

## HISTORY

**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## **CERTIFICATE OF ZONING**

July 16, 2015

Curb Inc.  
5160 San Francisco NE  
Albuquerque, NM 87102

**FILE: Project# 1003478 14EPC-40068**  
**DATE OF FINAL ACTION: July 10th, 2015**

**LEGAL DESCRIPTION:**

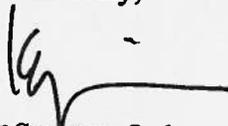
For all or a portion of Tract 8 (Previously Tract A),  
Avalon Subdivision Unit 5 (Previously Unit 4),  
zoned SU-1 for IP to SU-1 for R-2 Uses, located on  
90th Street between Bluewater and Los Volcanes,  
containing approximately 10 acres. (K-9)  
Staff Planner: Maggie Gould

**THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED  
PROPERTY IS NOW CHANGED AS FOLLOWS:**

**FROM: *SU-1 for I-P Uses***  
**TO: *SU-1 for R-2 Uses***

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit.

Sincerely,

  
Suzanne Lubar  
Planning Director

SL/MG

cc:

Code Enforcement Division

Michelle Gricius, AGIS Division

File

Consensus Planning	302 8 <sup>th</sup> Street NW	ABQ, NM	87102
Curb INC	5160 San Francisco NE	ABQ, NM	87109
Mickell Chappelle	9135 Santa Catalina NW	ABQ, NM	87121
Lucy Anchondo	601 Stern Dr. NW	ABQ, NM	87121
Nick Boucher	604 Galleon Dr. NW	ABQ, NM	87121
Billy DeHerrera	651 Stern Dr. NW	ABQ, NM	87121

**Notice of Decision  
City Council  
City of Albuquerque  
June 22, 2015**

**AC-15-2** (Project# 1003478/14EPC-40067/14EPC-40068) Lucy Anchondo Secretary, on behalf of the Avalon Neighborhood Association, appeals the Environmental Planning Commission's (EPC's) Approval of a Zone Map Amendment (zone change) and Site Development Plan for Subdivision (SDPS), for Tract 8, Avalon Subdivision Unit 5, located on 90th street between Bluewater Road NW and Los Volcanes Road NW

**Decision**

On June 1, 2015, by a vote of 6 FOR, 2 AGAINST, 1 RECUSAL the City Council voted to Deny the appeal and to affirm the EPC's decision to approve the zone change and SDPS.

Against: Garduño, Gibson  
Recused: Winter

On June 15, 2015, by a vote of 8 FOR, 0 AGAINST, 1 RECUSAL the City Council voted to adopt the following findings in support of its decision to Deny the appeal:

1. This is a request for a Zone Map Amendment from SU-1 for I-P uses to SU-1 for R-2 uses (14-EPC-40067) (the "ZMA") and a Site Development Plan for Subdivision (14-EPC-40068)(the "SDPS") for Tract 8, Avalon Subdivision Unit 5 located on 90<sup>th</sup> Street between Bluewater Road NW and Los Volcanes Road NW and containing approximately 9.9 acres..
2. The subject site was annexed into the City in 2001 and the SU-1 for I-P zoning was established at that time.
3. The Environmental Planning Commission (the "EPC") approved the requested ZMA and the associated SDPS pursuant to findings and conditions described in the EPC's official notice of decision of December 11, 2014, which is incorporated herein by reference, generally finding that the zone request satisfied R270-1980 and that the proposal was in general compliance with a preponderance of relevant policies housed in the Comprehensive Plan and the West Side Strategic Plan.
4. With approval of the ZMA and SDPS, a ±240 unit multi-family apartment complex (the "Apartments") would be permitted at the subject site.
5. The Avalon Neighborhood Association appealed the EPC's decision generally asserting that the Apartments would be too intense for the area, that the traffic generated from the Apartments would be harmful to the existing single-family

neighborhoods, and that the Apartments would exacerbate school overcrowding issues in the area.

6. On March 16, 2015, the City Council voted to "grant" the Avalon Neighborhood Association's appeal based on language from Policy 2.5 of the West Side Strategic Plan (the "WSSP") relating to school overcrowding which appeared to require that zone changes to residential should be denied unless it was demonstrated that the proposed development will create no net increase in public school enrollment.

7. However, it was subsequently discovered that the then current publication of the WSSP did not accurately reflect the most current language of Policy 2.5. Upon discovering this error, the City Council reconsidered and set aside its original "grant" of the appeal to consider the impact of the new information.

8. The correct and most current language of WSSP Policy 2.5 requires only that "[w]hen considering approval of subdivisions for residential development, the City Planning Department shall *consider* whether local public schools have sufficient capacity to support the increased number of homes."

9. The EPC's finding number 7(C) and the Planning Department's staff report reflect that the Planning Department and the EPC both considered whether local schools have sufficient capacity.

10. The EPC accurately applied WSSP Policy 2.5, and given the more narrow language of Policy 2.5, we cannot find that the EPC erred or abused its discretion in approving this matter. Accordingly, the decision of the EPC is affirmed.

**IT IS THEREFORE ORDERED THAT THE APPEAL IS DENIED, AND THE ZONE MAP AMENDMENT AND SITE DEVELOPMENT PLAN FOR SUBDIVISION ARE APPROVED**

#### **Attachments**

1. Land Use Hearing Officer's Recommendation and Findings from February 20, 2015
2. Action Summary from the March 2, 2015 City Council meeting
3. Action Summary from the March 16, 2015 City Council meeting
4. Action Summary from the April 6, 2015 City Council meeting
5. Land Use Hearing Officer's Recommendation and Findings from May 2, 2015
6. Action Summary from the May 18, 2015 City Council meeting
7. Action Summary from the June 1, 2015 City Council meeting
8. Action Summary from the June 15, 2015 City Council meeting

**Appeal of Final Decision**

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.

Rey Garduno  
Rey Garduno, President  
City Council

Date: 6-23-15

Received by: Natalie Johnson  
City Clerk's Office

Date: 6/23/15

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RECEIVED  
CITY CLERK'S OFFICE

2015 JUN 23 PM 4:59



# City of Albuquerque

Albuquerque/Bernalillo  
County  
Government Center  
One Civic Plaza  
Albuquerque, NM 87102

## Legislation Details (With Text)

**File #:** AC-15-2  
**Type:** Appeal  
**File created:** 1/21/2015  
**Status:** Denied  
**In control:** City Council  
**Final action:** 6/15/2015  
**Enactment date:**  
**Enactment #:**

**Title:** (Project# 1003478/14EPC-40067/14EPC-40068) Lucy Anchondo Secretary, on behalf of the Avalon Neighborhood Association, appeals the Environmental Planning Commission's (EPC's) Approval of a Zone Map Amendment (zone change), for Tract 8, Avalon Subdivision Unit 5, located on 90th street between Bluewater Road NW and Los Volcanes Road NW

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. AC-15-2

Date	Ver.	Action By	Action	Result
6/15/2015	1	City Council	Adoption of Findings	Pass
6/1/2015	1	City Council	Denied	Pass
5/18/2015	1	City Council	To Accept the Land Use Hearing Officer Recommendation with Findings	Fail
4/6/2015	1	City Council	Remanded	Pass
4/6/2015	1	City Council	Motion	Pass
3/16/2015	1	City Council	Motion	Pass
3/16/2015	1	City Council	Grant with Findings	Pass
3/16/2015	1	City Council	Motion	Pass
3/2/2015	1	City Council	To Accept the Land Use Hearing Officer Recommendation and Findings	Fail
3/2/2015	1	City Council	To Reject the Land Use Hearing Officer Recommendation	Pass
1/21/2015	1	President	Referred	
1/21/2015	1	City Council	Received and Referred	



# CITY OF ALBUQUERQUE

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600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

December 11, 2014

Curb Inc.  
5160 San Francisco NE  
Albuquerque, NM 87102

**Project# 1003478**  
14EPC-40067 Site Development Plan for  
Subdivision  
14EPC-40068 Zone Map Amendment (Zone  
Change)

### LEGAL DESCRIPTION:

For all or a portion of Tract 8 (Previously Tract A),  
Avalon Subdivision Unit 5 (Previously Unit 4),  
zoned SU-1 for IP to SU-1 for R-2 Uses, located on  
90th Street between Bluewater and Los Volcanes,  
containing approximately 10 acres. (K-9)  
Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

On December 11, 2014, the Environmental Planning Commission (EPC), voted to **APPROVE** Project# 1003478, 14EPC-40067, a Site Development Plan for Subdivision and 14EPC-40068 Zone Map Amendment (Zone Change), based on the following Findings:

### FINDINGS: 14 EPC 40068 ZONE MAP AMENDMENT

[www.cabq.gov](http://www.cabq.gov)

1. This is a request for a Zone Map Amendment from SU-1 for I-P uses to SU-1 for R-2 uses for Tract 8, Avalon Subdivision Unit 5 located on 90th street between Bluewater Road NW and Los Volcanes Road NW and containing approximately 9.9 acres
2. The applicant would like to change the current zoning to allow the development of apartments on the site.
3. The subject was annexed into the City in 2001 and the SU-1 for I-P Uses zoning was established as part of the annexation process.

**OFFICIAL NOTICE OF DECISION**

Project #1003478

December 11, 2014

Page 2 of 13

4. The 2014 realignment of Daytona road was designed to route heavy truck traffic away from the residential areas; this realignment of Daytona road removed the truck access from the site.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
  - A. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed zone contains design standards that will create quality development and help integrate future development into the area. The proposed zone will allow the development of residential uses near existing residential uses. The proposed zone may allow development that adds to overcrowding in the area elementary school. Policy II.B.5.d is partially furthered.
  - B. Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to existing services and infrastructure. The proposed zone will allow development can act as buffer between the existing residential development and the allowed industrial development; thus preserving the integrity of the area. Policy II.B.5.e is furthered.
  - C. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
    - In designated Activity Centers
    - In areas with excellent access to the major street network.
    - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
    - In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
    - In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

**OFFICIAL NOTICE OF DECISION**

**Project #1003478**

**December 11, 2014**

**Page 4 of 13**

commercial development along Central Avenue and in the Central/Unser area. Policy 1.6 is not furthered.

- C. WSSP Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

The Planning Department is considering school capacity. The request could result in about 300 new households. The apartments would be open to people with children and those without children. There is capacity at West Mesa High School, the Jimmy Carter middle school is slightly over capacity and Painted Sky Elementary is well over capacity. The proposed use could contribute the overcrowding. APS plans to build a new west side K-8(kindergarten through 8th grade) school in 2017 to reduce overcrowding.

- D. Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.

The proposed zone would allow the construction of new higher density residential development. Policy 3.33 is furthered.

- E. Additional Plan intent discussion-Page 50.

More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors. The proposed zoning will allow the development of higher density housing near transit facilities (bus lines and a park and ride lot) and jobs. The proposed zone allows a density of up to 30 dwelling units per acre.

8. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

*The request is consistent with the health, safety, morals and general welfare of the City because it will create a buffer between a less intense and more intense use, allow the development of a needed housing product on the west side and provide an additional housing opportunity. The allowed uses are compatible with the surrounding uses.*

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

**OFFICIAL NOTICE OF DECISION**

**Project #1003478**

**December 11, 2014**

**Page 5 of 13**

*The proposed zone has an SU-1 designation; this will require a public hearing at the DRB or EPC for any major development. The design standards give adjacent property owners some security in knowing what will be developed on the site. The current zone offers a very broad set of uses, some of which are not compatible with single family residential use.*

**C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city. Policy Analysis summarized:**

*The request furthers several goals and policies of the Comprehensive Plan, especially those relating to housing, transit and new growth. The applicant cites Comprehensive Policies II.B.5d, II.B.5e, II.B.5h, II.B.5l, II.B.5m and WSSP policy 3.33, and Plan objective 4.*

*Staff believes that policy II.B.5l, quality and innovation in design does not apply because without a Site Development Plan for Building Permit it is difficult to fully judge this. WSSP policy 1.6 is not furthered by this request.*

*Staff believes that policies II.B.4c and II.B.4g, regarding Transit and Transportation, and policy II.B.5a regarding housing are furthered by this request.*

**D. The applicant must demonstrate that the existing zoning is inappropriate because:**  
There was an error when the existing zone map pattern was created; or  
Changed neighborhood or community conditions justify the change; or  
A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

*The realignment of Daytona was meant to move heavy truck traffic away from the existing residential neighborhoods, while still allowing the development of uses that require truck access. The new alignment cuts off the subject site from this access. Staff agrees that this is a changed condition. A commercial zone on the site could have the same potential conflict with the residential area that the existing zone has. The zoning on the more recently annexed sites allows a more limited range of uses in order to protect the residential use. This zone change would be in line with the intent to protect the existing residential uses.*

**E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.**

*The allowed uses in the proposed zone are not harmful to the adjacent properties and will provide a transition from the less intense residential use to the more intense industrial uses allowed to the west.*

**F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be: Denied due to lack of capital funds; or Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.**

**OFFICIAL NOTICE OF DECISION**

**Project #1003478**

**December 11, 2014**

**Page 6 of 13**

*The site is privately owned, all future development and infrastructure will be funded by the developer.*

**G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.**

*The request is justified because it furthers several goals and policies of the applicable plans; the cost of land is not part of the justification.*

**H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.**

*The location in itself is not justification; however the reroute of Daytona does constitute a changed condition. The request is justified because it furthers several goals and policies of the applicable plans.*

**I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:**

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or**
- 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.**

*The proposed zone could result in development that will act as a transition from the more intense industrially zoned properties to the less intense single family development.*

**J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:**

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and**
- 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.**

*The zone could be considered a strip zone, but a justified strip zone because it could function as a transition between the higher intensity industrial zoning and lower intensity residential zoning.*

**OFFICIAL NOTICE OF DECISION**

**Project #1003478**

**December 11, 2014**

**Page 7 of 13**

9. Albuquerque Public Schools is opposed to the request because of concerns regarding overcrowding. There is excess capacity at West Mesa High School by 241 students, Jimmy Carter Middle School is over capacity by 42 students and Painted Sky Elementary is over capacity by 507 students. APS plans to build a new Kindergarten through 8<sup>th</sup> grade school in 2017, provided that funding is available.
10. A Site Development Plan for Subdivision with design standards (14 EPC-40067) is heard concurrently with the request.
11. The affected neighborhood associations were offered a facilitated meeting. They declined. The Avalon Neighborhood has met with the applicant outside of the facilitated meeting process. The applicant added additional design standards to address neighborhood concerns.
12. The Avalon Neighborhood Association, South Valley Coalition of Neighborhood Associations, Southwest Alliance of Neighborhoods (SWAN) and the Westside Coalition of Neighborhoods were all notified of this request by certified mail. Property owners within 100 feet of the site were notified by regular first class mail.
13. This case was continued from the November 13<sup>th</sup> EPC hearing to allow the applicant and staff to meet with Albuquerque Public Schools regarding the school capacity issue and to allow time for a facilitated meeting with surrounding neighborhoods.
14. City staff and the applicant meet with representatives of Albuquerque Public Schools on November 19<sup>th</sup>. The representatives affirmed the previous comments regarding the heavy overcrowding at Painted Sky Elementary School and said that additional classrooms are also needed at Jimmy Carter Middle School.
15. A facilitated meet occurred on November 25<sup>th</sup>. Neighbors were opposed to apartments on the site and had concerns about traffic, school capacity, property values and crime.

**CONDITIONS of APPROVAL 14 EPC 40068**

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

**OFFICIAL NOTICE OF DECISION**

Project #1003478

December 11, 2014

Page 8 of 13

**FINDINGS 14 EPC 40067 SITE DEVELOPMENT PLAN for SUBDIVISION**

1. This is a request for a Site Development Plan for Subdivision for Tract 8, Avalon Subdivision Unit 5 located on 90th street between Bluewater Road NW and Los Volcanes Road NW and containing approximately 9.9 acres.
2. The subject was annexed into the City in 2001 and the SU-1 for I-P Uses zoning was established as part of the annexation process.
3. A request for a zone map amendment to change the zoning from SU-1 for I-P uses to SU-1 for R-2 Uses ( 14EPC- 40068 ) is heard concurrently with this request.
4. The 2014 realignment of Daytona road was designed to route heavy truck traffic away from the residential areas; this realignment of Daytona road removed the truck access from the site.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
  - A. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed zone contains design standards that will create quality development and help integrate future development into the area. The proposed zone will allow the development of residential uses near existing residential uses. The proposed zone may allow development that adds to overcrowding in the area elementary school. Policy II.B.5.d is partially furthered.
  - B. Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to existing services and infrastructure. The proposed zone will allow development can act as buffer between the existing residential development and the allowed industrial development; thus preserving the integrity of the area. Policy II.B.5.e is furthered.
  - C. Policy II.B.5h: Higher density housing is most appropriate in the following situations:

OFFICIAL NOTICE OF DECISION

Project #1003478

December 11, 2014

Page 9 of 13

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed zone will allow the development of higher density housing, up to 30 dwelling units per acre, in an area with excellent access to the major street network and will provide a buffer between the existing single family development to the south and east and the industrial and commercial development that is allowed the north and west. Policy II.B.5.h is furthered.

**Transportation and Transit**

- D. Policy II.D.4c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is .6 miles from Central Avenue, the City's most heavily used transit corridor. There is an existing park and ride lot at the northwest corner of Unser and Central that has access to 5 separate bus routes. Policy II.D.4c is furthered.

- E. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The Site Development Plan for Subdivision contains design standards that will require the development of sidewalks connecting to the public sidewalks adjacent to the site.

**Housing**

- F. Policy II.D.5a The supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

The proposed zoning will allow the development of multi-family housing, this housing product is often more affordable than a single family house. The product allowed under the proposed zoning will fill a need in the Albuquerque market for quality rental housing. Policy II.D.5.a is furthered.

7. The subject site is within the boundaries of the Westside Strategic Plan. The following policies are applicable to the request:
- A. Plan Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making.

**OFFICIAL NOTICE OF DECISION**

**Project #1003478**

**December 11, 2014**

**Page 10 of 13**

The proposed zone will allow the development of housing that can act as a buffer from more intense uses and preserve the residential character of the existing neighborhoods. The additional household may also help to support commercial uses in the area, increasing the choices available for area residents. Plan Objective 4 is furthered.

- B. Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

The proposed development is outside of the boundaries of the master planned Atrisco Business Park. The request would remove a portion of land from the existing stock of land zoned for uses that will create jobs; however the additional households may support commercial development along Central Avenue and in the Central/Unser area. Policy 1.6 is not furthered.

- C. WSSP Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

The Planning Department is considering school capacity. The request could result in about 300 new households. The apartments would be open to people with children and those without children. There is capacity at West Mesa High School, the Jimmy Carter middle school is slightly over capacity and Painted Sky Elementary is well over capacity. The proposed use could contribute the overcrowding. APS plans to build a new west side K-8(kindergarten through 8th grade) school in 2017 to reduce overcrowding.

- D. Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.

The proposed zone would allow the construction of new higher density residential development. Policy 3.33 is furthered.

- E. Additional Plan intent discussion-Page 50.

More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors. The proposed zoning will allow the development of higher density housing near transit facilities (bus lines and a park and ride lot) and jobs. The proposed zone allows a density of up to 30 dwelling units per acre.

**OFFICIAL NOTICE OF DECISION**

**Project #1003478**

**December 11, 2014**

**Page 11 of 13**

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9. A Site Development Plan for Subdivision with design standards (14 EPC-40067) is heard concurrently with the request.
10. The affected neighborhood associations were offered a facilitated meeting. They declined. The Avalon Neighborhood has met with the applicant outside of the facilitated meeting process. The applicant added additional design standards to address neighborhood concerns.
11. The Avalon Neighborhood Association, South Valley Coalition of Neighborhood Associations, Southwest Alliance of Neighborhoods (SWAN) and the Westside Coalition of Neighborhoods were all notified of this request by certified mail. Property owners within 100 feet of the site were notified by regular first class mail.
12. This case was continued from the November 13<sup>th</sup> EPC hearing to allow the applicant and staff to meet with Albuquerque Public Schools regarding the school capacity issue and to allow time for a facilitated meeting with surrounding neighborhoods.
13. City staff and the applicant meet with representatives of Albuquerque Public Schools on November 19<sup>th</sup>. The representatives affirmed the previous comments regarding the heavy overcrowding at Painted Sky Elementary School and said that additional classrooms are also needed at Jimmy Carter Middle School.
14. A facilitated meet occurred on November 25<sup>th</sup>. Neighbors were opposed to apartments on the site and had concerns about traffic, school capacity, property values and crime.

**CONDITIONS OF APPROVAL - 14 EPC-40067- SITE DEVELOPMENT PLAN for SUBDIVISION**

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

**OFFICIAL NOTICE OF DECISION**

**Project #1003478**

**December 11, 2014**

**Page 12 of 13**

conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The 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).
4. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
6. The applicant shall coordinate with the Hydrology Department at the building permit stage in order to determine the placement of the proposed pond, per the 2013 Amole-Hubbell Drainage Master Plan Update.
7. The Site Development Plan for Building Permit will be reviewed by the EPC.
8. In addition to the proposed street trees along 90<sup>th</sup> Street and Bluewater Road, the developer shall provide a minimum of 10 evergreen trees to provide additional screening.
9. The landscape setback along both 90<sup>th</sup> Street and Bluewater Road shall include 2 to 3 foot tall berms where appropriate.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **December 26, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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

**OFFICIAL NOTICE OF DECISION**

Project #1003478

December 11, 2014

Page 13 of 13

Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

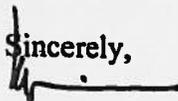
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
Suzanne Lubar  
Planning Director

SL/MG

cc:

Consensus Planning	302 8 <sup>th</sup> Street NW	ABQ, NM	87102
Curb INC	5160 San Francisco NE	ABQ, NM	87109
Mickell Chappelle	9135 Santa Catalina NW	ABQ, NM	87121
Lucy Anchondo	601 Stern Dr. NW	ABQ, NM	87121
Nick Boucher	604 Galleon Dr. NW	ABQ, NM	87121
Billy DeHerrera	651 Stern Dr. NW	ABQ, NM	87121

## **ZONING**

**Please refer to the Zoning Code for specifics of  
the SU-1 and R-2 zones.**

**APPLICATION INFORMATION**



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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** Maximum Size: 24" x 36"
  - IP MASTER DEVELOPMENT PLAN (EPC11)**
    - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
    - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.  
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
    - Site plans and related drawings reduced to 8.5" x 11" format (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 Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Completed Site 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)**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.  
(Folded to fit into an 8.5" by 14" pocket.) 20 copies
- Site Plans and related drawings reduced to 8.5" x 11" format (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 Community & Neighborhood Coordination inquiry response, notifying 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 wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
  - Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
  - 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(A)(13)(d)(3)
  - 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(A)(17)
  - Registered engineer or architect's stamp on the Site Development Plans
  - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. 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 Plan (folded to fit into an 8.5" by 14" pocket) 20 copies
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 20 copies
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 20 copies
  - Site plans and related drawings reduced to 8.5" x 11" format (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 Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - 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.

Ron Witherspoon  
Applicant name (print)  
[Signature]  
Applicant signature / date 7-30-15



Form revised November 2010

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

Application case numbers  
15-DRB-40040

[Signature] 7-30-15  
Planner signature / date  
Project #: 1003478

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: DEKKER/PERICH/SABATINI DATE OF REQUEST: 7/30/2015 ZONE ATLAS PAGE(S): K-09-Z

**CURRENT:**

ZONING SU-1 FOR R2 USES  
PARCEL SIZE (AC/SQ. FT.) 9.98 ACRES

**LEGAL DESCRIPTION:**

LOT OR TRACT # TRACT 8 BLOCK # \_\_\_\_\_  
SUBDIVISION NAME AVALON SUBDIVISION, UNIT 5

**REQUESTED CITY ACTION(S):**

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

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [ ] AMENDMENT [ ]  
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: 240 DU  
BUILDING SIZE: 285,581 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE  DATE 7/30/15

(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

Notes:

240 apartment units. (If under 300, no TIS is required.)

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.

  
TRAFFIC ENGINEER

07-30-15  
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



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Suzanne Lubar, Director

**Richard J. Berry, Mayor**  
**Administrative Officer**  
September 25, 2014

**Robert J. Perry, Chief**

---

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s):**

**Case Number(s):**

**Agent:**

**Consensus Planning**

**Applicant:**

**Legal Description:**

**Tract A, Unit 4, Avalon Subdivision**

**Zoning:**

**SU-1 for IP (request for zone map amendment to SU-1 for**

**R-2)**

**Acreage:**

**9.7 acres**

**Zone Atlas Page:**

**K-9 (Bluewater & 90th NW)**

**PROVISIONAL CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**TREATMENT PLAN REVIEW:**

**DISCOVERY:**

**SUPPORTING DOCUMENTATION:**

**SITE VISIT: n/a**

**RECOMMENDATION(S):**

**ARCHAEOLOGICAL SURVEY REQUIRED**

- ***PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED to allow rezoning request to move forward at EPC.***
- ***Archaeological survey required prior to issuance of building permit.***

MFSchmader

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist

**CURB, INC.**

---

**5160 San Francisco Dr. NE  
Albuquerque, New Mexico 87109**

**Telephone (505) 899-9656  
Fax (505) 875-1723**

July 27, 2015

Peter Nicholls, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

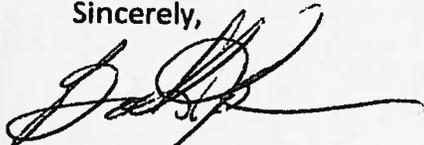
**RE: Site Development Plan for Building Permit**

Dear Chairman Nicholls:

The purpose of this letter is to authorize Dekker Perich Sabatini to act as our agent on this request for a Site Development Plan for Building Permit for Lot 8, Avalon Unit 5 located west of 90<sup>th</sup> Street, between Bluewater Road and Los Volcanes Road NW.

The property is currently zoned SU-1 for R-2 Uses.

Sincerely,



Bo Johnson, PE  
Vice-President  
Curb, Inc.

July 29, 2015

**DEKKER  
PERICH  
SABATINI**

Mr. Peter Nichols, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

RE: The Village at Avalon – Application for Site Plan for Building Permit  
Tract 8, Avalon Subdivision Unit 5  
Project Number 1003478, 14EPC-40068

---

Dear Mr. Chairman:

This letter is a request for approval of a Site Plan for Building Permit for the above referenced project. The Site Plan for Subdivision was approved through the DRB on July 10, 2015 and a Certificate of Zoning was issued on July 16, 2015.

The submitted development consists of 240 units of three and four story rental apartments with associated amenities including a single story clubhouse, garages and usable open space elements. The site is 9.98 acres in size and zoned SU-1 for R-2 uses. The overall theme of the project is a family oriented, pedestrian friendly and environmentally sustainable community. The approved Site Plan for Subdivision incorporates Design Standards to ensure an attractive and innovative development that fosters a sense of community for the residents and surrounding neighborhood and allows for an appropriate transitional use between existing single family homes and adjacent industrial zoned parcels.

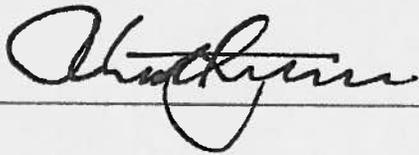
We have been proactively working with the current land owner, Curb Inc. and their consultant, Consensus Planning, to listen to the concerns and incorporate ideas of the neighbors in the adjacent Avalon Neighborhood Association into the design of this development. Ideas created out of meetings with the neighbors helped guide the requirements in the Design Standards. In support of these ideas and the Design Standards, the design has strategically placed buildings further back from the streets, incorporated a berm, CMU wall and intensified landscape along 90<sup>th</sup> Street and Bluewater Road. We have designed solid walls for balconies in lieu of open railings for guardrails serving units on upper floors facing east and south and we have further agreed to work with the neighbors to select earth tone color palettes that work well within the context of the neighborhood and to fully landscape and maintain the on-site ponding area. Our submittal complies with the requirements of the approved Design Standards and respects the Avalon neighborhood.

On behalf of Curb, Inc we respectfully request the Environmental Planning Commission approve this Site Plan for Building Permit. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700. Thank you for your consideration.

Page 2  
July 29, 2015  
Mr. Peter Nichols

Sincerely,

**Dekker/Perich/Sabatini Ltd.**  
Agent for Curb, Inc.



---

Ron Witherspoon, AIA

**ADDITIONAL STAFF INFORMATION**

**Gould, Maggie S.**

---

**From:** Wijenje, Kizito <WJENJE@aps.edu>  
**Sent:** Monday, August 24, 2015 9:00 AM  
**To:** Gould, Maggie S.; Winters, April L  
**Cc:** Dicome, Kym; miriamh@dpsdesign.org; Lopez, Elvira  
**Subject:** RE: Status of new northwest K-8 school

The school construction is contingent on board of Education ratification tax payer approval in the 2016 school bond election. Please check in with me after this date

Kizito Wijenje, AICP  
Executive Director, Capital Master Plan  
Albuquerque Public Schools  
Capital Master Plan Department  
Lincoln Building 2nd Floor Suit #9  
915 Locust Street SE 87106  
P.O. Box 25704  
Albuquerque, NM 87125-0704  
E-mail: [wijenje@aps.edu](mailto:wijenje@aps.edu)  
Web Site: <http://www.apsfacilities.org/>  
Fax: 505-848-8824  
Phone: 505-848-8875

---

**From:** Gould, Maggie S. [<mailto:MGould@cabq.gov>]  
**Sent:** Monday, August 24, 2015 8:58 AM  
**To:** Wijenje, Kizito; Winters, April L  
**Cc:** Dicome, Kym; [miriamh@dpsdesign.org](mailto:miriamh@dpsdesign.org)  
**Subject:** RE: Status of new northwest K-8 school

Hello Mr. Wijenje,  
I am checking back on this issue. Please let me know if you need any additional information from me. I would appreciate a response by September 1<sup>st</sup> so that we can address any questions at the September 10<sup>th</sup> EPC hearing  
Thank you,

*Maggie Gould, MCRP*  
Planner  
City of Albuquerque, Planning Department  
600 Second St. NW  
Albuquerque, NM 87102  
505-924-3910  
[mgould@cabq.gov](mailto:mgould@cabq.gov)

---

**From:** Gould, Maggie S.  
**Sent:** Tuesday, August 18, 2015 11:33 AM  
**To:** 'wijenje@aps.edu'  
**Cc:** Dicome, Kym  
**Subject:** Status of new northwest K-8 school

Hello Mr. Wijenje,

I am inquiring about the status of the new K-8 school planned for the northwest area of the city, near the new sports complex. At a City Council Meeting in June I believe that it was stated that the school had entered the design phase. I would appreciate any information regarding the project timeline.

Thank you,

*Maggie Gould, MCRP*

Planner

City of Albuquerque, Planning Department

600 Second St. NW

Albuquerque, NM 87102

505-924-3910

[mgould@cabq.gov](mailto:mgould@cabq.gov)

The APS Capital Master Plan (CMP) has guided APS capital improvement investments for the last 24 years. Since its adoption in 1989, the plan has directed over \$3 billion of improvements in district facilities.

The CMP APS conducts a systematic evaluation of all facilities every five years to develop the Capital Master Plan Strategy. Architects visit every school in the district and identify deficiencies with input from school administrators. Growth needs are identified by extensive demographic analysis and assessment of the use and capacity of every school facility All school technology was also assessed in 2004 and again in 2009. Other needs are based on a department requests and independent review

**1985** - APS starts to use a 8 mill levy ("pay-as-you-go") to finance district capital needs.

**1988** - An election to increase mill levy funding fails 2:1. A post-election survey indicates that voters were not angry at the district, but did not want to pay more taxes. Facilities Master Planning (FMP) process was started and was completed in 1989. APS Facilities Master Plan adopted and used to guide capital requests to district voters and expenditures.

**1989** - Mill levy reduced to 4 mills because of yield control.

**1990** - A mill levy continuation was approved by voters by a 5:1 margin.

**1992** - Finance Election Advisory Committee recommends that APS use a combination of funding sources to meet capital needs (GO Bonds, Mill Levies). FMP Review Committee recommends a \$66.5 million bond and \$30 million mill levy (SB 9) school finance package.

**1993** - School finance package is approved 2:1 by voters

**1994** - Board adopts 1996-2001 Capital Strategy

**1995** - HB33 96-01 approved by voters

**1996** - GO 96 / SB9 97 approved by voters

**1999** - GO 99 / SB9 00 approved by voters

**1999 - 2001 - 05** Capital Strategy approved by Board

**2000** - HB33 01-05 approved by voters

**2002** - GO 02/SB9 03 not approved by voters

**2003** - GO 03/SB9 04 approved by voters

Scales back technology recommendations, accelerates westside growth-related projects Facilities Master Plan incorporates technology and becomes the "Capital Master Plan"

**2005** - HB 06- 10 approved by voters

**2006** - GO 06 and GO Supplemental approved by voters

**2007** - SB 9 08-13 approved by voters

**2010** - HB33 2011-16 and GO 10 approved by voters

**2013** – SB9 14-19 and GO 13 approved by voters

<http://www.aps.edu/capital-master-plan/history>

**NOTIFICATION &**  
**NEIGHBORHOOD INFORMATION**

# **"ATTACHMENT A"**

**(EPC SUBMITTAL) – TRACT A, UNIT 4 OF THE AVALON SUBDIVISION, LOCATED ON 90<sup>TH</sup> STREET NW BETWEEN BLUEWATER ROAD NW AND LOS VOLCANES ROAD NW zone map K-9 for Malak Hakim, Consensus Planning, Inc.**

## **AVALON N.A. "R"**

Billy DeHerrera, 651 Stern Dr. NW/87121 831-5823 (h)

Lucy Anchondo, 601 Stern Dr. NW/87121 839-6601 (h)

## **VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS**

**\*Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c)

Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) 235-6511 (c)

---

## **SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)**

**\*Johnny Pena**, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)

Jerry Gallegos, 417 65<sup>th</sup> St. SW/87121 261-0878 (c) 831-5406 (h)

## **WESTSIDE COALITION OF N.A.'S**

**\*Gerald C. (Jerry) Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

**\*President of NA/HOA/Coalition**

7014 3490 0001 3081 3473

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Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.74</b>

Postmark Here

Mr Bill DeHerrera  
651 Stern Drive NW  
Albuquerque, NM 87121

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Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.74</b>

Postmark Here

Ms. Marcia Fernandez  
2401 Violet SW  
Albuquerque, NM 87105

084E T80E T000 084E 4T01

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Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.74</b>

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Ms. Lucy Anchondo  
601 Stern Drive NW  
Albuquerque, NM 87121

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Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.74</b>

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Mr. Rod Mahoney  
1838 Sadora Rd. SW  
Albuquerque, NM 87105

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Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.74	

Mr Gerald C. Worrall  
 1039 Pinatube PL, NW  
 Albuquerque, NM 87120

PS Form 3800, July 2011 See Reverse for Instructions

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Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.74	

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

PS Form 3800, July 2011 See Reverse for Instructions

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Postage	\$ 1.49	Postmark Here
Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.74	

Mr Johnny Pena  
 6525 Sunset Gardens, SW  
 Albuquerque, NM 87121

PS Form 3800, July 2011 See Reverse for Instructions

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Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.74	

Mr. Jerry Gallegos  
 417 65TH St SW  
 Albuquerque, NM 8712

PS Form 3800, July 2011 See Reverse for Instructions

**Gould, Maggie S.**

---

**From:** Philip Crump <phcrumpsf@gmail.com>  
**Sent:** Tuesday, August 25, 2015 8:05 AM  
**To:** LUCYat AVALON  
**Cc:** Billy De Herrera; Miriam Hicks; Hummell, Tyson; Winklepleck, Stephani I.; Gould, Maggie S.; Dee Dee Penners; johnnyepena@comcast.net; rmahoney01@comcast.net; mbfernandez1@gmail.com; jgallegos@ydinm.org; jfworrall@comcast.net; Harry  
**Subject:** Re: Project# 1003478 15EPC-40040 - SITE DEVELOPMENT FOR BUILDING PERMIT

Thank you for this note, Lucy.  
I will send out a No-Meeting Report later today.

Respectfully,  
Philip



**PHILIP CRUMP, Mediator & Facilitator**

1301-B Luisa Street Santa Fe, NM 87505  
Skype: phcrump [philip@pcmediate.com](mailto:philip@pcmediate.com)  
[www.pcmediate.com](http://www.pcmediate.com) (505) 989-8558

When I walked out of the gate, I knew that if I continued  
to hate these people, I would still be in prison. --Nelson Mandela

On 8/25/2015 12:06 AM, LUCYat AVALON wrote:

Hello Mr. Crump,

I apologize for not getting back to you sooner. I inadvertently  
left this e-mail in my draft folder before I went out of town.

Our history with this project has been long, but I think we're  
beyond the point of requiring a facilitated meeting, as we have  
already met on this matter, with our attorneys present, and we  
plan to meet again before the September 10th EPC  
hearing. Thus, the Avalon N.A. does not plan to call for this  
facilitated meeting.

Thank you for the offer.

Lucy Anchondo  
Secretary  
Avalon N.A.

**From:** Philip Crump <phcrumpsf@gmail.com>  
**To:** miriamh@dpsdesigns.org; billyjd@icloud.com; avalon3a@yahoo.com; rmahoney01@comcast.net; "mbfernandez1@gmail.com" <mbfernandez1@gmail.com>; "johnnyepena@comcast.net" <johnnyepena@comcast.net>; "jgallegos@ydinm.org" <jgallegos@ydinm.org>; jfworral@comcast.net; Harry <hlhen@comcast.net>  
**Cc:** Tyson Hummell ABQ LUF <thummell@cabq.gov>; Stephani Winklepleck <SWinklepleck@cabq.gov>; "Gould, Maggie S." <MGould@cabq.gov>; "dd\_penners"@yahoo.com  
**Sent:** Wednesday, August 12, 2015 10:26 AM  
**Subject:** Project# 1003478 15EPC-40040 - SITE DEVELOPMENT FOR BUILDING PERMIT

Dear All:

I am an independent contract facilitator with the City of Albuquerque Land Use Facilitation Program.

This program provides—at no cost—neutral facilitators to conduct meetings for “communication between the applicants proposing land use projects and residents that would be impacted by proposed projects. The Facilitation process provides an opportunity for residents and applicants to exchange information, ask questions, and discuss concerns about proposed projects.” For a detailed description, see [<http://www.cabq.gov/legal/adr/luf>]

The following application has been referred to me for a potential facilitated meeting:

**Project# 1003478 15EPC-40040 - SITE DEVELOPMENT FOR BUILDING PERMIT (application is attached to this email)**

**Affected/notified Neighborhood Associations--Avalon NA (R), South Valley Coalition of NA's, South West Alliance of Neighbors (SWAN), Westside Coalition of NA's**

**DEKKER PERICH SABATINI agent(s) at 505-761-9700, Miriam J. Hicks, e-mail: [miriamh@dpsdesigns.org](mailto:miriamh@dpsdesigns.org) for CURB INC request(s) the above action(s) for all or a portion of tract(s) 8 PREVIOUSLY TRACT A, AVALON SBD Unit(s) 5 PREVIOUSLY UNIT 4 zoned SU-1 FOR R-2 USES located on 90<sup>TH</sup> STREET NW BETWEEN BLUEWATER ROAD NW AND LOS VOLCANES ROAD NW containing approximately 9.98 acre(s). (K-9) Maggie Gould at 505-924-3910, e-mail: <[mgould@cabq.gov](mailto:mgould@cabq.gov)>. (City staff planner)**

**A hearing before the EPC is scheduled for Thursday September 10, 2015**

If you wish to attend a facilitated meeting to discuss the proposal, I will conduct the meeting and submit a report to all of you and to the City for consideration by the EPC.

**Please let me know via email as soon as you have determined whether you and your organization would attend a facilitated meeting—and how many might come;** if there is to be a meeting, scheduling can be a challenge.

I am happy to discuss the process with any and all of you.

Thank you very much.  
Respectfully,

**Affected/notified Neighborhood Associations--Avalon NA (R), South Valley Coalition of NA's, South West Alliance of Neighbors (SWAN), Westside Coalition of NA's**

**DEKKER PERICH SABATINI agent(s) at 505-761-9700, Miriam J. Hicks, e-mail: [miriamh@dpsdesigns.org](mailto:miriamh@dpsdesigns.org) for CURB INC request(s) the above action(s) for all or a portion of tract(s) 8 PREVIOUSLY TRACT A, AVALON SBD Unit(s) 5 PREVIOUSLY UNIT 4 zoned SU-1 FOR R-2 USES located on 90<sup>TH</sup> STREET NW BETWEEN BLUEWATER ROAD NW AND LOS VOLCANES ROAD NW containing approximately 9.98 acre(s). (K-9) Maggie Gould at 505-924-3910, e-mail: [mgould@cabq.gov](mailto:mgould@cabq.gov). (City staff planner)**

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**If you wish to attend a facilitated meeting to discuss the proposal, I will conduct the meeting and submit a report to all of you and to the City for consideration by the EPC.**

**Please let me know via email as soon as you have determined whether you and your organization would attend a facilitated meeting—and how many might come; if there is to be a meeting, scheduling can be a challenge.**

I am happy to discuss the process with any and all of you.

Thank you very much.  
Respectfully,

**Philip Crump  
505-989-8558  
[Philip@pcmediate.com](mailto:Philip@pcmediate.com)**

--

**SITE PLAN REDUCTIONS**



DEKKER  
PERICH  
SABATINI ARCHITECTS

Village at Avalon - Elevation 1

STUCCO COLOR 1  
S-CODLE BROWN 10004



STUCCO COLOR 2  
ROCK BEEP F-COAT 10004



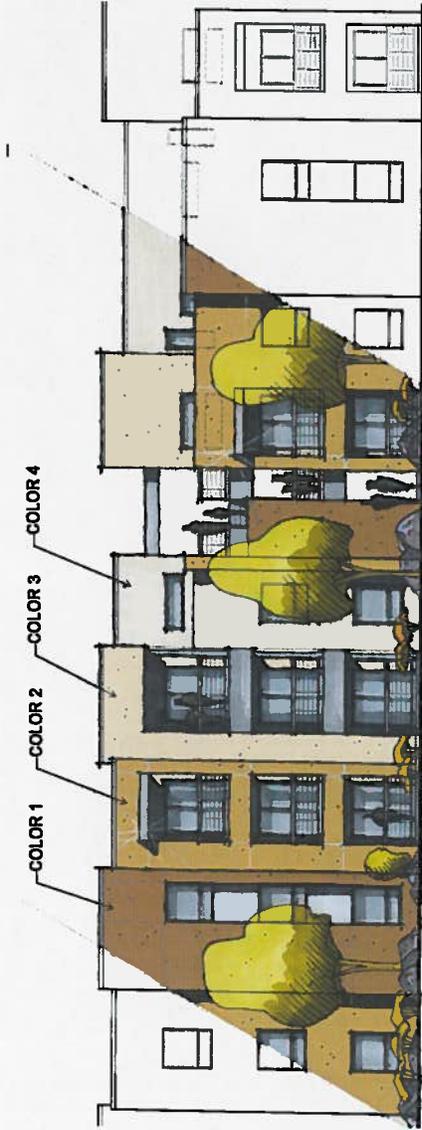
STUCCO COLOR 3  
CRESCENDO 10004



STUCCO COLOR 4  
HOP-OUTS 10004



DEKKER  
PERICH  
SABATINI ARCHITECTS



DEKKER  
PERICH  
SABATINI ARCHITECTS

Village at Avalon - Elevation 2

COLORS APPROVED BY  
NEIGHBORHOOD  
ASSOCIATION 9/1/2015

# VILLAGE AT AVALON - EXTERIOR COLOR SELECTIONS







**DEKKER  
PERICH  
SABATINI**

7601 JEFFERSON BL. SUITE 5  
ALBUQUERQUE, NM 87121  
REG. STA. 1700 / LICENSED L.P.  
PROJECT

**EPC  
SUBMITAL**  
JULY 30, 2015

VILLAGE AT AVALON APARTMENTS  
80TH STREET & BLUEWATER RD SW  
ALBUQUERQUE, NM

**CONCEPTUAL  
GRADING &  
DRAINAGE PLAN**

SCP-3.1  
4 OF 1

**VICINITY MAP**



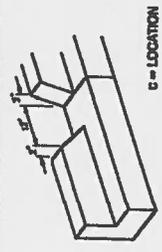
**PROJECT DATA**

1500 SHERWOOD BLVD. UNIT 5, AVALON SUBDIVISION,  
ALBUQUERQUE, NM 87102  
SITE AREA: 110 AC.  
CLOUD TIME: PROPOSEDLY 100% FROM 100% CO2. THE  
SITE IS LOCATED WITHIN FLOODZONE "X"  
AND IS TO BE CONSIDERED AS AREAS DEEMED  
TO BE OUTSIDE OF-FLOOD PLANNING.  
OWNER: TED C. ARFMAN  
1200 W. 10TH ST. N.W.  
ALBUQUERQUE, NM 87102  
PHONE (505) 261-8888  
SUBCONTRACTOR: V. LACROIX, INC.  
ALBUQUERQUE SUBDIVISION CO.  
219 BERNAL BLVD. N.E. APT. 101 87107  
PHONE (505) 881-2828  
REMARKS: CIVIL SURVEY MONUMENT 2, I.R.A. 3, I/A NON  
CONFORMING MONUMENT 1, I/A 2, I/A 3, I/A 4  
ARE BEING RELOCATED TO THE EAST FEET  
OF THE MONUMENT. STATIONING = 3140282 (HAND TYPED).

**LEGEND**

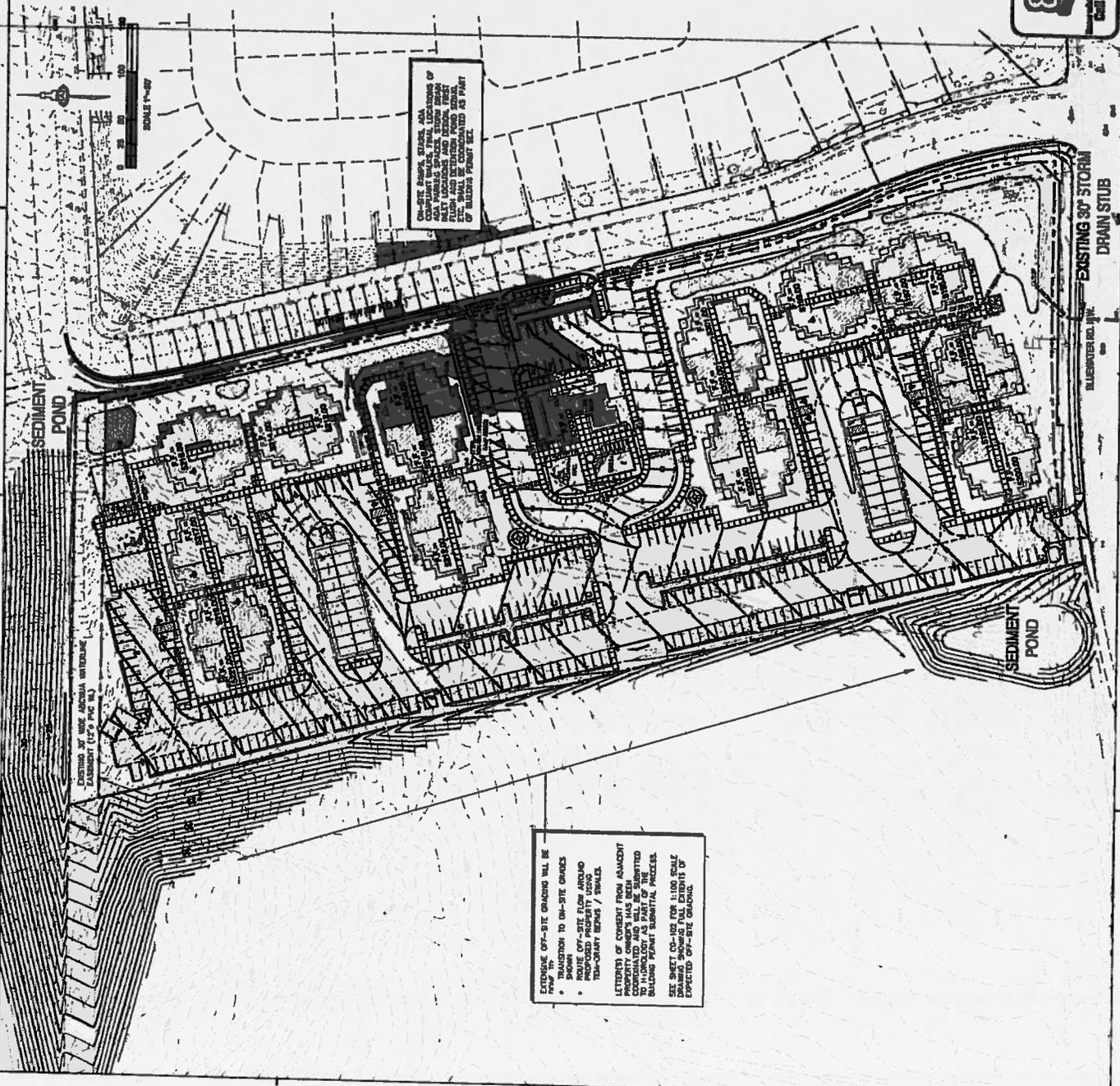
- PROPOSED CURB OPENING
- ◆ SELF
- PROPOSED SPOT ELEVATION
- PROPOSED ON-SITE STORM DRAIN
- FLOW ARROW
- FIRST FLOOD AND  
STORMWATER DETENTION  
POND AS REQUIRED

**TYPICAL CURB OPENING**



C = LOCATION

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
200 Alameda Blvd. N.E.  
Albuquerque, New Mexico 87108  
P.O. BOX 330-8000 505-261-5200  
www.iaa.com



ON-SITE SWAMP, STAGNANT, AND  
OTHER WETLANDS ARE SHOWN  
AND ARE TO BE PROTECTED.  
AREA MARKED AS SWAMP, STAGNANT  
WETLANDS, AND OTHER WETLANDS  
SHALL BE CONSIDERED AS PART  
OF WETLANDS PERMIT SET.

EXTENSIVE OFF-SITE GRADING SHALL BE  
PROVIDED TO ON-SITE DROPPERS  
AND TO OFF-SITE FLOW AROUND  
THE DROPPERS TO PREVENT  
TURBIDITY DURING / DROPPERS.  
LETTERS OF COMMENT FROM ALACRIT  
CONSTRUCTION SHALL BE  
COORDINATED AND SHALL BE  
TO HYDROLOGY AS PART OF THE  
BIDDING POINT SUBMITTAL PROCESS.  
SEE SHEET CD-102 FOR 1:100 SCALE  
DRAWING SHOWING FULL EXTENT OF  
EXTENSIVE OFF-SITE GRADING.

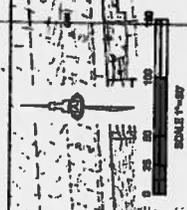
EXISTING OF WIDE AVALON WATERLINE  
DRAINAGE (SEE PAGE 14)

SEDIMENT POND

SEDIMENT POND

EXISTING 80" STORM  
DRAIN STUB

BLUEWATER RD. SW





**DEKKER  
PERICH  
SABATINI**

7601  
LESTER BLVD. SUITE 3  
MILWAUKEE, WI 53219  
ARCHITECT

EPC  
SUBMITTAL  
JULY 30, 2015  
PROJECT

VILLAGE AT AVALON APARTMENTS  
80TH STREET & BLUEWATER RD SW  
ALBUQUERQUE, NM

DATE: 7/29/2015  
PROJECT NO.: 15-0074  
DRAWING NO.:  
SCALE:

DESIGNED BY:  
CHECKED BY:  
DATE:  
PROJECT NO.:  
DRAWING NO.:

**CONCEPTUAL  
UTILITY PLAN**

SDP-4.1  
8 OF 1

**FIRE PROTECTION**

ON-SITE FIRE PROTECTION REQUIRES 5-8 FIRE HYDRANTS PER BUILDING PER THE EXISTING DPM FIRE FLOW REQUIREMENTS.

EACH BUILDING HAS THREE (3) FIRE HYDRANTS AND A FIRE (SPRINKLER) LINE IN ANTICIPATION OF THE FIRE MARSHALS OFFICE FINAL APPROVAL OF THE 50% REDUCTION IN FIRE HYDRANTS WHEN BUILDINGS ARE SUPPLEMENTED BY A SPRINKLER SYSTEM TO BE ADOPTED IN THE NEXT EDITION OF THE DPM.

FDS'S WILL BE BUILDING MOUNTED WITHIN 150' OF A FIRE HYDRANT.

**SANITARY SEWER**

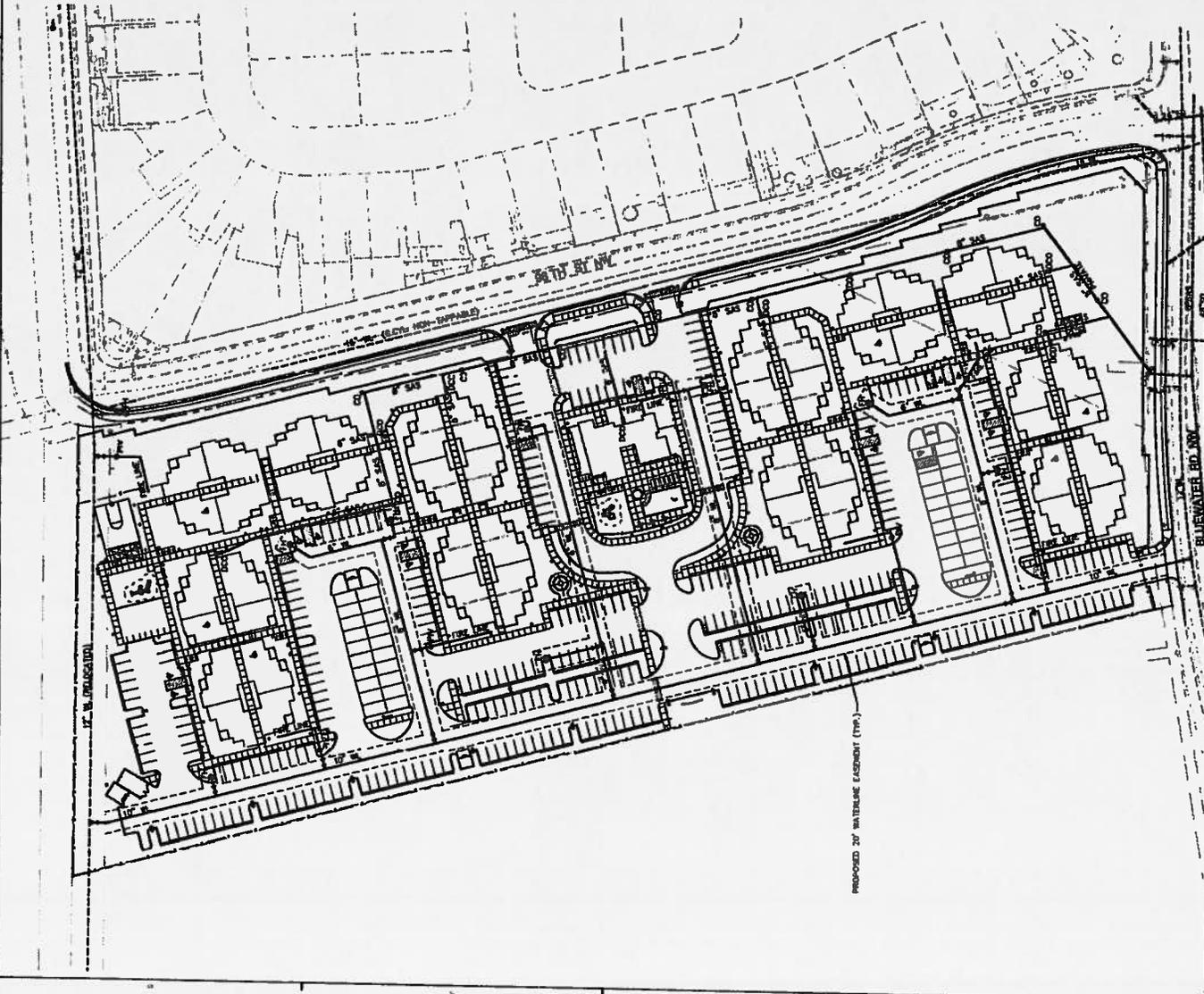
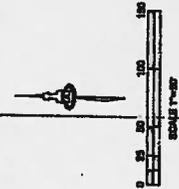
ALL ON-SITE SANITARY SEWER LINES ARE PRIVATE AND WILL BE CONSTRUCTED PER THE LATEST EDITION OF THE U.P.C.

**WATER SERVICED**

EACH BUILDING WILL BE SERVED BY A 2" WATER SERVICE.

**LEGEND**

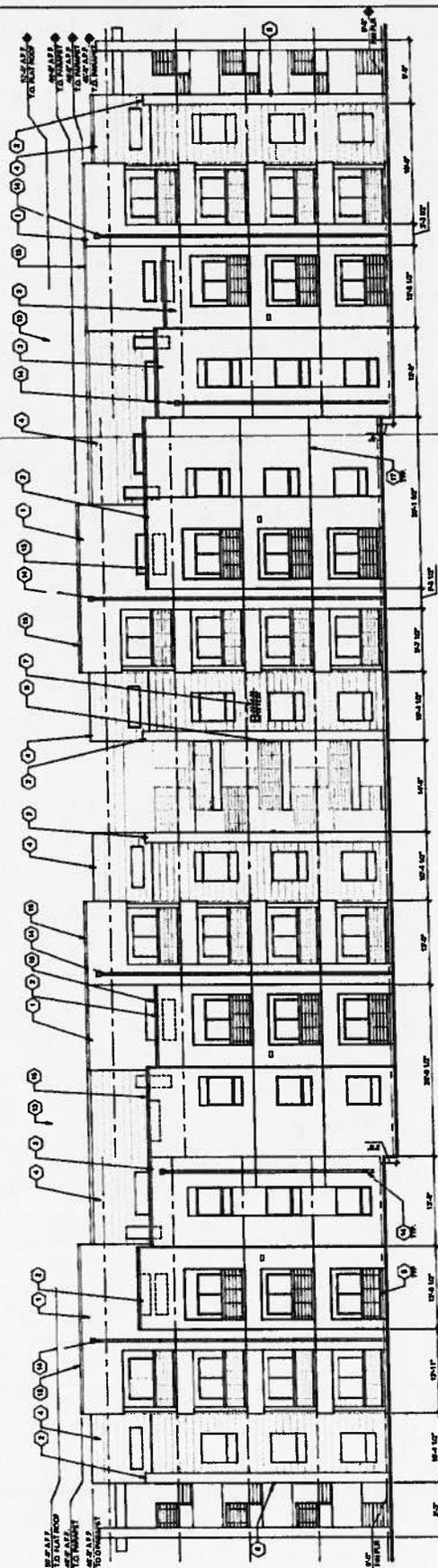
- 20" WATERLINE EASEMENT TO BE GRATED TO ABCWVA
- 8"-10" PUBLIC WATERLINE
- GATE VALVE
- POST INDICATOR VALVE (PIV)
- FIRE HYDRANT
- PRIVATE FIRE SPRINKLER LINE
- 16" WATER TRANSMISSION LINE, CONCRETE CYLINDER, NON-TAPABLE
- 12" WATER DISTRIBUTION LINE, TO BE LOWERED ALONG NORTH PROPERTY LINE.
- 6"-8" PRIVATE SEWER LINE
- SINGLE DIRECTIONAL CLEAN-OUT
- DOUBLE CLEAN-OUT AT BUILDING CONNECTION.
- EXISTING SAS STUB OFF OF EXISTING SAS MANHOLE IN BLUEWATER RD.



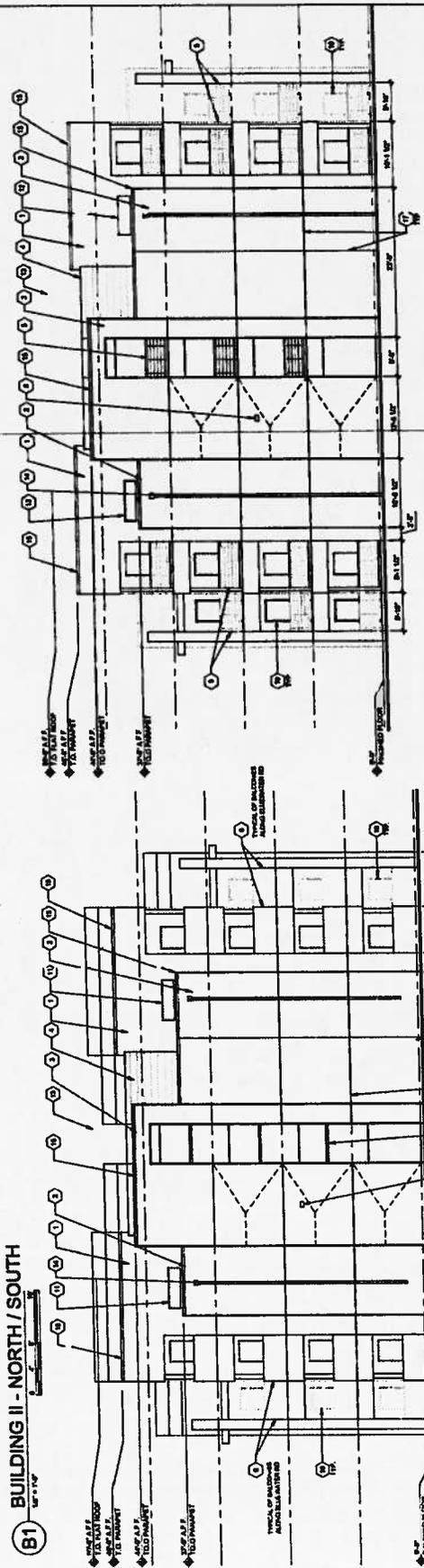
**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 2500 University Ave. N.  
 Suite 1000  
 Minneapolis, MN 55412  
 612-338-4444



- KEYNOTES**
- 1 STUCCO, EARTH TONE - LIGHT HUE
  - 2 STUCCO, EARTH TONE - MEDIUM HUE
  - 3 STUCCO, EARTH TONE - DARKER HUE
  - 4 STUCCO ACCENT WALL OR OPTIONAL METAL PANEL, NEUTRAL COLOR
  - 5 PAINTED TUBE STEEL RAILING, NEUTRAL COLOR
  - 6 SOLID STUCCO WALL AT BALCONY/STAIR ELEVATIONS
  - 7 TC ADDRESS NEIGHBORHOOD FINISH CONCOURS
  - 8 BUILDING NUMBER - SIZE AND PLACEMENT TO REPRESENTS, LIT FROM DUSK, THRU DAWN
  - 9 EXTERIOR LIGHTING W/ PHOTO SENSOR TO MAINTAIN FROM DUSK THRU DAWN PER MFA REQUIREMENTS
  - 10 GLAZED SLIDING DOOR
  - 11 HOLLOW METAL JOOR WINDOW
  - 12 HIGH WINDOW
  - 13 ROOF OVER LIGHT WELLS
  - 14 METAL DOWNPOUT, PREFINISHED GALVALUME
  - 15 METAL COPING, PREFINISHED GALVALUME
  - 16 OPTIONAL METAL SURSHADE, PREFINISHED GALVALUME
  - 17 STUCCO CONTROL JOINT



B1 BUILDING II - NORTH / SOUTH

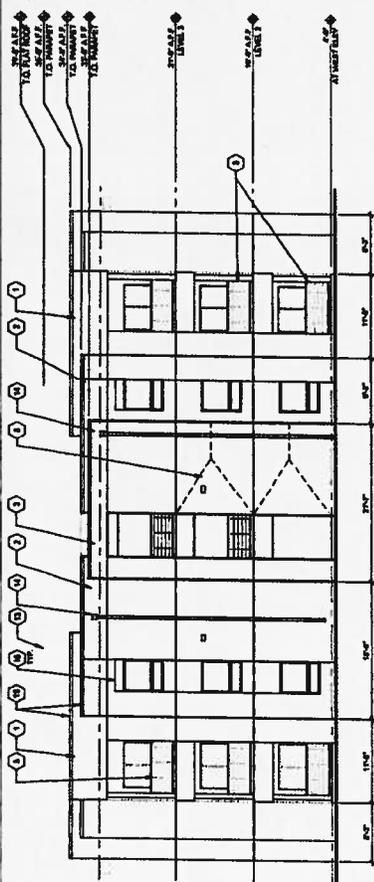


A4 BUILDING II - WEST

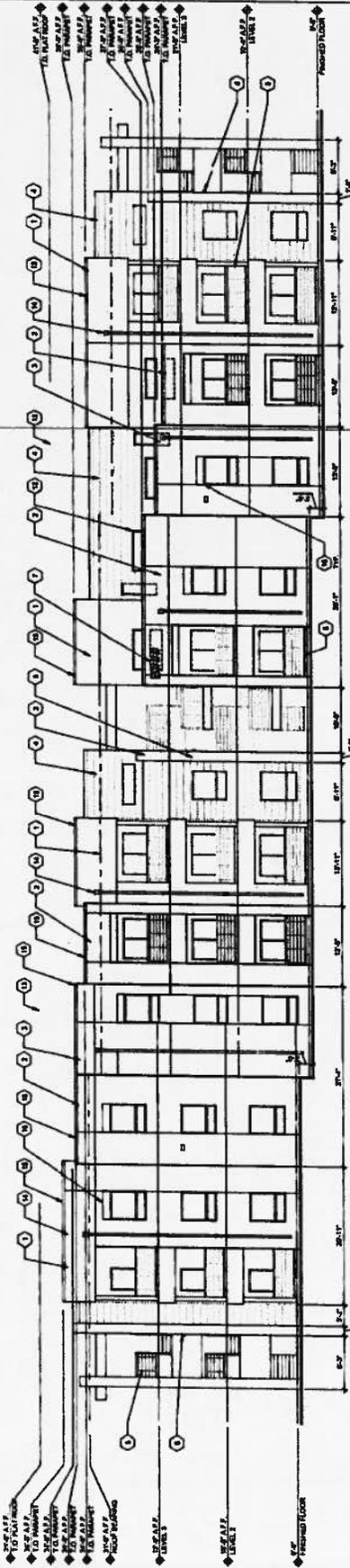
A1 BUILDING II - EAST

- KEYNOTES**
- 1 EXTERIOR LIGHTING W/ PHOTO SENSOR TO MAINTAIN FROM DARK THRU DAWN PER MFA REQUIREMENTS
  - 2 GLAZED SLIDING DOOR
  - 3 HOLLOW METAL DOOR
  - 4 WINDOW
  - 5 HIGH WINDOW
  - 6 ROOF OVER LIGHT WELLS
  - 7 METAL DOWNPOUT, PREFINISHED GALVALUME
  - 8 METAL COILING PREFINISHED GALVALUME
  - 9 OPTIONAL METAL SUNSHADE, PREFINISHED GALVALUME
  - 10 STUCCO CONTROL JOINT
  - 11 STUCCO EARTH TONE - LIGHT N/E
  - 12 STUCCO EARTH TONE - MEDIUM N/E
  - 13 STUCCO EARTH TONE - DARKER N/E
  - 14 STUCCO ACCENT WALL OR OPTIONAL METAL PANEL, NEUTRAL COLOR
  - 15 PAINTED TUBE STEEL RAILING, NEUTRAL COLOR
  - 16 SET 6 STUCCO WALL AT BALCONIES ON EAST ELEVATIONS TO ACHIEVE MEDIUM/DARKER TONE CONSIDERING SLEIGHT NUMBER, SIZE AND PLACEMENT TO MEET CURRENT FIRE DEPARTMENT REQUIREMENTS, LIT FROM DARK THRU DAWN
  - 17

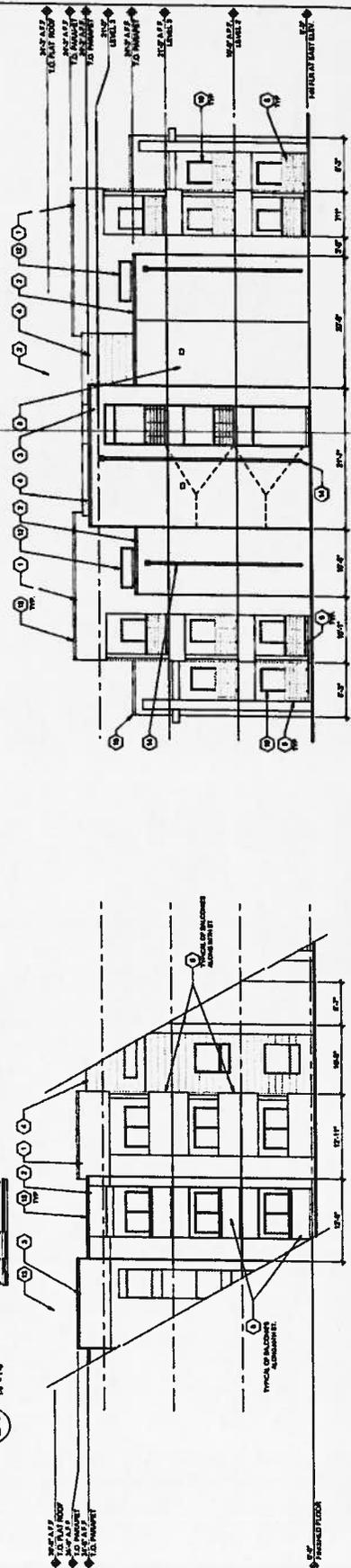
- 18 STEEL TUBING TO PHOTO SENSOR TO MAINTAIN FROM DARK THRU DAWN PER MFA REQUIREMENTS
- 19 GLAZED SLIDING DOOR
- 20 HOLLOW METAL DOOR
- 21 WINDOW
- 22 HIGH WINDOW
- 23 ROOF OVER LIGHT WELLS
- 24 METAL DOWNPOUT, PREFINISHED GALVALUME
- 25 METAL COILING PREFINISHED GALVALUME
- 26 OPTIONAL METAL SUNSHADE, PREFINISHED GALVALUME
- 27 STUCCO CONTROL JOINT
- 28 STUCCO EARTH TONE - LIGHT N/E
- 29 STUCCO EARTH TONE - MEDIUM N/E
- 30 STUCCO EARTH TONE - DARKER N/E
- 31 STUCCO ACCENT WALL OR OPTIONAL METAL PANEL, NEUTRAL COLOR
- 32 PAINTED TUBE STEEL RAILING, NEUTRAL COLOR
- 33 SET 6 STUCCO WALL AT BALCONIES ON EAST ELEVATIONS TO ACHIEVE MEDIUM/DARKER TONE CONSIDERING SLEIGHT NUMBER, SIZE AND PLACEMENT TO MEET CURRENT FIRE DEPARTMENT REQUIREMENTS, LIT FROM DARK THRU DAWN
- 34



**B1** BUILDING III - WEST



**B2** BUILDING III - NORTH / SOUTH



**A1** BUILDING III - PARTIAL SOUTH

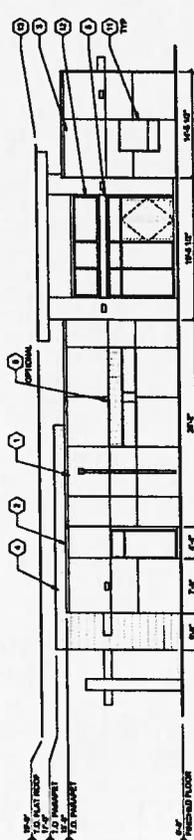
**A3** BUILDING III - EAST

THIS DRAWING IS THE PROPERTY OF DEKKER PERICH SABATINI ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DEKKER PERICH SABATINI ARCHITECTS.

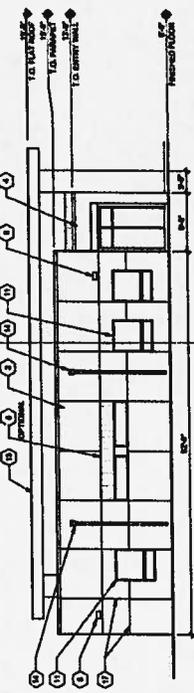
NO.	DATE	DESCRIPTION
1	07/20/2016	ISSUED FOR PERMITS
2	07/20/2016	ISSUED FOR PERMITS
3	07/20/2016	ISSUED FOR PERMITS
4	07/20/2016	ISSUED FOR PERMITS

**KEYNOTES**

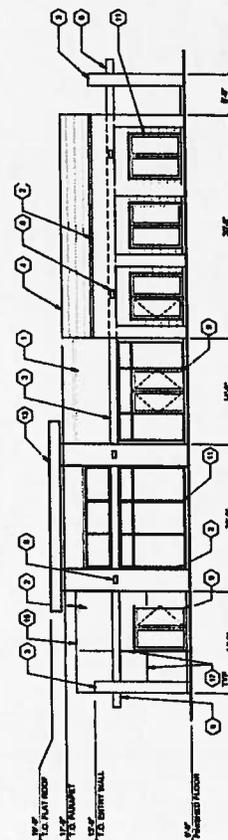
- 1 STUCCO, EARTH TONE - LIGHT HUE
- 2 STUCCO, EARTH TONE - MEDIUM HUE
- 3 STUCCO, EARTH TONE - DARKER HUE
- 4 STUCCO ACCENT WALL OR OPTIONAL METAL PANEL, NEUTRAL COLOR
- 5 PAINTED TUBE STEEL RAILING, NEUTRAL COLOR
- 6 SUNSHADE CANOPY
- 7 BUILDING NUMBER - SIZE AND PLACEMENT TO MEET CURRENT FIRE DEPARTMENT REQUIREMENTS, LIT FROM DUSK THRU DAWN
- 8 EXTERIOR LIGHTING W/ PHOTO SENSOR TO MAINTAIN FROM DUSK THRU DAWN PER MFA REQUIREMENTS
- 9 GLAZED ENTRY DOOR
- 10 HOLLOW METAL DOOR
- 11 WINDOW
- 12 HIGH WINDOW
- 13 METAL FASCIA, PREFINISHED GALVALUME
- 14 METAL DOWNSPOUT, PREFINISHED GALVALUME
- 15 METAL COPING, PREFINISHED GALVALUME
- 16 OPTIONAL METAL SUNSHADE, PREFINISHED GALVALUME
- 17 STUCCO CONTROL JOINT



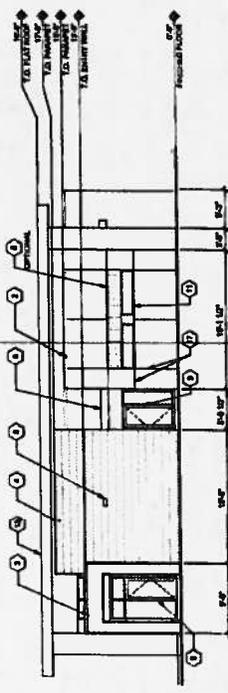
**B1**  
EAST BUILDING ELEVATION  
COMMUNITY CENTER  
10'-11 1/2"



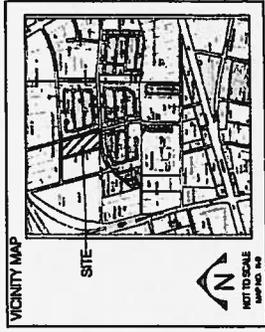
**B3**  
NORTH BUILDING ELEVATION  
COMMUNITY CENTER  
10'-11 1/2"



**A1**  
WEST BUILDING ELEVATION  
COMMUNITY CENTER  
10'-11 1/2"



**A3**  
SOUTH BUILDING ELEVATION  
COMMUNITY CENTER  
10'-11 1/2"



**SITE DEVELOPMENT PLAN FOR SUBDIVISION:**

**REQUIRED INFORMATION**  
 THE SITE, THE SITE CONSISTS OF 1 EXISTING LOT (TRACT 8, AVALON SUBDIVISION UNIT 8). THE SITE CONTAINS APPROXIMATELY 8.88 ACRES.

PROPOSED USE: THE ZONING FOR TRACT 8 SHALL BE SU-1 FOR IP USES.

PERMITS AND REGULATIONS: THE ZONING, RESERVATION AND UTILITIES AGREEMENTS AND EASEMENTS SHALL BE OBTAINED IN ACCORDANCE WITH THE SITE PLAN FOR BUILDING PERMIT. BLUEPRINTED ROAD HAS EXISTING EASEMENTS WHICH PROVIDE ACCESS TO THE SUBJECT PROPERTY. INTERNAL CIRCULATION REQUIREMENTS: INTERNAL CIRCULATION SHALL BE DEVELOPED IN ACCORDANCE WITH THE EXISTING PLATTED RIGHTS-OF-WAY AND AS DEFINED BY THE SITE PLAN FOR BUILDING PERMIT. PRIMARY ACCESS SHALL BE OBTAINED FROM STREET. WITH SUBSEQUENT ACCESS ONLY ONTO BLUEWATER ROAD, LOS VOLCANES ROAD, WEST OF 80TH STREET, HAS BEEN VACATED.

BUILDING HEIGHTS AND SETBACKS: PULSANT TO THE R-2 ZONING REGULATIONS.

MAXIMUM F.A.R.: MAXIMUM FLOOR AREA SHALL BE 5.

LANDSCAPE PLAN: A CONCEPTUAL LANDSCAPE PLAN SHALL BE DEVELOPED IN ACCORDANCE WITH THE SITE PLAN FOR BUILDING PERMIT AND CONSISTENT WITH THESE LANDSCAPING AND GREENING REQUIREMENTS SHEET 2.

PROJECT NUMBER: 100 8478

APPLICATION NUMBER: 146PC-0087

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED 12/23/15, AND THE PROVISIONS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE GRANTED. AS AN INFRASTRUCTURE LIST REQUIREMENT 1) YES (1) NO IF YES, THEN A SET OF APPROVED USE PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC INFRASTRUCTURE.

2) IS SITE DEVELOPMENT PLAN SUBJECT APPROVAL:

7/10/15	DATE
1-2-15	DATE
6-7-15	DATE
7-10-15	DATE
7-10-15	DATE

# The Village AT Avalon

## SITE PLAN FOR SUBDIVISION

Prepared for:  
 Clark, Inc.

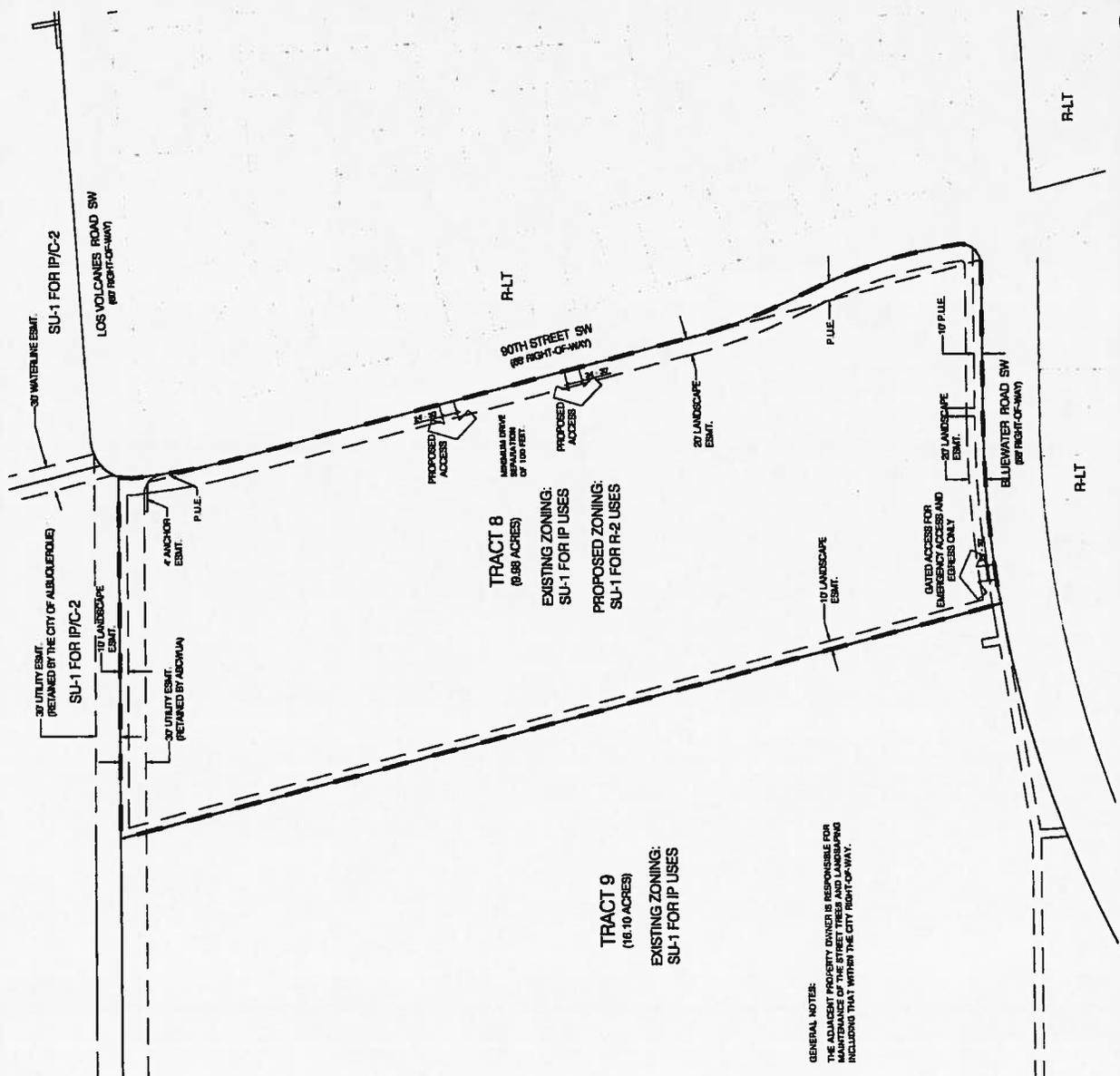
Prepared by:  
 Debra Perin Sabatini  
 Concessus Planning, Inc.  
 7801 Jefferson Street NE  
 Albuquerque, NM 87110

DATE: June 2015

REVISIONS:  
 PERCH  
 SABATINI

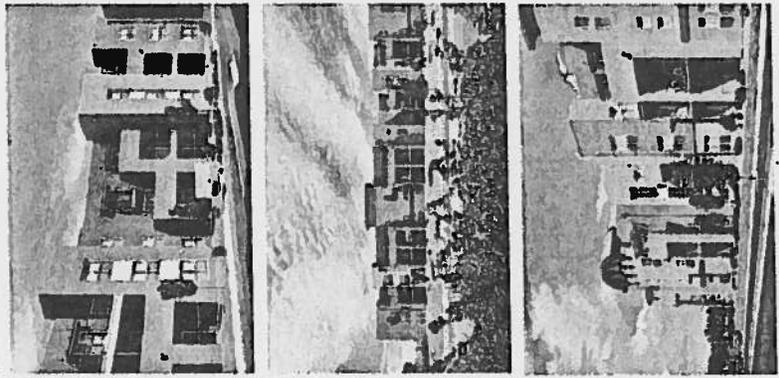
CONSULET

SHEET 1 OF 2



**GENERAL NOTES:**  
 THE ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR THE ADJACENT SIDE OF THE STREET, TREES AND LANDSCAPING INCLUDING THAT WITHIN THE CITY RIGHT-OF-WAY.

13. Character of Development: Elements of Contemporary South-west Architecture



The Village at Avalon  
DESIGN GUIDELINES

Prepared for: [Client Name]  
Prepared by: Dekker Perich Sabatini  
301 Jefferson Blvd, Suite 1  
Abingdon, MD 21015  
301.271.7700  
Date: June 2019

9. Private Open Space

Private open space is an essential element of contemporary southwest architecture. It provides a place for residents to relax, exercise, and enjoy the outdoors. The design should include private open space for each unit, as well as common areas for residents to use.

10. Roof Materials

Roof materials and colors shall be consistent with the Contemporary Southwest style. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

11. Utilities

Utilities shall be installed in a way that is consistent with the Contemporary Southwest style. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

12. Neighborhood Context

The design should be consistent with the neighborhood context. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

13. Site Lighting

Site lighting shall be designed to enhance the safety, security, and visual aesthetics of the site. The design should use lighting fixtures that are durable, low-maintenance, and aesthetically pleasing.

14. Placement of Mechanical Units

Mechanical units shall be placed in a way that is consistent with the Contemporary Southwest style. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

15. Signage

Signage shall be designed to be consistent with the Contemporary Southwest style. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

3. Site Lighting

Site lighting shall be designed to enhance the safety, security, and visual aesthetics of the site. The design should use lighting fixtures that are durable, low-maintenance, and aesthetically pleasing.

4. Placement of Mechanical Units

Mechanical units shall be placed in a way that is consistent with the Contemporary Southwest style. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

5. Signage

Signage shall be designed to be consistent with the Contemporary Southwest style. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

6. Street Walls and Fences

Street walls and fences shall be designed to be consistent with the Contemporary Southwest style. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

7. Sidewalks and Pedestrian Connectivity

Sidewalks and pedestrian connectivity shall be designed to be consistent with the Contemporary Southwest style. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

8. Street Walls and Fences

Street walls and fences shall be designed to be consistent with the Contemporary Southwest style. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

9. Private Open Space

Private open space is an essential element of contemporary southwest architecture. It provides a place for residents to relax, exercise, and enjoy the outdoors. The design should include private open space for each unit, as well as common areas for residents to use.

DESIGN STANDARDS

The purpose of these standards is to ensure that the development of the Village at Avalon is consistent with the Contemporary Southwest style. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

1. Off-Street Parking

Off-street parking shall be provided for each unit. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

2. Landscaping

Landscaping shall be designed to be consistent with the Contemporary Southwest style. The design should use materials and colors that are durable, low-maintenance, and aesthetically pleasing.

3. Site Lighting

Site lighting shall be designed to enhance the safety, security, and visual aesthetics of the site. The design should use lighting fixtures that are durable, low-maintenance, and aesthetically pleasing.

4. Placement of Mechanical Units

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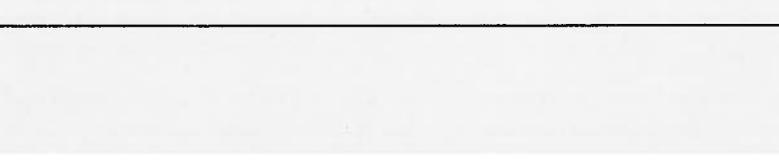
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6. Street Walls and Fences

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13. Character of Development: Elements of Contemporary South-west Architecture



The Village at Avalon  
DESIGN GUIDELINES

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