



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*  
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*  
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*  
AMAFCA.....*Lynn Mazur*  
APD CRIME PREVENTION.....*Steve Sink*  
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*

FIRE DEPARTMENT.....*Antonio Chinchilla*  
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*  
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*  
PNM.....*Daniel Aragon*  
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*  
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*  
COMCAST CABLE.....*Mike Mortus*  
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*  
ENVIRONMENTAL HEALTH.....*Paul Olson*

*Your comments on the following case(s) are requested.*

PROJECT # 1000965

**Board hearing date:**

**WEDNESDAY, January 14, 2014**

Comments must be received by:

**January 13, 2014**



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on **Wednesday, January 14, 2015**, beginning at 9:00 a.m. and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on **Tuesday, January 13, 2015**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

**Project# 1006864**

14DRB-70415 MAJOR - PRELIMINARY PLAT APPROVAL  
14DRB-70417 SIDEWALK WAIVER  
14DRB-70420 SUBDIVISION DESIGN  
VARIANCE FROM MIN DPM STDS  
14DRB-70423 MINOR - TEMP DEFERRAL  
SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for PULTE request the referenced/above actions for all or a portion of Tract(s) N-2-A-2 and N-2-A-18 thru 21, **DEL WEBB AT MIREHAVEN PHASE 1** zoned SU-2/ PDA, located on DEL WEBB LANE NW west of TIERRA PINTADA BLVD NW containing approximately 13.58 acre(s). (H-8)

**Project# 1000965**

14DRB-70416 VACATION OF PUBLIC EASEMENT  
14DRB-70418 VACATION OF PUBLIC RIGHT-OF-WAY  
14DRB-70419 SIDEWALK VARIANCE  
14DRB-70421 SIDEWALK WAIVER  
14DRB-70422 SUBDIVISION DESIGN  
VARIANCE FROM MIN DPM STDS  
14DRB-70424 MINOR - TEMP DEFERRAL  
SIDEWALK CONSTRUCTION  
14DRB-70425 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agents for PULTE request the referenced/above actions for Tracts A-1-A & B-2, **ANDALUCIA AT LA LUZ UNIT 3** zoned SU-1/PRD, located on SEVILLA AVE NW on the east side of COORS BLVD NW containing approximately 11.71 acres. (F-11)

**Project# 1004725**

14DRB-70413 MAJOR - SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT

RICHARD DINEEN agent for JOHN & KATHLEEN BATTAGLIA requests the referenced/above action for Lot Q-6-A-1-A, **ATRISCO BUSINESS PARK UNIT 4** zoned SU-1/ PLANNED INDUSTRIAL PARK, located on the west side of COORS BLVD NW between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately .80 acre. (J-10)

Jack Cloud, DRB Chair  
Development Review Board

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

*Handwritten signature*

*12-19-14*

Project # *1000965*

- INTERNAL ROUTING
- All checklisters 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
<i>14DRB</i>	<i>VFE</i>		\$ <i>180</i>
<i>70416</i>	<i>VFE</i>		\$ <i>300.00</i>
<i>70418</i>	<i>VRW</i>		\$ <i>2</i>
<i>70419</i>	<i>SV</i>		\$ <i>2</i>
<i>70421</i>	<i>SM</i>		\$ <i>2</i>
<i>70422</i>	<i>SDY</i>		\$ <i>2</i>
<i>70424</i>	<i>TDS</i>		Total <i>CMT 20.00</i>
<i>70425</i>	<i>SDY</i>		Total <i>ADR 75.00</i>

Hearing date

SIGNATURE

*Handwritten signature*

(Print)

*Yolanda Padilla Moyer*

Applicant X Agent

DATE

*// 12/19/14*

Check-off if project was previously reviewed by Sketch Plat/Plan X, or Pre-application Review Team  Date of review: *July 23, 2014*

Between: *Coors Blvd* and *Mi Cordelia Dr. NW*

LOCATION PROPERTY BY STREETS: On or Near: *Sevilla Ave*

No. of existing lots: *2*

No. of proposed lots: *58*

Total area of site (acres): *11.71 ac*

Within city limits? Yes  No

Within 1000FT of a landfill? Yes  No

CASE INFORMATION:

*10000965 06EPC-01314/01315*

CASE HISTORY:

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

Zone Atlas page(s): *F-11*

UPC Code: *101106137636011405; 101106133531642016*

Existing Zoning: *SU-1/PRD*

Proposed zoning: *No change*

MARGCD Map No

Subdiv/Addn/TBKA: *Andalucia at La Luz*

Lot or Tract No. *Tracts A-1-A & B-2,*

Block:

Unit:

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

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

DESCRIPTION OF REQUEST:

*Preliminary Plat Approval*

Proprietary interest in site: *Owner*

List all owners:

CITY: *Albuquerque*

STATE *NM* ZIP *87109*

E-MAIL: *kevin.pattin@puttegroup.com*

ADDRESS: *7601 Jefferson Ste NE Suite 320*

APPLICANT: *Putte*

PHONE: *505-341-8591*

CITY: *Albuquerque*

STATE *NM* ZIP *87109*

E-MAIL: *ypadilla@bhinc.com*

ADDRESS: *7500 Jefferson NE*

PHONE: *(505) 823-1000*

APPLICATION INFORMATION:

Professional/Agent (if any): *Bohannan Huston, Inc.*

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.

STORM DRAINAGE (Form D)

*Cert. of Appropriateness (LUCC)*

*IP Master Development Plan*

*Administrative Amendment (AA)*

*LA*

APPEAL / PROTEST of...

*Text Amendment (Zoning Code/Sub Regs)*

*Amendment to Sector, Area, Facility or Comprehensive Plan*

*Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal*

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

Application case numbers  
 70416  
 70418  
 70419  
 70421  
 70422  
 70424

Project # 1000965  
 Planner signature / date

12-19-14

Form revised 4/07



Applicant name (print) Yolanda Padilla Meyer  
 Applicant signature / date [Signature]

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

- VACATION OF PRIVATE EASEMENT (DRB26)
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
  - Scale drawing showing the easement to be vacated (8.5" by 14") 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)
  - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK WAIVER (DRB21)
  - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application
- SIDEWALK VARIANCE (DRB20)
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

(Not required for City owned public right-of-way.)

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

Application case numbers  
 14225  
 10425

Project # 1000965  
 Planner signature / date  
 12-19-11

Form revised October 2007



Applicant name (print)  
 Yolanda Paullina Moyer  
 Applicant signature / date  
 [Signature]

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

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Sign Posting Agreement
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Previous SIA extension notice, if one has been issued. If not applicable, please initial.
- Approved Infrastructure List. If not applicable, please initial.
- Official D.R.B. Notice of the original approval
- Plat or plan reduced to 8.5" x 11"
- Letter briefly describing, explaining, and justifying the request
- Zone Atlas map with the entire property(ies) clearly outlined
- (Temporary sidewalk deferral extension use FORM-V)

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- Amended preliminary plat approval expires after one year.
- List any original and/or related file numbers are listed on the cover application
- Sign Posting Agreement
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Letter briefly describing, explaining, and justifying the request
- Zone Atlas map with the entire property(ies) clearly outlined
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- 14" pocket) 24 copies
- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- public hearing.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and
- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- Preliminary plat approval expires after one year.
- List any original and/or related file numbers on the cover application
- Fee (see schedule)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Pre-Annexation Agreement if Annexation required.
- Sign Posting Agreement



City of Albuquerque  
 P.O. Box 1298 Albuquerque, New Mexico 87103  
 Planning Department  
 Suzanne Tubar, Director

Robert J. Perry, Chief

Richard J. Berry, Mayor  
 Administrative Officer  
 July 25, 2014

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance

Documentation  
 Project Number(s):  
 Case Number(s):  
 Agent:  
 Applicant:  
 Legal Description:  
 NW between Coors Boulevard NW and MI Cordelia Drive  
 (NW)  
 SU-1 for PHD 5 DU/Acre  
 12 +/- acres  
 Zone Atlas Page: F-11

CERTIFICATE OF NO EFFECT: Yes  No

CERTIFICATE OF APPROVAL: Yes  No

TREATMENT PLAN REVIEW:  
 DISCOVERY:

SUPPORTING DOCUMENTATION:  
 A Class III Survey of 87 Hectares (215 Acres) for the Subdivision of Lands of Ray A. Graham III on the West Mesa by ASW Realty Partners Development, Bernalillo County, NM, by Kenneth L. Brown and Marie Brown, Marron and Associates (2003), NMCHS #82487.  
 SITE VISIT: n/a

RECOMMENDATION(S):  
 • CERTIFICATE OF NO EFFECT IS ISSUED (ref 0-07-72 Section 4B(1)) -- no significant sites in project area)

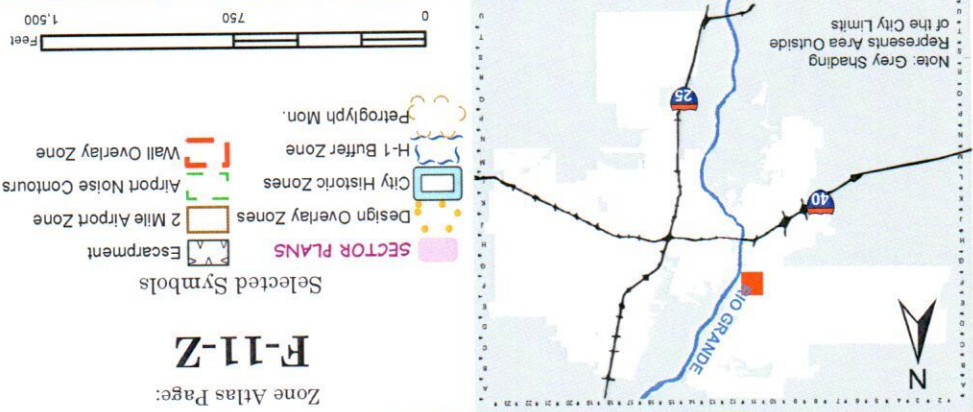
*M. Schmader*

Matthew Schmader, PhD  
 Superintendent, Open Space Division, City Archaeologist



Map amended through: 6/7/2013

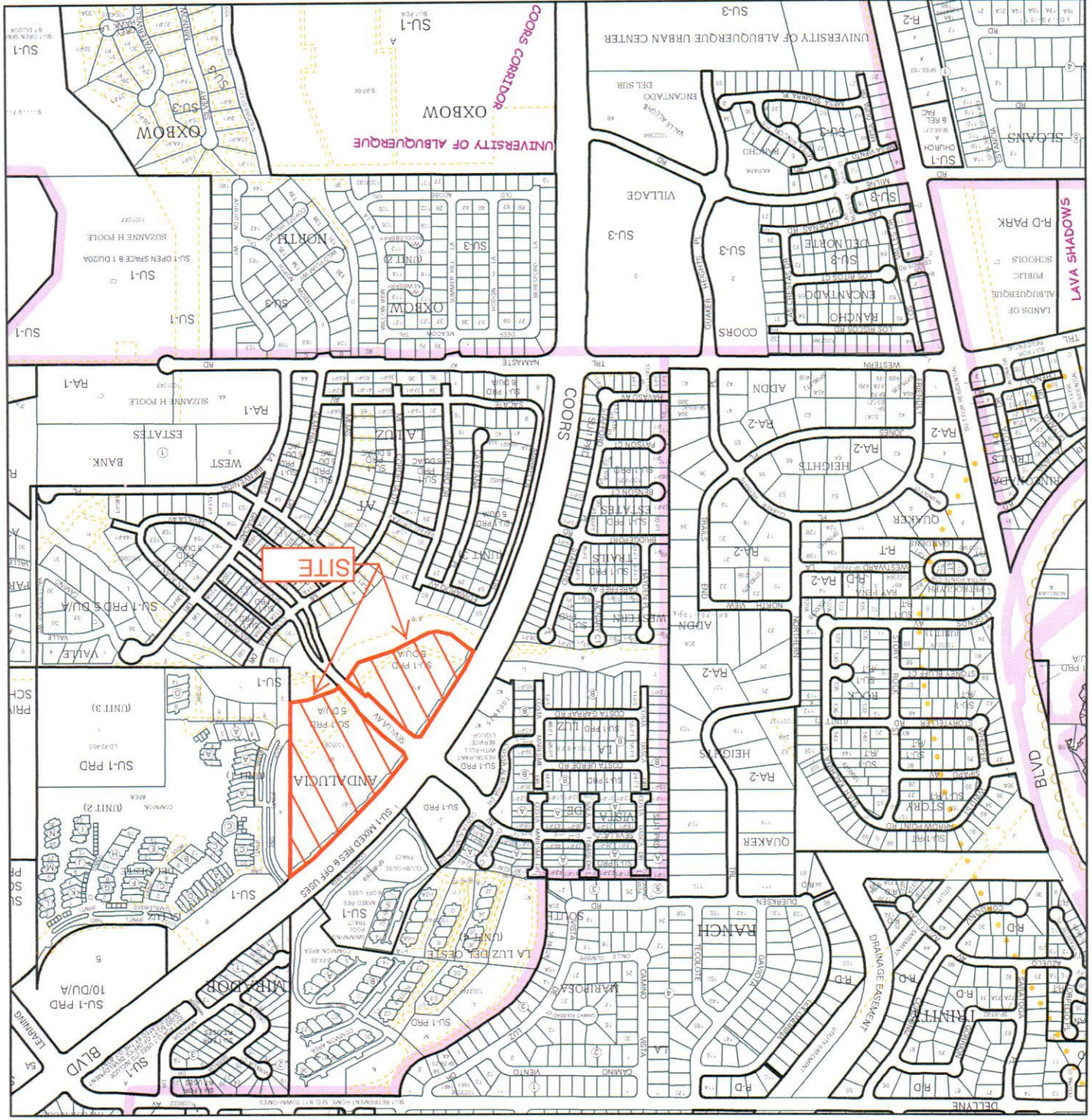
Note: Grey Shading Represents Area Outside of the City Limits



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

Zone Atlas Page: **F-11-Z**

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





December 19, 2014

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
Planning Department  
600 2nd Street NW  
Albuquerque, NM 87103

Re: Sevilla @ Andalucia at La Luz (Tracts A-1-A & B-2, Andalucia at La Luz) - Preliminary Plat, Vacation of Public Easement and Right-of-Way, Design Variance and Sidewalk Deferral/Waiver Request, DRB 1000965

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) preliminary plat review and comment are copies of the following information:

- Application for Development Review
- Zone Atlas Page
- Certificate of No Effect
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- One (1) copy of the Infrastructure List
- Six (6) copies of Sidewalk Deferral and Waiver
- Twenty-four (24) copies of Variance Exhibit
- Twenty-four (24) copies of Vacation Action Exhibit and original documents
- Letter from the Office of Neighborhood Coordination
- DRWS and TIS forms
- Design Variance Request/Justification & Sidewalk Deferral/Waiver Letter
- Three (3) Perimeter Wall Exhibits
- Preliminary Pre-Development Facilities Fee Agreement (waived at this time)
- Notice of Decision
- Submittal Fees

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The proposed subdivision encompasses approximately 4.21 acres and 7.50 acres respectively for a total 11.71 acres which proposes 45 lots of varying sizes and 13 Private Open Space Parcels. Roadway Right-of-Way and pavement widths are indicated on the preliminary plat.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Yolanda Padilla Moyer, P.E.  
Senior Project Manager  
Community Development and Planning

YPM/jcm  
Enclosures

cc: Kevin Patton, Pulte Group

- ▼ Engineering
- ▼ Spatial Data
- ▼ Advanced Technologies



Stephanni I. Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

Sincerely,  
Stephanni Winklepleck

swinklepleck@cabq.gov or by fax at (505) 924-3913.

Please note that according to §14-8-2-7 of the Neighborhood Association Recognition Ordinance you are required to notify each of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your Application Hearing being deferred. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

Our records indicate that the Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

Thank you for your inquiry of December 16, 2014 requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the Neighborhood Association Recognition Ordinance by your proposed project at (DRB SUBMITTAL) BETWEEN COORS BOULEVARD NW AND MI CORDELIA DRIVE NW zone map F-11.

Dear Brian:

Brian Patterson  
Bohannan Huston Inc.  
7500 Jefferson NE/87109  
Phone: 505-823-1000/Fax: 505-798-7988  
E-mail: bpatterson@bhinc.com

December 16, 2014

City of Albuquerque  
P.O. Box 1293, Albuquerque, NM 87103



**PLEASE NOTE:** The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING DEPARTMENT SUBMITTAL

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:

- a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
- b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.");
- c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

**ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**

The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

**Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

*Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.*

Any questions, please feel free to contact Stephan! at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov). Thank you for your cooperation on this matter.

Date of Inquiry: **12/16/14** Time Entered: **8:55 a.m.** ONC Rep. Initials: **siw**

*(below this line for ONC use only)*

\*\*\*\*\*

# **"ATTACHMENT A"**

Brian Patterson

Bohannan Huston Inc.

7500 Jefferson NE/87109

Phone: 505-823-1000/Fax: 505-798-7988

E-mail: [bpatterson@bhinc.com](mailto:bpatterson@bhinc.com)

Zone Map: F-11

**LA LUZ DEL SOL N.A. "R"**

**\*Arthur Woods**

33 Wind Rd. NW/87120 974-5301 (c)

Jim Fisk

2 Mill Rd. NW/87120 898-5559 (h)

**LA LUZ LANDOWNERS ASSOC. "R"**

Rae Perls

15 Tennis Ct. NW/87120 898-8833 (h)

Paula Worley

3 Pool NW/87120 (425) 241-1168 (c)

**TAYLOR RANCH N.A. "R"**

**\*Jolene Wolfley**

7216 Carson Trl. NW/87120 890-9414 (h)

Rene Horvath

5515 Palomino Dr. NW/87120 898-2114 (h)

**ANDALUCIA H.O.A., INC.**

Ann Prinz

4611 Mijas Dr. NW/87120 352-0625 (h)

Kahleetah Clark c/o ENTRUST

2823 Richmond NE/87107 266-2000 (o) 217-1127 (c)

**WESTERN TRAILS ESTATES H.O.A.**

**\*John Padilla**

1917 Morningside Dr. NE/87109 228-3831 (c)

Krista Gessing

5500 Benson Ct. NW/87120 831-1312 (h)

**\*President of NA/HOA**

December 19, 2014

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Sevilla @ Andaluca at La Luz (Tracts A-1-A & B-2, Andaluca at La Luz) – Vacation of Public Easement and Right-of-Way (1000965)

Dear Mr. Cloud:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Application for Development Review
- Twenty-four (24) copies of the document which created the public easement
- Twenty-four (24) copies of Vacation Action Exhibit
- Letter from the Office of Neighborhood Coordination and neighborhood notification
- Zone Atlas Map showing the location of the property
- Submittal Fees

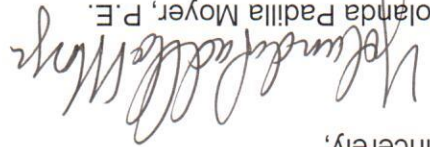
The purpose of our vacation action being presented to the DRB, is a request to remove existing public easements and rights-of-way as follows.

- Vacation of 25' Public Waterline and a 25' Public Sanitary Sewer Easement – Existing 8" Sanitary Sewer is to be relocated within Public Right of Way dedicated with the Final Plat. There is no existing waterline within the easement and a new waterline will be constructed within the same Public Right-of-Way
- Vacation of 25' Public Waterline and a 25' Public Sanitary Sewer Easement – Angled easements are not necessary to tie to the existing sanitary sewer.
- Vacation of 10' PNM and MST&T. We are currently working with PNM to relocate the existing overhead line. PNM is working on an analysis to determine exact location for either overhead or underground relocation.
- Vacation of 4' Right-of-Way on either side of Sevilla Ave. Based on classification of Sevilla Ave, the DPM indicates a required width of 12' from back of curb to edge of right of way to. Sevilla Ave currently has 16'. We are requesting a vacation of 4' of the 16' width and replace it with a private open space encumbered by a public pedestrian easement and PUE.

We request that this item be scheduled for the next appropriate DRB hearing, January 14, 2015. Please feel free to contact me at 823-1000 with questions or comments.

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
December 19, 2014  
Page 2

Sincerely,



Yolanda Padilla Moyer, P.E.  
Senior Project Manager  
Community Development and Planning

YPM/jcm  
Enclosures

cc: Kevin Patton, Pulte Group

# 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)  
Staff Planner: Vicente Quevedo

On December 11, 2014, the Environmental Planning Commission (EPC), voted to **APPROVE** Project #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

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

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).

More recently in August of 2005, the EPC approved Phase 3 development of Andalucia at La Luz which resulted in 61 single family residential lots and three landscape buffer tracts along Coors 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 furthers 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 furthers 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 furthers 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 furthers 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 furthers 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 furthers 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 submission is sensitive to the requirements of the view and height restrictions (including the request for exceptions). Therefore, the proposal furthers 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 furthers 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 submission 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 furthers 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 furthers 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 further 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 further 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 further 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 further 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 further 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 further 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 exceptionality regarding the requirements.

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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 submission 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 @ Andalucia - 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 or realignment regarding existing electric utilities will be 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 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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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.

December 19, 2014

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Sevilla @ Andaluia at La Luz (Tracts A-1-A & B-2, Andaluia at La Luz)-Design Variance and Sidewalk Deferral/Waiver Request (1000945)

Dear Mr. Cloud:

We are requesting the following deferral, waiver and variances to the City Standard Design:

**Design Variances:**

**Standard Right-of-Way Width (Access Local Roadway)**

- We are requesting to construct internal Access Local Roadway with a 44' Right-of-Way as allowed by the Site Plan for Subdivision Design Standards. We are proposing to design and construct a 44' right-of-way with a 25' face-to-face roadway section and 4' sidewalks on either side. We are also requesting one internal street, as stub street - Calle Giralda west of Calle Espana, to be a 42' right-of-way with a 24' face-to-face section and 4' sidewalk only of the southside. Please refer to the preliminary plat and the approved SPD for a cross section of the proposed roadway section. This section is similar to other internal streets within the Andaluia Subdivision.

**Standard Centerline Radius for a Local Access Street**

- The DPM indicates that "local residential streets with 90 or near 90 degree turns may be designed with a minimum centerline radius of 75' with the approval of the Traffic Engineer."
  - Avenida Sevilla has two locations where there is a 75' centerline radius, where the road is 90 or near 90 degrees. One is located just off the southern cul-de-sac and the other, a north side as the road turn to tie to the private roadway, Berm St. at a tee intersection and is located in the La Luz Subdivision. Given that the two locations will have minimum traffic and no public thoroughfare the vehicular speeds will be low allowing for a tighter turning radius.

**Sidewalk Design Variance and Deferred / Waived Sidewalk - Please refer to the enclosed exhibit for sidewalk deferral and waiver.**

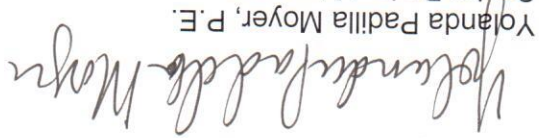
- Deferred Sidewalk – we are requesting to defer sidewalk along the frontage of homes and request that they be constructed with and as each home is constructed.

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- Waived Sidewalk – we are requesting to waive sidewalk along the south side of Corte Alcazar, the north side of Calle Giralda, the west side of Calle Espana between Calle Giralda and Calle Parasol. We are also requesting a sidewalk waiver along Calle Espana north of Lots 28 & 32 to the northern property boundary.

We request that this request be heard at with the Preliminary Plat application. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

  
Yolanda Padilla Moyer, P.E.  
Senior Project Manager  
Community Development and Planning

YPM/jcm  
Enclosures

cc: Kevin Patton, Pulte Group