114 | | land@trna.org |
| Westside Coalition | Harry | Hendriksen | 10592 Rio Del Sole Court NW | Albuquerque | NM | 87114 | 5058903481 | 5058794995 | hlhen@comcast.net |
| Westside Coalition | Gerald | Worrall | 1039 Pinatubo Place NW | Albuquerque | NM | 87120 | 5058390893 | 5059331919 | jfworrall@comcast.net |

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

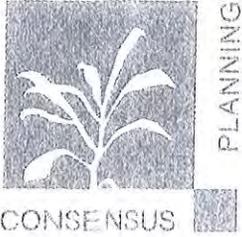
1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.



CONSENSUS

September 28, 2017

Landscape Architecture
Urban Design
Planning Services

Jolene Wolfley
7216 Carson Trail NW
Albuquerque, NM 87120

Rene Horvath
5515 Palomino Dr. NW
Albuquerque, NM 87120

302 Eighth St. NW
Albuquerque, NM 87102

Re: Amendment to Site Plan for Subdivision for North Andalusia

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

Dear Ms. Wolfley and Ms. Horvath:

The purpose of this letter is to inform you and the Taylor Ranch Neighborhood Association that Consensus Planning has submitted a request for an amendment to the Site Plan for Subdivision concerning building mounted signs on behalf of Silverleaf Ventures, LLC. This request will be heard by the Environmental Planning Commission (EPC) on Thursday, November 9, 2017 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

The current zoning on the approximately 22.5 acre property is SU-1 for C-2 uses (23.3 acres max), O-1 uses (11.7 acres max), and PRD (20 du/ac.). The applicant's request is to propose a minor amendment to the Design Standards on the approved Site Plan for Subdivision, Sheet 3. The purpose of this amendment is to remove language from the Design Standards restricting the letter height of building mounted signs while maintaining the limitation of 6% of the façade area.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.

Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

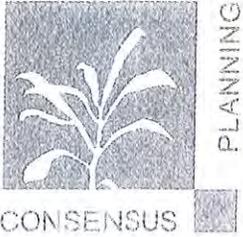
Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

- James K. Strozier, AICP
- Christopher J. Green, PLAA, ASLA, LEED AP
- Jacqueline Fishman, AICP

Att: Copy of the Zone Atlas Page E-12-Z
Site Plan for Subdivision with proposed amendment, Sheet 3.



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

September 28, 2017

Jonathan Abdalla
6 Tumbleweed NW
Albuquerque, NM 87120

Britt Quisenberry
1A Loop One NW
Albuquerque, NM 87120

Re: Amendment to Site Plan for Subdivision for North Andalucia

Dear Mr. Abdalla and Ms. Quisenberry:

The purpose of this letter is to inform you and the La Luz Landowners Association that Consensus Planning has submitted a request for an amendment to the Site Plan for Subdivision concerning building mounted signs on behalf of Silverleaf Ventures, LLC. This request will be heard by the Environmental Planning Commission (EPC) on Thursday, November 9, 2017 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

The current zoning on the approximately 22.5 acre property is SU-1 for C-2 uses (23.3 acres max), O-1 uses (11.7 acres max), and PRD (20 du/ac.). The applicant's request is to propose a minor amendment to the Design Standards on the approved Site Plan for Subdivision, Sheet 3. The purpose of this amendment is to remove language from the Design Standards restricting the letter height of building mounted signs while maintaining the limitation of 6% of the façade area.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.

Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

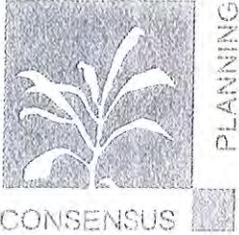
Sincerely,


James K. Storzler, AICP
Principal

Att: Copy of the Zone Atlas Page E-12-Z
Site Plan for Subdivision with proposed amendment, Sheet 3.

PRINCIPALS

James K. Storzler, AICP
Christopher J. Green, PLA,
A.S.L.A., LEED AP
Jacqueline Fishman, AICP



September 28, 2017

Gerald Worrall
1039 Pinataubo Pl. NW
Albuquerque, NM 87120

Harry Hendriksen,
10592 Rio Del Sole Ct. NW
Albuquerque, NM 87114

Re: Amendment to Site Plan for Subdivision for North Andalucia

Dear Mr. Worrall and Mr. Hendriksen:

The purpose of this letter is to inform you and the Westside Coalition that Consensus Planning has submitted a request for an amendment to the Site Plan for Subdivision concerning building mounted signs on behalf of Silverleaf Ventures, LLC. This request will be heard by the Environmental Planning Commission (EPC) on Thursday, November 9, 2017 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

The current zoning on the approximately 22.5 acre property is SU-1 for C-2 uses (23.3 acres max), O-1 uses (11.7 acres max), and PRD (20 du/ac.). The applicant's request is to propose a minor amendment to the Design Standards on the approved Site Plan for Subdivision, Sheet 3. The purpose of this amendment is to remove language from the Design Standards restricting the letter height of building mounted signs while maintaining the limitation of 6% of the façade area.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.

Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

Att: Copy of the Zone Atlas Page E-12-Z
Site Plan for Subdivision with proposed amendment, Sheet 3.

ONC - Neighborhood Associations

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| Return Receipt Fee (Endorsement Required) | \$0.00 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$7.29 | |

Postmark Here: 09/27/2017

Sent To: Harry Hendriksen
 10592 Rio Del Sole Court NW
 Albuquerque, NM, 87114

PS Form 3800, August 2006 See Reverse for Instructions

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$1.19 | |
| Total Postage and Fees | \$7.29 | |

Postmark Here: 09/27/2017

Sent To: Rene Horvath
 5515 Palomino Drive NW
 Albuquerque, NM, 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
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Postmark Here: 09/27/2017

Sent To: Gerald Worrall
 1039 Pinatubo Place NW
 Albuquerque, NM, 87120

PS Form 3800, August 2006 See Reverse for Instructions

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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$1.19 | |
| Total Postage and Fees | \$7.29 | |

Postmark Here: 09/27/2017

Sent To: Britt Quisenberry
 1A Loop One NW
 Albuquerque, NM, 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$1.19 | |
| Total Postage and Fees | \$7.29 | |

Postmark Here: 09/27/2017

Sent To: Jolene Wolfley
 7216 Carson Trail NW
 Albuquerque, NM, 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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| Postage | \$3.35 | 0101 |
| Certified Fee | \$2.75 | 09 |
| Return Receipt Fee (Endorsement Required) | \$0.00 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$7.29 | |

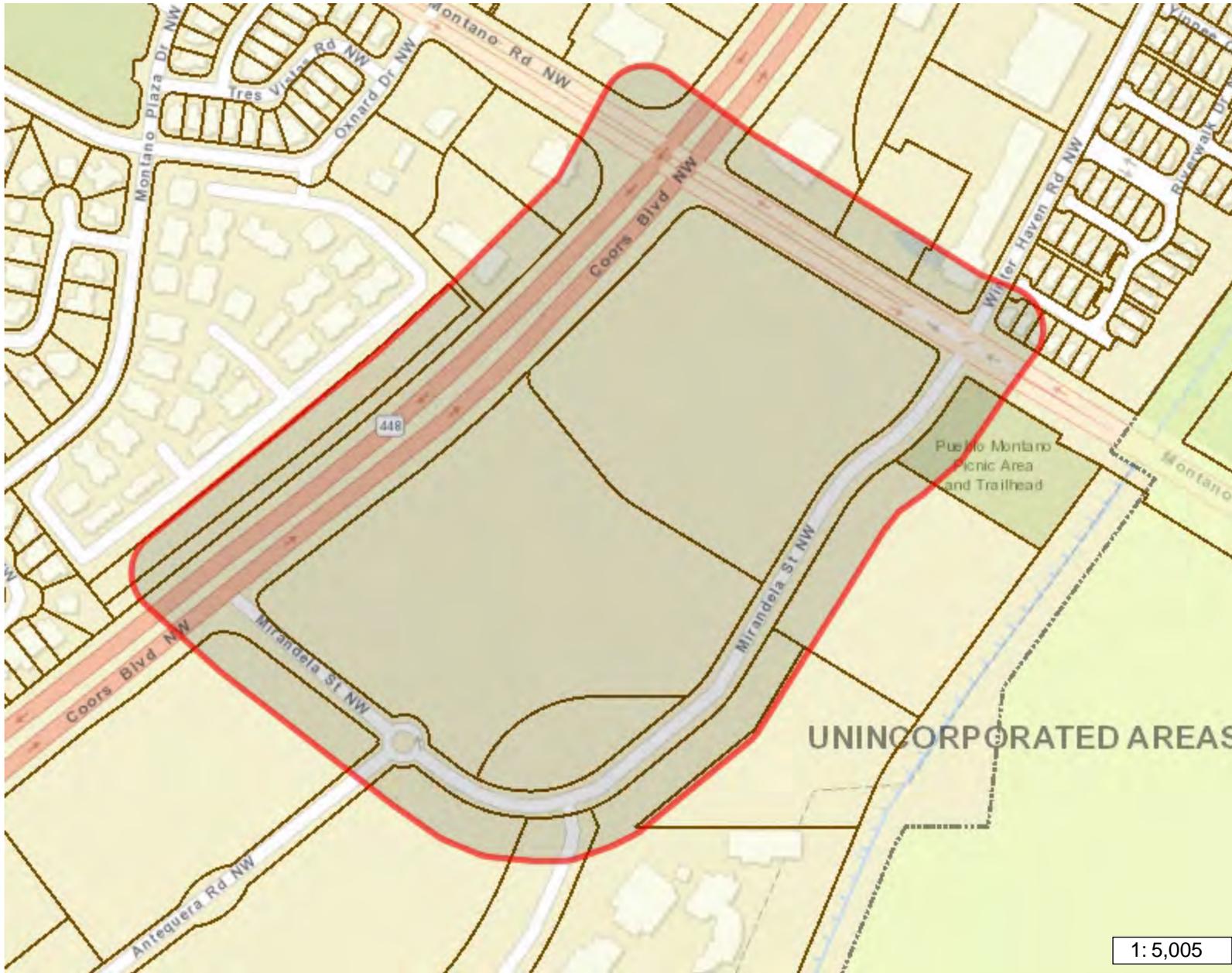
Postmark Here: 09/27/2017

Sent To: Jonathan Abdalla
 6 Turnbleweed NW
 Albuquerque, NM, 87120

PS Form 3800, August 2006 See Reverse for Instructions



North Andalusia Tracts 1 & 2 - Property Owner 100' Buffer Map
 Prepared by Consensus Planning, Inc.



Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes

1: 5,005

0.1 0 0.06 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
 9/26/2017 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

AMERICAN REALPROP
5601 TAYLOR RANCH DR NW
ALBUQUERQUE NM 87120

AMERICAN REALPROP
5601 TAYLOR RANCH DR NW
ALBUQUERQUE NM 87120

ANDALUCIA VILLAS LLLP
300 BENTON RD
BOSSIER CITY LA 71111

ANDALUCIA VILLAS LLLP
300 BENTON RD
BOSSIER CITY LA 71111

ARC DBPCFBR001 LLC C/O CVS
PHARMACY #7242
1 CVS DR
WOONSOCKET RI 02895

ARC DBPCFBR001 LLC C/O CVS
PHARMACY #7242
1 CVS DR
WOONSOCKET RI 02895

BOSQUE MONTANO HOMEOWNERS
ASSOCIATION INC C/O CAROL RICKERT &
ASSOCIATES
4121 EUBANK BLVD NE
ALBUQUERQUE NM 87111

BOSQUE MONTANO HOMEOWNERS
ASSOCIATION INC C/O CAROL RICKERT &
ASSOCIATES
4121 EUBANK BLVD NE
ALBUQUERQUE NM 87111

BOSQUE SCHOOL
4000 LEARNING RD NW
ALBUQUERQUE NM 87120

BOSQUE SCHOOL
4000 LEARNING RD NW
ALBUQUERQUE NM 87120

CAVALIER INVESTMENTS LLC
PO BOX 35754
ALBUQUERQUE NM 87176

CAVALIER INVESTMENTS LLC
PO BOX 35754
ALBUQUERQUE NM 87176

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

GOVEA MELISSA S
3616 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

GOVEA MELISSA S
3616 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

HALLE PROPERTIES LLC DEPT 1100
NMA07
20225 N SCOTTSDALE RD
SCOTTSDALE AZ 85255-6456

HALLE PROPERTIES LLC DEPT 1100
NMA07
20225 N SCOTTSDALE RD
SCOTTSDALE AZ 85255-6456

JPS LLC C/O MAESTAS & WARD PROP.
MGMT.
PO BOX 91090
ALBUQUERQUE NM 87199

JPS LLC C/O MAESTAS & WARD PROP.
MGMT.
PO BOX 91090
ALBUQUERQUE NM 87199

JPS LLC C/O WALGREEN CO. RE PROPERTY
TAX DEPT
PO BOX 1159
DEERFIELD IL 60015-6002

JPS LLC C/O WALGREEN CO. RE PROPERTY
TAX DEPT
PO BOX 1159
DEERFIELD IL 60015-6002

PEKNIK GEORGE & SABINA
3612 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

PEKNIK GEORGE & SABINA
3612 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

SILVER LEAF VENTURES LLC
5319 MENAUL BLVD NE
ALBUQUERQUE NM 87110

SILVER LEAF VENTURES LLC
5319 MENAUL BLVD NE
ALBUQUERQUE NM 87110

WOLVERINE LAND COMPANY LLC
8525 JEFFERSON ST NE
ALBUQUERQUE NM 87113-1603

WOLVERINE LAND COMPANY LLC
8525 JEFFERSON ST NE
ALBUQUERQUE NM 87113-1603

WRIGHT MICHAEL S TR WRIGHT RVT
5300 KESTER AVE APT 101
SHERMAN OAKS CA 91411-4058

WRIGHT MICHAEL S TR WRIGHT RVT
5300 KESTER AVE APT 101
SHERMAN OAKS CA 91411-4058

Property Owners within 100'

1 of 3

7017 1000 0000 6007 1367

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87113

| | | |
|--|---------------|------------------------------|
| Certified Mail Fee | \$3.35 | 0101 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here SEP 27 2017 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | 09/27/2017 |
| Total Postage and Fees | \$6.59 | |
| Sent To WOLVERINE LAND COMPANY LLC 8525 JEFFERSON ST NE ALBUQUERQUE NM 87113-1603 | | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | | |

7017 1000 0000 6007 2777

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BOSSIER CITY, LA 71111

| | | |
|--|---------------|------------------------------|
| Certified Mail Fee | \$3.35 | 0101 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here SEP 27 2017 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | 09/27/2017 |
| Total Postage and Fees | \$6.59 | |
| Sent To ANDALUCIA VILLAS LLLP 300 BENTON RD BOSSIER CITY LA 71111 | | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | | |

7017 1000 0000 6007 2514

**U.S. Postal Service™
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WOONSOCKET, RI 02895

| | | |
|---|---------------|------------------------------|
| Certified Mail Fee | \$3.35 | 0101 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here SEP 27 2017 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | 09/27/2017 |
| Total Postage and Fees | \$6.59 | |
| Sent To ARC DBPCFBR001 LLC C/O CVS PHARMACY #7242 1 CVS DR WOONSOCKET RI 02895 | | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | | |

7017 1000 0000 6007 2784

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ALBUQUERQUE, NM 87111

| | | |
|---|---------------|------------------------------|
| Certified Mail Fee | \$3.35 | 0101 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here SEP 27 2017 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | 09/27/2017 |
| Total Postage and Fees | \$6.59 | |
| Sent To BOSQUE MONTANO HOMEOWNERS ASSOCIATION INC C/O CAROL RICKERT & ASSOCIATES 4121 EUBANK BLVD NE ALBUQUERQUE NM 87111 | | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | | |

7017 1450 0000 6235 7516

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ALBUQUERQUE, NM 87120

| | | |
|---|---------------|------------------------------|
| Certified Mail Fee | \$3.35 | 0101 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here SEP 27 2017 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | 09/27/2017 |
| Total Postage and Fees | \$6.59 | |
| Sent To AMERICAN REALPROP 5601 TAYLOR RANCH DR NW ALBUQUERQUE NM 87120 | | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | | |

7017 1000 0000 6007 2791

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ALBUQUERQUE, NM 87103

| | | |
|--|---------------|------------------------------|
| Certified Mail Fee | \$3.35 | 0101 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here SEP 27 2017 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | 09/27/2017 |
| Total Postage and Fees | \$6.59 | |
| Sent To CITY OF ALBUQUERQUE PO BOX 1293 ALBUQUERQUE NM 87103-2248 | | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | | |

7017 1000 0000 6007 2607

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ALBUQUERQUE, NM 87120

| | | |
|--|--------|---|
| Certified Mail Fee | \$3.35 | 0101 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here SEP 27 2017 ALBUQUERQUE NM |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | 09/27/2017 |
| Total Postage and Fees | \$6.59 | |

Sent To BOSQUE SCHOOL
4000 LEARNING RD NW
ALBUQUERQUE NM 87120
Street and Apt. No.
City, State, ZIP+4*

7017 1000 0000 6007 2645

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ALBUQUERQUE, NM 87120

| | | |
|--|--------|---|
| Certified Mail Fee | \$3.35 | 0101 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here SEP 27 2017 ALBUQUERQUE NM |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | 09/27/2017 |
| Total Postage and Fees | \$6.59 | |

Sent To GOVEA MELISSA S
3616 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120
Street and Apt. No., or
City, State, ZIP+4*

7017 1000 0000 6007 2621

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
SCOTTSDALE, AZ 85255

| | | |
|--|--------|--|
| Certified Mail Fee | \$3.35 | 0101 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here SEP 27 2017 SCOTTSDALE AZ |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | 09/27/2017 |
| Total Postage and Fees | \$6.59 | |

Sent To HALLE PROPERTIES LLC DEPT 1100 NMA07
20225 N SCOTTSDALE RD
SCOTTSDALE AZ 85255-6456
Street and Apt. No.
City, State, ZIP+4*

7017 1000 0000 6007 2652

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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ALBUQUERQUE, NM 87199

| | | |
|--|--------|---|
| Certified Mail Fee | \$3.35 | 0101 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here SEP 27 2017 ALBUQUERQUE NM |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | 09/27/2017 |
| Total Postage and Fees | \$6.59 | |

Sent To JPS LLC C/O MAESTAS & WARD PROP. MGMT.
PO BOX 91090
ALBUQUERQUE NM 87199
Street and Apt. No., or
City, State, ZIP+4*

7017 1000 0000 6007 2636

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
ALBUQUERQUE, NM 87176

| | | |
|--|--------|---|
| Certified Mail Fee | \$3.35 | 0101 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here SEP 27 2017 ALBUQUERQUE NM |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | 09/27/2017 |
| Total Postage and Fees | \$6.59 | |

Sent To CAVALIER INVESTMENTS LLC
PO BOX 35754
ALBUQUERQUE NM 87176
Street and Apt. No.
City, State, ZIP+4*

7017 1000 0000 6007 2664

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
DEERFIELD, IL 60015

| | | |
|--|--------|---|
| Certified Mail Fee | \$3.35 | 0101 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.75 | 09 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | Postmark Here SEP 27 2017 DEERFIELD IL |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | 09/27/2017 |
| Total Postage and Fees | \$6.59 | |

Sent To JPS LLC C/O WALGREEN CO. RE PROPERTY TAX
DEPT
PO BOX 1159
DEERFIELD IL 60015-6002
Street and Apt. No.
City, State, ZIP+4*

7017 1000 0000 6007 2676

| | |
|--|---|
| U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only | |
| For delivery information, visit our website at www.usps.com ®. | |
| ALBUQUERQUE, NM 87120 | |
| Certified Mail Fee \$ 3.35 |  |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) \$ 2.75 | |
| <input type="checkbox"/> Return Receipt (electronic) \$ 0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery \$ 0.00 | |
| <input type="checkbox"/> Adult Signature Required \$ 0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00 | |
| Postage \$ 0.49 | |
| Total Postage and Fees \$ 6.59 | |
| Sent To PEKNIK GEORGE & SABINA 3612 CALLE OVEJA CT NW ALBUQUERQUE NM 87120 | |
| City, State, ZIP+4® | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | |

7017 1000 0000 6007 1347

| | |
|--|---|
| U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only | |
| For delivery information, visit our website at www.usps.com ®. | |
| ALBUQUERQUE, NM 87110 | |
| Certified Mail Fee \$ 3.35 |  |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) \$ 2.75 | |
| <input type="checkbox"/> Return Receipt (electronic) \$ 0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery \$ 0.00 | |
| <input type="checkbox"/> Adult Signature Required \$ 0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00 | |
| Postage \$ 0.49 | |
| Total Postage and Fees \$ 6.59 | |
| Sent To SILVER LEAF VENTURES LLC 5319 MENAUL BLVD NE ALBUQUERQUE NM 87110 | |
| City, State, ZIP+4® | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | |

7017 1000 0000 6007 1350

| | |
|--|--|
| U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only | |
| For delivery information, visit our website at www.usps.com ®. | |
| VAN NUYS, CA 91411 | |
| Certified Mail Fee \$ 3.35 |  |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) \$ 2.75 | |
| <input type="checkbox"/> Return Receipt (electronic) \$ 0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery \$ 0.00 | |
| <input type="checkbox"/> Adult Signature Required \$ 0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00 | |
| Postage \$ 0.49 | |
| Total Postage and Fees \$ 6.59 | |
| Sent To WRIGHT MICHAEL S TR WRIGHT RVT 5300 KESTER AVE APT 101 SHERMAN OAKS CA 91411-4058 | |
| City, State, ZIP+4® | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | |

Vos, Michael J.

From: Erin Ganaway
Sent: Wednesday, October 25, 2017 8:31 AM
To: Vos, Michael J.
Subject: RE: Coors and Montano Buffer Notice
Attachments: Property Owner Notices 10.24.17.pdf

Michael,

Attached is a buffer map and property owner list for the additional notifications. I removed the property owners that were notified with our submittal. If you need me to bring in a hard copy or have any questions please let me know.

Erin

From: Vos, Michael J.
Sent: Tuesday, October 24, 2017 3:12 PM
To: Erin Ganaway
Subject: Coors and Montano Buffer Notice **Importance:** High

Hi Erin,

I was just going through additional review for Project 1003859, amending the sign height limits on the site plan for subdivision and realized that the buffer notice that was previously mailed at the time of submittal is inadequate for the request. The buffer appears to only be around half of the site that the SPS actually applies to, so even though the signage affected may be regarding the Sprouts that is under construction, the design standard applies to the whole of the subdivision.

Attached is what was sent when this property went forward with the proposed amendment for the drive-thru (maybe not initially but at some point in the process to include the whole area), and the notice should essentially be the same. I'm not sure if any names have changed from then, so you may want to confirm the owners that fall within the 100-foot buffer, but any that did not receive the letter you sent at the application deadline should be sent one now.

The code specifies that such letters shall be mailed no less than 15 days before a hearing, so please send these by tomorrow and provide me with copies of the applicable map, receipts, etc. and there will not be a need to defer the application.

Thanks,

Michael J. Vos, AICP

Planner – Development Facilitator
Urban Design & Development Division
City of Albuquerque Planning Department
Office 505.924.3955
Cell 505.263.5519
mvos@cabq.gov

Notices sent out via First Class Mail on 10.25.17. See attached scans of envelopes. Property Owners notified on 9.26.17 have been removed from this list.

ALVERSON DALE H
5324 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

APODACA ROBERT J
5328 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

BLEA WALTER A & FLORA
5308 APOLLO DR NW
ALBUQUERQUE NM 87120

BROUGHTON RANDALL J
5224 APOLLO DR NW
ALBUQUERQUE NM 87120

CARLSON DENNIS L & SANDRA M
5232 APOLLO DR NW
ALBUQUERQUE NM 87120

CORDOVA LOUIE
PO BOX 67941
ALBUQUERQUE NM 87193

DADIAN PATRICIA A TRUSTEE RVT
5332 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

GARCIA ERIC & JARAMILLO DENISE
5228 APOLLO DR NW
ALBUQUERQUE NM 87120-5708

GARCIA JOHN & ROSE MARIE
5304 APOLLO DR NW
ALBUQUERQUE NM 87120

GIL VIRGILIO S
6506 CALLE REDONDA NW
ALBUQUERQUE NM 87120-2728

GUZMAN DAVID L & MARIA E
5300 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

KARA AZIM HAJI SIDDIK TRUSTEE KARA
RVT
5336 APOLLO DR NW
ALBUQUERQUE NM 87120

PRESBYTERIAN HEALTHCARE SERVICES
PO BOX 26666
ALBUQUERQUE NM 87103

RAMOS CHARLES L
1024 BADGER CT
SANTA ROSA CA 95409

RAVER JOHN R
5220 APOLLO DR NW
ALBUQUERQUE NM 87120

SAAVEDRA HENRY & CHARISSA
5316 APOLLO DR NW
ALBUQUERQUE NM 87120

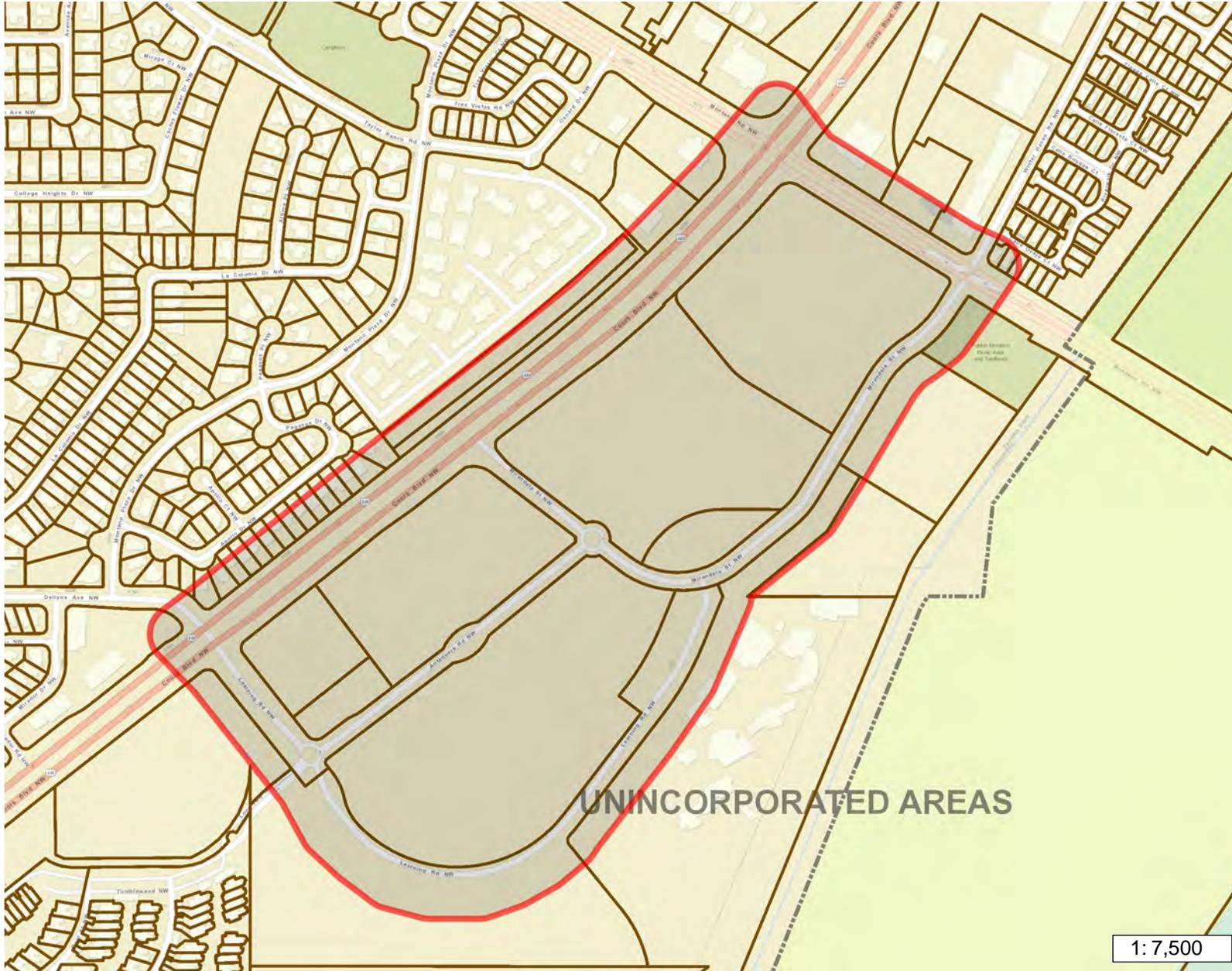
SALAZAR ANGIE R
5320 APOLLO DR NW
ALBUQUERQUE NM 87120

SANDOVAL-DOUGLAS SHANNON
9180 COORS BLVD NW #1910
ALBUQUERQUE NM 87120-3112

US NEW MEXICO FEDERAL CREDIT UNION
3939 OSUNA RD NE
ALBUQUERQUE NM 87109



Property Owner 100-foot Buffer Map
 Prepared by Consensus Planning on 10.25.17



Legend

- Bernalillo County Parcels
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

1: 7,500

0.2 0 0.08 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
 10/24/2017 © City of Albuquerque

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THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

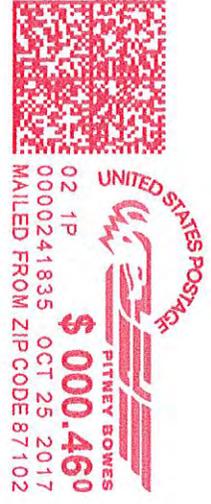
CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

GUZMAN DAVID L & MARIA E
5300 APOLLO DR NW
ALBUQUERQUE NM 87120-5710



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

RAMOS CHARLES L
1024 BADGER CT
SANTA ROSA CA 95409



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

GARCIA ERIC & JARAMILLO DENISE
5228 APOLLO DR NW
ALBUQUERQUE NM 87120-5708



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

APODACA ROBERT J
5328 APOLLO DR NW
ALBUQUERQUE NM 87120-5710



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

CARLSON DENNIS L & SANDRA M
5232 APOLLO DR NW
ALBUQUERQUE NM 87120



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

PRESBYTERIAN HEALTHCARE SERVICES
PO BOX 26666
ALBUQUERQUE NM 87103



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

GIL VIRGILIO S
6506 CALLE REDONDA NW
ALBUQUERQUE NM 87120-2728



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

DADIAN PATRICIA A TRUSTEE RVT
5332 APOLLO DR NW
ALBUQUERQUE NM 87120-5710



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

BROUGHTON RANDALL J
5224 APOLLO DR NW
ALBUQUERQUE NM 87120



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

ALVERSON DALE H
5324 APOLLO DR NW
ALBUQUERQUE NM 87120-5710



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

BLEA WALTER A & FLORA
5308 APOLLO DR NW
ALBUQUERQUE NM 87120



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

CORDOVA LOUIE
PO BOX 67941
ALBUQUERQUE NM 87193



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

GARCIA JOHN & ROSE MARIE
5304 APOLLO DR NW
ALBUQUERQUE NM 87120



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

KARA AZIM HAJI SIDDIK TRUSTEE KARA
RVT
5336 APOLLO DR NW
ALBUQUERQUE NM 87120



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

RAVER JOHN R
5220 APOLLO DR NW
ALBUQUERQUE NM 87120



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

SANDOVAL-DOUGLAS SHANNON
9180 COORS BLVD NW #1910
ALBUQUERQUE NM 87120-3112



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

SALAZAR ANGIE R
5320 APOLLO DR NW
ALBUQUERQUE NM 87120



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

SAAVEDRA HENRY & CHARISSA
5316 APOLLO DR NW
ALBUQUERQUE NM 87120



CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

US NEW MEXICO FEDERAL CREDIT UNION
3939 OSUNA RD NE
ALBUQUERQUE NM 87109



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Vos, Michael J.

From: Jim Strozier
Sent: Wednesday, October 25, 2017 1:46 PM
To: Ann P
Cc: Vos, Michael J.; Erin Ganaway
Subject: RE: Daskalos Development - Coors & Montano

Ann,

No problem, this request is for an amendment to the sign regulations for building mounted signs. Currently the requirements address both a limitation on the percentage of the façade to 6 percent and also restricts letter heights to 2 feet. We have proposed to eliminate the letter size restriction and only have the restriction regarding the percentage of the façade. This allows the signage to be appropriately scaled for the size of the building or façade. In this case, the Sprouts building is fairly large and 2 foot letters would look out of place and difficult to read. Also, to put the percentage restriction into context with other commercial properties, the allowable percentage for building mounted signs visible to an arterial street (Coors) is 30 percent.

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

I am copying the City Case Planner – Michael Vos on this email along with Erin Ganaway from my office.

Jim Strozier

From: Ann P
Sent: Wednesday, October 25, 2017 1:35 PM
To: Jim Strozier
Subject: Daskalos Development - Coors & Montano

Good Day Jim,

I noticed another sign on the property about an EPC Hearing on #1003859. I am unable to find information on the City's website for the latest request.

What's proposed this time ?

Thank you for your time.

Best,

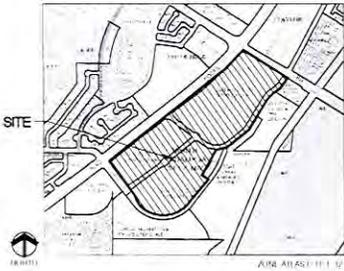
Ann Prinz

4611 Mijas Dr. NW

352-0625

SITE PLAN REDUCTIONS

SITE VICINITY



PROJECT NUMBER: 1003859

Application Number: 08EPC-40066

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DATE SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|--|---------|
| Transportation, Traffic Engineering Division | 7-16-08 |
| Water Department | 7-16-08 |
| Public Works Department | 7-16-08 |
| City Engineer | 7-16-08 |

PROJECT NUMBER: 1003859

Application Number: 11EPC-40074 10/08

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated 11-6-08, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DATE SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|--|----------|
| Traffic Engineering, Transportation Division | 03-26-12 |
| Public Works Department | 03-26-12 |
| City Engineer | 03-26-12 |

GENERAL NOTES

- Tracts 6B and A (referred to on the Site Plan as Tracts 1-6), are part of a Site Plan for the Subdivision approved by the Environmental Planning Commission on November 30, 2004 (Project 1000065 04EPC-00865). This Site Plan replaces the previous Site Plan for Subdivision as it relates to Tracts 6B and A.
- A portion of Learning Road at Coors Boulevard is public right-of-way. An additional portion of Learning Road within Tract 6 will be granted to the City of Albuquerque as a private access easement in order to provide access to the City's LRT Station 624. Tract 6B via a 24 foot limited access road within a 60 foot easement. The total portion of Learning Road will become part of Bosque School, Tract 4A.
- The area adjacent to Learning Road and the northern boundary of Bosque School Lot 4A (a minimum of 300 feet) is restricted to PD and O-1 Uses for Tracts 3 and 6 and O-1 Use including Bank with Drive-Up Service for Tracts 5A and 5B.
- USD for existing 20' x 20' x 20' archaeological sites and the two smaller sites, locate approvals for Site Development Plans for Building Permit on Tracts 6B and A shall require clearance and guidance from the State Historic Preservation Office.
- A cross access easement will be provided across Tracts 1, 2, and 3.
- No fast food restaurants with drive through windows or gas stations are allowed at North Andaluca.
- When the future grade separation is constructed, access will no longer be allowed to Montano Road from Watershed, consistent with the Long Range Roadway System.
- The design for the sign and gate at Tract 7 and Miraflores Road shall be submitted with a Site Plan for Building Permit for development of Tract 7.

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:
The site consists of approximately 60.8 acres. Tracts 6B and A will be replatted into 9 Tracts through the Development Review Board as shown on the Site Plan.

PROPOSED USE:
The site is zoned SU-1 for C-2 (23.3 ac), O-1 (167 ac), and PRD (20 du/ac). The individual parcels are designated according to land use.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS Learning Road provides the major signalized access into Andaluca at La Luz. Interior roads (at varying widths) are proposed to serve the project and provide vehicular ingress and egress to these parcels. To increase safety to existing development, and to be consistent with City policies contained in the Coors Corridor Plan (see Street Sections, on sheet 3). Two right-of-way-out access points onto Coors Boulevard are between Learning Road and Montano Road.

BICYCLE AND TRAIL ACCESS: Bicycle access is provided by 8 foot on-street bike lanes in Learning Road connecting to on-street bike lanes within Streets A and B providing a connection to Montano Road. Learning Road trail (a 10 foot trail with a 20 foot landscape easement), and a 10 foot trail with a 60 foot easement. Sidewalks will provide pedestrian connectivity throughout Andaluca.

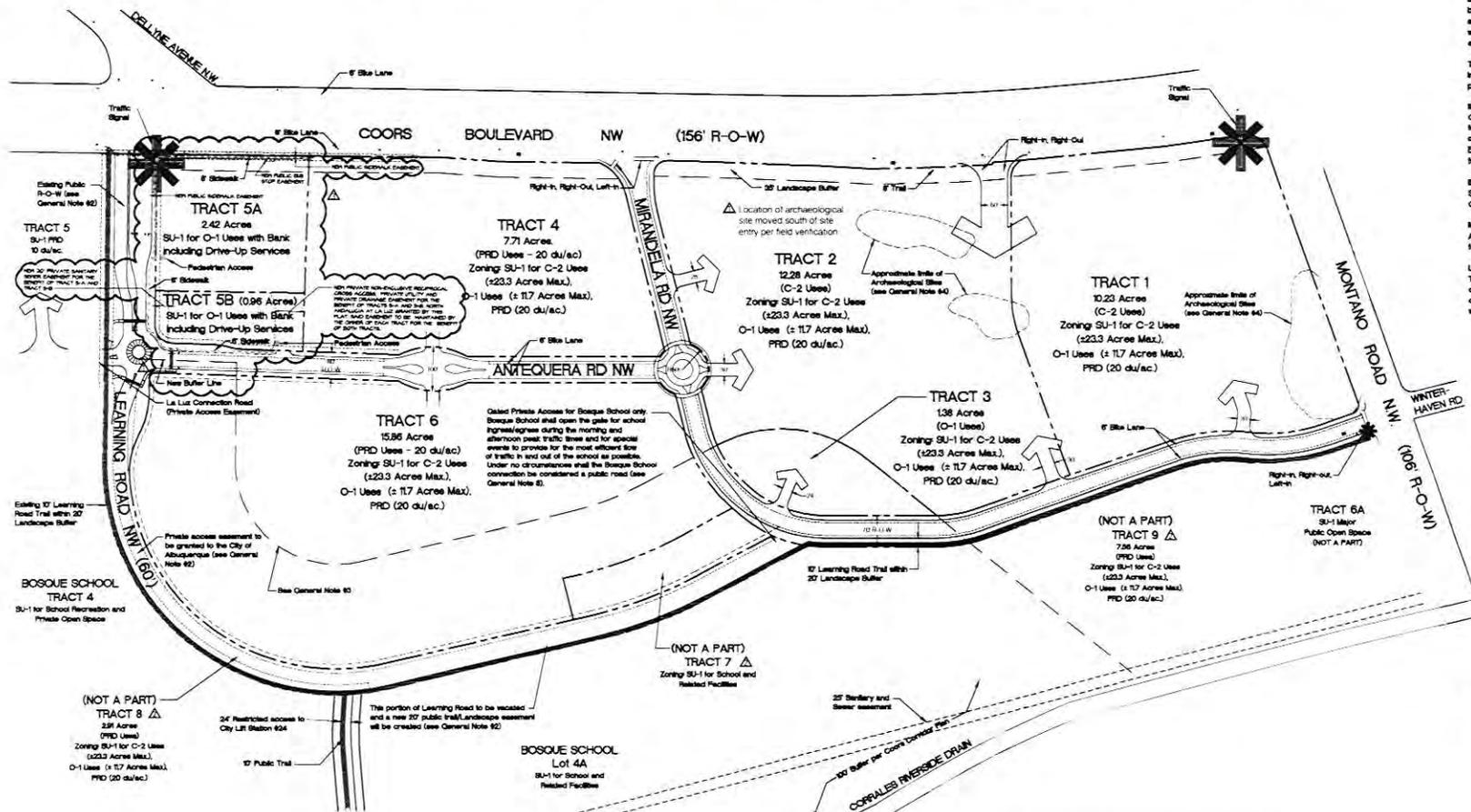
TRAVEL ACCESS: Coordination with the City Transit Department shall be initiated at the Site Plan for Building Permit to provide access and service to the property. Coors Boulevard is an Enhanced Transit Corridor on the West Side.

INTERNAL CIRCULATION REQUIREMENTS:
Conceptual access points (at varying widths) have been identified on this Site Plan for each of the parcel final locations, width, and configuration shall be determined with future Site Plans for Building Permit with approval by the City Engineer. Internal sidewalks and/or trails shall be provided within each parcel with future Site Plans for Building Permit.

BUILDING HEIGHTS AND SETBACKS:
See Sheet 2 of 3, Design Standards. Building height shall be consistent with the Coors Corridor Plan (see Sheet 2).

MAXIMUM FAR:
A maximum floor area ratio (FAR) shall be 35 for the SU-1 for C-2 and SU-1 for C-1 portions of Tract 6B and Tract A.

LANDSCAPE PLAN:
The Design Standards (see Sheet 2 of 3) provide for preservation of significant colorwoods, an emphasis on native and naturalized plant species, landscape oriented, and landscape buffers. Subsequent landscape plans shall be consistent with City standards and policies regarding water conservation and pollen.



PROJECT NUMBER: 1003859
Application Number: 08EPC-40066

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated May 19, 2008 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DATE SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|--|---------|
| Transportation, Traffic Engineering Division | 6/16/08 |
| Water Department | 6/16/08 |
| Public Works Department | 6/16/08 |
| City Engineer | 6/16/08 |

North Andaluca at La Luz
Site Plan for Subdivision Tract 6B and A
Prepared for: Silver Leaf Ventures, LLC.

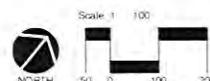
- September 19, 2007 Amendment is to revise intersection of Learning Road and Antequera Road into a round-a-bout and to accurately reflect the location of the archaeological site per field verification (Administrative Amendment Approved 10/15/07 by Carmen Martinez).
- June 23, 2008 Amendment is to remove Tracts 7, 8, & 9 from this Site Plan for Subdivision and consolidate those three Tracts into the Bosque School Site Development Plan for Subdivision (Project 1000061 08EPC-40061).
- January 25, 2012 Subdivide Tract 5 into two tracts. Zone Map Amendment for Tract 5 from SU-1 for C-2 Uses, O-1 Uses, and PRD (20 du/ac) to SU-1 for C-1 Uses including Bank with Drive-Up Service.

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Dekker Porich Sabatini
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Robbman & Huston
1700 Jefferson St. NE, Albuquerque, NM 87109
(505) 243-1234
www.rh.com

Sheet 1 of 3
June 22, 2008



Design Standards

The purpose of these Design Standards is to provide a framework to assist the architect, landscape architect, and engineer in understanding the vision and design goals for the property. The primary goal for this property is to achieve a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character.

The Design Standards should be used to facilitate the design of buildings which respect the natural conditions of the site, maintain and highlight the spectacular views of the Santa and Maricao Mountains and to leave significant areas dedicated to open space. Innovative techniques such as cluster housing with water features, and use of "green" building materials are strongly encouraged.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and structures that will create the visual image desired for the property. The standards are intended to be complementary to La Luz, Albuquerque's first cluster housing project, and the Bosque School. These standards primarily address commercial, office, and multi-family projects. Where specifically applicable to single-family development, the standards are called out as such.

Subsequent Site Plans for Building Permits shall be consistent with the design standards established by the Site Plan for Subdivision and shall be approved by the Environmental Planning Commission. Minor amendments to the Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-19-2-2 (A)(d). Special Use Zoning and major amendments shall be approved by the Environmental Planning Commission.

COORS CORRIDOR PLAN - VIEW AND HEIGHT RESTRICTIONS

A primary design requirement of the Coors Corridor Plan is view preservation. Aerials at La Luz do prepare the Coors Corridor Plan as follows:

- Coors Corridor: Viewshed rules come into effect when a northbound vehicle passes Namaste Road.
- Measurement of building heights shall be consistent with the Code Clarified Plan.
- Combination of walls and berms shall be built along Coors Boulevard. The high point of the wall or berm will occur within the first 60 feet of the property, but not closer than 20 feet from the right of way. From any point along the east edge of Coors, the high point of the wall or berm will occur no more than 50% of the height of Santa Cruz, measured directly below Santa Cruz.
- All multi-story structures shall be built with the finish floor elevation at least 10 feet below the roadway, measured along a 45-degree angle from the northbound direction of travel along Coors.
- In no event will the building height be permitted to penetrate above the view of the edge line of the Santa Mountains as seen from four feet above the rear edge of Coors Boulevard. In no event will more than 1/3 of the total building height outside of the setback area for multi-story buildings be permitted to penetrate through the view plane.
- As viewed from Coors Boulevard, no structure shall obscure more than 50 percent of the height of Santa Cruz, measured directly below Santa Cruz.

PEDESTRIAN AND SITE AMENITIES

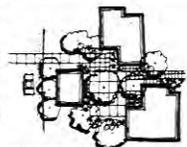
The creation of a pedestrian friendly environment will depend on creative site design and will be a primary design objective for Andalusia at La Luz. Objectives to achieve this goal include maintaining a high level of consistency in site for site amenities including benches, plazas, walkways, lighting, etc. providing shaded walkways, and creating separate vehicular and pedestrian circulation systems in order to support the character of a village-type character.

The use of alternative paving materials (brick, colored concrete, decomposed granite, etc.) for pedestrian pathways are encouraged. Public art is another site element that is strongly encouraged, and if proposed, should be part of the subsequent building permits.

TRAILS AND SIDEWALKS

Public and private trails and sidewalks systems are a defining element for Andalusia at La Luz. Private trails for use by residents are designed to ensure the need for vehicular use and will provide pedestrian connectivity throughout the project (see Landscape Section for more detail on trail landscaping).

- City Trails: All public multi-use trails through Andalusia at La Luz shall be built to City standards, per the City's Trails and Sidewalks Facility Plan.
- All private trails and paths shall be soft surface, with a minimum width of 8 feet.
- All pedestrian paths shall be designed to be handicapped accessible per Americans with Disabilities Act (Criteria for Barrier-Free Design, except where topography makes this unfeasible (senior streets require grades over 6%).
- The use of asphalt paving for pedestrian trails is discouraged. Concrete or compacted or compacted granite with stabilizer are acceptable materials.
- Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roads, sidewalks, and pathways.
- Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular structures and drive aisles and where City roads cross streets.
- Freestanding restrooms, if proposed by subsequent Site Plans for Building Permits, shall provide outdoor benches and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture.



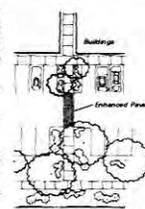
OUTDOOR AREAS defined by building wings
Plaza, courts, areas of landscaping

- Non-vehicular and multi-family development shall provide bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided consistent with the City Zoning Code.

PARKING

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design. An effort should be made by the design team to lessen the impact of parking facilities on the land and to preserve views to the Bosque and the Santa and Maricao Mountains. In order to lessen the visual impact of parking areas, parking facilities should be broken up into a series of smaller areas.

- Handicapped parking spaces shall be provided adjacent to building entrances.
- The total maximum amount of parking provided shall meet requirements in the City Zoning Code (up to 10 percent).
- Structures and on-site circulation systems should be located to minimize pedestrian/cyclist conflicts. Pedestrian access shall be provided to site structures to the public sidewalk.
- Parking areas shall be designed to include a pedestrian link to buildings.
- In cases where parking is adjacent to roadways, landscaping for screening purposes shall be required. The wall shall be architecturally compatible with the surrounding buildings.



PARKING: parking areas should be provided adjacent to buildings

SINGLE-FAMILY PARKING STANDARDS

The following parking standards are provided for single-family residential development. They have been developed in conjunction with the Unique Street Standards (see Chapter 3 of 3).

- Off Street Parking shall be provided at the following rate:
 - 3 spaces per 1/2 bedroom dwelling unit
 - 4 spaces per 3/4 bedroom dwelling unit
 - 5 parking spaces per 1 bedroom or greater dwelling unit

MULTI-FAMILY PARKING STANDARDS

The following parking standards are provided for multi-family residential development.

- Off Street Parking shall be provided at the following rate:
 - 1 space per berth, but not less than two spaces
 - 1 space per berth for dwellings with less than 1,000 square feet of net leasable area, but not less than 1.5 spaces

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive amenities. Features within these setbacks will be pedestrian walkways and screening materials including landscaping, wall treatments, and walls. Parking areas are discouraged from being adjacent to roadways. Front yard setbacks for single-family residential development have been reduced from the City's standard in order to provide an intimate a streetscape experience as possible.

- All developments at Andalusia shall comply with the setback requirements of the Coors Corridor Plan.

Commercial and office development shall comply with the building setback requirements of the City Zoning in the Comprehensive City Zoning Code and the Coors Corridor Plan.

Accessory structures shall comply with Section 14-19-2-2 of the Comprehensive City Zoning Code.

SINGLE-FAMILY LOTS

- Front Yard Setbacks: Dwelling Unit - 8 feet. Garages - 8 feet, except 20 feet for garages facing street.
- Rear Yard Setbacks: Dwelling Unit - 15 feet. Garages (attached and detached) - 0 feet.
- Side Yard Setbacks: Dwelling Unit - 2 feet, except 8 feet for lots adjacent to roadway. Zero lot line is permitted provided 10 feet of separation between dwelling units is maintained. Garages (attached and detached) - 0 feet.
- Garage Setbacks:
 - Where garages face the street, the garage shall have a minimum setback of 20 feet from the property line.
 - No more than 3 houses in a row with garages facing the street can have a 20 foot setback. Minimum offset for adjacent houses is 3 feet.
 - Garages provided on alleys shall have a minimum rear yard setback of 3 feet to allow for proper turning clearances.

TOWNHOUSE LOTS

- Front Yard Setbacks: Dwelling Unit - 8 feet. Garages - 8 feet, except 20 feet for garages facing street.
- Rear Yard Setbacks: Dwelling Unit - 15 feet, or for dwellings with other rear lot lines, not less than 5 feet provided the average rear yard setback is not less than 15 feet. Garages (attached and detached) - 0 feet.
- Side Yard Setbacks: No required side yard setback, except there shall be 8 feet on the street side of corner lots and 5 feet from a side lot line that separates townhouses from another zone.

MULTI-FAMILY APARTMENT DEVELOPMENT

- Front Yard Setbacks: Dwelling Unit - 15 feet; driveways not less than 20 feet.
- Rear Yard Setbacks: Dwelling Unit - 15 feet.
- Side Yard Setbacks: 5 feet, except there shall be 10 feet on the street side of corner lots.
- Separation: Not less than 10 feet between apartment buildings and off-street parking and vehicular circulation areas.

PARKING AREA SETBACKS

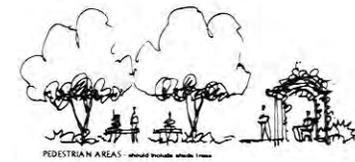
In order for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 15 feet, except along Coors Boulevard where the setback shall be 35 feet.

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the property and is complementary to the Rio Grande Bosque. The landscape design should emphasize native and introduced plant species. All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building practices. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

- The following are minimum standards for the development of specific landscape plans:
 - Significant ornamental specimens shall be identified and preserved, where feasible.
 - For single-family residential projects, street trees shall be provided along roadways at a rate of one tree per 40 linear feet; for multi-family and non-residential projects, they shall be provided along roadways at a rate of one tree per 25 linear feet. They may be randomly or regularly spaced.
 - Individual lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, walkways, etc. shall be maintained by the lot owner in a long, attractive condition.
 - All Private Common Areas and parkway areas between curbs and sidewalks shall be maintained by the developer/owner.



PEDESTRIAN AREAS - should include shade trees

NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL

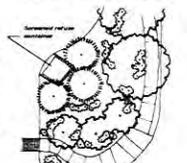
- A minimum of 15 percent of the site area for commercial, office, and multi-family projects (minus the building square footage) shall be devoted to landscape materials.
- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living vegetative materials shall cover a minimum of 75 percent of the landscaped areas. The size and percentage is calculated based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel, mulch, or similar material which extends completely under the plant material.
- Appropriate landscape features shall be used to separate any turf and groundcover areas.
- To shade and mitigate the negative visual impact of large expanses of pavement, internal parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.
- 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 20 feet.
- An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- All plant materials shall be chosen from the City of Albuquerque's Water Conservation Ordinance Plant List.
- Minimum plant sizes at time of installation shall be as follows:
 - Trees - 1 1/2 inch caliper, on 10 to 12 feet in height
 - Shrubs & Groundcovers - 1 gallon
 Turf grasses shall provide complete ground coverage within 1 growing season after installation.

SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery storage areas is essential to limit their adverse visual impact on the property. The site orientation of these elements shall be away from any street or pedestrian area. The standards established in the landscape and setback sections will provide the main objective to screening unattractive elements and activities.

SCREENING

- Parking areas shall be located away from adjacent streets and properties and shall be screened with plant materials, walls, or earth berms. South screening shall have a minimum height of 3 feet. Since the prevailing winds are from above the topography, the focus of the screening materials should be on trees.
- All outdoor refuse containers shall be screened with a minimum 6 foot tall enclosure which is high enough to contain steam generated between collections. Trash enclosures shall be screened with plant materials.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.
- No refuse collection areas shall be allowed between streets and building fronts.
- All mechanical equipment shall meet the screening requirements of Section 14-19-2-16(A), of the Comprehensive City Zoning Code.
- All mechanical equipment shall be screened from public view by materials of the same nature as the basic materials of the building.



MECHANICAL SCREENING - should be screened from public view

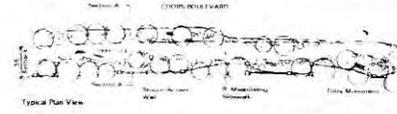
WALLS/FENCES

Perimeter fencing is allowed on the property; however, an effort should be made by the site designer to lessen its visual impact through landscaping, blending within a landscape area, and providing openings. Walls and fences shall comply with Section 14-19-2-19, General Height and Design Regulations for Walls, Fences and Retaining Walls or these Design Standards as noted and below. Tensile wire fencing is encouraged for development adjacent to the Bosque to ensure visual access.

- Unfinished block walls and barbed wire, chain-link, concrete wire, and plastic vinyl fencing are prohibited.
- Perimeter walls, if used, shall include pedestrian openings at key locations within the development to allow convenient access to other areas within the property.
- Clear site boundaries will be maintained at all driveway locations.
- The maximum height of retaining walls is 8 feet. Areas requiring greater retention are required to be terraced.
- Materials acceptable for retaining walls are masonry block (no unfinished), split face block, and stone.
- Yard walls shall be constructed of adobe, cast concrete, rammed earth, concrete masonry, terra cotta, masonry block and shall be finished to match adjoining exterior structure walls. Walls shall not exceed 6 feet in height except at the gate opening unless approved by the Architectural Control Committee and the City of Albuquerque.
- The maximum height of the wall adjoining Trail #A is 8 feet, or a visual opening may be provided in the wall as an alternative.

COORS BOULEVARD WALL

- The perimeter wall along Coors Boulevard at residential Trail #B shall be as shown below. Landscaping provided shall meet the standards in the City's Street Tree Ordinance.
- The elevation at the top of the wall including decorative features along Coors Boulevard shall not exceed 8 feet above the existing elevation of Coors Boulevard in order to allow the wall to recede into conjunction with the terrain.
- With the exception of 3 foot parking lot screen walls, it is not anticipated that there will be a perimeter wall along Coors Boulevard or Maricao Road adjacent to the north residential Trails #B-1, #B-2, and #B-3.



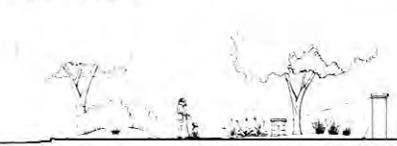
Typical Plan View



Typical Entry Monument & Wall Elevation



Typical Access Wall Elevation



Typical Access Wall Section A-A



Typical Access Wall Section A-A

North
Andalusia
at La Luz

Prepared for: Silver Leaf Ventures, LLC

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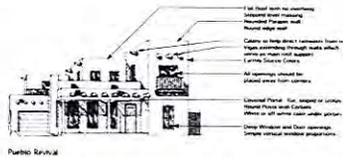
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Geomatics / Surveying / Mapping
1500 Jefferson St. NE, Albuquerque, NM 87109
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

ARCHITECTURE

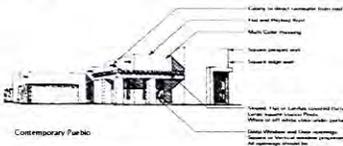
The architect design should demonstrate a high quality aesthetic character throughout the project and should respond to climate, views, solar access, and aesthetic considerations.

ARCHITECTURAL STYLES



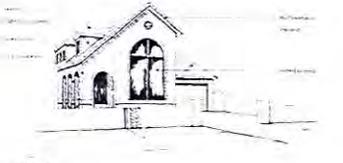
Pueblo Revival

Pueblo Revival Style is characterized by other massive adobe brick walls, or wood framing with stucco to give the effect of adobe, projecting square rounded porches, interspersed with arched, and rounded wood columns with corbels. The flat roof and exterior mud stucco colors of earth tones are also strong features of this style.



Contemporary Pueblo

Contemporary Pueblo Style is a more modern design which reflects much of the traditional Pueblo style architecture, combined with elements of modern architecture. The severe exterior walls are broken by large window openings that extend from floor to ceiling. Square or arched columns inside the round columns of the Pueblo design. Exterior colors range from earth tones to much lighter colors.



Spanish Colonial

Spanish Colonial Style exhibits authentic Classical architectural elements brought from Spain and features a central courtyard or walled patio. The severe exterior masonry walls are broken only by an ornamental stone entrance. Most rooms open to a colonnaded gallery which extends the entire length of the enclosed garden patio. The flat roof with red tile accents over the gallery and wall corbels are common features of this design. Exterior colors range from earth tones to much lighter colors.



Non-Residential Building

Surfaces, stacked stone masonry and lower elements, precast concrete posts, lintels, cap stones, and lintels, and clay tile roof elements. Materials will be natural rather than synthetic, in warm colors ranging from light to dark tones. Terrazzo tile to deep browns. Roof mounted mechanical equipment will be screened from view by parapets or mechanical enclosures. Ground mounted equipment will be screened by building elements or landscaping. All sides of all buildings will be architecturally articulated with the elements described and illustrated above.

NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL STANDARDS

- All non-residential buildings shall comply with Section 14-10-10-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code, as well as other local building and fire codes.
- Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar complete design and materials.
- Generic franchise building elevations or concepts are prohibited.
- No plastic or vinyl building panels, awnings, or canopies are allowed. Awnings and canopies, if used, shall be integrated with building architecture.
- Building heights should be kept to a minimum. Maximum height shall be limited to 45 feet for the edge of the building to be integrated with the Core Corridor Plan.
- Entry ways to non-residential and multi-family buildings shall be clearly defined.
- No freestanding signs or antennae are allowed; rather antennae shall be integrated with the building architecture.

SINGLE-FAMILY RESIDENTIAL STANDARDS

- Lot Size**
 - Minimum residential lot size shall be 3,500 s.f.
- Frost Protection**
 - Frost protection is required for each dwelling unit.
 - Frost protection and/or porches shall have a maximum 6-foot depth.
- Building Colors and Materials**
 - Highly reflective surfaces shall be screened from public view.
 - Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, tan, sage green, and sand.
 - Accent colors in entry porches, front doors, window frames and trim, and other incidental elements shall be shades of white, blue, brown, and green.
 - Windows may be wood, metal or solid vinyl. All windows visible from nearby street and bath shall be glazed with clear, non-reflective glass. Reflective film is prohibited.
 - Exterior doors, including garage doors, shall be stained or painted wood, or painted metal.
- Roof Colors and Materials**
 - Roofs may be flat, pitched tile, or combination of both and shall be made of non-reflective materials. Roof tile color shall be Terracotta Blend.

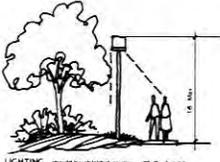
Accessory Buildings and Remodels
 All accessory buildings and/or building remodeling under 200 square feet are permitted without special approval from the City. Structures that are larger than 200 square feet are required to apply for administrative approval from the City Planning Director.

LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the interior and night-time appearance of the buildings and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

- All lighting shall comply with Section 14-10-10-19, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- All lights shall be shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cora and sodium lights are prohibited.
- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- Individual site lighting standards shall stand with the architectural character of the buildings and other site features.
- The location of light fixtures shall be approved on subsequent Site Plans for Building Permits. The maximum mounting height of luminaires for pedestrian scale lights shall be 16 feet in height. Consistent with the Code Corridor Plan, the maximum mounting height of luminaires for parking lot lights shall be a maximum of 20 feet in height, except where they are within 70 feet of residential; they shall be 16 feet in height.
- Neon lights are prohibited in the area of Tract 66, 300 feet north of Learning Road (see Sheet 1 for location).
- Site lighting shall be restricted to a maximum of one luminaire of 1,000 lumens from any point and 200-foot lumens from any residential process line.
- Accent lighting is permitted, however, surface lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lighted.
- Average light levels shall be limited to 2 footcandles with maximum levels limited to 16 footcandles as measured from 4 feet above the surface level of any point on the site.



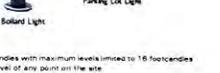
LIGHTING should be shielded source, with the height kept to a minimum necessary to meet safety requirements.



Wall Mounted Light



Parking Lot Light



Solid Light

SIGNAGE

The following signage standards were developed to require the site location, view, and quality of sign elements within North Andalusia at La Cuz. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and contributes the visual character of the property.

- All signs shall be in compliance with Section 14-10-15 General Sign Regulations of the Comprehensive City Zoning Code and the Core Corridor Plan.
- Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings.
- Project Monument Signs**
 - Three project monument signs are allowed at the entrance along Course Boulevard and one minor entry monument sign is allowed on Montevideo Road. The project monument signs shall be of similar design and materials as the buildings.
 - Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings.
 - Project monument signs along Course Boulevard shall have an overall maximum height of 8' feet and shall identify the tenants in a signage area not to exceed 75 square feet with a total of 100 letters of information. The minor monument sign along Montevideo Road shall have an overall height of 8 feet and shall identify the tenants in a signage area not to exceed 30 square feet.
- Project Monument Sign**
 - Project monument signs shall have an overall maximum height of 8' feet and shall identify the tenants in a signage area not to exceed 75 square feet with a total of 100 letters of information. The minor monument sign along Montevideo Road shall have an overall height of 8 feet and shall identify the tenants in a signage area not to exceed 30 square feet.
- Keyed Notes**
 - Project monument signs shall have an overall maximum height of 8' feet and shall identify the tenants in a signage area not to exceed 75 square feet with a total of 100 letters of information.
 - Project monument signs shall have an overall height of 8 feet and shall identify the tenants in a signage area not to exceed 30 square feet.



Revisions to Sign Language

Individual Monument Signs
 One individual monument sign is allowed for each parcel to be located along the interior roadways. The sign shall be located along Course Boulevard or Montevideo Road. Maximum height for individual monument signs shall not exceed 8 feet and shall have a maximum signage area not to exceed 30 square feet.

- Freestanding signs shall be designed that do not require an external bracing, single iron supports, guy wires or similar devices.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- Signs shall not overhang into the public right of way or extend above the building roof line.
- Off building signs and portable signs are prohibited.
- Freestanding signs shall not exceed 6 percent of the facade area and the lettering shall not exceed 2 feet in height.
- Building mounted signs shall:
 - Identify the name and business of the occupant of those offering the premises for sale or lease.
 - Not have too many different colors.
 - Have a significant contrast between the background and the text in order to ensure readability.
 - Not include any architectural features, including windows, columns, moldings, or other decorative features.
- No illuminated plastic panel signs are allowed except business logos within the non-residential areas of the projects.
- Signs on buildings immediately west of Wintershewen (labeled New Local Boulevard) shall not be lighted.

UTILITIES

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment should be minimized by the following:

- All new electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right of way.
- When an above-ground backup prevention device is required by the City of Albuquerque, the device and support shall be constructed of materials compatible with the architectural materials used in the most elements of the building. If any fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- Alarms may be used for fire, utility and sewer, wherever possible.
- Utility easements shall be a minimum of 7.5 feet in width and may be foot easements instead of concrete easements for above-ground structures.

PRIVATE COMMONS AREAS

A defining feature of Andalusia at La Cuz is the private commons areas that are spread throughout the community. The City's on-site usable open space requirements are met through a combination of the private commons areas and on-site usable open space.

- Minimum on-site usable open space shall be as required in the SUI 1 (over 250 square feet per two bedrooms and 300 square feet for three or more bedrooms).
- Covered outdoor space and balconies shall be considered on-site usable open space.
- Private commons areas shall be considered as part of meeting the SUI 1 usable open space requirements of 2,400 square feet provided the minimum on-site requirements as stated above are met. The private commons areas shall be utilized to meet any deficiency in the 2,400 square foot requirement.

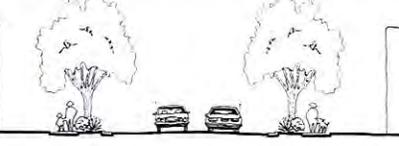
UNIQUE STREET AND TRAFFIC CALMING STANDARDS

Much attention has been given to the design of the streetscapes at Andalusia at La Cuz. These unique standards, along with the treatment given to garage and front yard setbacks, are critical to the success of creating an active, pedestrian-oriented urban community. The intent is to provide features about street blocks with a smaller number of lots in order to make the streets as intimate as possible and still meet the City's UDM Standards.

- All street trees shall include a 5' to 8' foot handspun pathway (actual width depending on street section) and 4' foot sidewalks on both sides of the street.
- Handspun ramps shall be provided at each intersection, and shall be designed to direct the wheelchair user to the other side of the roadway.
- Pump-outs are allowed in order to slow traffic and to discourage parking close to certain intersections. Where provided, pump-outs shall provide 4 feet maximum into the right-of-way.
- Curbs shall have a minimum curve radii of 10 feet in order to shorten the distance a pedestrian crossings and provide great pedestrian safety.

Street Character

The following 60 foot street section will be constructed within Tracts 66 and A. It has been designed in conjunction with the parking standards (see Sheet 2 of 3), and is intended to reduce traffic speeds. The 70 foot section occurs north of the Learning Road Street B intersection, and includes the 20 foot Learning Road landscape strip.

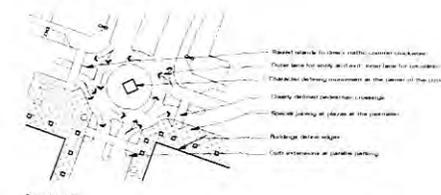


60' Street Section



70' Street Section

Roundabouts
 Roundabouts will be utilized as a traffic calming device at major public and private vehicular intersections. However, these locations will be focal points, a character defining monument element will be located at the center of the traffic circle.



Roundabouts

- Roundabouts will meet design requirements of Publications HSYA-RO-00-067 and AASHTO.
- Raised islands with raised curbs will be used to direct traffic counter clockwise, and prevent left turn movements. Special paving will be utilized on adjacent pedestrian plaza areas, and crosswalks will provide clear separation between vehicular and pedestrian movements. Traffic will enter and exit on the outer end, and circulate round the circle on the inner lane.

TRANSPORTATION DEMAND MANAGEMENT

Pursuant to the Comprehensive Plan policies related to Community Activity Centers, Transportation Demand Management (TDM) is one of the requirements specific to the implementation of these centers in place of auto based improvements in order to mitigate traffic impacts of a development.

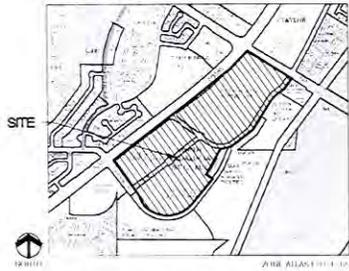
- Future employees that locate within the Andalusia Community Activity Center will be part of the TDM efforts designed to help mitigate traffic impacts.
- Businesses with more than 50 employees shall provide designated carpool parking spaces to encourage carpooling by employees.
- Businesses should work with employees to encourage carpooling, van pooling, and alternative modes of transportation.
- Businesses should assist the City trail map and bus route information in employee bases, rooms or other locations easily accessible to employees.
- Businesses shall provide conveniently located bicycle racks and facilities to encourage bicycle commuting.
- The Owner/Developer will also be the contact person with City Transit and Environmental Health Department for updates, technical assistance, etc.
- As a part of the TDM program, City Transit should:
 - Work with the residential and non-residential projects to provide efficient routes and schedules to the Andalusia Community Activity Center that address their specific needs, and
 - Work with the Owner/Developer to provide bus routes off of Course Boulevard and Montevideo Road and into the interior of the project, where feasible.

North Andalusia at La Cuz
 Prepared for: Silver Leaf Ventures, LLC.

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 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SITE VICINITY



PROJECT NUMBER: 100089
Application Number: 08EP-0009

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 01.18.07, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved EPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRS SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|--------------------------|----------------|
| Planning Department | Date: 03-26-12 |
| Public Works Department | Date: 04-05-12 |
| Public Safety Department | Date: 04-11-12 |
| Public Works Department | Date: 04-11-12 |
| Public Safety Department | Date: 04-11-12 |
| Public Works Department | Date: 04-11-12 |
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| Public Safety Department | Date: 04-11-12 |
| Public Works Department | Date: 04-11-12 |
| Public Safety Department | Date: 04-11-12 |
| Public Works Department | Date: 04-11-12 |
| Public Safety Department | Date: 04-11-12 |
| Public Works Department | Date: 04-11-12 |

GENERAL NOTES

- Tracts 6B and A (referred to on the Site Plan as Tracts 1-6), are part of a Site Plan for Subdivision approved by the Environmental Planning Commission on November 8, 2004 (Project 1000065 04EP-0055). This Site Plan replaces the previous Site Plan for Subdivision as it relates to Tracts 6B and A.
- A portion of Learning Road at Coors Boulevard is public right-of-way. An additional portion of Learning Road within Tract 6 will be granted to the City of Albuquerque as a private access easement in order to provide access to the City's LRT Station 65A. Tract 6B, is a 24 foot limited access road within a 60 foot easement. The final portion of Learning Road will become part of Bosque School, Tract 4A.
- The area adjacent to Learning Road and the northern boundary of Bosque School, Lot 4A (a minimum of 300 feet) is restricted to PRD and O-1 Uses for Tracts 3 and 6 and O-1 Uses including Bank with Drive-Up Service for Tracts 5A and 5B.
- Due to the existing Montano Pueblo Archeological Site and the two smaller sites, future approvals for Site Development Plans for Building Permit on Tracts 6B and A shall require clearance and guidance from the State Historic Preservation Office.
- A cross access easement will be provided across Tracts 1, 2, and 3.
- No fast food restaurants with drive through windows or gas stations are allowed at North Andalusia.
- When the future grade separation is constructed, access will no longer be allowed to Montano Road from Whitman, consistent with the Long Range Roadway System.
- The design for the sign and gate at Tract 7 and Miraflores Road shall be submitted with a Site Plan for Building Permit for development of Tract 7.

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:
The site consists of approximately 69.9 acres. Tracts 6B and A will be replatted into 9 Tracts through the Development Review Board as shown on this Site Plan.

PROPOSED USE:
The site is zoned SU-1 for C-2 (23.3 ac), O-1 (17 ac), and PRD (20 ac/acre). The individual parcels are designated according to land use.

PEDESTRIAN AND VEHICULAR ACCESS:
VEHICULAR ACCESS Learning Road provides the major signalized access into Andalusia at La Luz. Interior roads (at varying widths) are proposed to serve the project and provide vehicular ingress and egress to these parcels. To increase safety to existing development, and to be consistent with City policies contained in the Coors Corridor Plan (see Street Sections, on sheet 3). The right-of-way/out access points onto Coors Boulevard are between Learning Road and Montano Road.

BICYCLE and TRAIL ACCESS: Bicycle access is provided by 6 foot on-street bike lanes in Learning Road connecting to on-street bike lanes with Streets A and B and providing a connection to Montano Road. Learning Road trail (a 10 foot trail with a 20 foot landscape easement), and a 10 foot trail with a 40 foot easement. Sidewalks will provide pedestrian connectivity throughout Andalusia.

TRANSIT ACCESS: Coordination with the City Transit Department shall be included at the Site Plan for Building Permit to provide access and services to the property. Coors Boulevard is an Enhanced Transit Corridor on the West Side.

INTERNAL CIRCULATION REQUIREMENTS: Conceptual access points (at varying widths) have been identified on this Site Plan for each of the parcels final locations, width, and configuration shall be determined with future Site Plans for Building Permit with approval by the City Engineer. Internal sidewalks and/or trails shall be provided within each parcel with future Site Plans for Building Permit.

BUILDING HEIGHTS AND SETBACKS: Building height shall be consistent with the Coors Corridor Plan (see Sheet 2).

MAXIMUM FAR: A maximum floor area ratio (FAR) shall be .35 for the SU-1 for C-2 and SU-1 for O-1 portions of Tract 6B and Tract A.

LANDSCAPE PLAN: The Design Standards (see Sheet 2 of 3) provide for preservation of significant coloradoans, an emphasis on native and naturalized plant species, landscape criteria, and landscape buffers. Subsequent landscape plans shall be consistent with City standards and policies regarding water conservation and pattern.

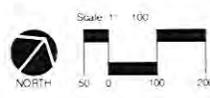
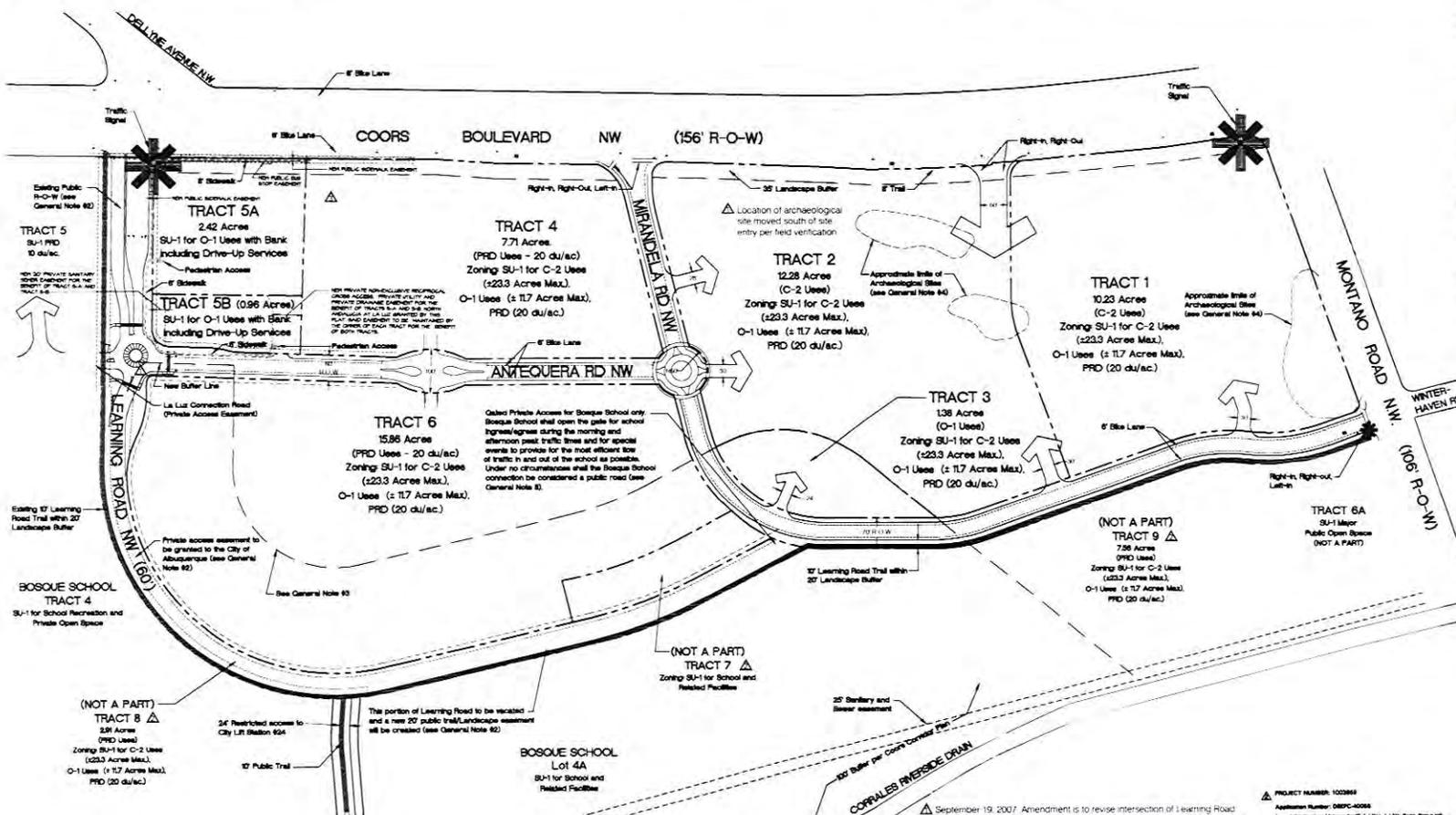
PROJECT NUMBER: 100089
Application Number: 08EP-0009

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 18, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved EPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRS SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|--------------------------|----------------|
| Planning Department | Date: 04/26/12 |
| Public Works Department | Date: 04/26/12 |
| Public Safety Department | Date: 04/26/12 |
| Public Works Department | Date: 04/26/12 |
| Public Safety Department | Date: 04/26/12 |



- September 19, 2007 Amendment is to revise intersection of Learning Road and Ametouera Road into a round about and to accurately reflect the location of the archeological site per field verification. (Administrative Amendment Approved: 10/15/07 by Carmen Marrero).
- June 23, 2008 Amendment is to remove Tracts 7, 8, & 9 from this Site Plan for Subdivision and consolidate those three tracts into the Bosque School Site Development Plan for Subdivision. Project 1000501 08EP-40051
- January 25, 2012 Subdivide Tract 5 into two tracts. Zone Map Amendment for Tract 5 from SU-1 for C-2 Uses, O-1 Uses, and PRD (20 du/ac) to SU-1 for O-1 Uses including Bank with Drive-Up Service. Revised sign language in Design Standards.
- September 28, 2017 Amendment is to revise the Signage section of the Design Standards to remove the restriction on letter height.

PROJECT NUMBER: 100089
Application Number: 08EP-0009

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved EPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRS SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|--------------------------|---------------|
| Planning Department | Date: 7-16-07 |
| Public Works Department | Date: 7-16-07 |
| Public Safety Department | Date: 7-16-07 |
| Public Works Department | Date: 7-16-07 |
| Public Safety Department | Date: 7-16-07 |

North Andalusia at La Luz
Site Plan for Subdivision Tract 6B and A
Prepared for: Silver Leaf Ventures, LLC.

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Sheet 1 of 3
June 22, 2005

Design Standards

The purpose of these Design Standards is to provide a framework to assist the architect, landscape architect, and engineer in understanding the vision and development goals for the property. The primary goal for this property is to achieve a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character.

The Design Standards should be used to facilitate the design of buildings which respect the natural conditions of the site, maintain and highlight the spectacular views of the Sandia and Mariposa Mountains, and to leave significant areas dedicated to open space. Innovative techniques such as cluster housing, water harvesting, and use of "green" building materials are strongly encouraged.

These standards address the issues of landscape setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the Andalusia at La Luz. They are intended to be complementary to La Luz, Albuquerque's first cluster housing project, and the Bosque School. These standards primarily address commercial, office, and multi-family projects. Where specifically applicable to single-family development, the standards are called out as such.

Subsequent Site Plans for Building Permits shall be consistent with the design standards established by this Site Plan for Subdivision and shall be approved by the Environmental Planning Commission. Minor amendments to this Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14.16-222 (A)(10) Special Use, Zoning, and other amendments shall be approved by the Environmental Planning Commission.

COORS CORRIDOR PLAN VIEW AND HEIGHT RESTRICTIONS

A primary design requirement of the Coors Corridor Plan is view preservation. Andalusia at La Luz addresses the Coors Corridor Plan as follows:

- Coors Corridor: Viewshed rules come into effect when a northbound vehicle passes Nantitas Road.
- Measurement of building heights shall be consistent with the Coors Corridor Plan.
- A combination of walls and berms shall be built along Coors Boulevard. The high point of the wall or berm will occur within the first 50 feet of the property, but not closer than 20 feet from the right of way from any point along the east edge of Coors. The high point of the wall or berm will structure no more than 50% of the height of Sandia Crest, measured directly below Sandia Crest.
- All multi-story structures shall be built with the finish floor elevation at least 10 feet below the roadway, measured along a 45-degree angle from the northbound direction of travel along Coors.
- In no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of Coors Boulevard. In no event will more than 1/3 of the total building height outside of the setback area for multi-story buildings be permitted to penetrate through the view plane.
- As viewed from Coors Boulevard, no structure shall obscure more than 50 percent of the height of Sandia Crest, measured directly below Sandia Crest.

PEDESTRIAN AND SITE AMENITIES

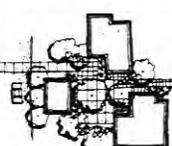
The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for Andalusia at La Luz. Objectives to achieve this goal include maintaining a high quality and consistency in site for site amenities including benches, planters, waterways, lighting, etc. providing shaded walkways and creating separate vehicular and pedestrian circulation systems in order to support the creation of a village-type character.

The use of alternative paving materials (brick, colored concrete, decomposed granite, etc.) for pedestrian pathways are encouraged. Public art is neither site amenity that is strongly encouraged, and it is proposed should be part of the subsequent building plans.

TRAILS AND SIDEWALKS

Public and private trails and sidewalk systems are a defining element to Andalusia at La Luz. Private trails for use by residents are designed to provide additional use and will provide pedestrian connectivity throughout the project (see Landscape Section for more detail on trail landscaping).

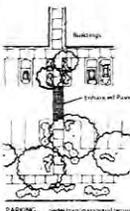
- City Trails: All public multi-use trails through Andalusia at La Luz shall be built to City standards, per the City's Trails and Bikeways Facility Plan.
- All private trails and paths shall be built with a minimum width of 8 feet.
- All pedestrian paths shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this infeasible (where streets require grades over 6%).
- The use of asphalt paving for pedestrian trails is discouraged. Concrete or compacted decomposed granite with washable acceptable materials.
- Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.
- Pedestrian coverings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles and where City transit cross streets.
- Screening requirements, if proposed by subsequent Site Plans for Building Permits, shall provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture.
- Non-residential and multi-family development shall provide secure bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.



PARKING

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design. An effort should be made to accommodate the needs of the parking facilities on the site and to preserve views to the Bosque and the Sandia and Mariposa Mountains. In order to lessen the visual impact of parking areas, parking facilities should be broken up into a series of smaller areas.

- Handicapped parking spaces shall be provided adjacent to building entries.
- The total maximum amount of parking, providing that it meet minimum requirements in the City Zoning Code, plus 10 percent.
- Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.
- Parking areas shall be designed to include a pedestrian link to buildings.
- In cases where parking is adjacent to roadways, landscaping for screening purposes will be required. The wall shall be architecturally compatible with the surrounding buildings.



SINGLE-FAMILY PARKING STANDARDS

The following parking standards are provided for single-family residential development. They have been developed in conjunction with the Unique Street Standards (see Sheet 2 of 3).

- Off Street Parking shall be provided at the following rate:
 - 3 spaces per 2 bedroom dwelling unit
 - 4 spaces per 3/4 bedroom dwelling unit
 - 5 parking spaces per 1 bedroom or greater dwelling unit

MULTI-FAMILY PARKING STANDARDS

- Off Street Parking shall be provided at the following rate:
 - 1 space per bath, but not less than two spaces
 - 1 space per bath for dwellings with less than 1,000 square feet of net leasable area, but not less than 1-1/2 spaces

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually active streetscapes. Required within these setbacks will be pedestrian walkways and screening materials including landscaping, earthen berms, and walls. Parking areas are discouraged from being adjacent to roadways. Front yard setbacks for single-family residential development have been reduced from the City's standard in order to provide as intimate a streetscape experience as possible.

- All development at Andalusia shall comply with the setback requirements of the Coors Corridor Plan.
- Commercial and office development shall comply with the building setback requirements of the Q-2 Zone in the Comprehensive City Zoning Code and the Coors Corridor Plan.
- Accessory structures shall comply with Section 14.16-3-3 of the Comprehensive City Zoning Code.

SINGLE-FAMILY UTILITY

- Front Yard Setbacks:
 - Dwelling Unit: 8 feet
 - Garages: 8 feet, except 20 feet for garages facing street
 - Non-Yard Setbacks:
 - Dwelling Unit: 15 feet
 - Garages (attached and detached): 0 feet
 - Side Yard Setbacks:
 - Dwelling Unit: 3 feet, except 8 feet for lots adjacent to roadway. Zero lot line is permitted provided 10 feet of separation between dwelling units is maintained
 - Garages (attached and detached): 0 feet
 - Garage Setbacks:
 - Where garages face the street, the garage shall have a minimum setback of 20 feet from the property line
 - No more than 2 houses in a row with garages facing the street can have a 20 foot setback
 - Minimum offset for adjacent houses is 3 feet
 - Garage openings on alleys shall have a minimum rear set back of 3 feet to allow for proper turning clearances

TOWNHOUSE LOTS

- Front Yard Setbacks:
 - Dwelling Unit: 8 feet
 - Garages: 8 feet, except 20 feet for garages facing street
 - Non-Yard Setbacks:
 - Dwelling Unit: 15 feet, or for dwellings with offset rear lot lines, not less than 5 feet provided the average rear yard setback is not less than 15 feet
 - Garages (attached and detached): 0 feet
 - Side Yard Setbacks:
 - No required side yard setback, except there shall be 8 feet on the street side of corner lots and 3 feet from a side of lot that separates townhouse zone from another zone

MULTI-FAMILY APARTMENT DEVELOPMENT

- Front Yard Setbacks:
 - Dwelling Unit: 15 feet, driveways not less than 20 feet
 - Non-Yard Setbacks:
 - Dwelling Unit: 15 feet
 - Non-Yard Setbacks:
 - 5 feet, except there shall be 10 feet on the street side of corner lots
 - Separation:
 - Not less than 10 feet between apartment buildings and off-street parking and vehicular circulation areas

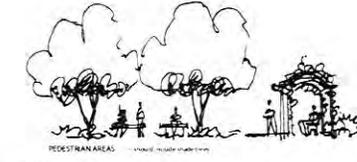
PARKING AREA SETBACKS

- To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:
 - 15 feet, except along Coors Boulevard where the setback shall be 35 feet

LANDSCAPE

The development of an overall landscape palette will establish a framework that unifies the property and is complementary to the Rio Grande Bosque. The landscape design should emphasize native and naturalized plant species. All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape requirements included in the City of Albuquerque Comprehensive City Zoning Code.

- The following are minimum standards for the development of specific landscape plans:
 - Significant cottonwoods specimens shall be identified and preserved, where feasible
 - For single-family residential projects, street trees shall be provided along sidewalks at a rate of one tree per 40 linear feet. For multi-family and non-residential projects, trees shall be provided along roadways at a rate of one tree per 25 linear feet. They may be randomly or regularly placed.
 - Individual lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, windflowers, etc. shall be installed by the lot owner in a long, attractive condition.
 - All Private Common Area and parkway areas between curb and sidewalk shall be maintained by the developer/owner.



NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL

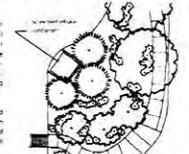
- A minimum of 15 percent of the site area for commercial, office, and multi-family projects (minus the building square footage) shall be devoted to landscape materials.
- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living vegetation materials shall cover a minimum of 75 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel/mulch, or similar material which extends completely under the plant material.
- Appropriate landscape features shall be used to separate any turf and groundcover areas.
- To shade and mitigate the negative visual impact of large exposures of pavement, outdoor parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.
- 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.
- An automatic underground irrigation system shall be provided to support all required landscaping (irrigation components shall be checked periodically to ensure maximum efficiency).
- All plant materials shall be chosen from the City of Albuquerque's Water Conservation Ordinance Plant List.
- Minimum plant sizes at time of installation shall be as follows:
 - Shrubs & Groundcovers: 1 gallon
 - Turf Grasses shall provide complete ground coverage within 1 growing season after installation.

SCREENING WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery storage areas is essential to limit their adverse visual impact on the property. The site orientation of these elements shall be away from any street or pedestrian area. The standards established in the landscape and setback sections will provide the main objectives for screening undesirable elements and activities.

SCREENING

- Parking areas shall be located away from adjacent streets and properties and shall be screened with plant materials, walls, or earthen berms. Such screening shall have a minimum height of 3 feet. Since the viewing public is from above, site topography may be used to screen materials should be on trees.
- All outdoor refuse containers shall be screened with a minimum 8 foot enclosure which is large enough to contain all trash generated between collection. Trash enclosures shall be screened with plant materials.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.
- No refuse collection areas shall be allowed between streets and building fronts.
- All mechanical equipment shall meet the screening requirements of Section 14.16-3-15(A)(4) of the Comprehensive City Zoning Code. All mechanical equipment shall be screened from public view by materials of the same nature as the base materials of the building.



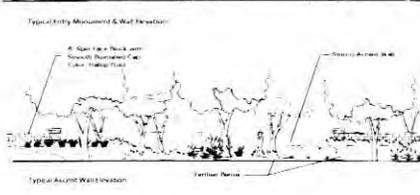
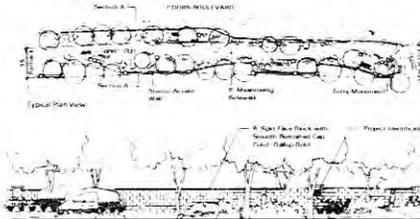
WALLS/FENCES

Perimeter fencing is allowed on the property; however, an effort should be made by the site designer to lessen its visual impact through landscaping, screening within a landscape area, and providing openings. Walls and fences shall comply with Section 14.16-3-15(A) General Height and Design Requirements for Walls, Fences and Retaining Walls of these Design Standards as specified below. Tensile wire fencing is encouraged for development adjacent to the Bosque to lessen visual access.

- Unfinished block walls and ball-top wire, chain-link, concrete wire, and decorative fencing are prohibited.
- Perimeter walls, if used, shall include pedestrian openings at key locations within the development to ensure convenient access to other areas within the property.
- Clear side distances will be maintained at all driveway locations.
- The maximum height of retaining walls is 8 feet. Allow retaining greater retaining size required to be retained.
- Materials acceptable for retaining walls are masonry block (unfinished), split face block, and stone.
- Yard walls shall be constructed of adobe, cast concrete, rammed earth, concrete masonry, masonry, stuccoed masonry block and shall be finished to match adjoining exterior structure walls. Walls shall not exceed 8 feet in height (excluding gates) unless approved by the Architectural Control Committee and the City of Albuquerque.
- The maximum height of the wall adjoining Tract A is 9 feet, or a visual opening shall be provided in the wall as an alternative.

COORS BOULEVARD WALL

- The perimeter wall along Coors Boulevard at residential Tract B6-4 shall be as shown below. Land scape provided shall meet the standards in the City's Street Tree Ordinance.
- The elevation at the top of the wall (including decorative features) along Coors Boulevard shall not exceed 8 feet above the existing elevation of Coors Boulevard in order to allow the wall to continue in conjunction with the berm.
- With the exception of 3 foot parking lot screen walls, it is not anticipated that there will be a perimeter wall along Coors Boulevard of Montana Road adjacent to the non-residential Tracts B6-1, B6-2, and B6-5.



North
Andalusia
at Ca Cuz

Prepared for: Silver Leaf Ventures, LLC.

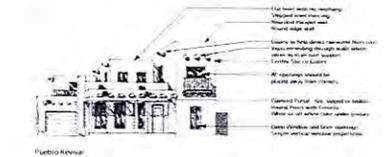
CONSENSUS PLANNING INC.
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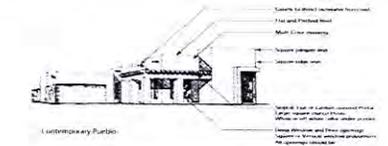
ARCHITECTURE

The architectural design should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

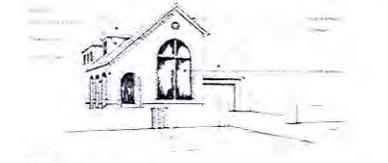
ARCHITECTURAL STYLES



Pueblo Revival Style is characterized by either massive adobe brick walls, or wood framing with stucco to give the effect of adobe, projecting vigas, rounded parapets, interspersed with castles, and rounded wood columns with capitals. The flat roof and exterior multi-stucco colors of earth tones are also strong features of this style.



Contemporary Pueblo Style is a more modern design which reflects much of the traditional Pueblo style architecture, combined with elements of modern architecture. The severe exterior walls are broken by large window openings that extend from floor to ceiling. Square large stucco columns replace the round columns of the Pueblo design. Exterior colors range from earth tones to much lighter colors.



Spanish Colonial Style exhibits authentic Colonial architectural elements brought from Spain and features a central courtyard or walled patio. The severe exterior masonry walls are provided by an ornamental stucco finish. Most rooms open to a colonnaded gallery which extends the entire length of the enclosed garden area. The flat roof with no roof accents over the gallery and wall openings are common hallmarks of this design. Exterior colors range from earth tones to much lighter colors.



Non-Residential Buildings will be a hybrid of New Mexico architectural styles, incorporating stucco surfaces, stucco arched window and tower elements, precast concrete posts, capitals, cap stones, and ramadas, and clay tile roof elements. Materials will be natural rather than synthetic, in warm colors ranging from light to dark tans, terracotta red to deep browns. Road mounted mechanical equipment will be screened from view by parapets or mechanical screens. Ground mounted equipment will be screened by building elements or landscaping. All sides of all buildings will be architecturally articulated with the elements specified and illustrated above.

NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL STANDARDS

- All non-residential buildings shall comply with Section 14-18-1.7, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code, as well as other local building and fire codes.
- Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar composite design and materials.
- Generic franchised building elevations or canopies are prohibited.
- No plastic or vinyl building panels, awnings, or canopies are allowed. Awnings and canopies, if used, shall be integrated with building architecture.
- Building heights should be kept to a minimum. Maximum height shall be limited to 45 feet for the edge of the building to correspond with the Coors Corridor Plan.
- Entry ways to non-residential and multi-family buildings shall be clearly defined.
- No freestanding cell towers or antennas are allowed; rather antennas shall be integrated with the building architecture.

SINGLE FAMILY RESIDENTIAL STANDARD

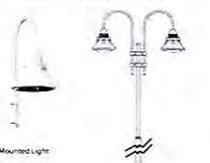
- Lot Size**
 - Minimum residential lot size shall be 3,500 s.f.
- Tourist Homes**
 - Front porches are required for each dwelling unit.
 - Front porches and/or porches shall have a minimum 6 foot depth.
- Building Colors and Materials**
 - Highly reflective surfaces shall be screened from public view.
 - Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, tan, beige, green, and sand.
 - Accent colors in entry porches, front door, window frames and trim, and other incidental elements shall be shades of white, blue, brown, and green.
- Windows may be wood, metal or solid vinyl. All windows visible from nearby street and path shall be glazed with clear, non-reflective glass. Reflective film is prohibited.**
- Exterior doors, including garage doors, shall be stained or painted wood, or painted metal.
- Roof Colors and Materials**
 - Roofs may be flat, pitched (tile), or combination of both and shall be made of non-reflective materials. Roof tile color shall be Terracotta Blend.
- Accessory Buildings and Remodels**
 - All accessory buildings and/or building remodeling under 200 square feet are permitted without special approval from the City. Structures that are larger than 200 square feet are required to apply for administrative approval from the City Planning Director.

LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or residents with unnecessary glare or reflection.

In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

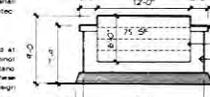
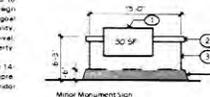
- All lighting shall comply with Section 14-18-2.9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- All lights shall be shielded so that glare will be cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cores and sodium lights are prohibited.
- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- Individual site lighting standards shall stand with the architectural character of the buildings and other site features.
- The location of light fixtures shall be identified on subsequent Site Plans for Building Permits. The maximum mounting height of luminaires for pedestrian level lights shall be 10 feet in height. Consistent with the Coors Corridor Plan, the maximum mounting height of luminaires for parking lot lights shall be a maximum of 20 feet in height, except where they are within 70 feet of residential; they shall be 10 feet in height.
- Neon signs are prohibited in the area of Tract 66, 300 feet north of Learning Road (see Note 1 for location).
- Site lighting shall be restricted to a maximum off-site luminance of 1,000 lamberts from any point and 200 foot lamberts from any residential property line.
- Accent lighting is permitted, however, surface lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lighted.
- Average light levels shall be limited to 2 footcandles with maximum levels limited to 16 footcandles as measured from 4 feet above the surface level of any point on the site.



SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within North Andalusia at La Luz. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

- All signs shall be in compliance with Section 14-18-3.5 General Sign Regulations of the Comprehensive City Zoning Code and the Coors Corridor Plan.
- Entry signs shall be monument type and shall complement the materials, color, and stylistic character of the buildings.
- Project Monument Signs**
 - These project monument signs are allowed at the entrance along Coors Boulevard and one (1) project monument sign is allowed on Montano Road as landmarks identifying the project. These project monument signs shall be of similar design and materials as the buildings.
 - Project monument signs along Coors Boulevard shall have an overall maximum height of 8 feet and shall identify the tenants in a signage area not to exceed 75 square feet with a total of 10 signs of identification. The project monument sign along Montano Road shall have an overall height of 8 feet and shall identify the tenants in a sign area not to exceed 30 square feet.



Applied Notes

- Project sign area
- Project sign area
- Project sign area
- Project sign area

Individual Monument Signs

- One individual monument sign is allowed for each parcel to be located along the internal roadway system and shall not be located along Coors Boulevard or Montano Road. Maximum height for individual monument signs shall not exceed 8 feet and shall have a maximum signage area not to exceed 30 square feet.
- Free standing signs shall be designed that do not require any external bracing, anchoring, supports, guy wires or similar devices.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- Signs shall not overhang into the public right of way or extend above the building roof line.
- Off-premise signs and portable signs are prohibited.
- Billboard mounted signs shall not exceed 6 percent of the facade area and shall be located on the rear or side of the building.
- Building mounted signs shall:
 - Identify the name and business of the occupant or of those offering the premises for sale or lease.
 - Have no more than five colors.
 - Have a significant contrast between the background and the text in order to ensure readability.
 - Not intrude upon any architectural features, including windows, columns, moldings, or other decorative features.
- No illuminated plastic panel signs are allowed except business logos within the non-residential areas of the property.
- Signs on buildings immediately west of Winton Avenue (labeled New Local Street) shall not be lighted.

UTILITIES

- To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment should be minimized by the following:
 - All new electric distribution lines shall be placed underground.
 - Transformers, utility poles, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- When an above-ground backflow prevention device is required by the City of Albuquerque, the device shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- Alleys may be used for dry utilities and sewer, wherever possible.
- Utility easements shall be a maximum of 7.5 feet in width and may be spot easements instead of continuous easements for above-ground structures.

PRIVATE COMMONS AREAS

A defining feature of Andalusia at La Luz is the private commons areas that are spread throughout the community. The City's on-site usable open space requirements are met through a combination of the private commons areas and on-site usable open space.

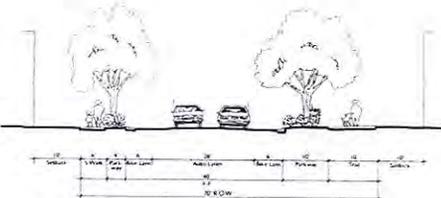
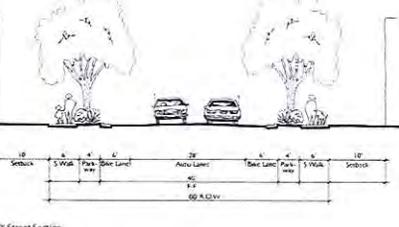
- Minimum on-site usable open space shall be as required in the RU 1 Zone, 250 square feet per two bedrooms and 300 square feet for three or more bedrooms.
- Covered outdoor spaces and balconies shall be considered on-site usable open space.
- Private commons areas shall be considered as part of meeting the 50% on-site usable open space requirements of 2,400 square feet provided the minimum on-site requirements as stated above are met. The private commons areas shall be utilized to meet any deficiency in the 2,400 square foot requirement.

UNIQUE STREET AND TRAFFIC CALMING STANDARDS

- Much attention has been given to the design of the streetscape at Andalusia at La Luz. These unique standards, along with the treatment given to garages and front yard setbacks, are critical to the success of creating an active, pedestrian-oriented urban community. The intent is to provide relatively short street blocks with a smaller number of lots in order to make the streets as intimate as possible and still meet the City's GDM Standards.
- All street types shall include a 5.5 foot landscaped parkway (actual width depending on street section) and 4 foot sidewalks on both sides of the street.
- Manicured ramps shall be provided at each intersection and shall be designed to direct the wheelchair user to the other side of the roadway.
- Bump-outs are allowed in order to slow traffic and to discourage parking close to certain intersections. Where provided, bump-outs shall protrude 4 feet maximum into the right-of-way.
- Curbs shall have a minimum curve radii of 10 feet in order to shorten the distance a pedestrian crossings and provide great pedestrian safety.

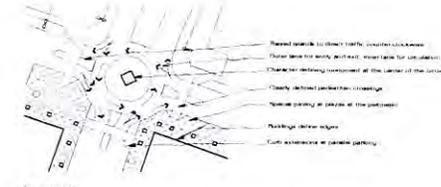
Street Frontage

The following 80 foot street section will be constructed within Tracts 66 and A. It has been designed in conjunction with the parking standards (see Sheet 2 of 3), and is intended to reduce traffic speeds. The 70 foot section occurs north of the Learning Road Street B intersection, and includes the 20 foot Learning Road landscaped parkway.



80 Street Section

Roundabouts
Roundabouts will be utilized as a traffic calming device at major public and private vehicular intersections. Because these locations will be focal points, a character defining monument element will be located at the center of the traffic circle.



Roundabouts

- Roundabouts will meet design requirements of Public Works FHWA HO 00 017 and AASHTO.
- Raised islands with raised curbs will be used to direct traffic counter-clockwise and prevent left turn movements. Special paving will be utilized on adjacent pedestrian cross areas, and crosswalks will provide clear separation between vehicular and pedestrian movements. Traffic will enter and exit on the outer lane, and circulate around the circle on the inner lane.

TRANSPORTATION DEMAND MANAGEMENT

Pursuant to the Comprehensive Plan policies related to Community Activity Centers, Transportation Demand Management (TDM) is one of the recommendations specific to the implementation of these centers in place of auto based improvements in order to mitigate traffic impacts of a development.

- Future employers that locate within the Andalusia Community Activity Center will be part of the TDM effort designed to help mitigate traffic impacts:
 - Businesses with more than 50 employees shall provide designated carpool parking spaces to encourage carpooling by employees.
 - Businesses should work with employees to encourage carpooling, bus ridership, and alternative modes of transportation.
 - Businesses should post the City real time map and bus route information in employee break rooms or other locations easily accessible to employees.
 - Businesses shall provide conveniently located bicycle racks and facilities to encourage bicycle commuting.
 - The Owner/Developer will also be the contact person with City Transit and Environmental Health Department for update, technical assistance, etc.
- As a part of the TDM Program, City Transit should:
 - Work with the residential and non-residential projects to provide efficient routes and schedules to the Andalusia Community Activity Center that address their specific needs, and
 - Work with the Owner/Developer to provide bus routes off of Coors Boulevard and Montano Road and into the center of the project when feasible.

North
Andalusia
at La Luz

Prepared for: Silver Leaf Ventures, LLC.

