

**APPLICATION INFORMATION:**

Professional/Agent (if any): CONSENSUS PLANNING INC.  
ADDRESS: 302 8th St. NW  
CITY: ALBUQUERQUE  
STATE NM ZIP 87102  
E-MAIL: firstman@consensusplanning.com  
PHONE: (505) 764-9801  
FAX: \_\_\_\_\_

APPLICANT: Pure Group  
ADDRESS: 7601 Jefferson NE Ste 320  
CITY: Albuquerque 1  
STATE NM ZIP 87109  
E-MAIL: kevin.pattner@puregroup.com  
PHONE: (505) 238-2857  
FAX: \_\_\_\_\_

Proprietary interest in site: Contract purchase  
List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Final site plan for ERL hardware site plan for building permit  
and amended site 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 A-1-A and B-2  
Subdiv/Addn/TBKA: Anderson of La Luz

Existing Zoning: SU-1 RFD 5 DU/LR  
Proposed zoning: N/A  
MRGCD Map No. \_\_\_\_\_  
Zone Atlas page(s): F-11-2  
UPC Code: 101106133531642016; 101106137636011405

**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 # 1000965!  
06ERL-01314/01315, 14ERL-40074/40075

**CASE INFORMATION:**  
Within city limits?  Yes  No  
Within 1000FT of a landfill?  Yes  No  
No. of existing lots: 2  
No. of proposed lots: 45  
Total site area (acres): 11.7

**LOCATION OF PROPERTY BY STREETS:** On or Near: SEVILLA AVE NW  
Between: Goods Boulevard NW and MI COCCELIA DRIVE NW

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

**SIGNATURE** \_\_\_\_\_  
DATE: 1/5/15  
Applicant:  Agent:  \_\_\_\_\_

(Print Name) THREVELINE FISHMAN  
Revised: 4/2012

**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**  
14DRB - 70001  
14DRB - 70002  
**Action**  
SRP  
SRS  
CME  
**S.F.**  
Fees  
\$  
\$  
\$ 20.00  
\$  
\$  
\$ 20.00  
\$ 20.00  
**Total**  
\$ 20.00

**Hearing date**  
January 14, 2015  
**Project #**  
1000965  
**Staff signature & Date**  
1-6-15

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

**STORM DRAINAGE (Form D)**  
Storm Drainage Cost Allocation Plan  
Decision by: DRB, EPC, LUCG, Planning Director, ZEO, ZHE, Board of Appeals, other  
**A** **L**  
**APPEAL / PROTEST of...**  
Street Name Change (Local & Collector)  
**D**  
Cert. of Appropriateness (LUCG)  
IP Master Development Plan  
Administrative Amendment/Approval (AA)  
for Building Permit  
for Subdivision Amendment

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

Application case numbers: 70001, 70002, 14DRB, 14DRB  
 Project # 1000965  
 Planner signature / date: [Signature] 1-6-15

Form revised October 2007



Applicant name (print): JACQUELINE FISHER  
 Applicant signature / date: [Signature] 1/5/15

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

Your attendance is required.

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan (SUBMITTED w/ PRELIM. PLAN)
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting.

Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
- 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
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting.

Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- 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
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting.

Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting.



Landscapes Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

January 5, 2015

Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

RE: Project 1000965 (Andalucia at La Luz)

Dear Mr. Chairman:

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for Project #1000965, Case Number 14EPC-40074 a Site Development Plan for Building Permit, and Case Number 14EPC-40075 an Amendment to the Site Plan for Subdivision, which were approved on December 11, 2014.

**CONDITIONS OF APPROVAL FOR THE SITE PLAN FOR SUBDIVISION AMENDMENT**

1. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).

*We agree.*

**CONDITIONS OF APPROVAL FOR THE SITE PLAN FOR BUILDING PERMIT**

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 the 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.

*This letter satisfies this condition.*

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.  
*The applicant met with Vicente Quevedo on January 5, 2015.*

3. A note shall be added to the wall elevations on sheet 3 of 8 of the Site Development Plan for Building Permit detailing pedestrian access to the Bosque.

*Sheet 3 of the Site Development Plan for Building Permit includes this note.*

James K. Strozier, AICP  
ASLA, LEED AP  
Christophher J. Green, PLA  
Jacqueline Fishman, AICP  
Laurie Firon, PLA, ASLA

PRINCIPALS

4. Elevations shall be included on the Site Development Plan for Building Permit for the proposed monument signs to ensure compliance with Section 14-16-3-5 – General Sign Regulations of the City Zoning Code. A monument sign elevation is included on the Site Development Plan for Building Permit, which complies with Section 14-16-3-5 of the City Zoning Code.

5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

*We agree.*

6. Conditions of Approval for Project #1000965 Site Development Plan for Building Permit and Amendment to Subdivision (Sevilla @ Andaluca – Coors and Sevilla)

There is an overhead 3-phase electric distribution line that bisects the subject property which serves a City of Albuquerque well site to the east. It is required that the developer contact PNM's New Service Delivery Department to coordinate electric service for this project and for modifications to the existing electric distribution facilities. Any relocation, changes, realignment regarding existing electric utilities will be at the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.

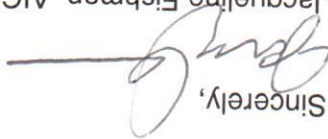
*The applicant has been coordinating with PNM, accordingly.*

The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except specifically approved by the EPC.

*We agree.*

7. Sheet 2 of 8 of the Site Development Plan for Building Permit will be revised to show Lots 13, 15, 20, and 28 restricted to flat roof models. Sheet 2 of the Site Development Plan for Building Permit has been revised accordingly.

Please do not hesitate to contact me at 764-9801 with any questions or additional information you may need.

Sincerely,  
  
 Jacqueline Fishman, AICP  
 Principal

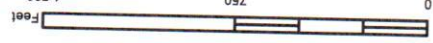
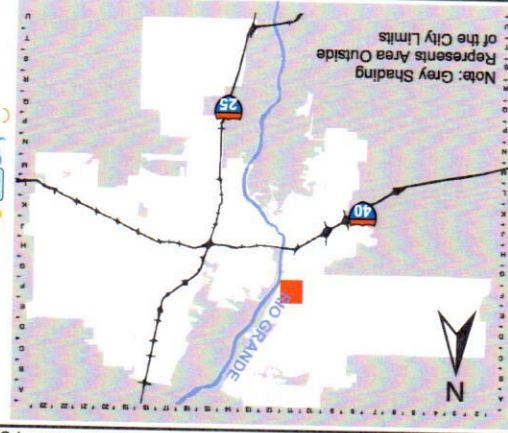
# AGIS

Albuquerque Geographic Information System

Map amended through: 9/2/2014



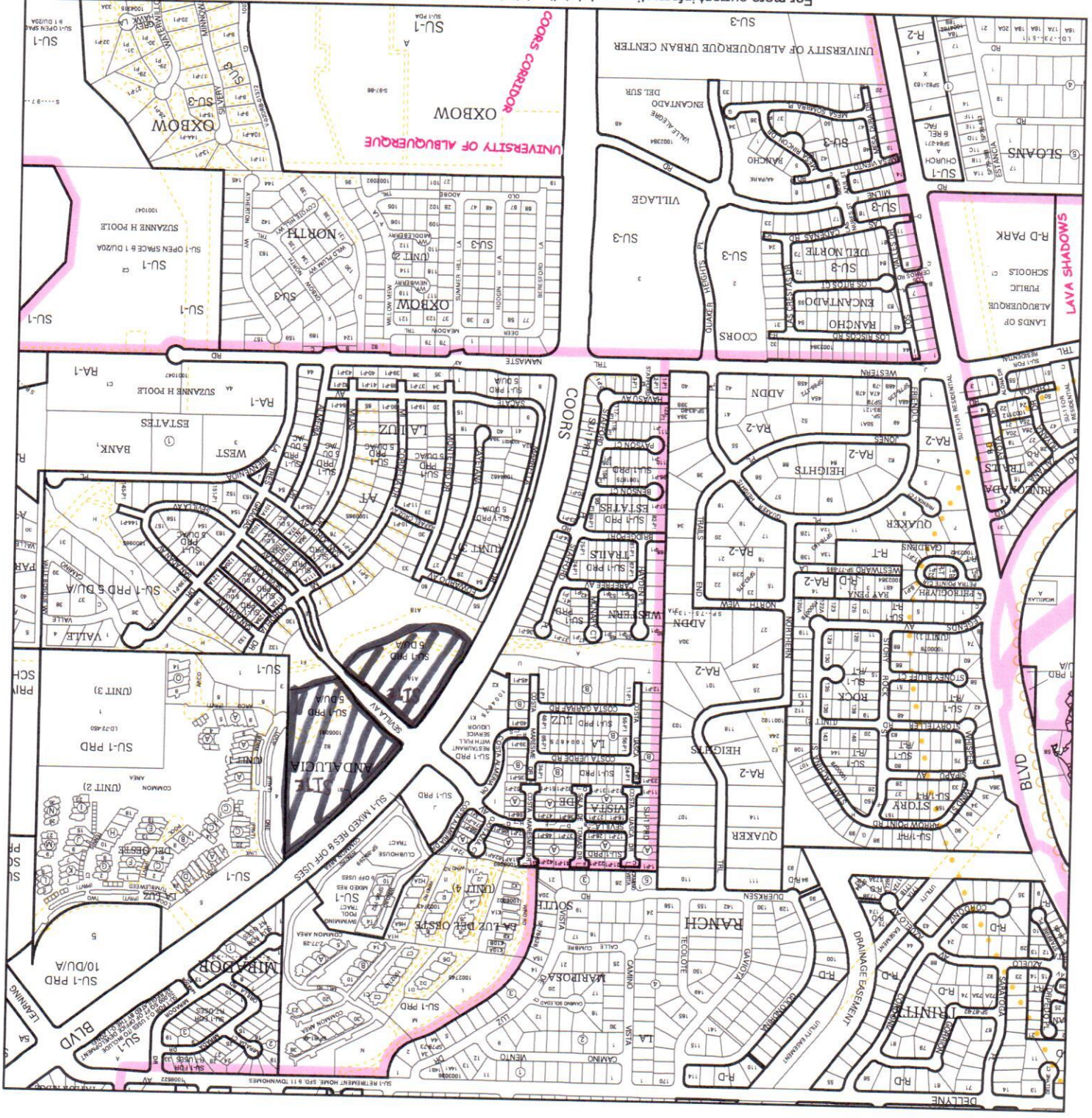
Note: Gray Shading Represents Area Outside of the City Limits



- Selected Symbols**
- Escapement
  - 2 Mile Airport Zone
  - Design Overlay Zones
  - City Historic Zones
  - H-1 Buffer Zone
  - Petroglyph Mon.
  - Wall Overlay Zone
  - Airport Noise Contours
- SECTOR PLANS**
- F-11-Z

Zone Atlas Page: F-11-Z

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



# CITY OF ALBUQUERQUE

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

## OFFICIAL NOTIFICATION OF DECISION

December 12, 2014

Pulte Group  
7601 Jefferson St, NE, Suite 180  
Albuquerque, NM 87109  
Project# 1000965  
14EPC-40075 Amendment to Site Development  
Plan for Subdivision  
14EPC-40074 Site Development Plan  
for Building Permit

**LEGAL DESCRIPTION:**  
For all or a portion of tracts A-1-A and B-2,  
Andalucia at La Luz, zoned SU-1 for PRD, 5  
DU/Acre located on Sevilla Ave. NW between  
Coors Blvd. and Mi Cordellia Dr., containing  
approximately 12 acres.  
(F-11)

PO Box 1293

On December 11, 2014, the Environmental Planning Commission (EPC), voted to **APPROVE** Project  
Albuquerque #1000965, 14EPC-40075 Site Development Plan for Subdivision Amendment and 14EPC-40074 a  
request for a Site Development Plan for Building Permit based on the following Findings:

New Mexico 87103

**FINDINGS - 14EPC-40075 - December 11, 2014 Site Development Plan for Subdivision Amendment**

www.cabq.gov

This is a request for a site development plan for subdivision amendment for lots A-1A and B-2,  
Andalucia at La Luz located at Sevilla Ave. NW between Coors Blvd. and Mi Cordellia Dr. NW  
and containing approximately 11.7 Acres.

2. The purpose of the request is to amend the site development plan for subdivision for phase 4  
of Andalucia at La Luz for Tracts A-1A and B-2 into 45 residential lots and private open space  
areas.

3. The Andalucia at La Luz Subdivision contains approximately 106 acres and extends from  
Learning Road on the north to Namaste Road on the south and from Coors Blvd. on the west to  
the Riverside Drain on the east. Annexation, zone map amendment and a site development plan



OFFICIAL NOTICE OF DECISION

Project #1000965  
December 12, 2014

Page 2 of 10

were approved by the EPC for all of Andaluca at La Luz Subdivision in February of 2001 (00EPC-01743, Refers to Project 1000965).

In August of 2003, the EPC approved a zone map amendment for all of Tract 1, which includes the subject site, from SU-1/PRD, 10DU/Acre to SU-1/PRD, 5DU/Acre. The EPC simultaneously approved a site development plan for subdivision which included Design Standards to guide future development within Andaluca at La Luz (03EPC-01102, Refers to Project 1000965).

In November of 2004, the EPC approved an amendment to the site plan for subdivision to provide clarification that the overall gross density for all of Tract 1 shall not exceed 5 DU/Acre (04EPC-00855, Refers to Project 1000965).

4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Facility Plan for Arroyos, Coors Corridor Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

5. The site development plan for subdivision states that all site development plans for building permit shall be approved by the Environmental Planning Commission.

6. The La Luz del Sol Neighborhood Association, La Luz Landowners Association, Taylor Ranch Neighborhood Association, Western Trails Estates Homeowners Association, Andaluca Homeowners Association, and Westside Coalition of Neighborhood Associations were all notified of this request. A facilitated meeting was not recommended or held.

7. There is no known neighborhood opposition to this request.

CONDITIONS OF APPROVAL – 14EPC-40075 – December 11, 2014 - Site Development Plan for Subdivision.

1. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).

FINDINGS - 14EPC-40074 - December 11, 2014 Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for lots A-1A and B-2, Andalucia at La Luz located at Sevilla Ave. NW between Coors Blvd. and Mi Cordellia Dr. NW and containing approximately 11.7 Acres.

2. The site development plan for building permit will allow for the construction of 45 new residential lots and is permissive under the current SU-1 for PRD 5DU/Acre zoning designation.

3. The Andalucia at La Luz Subdivision contains approximately 106 acres and extends from Learning Road on the north to Namaste Road on the south, and from Coors Blvd. on the west to the Riverside Drain on the east. Annexation, zone map amendment and a site development plan were approved by the EPC for all of Andalucia at La Luz Subdivision in February of 2001 (00EPC-01743, Refers to Project 1000965).

4. More recently in August of 2005, the EPC approved Phase 3 development of Andalucia at La Luz Blvd. The landscape buffer tracts include a 35 foot landscape buffer, a 6 foot perimeter wall and an 8 foot wide paved trail (05EPC-01115/01117, Refers to Project 1000965).

4. The site development plan for building permit generally conforms to the Design Standards contained within the site development plan for subdivision.

5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Facility Plan for Arroyos, Coors Corridor Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The site development plan for building permit furthers the following relevant Comprehensive Plan Policies:  
Plan, West Side Strategic Plan, Facility Plan for Arroyos, and Coors Corridor Sector Development

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

- A. Policy II.B.5.d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposal would facilitate development of single-family homes in an area near other single-family homes, at a net density of 3.84 DU/Acre which is an appropriate density for this location near Coors Blvd. because it does not exceed the density allowed by the existing zoning (5DU/Acre). All of the proposed dwellings are one-story for the specific purpose of respecting scenic and other resources of social, cultural, and recreational concern. The proposal furthers Policy II.B.5.d.



**B. Policy II.B.5.e:** New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The proposal would facilitate new growth on currently vacant land in an area contiguous to existing urban facilities and services and will ensure the integrity of existing neighborhoods by proposing development that is appropriate to the area. Therefore, the proposal further Policy II.B.5.e.

**C. Policy II.B.5.f:** Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

The proposed site layout includes clustering of homes throughout the site for the purpose of providing private open space within the development. However, the applicant has not included any detail on the site plan as to whether any of the dwelling units will be oriented toward any pedestrian paths or bikeways. Therefore, the proposal partially further Policy II.B.5.f.

**D. Policy II.B.5.k:** Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The main point of ingress/egress for the development is located at the intersection of Coors Blvd. (a Principal Arterial) and Sevilla Ave. A 35 foot landscape buffer and 6 foot perimeter wall are proposed along the western edge of the development off of Coors Blvd. In addition, a traffic signal and pedestrian refuge (island/median) are located at the main point of ingress. All of these elements serve to minimize the harmful effects of traffic for the proposed development. Therefore, the proposal further Policy II.B.5.k.

**E. Policy II.B.5.l:** Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

Many varying model types are proposed for the new development. In conformance with the site development plan for subdivision, the overall design appears to be Spanish Colonial and Northern New Mexico style architecture and would blend in with the plan area in terms of design features and articulation. The structures outlined on the exhibit sheets materials are proposed to be built out of quality materials, yet the architectural style is not particularly innovative. Therefore, the proposal partially further Policy II.B.5.l.

**F. Policy II.B.5.m:** Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposal enhances the unique vistas east of Coors Blvd. by ensuring that all of the dwelling units are single story structures (some of which are flat roof models) and the units are clustered thereby creating view "corridors" across the subject site. The quality of the visual environment in the area is therefore generally improved. The proposal further Policy II.B.5.m.

WEST SIDE STRATEGIC PLAN (WSSP) (RANK II)

G. WSSP Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services. Since it would facilitate future growth in Taylor Ranch, a location efficient for receiving City services, the proposal further WSSP Policy 3.12.

H. WSSP Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

The Andalucia at La Luz site development plan for subdivision requires that any site development plan for building permit conform to the view plane requirements of the Coors Corridor Plan view and height restrictions the goal of which is view preservation. The site development for building permit for this submittal is sensitive to the requirements of the view and height restrictions (including the request for exceptions). Therefore, the proposal further WSSP Policy 3.15.

I. WSSP Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset. Development east of Coors Blvd. shall be sensitive to the Bosque environment. The fact that the proposal is for single-family homes demonstrates more general sensitivity than proposing a non-residential use. The net density of 3.84 DU/Acre and clustering of homes for the purpose of providing additional open space areas also demonstrates general sensitivity to the preservation of the surrounding natural environment. The proposal further WSSP Policy 3.18.

J. WSSP Policy 4.6.b.: Design subdivisions to provide safe, attractive, and efficient circulation patterns for pedestrians. Walking distances from residences within subdivisions to arterials, collectors, or streets with existing or proposed transit service should be kept to ¼ mile or less whenever possible.

The Andalucia at La Luz site development plan for subdivision design guidelines require that each site development plan for building permit create pedestrian-friendly environments and public and private trails and sidewalk systems. The site plan for building permit for this submittal includes both a sidewalk system as well as a connection to the Oxbow Multituse Trail which is located approximately a third of a mile south of the subject site at Namaste Road. In addition, a bus stop that is utilized by six different bus routes is located adjacent to the site on Coors Blvd. The proposal further WSSP Policy 4.6.b.

K. WSSP Policy 4.6.d.: Subdivisions shall be designed to avoid rear yard walls facing public streets. The site development plan for subdivision for Andalucia at La Luz allows walls with a maximum height of 6 feet for any single wall. Six of the 45 lots may have rear yards facing Coors Blvd. However, no rear yard walls are shown on the site development plan for building permit. Without this level of detail, the proposal partially further WSSP Policy 4.6.d.

L. WSSP Policy 4.6.e.: Subdivisions shall be designed to provide multiple vehicular and pedestrian access points.

The Andalucía at La Luz site plan for subdivision includes multiple vehicular along Coors Blvd. and several pedestrian access points in the form of walking paths and sidewalks throughout the development. The proposal furthers WSSP Policy 4.6.e.

### FACILITY PLAN FOR ARROYOS (RANK II)

**M. Policy 1 - Primacy of Drainage Function:** Drainage and flood control are the most important functions of the City's arroyos. Other uses within or adjacent to them should not interfere with these functions.

The request furthers Policy 1 by not proposing any development activity that would interfere with the primacy of the drainage function of the San Antonio Arroyo.

**N. Policy 6 - Appropriate Access:** Where drainage rights-of-way contain trails, at least one pedestrian and bicycle access point should be provided per one quarter mile.

The request furthers Policy 6 by providing pedestrian access points at Coors Blvd. and at Sevilla Ave. which are less than one quarter mile apart.

### COORS CORRIDOR SECTOR DEVELOPMENT PLAN (RANK III)

**O. Policy 3-Recommended Land Use (p. 67):** The CCSDP recommends land uses which are identified on the following maps. The maps specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide development in the Plan area.

The recommended land use for the subject site is residential (See Figure 34, p. 75). The CCSDP also recommends requiring that new development comply with design guidelines and requiring that the Bosque, floodplain and open space areas be preserved. The proposal furthers Policy 3.

**P. Policy 7-Cluster Design (p. 80):** Cluster design for development of residential, commercial and industrial structures shall be encouraged.

The proposed site layout is clustered. Clustering allows for more open space and better preservation of views throughout the proposed layout. The proposal furthers Policy 7.

**Q. Policy 8-Buffer Strip (p. 81):** A 100 foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

The site development plan for subdivision shows the Corrales Riverside Drain with a 100 ft. buffer and a note indicating compliance with this CCSDP requirement. The proposal furthers Policy 8.

**R. Policy 4.a.3-New development (p. 86):** New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

The one-story dwelling unit design is compatible with preserving views within regard to the natural landscape as well as the nearby built environment. The proposal generally furthers Policy 4.a.3

S. Policy 4.b.3-Front Landscaped Street Yard (p. 90): There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard.

Design regulation 1 (p. 91): The front landscaped street yard shall be 15 feet in Segments 1 and 2 and 35 feet in Segments 3 and 4.

The required 35 ft. setback from Coors Blvd. is shown on the site development plan for building permit and runs along the entire length of the property, which is adjacent to Coors Blvd. The proposal complies with Design Regulation 1 and Policy 4.b.3.

T. Policy 4.b.7-Access (p. 96): Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized.

The proposal provides separate pedestrian and vehicular access points. There are points of ingress and egress for vehicles at Sevilla Ave. and heading northbound on Calle Athena. Ingress and egress for pedestrians can be accessed from Coors Blvd. as well as through via various concrete and crusher fine pedestrian trails throughout the proposed development. The proposal furthers Policy 4.b.7.

U. Policy 4.b.10-Architectural Design (p. 100): Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged.

The architectural style proposed for the dwelling units are Spanish Colonial and Northern New Mexico style. These styles not only conform to the CCSDP requirements but are also required per the approved site development plan for subdivision design guidelines. Varying materials and building articulation features also serve to reinforce the visual character of the environment of the proposed buildings. Therefore, the proposal furthers Policy 4.b.10.

V. CCSDP View Preservation Regulations: The site development plan for building permit generally complies with the design standards of the Coors Corridor Sector Development Plan including a request for preservation requirements of the Coors Corridor Sector Development Plan including a request for hardship and exceptionalty regarding the requirements.

CONDITIONS OF APPROVAL - 14EPC-40074 - December 11, 2014 - Site Development Plan for Building Permit

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 submission, 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. A note shall be added to the wall elevations on sheet 3 of 8 of the site development plan for building permit detailing pedestrian access to the Bosque.
4. Elevations shall be included on the site development plan for building permit for the proposed monument signs to ensure compliance with Section 14-16-3-5 - General Sign Regulations of the City Zoning Code.
5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
6. PNM Conditions for Approval for Project #1000965 Site Development Plan for Bldg Permit and Amendment to Subdivision (Sevilla @ Andaluca - Coors and Sevilla)

There is an overhead 3-phase electric distribution line that bisects the subject property which serves a City of Albuquerque well site to the east. It is required that the developer contact PNM's New Service Delivery Department to coordinate electric service for this project and for modifications to the existing electric utilities. Any relocation, changes or realignment or changes to existing facilities will be the developer's expense. In some cases, relocation or constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.

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.

OFFICIAL NOTICE OF DECISION

Project #1000965  
December 12, 2014

Page 9 of 10

7. Sheet 2 of 8 of the Site Development Plan for Building Permit will be revised to show Lots 13, 15, 20 and 28 restricted to flat roof models.

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

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

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

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

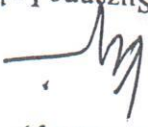
**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years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

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

SL/VQ

cc:

- Pulte Group, 7601 Jefferson St, NE, Suite 180, Albuquerque, NM 87109
- Consensus Planning, Inc., 302 Eighth Street NW, Albuquerque, NM 87120
- Arthur Woods, 33 Wind Rd. NW, Albuquerque, NM 87120
- Jim Fisk, 2 Mill Rd. NW, Albuquerque, NM 87120
- Rae Perts, 15 Tennis Ct. NW, Albuquerque, NM 87120
- Paula Worley, 3 Pool NW, Albuquerque, NM 87120
- Jolene Wolfley, 7216 Carson Trl. NW, Albuquerque, NM 87120
- Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120
- John Padilla 1917 Morningside Dr. NE, Albuquerque, NM 87109
- Krista Gessing 5500 Benson Ct. NW, Albuquerque, NM 87120
- Ann Prinz 4611 Mijas Dr. NW Albuquerque, NM 87120
- Kahleetah Clarke 2823 Richmond Dr. NE, Albuquerque, NM 87107
- Gerald C. Worrall 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
- Harry Hendriksen 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114
- Lawrence Miller, 5105 Sevilla Ave NW, Albuquerque, NM 87120
- Pat Gallagher, 24 Link NW, Albuquerque, NM 87120

Sincerely,  
  
Suzanne Lubar  
Planning Director