



**Environmental  
Planning  
Commission**

**Agenda Number: 09  
Project Number: 1001989  
Case Number: 17EPC-40035  
Hearing Date: September 14, 2017**

**Staff Report**

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Poston Investment Collective
<b>Request</b>	<b>Site Development Plan for Subdivision</b>
<b>Legal Description</b>	Tract C-2-A-1-A, Campbell Lands
<b>Location</b>	Coors Blvd NW between Fortuna Rd NW and Glenrio Rd NW
<b>Size</b>	3.8 acres
<b>Existing Zoning</b>	SU-1 for C-1 Uses with full service liquor for on-premise consumption only and auto and light truck sales
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**

**APPROVAL of Project # 1001989  
Case # 17EPC-40035  
based on the  
Findings and subject to the  
Conditions of Approval  
included within this report**

**Staff Planner**

**Michael Vos, AICP – Planner**

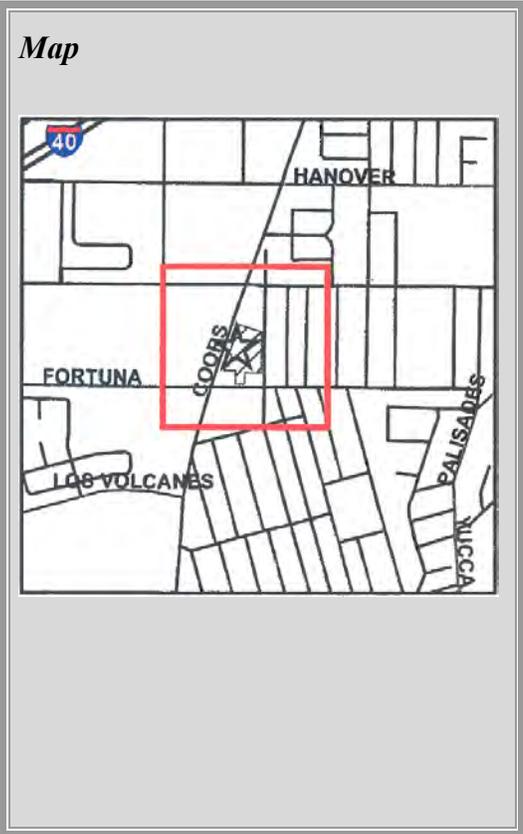
**Summary of Analysis**

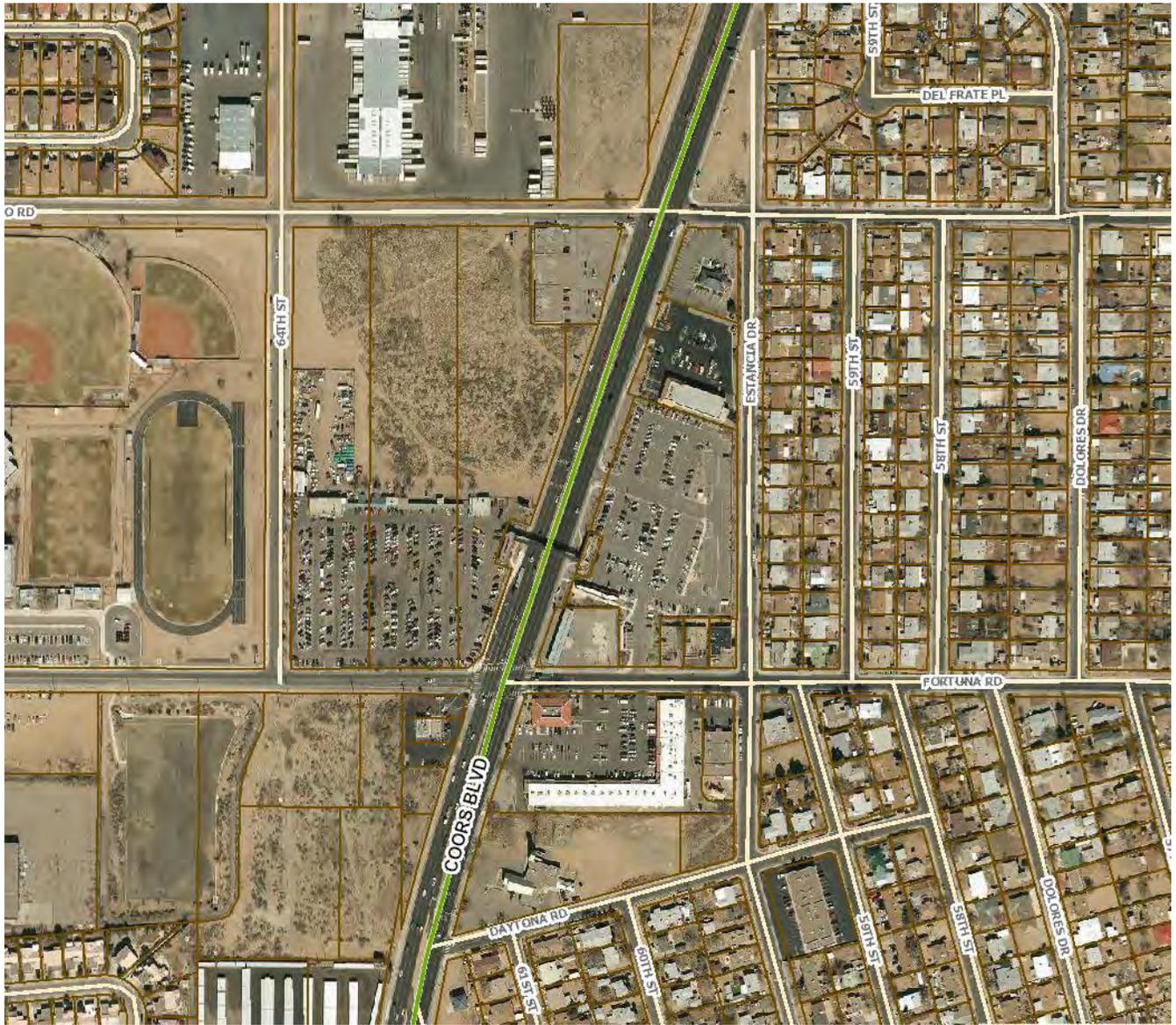
The request is for a Site Development Plan for Subdivision (SPS) in order to split Tract C-2-A-1-A, located at 730 Coors Blvd NW, into two lots for future development.

The SPS includes design standards that will guide future development in addition to regulations such as the Zoning Code. The applicant has requested delegation of future Site Development Plans for Building Permit to the Development Review Board as long as they comply with the proposed design guidelines.

The request supports land use and urban design policies of the Comprehensive Plan, as well as the objectives of the West Side Strategic Plan and Coors Corridor Plan.

The Los Volcanes and West Mesa Neighborhood Associations, and property owners within 100 feet were notified of the request. No public comments have been received, and there is no known opposition to the request. Staff recommends approval with the findings and subject to the conditions of approval outlined in this report.









## LAND USE MAP

Note: Grey shading indicates County.

### KEY to Land Use Abbreviations

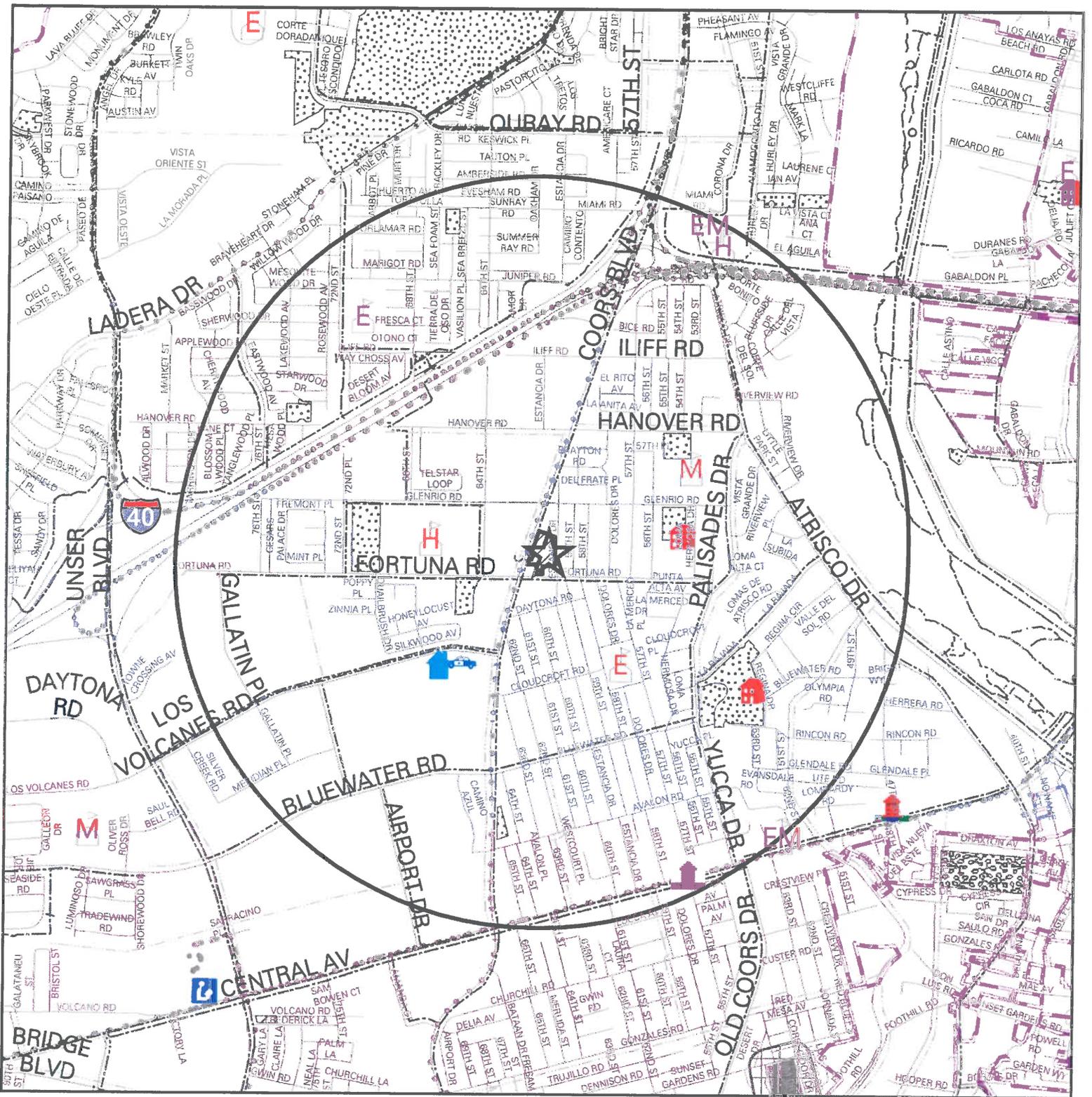
- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned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



1 inch = 220 feet

**Project Number:**  
1001989  
**Hearing Date:**  
09/14/2017  
**Zone Map Page:** J-11  
**Application Case Numbers:**  
17EPC-40038

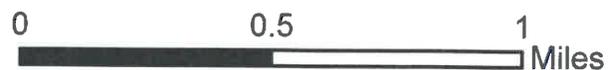




## Public Facilities Map with One-Mile Buffer

- |   |   |  |   |
|---|---|--|---|
|  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 |  |  Developed City Park         |
|   |   |  |  Undeveloped City Park       |

Project Number: 1001989



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**I. INTRODUCTION**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 C-1 Uses with full service liquor for on-premise consumption only and Auto & Light Truck Sales	Area of Change; West Side Strategic Plan & Coors Corridor SDP	Commercial Service
<b>North</b>	SU-1 C-1 & O-1 Uses	Area of Change; West Side Strategic Plan & Coors Corridor SDP	Commercial Retail
<b>South</b>	C-1	Area of Change; West Side Strategic Plan & Coors Corridor SDP	Commercial Retail & Multi-Family Residential
<b>East</b>	R-1	Area of Consistency; West Side Strategic Plan	Single-Family Residential
<b>West</b>	C-1 & C-2	Area of Change; West Side Strategic Plan & Coors Corridor SDP	Commercial Retail

**B. Proposal**

This is a request for a Site Development Plan for Subdivision with design standards for Tract C-2-A-1-A, Campbell Lands, an approximately 3.8 acre site located at 730 Coors Boulevard NW between Fortuna Road NW and Glenrio Road NW (the “subject site”). There is no change requested to the existing zoning.

The proposal is to split the existing property into two new parcels for the future uses with access remaining from the two existing driveways along Coors Blvd and Fortuna Road. A TIS was completed, which indicates these access points are sufficient for the proposed use with minor changes. Design standards are proposed to ensure future development of the subject site is of high quality and complements other neighboring development.

The subject site is currently developed and used as an auto sales lot, but the applicant intends to redevelop the property with new commercial service and retail uses that will serve neighborhood residents and others traveling along Coors Blvd. The request for a Site Development Plan for Subdivision will supercede prior Site Development Plan approvals and any future development would need to comply with the proposed design standards. With the design standards, the applicant has requested delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB).

***C. EPC Role***

The Environmental Planning Commission (EPC) is hearing this case because the EPC has decision-making authority for site development plans in accordance with Zoning Code Section 14-16-2-22(A)(1) SU-1 Special Use Zone. The EPC is the final decision-making body unless the EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4-(A)(2) Appeal. This is a quasi-judicial matter.

***D. History/Background***

In 2010, the EPC approved a zone change and accompanying site development plans for subdivision and building permit to allow for the existing use as a car sales lot. The zone change was from SU-1 for C-1 and O-1 uses to the present SU-1 for C-1 Uses with Full Service Liquor for On-premise Consumption Only and Auto and Light Truck Sales.

Administrative amendments were made to the approved site development plans in 2010, 2013, and 2016 to remove a deceleration lane and bus shelter, enclose a portal, and allow for addition to the existing sales offices.

***E. Context***

The subject site is located on the east side of Coors Boulevard NW between Fortuna Road and Glenrio Road. To the north are commercial properties developed as a Discount Tire and Pizza Hut restaurant.

Across Coors Blvd to the west are a small shopping center, vacant commercial land, and a used car lot. Farther to the west is West Mesa High School. To the south are a vacant gas station and another shopping center, as well as three small multi-unit residential buildings at the southeast corner of the subject site.

Across Estancia Drive, to the east, are single-family residential houses. No access is currently allowed along Estancia to limit traffic into this neighborhood and no vehicular access to Estancia is proposed by this request.

***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 as a Regional Principal Arterial and Fortuna west of Coors as a Major Collector. Fortuna east of Coors, Estancia Drive, and Glenrio Road are all local roads.

***G. Comprehensive Plan Corridor Designation***

Coors Boulevard adjacent to the subject site is designated by the Comprehensive Plan as a Major Transit Corridor. Major Transit Corridors are intended to prioritize transit over other modes of transportation to ensure a convenient and efficient transit system.

***H. Trails/Bikeways***

Bike lanes exist on Fortuna west of Coors, while east of Coors it is designated as a bicycle route. Bike lanes are proposed along Coors Blvd, but it is noted that Coors is an NMDOT facility and has different design standards than the City of Albuquerque.

An overhead pedestrian and bicycle crossing exists at the southwest corner of the subject site allowing safe crossing over the busy Coors Boulevard roadway.

***I. Transit***

The 155 Coors bus route travels past the subject site with the nearest stops just south of the overhead pedestrian and bicycle crossing providing easy transit access to the site. The Transit Department had no comments on the proposed site development plan for subdivision.

***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-1 Uses with Full Service Liquor for On-premise Consumption Only and Auto and Light Truck Sales. The C-1 zone provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day to day needs of residential areas, while the SU-1 designation has additionally allowed liquor for on premise consumption such as at restaurants and vehicle sales such as the current use.

As an SU-1 site, the property must develop in accordance with an approved site development plan. The proposed Site Development Plan for Subdivision is intended to provide guidance for future development by allowing the current property to be split, and by providing design standards by which future development must comply. The current request is only for a Site Development Plan for Subdivision and the underlying zoning and allowed uses are not proposed to change.

***B. Definitions (Zoning Code Section 14-16-1-5)***

**SITE DEVELOPMENT PLAN.** An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

**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.

**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. Applicable policies include:

Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

***The request furthers Policy 5.1.10 by providing for a vision of redevelopment of the subject site with restaurant and retail uses that will be a more pedestrian-oriented use than the existing auto sales lot, especially with the proposed design guidelines for connectivity to the public sidewalks that surround the site.***

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

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 by providing the means toward redevelopment of the subject site, which is located in an Area of Change where there is adequate existing infrastructure, in a manner that encourages employment and minimizes potential negative impacts on the surrounding residential uses.***

Policy 7.1.2 Development Form: Prioritize elements of development form for each Center and Corridor.

b) Follow the Development Form Matrix Table 7-4 for development within 660 feet of Premium Transit Corridors and elsewhere along Corridors outside of Centers.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

*The subject site is outside of a Center in a suburban context but along a Major Transit Corridor, so the site development plan for subdivision and the proposed design standards help maximize connectivity of the subject site with improved pedestrian-accessible design, thus furthering Policy 7.1.2 and Goal 7.2.*

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

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the West Central community, which consists of the area within the following boundaries: Coors Blvd on the west, Interstate 40 on the north, the river on the east and Central Avenue and Old Coors Road on the south.

Plan Goal 10: The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

Plan Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

*The request furthers Plan Goal 10 and Plan Objectives 1 and 8 of the West Side Strategic Plan by providing an avenue for the successful redevelopment of the subject site with restaurant and retail uses that will provide increased employment, business growth, and services for local residents in existing commercially zoned areas along Coors Blvd.*

**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 1 (Central Avenue to Interstate 40).

*The request generally furthers the Coors Corridor Plan by providing for future development that will allow for mixed commercial service, retail, and restaurant uses that are compatible with and support the surrounding neighborhood residential without having an adverse impact on the adjacent transportation system. The proposed design guidelines also reinforce and further the guidelines provided within the Coors Corridor Plan for future development.*

### **III. SITE DEVELOPMENT PLAN FOR SUBDIVISION**

#### **A. Request**

The request is for a Site Development Plan for Subdivision (SPS) that proposes to split the existing car sales lot into two new lots that will utilize the existing access points along Coors Blvd and Fortuna Road. Development of these new lots are anticipated to be commercial service, retail, or restaurant uses, and the proposed site development plan for subdivision includes design standards that will guide and regulate future development. With the design standards, the applicant has requested future Site Development Plans for Building Permit for the two proposed lots be delegated to the Development Review Board for approvals.

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.

#### **B. Site Plan Layout / Configuration**

The site exists as a used car sales lot, and the SPS proposes to split the existing property into two lots for future development. Design standards are proposed to guide the future development with building orientation and relation to pedestrians through varied facades and stepping down of heights.

The maximum height of the development is 26 feet as provided by the C-1 zone district and a Floor Area Ratio of 0.5. Setbacks for future buildings are per the O-1 zone with specific landscape buffers along Coors Blvd in accordance with the Coors Corridor Plan.

#### **C. Vehicular Access, Circulation and Parking**

Vehicular access is proposed from the two existing access drives on Coors Blvd and Fortuna Road. No vehicular access is proposed from Estancia Drive on the east side of the site, thus limiting traffic from traveling through the adjacent residential neighborhood.

Parking and circulation will be provided for and designed in accordance with the Zoning Code and Fire Department requirements. Parking is to be conveniently located near building entrances, and opportunities for permeable paving are to be explored in accordance with the proposed design standards.

#### **D. Pedestrian and Bicycle Access and Circulation, Transit Access**

Convenient pedestrian access must be provided to each of the future buildings on the site with primary pedestrian connections from Coors Blvd and Fortuna Road in the same

locations as the vehicular access. Provisions for added pedestrian access from Estancia Drive and the neighboring residential has been added, so residents may be able to take better advantage of the proposed commercial uses without having to drive a car to the subject site.

***E. Walls/Fences***

No specific walls are part of this request, though a wall exists on the east side of the site providing a buffer to the adjacent neighborhood. Future mechanical equipment and solid waste dumpsters will be screened from view, and landscaping will be installed to screen parking areas.

***F. Lighting and Security***

Site lighting standards are proposed to ensure future development complies with the Zoning Code Area Lighting Regulations. Lights will be no taller than 20 feet in parking areas and 16 feet in other locations. Bollard lights are encouraged for pedestrian areas.

***G. Landscaping***

Proposed design guidelines reinforce the requirements of the Zoning Code, Street Tree Ordinance, and Coors Corridor Plan for appropriate landscaping and tree cover along Coors Blvd and within future parking areas. Street trees are preferred between the sidewalk and roadway where appropriate and feasible.

The subject site is within Segment 1 of the Coors Corridor Plan, so the SPS requires a 15-foot landscaped setback along the Coors Blvd right-of-way in accordance with that plan.

A minimum of 15% of site landscaping is required in accordance with the Zoning Code and the standards reference the Official Albuquerque Plant List for preferences.

***H. Grading, Drainage, Utility Plans***

The site is presently developed with an existing grading and drainage plan, so no new plan was provided with this request. Any future development will need to appropriately consider drainage and first flush requirements and complete a grading and drainage plan with Hydrology approval prior to approval of future site development plans for building permit by the DRB.

Utilities will need to be coordinated once future development is proposed for the site.

***I. Architecture***

The SPS design standards require finished materials to be used on all building sides, and discourages the use of generic franchise elevations and canopies. Entryways are to be defined and facades will vary to provide visual interest while stepping down to pedestrians. The design standards include some prohibited materials, and any wireless

telecommunications facilities (cell towers) that may be proposed for the site will be architecturally integrated.

***J. Signage***

Lastly, signage is proposed generally in accordance with the C-1 zone with specific provisions to allow for monument signs at both of the vehicular entrance points to the project along Coors and Fortuna, while prohibiting a monument sign along Estancia Drive. The C-1 regulations without modification would allow signs along Coors and Estancia, but not on Fortuna because of limited street frontage. No other freestanding signage is currently proposed beyond those two monument signs. The SPS design guidelines provide maximum sizes for future building-mounted signage, and prohibits off-premise signs.

***IV. AGENCY & NEIGHBORHOOD CONCERNS***

***A. Reviewing Agencies***

No adverse comments were received on this request from reviewing agencies. Some comments indicated items to be addressed such as minor transportation and drainage items that will be reviewed prior to sign-off on the plan by the DRB.

***B. Neighborhood/Public***

The Los Volcanes and West Mesa Neighborhood Associations were notified of this request, as well as property owners within 100 feet as required. A facilitated meeting was not requested, and no comments have been received by staff. There is no known neighborhood opposition.

***V. CONCLUSION***

This is a request for a Site Development Plan for Subdivision with design standards for Tract C-2-A-1-A, Campbell Lands, an approximately 3.8 acre site located at 730 Coors Boulevard NW between Fortuna Road NW and Glenrio Road NW (the “subject site”). There is no change requested to the existing zoning.

The proposal is to split the existing property into two new parcels for the future uses with access remaining from the two existing driveways along Coors Blvd and Fortuna Road. Design standards are proposed to ensure future development of the subject site is of high quality and complements other neighboring development. The applicant has requested delegation of future Site Development Plans for Building Permit to the Development Review Board.

The proposed plan generally supports the Comprehensive Plan, West Side Strategic Plan, and Coors Corridor Plan.

The Los Volcanes and West Mesa Neighborhood Associations were notified of the request, as well as property owners within 100 feet. No adverse comments have been received and there is no known opposition to the request.

Staff recommends approval with the findings in this report and subject only to minor conditions to ensure compliance with technical standards at the DRB.

***FINDINGS, Site Development Plan for Subdivision***

***Project # 1001989, Case # 17EPC-40035***

1. This is a request for a Site Development Plan for Subdivision with design standards for Tract C-2-A-1-A, Campbell Lands, an approximately 3.8 acre site located at 730 Coors Boulevard NW between Fortuna Road NW and Glenrio Road NW (the “subject site”).
2. In 2010, the EPC approved a zone change and accompanying site development plans for subdivision and building permit to allow for the existing use as a car sales lot. The zone change was from SU-1 for Fraternal Club and C-1 Uses with Full Service Liquor On-Premise Consumption Only to the present SU-1 for C-1 Uses with Full Service Liquor On-Premise Consumption Only and Automobile Sales and Light Truck Sales. There is no change requested to the existing zoning.
3. The 2017 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.
4. Section 14-16-3-11 of the Zoning Code states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
5. The subject site is located in the area designated Area of Change by the Comprehensive Plan. Applicable policies include:

Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

The request furthers Policy 5.1.10 by providing for a vision of redevelopment of the subject site with restaurant and retail uses that will be a more pedestrian-oriented use than the existing auto sales lot, especially with the proposed design guidelines for connectivity to the public sidewalks that surround the site.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

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 by providing the means toward redevelopment of the subject site, which is located in an Area of Change where there is adequate existing infrastructure, in a manner that encourages employment and minimizes potential negative impacts on the surrounding residential uses.

Policy 7.1.2 Development Form: Prioritize elements of development form for each Center and Corridor.

b) Follow the Development Form Matrix Table 7-4 for development within 660 feet of Premium Transit Corridors and elsewhere along Corridors outside of Centers.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The subject site is outside of a Center in a suburban context but along a Major Transit Corridor, so the site development plan for subdivision and the proposed design standards help maximize connectivity of the subject site with improved pedestrian-accessible design, thus furthering Policy 7.1.2 and Goal 7.2.

6. The request furthers Plan Goal 10 and Plan Objectives 1 and 8 of the West Side Strategic Plan by providing an avenue for the successful redevelopment of the subject site with restaurant and retail uses that will provide increased employment, business growth, and services for local residents in existing commercially zoned areas along Coors Blvd.
7. The request generally furthers the Coors Corridor Plan by providing for future development that will allow for mixed commercial service, retail, and restaurant uses that are compatible with and support the surrounding neighborhood residential without having an adverse impact on the adjacent transportation system. The proposed design guidelines also reinforce and further the guidelines provided within the Coors Corridor Plan for future development.
8. The proposed Site Development Plan for Subdivision includes design standards for any future development, and the applicant has requested delegation of future Site Development Plans for Building Permit to the Development Review Board.
9. The Los Volcanes and West Mesa Neighborhood Associations were notified of the request, as well as property owners within 100 feet. No adverse comments have been received and there is no known opposition to the request.

### **RECOMMENDATION**

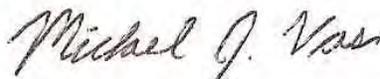
***APPROVAL of 17EPC-40035, a request for Site Development Plan for Subdivision, for Tract C-2-A-1-A, Campbell Lands, based on the preceding Findings and subject to the following Conditions of Approval.***

***CONDITIONS OF APPROVAL, Site Development Plan for Subdivision***

***Project # 1001989, Case # 17EPC-40035***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Transportation Development Conditions:
  - a) 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).
  - b) Infrastructure and/or ROW dedications may be required at DRB.
  - c) All work within the public ROW must be constructed under a COA Work Order.
  - d) Pedestrian access should be provided for City ROW to the northern lot.
  - e) All easements including cross access easements should be shown on site plan.
  - f) TIS must be approved by NMDOT and City of Albuquerque prior to DRB approval.
4. Public Service Company of New Mexico Condition: It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).
6. 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.

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***Michael Vos, AICP  
Planner***

***Notice of Decision cc list:***

Consensus Planning, 302 8<sup>th</sup> Street NW, ABQ, NM 87102

**AGENCY COMMENTS**

**PLANNING DEPARTMENT**

**Zoning Enforcement**

No adverse comments.

**Office of Neighborhood Coordination**

**Long Range Planning**

No Comment

**Metropolitan Redevelopment Agency**

**CITY ENGINEER**

**Transportation Development**

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).
2. Infrastructure and/or ROW dedications may be required at DRB.
3. All work within the public ROW must be constructed under a COA Work Order.
4. Pedestrian access should be provided for City ROW to the northern lot.
5. All easements including cross access easements should be shown on site plan.
6. TIS must be approved by NMDOT and City of Albuquerque prior to DRB approval.

**Hydrology Development**

**EPC project # 1001989**; This Site Plan for Subdivision does not trigger a need for an approved Grading and Drainage Plan since no new construction is proposed. However a topographic survey will be required prior to DRB approval of the Final Plat and Cross Lot Drainage Easements may be required depending on current drainage patterns. According to the G&D Plan approved in 2010 (J11D032) the entire 3.82 Acre site free discharges to a storm drain located in the northeast corner of the site.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations**

**WATER UTILITY AUTHORITY**

**Utility Services**

1. 17EPC-40035 Site Development Plan for Subdivision
  - Identification: UPC – 101105803528320209
  - a. If, as a result of subdivision, either proposed lot desires service please request an availability statement at the link below:
    - i. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
    - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

- b. Please note that if approval of building permit is required by the Environmental Planning Commission a condition of approval will be the execution of the aforementioned availability statement.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

All New/Proposed Refuse Enclosures must be built to COA minimum requirements. Do not plant anything next to, or on approach to refuse enclosure that may create an overhang.

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

No Comment

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

No Comment

**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 received the TIA on August 8, 2017 for review and comment. Comments will be provided on the TIA within the next 6-8 weeks.

The NMDOT is requesting the owner review the NMDOT's Commercial Driveway Permit Checklist and submit an application for an access permit on NM 45 due to the change in land use.

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

Conditions for Approval for Project #1001989 Site Development Plan for Subdivision-- Redevelopment of site with new uses – commercial, service and retail - at Coors NW between Fortuna and Glenrio Rd NW) 17EPC-40035

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.



View across the subject site looking north along its eastern edge.



View looking west across the subject site toward Coors Boulevard.



View looking south across the subject site toward Fortuna Road.



View looking east across the subject site toward Estancia Drive and the adjacent neighborhood.

HISTORY



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

Date: August 21, 2009

**OFFICIAL NOTIFICATION OF DECISION**

**FILE: Project # 1001989**  
09EPC-40037 SITE DEVELOPMENT -  
SUBDIVISION  
09EPC-40038 SITE DEVELOPMENT -  
BUILDG PRMT  
09EPC-40039 AMNDT TO ZONE MAP (ESTB  
ZONING/ZONE CHG)

William Melad  
4400 Arrowhead NW  
Albuquerque, NM 87114

**LEGAL DESCRIPTION: DAC ENTERPRISES, INC, agent for WILLIAM MELAD request the above actions for all or a portion of Tracts C-2 - A- 1 & C-2-A-2, CAMPBELL LANDS, zoned SU-1 FOR FRATERNAL CLUB AND C-1 USES W/FULL SERVICE LIQUOR ON-PREMISE CONSUMPTION ONLY, to SU-1 C-1 USES W/FULL SERVICE LIQUOR ON-PREMISE CONSUMPTION ONLY AND AUTOMOBILE SALES AND LIGHT TRUCK SALES, located at 730 COORS BLVD NW, BETWEEN FORTUNA RD. NW AND GLENRIO RD. NW containing approximately 4 acres. (J-11) Catalina Lehner, Staff Planner**

On August 20, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1001989 / 09EPC-40037, a site development plan for subdivision for an approximately 4 acre site located on Coors Boulevard NW, between Glenrio Road and Fortuna Road, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The subject request is for a site development plan for subdivision for an approximately 4 acre site located on Coors Boulevard NW, between Glenrio Road and Fortuna Road. The subject site lies within the boundaries of the Established Urban Area of the Comprehensive Plan, the Westside Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP).

2. The applicant proposes to consolidate the existing Tract C-2-A-2 (approx. 1 ac) and Tract C-2-A-1 (approx. 2.8 ac) into one new tract: Tract C-2-A-2-A (approx. 4 ac).
3. The subject request is accompanied by requests for a zone map amendment (0EPC-40039) and a site development plan for building permit (09EPC-40038).
4. The Comprehensive Plan, the Westside Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject request furthers the following relevant Comprehensive Plan policies:
  - A. Policy II.B.5d-neighborhood values/natural environmental conditions. The location on a major arterial and the relatively low intensity of the use would generally respect neighborhood values. There is no known neighborhood opposition.
  - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
  - C. Policy II.B.5k-land adjacent to arterial streets. There would be no entrance on the subject site's eastern side near the established residential neighborhood. Access would be from Coors Blvd. and cut-through traffic would be prevented.
  - D. Policy II.B.5l-quality design/new development. The proposed buildings include architectural elements and colors generally appropriate for new development along Coors Blvd. and in the Plan area.
6. The subject request partially furthers the following relevant Comprehensive Plan Goal and policies:
  - A. Activity Centers Goal. The subject site is not located in a designated Activity Center. The proposed low-intensity use is intended outside of designated Activity Centers, though the use would generally promote auto travel needs. However, the subject site is already zoned for commercial uses.
  - B. Policy II.B.5i-employment/service use location. The building would be sited near Coors Blvd., making it less likely to adversely affect residences to the east. However, the proposed zoning is broad in scope and could allow uses (high-turnover sit down restaurant, gas station, fast food with drive-up service window) that may potentially affect nearby residences in terms of noise, light and traffic.
  - C. Policy II.B.5j-location of new commercial development. The subject site is not where commercial development should generally be located. It is not a small neighborhood-oriented center or a larger area-wide shopping center. Nor is free-standing retailing proposed. However, the subject site is an existing commercially zoned area.
7. The subject request partially furthers the following relevant West Side Strategic Plan (WSSP) policies:
  - A. WSSP Policy 3.30 (West Central Avenue Community). The proposed uses would generally support mixed land uses along both sides of the corridor, though the subject site is almost a mile

north of West Central Avenue and not in one of the designated nodes for the West Central Community.

- B. WSSP Policy 4.10. The proposed auto and light truck sales generally do not promote alternatives to single-occupancy vehicle travel, though the proposal includes some pathways and patios that would generally encourage non-vehicular travel.

8. The subject request complies with the following relevant Coors Corridor Sector Development Plan (CCSDP) policies and regulations:

- A. Policy 3-Recommended Land Use: The subject site was zoned for "mixed uses" upon CCSDP adoption in 1984. The CCSDP recommends no increase in intensity for commercial zoning and that development comply with the design guidelines.
- B. Policy 4.a.3- New development: The car/truck sales use would be generally compatible with the uses in the area. The building would fit with the built environment in the area and would comply with applicable design regulations and guidelines.
- C. Policy 4.b.3-Front Landscaped Street Yard: A landscape buffer is proposed along Coors Blvd., except where the crossing structure is located (not part of the subject site).
- D. Policy 4.b.4-Site Landscaping: The proposed landscaping would generally complement the site and the overall appearance of the Coors Corridor, and would comply with relevant design regulations regarding landscaped street yard, buffering and coverage.
- E. Policy 4.b.10-Architectural Design: The proposed design would generally contribute to the enhancement of the visual environment of this segment of the Coors Corridor. The building colors and materials would be compatible with other buildings along the Corridor and would generally reinforce the visual environment.

9. The subject request partially complies with the following relevant CCSDP policies:

- A. Policy 5-Development Intensity: The proposed intensity of development would be compatible with the recommended land use (commercial), but not with the existing zoning. More intense development could be accommodated along Coors Blvd., a principal arterial.
- B. Policy 4.b.6-Commercial Sites: The narrow, western elevation of the proposed building is near Coors Blvd. However, the western elevation is a side of the building and does not relate to the streetscape area.
- C. Policy 4.b.7-Access: The proposal provides separate pedestrian and vehicular access, though the access points are gated. Pedestrian access is provided to structures, though no pedestrian connections between adjacent uses are proposed.

10. The affected neighborhood associations (NAs) are the West Mesa Neighborhood Association (NA), the Los Volcanes NA, the West Side Merchants Association and the Westside Coalition of NAs. A pre-facilitated meeting was held on June 9, 2009 and a facilitated meeting was held on July 20, 2009. There was general support from the West Mesa NA and no known opposition. Staff has not received any correspondence.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The subject site shall be replatted.
4. The subject site's complete zoning descriptor, both previous and current, (see line 7) shall be specified.
5. The minimum building setback shall be specified pursuant to the definition of Site Development Plan for Subdivision.
6. **CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:**
  - 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, as may be required by the Development Review Board (DRB).
  - C. The applicant should only provide striped parking to meet zoning requirements. All other parking should be designated as vehicle display areas. In addition, unless required to meet zoning requirements (i.e. landscaping, lighting, etc.), the applicant should delete parking end caps for vehicle display areas. However, the applicant will need to provide protection for site lighting (i.e. bollards, concrete posts, end caps, etc.).
  - D. The proposed right turn in/right turn out site drive on Coors Boulevard is approved by the City Engineer, with conditions, per letter dated September 29, 2003.
  - E. Future right-of-way line should be shown as existing. Delete current property line adjacent to Coors.
  - F. Provide appropriate cross access agreements.
  - G. Verify dumpster location with the Solid Waste Department.
  - H. Vacation of existing access easement and lot line between Tracts C2A-1 and C2A-2 will require a concurrent platting action.
  - I. Site plan shall comply and be designed per DPM Standards.
  - J. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.

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On August 20, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1001989 / 09EPC-40038, a site development plan for building permit for an approximately 4 acre site located on Coors Boulevard NW, between Glenrio Road and Fortuna Road, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The subject request is for a site development plan for building permit for an approximately 4 site located on Coors Boulevard NW, between Glenrio Road and Fortuna Road. The subject site lies within the boundaries of the Established Urban Area of the Comprehensive Plan, the Westside Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP).
2. The subject request is accompanied by requests for a zone map amendment (09EPC-40039) and a site development plan for subdivision (09EPC-40037).
3. The Comprehensive Plan, the Westside Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject request furthers the following relevant Comprehensive Plan policies:
  - A. Policy II.B.5d-neighborhood values/natural environmental conditions. The location on a major arterial and the relatively low intensity of the use would generally respect neighborhood values. There is no known neighborhood opposition.
  - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
  - C. Policy II.B.5k-land adjacent to arterial streets. There would be no entrance on the subject site's eastern side near the established residential neighborhood. Access would be from Coors Blvd. and cut-through traffic would be prevented.
  - D. Policy II.B.5l-quality design/new development. The proposed buildings include architectural elements and colors generally appropriate for new development along Coors Blvd. and in the Plan area.
5. The subject request partially furthers the following relevant Comprehensive Plan Goal and policies:
  - A. Activity Centers Goal. The subject site is not located in a designated Activity Center. The proposed low-intensity use is intended outside of designated Activity Centers, though the use would generally promote auto travel needs. However, the subject site is already zoned for commercial uses.
  - B. Policy II.B.5i-employment/service use location. The building would be sited near Coors Blvd., making it less likely to adversely affect residences to the east. However, the proposed zoning is broad in scope and could allow uses (high-turnover sit down restaurant, gas station, fast food with

drive-up service window) that may potentially affect nearby residences in terms of noise, light and traffic.

- C. Policy II.B.5j-location of new commercial development. The subject site is not where commercial development should generally be located. It is not a small neighborhood-oriented center or a larger area-wide shopping center. Nor is free-standing retailing proposed. However, the subject site is an existing commercially zoned area.

6. The subject request partially furthers the following relevant West Side Strategic Plan (WSSP) policies:

- A. WSSP Policy 3.30 (West Central Avenue Community). The proposed uses would generally support mixed land uses along both sides of the corridor, though the subject site is almost a mile north of West Central Avenue and not in one of the designated nodes for the West Central Community.
- B. WSSP Policy 4.10. The proposed auto and light truck sales generally do not promote alternatives to single-occupancy vehicle travel, though the proposal includes some pathways and patios that would generally encourage non-vehicular travel.

7. The subject request complies with the following relevant Coors Corridor Sector Development Plan (CCSDP) policies and regulations:

- A. Policy 3-Recommended Land Use: The subject site was zoned for "mixed uses" upon CCSDP adoption in 1984. The CCSDP recommends no increase in intensity for commercial zoning and that development comply with the design guidelines.
- B. Policy 4.a.3- New development: The car/truck sales use would be generally compatible with the uses in the area. The building would fit with the built environment in the area and would comply with applicable design regulations and guidelines.
- C. Policy 4.b.3-Front Landscaped Street Yard: A landscape buffer is proposed along Coors Blvd., except where the crossing structure is located (not part of the subject site).
- D. Policy 4.b.4-Site Landscaping: The proposed landscaping would generally complement the site and the overall appearance of the Coors Corridor, and would comply with relevant design regulations regarding landscaped street yard, buffering and coverage.
- E. Policy 4.b.10-Architectural Design: The proposed design would generally contribute to the enhancement of the visual environment of this segment of the Coors Corridor. The building colors and materials would be compatible with other buildings along the Corridor and would generally reinforce the visual environment.

8. The subject request partially complies with the following relevant CCSDP policies:

- A. Policy 5-Development Intensity: The proposed intensity of development would be compatible with the recommended land use (commercial), but not with the existing zoning. More intense development could be accommodated along Coors Blvd., a principal arterial.
- B. Policy 4.b.6-Commercial Sites: The narrow, western elevation of the proposed building is near Coors Blvd. However, the western elevation is a side of the building and does not relate to the streetscape area.

- C. Policy 4.b.7-Access: The proposal provides separate pedestrian and vehicular access, though the access points are gated. Pedestrian access is provided to structures, though no pedestrian connections between adjacent uses are proposed.

9. A Traffic Impact Study (TIS) was not required.

10. The affected neighborhood associations (NAs) are the West Mesa Neighborhood Association (NA), the Los Volcanes NA, the West Side Merchants Association and the Westside Coalition of NAs. A pre-facilitated meeting was held on June 9, 2009 and a facilitated meeting was held on July 20, 2009. There was general support from the West Mesa NA and no known opposition. Staff has not received any correspondence.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. Walls/Fences:

- A. A design feature shall be added to the proposed wall along the subject site's eastern side [§14-16-3-19(B)(2)].
- B. The color of the ornamental iron fence shall be specified and be compatible with the color used for the building.

4. Parking- required:

- A. The required parking shall be indicated as 8 (not 9) spaces.
- B. Handicap parking spaces provided shall be indicated as 2 as shown on the site development plan.
- C. A conspicuously posted, upright sign shall indicate the location of the motorcycle parking [§14-16-3-1(C)(2)].

5. Parking- display spaces:

- A. The vehicle display spaces shall be indicated as 310 total as shown on the site development plan.
- B. The golf cart spaces shall be indicated as 9 as shown on the site development plan.

6. Pedestrian and Bicycle Access and Circulation:

- A. The scored, colored concrete across the drivepad on Coors Blvd. shall extend all the way across the drivepad.
- B. Scored, colored concrete shall be used across the drivepad on Fortuna Rd. and shall extend all the way across the drivepad.
- C. The location of the existing bus stop shall be indicated on the site development plan.

7. Landscaping- coverage:

- A. Where coverage with living, vegetative material does not amount to 75%, additional plant material shall be added to achieve the minimum requirement of 75% coverage [§14-16-3-10(G)(3)].
- B. A canopy forming tree shall be added near the patio south of the proposed building.
- C. Arizona Ash shall be replaced by a less allergenic tree from the City's Forrester's list of preferred trees.
- D. An additional type of shrub shall be added to the eastern landscape buffer outside of the wall.

8. Landscaping- clarifications:

- A. The property owner shall maintain all plant material (not just the street trees) in a living, healthy and attractive condition.
- B. The note regarding minimum tree well (36 sf) size shall be removed.
- C. The proposed olive tree, near the southeastern corner of the display parking area, shall be shifted westward to avoid encroachment on the sidewalk.
- D. The Bur oak in the middle just north of the shade structure, and the Chitalpa just south of the half-circle patio area, shall be switched.

9. Sustainability/Water Harvesting:

- A. Curb notches shall be added to the large, long planters along Coors Blvd., Estancia Dr., the entrance along Fortuna Rd, and the triangular area by the old gas station to allow runoff water to be used for supplemental irrigation purposes.
- B. Landscaping islands shall be at grade with the parking lot (not raised) so the curb notches can function.

10. Signage:

- A. Letter color shall be specified and shall be at least 70% contrast with the background.
- B. No electronic display panels, also known as LED display panels or electronic billboards, shall be permitted.
- C. Internal illumination of the monument sign, as shown, is permitted.

11. Utilities:

All exterior utility boxes, electrical and gas meters, transformers, etc., shall be screened from view [CCSDP, p. 92].

12. Other:

- A. The use of amplified sound, including but not limited to speakers and PA systems, shall not be allowed.
- B. A note shall be added to state that banners, pennants, ribbons, streamers, strings of light bulbs, spinners, tinsel, balloons and reflective flags shall not be allowed.
- C. A note shall be added to explain that adding the term "vehicle", in the context of this request, means only automobile or light truck.

13. CONDITION FROM THE CITY TRANSIT DEPARTMENT:

A type C bus shelter shall be provided 80 feet south from the NW corner of the subject site on Coors for NB Route#155, as per COA Design standard COA 2355.

14. CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

- 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, as may be required by the Development Review Board (DRB).
- C. The applicant should only provide striped parking to meet zoning requirements. All other parking should be designated as vehicle display areas. In addition, unless required to meet zoning requirements (i.e. landscaping, lighting, etc.), the applicant should delete parking end caps for vehicle display areas. However, the applicant will need to provide protection for site lighting (i.e. bollards, concrete posts, end caps, etc.).
- D. The proposed right turn in/right turn out site drive on Coors Boulevard is approved by the City Engineer, with conditions, per letter dated September 29, 2003.
- E. Future right-of-way line should be shown as existing. Delete current property line adjacent to Coors.
- F. Provide appropriate cross access agreements.
- G. Verify dumpster location with the Solid Waste Department.
- H. Vacation of existing access easement and lot line between Tracts C2A-1 and C2A-2 will require a concurrent platting action.

- I. Site plan shall comply and be designed per DPM Standards.
  - J. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- 

On August 20, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1001989 / 09EPC-40039, a zone map amendment for an approximately 4 acre site located on Coors Boulevard NW, between Glenrio Road and Fortuna Road , based on the following Findings and subject to the following Condition:

**FINDINGS:**

1. The subject request is for a zone map amendment for an approximately 4 acre site located on Coors Boulevard NW, between Glenrio Road and Fortuna Road. The subject site lies within the boundaries of the Established Urban Area of the Comprehensive Plan, the Westside Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP).
2. The zone map amendment is for a change from "SU-1 for Fraternal Club and C-1 Uses with Full-Service Liquor, on-premise consumption only" to "SU-1 for C-1 Uses with Full-Service Liquor, on-premise consumption only, and automobile sales and light truck sales", in order to develop a business that sells automobiles and light trucks.
3. Because the subject site is not greater than 10 acres, the Environmental Planning Commission (EPC) is the approval authority. The subject request is not required to be transmitted to the City Council.
4. The subject request is accompanied by requests for a site development plan for subdivision (0EPC-40037) and a site development plan for building permit (09EPC-40038).
5. The Comprehensive Plan, the Westside Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject request furthers the following relevant Comprehensive Plan policies:
  - A. Policy II.B.5d-neighborhood values/natural environmental conditions. The location on a major arterial and the relatively low intensity of the use would generally respect neighborhood values. There is no known neighborhood opposition.
  - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
  - C. Policy II.B.5k-land adjacent to arterial streets. There would be no entrance on the subject site's eastern side near the established residential neighborhood. Access would be from Coors Blvd. and cut-through traffic would be prevented.

D. Policy II.B.5l-quality design/new development. The proposed buildings include architectural elements and colors generally appropriate for new development along Coors Blvd. and in the Plan area.

7. The subject request partially furthers the following relevant Comprehensive Plan Goal and policies:

- A. Activity Centers Goal. The subject site is not located in a designated Activity Center. The proposed low-intensity use is intended outside of designated Activity Centers, though the use would generally promote auto travel needs. However, the subject site is already zoned for commercial uses.
- B. Policy II.B.5j-employment/service use location. The building would be sited near Coors Blvd., making it less likely to adversely affect residences to the east. However, the proposed zoning is broad in scope and could allow uses (high-turnover sit down restaurant, gas station, fast food with drive-up service window) that may potentially affect nearby residences in terms of noise, light and traffic.
- C. Policy II.B.5j-location of new commercial development. The subject site is not where commercial development should generally be located. It is not a small neighborhood-oriented center or a larger area-wide shopping center. Nor is free-standing retailing proposed. However, the subject site is an existing commercially zoned area.

8. The subject request partially furthers the following relevant West Side Strategic Plan (WSSP) policies:

- A. WSSP Policy 3.30 (West Central Avenue Community). The proposed uses would generally support mixed land uses along both sides of the corridor, though the subject site is almost a mile north of West Central Avenue and not in one of the designated nodes for the West Central Community.
- B. WSSP Policy 4.10. The proposed auto and light truck sales generally do not promote alternatives to single-occupancy vehicle travel, though the proposal includes some pathways and patios that would generally encourage non-vehicular travel.

9. The subject request complies with the following relevant Coors Corridor Sector Development Plan (CCSDP) policies and regulations:

- A. Policy 3-Recommended Land Use: The subject site was zoned for "mixed uses" upon CCSDP adoption in 1984. The CCSDP recommends no increase in intensity for commercial zoning and that development comply with the design guidelines.
- B. Policy 4.a.3- New development: The car/truck sales use would be generally compatible with the uses in the area. The building would fit with the built environment in the area and would comply with applicable design regulations and guidelines.
- C. Policy 4.b.3-Front Landscaped Street Yard: A landscape buffer is proposed along Coors Blvd., except where the crossing structure is located (not part of the subject site).
- D. Policy 4.b.4-Site Landscaping: The proposed landscaping would generally complement the site and the overall appearance of the Coors Corridor, and would comply with relevant design regulations regarding landscaped street yard, buffering and coverage.

E. Policy 4.b.10-Architectural Design: The proposed design would generally contribute to the enhancement of the visual environment of this segment of the Coors Corridor. The building colors and materials would be compatible with other buildings along the Corridor and would generally reinforce the visual environment.

10. The subject request partially complies with the following relevant CCSDP policies:

- A. Policy 5-Development Intensity: The proposed intensity of development would be compatible with the recommended land use (commercial), but not with the existing zoning. More intense development could be accommodated along Coors Blvd., a principal arterial.
- B. Policy 4.b.6-Commercial Sites: The narrow, western elevation of the proposed building is near Coors Blvd. However, the western elevation is a side of the building and does not relate to the streetscape area.
- C. Policy 4.b.7-Access: The proposal provides separate pedestrian and vehicular access, though the access points are gated. Pedestrian access is provided to structures, though no pedestrian connections between adjacent uses are proposed.

11. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:

- A. Section 1A: Consistency with the City's health, safety, morals and general welfare is demonstrated because the request furthers a preponderance of Goals and policies in applicable Plans. Also, the request will enhance the City's general welfare by securing additional water resources.
- B. Section 1B: The request would result in zoning specific to the future utility facility, which would be more restrictive than the current zoning and therefore would not contribute to destabilization of land use and zoning in the area. The applicant has justified the request by providing a thorough policy-based discussion and sufficient responses overall.
- C. Section 1C: General consistency with the applicable, overarching policies of the Comprehensive Plan and the applicable policies of the West Side Strategic Plan (WSSP) has been demonstrated. There is no "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan.
- D. Section 1D: The proposed zoning would be more advantageous to the community as articulated in the Comprehensive Plan and other applicable Plans (the WSSP and the CCSDP). The policy-based discussion demonstrates that the proposed zoning category would be more advantageous to the community than the current zoning.
- E. Section 1E: The C-1 uses presently allowed, and those proposed, are not harmful. The purpose of the C-1 zone is to serve the day-to-day needs of nearby residents. Both the current and proposed zoning is SU-1, and the SU-1 zone is linked to a site development plan reviewed by the EPC.
- F. Section 1F: The proposed zone change requires no major or unprogrammed capital expenditures by the City.
- G. Section 1G: Though economic considerations are a factor in the proposed zone change, Staff finds that they are not the determining factor in this case. The applicant has demonstrated that the proposed zone change furthers a preponderance of relevant policies in the Comprehensive Plan, the WSSP and the CCSDP.
- H. Section 1H: Location on a collector or major street is not used as justification for the proposed zone change.

- I. Section 11: SU-1 zoning is considered a justifiable "spot zone" because it would result in the realization of policies in applicable plans as demonstrated in this case. Furthermore, the property is currently zoned SU-1, SU-1 zoning is requested, and there is SU-1 zoned property nearby.
- J. Section 1J: Though the subject site can be considered "a strip of land along a street", the request would not result in zoning different from the surrounding zoning. The current and proposed zoning is SU-1 and the abutting site is zoned SU-1. Also, a "strip zone" would not result because the proposed zone change will facilitate realization of applicable Plans.

12. The affected neighborhood associations (NAs) are the West Mesa Neighborhood Association (NA), the Los Volcanes NA, the West Side Merchants Association and the Westside Coalition of NAs. A pre-facilitated meeting was held on June 9, 2009 and a facilitated meeting was held on July 20, 2009. There was general support from the West Mesa NA and no known opposition. Staff has not received any correspondence.

**CONDITION:**

1. Final DRB sign-off of the accompanying site development plan for subdivision (09EPC-40037) and site development plan for building permit (09EPC 40038) is required.

**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY SEPTEMBER 4, 2009 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

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

OFFICIAL NOTICE OF DECISION  
AUGUST 20, 2009  
PROJECT # 1001989  
PAGE 14 OF 14

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

RD/CL/ma

cc: DAC Enterprises, Inc., P.O. Box 16658, Albuquerque, NM 87191  
Michael Quintana, West Mesa N.A., 301 63<sup>rd</sup> St. NW, Albuquerque, NM 87105  
Louis Tafoya, West Mesa N.A., 6411 Avalon Rd. NW, Albuquerque, NM 87105  
Max Garcia, Los Volcanes N.A., 66919 Honeylocust Ave, NW, Albuquerque, NM 87121  
Ben Sandoval, Los Volcanes N.A., 6516 Honeylocust Ave. NW, Albuquerque, NM 87121  
Larry Nelson, West Side Merchants Assoc., 929 Old Coors SW, Albuquerque, NM 87105  
Humberto Perez, West Side Merchants Assoc., 701 B Old Coors SW, Albuquerque, NM 87105  
Brett Lopez, Westside Coalition of N.A.s, 4815 Northern Trl. NW, Albuquerque, NM 87120  
Candelaria Patterson, Westside Coalition of N.A.s, 7608 Elderwood NW, Albuquerque, NM 87120

ZONING

Please refer to Comprehensive Zoning Code Section 14-16-2-16 for specifics of the C-1 Neighborhood Commercial Zone and Section 14-16-2-22 for specifics of the SU-1 Special Use Zone.

APPLICATION INFORMATION



**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

**S Z ZONING & PLANNING**

- Annexation
- V**  Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- 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

- D**  Street Name Change (Local & Collector)

**L A APPEAL / PROTEST of...**

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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: 505-764-9801

ADDRESS: 302 Eighth St. NW FAX: \_\_\_\_\_

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

APPLICANT: Poston Investment Collective, LLC PHONE: 505-228-8828

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP \_\_\_\_\_ E-MAIL: jeff@jeffposton.com

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** Site Development Plan for Subdivision

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

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

Lot or Tract No. Tract C-2-A-1, plat of Tract C-2-A-1-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Campbell Lands

SU-2 for C-1 Uses with Full Service Liquor for Existing Zoning: On-Premise Consumption Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): Only and Auto and Light Truck Sales UPC Code: 101105803528320209

**CASE HISTORY:**

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

Project #1001989

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.8

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW

Between: Fortuna Road NW and Glenrio Road NW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: April 18, 2017

SIGNATURE Jacqueline Fishman DATE August 2, 2017

(Print Name) Jacqueline Fishman, AICP Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>17EPC - 40035</u>	<u>SPS</u>	_____	<u>\$ 385.00</u>
_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
_____	<u>SMF</u>	_____	<u>\$ 50.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Revised: 11/2014

Total \$ 737.00

Hearing date September 14, 2017

[Signature]

8-3-17  
Staff signature & Date

Project # 1001989

**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)**

- NA** 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) 20 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) 20 copies.
- Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 20 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) 20 copies
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 20 copies
- DRB signed Site Development 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" (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.

Jacqueline Fishman, AICP  
 Applicant name (print)  
[Signature] 8/3/17  
 Applicant signature / date



Form revised June 2017

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 DEPC- 40035

[Signature] 8-3-17  
 Planner signature / date  
 Project #: 1001989

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Poston Investment Collective LLC DATE OF REQUEST: 08/01/2017 ZONE ATLAS PAGE(S): J-11

**CURRENT:**

ZONING SU-1 C-1 Uses w/Full Service Liquor On-Premise Consumption Only  
PARCEL SIZE (AC/SQ. FT.) 3.8 Ac.

**LEGAL DESCRIPTION:**

LOT OR TRACT # C2A1A BLOCK # \_\_\_\_\_  
SUBDIVISION NAME N/A

**REQUESTED CITY ACTION(S):**

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

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [X] AMENDMENT [ ]  
BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

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

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: (See attached Site Plan / Trip Generation Table)  
BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 08/01/2017

(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 [X] NO [ ] BORDERLINE [ ]

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

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]  
TRAFFIC ENGINEER

08-01-17  
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   /  /   TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED   /  /

8/1/2017

*Fortuna / Coors Development*  
*Trip Generation Data (ITE Trip Generation Manual - 9th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		ENTER	EXIT	ENTER	EXIT	
	Units					
<b>Shopping Center (820)</b>	42.10 1,000 S.F.	3,870	57	35	161	174

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$\text{Ln}(T) = 0.65 \text{Ln}(X) + 5.83$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\text{Ln}(T) = 0.61 \text{Ln}(X) + 2.24$$

62% Enter, 38% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\text{Ln}(T) = 0.67 \text{Ln}(X) + 3.31$$

48% Enter, 52% Exit

Comments:  
 Tract No.

Based on ITE Trip Generation Manual - 9th Edition

# Poston Investment Collective LLC

Date: June 6, 2017

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

Dear Madame Chair,

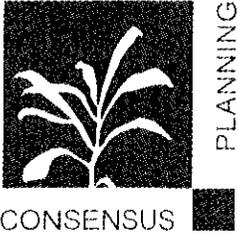
As the managing member of the owning entity of the property legally described as Tract C-2-A-1-A plat of Tract C-2-A-1-A Campbell Lands, located 730 Coors Boulevard NW, I hereby authorize Consensus Planning to act as agent for all matters related to the Site Development Plan for Subdivision application through the City of Albuquerque approval process.



*And don't forget...Life is good!*

Jeff Poston, Managing Member  
Poston Investment Collective LLC and  
730 Coors LLC  
jeff@jeffposton.com  
505-228-8828

Poston Investment Collective LLC  
8400 Menaul Blvd NE A-007  
Albuquerque NM 87112



August 3, 2017

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

**RE: 730 Coors NW - Site Development Plan for Subdivision**

Dear Madame Chair,

The purpose of this letter is to request approval of a Site Development Plan for Subdivision for 730 Coors Boulevard NW on behalf of Poston Investment Collective, LLC (the owner). The subject site is comprised of one parcel that totals 3.8 acres and is zoned SU-1 for C-1 Uses with Full Service Liquor for On-Premise Consumption Only and Auto and Light Truck Sales. The property is legally described as Tract C-2-A-1-A, plat of Tract C-2-A-1-A Campbell Lands (a replat of Tracts C-2-A-1 and C-2-A-2 Campbell Lands).

The property falls within an Area of Change as designated by the Albuquerque/ Bernalillo County Comprehensive Plan (2017). Coors Boulevard is designated a Major Transit Corridor by the Albuquerque/ Bernalillo County Comprehensive Plan. The property is also located within Segment 1 of the Coors Corridor Sector Development Plan (1984). A Pre-Application Review Team (PRT) meeting with City staff was held on April 18, 2017 to discuss the project.

**Project Context**

730 Coors is currently in use as Fortuna Auto Park. However, the applicant is seeking redevelopment of the site with new uses, including commercial service and retail, that will better serve the needs of the adjacent residents and pass by traffic along Coors Boulevard. Future tenants could include restaurants, coffee shops, and retail. The proposed uses are allowed per the existing zoning, and a change of zoning is not a part of this application. This application seeks to replace the previously approved Site Development Plans (Project #1001989) with a new Site Development Plan for Subdivision.

As part of this request, the applicant commissioned a Traffic Impact Study, which was submitted to Logan Patz and Raquel Michel on 8/1/17. The TIS found that there was no significant adverse impact to the transportation system with redevelopment of this site. The TIS provided recommendations in regard to lengthening the westbound turn lane at Fortuna Road through striping and constructing a northbound right turn deceleration lane, approximately 100 feet in length.

**REQUEST**

**Site Development Plan for Subdivision** – This request is for review and approval of a Site Development Plan for Subdivision. The Site Development Plan for Subdivision shows the 3.8 site being subdivided into two lots, access and circulation, adjacent roadways, and provides a maximum floor area ratio, building height, setbacks, etc. The Site Development Plan for Subdivision is accompanied by Design Guidelines, which address circulation, screening, walls and fences, lighting, landscaping, architecture, signage, and utilities. The Design Guidelines are intended to provide direction for future development of this site.

Landscape Architecture  
Urban Design  
Planning Services

501 English St. NW  
Albuquerque, NM 87102

(505) 764-9821  
Fax: 505-349-95

cp@consensusplanning.com  
www.consensusplanning.com

**PRINCIPALS**

James K. Stovner, AICP  
Christopher L. Green, P.L.A.  
A.S.T.A., L.F.P.D., A.P.  
Lacquette Fisham, AICP



CONSENSUS

PLANNING

As part of this application, the applicant is requesting that the future Site Development Plans for Building Permit be delegated to the Development Review Board (DRB), provided they are consistent with the Site Development Plan for Subdivision and the accompanying Design Guidelines.



*730 Coors Boulevard NW – Site Aerial*

### **CASE HISTORY**

**2010** – (Project #1001989) The Environmental Planning Commission (EPC) approved a zone change to SU-1 for C-1 Uses with Full Service Liquor for On-Premise Consumption Only and Auto and Light Truck Sales, and an accompanying Site Development Plan for Subdivision and Site Development Plan for Building Permit. Administrative Amendments were approved in 2010 (to remove an EPC required deceleration lane and bus shelter), in 2013 (to enclose a portal and remove a sidewalk), and in 2016 (to allow an addition to the offices).

The 2010 Site Development Plan for Building Permit included a site plan, landscape plan, building elevations, grading and drainage plan, utilities plan, and miscellaneous features sheet. Both the 2010 Site Development Plan for Subdivision and the Site Development Plan for Building Permit show the site developed with a large parking area for auto sales and small office. Due to the specificity of the existing Site Development Plan for Subdivision, this request proposes to replace, rather than amend, the Site Development Plan for Subdivision.



**SITE DESCRIPTION**

The subject property is currently developed as an auto sales lot, the Fortuna Auto Park. The subject site is surrounded by development on most sides. To the north of the site are retail and restaurant uses, with Discount Tire and Pizza Hut. To the east of the site is the West Mesa neighborhood, with single family detached housing. To the south of the site there is a vacant gas station and three triplexes. On the south side of Fortuna Road there is Volcano Plaza, a commercial development that includes several restaurants, a laundry mat, retail stores, and other personal services. Adjacent to Volcano Plaza is La Petit Academy, an early childhood education center. Immediately adjacent to the site, to the west, is an access ramp for a pedestrian/bicycle overpass that crosses Coors Boulevard NW. To the west of the site, on the other side of Coors Boulevard is an auto sales lot, vacant land, and some small retail spaces. Further west on Fortuna Road is the West Mesa High School.

Surrounding Zoning and Land Use		
North	SU-1 for C-1 and O-1 Uses	Commercial Retail
East	R-1 and C-1	Single Family Residential
South	C-1	Vacant Building, Multifamily, Commercial Retail and Commercial Service,
West	C-2 and C-1 SU-1 for C-1 and O-1 Uses	Commercial, Vacant Land, Ramp for the Pedestrian/Bicycle Overpass

The subject site is located on the east side of Coors Boulevard, between Central Avenue and Interstate 40 (I40) The primary access to the site is right-in/right-out access from Coors Boulevard. Full access is available from Fortuna Road. The intersection of Fortuna and Coors is a signalized. There is no access to Estancia Drive, which runs along the eastern edge of the property. There are no access changes proposed for the site.

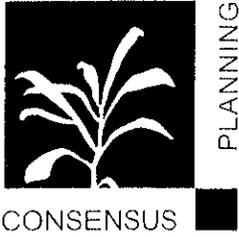
Coors Boulevard is designated a Regional Principal Arterial per the Long Range Roadway System 2040 Map. This section of Coors Boulevard contains three travel lanes in each direction, a landscaped and fenced median, and a posted speed of 45 MPH. There is a pedestrian/ bicycle overpass that crosses Coors Boulevard adjacent to the site. Transit is provided via the #155 Coors Route. There is a bus stop adjacent to the site, and in proximity to the overpass, with buses running approximately every 30 minutes. Fortuna Road is designated a local roadway east of Coors Boulevard and is designated a Major Collector west of Coors Boulevard. Fortuna Road, east of Coors Boulevard, is designated a bike route; and west of Coors Boulevard, contains a bike lane. A bike lane is proposed for Coors Boulevard, but has not yet been implemented.

**JUSTIFICATION and ANALYSIS**

The Albuquerque/ Bernalillo County Comprehensive Plan was adopted in 2017 and provides policy guidance for all land use and planning decision.

The following Guiding Principles, goals, and policies are relevant to the proposed revised Site Development Plan:

**Guiding Principle: Strong Neighborhoods:** *New development creates desirable places to live and encourages diverse housing and amenities, while respecting the unique history and character of each neighborhood.*



**Guiding Principle: Economic Vitality:** *The local economy supports a mix of market activities and promotes financial security for all residents.*

**Applicant's Response:** The proposed redevelopment of the site that replaces auto-centric uses with uses that serve the adjacent residential development will support the neighborhood and economic vitality of the area. The Design Guidelines will ensure that development of the site supports and complements the Coors corridor and adjacent neighborhood.

**Chapter 5 Land Use: Goal 5.6 City Development Areas:** *Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.*

**Applicant's Response:** The subject site is located in an Area of Change and along a Major Transit Corridor. The location of the site in an Area of Change reflects that the site is an appropriate location for redevelopment. The existing auto sales lot will be replaced with commercial and service uses that will serve the adjacent neighborhood and traffic travelling along Coors Boulevard. The accompanying Design Guidelines will ensure that redevelopment of the site reinforces the character and intensity of the surrounding area.

**Chapter 7 Urban Design: Table 7.2 Development Patterns and Walkability:**

*Suburban:*

- *Development pattern tends to be more linear with strip commercial development along major streets*
- *Walkable within development projects*
- *High priority on connectivity for the primary ways people might access services and amenities – walking from neighborhoods nearby, biking via the bike network, transit stops via the transit network, and parking areas via the auto network.*

**Policy 7.1.2. Development Form:** *Prioritize elements of development form for each Center and Corridor.*

*b) Follow the Development Form Matrix Table 7-4 for development within 660 feet of Premium Transit Corridors and elsewhere along Corridors outside of Centers.*

**Applicant's Response:** The subject site is located on a Major Transit Corridor, but outside of a designated Center. Table 7.2 describes a Development Context for different areas of the City and the subject site is located within a suburban area. Per the considerations outlined in Table 7.2, the Design Guidelines prioritize pedestrian connections between adjacent facilities and within the site. The proposed redevelopment of the site will be walkable from the adjacent neighborhood, as well as serving those traveling via the transit, the bike, and auto networks. Table 7.4 also focuses on pedestrian connectivity. In addition, Table 7.4 calls for direct entrances from the street and minimal building setbacks. The Site Plan notes address setbacks and the Design Guidelines address architectural components. This application is for the Site Development Plan for Subdivision and Design Guidelines provides the



general development parameters that will be addressed in more detail through future Site Development Plans for Building Permit.

#### **West Side Strategic Plan**

The West Side Strategic Plan (WSSP) policies apply to the subject site. The site is located within the West Central Community Area of the Plan. While there are no West Central policies relevant to the application, the proposed redevelopment of the site supports the general desire for increased and improved economic activity in the area as envisioned by the Plan's area analysis on pages 64 and 65 of the WSSP.

***Plan Goal 10.** The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.*

***Plan Objectives 1.** Provide for a complete mix of land uses on the West Side, including opportunities for large -scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.*

***Plan Objectives 8.** Promote job opportunities and business growth in appropriate areas of the West Side.*

**Applicant's Response:** The General Plan Goal 10, Objective 1, and Objective 8 are furthered by the redevelopment of this site and this application for an updated Site Development Plan for Subdivision. The development of retail services and restaurants in this location will serve the adjacent residents and those travelling along Coors Boulevard. The proposed uses will add to the mix of land uses and employment opportunities for the West Side. While this development will be small-scale employment, it will provide valuable spaces that can support the establishment of small businesses within the area.

#### **Coors Corridor Plan (1984)**

The site is located within Segment 1 of the Coors Corridor Plan. The Coors Corridor Plan identifies four major issues along Coors Boulevard; Issue 1 Traffic Movement/ Access and Roadway Design, Issue 2 Environmental Concerns and Related Improvements, Issue 3 Land Use and Intensity of Development, and Issue 4 Visual Impressions and Design Overlay Zone. These issues are the framework for the Plan's policies, guidelines, and regulations. Issues 3 and 4 are relevant to this request.

Issue 3 Land Use and Intensity of Development Policy 1 requires that land use decisions be made in accordance with adopted plans. As articulated above, this Site Development Plan for Subdivision furthers the goals and policies of the both Comprehensive Plan and West Side Strategic Plan. Policy 3, Figure 28 recommends land uses with the Plan area; the Plan recommends the subject site be developed with mixed uses. In concert with this policy, the site is proposed to be developed with a mix of retail, service, and restaurant uses. Policy 5 recommends that the intensity of development is compatible with the roadway function, zoning, environmental concerns, and design guidelines. As articulated in the TIS, the redevelopment of the subject is not anticipated to have any adverse impact to the adjacent transportation system. There is no change in zoning proposed, the site is already developed, and



CONSENSUS

PLANNING

the Site Development Plan for Subdivision is accompanied by Design Guidelines, which meet and exceed the requirements of the Coors Corridor Plan.

Relevant Design Policies, Design Regulations, and Design Guidelines from Issue 4 Visual Impressions and Urban Design Overlay Zone are addressed through the Design Guidelines. The proposed Design Guidelines meet or exceed the requirements of the Coors Corridor Plan.

### **CONCLUSION**

On behalf of Poston Investment Collective, LLC we respectfully request that the Environmental Planning Commission approve the request for this Site Development Plan for Subdivision for the 730 Coors site. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP  
Principal

**NOTIFICATION & NEIGHBORHOOD INFORMATION**

## Malak Hakim

---

**From:** Quevedo, Vicente M. <vquevedo@cabq.gov>  
**Sent:** Thursday, July 27, 2017 2:13 PM  
**To:** Malak Hakim  
**Subject:** RE: Notification Inquiry Sheet Submission  
**Attachments:** Notification List\_730 Coors Blvd NW\_EPC.xls; INSTRUCTION SHEET FOR APPLICANTS.pdf

Malak,

Good afternoon. See requested contact information below and attached. Thank you.

First Name	Last Name	Email	Address Line 1	City	State	Zip
Frank	Gonzales	frankgonzales334@gmail.com	9024 Santa Catalina Avenue NW	Albuquerque	NM	87105
Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood NW	Albuquerque	NM	87121
Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121
Steven	Budenski	stevenbudenski@gmail.com	5732 La Anita Avenue NW	Albuquerque	NM	87105

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:** Monday, July 24, 2017 2:38 PM  
**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:

Contact Name

Malak Hakim

Company Name

Consensus Planning, Inc.

Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Telephone Number

5057649801

Email Address

[hakim@consensusplanning.com](mailto:hakim@consensusplanning.com)

Anticipated Date of Public Hearing (if applicable):

September 14, 2017

Describe the legal description of the subject site for this project:

Tract C-2-A-1-A, plat of Tract C-2-A-1-A, Campbell Lands

Located on/between (physical address, street name or other identifying mark):

730 Coors Boulevard NW

This site is located on the following zone atlas page:

J-11-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.



August 3, 2017

Frank Gonzales  
West Mesa Neighborhood Association  
9024 Santa Catalina Ave. NW  
Albuquerque, NM 87105

Dear Mr. Gonzales and Mr. Budenski,

The purpose of this letter is to inform you and the West Mesa Neighborhood Association that we have submitted a request to the Environmental Planning Commission (EPC) for a Site Development Plan for Subdivision. The request is for the 3.8-acre site located at 730 Coors Boulevard NW, located on Coors between Fortuna Road NW and Glenrio Road NW. The site is legally described as Tract C-2-A-1-A Campbell Lands.

The subject site is currently in use as an auto dealership. The site is zoned SU-1 for C-1 uses with Full Service Liquor for On Premise Consumption Only and Auto and Light Truck Sales. This request does not change the zoning or the access for the site. This request is review and approval of a new Site Development Plan for Subdivision to allow the site to be redeveloped with retail and service uses that will better serve the daily needs of area residents. The Site Development Plan for Subdivision shows access, circulation, roadways, and project areas. The site plan is accompanied by design guidelines that address building height, lot and setback requirements, landscape, pedestrian accessibility, architecture, signage, and lighting. The design guidelines will ensure that the site develops in a cohesive and attractive manner.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at [ONC@cabq.gov](mailto:ONC@cabq.gov) or by phone at (505) 768-3334. A facilitated meeting request must be received by ONC by: Monday August 14, 2017.

The EPC hearing will held be in the basement of the Plaza del Sol Building at 600 Second Street NW at 8:30 am on September 14, 2017. If you have any questions or would like to schedule a meeting, please contact me at (505) 764-9801.

Sincerely,

Jacqueline Fishman, AICP  
Principal

Attached: Zone Atlas Page – J11  
11 x 17 copy of the Site Development Plan for Subdivision

PRINCIPALS

Jane K. Storz, AICP  
Christopher J. Green, PLA,  
AFLA, LEED AP  
Jacqueline Fishman, AICP

Landscape Architecture  
Urban Design  
Planning Services

302 English St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
[cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
[www.consensusplanning.com](http://www.consensusplanning.com)



August 3, 2017

Doug Cooper  
Los Volcanes Neighborhood Association  
6800 Silkwood NW  
Albuquerque, NM 87121

Dear Mr. Trujillo and Mr. Cooper,

Landscape Architecture  
Urban Design  
Planning Services

The purpose of this letter is to inform you and the Los Volcanes Neighborhood Association that we have submitted a request to the Environmental Planning Commission (EPC) for a Site Development Plan for Subdivision. The request is for the 3.8-acre site located at 730 Coors Boulevard NW, located on Coors between Fortuna Road NW and Glenrio Road NW. The site is legally described as Tract C-2-A-1-A Campbell Lands.

302 Eighth St. NW  
Albuquerque, NM 87102

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

The subject site is currently in use as an auto dealership. The site is zoned SU-1 for C-1 uses with Full Service Liquor for On Premise Consumption Only and Auto and Light Truck Sales. This request does not change the zoning or the access for the site. This request is review and approval of a new Site Development Plan for Subdivision to allow the site to be redeveloped with retail and service uses that will better serve the daily needs of area residents. The Site Development Plan for Subdivision shows access, circulation, roadways, and project areas. The site plan is accompanied by design guidelines that address building height, lot and setback requirements, landscape, pedestrian accessibility, architecture, signage, and lighting. The design guidelines will ensure that the site develops in a cohesive and attractive manner.

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The EPC hearing will held be in the basement of the Plaza del Sol Building at 600 Second Street NW at 8:30 am on September 14, 2017. If you have any questions or would like to schedule a meeting, please contact me at (505) 764-9801.

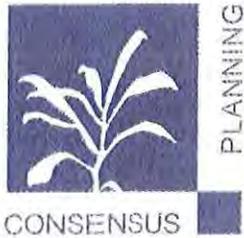
Sincerely,

Jacqueline Fishman, AICP  
Principal

PRINCIPALS

Jane K. Stotier, AICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP

Attached: Zone Atlas Page – J11  
11 x 17 copy of the Site Development Plan for Subdivision



August 3, 2017

Ted Trujillo  
Los Volcanes Neighborhood Association  
6601 Honeylocust Ave. NW  
Albuquerque, NM 87121

Dear Mr. Trujillo and Mr. Cooper,

The purpose of this letter is to inform you and the Los Volcanes Neighborhood Association that we have submitted a request to the Environmental Planning Commission (EPC) for a Site Development Plan for Subdivision. The request is for the 3.8-acre site located at 730 Coors Boulevard NW, located on Coors between Fortuna Road NW and Glenrio Road NW. The site is legally described as Tract C-2-A-1-A Campbell Lands.

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Sincerely,

Jacqueline Fishman, AICP  
Principal

Attached: Zone Atlas Page – J11  
11 x 17 copy of the Site Development Plan for Subdivision

PRINCIPALS

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

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
[cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
[www.consensusplanning.com](http://www.consensusplanning.com)



August 3, 2017

Steven Budenski  
West Mesa Neighborhood Association  
5732 La Anita Ave. NW  
Albuquerque, NM 87105

Dear Mr. Gonzales and Mr. Budenski,

Landscape Architecture  
Urban Design  
Planning Services

The purpose of this letter is to inform you and the West Mesa Neighborhood Association that we have submitted a request to the Environmental Planning Commission (EPC) for a Site Development Plan for Subdivision. The request is for the 3.8-acre site located at 730 Coors Boulevard NW, located on Coors between Fortuna Road NW and Glenrio Road NW. The site is legally described as Tract C-2-A-1-A Campbell Lands.

302 Eighth St. NW  
Albuquerque, NM 87102

The subject site is currently in use as an auto dealership. The site is zoned SU-1 for C-1 uses with Full Service Liquor for On Premise Consumption Only and Auto and Light Truck Sales. This request does not change the zoning or the access for the site. This request is review and approval of a new Site Development Plan for Subdivision to allow the site to be redeveloped with retail and service uses that will better serve the daily needs of area residents. The Site Development Plan for Subdivision shows access, circulation, roadways, and project areas. The site plan is accompanied by design guidelines that address building height, lot and setback requirements, landscape, pedestrian accessibility, architecture, signage, and lighting. The design guidelines will ensure that the site develops in a cohesive and attractive manner.

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Fax 842-5495  
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www.consensusplanning.com

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Sincerely,

Jacqueline Fishman, AICP  
Principal

Attached: Zone Atlas Page – J11  
11 x 17 copy of the Site Development Plan for Subdivision

PRINCIPALS

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

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Sent To: **DOUG COOPER**  
 Street and Apt. No., or PO Box No.: **6800 SILKWOOD NW**  
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Sent To: **Red Trujillo**  
 Street and Apt. No., or PO Box No.: **West Honeylocust Ave NW**  
 City, State, ZIP+4: **ALBUQUERQUE, NM 87121**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.40	
<b>Total Postage and Fees</b>	<b>\$7.50</b>	

Sent To: **Frank Gonzales**  
 Street and Apt. No., or PO Box No.: **6624 Santa Catalina AVE NW**  
 City, State, ZIP+4: **ALBUQUERQUE New Mexico 87105**

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Postage	\$1.40	
<b>Total Postage and Fees</b>	<b>\$7.50</b>	

Sent To: **STEVEN Budenski**  
 Street and Apt. No., or PO Box No.: **5732 La Ancha AVE NW**  
 City, State, ZIP+4: **ALBUQUERQUE NM 87105**

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

**Hearing Date:** Thursday, Sept. 14, 2017    **1001989**

**Zone Atlas Page:** J-11

**Notification Radius:** Neighborhood Associations  
**100ft plus r.o.w**

**Cross Reference and Location:** Coors Blvd. NW between Fortuna Rd. NW and Glenrio Rd. NW

**Applicant:** Poston Investment Collective, LLC  
ABQ, NM

**Agent:** Consensus Planning, Inc  
302 8<sup>th</sup> St. NW  
ABQ, NM 87102

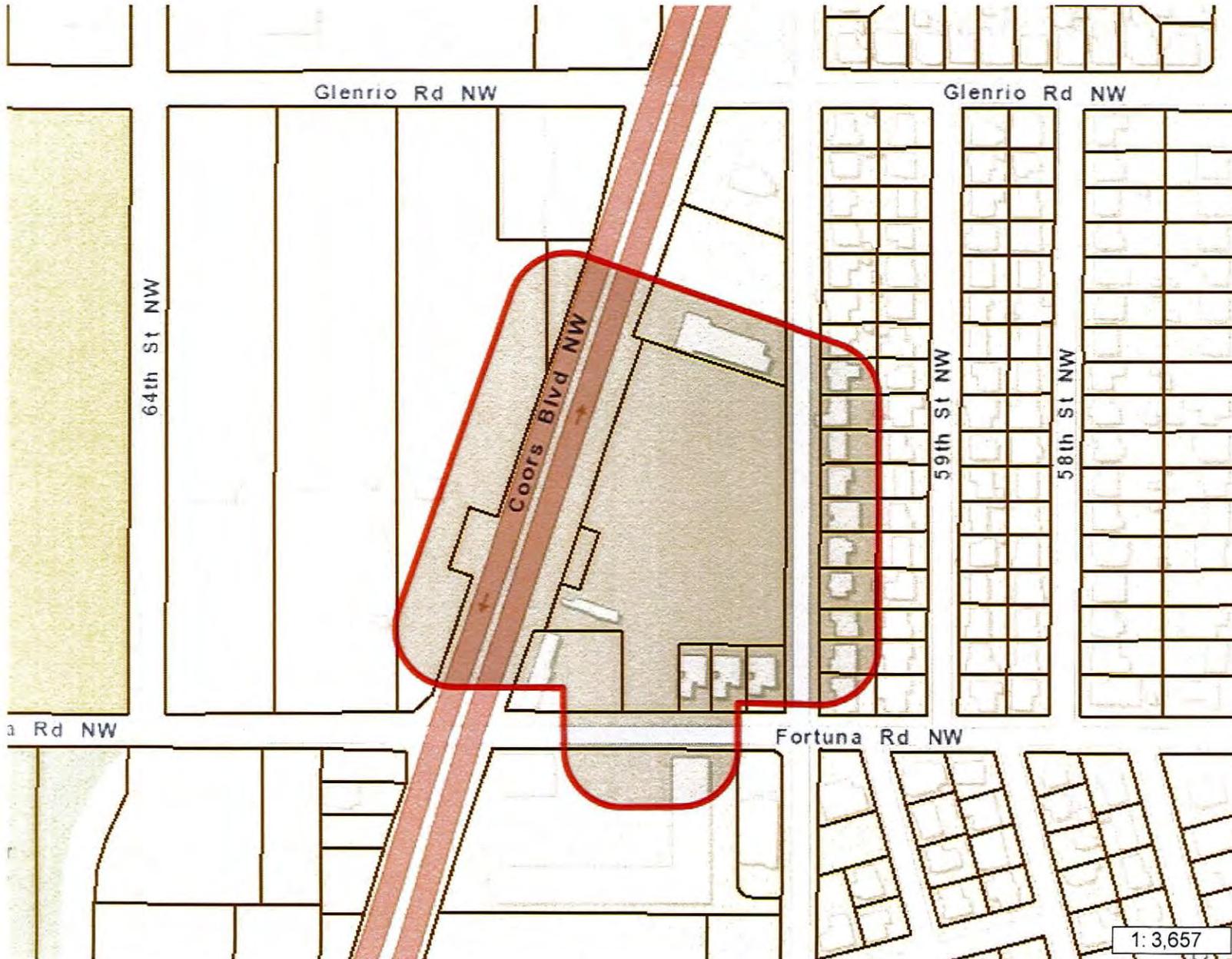
**Special Instructions:**

**Notice must be mailed from the  
City 15 days prior to the meeting.**

- PLN Generated buffer map & address labels
- Applicant Generated buffer map & address labels
  
- PLN Certified mail outs
- Applicant Certified mail outs

**Date Mailed:** 08/23/17

**Signature:** 



### Legend

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

### Notes

0.1 0 0.04 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
7/13/2017 © City of Albuquerque

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**THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES**

1:3,657

GARCIA GABRIEL G  
717 59TH ST NW  
ALBUQUERQUE NM 87105

ARAGON CHARLES G & JOSEPHINE G  
808 ESTANCIA DR NW  
ALBUQUERQUE NM 87105-1362

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

DUARTE VICTOR G & ARLENE  
716 ESTANCIA DR NW  
ALBUQUERQUE NM 87105-1360

CHACON LUPE C  
709 59TH ST NW  
ALBUQUERQUE NM 87105-1351

GREVEY HELEN A & MARIANNE GREVEY  
FISHER & AVS LLC  
2015 WYOMING BLVD NE  
ALBUQUERQUE NM 87112

CORTEZ IRENE  
804 ESTANCIA DR NW  
ALBUQUERQUE NM 87105-1362

MARTINEZ ALICE J  
800 ESTANCIA DR NW  
ALBUQUERQUE NM 87105-1362

GREVEY HELEN A & MARIANNE GREVEY  
FISHER & AVS LLC  
2015 WYOMING BLVD NE  
ALBUQUERQUE NM 87112

RUIZ DAGOBERTO & MIRIAM  
1128 ATRISCO RD NW  
ALBUQUERQUE NM 87105

HALLE PROPERTIES LLC  
20225 N SCOTTSDALE RD  
SCOTTSDALE AZ 85255-6456

FRY TERRY  
720 ESTANCIA DR NW  
ALBUQUERQUE NM 87105

CANO SIRENA C % CAMUNEZ-RASCON  
DANIEL I & MENDOZA-RIVAS PETRA A  
700 ESTANCIA DR NW  
ALBUQUERQUE NM 87105

LOVATO TRINIDAD JR & MELESIA  
729 59TH ST NW  
ALBUQUERQUE NM 87105-1351

MARTINEZ SALLY F  
724 ESTANCIA DR NW  
ALBUQUERQUE NM 87105-1360

TRUJILLO EILEEN M  
705 59TH ST NW  
ALBUQUERQUE NM 87105

LUJAN ARABELLA M  
713 59TH ST NW  
ALBUQUERQUE NM 87105-1351

SOLANO MILNOR  
801 59TH ST NW  
ALBUQUERQUE NM 87105

GONZALEZ JOSE M & GALINDO-  
GONZALEZ GRACIELA  
704 ESTANCIA DR NW  
ALBUQUERQUE NM 87105-1360

SEDILLO MAXIMILIAN JR  
725 59TH ST NW  
ALBUQUERQUE NM 87105

QUINTANA JOE G & PATRICIA  
728 ESTANCIA DR NW  
ALBUQUERQUE NM 87105-1360

MARTINEZ JESSICA C  
805 59TH ST NW  
ALBUQUERQUE NM 87105

MURO MANUEL R  
708 ESTANCIA DR NW  
ALBUQUERQUE NM 87105-1360

KING ORRIN & TILLIE S TRUSTEES KING  
LVT  
1601 HIAWATHA DR NE  
ALBUQUERQUE NM 87112-4517

GREVEY HELEN A & MARIANNE GREVEY  
FISCHER & AVS LLC  
2015 WYOMING BLVD NE  
ALBUQUERQUE NM 87112

NVIEMPIRE SPE LLC  
5528 EUBANK BLVD NE SUITE 3  
ALBUQUERQUE NM 87111

COHEN BEN D TRUSTEE & CASPI SAMUEL  
T TRUSTEE CASPI RVT  
1059 KISKA ST NW  
ALBUQUERQUE NM 87120

6005 FORTUNA LLC  
6017 NASEI DR NE  
ALBUQUERQUE NM 87111

SINGH ASHOK KUMAR & ANITA  
2813 BOTTICELLI DR  
HENDERSON NV 89052

HEIM JEFFERY N  
9620 PROSPECT AVE NE  
ALBUQUERQUE NM 87112-2933

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9620 PROSPECT AVE NE  
ALBUQUERQUE NM 87112-2933

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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COHEN BEN D TRUSTEE & CASPI SAMUEL  
T TRUSTEE CASPI RVT  
1059 KISKA ST NW  
ALBUQUERQUE NM 87120

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

Postmark  
Here

KING ORRIN & TILLIE S TRUSTEES KING  
LVT  
1601 HIAWATHA DR NE  
ALBUQUERQUE NM 87112-4517

for Instructions

7016 0910 0002 1798 6478

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

Postmark  
Here

QUINTANA JOE G & PATRICIA  
728 ESTANCIA DR NW  
ALBUQUERQUE NM 87105-1360

Instructions

7016 0910 0002 1798 6461

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OFFICIAL USE

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

Postmark  
Here

SOLANO MILNOR  
801 59TH ST NW  
ALBUQUERQUE NM 87105

Instructions

7016 0910 0002 1798 6454

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OFFICIAL USE

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

Postmark  
Here

MARTINEZ SALLY F  
724 ESTANCIA DR NW  
ALBUQUERQUE NM 87105-1360

Instructions

7016 0910 0002 1798 6447

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

FRY TERRY  
720 ESTANCIA DR NW  
ALBUQUERQUE NM 87105

for Instructions

7016 0910 0002 1798 6430

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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## OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

GREVEY HELEN A & MARIANNE GREVEY  
FISHER & AVS LLC  
2015 WYOMING BLVD NE  
ALBUQUERQUE NM 87112

for Instructions

7016 0910 0002 1798 6423

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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## OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

GREVEY HELEN A & MARIANNE GREVEY  
FISHER & AVS LLC  
2015 WYOMING BLVD NE  
ALBUQUERQUE NM 87112

for Instructions

7016 0910 0002 1798 6416

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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## OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

Instructions

7016 0910 0002 1798 6409

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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## OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent  
SINGH ASHOK KUMAR & ANITA  
2813 BOTTICELLI DR  
HENDERSON NV 89052

Instructions

7016 0910 0002 1798 6393

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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## OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent To  
NVIEMPIRE SPE LLC  
5528 EUBANK BLVD NE SUITE 3  
ALBUQUERQUE NM 87111

Instructions

7016 0910 0002 1798 6386

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CERTIFIED MAIL® RECEIPT  
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	MURO MANUEL R
City, State	708 ESTANCIA DR NW ALBUQUERQUE NM 87105-1360
PS Form	Instructions

7016 0910 0002 1798 6355

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	LOVATO TRINIDAD JR & MELESIA
City, State	729 59TH ST NW ALBUQUERQUE NM 87105-1351
PS Form	Instructions

7016 0910 0002 1798 6379

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	SEDILLO MAXIMILIAN JR
City, State	725 59TH ST NW ALBUQUERQUE NM 87105
PS Form	Instructions

7016 0910 0002 1798 6348

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	HALLE PROPERTIES LLC
City, State	20225 N SCOTTSDALE RD SCOTTSDALE AZ 85255-6456
PS Form	Instructions

7016 0910 0002 1798 6362

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	LUJAN ARABELLA M
City, State	713 59TH ST NW ALBUQUERQUE NM 87105-1351
PS Form	Instructions

7016 0910 0002 1798 6331

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent To	
Street	MARTINEZ ALICE J
City, State	800 ESTANCIA DR NW ALBUQUERQUE NM 87105-1362
PS Form	Instructions

7016 0910 0002 1798 6324

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent \_\_\_\_\_  
 Street \_\_\_\_\_  
 City, \_\_\_\_\_  
 PS Instructions

CHACON LUPE C  
 709 59TH ST NW  
 ALBUQUERQUE NM 87105-1351

7016 0910 0002 1798 6294

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent \_\_\_\_\_  
 Street \_\_\_\_\_  
 City, \_\_\_\_\_  
 PS Instructions

GREVEY HELEN A & MARIANNE GREVEY  
 FISCHER & AVS LLC  
 2015 WYOMING BLVD NE  
 ALBUQUERQUE NM 87112

7016 0910 0002 1798 6317

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent \_\_\_\_\_  
 Street \_\_\_\_\_  
 City, \_\_\_\_\_  
 PS Instructions

ARAGON CHARLES G & JOSEPHINE G  
 808 ESTANCIA DR NW  
 ALBUQUERQUE NM 87105-1362

7016 0910 0002 1798 6287

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CERTIFIED MAIL® RECEIPT  
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent \_\_\_\_\_  
 Street \_\_\_\_\_  
 City, \_\_\_\_\_  
 PS Instructions

MARTINEZ JESSICA C  
 805 59TH ST NW  
 ALBUQUERQUE NM 87105

7016 0910 0002 1798 6300

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent \_\_\_\_\_  
 Street \_\_\_\_\_  
 City, \_\_\_\_\_  
 PS Instructions

6005 FORTUNA LLC  
 6017 NASEI DR NE  
 ALBUQUERQUE NM 87111

7016 0910 0002 1798 6270

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CERTIFIED MAIL® RECEIPT  
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent \_\_\_\_\_  
 Street \_\_\_\_\_  
 City, \_\_\_\_\_  
 PS Instructions

GONZALEZ JOSE M & GALINDO-  
 GONZALEZ GRACIELA  
 704 ESTANCIA DR NW  
 ALBUQUERQUE NM 87105-1360

7016 0910 0002 1798 6263

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## OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
<b>Total Postage and Fees</b>	\$

Sent To  
 Street TRUJILLO EILEEN M  
 City, State 705 59TH ST NW  
 City, State ALBUQUERQUE NM 87105

Instructions

7016 0910 0002 1798 6232

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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## OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
<b>Total Postage and Fees</b>	\$

Sent To  
 Street CORTEZ IRENE  
 City, State 804 ESTANCIA DR NW  
 City, State ALBUQUERQUE NM 87105-1362

Instructions

7016 0910 0002 1798 6256

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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## OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
<b>Total Postage and Fees</b>	\$

Sent To  
 Street CANO SIRENA C % CAMUNEZ-RASCON  
 City, State DANIEL I & MENDOZA-RIVAS PETRA A  
 City, State 700 ESTANCIA DR NW  
 City, State ALBUQUERQUE NM 87105

Instructions

7016 0910 0002 1798 6225

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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## OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
<b>Total Postage and Fees</b>	\$

Sent To  
 Street DUARTE VICTOR G & ARLENE  
 City, State 716 ESTANCIA DR NW  
 City, State ALBUQUERQUE NM 87105-1360

Instructions

7016 0910 0002 1798 6249

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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## OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
<b>Total Postage and Fees</b>	\$

Sent To  
 Street RUIZ DAGOBERTO & MIRIAM  
 City, State 1128 ATRISCO RD NW  
 City, State ALBUQUERQUE NM 87105

Instructions

7016 0910 0002 1798 6218

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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## OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
<b>Total Postage and Fees</b>	\$

Sent To  
 Street GARCIA GABRIEL G  
 City, State 717 59TH ST NW  
 City, State ALBUQUERQUE NM 87105

Instructions

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 8/30/17 To 9/14/17

5. REMOVAL

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

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

*malate* 8/31/17  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 8/3/17 *Michael J. V...*  
(Date) (Staff Member)

PROJECT NUMBER: 1001989

**SITE PLAN REDUCTIONS**



# DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist the architects, landscape architects, and designers in the development of future Site Development Plans for Building Permit. These Design Guidelines seek to ensure that redevelopment of this site is cohesive and visually attractive. These Design Guidelines are in addition to the regulations of the C-1 zone and the Coors Corridor Plan.

## Amendment Process

Future Site Development Plans for Building Permit shall be delegated to the Development Review Board (DRB), provided they are consistent with the Site Development Plan for Subdivision and these Design Guidelines. 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 14-16-2-22 (A)(6) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission, or as required by a successor document.

## 1. Parking and Vehicular Circulation

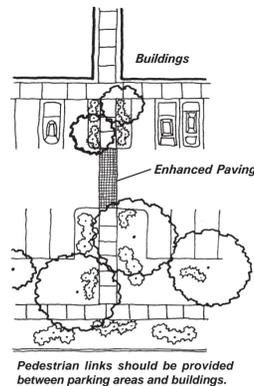
In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design.

- 1.1 Handicapped parking spaces shall be provided adjacent to building entries.
- 1.2 The minimum number of parking spaces shall be as provided per the C-1 zone.
- 1.3 Bicycle parking shall be conveniently located near building entrances. The number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Comprehensive Zoning Code.
- 1.4 A shared parking agreement and cross access easement shall be obtained at the DRB.
- 1.5 No parking area shall intrude upon the 15 foot wide front landscaped setback.
- 1.6 Specific design of parking areas shall be in accordance with the City's Development Process Manual (DPM), and in compliance with the City's Comprehensive Zoning Code, Section 14-16-3-1. Minimum widths and radii for fire access shall be maintained.
- 1.7 Fire access shall be provided in accordance with the International Fire Code as adopted and amended by the State of New Mexico and the City of Albuquerque, and with current regulations of the Albuquerque Fire Department.
- 1.8 Alternative surfacing treatments for the parking areas should be explored to allow for water permeability. Opportunities to harvest water in planted islands should also be considered (See Section 8).

## 2. Pedestrian Circulation and Bicycle Access

The creation of a pedestrian and bicycle-friendly environment is important given the proximity of the residential neighborhood to the east, West Mesa High School to the west, and transit along Coors Boulevard.

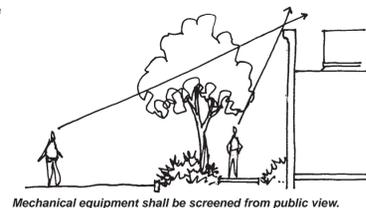
- 2.1 Pedestrian paths shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
- 2.2 Pedestrian connections shall be provided from public sidewalks and parking lots to buildings. Pedestrian connections may be provided from Estancia Drive depending on the nature of the future use, building orientation, site layout, and associated screening.
- 2.3 Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles.
- 2.4 Freestanding restaurants shall provide outdoor patios shaded by trees and/or a shade structure that is architecturally integrated with building architecture.
- 2.5 Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts.
- 2.6 All sidewalks, ramps (including required truncated domes), curb cuts, and curb and gutter located within City right-of-way shall be built per City of Albuquerque Standard Drawings: sidewalks (2430), ramps (2440), curb cuts (2426), and curb and gutter (2415 A).



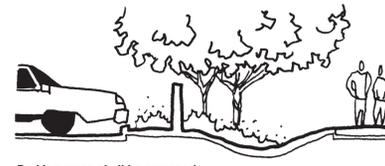
## 3. Screening, Walls, and Fences

The effective use of screening devices for mechanical equipment, parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the property.

- 3.1 All mechanical equipment shall meet the screening requirements of Section 14-16-3-18(C)(6) 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.
- 3.2 All screening and vegetation surrounding ground-mounted transformers and utility pads shall 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](http://www.pnm.com) for specifications.
- 3.3 All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections. Trash enclosures shall be screened with plant materials.



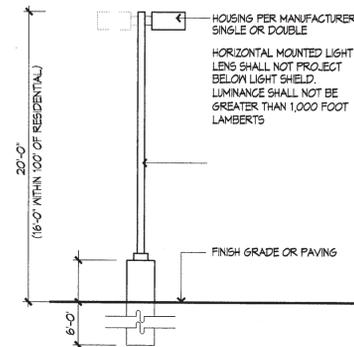
- 3.4 The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the buildings on the site.
- 3.5 No refuse collection areas shall be allowed between Coors Boulevard and the front of the buildings.
- 3.6 Parking areas shall be screened from the public right-of-way with plant materials, walls, earthen berming, or a combination of the above. Such screening shall have a minimum height of 3 feet.
- 3.7 Walls and fences shall comply with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.
- 3.8 Barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited. Acceptable materials for walls are masonry block (no unfinished), split face block, burnished block, architectural concrete, stone, and stucco.
- 3.9 Clear Sight Distance: Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the area.



## 4. Lighting and Security

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.

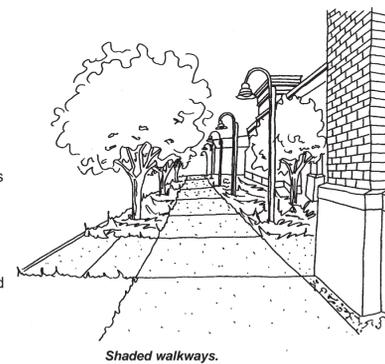
- 4.1 All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and guidelines shall conform to state and local safety and illumination guidelines. All exterior installations must be provided with ground-fault interruption circuits.
- 4.2 All light fixtures shall contain light shields with cut off angles to prevent spillage onto adjoining properties. All lighting shall be compliant with the State of New Mexico Night Sky Protection Act, NMSA 1978, 74.12. Cobra and sodium lights are prohibited.
- 4.3 Maximum height for light fixtures shall be as follows:
  - » Parking Areas: 20 feet
  - » Pedestrian paths: 16 feet
  - » Building lighting shall not cause glare or night sky pollution.
- 4.4 Area lighting should be used to highlight public walkways. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.
- 4.5 Site lighting shall not have a total off-site luminance greater than 1,000 foot lamberts; however, it shall not have an off-site luminance greater than 200 foot lamberts measured from the property line of any private property in a residential zone.
- 4.6 Exterior lighting, if any, should be designed as part of the architectural and landscape statement of a project. Fixture style and design should be compatible and consistent with the building design.
- 4.7 The location of the lighting fixture, together with its cut-off angle, shall be carefully selected so that glare or excessive brightness is minimized on any public right-of-way or any adjacent premises.
- 4.8 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.



## 5. Landscape

The development of an overall landscape concept will establish a framework that unifies the property. The landscape design should utilize the Official Albuquerque Tree List. All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies.

- 5.1 The landscape for this property shall be in compliance with Section 14-16-3-10 Landscaping Regulations of the Comprehensive City Zoning Code.
- 5.2 Plant materials will be used for a variety of purposes, including:
  - » Buffer/screen - plant materials will be used to buffer certain facilities from noise and wind, and screen views to/from objectionable elements;
  - » Shade/climate control - shade trees will be used along pedestrian paths and around activity areas;
  - » Define uses or activities - trees and shrubs will be used to define specific areas;
  - » Highlight specific features - trees and shrubs will be used to frame elements, provide foreground and background interest, etc.
- 5.3 Individual business owners shall be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition.



- 5.4 A minimum of 15 percent of the net lot area, as defined by Section 14-16-3-10 Landscaping Regulations contained in the City Comprehensive Zoning Code, shall be devoted to landscape materials.
- 5.5 A minimum of 50% of the front setback area shall be maintained with live landscaping material, as required by the Coors Corridor Plan.
- 5.6 All landscaped areas 36 square feet in size or larger shall be covered with living, vegetative materials such as trees, grasses, vines, shrubs, or flowers. Coverage is calculated based on the mature spread of the plant materials:
  - » The total landscaped area shall have at least 75% coverage by living, vegetative materials;
  - » A minimum of 30% coverage of the total landscaped area shall be achieved by ground-level plants (shrubs, groundcover, grasses, etc.); and
  - » A minimum of five species must be used on the site to have a mix of living, vegetative materials represented in understory plantings.
- 5.7 Minimum plant sizes at time of installation shall be as follows:
  - » Deciduous Trees: 2-inch caliper measured six inches above grade;
  - » Evergreen Trees: Six feet in height
  - » Multi-trunk Trees: Minimum of two trunks, with a combined minimum caliper of two inches
  - » Shrubs: One gallon
  - » Groundcover: adequate to provide general ground coverage within one growing season after planting
- 5.8 Trees shall be provided in and around off-street parking areas to provide shade and relieve the adverse visual impact of large expanses of pavement and parked cars as follows:
  - » One tree shall be provided per ten parking spaces, with no parking space being more than 100 feet from a tree trunk.
  - » The minimum size of tree planters within off-street parking areas shall be 60 square feet per tree; the open tree planter area may be reduced to 36 square feet if the surface of the parking or vehicle circulation area adjacent to the tree planter is of a permeable material, and combined with the open tree planter area, meets the 60 square foot per tree requirement;
  - » A minimum of 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.
- 5.9 Street trees shall be provided in accordance with Section 6-6-2-1 City Street Tree Ordinance, Section 6-6-2-5 Street Tree Policies, and the following:
  - » Spacing between evenly spaced street trees shall be no greater than the diameter of the tree canopy at maturity. Random clustering of street trees is acceptable, provided the number of trees planted equals or exceeds the number that would be required if the trees were evenly spaced. However, there shall be no gap of more than 100 feet between street trees;
  - » Street trees shall be planted in the parkway strip (i.e., between the curb and the public sidewalk), unless traffic safety requires different locations. If the parkway strip is not feasible for planting, the street trees shall be within 20 feet of the back of curb. These trees may be used concurrently to fulfill the site landscape requirements;
  - » A minimum of 60 square foot planting area shall be provided for each tree;
  - » Plantings of more than 10 trees must use at least two different genera, with roughly equal numbers of each; and
  - » One of every three street trees planted may be an accent tree, as defined by the Official Albuquerque Plant Palette and Sizing List.
- 5.10 All planting areas shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
- 5.11 An automatic underground irrigation system shall be provided to support all landscaping areas.

# 730 COORS NW

## DESIGN GUIDELINES

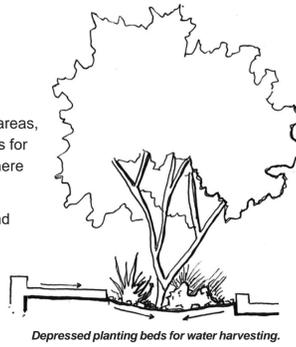
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Prepared by:  
Consensus Planning, Inc.  
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Albuquerque, NM 87102

## 6. Sustainability and Storm Water Control

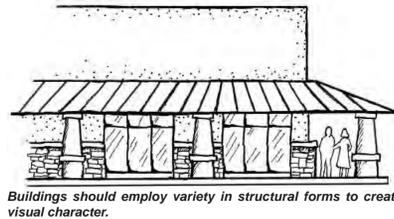
- 6.1 Techniques shall be utilized to reduce energy and water consumption.
- 6.2 Water harvesting techniques, such as curb cuts for drainage to landscaped areas, permeable paving, bioswales to slow and treat storm water runoff, or cisterns for the collection and reuse of storm water and gray water shall be provided, where appropriate.
- 6.3 Storm water control measures shall be designed to manage the first flush and control runoff generated by contributing impervious surfaces.
- 6.4 Where feasible, roofs shall drain water to areas which are landscaped appropriately for such run-off.
- 6.5 Buildings shall be oriented to take advantage of heat gain in the winter where possible while coordinating with shading strategies to inhibit solar gain in the summer.
- 6.6 Grasses and other ground vegetation should be placed near project edges to help filter and slow runoff as it exits and enters the site.
- 6.7 Convenient recycling collection facilities shall be provided by all tenants of the site.



## 7. Architecture

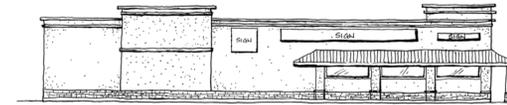
New development should establish an appropriate and pleasing visual impression. The architectural design should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations. The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the property.

- 7.1 All buildings shall comply with Section 14-16-3-18, 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.
- 7.2 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 compatible design and materials.
- 7.3 Generic franchise building elevations or canopies are discouraged.
- 7.4 Building entry ways shall be clearly defined and include a canopy, portal, or awning that is architecturally integrated with the building. No plastic or vinyl building panels, awnings, or canopies are allowed.
- 7.5 Buildings should employ variety in structural forms to create visual character and interest, and avoid long, unarticulated facades. Facades should have varied front setbacks, with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment.
- 7.6 Building edge treatments shall "step down" to relate to the scale of pedestrians. Building masses should be arranged to cast shadows on each other in order to emphasize the contrast of light and shaded surfaces at corners and edges.
- 7.7 Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes. Glazing should respond to climate, view, and orientation.
- 7.8 Highly reflective surfaces; exposed, untreated, precision block walls; and materials with high maintenance requirements are undesirable and should be avoided.
- 7.9 Wireless telecommunications facilities (cell towers) shall be architecturally integrated.



- 8.7 Building-mounted signs shall:

- > Identify the name and address of the building;
- > Have a maximum of 4 different colors;
- > Have a minimum contrast of 70% between the background and the text in order to ensure readability; and
- > Not intrude upon any architectural features, including windows, columns, mouldings, or other decorative features.



- 8.8 Building-mounted signs shall not overhang into the public right-of-way or extend above the building roof line.
- 8.9 Lighted signs shall not face the residential neighborhood.
- 8.10 No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- 8.11 Off-premise signs and portable signs are prohibited.
- 8.12 No illuminated plastic panel signs are allowed except business logos.

## 9. Utilities

To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment should be minimized.

- 9.1 Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening of transformers, utility boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.
- 9.2 When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure 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.
- 9.3 PNM Coordination: Development shall abide by all conditions or terms of utility easements prior to development. Contact shall be made with PNM's new Service Delivery Department to coordinate electric service and options for the location of electrical service connection. Any existing or proposed public utility distribution easements are to be indicated on subsequent Site Plan for Building Permit utility plan sheets. PNM's standard for public utility distribution easements is 10 feet in width to ensure adequate, safe clearances.

## 8. Signage

The following signage guidelines are intended to regulate the size, location, type, and quality of sign elements. 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.

- 8.1 All signs shall be in compliance with Section 14-16-2-16 C-1 Neighborhood Commercial Zone and 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code, except as specifically modified by these Design Guidelines.
- 8.2 Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings.
- 8.3 One freestanding project monument sign is allowed at each of the project entries at Coors Boulevard NW and Fortuna Road NW. The monument sign at Coors Boulevard NW shall be a maximum of 9 feet in height, with a maximum sign area of 75 square feet. The monument sign at Fortuna Road NW shall be a maximum of 8 feet in height, with a maximum sign area of 50 square feet. These project monument signs shall be of similar design and materials.
- 8.4 Freestanding monument signs are not allowed at the rear of the site along Estancia Drive.
- 8.5 Freestanding signs shall not require any external bracing, angle-iron supports, guy wires or similar devices.
- 8.6 Building-mounted signs shall not exceed 6 percent of the facade area. Maximum logo size shall not exceed 3 feet by 5 feet.

# 730 COORS NW

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