



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**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 PHONE: 505.764.9801  
 ADDRESS: 302 8th St. NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Western Albuquerque Land Holdings, LLC (WALH) PHONE: 505.897.8599  
 ADDRESS: 1130 Lanes End NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: ggi@swcp.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: DRB Final Sign off - 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. 1-A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: El Rancho Atrisco phase III  
 Existing Zoning: SU-1-Office & commercial Proposed zoning: N/A MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H9 UPC Code: 100905950900240105

**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 NO. 1003275, 13EPC40148

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 19.98  
 LOCATION OF PROPERTY BY STREETS: On or Near: East side of Unser Blvd. NW  
 Between: Hanover Rd. NW and Ladera Dr. NW

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

SIGNATURE [Signature] DATE 10.28.14  
 (Print Name) James A. Stazio

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAT REVIEW AND COMMENT (DRB22)**

**Maximum Size: 24" x 36"**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)**

**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
- Scaled site plan and related drawings (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
- 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. 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.**

**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"**

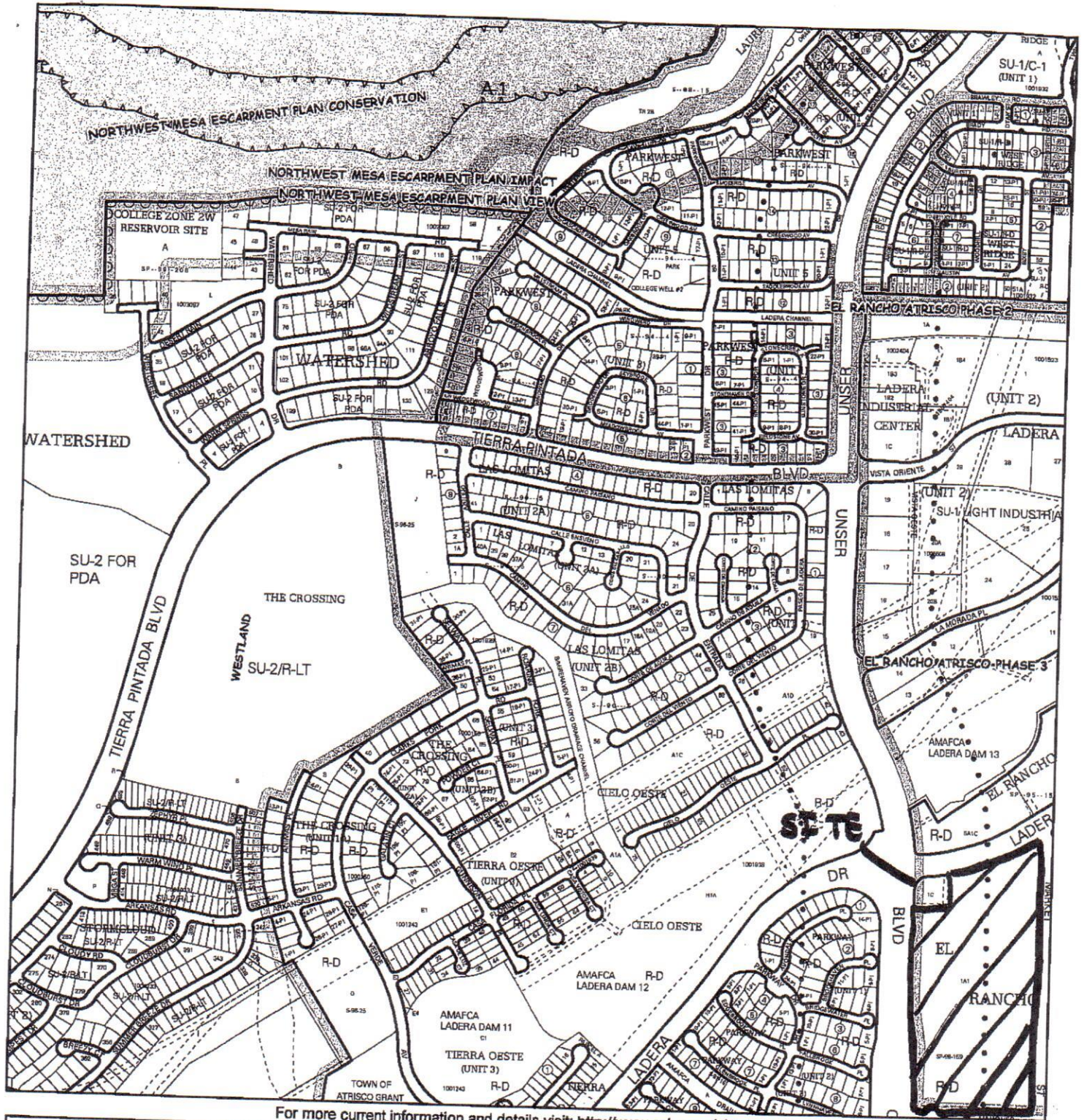
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the 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.**

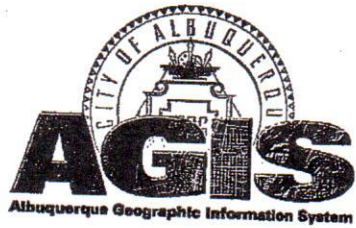
**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

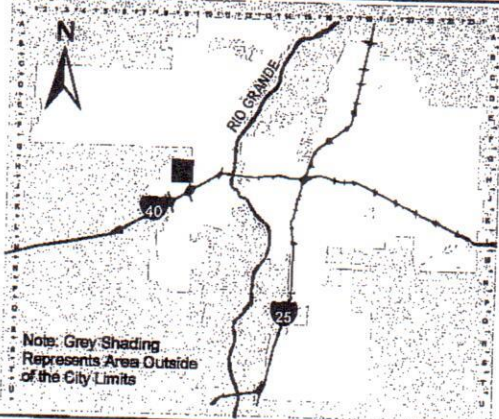
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies - SPBP**
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire 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
- 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



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



Map amended through: 1/10/2013



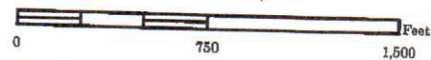
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**H-09-Z**

Selected Symbols

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



WESTERN ALBUQUERQUE LAND HOLDINGS LLC  
c/o Barclays Capital Real Estate Inc., as Servicing Member  
200 Park Ave.  
New York, NY 10166

April 16, 2012

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

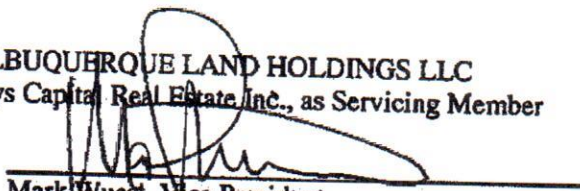
Re: Letter of Authorization for Entitlement & Permit Applications for Stormcloud Subdivision Units 3, 4 & 5, Watershed & Inspiration Subdivision, Heritage Marketplace (SEC Unser & Ladera), Town Center, Town Center Village, City Regional Park, Plat of Parcels C & D of Westland North ("Properties") and the Westland Master Plan & Westland Sector Plan for the Lower Petroglyphs/Upper Petroglyphs ("Westland Master & Sector Plans")

To Whom it May Concern:

Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("WALH"), hereby authorizes Garrett Development Corporation, Myers, Oliver & Price, P.C., Consensus Planning and Bohannon Huston to obtain information and submit entitlement and permit applications for the above referenced Properties and the Westland Master & Sector Plans, and act as WALH's agent for the limited purpose of entitling, permitting and subdividing the above referenced Properties owned by WALH and the Westland Master & Sector Plans. Any acts with respect to other property owned by WALH shall require a separate authorization letter.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC  
By: Barclays Capital Real Estate Inc., as Servicing Member

By:   
Mark Wuest, Vice President

Notice address re: these Properties:

Western Albuquerque Land Holdings LLC  
C/O Garrett Development Corporation  
3131 Camelback Road, Suite 200  
Phoenix, Arizona 85016  
Phone: 480-236-5059  
Email: jeff@gdc-az.com

With a copy to: John A. Myers, Esq.  
Myers, Oliver & Price, P.C.  
1401 Central Avenue NW  
Albuquerque, NM 87104  
(505) 247-9080  
jmyers@moplaw.com

# 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

February 18, 2014

Western Albuquerque Land Holdings  
1130 Lanes End NW  
Albuquerque, NM 87114

Project# 1003275  
13EPC-40148 Site Development Plan for  
Subdivision

### LEGAL DESCRIPTION:

For all or a portion of lot I-A-1, El Rancho Atrisco Phase III, located on Unser Blvd NW between Hanover Rd NW and Ladera Dr NW containing approximately 19.98 acres.

Staff Planner: Chris Glore

PO Box 1293

Albuquerque

On February 13, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1003275, 13EPC-40148, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

New Mexico 87103

### FINDINGS:

www.cabq.gov

1. This is a request for a Site Development Plan for Subdivision for Tract 1-A-1, Plat of Tracts 1-A-1 and I-B-1, El Rancho Atrisco Phase 3, containing approximately 19.98 acres located at the SE Corner of Unser Blvd. NW and Ladera Dr. NW.
2. The request involves design and development standards for Heritage Marketplace development, a mixed commercial, office and residential project. The applicant proposes to re-subdivide the property into two tracts, of which Tract A would be developed with office and/or multi-family residential uses and Tract B with commercial uses.
3. The subject site is located in the Developing Urban Area of the Comprehensive Plan, the Unser/Ladera Neighborhood Center of the West Side Strategic Plan, and the El Rancho Atrisco Phase III Sector Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.

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4. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the El Rancho Atrisco Phase III Sector 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 request furthers the following Comprehensive Plan policies:

Policy II.B.5.a: Full range of urban land uses. The request would provide urban-scale commercial and office/residential uses within an area with a range of residential density and few commercial uses. The subject property is adjacent to two arterial streets and has good access to the multi-modal transportation system.

Policy II.B.5.d: Development respects neighborhood values, environmental conditions, and scenic resources. The area is currently under-served by neighborhood commercial and service businesses. The SPS design standards would reflect design theme consistent and complimentary to the surrounding development.

Policy II.B.5.e: New growth shall be in areas contiguous to existing or programmed urban facilities and services and neighborhood integrity assured. Urban facilities and services consist of fully developed arterial roadways on two sides of the property, and the full range of utilities within surrounding streets. Project traffic would not need to travel through surrounding neighborhoods.

Policy II.B.5.h: Higher density housing is most appropriate with excellent access to major streets; mixed density pattern; similar or higher density development; and transition. The subject site is within the designated Unser/Ladera Neighborhood Center of the WSSP. The site is surrounded by residential land uses and existing infrastructure is in place. A mixed residential density exists in the surrounding area.

Policy II.B.5.j: Commercial development in centers with pedestrian and bicycle access; intersections of arterial streets and transit. The SPS commercial development would be at the intersection of two arterial streets and within an area of residential development.

Policy II.B.5.l: Quality and innovation in design. The SPS design requirements include the Zoning Code General Building and Site Design Regulations for Non-Residential Uses.

Policy II.B.5.m: Design improves the quality of the visual environment. The SPS would regulate building architecture, lighting, landscaping and signage in compliance with the Zoning Code.

Policy II.B.7.b: Net densities above 30 dwelling units per acre within Major Activity Centers. The site is designated Unser/Ladera Neighborhood Center per the WSSP. The SPS proposes maximum residential density of 30 dwelling units per acre.

Policy II.B.7.f: Intense uses in Activity Centers located away from low-density residential and buffered by a transition area. The subject site is bordered by two arterial roads, and multi-family residential and/or office uses would buffer adjacent lower intensity uses.

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Policy II.B.7.i: Multi-unit housing appropriate in Neighborhood, Community and Major Activity Centers. The SPS would allow multi-family residential development in a designated Neighborhood Center.

Policy II.C.1.b: Balanced land use/transportation system of housing, employment and services. The request would add commercial, services and housing within an area under-served by commercial and service uses.

Noise Goal: Protect the public health and welfare and quality of life. The multi-family residential and neighborhood-serving commercial uses would not operate at a level of intensity disturbing to surrounding residents.

Policy II.D.4.c: Dwelling units close to Major Transit and Enhanced Transit streets. Unser Blvd. is a designated Express Transit Corridor. The request would allow additional dwelling units along the Transit Corridor.

Policy II.D.6.a: New jobs created convenient to areas of need. The City's west side is deficient in jobs relative to housing. The proposed commercial and office uses would provide jobs on the west side.

6. The Site Development Plan for Subdivision request **partially furthers** the following Comprehensive Plan policies:

Policy II.B.5.i: Employment and service uses located to complement residential areas and minimize adverse effects of noise, lighting, pollution, and traffic. The SPS would be consistent with the intended land uses of a Neighborhood Center. Commercial and office development would be convenient to surrounding residents. A Traffic Impact Study is under review by the NMDOT. Traffic generated by the developments would potentially impact single-family residential from vehicular access at Hanover Rd.

Policy II.B.5.k: Minimize harmful effects of traffic; livability and safety of residential neighborhoods. Unser Blvd. is a Principal Urban Arterial. The SPS proposes multi-direction access to Unser Blvd. which is under State jurisdiction. The proposed access is a concern of City staff, MRCOG and the NMDOT and a concern of the neighborhood.

Policy II.D.4.a: Street design, transit service, and development form consistent with Corridors and Activity Centers. The site is within a Neighborhood Center. Unser Blvd. is a designated Express Transit Corridor. The SPS design standards would be consistent with the Comprehensive Plan Development Form details. The SPS does not propose internal connecting sidewalks leading to public gathering spaces.

7. The Site Development Plan for Subdivision request **further**s the following goals and policies of the West Side Strategic Plan:

Policy 1.1: Develop higher density in Community and Neighborhood Centers, surrounded by lower density.

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Policy 3.8: The highest density in the Community and Neighborhood Centers. Multifamily housing and employment facilities are appropriate with commercial services.

Policy 3.16: Multifamily development and commercial or employment uses are appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated.

Policy 4.6.f: Locate multiple-family residential within Community and Neighborhood Centers and allow higher density so they serve as transit hubs.

Policy 4.10: Promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation.

Higher density residential and commercial development on the site would be within a designated Neighborhood Center. The SPS proposes a mix of commercial, office and multi-family residential development up to 30 dwelling units per acre. The development would be adjacent to Arterial roadways (Unser Blvd. and Ladera Dr.), a regional trail and two ABQ Ride express transit lines

Policy 1.9: In the Established and Developing Urban areas neighborhood and community centers may be developed at appropriate locations.

Policy 1.16: Neighborhood Centers on collector and arterial streets. Primary access by auto, with pedestrian and bicycle connections to adjacent neighborhoods.

The site is within a Neighborhood Center and would be accessed from a Collector street (Market St.) and Arterial streets (Unser Blvd. and Ladera Dr.) The development would provide sidewalk connections to the Unser Blvd. trail and to surrounding single family residential neighborhoods.

Policy 1.17: Encourage public services, parks, retail and commercial services in Activity Centers. There are no public facilities proposed. Retail and service uses and offices would be on a site within a Neighborhood Center.

Policy 3.23: Location of commercial services, multifamily development, and public facilities to reduce trips to Coors Boulevard and provide easier access. The development would increase retail and service businesses and would allow multi-family residential development on property in a Neighborhood Center west of Coors Blvd.

Policy 6.23: Require trail access to the regional trail network, through the Community Centers, Employment Centers, Neighborhood Centers, and parks and open space. The SPS would require buildings to be linked via sidewalk to the Unser Blvd. trail and to existing sidewalks.

8. The Site Development Plan for Subdivision request **partially furthers** the following goals and policies of the West Side Strategic Plan:

Policy 1.15: Neighborhood Centers shall contain scale accommodating to pedestrians and bicyclists, including outdoor seating. Shared parking is proposed. The SPS does not commit to outdoor spaces for gathering aside from restaurant outdoor space.



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Policy 1.5: Community and Neighborhood Centers shall provide pedestrian/bicycle access to key activity areas. The SPS design standards require linking building entrances to the Unser Blvd. trail, however, there is not sufficient detail regarding access within parking lots and between buildings.

Policy 4.6.g: Commercial developments accessible by transit locate buildings adjacent to street frontages and parking to the rear or sides. The development would provide shopping and housing options for potential transit users. The location of buildings relative to street frontage and parking lots is not addressed by the SPS.

Policy 4.6.h: Limit parking spaces to 10% above Code requirements and provide safe, attractive, and efficient routes to streets and transit. The SPS references the Zoning Code for parking minimums and does not impose maximum parking. Through-site access is not addressed in the SPS.

Policy 6.25: Internal bicycle/pedestrian trails link to the primary trails network. Demonstrate connectivity of trails. The SPS design standards do not provide detail as to how internal pedestrian access would be accomplished.

9. The SPS proposed land uses are consistent with the El Rancho Atrisco Phase III Sector Plan designation for the subject site of Planned Office Park and Commercial Development – Not More Than 50% To Be Developed Commercially. Proposed uses including residential are consistent with the C-1 Zone.
10. At the Facilitated Meeting on January 28, 2014 Neighborhood Association members expressed concerns regarding the proposed vehicle access on Unser Blvd., potential multi-family residential development, and pedestrian and bicycle access.
11. ~~The applicant requests delegation of approval authority Site Development Plan for Building Permit applications to the DRB.~~

**CONDITIONS OF APPROVAL:**

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

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4. Future development on the site will require EPC review of a Site Development Plan for Building Permit.
5. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
6. The section of Unser Blvd referenced in the SPS is under the jurisdiction of the New Mexico Department of Transportation (NMDOT). Prior to DRB approval of any Site Development Plan for Building Permit, NMDOT shall have determined whether or not the requested access points on Unser Blvd. will be allowed, and if allowed the access request shall have been approved through the MRCOG Transportation Coordinating Committee process.
7. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
8. New median cuts must be requested in writing to the Traffic Engineer, Development & Review Services. The construction of appropriate left turn lanes must be included with any new median cuts.
9. Access points must meet DPM's minimum distances from intersections. Proposed access 'H' must provide minimum of 100 ft. setback and proposed access 'G' must be a minimum of 200 ft. setback from projected intersecting flow lines.
10. Concurrent Platting Action required at Development Review Board (DRB).
11. A cross access easement and shared parking agreement shall be part of the platting process.
12. ~~The text "Landscaping and signing 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 this area" shall be added to Design Standards, Section 3 Landscape and Section 5 Signage, to demonstrate that the signs and landscaping will not interfere with the sight distance of the entrances.~~
13. Revise Site Plan sheet 1, under Building Heights and Setbacks, to delete the first two sentences and replace with the following: "Maximum building heights for all buildings shall be per the SU-1 zone."
14. Revise Design Standards sheet 2, under Architecture, to delete 4.C.2 in its entirety and replace the first sentence of 4.C.1 with the following: "Maximum building heights for all buildings shall be per the SU-1 zone."
15. The design of access to Unser Blvd. shall demonstrate consistency with AASHTO guidelines for bicycle safety.

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **FEBRUARY 28, 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.

Sincerely,

  
Suzanne Lubar  
Planning Director

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SL/CG/mc

cc: Steve Collins, 7517 Vista Alegre NW, Albuquerque NM 87120  
Sharise McCannon, 2808 El Tesoro Escondido NW, Albuquerque NM 87120  
Mary Loughran, 8015 Fallbrook NW, Albuquerque NM 87120  
James Larkin, 7304 Inwood NW, Albuquerque NM 87120  
John Vrabc, 7721 Pinewood Dr. NW, Albuquerque NM 87120  
Thomas Borst, 1908 Selway Pl. NW, Albuquerque NM 87120  
Jason Stone, 1136 Makian Pl. NW, Albuquerque NM 87120  
Candelaria Patterson, 7608 Elderwood NW, Albuquerque NM 87120  
Harry Hendrickson, 10592 Rio del Sol Ct. NW, Albuquerque NM 87120  
Jerry Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120

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Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102  
(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

October 28, 2014

Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Project #1003275; Case#13EPC-40148

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 #1003275; 13EPC-40148, a Site Development Plan for Subdivision, which was approved on February 13, 2014. The Site Plan for Subdivision has been submitted to coincide with a bulk land plat application to be heard together at DRB.

Each condition is listed below and the response as to how it was satisfied follows:

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.  
*We agree.*

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.  
*We have met with Chris Glore to review the Site Plan. Chris has since retired. The unresolved issues at that time were the bicycle facilities and approval of the Unser access locations. These issues have been addressed, see responses to Conditions #6 and #15 below.*

#### PRINCIPALS

James K. Strogier, AICP  
Christopher J. Green, PLA, ASLA, LEED AP  
Jacqueline Fishman, AICP  
Laurie Firor, PLA, ASLA

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

*We agree.*

4. Future development on the site will require EPC review of a Site Development Plan for Building Permit.

*We agree.*

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

*We agree.*

6. The section of Unser Blvd referenced in the SPS is under the jurisdiction of the New Mexico Department of Transportation (NMDOT). Prior to DRB approval of any Site Development Plan for Building Permit, NMDOT shall have determined whether or not the requested access points on Unser Boulevard will be allowed, and if allowed the access request shall have been approved through the MRCOG Transportation Coordinating Committee process.

*The access was approved by the TCC on August 1, 2014, R-14-01 TCC (see attached).*

7. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.

*We agree.*

8. New median cuts must be requested in writing to the Traffic Engineer, Development & Review Services. The construction of appropriate left turn lanes must be included with any new median cuts.

*We agree.*

9. Access points must meet DPM's minimum distances from intersections. Proposed access 'H' must provide minimum 100 ft. setback and proposed access 'G' must be a minimum of 200 ft. setback from projected intersecting flow lines.

*The access points have been revised.*

10. Concurrent Platting Action required at Development Review Board (DRB).

*The Bulk Land Plat has been submitted by Tierra West, LLC (14DRB-70358) and is scheduled to be heard by the DRB at the hearing on November 5, 2014.*



11. A cross access easement and shared parking agreement shall be part of the platting process.

*A note has been added to sheet 1, the easement and the shared parking agreement have been submitted as part of the bulk land application.*

12. The text "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter plan) will not be acceptable in this area" shall be added to Design Standards, Section 3 Landscape and Section 5 Signage, to demonstrate that the signs and landscaping will not interfere with the sight distance of the entrances.

*Note was added to sheet 2.*

13. Revise Site Plan sheet 1, under Building Heights and Setbacks, to delete the first two sentences and replace with the following: "Maximum building heights for all buildings shall be per the SU-1 zone."

*Revision was made and note was added to sheet 1.*

14. Revise Design Standards sheet 2, under Architecture, to delete 4.C.2 in its entirety and replace the first sentence of 4.C.1 with the following: "Maximum building heights for all buildings shall be per the SU-1 zone."

*Sheet 2 has been revised and note has been added.*

15. The design of access to Unser Blvd. shall demonstrate consistency with AASHTO guidelines for bicycle safety.

*The access to Unser Boulevard was coordinated with GABAC, the City of Albuquerque, and NMDOT and complies with AASHTO guidelines. We will continue to coordinate these improvements as the project moves forward with design and construction.*

Please feel free to call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "James K. Strozier".

James K. Strozier, AICP  
Principal

Attachment: Mid-Region Council of Governments Resolution 14-01 TCC

1 RESOLUTION

2 of the

3 TRANSPORTATION COORDINATING COMMITTEE

4 of the

5 METROPOLITAN TRANSPORTATION BOARD

6 of the

7 MID-REGION COUNCIL OF GOVERNMENTS OF NEW MEXICO

8 (R-14-01 TCC)

9 **MODIFYING ACCESS ON UNSER BOULEVARD SOUTH OF LADERA DRIVE TO**  
10 **PROVIDE NORTHBOUND RIGHT-IN ACCESS AND ADDITIONAL ACCESS**  
11 **FURTHER SOUTH TO PROVIDE NORTHBOUND RIGHT-IN, RIGHT-OUT, AND**  
12 **SOUTHBOUND LEFT-IN ACCESS**  
13

14 WHEREAS, Resolution UTPPB R-84-15 designated Unser Boulevard from Gun  
15 Club Road to US 550 as a high-capacity limited access principal arterial with access  
16 limited to approximately one-quarter mile at-grade intersections; and

17 WHEREAS, Resolution R-05-09 MTB adopted policies for determining roadway  
18 access modifications in the Albuquerque Metropolitan Planning Area; and

19 WHEREAS it is the responsibility of the Transportation Coordinating Committee  
20 of the Metropolitan Transportation Board to affect any changes to the Limited Access  
21 Roadways in the Albuquerque Metropolitan Planning Area; and

22 WHEREAS this resolution would provide additional access on Unser Boulevard.

23 NOW, THEREFORE BE IT RESOLVED by the Transportation Coordinating  
24 Committee of the Metropolitan Transportation Board of the Mid-Region Council of  
25 Governments of New Mexico that the Roadway Access Policies for the Albuquerque  
26 Metropolitan Planning Area are amended to permit on the eastside of Unser Boulevard  
27 northbound right-in only access with deceleration lane approximately five hundred

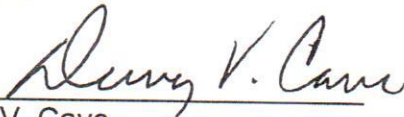


28 twenty-nine [529] feet south of Ladera Drive, and to permit northbound right-in access  
29 with deceleration lane along with northbound right-out egress and southbound left-in  
30 access with southbound deceleration lane to the access point approximately one  
31 thousand, forty [1,040] feet south of Ladera Drive.

32 BE IT FURTHER RESOLVED the driveways and deceleration lanes shall be  
33 constructed to the design criteria and sight-distance criteria of the New Mexico  
34 Department of Transportation (NMDOT) and subject to their approval. Additionally,  
35 NMDOT shall include a clause in their access permit that reserves the right of NMDOT  
36 to close this access in the future should safety concerns develop as determined by the  
37 NMDOT District 3 Engineer.

38 PASSED, APPROVED, AND ADOPTED this 1st day of August 2014 by the  
39 Transportation Coordinating Committee of the Metropolitan Transportation Board of the  
40 Mid-Region Council of Governments of New Mexico.

41  
42  
43  
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\_\_\_\_\_  
Melissa Lozoya, Chair  
Transportation Coordinating Committee

47 ATTEST:  
48  
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50  
51  
52  
  
\_\_\_\_\_  
Dewey V. Cave  
Executive Director of the Mid-Region Council of Governments