

Complete
3-29-12

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

OK
3-28-12
JVC

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

12DRB-70027

Project #: 1003859

Application #: 12DRB-70026, 12DRB-70032

Project Name: Plat of North Andalusia at La Luz

Agent: Consensus Planning

Phone #:

Your request was approved on 2-8-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: address comments

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): revise easement (p/c)

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

Complete

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1003859 Application #: 12DRB-70026
 Project Name: Plat of North Andalusia at La Lir
 Agent: Consensus Planning Phone #:

Your request was approved on 4/26/12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign):

PLATS:

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.



Blue Sheet None

Complete
8-24-12

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1003859 Application #: 12DRB-70027
12DRB-70026, 12DRB-70032
 Project Name: Plat of North Andalusia at La Luz
 Agent: Consensus Planning Phone #:

Your request was approved on 2-8-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: address comments

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): revise easement (p/ab)

PLATS:

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature. AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

HEARING DATE: 2-8-12 (P)F

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1003859 Application #: 12DRB-70026
Project Name: Plat of North Andalusia at La Luz
Agent: Consensus Planning Phone #:

Your request was approved on 4-4-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.


- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

4. **Project# 1002650**
12DRB-70024 EPC APPROVED SDP
FOR BUILD PERMIT
12DRB-70025 EPC APPROVED SDP
FOR SUBDIVISION
12DRB-70029 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 


BOHANNAN HUSTON, INC, and DEKKER PERICH SABATINI agent(s) for SOUTH UNSER, LLC request(s) the referenced/ above action(s) for all or a portion of Tract A, **VIDAS SUBDIVISION** zoned C-2 (SC), located on the west side of SAN MATEO BLVD NE between CUTLER AVE NE and PROSPECT AVE NE containing approximately 5.58 acre(s). (H-17)[*Deferred from 2/8/12, 2/15/12*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND TO PLANNING. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

5. **Project# 1007316**
11DRB-70284 AMENDED SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT 

DEKKER/PERICH/SABATINI agent(s) for HUNT UPTOWN II, LLC request(s) the referenced/ above action(s) Tract A, **HUNT-SPECTRUM DEVELOPMENT SITE** zoned SU-3 MU-UPT, located on the south side of INDIAN SCHOOL RD NE between LOUISIANA BLVD NE and UPTOWN LOOP RD NE containing approximately 7.467 acre(s). (J-19) [*Deferred from 2/15/12*]

6. **Project# 1003859**
12DRB-70026 EPC APPROVED SDP
FOR BUILD PERMIT 

CONSENSUS PLANNING agent(s) for US NEW MEXICO FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Tract(s) 5, **PLAT OF NORTH NADALUCIA AT LA LUZ** zoned SU-1 FOR O-1 INCL. BANK, located on COORS BETWEEN LEARNING AND MONTANO containing approximately 3.38 acre(s). (E-12) [*Deferred from 2/8/12, 2/15/12*] **DEFERRED TO 3/7/12 AT THE AGENT'S REQUEST.**

7. **Project# 1001206**
12DRB-70002 MINOR - SDP FOR
BUILDING PERMIT 

TARA ROTHERWELL-CLARK agent(s) for WELLS FARGO CORPORATE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3G2, **BLACK RANCH**, zoned SU-1, located on SE CORNER OF COORS AND IRVING containing approximately .578 acre(s). (C-13) [*Deferred from 1/11/12, 1/25/12, 2/1/12, 2/8/12, 2/15/12*] **DEFERRED TO 2/29/12 AT THE AGENT'S REQUEST.**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP] ✓
- Site Plan - Subdivision [SPS] ✓
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1003859 Application #: 12DRB-70027, 12DRB-70026, 12DRB-70032
Project Name: Plot of North Andalusia at La Luz
Agent: Consensus Planning Phone #:

Your request was approved on 1-28-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

- TRANSPORTATION: add res comments
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): revise change eavenset (plat)

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

**City of Albuquerque
Planning Department
Inter-Office Memorandum**

TO: Jack Cloud, DRB Chair

FROM: Carrie Barkhurst, Planner

SUBJECT: Project # 1003859

4

DATE: February 7, 2012

On December 8, 2011, the Environmental Planning Commission approved Project #1003859 / 11EPC-40076, a Zone Map Amendment, 11 EPC-40075 an amendment to the Site Development Plan for Subdivision, and 11EPC-40074, a Site Development Plan for Building Permit, for Tract 5, Plat of North Andalucia at La Luz, zoned SU-1 for C-2, O-1 and PRD changed to SU-1 for O-1 Including Bank & Drive-in Facilities, located on Coors Blvd. NW between Learning Rd. NW and Montano Rd. NW, containing approximately 3.38 acres.

The applicant has satisfied the EPC conditions of approval for the amendment to the Site Development Plan for Subdivision and the Site Development Plan for Building Permit. Staff notes that the change to the Site Plan for Subdivision, page 3, "Individual Monument Signs" should be bubbled to indicate as new text associated with amendment number 3. There is also new text on Page 1 regarding two easements and Pedestrian Access that should also be included in the bubble so that it is clear that this is all new text.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3879.

Thank you.

Larry Medrano

From: Mario Lucero [mario@presurv.com]
Sent: Monday, January 30, 2012 12:22 PM
To: Catherine Bradley; Tim Gaulden; Michelle Gricius; Joshua Sammons
Cc: Larry Medrano
Subject: Dxf and pdf for 1003859
Attachments: 1003859.dxf; 112138P1.pdf; 112138P2.pdf

Good Morning,

Attached is a DXF file for project no. 10003859 as well as PDF's of the plat. The coordinate system used was NAD 1983. File provided is based on grid coordiantes for the referenced system.

Thank you,
Mario Lucero
Precision Surveys, Inc.

5571 Midway Park Place, NE
Albuquerque, NM 87109
Mailing Address
PO Box 90636
Albuquerque, NM 8719



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
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): PRECISION SURVEYS, INC. PHONE: 856-5700
 ADDRESS: PO BOX 90636 FAX: 856-7900
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: larry@precision.com
 APPLICANT: US NEW MEXICO FEDERAL CREDIT UNION PHONE: 342-8833
 ADDRESS: 3939 OSUNA ROAD, NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: avarela@usnmfcu.org
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: MINOR SUBDIVISION FROM ONE TRACT INTO TWO TRACTS

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. 5 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: NORTH ANDALUCIA AT LA LUZ
 Existing Zoning: SU-1 FOR C-2/D-1/PRD Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): E-12 UPC Code: 1-012-061-032-514-20301

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003859

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): 3.3826
 LOCATION OF PROPERTY BY STREETS: On or Near: ~~6000~~ ANTEQUERA ROAD, NW
 Between: LEARNING ROAD, NW and MONTANO, NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

LARRY W. MEDRANO DATE 1/30/2012
 (Print Name) Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB 70032</u>	<u>F&F</u>		\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>2000</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				\$ <u>30500</u>

Hearing date February 8, 2012

[Signature]
 Staff signature & Date

1-31-12

Project # 1003859

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- N/A* 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- 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 public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

LARRY W. MEDRANO
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

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

Application case numbers
12DRB - 70039

[Signature] 1-31-12
Planner signature / date
Project # 1003859



OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

January 30, 2012

Mr. Jack Cloud, Chair
Development Review Board
Planning Development Services Division
600 2nd Street NW
Albuquerque, NM 87102

**RE: REQUEST FOR APPROVAL OF MINOR SUBDIVISION TO SUBDIVIDE
TRACT 5-A, NORTH ANDALUCIA AT LA LUZ INTO TWO NEW LOTS.**

Dear Mr. Cloud:

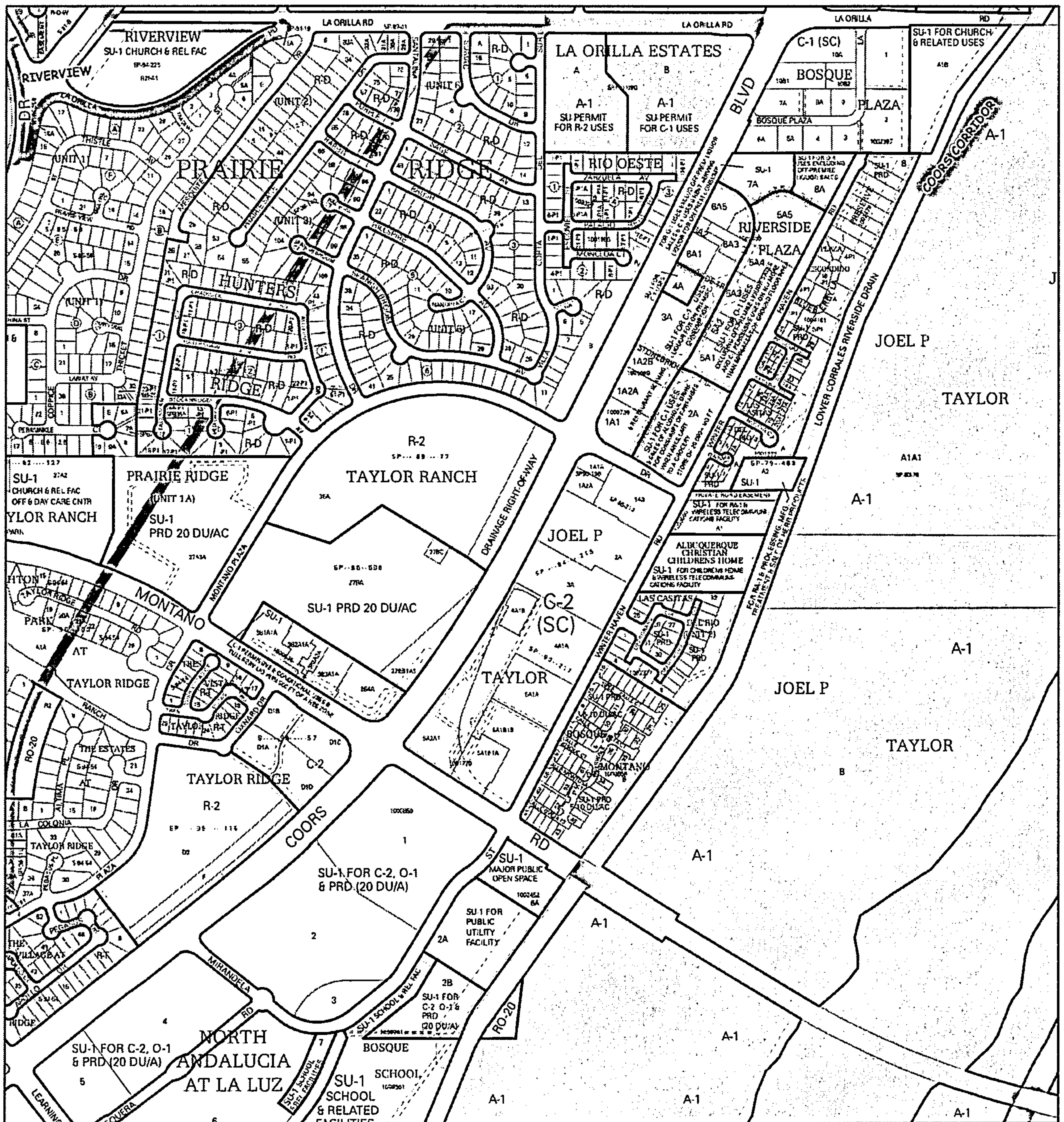
On behalf of our client, US New Mexico Federal Credit Union, we submit an application for Minor Subdivision of the referenced lot.

Enclosed are the required submittals. If you have any questions or need additional information, please do not hesitate to contact me at 856-5700.

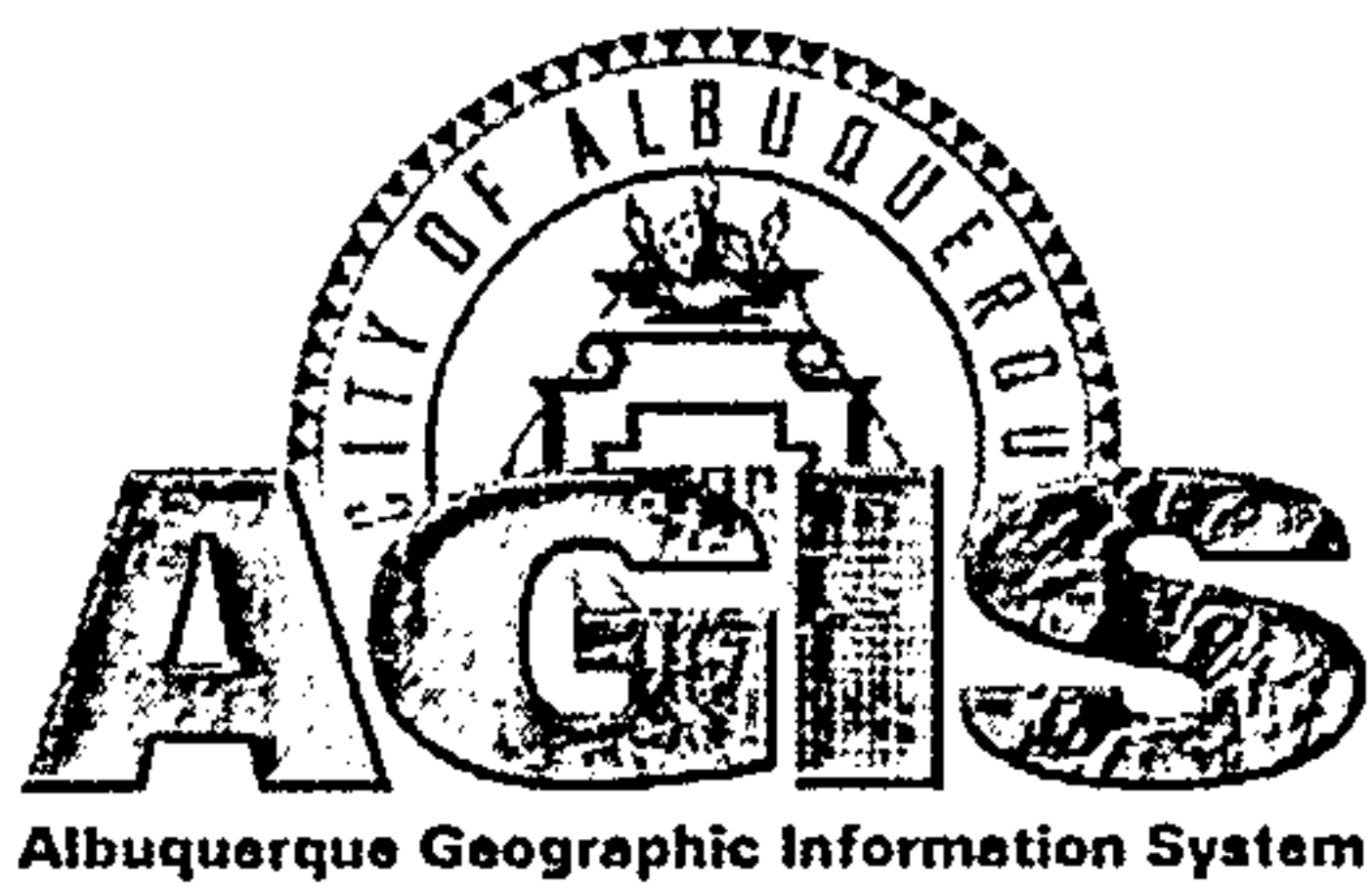
Sincerely,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over the typed name.

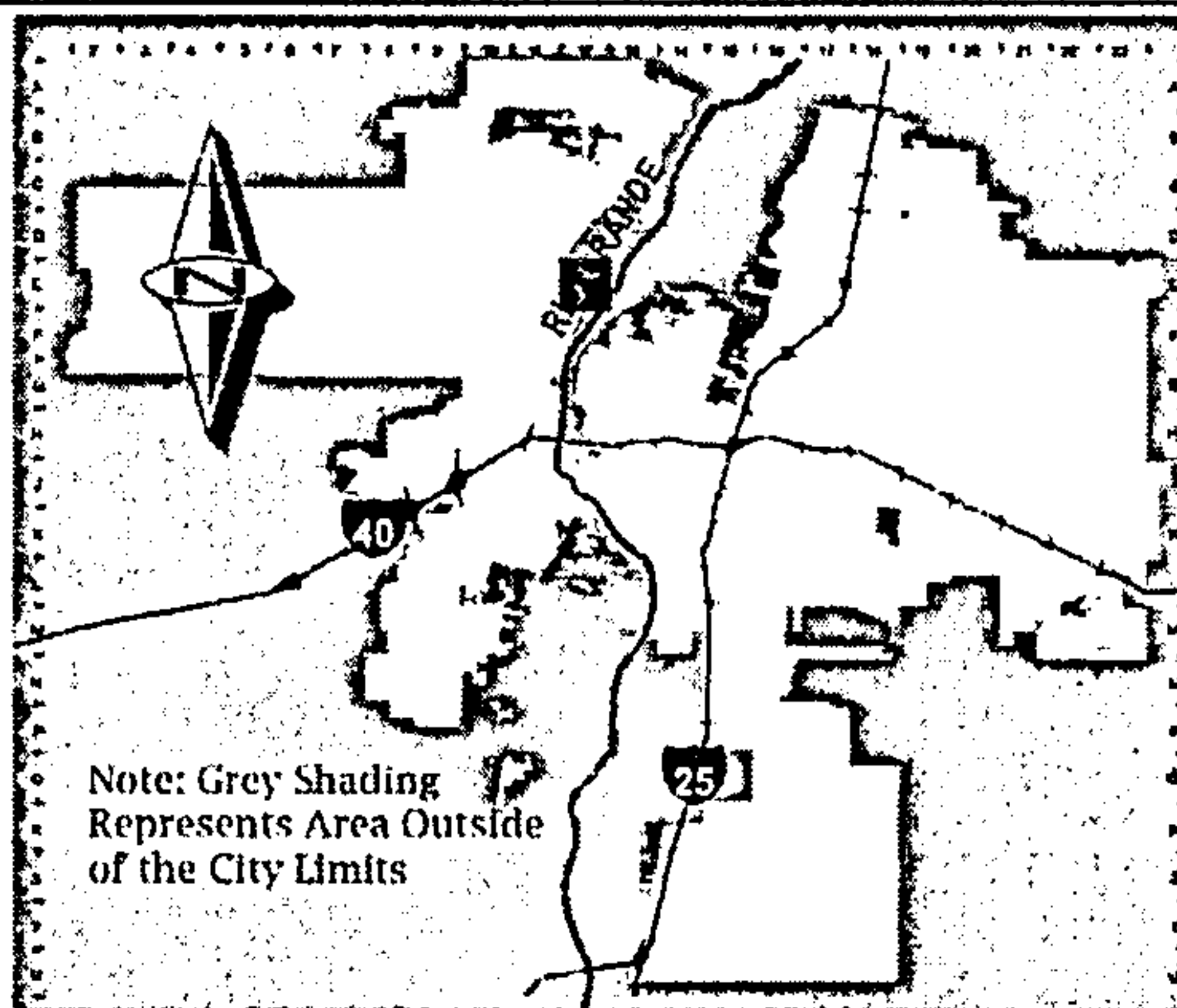
Larry W. Medrano



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



Map amended through: 1/24/2011



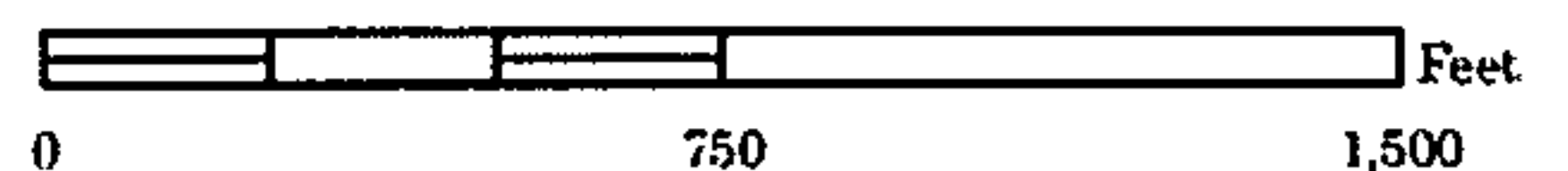
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

E-12-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





		Supplemental form	
SUBDIVISION	S	Z	ZONING & PLANNING
___ Major Subdivision action			___ Annexation
___ Minor Subdivision action			___ County Submittal
___ Vacation	V		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		___ Sector Plan (Phase I, II, III)
<input checked="" type="checkbox"/> for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
<input checked="" type="checkbox"/> for Building Permit			___ Text Amendment (Zoning Code/Sub Regs)
___ Administrative Amendment (AA)			___ Street Name Change (Local & Collector)
___ IP Master Development Plan	D		
___ Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com

APPLICANT: US New Mexico Federal Credit Union PHONE: _____
 ADDRESS: PO Box 129 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: avarela@USNMFCU.org
 Proprietary interest in site: Contract Purchaser List all owners: Daskalos Development & Investment

DESCRIPTION OF REQUEST: Final Sign-off of EPC approved Amendment to Site Plan for Subdivision and Site Plan for Building Permit

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

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

Lot or Tract No. Tract 5 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Plat of North Andalucia at La Luz
 Existing Zoning: SU-1 for O-1 incl. bank Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): E-12 UPC Code: 101206103251420301

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1003859

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 3.38
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard
 Between: Learning Road and Montano Road

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/10/11

SIGNATURE Jacqueline Fishman DATE 1/31/2012
 (Print) Jacqueline Fishman, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB 70026</u>	<u>SPS</u>	___	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>12 DRB 70027</u>	<u>CME</u>	___	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	___	<u>SBP</u>	___	\$ <u>0</u>
<input type="checkbox"/> AGIS copy has been sent	___	___	___	\$ _____
<input type="checkbox"/> Case history #s are listed	___	___	___	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	___	___	___	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	___	___	___	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	___	___	___	\$ _____
	Hearing date <u>Feb. 8, 2012</u>			Total
	<u>1-31-12</u>			\$ <u>20.00</u>

Project # 1003859

Planner signature / date

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.**

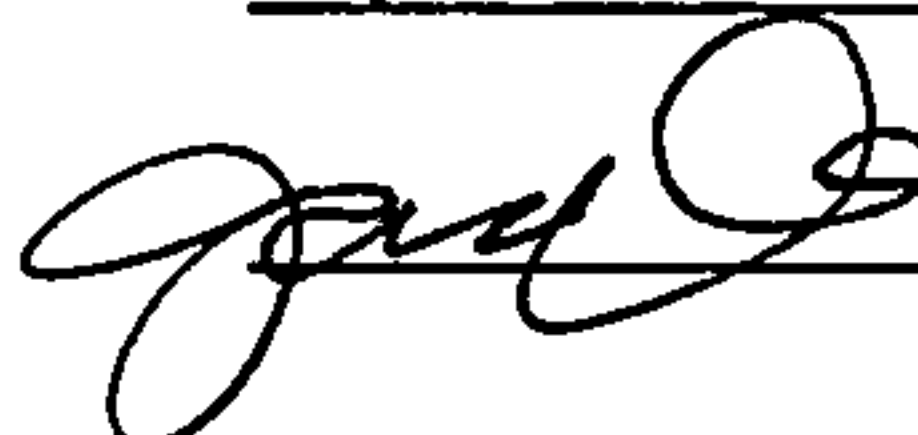
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ DRB signed Site Plan being amended (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**
 - ✓ 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

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

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

JACQUELINE FISHMAN
Applicant name (print)

Applicant signature / date



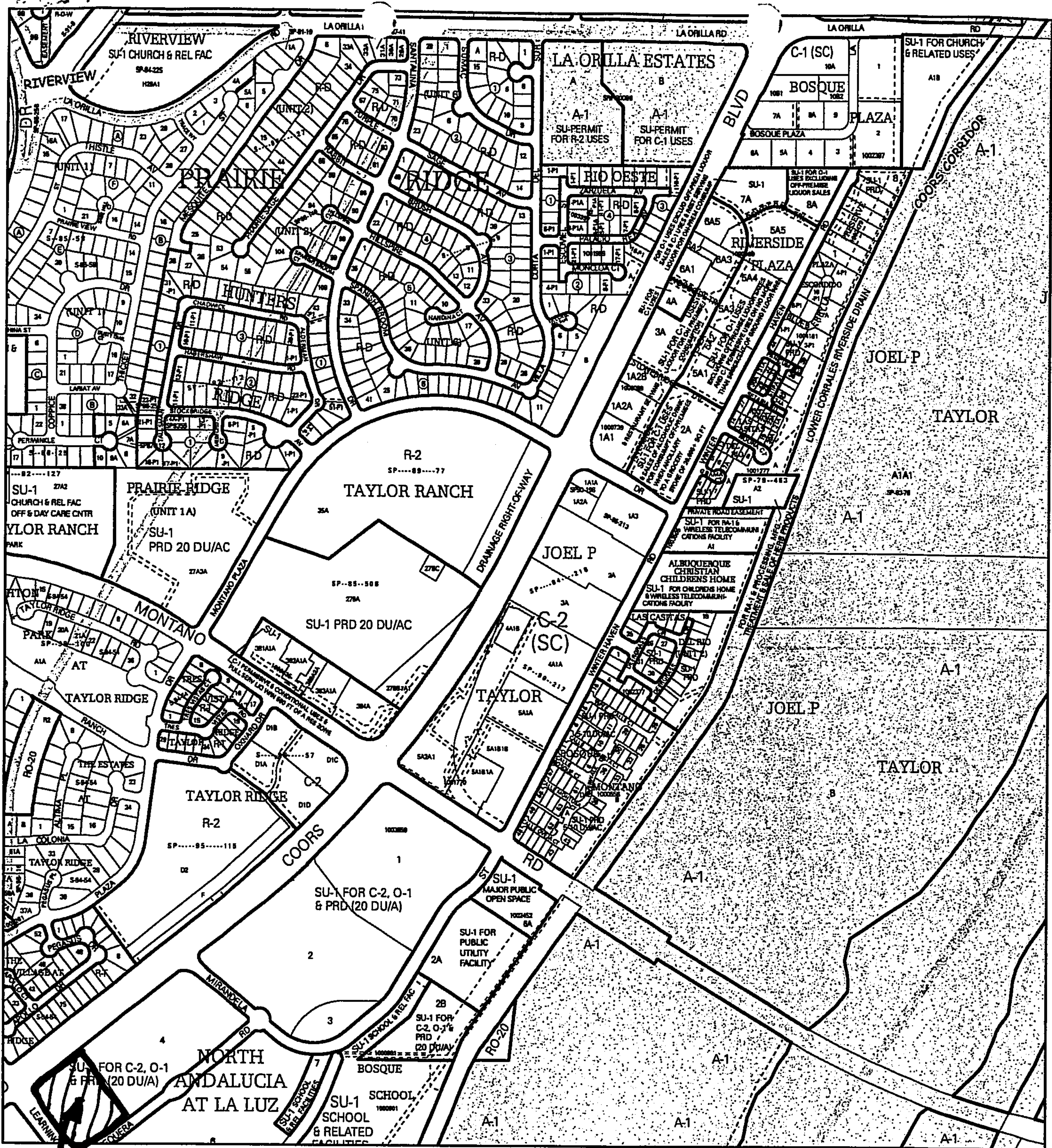
Form revised October 2007

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

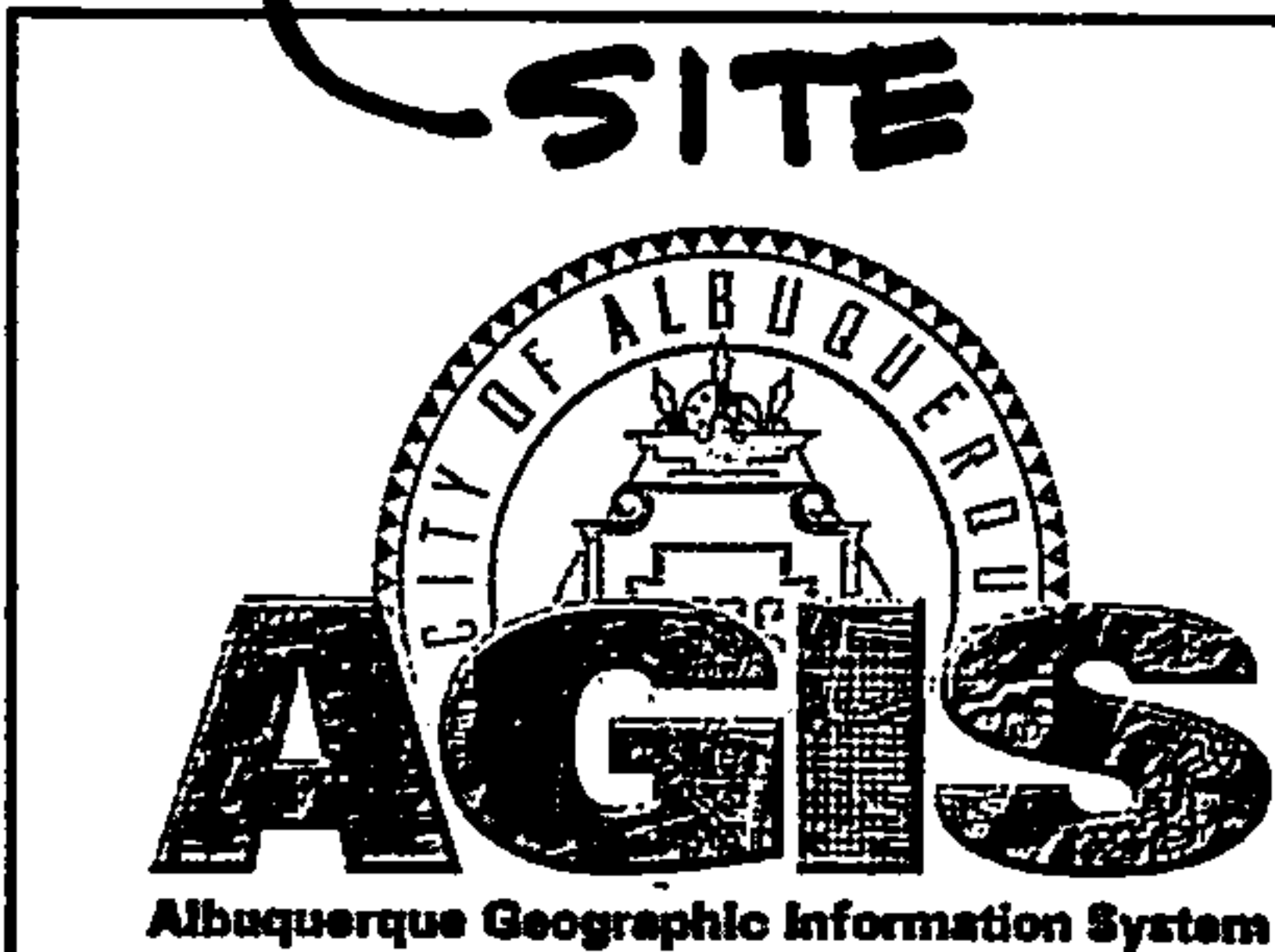
Application case numbers
12 - DRB - 70026
12 - DRB - 70027


Planner signature / date

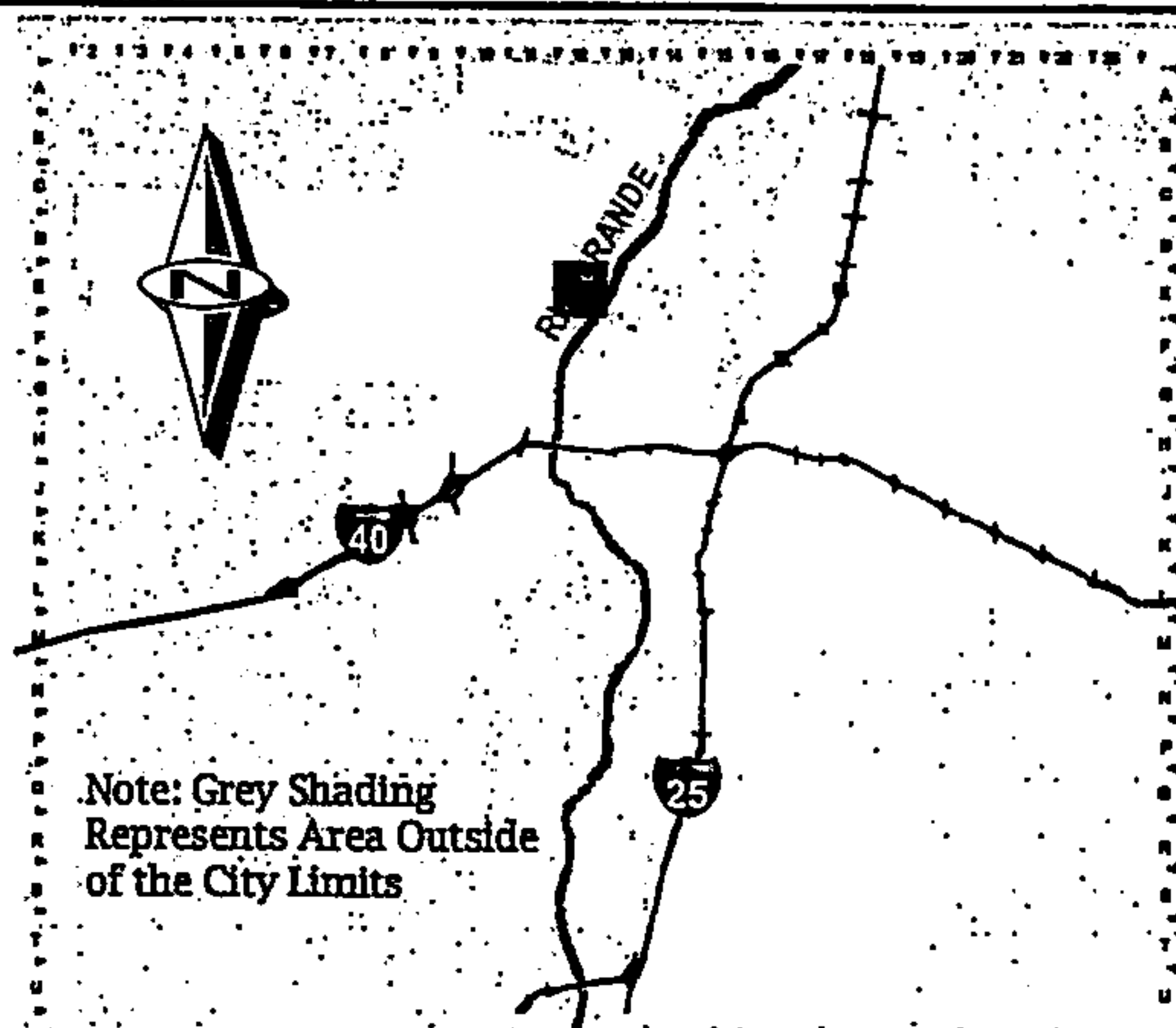
Project # 1003859



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



Map amended through: 1/24/2011



Zone Atlas Page:

E-12-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





PLANNING

CONSENSUS



October 26, 2011

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

Re: Project #1003859; Tract 5, North Andalucia at La Luz

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

Dear Mr. Chairman:

The purpose of this letter is to explain the modifications that have been made to the Site Plan for Building Permit and Site Plan for Subdivision for Tract 5, North Andalucia at La Luz. The project was approved by the Environmental Planning Commission (EPC) on December 8, 2011.

The Conditions of Approval and the applicant's responses are provided below:

Site Plan for Subdivision

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

I met with Carrie Barkhurst, staff planner, on January 27, 2012 to review the modifications made to the Site Plans.

3. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Building Permit shall include:
 - a. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - c. Concurrent platting action required at Development Review Board (DRB).
 - d. A cross access easement between the two new tracts is required.

PRINCIPALS

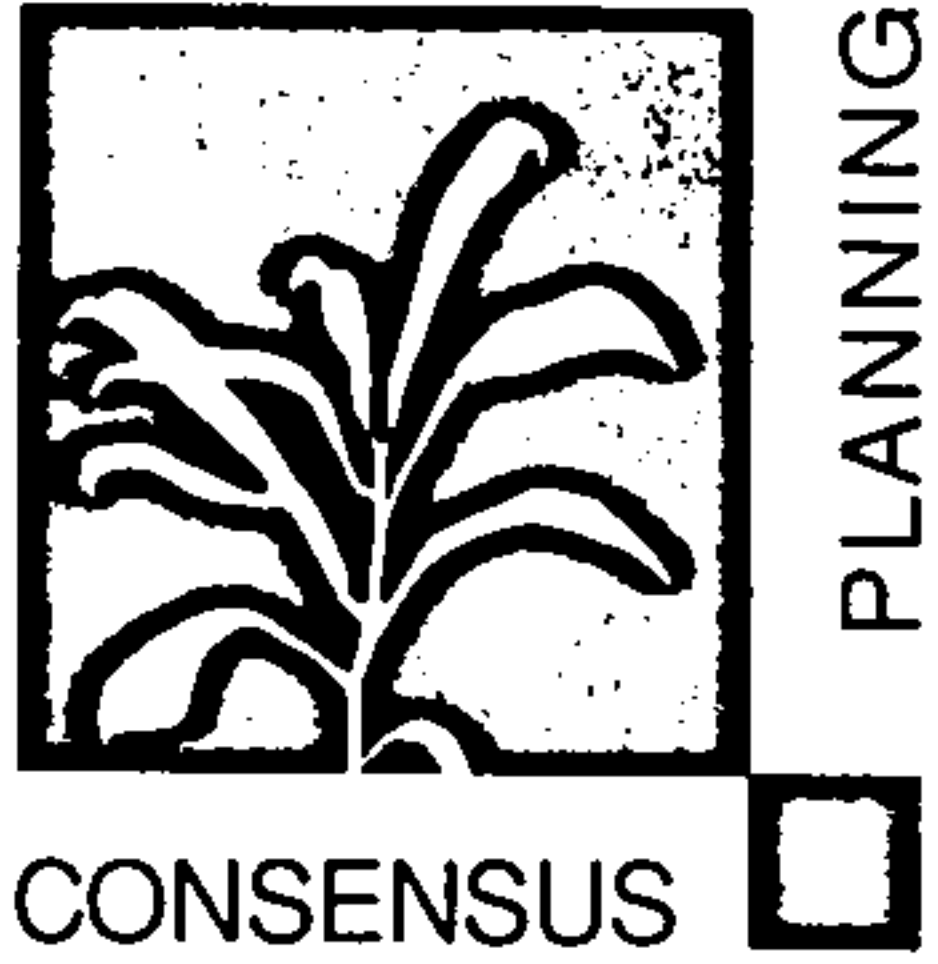
Karen R. Marcotte, AICP

James K. Strozier, AICP

Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



e. All easements need to be shown and labeled on site plan.
We acknowledge these requirements. A plat was submitted by Precision Survey concurrently with the Site Plans, which included a cross access easement. All easements are shown on the Site Plans.

4. The applicant proposed new text in the site plan for subdivision signage design guidelines to clarify the signage regulations, which the EPC supports. The new text is underlined here, to show what is changed; it is not required to be underlined in the site plan. The following changes are approved on Sheet 3:

"Project Monument Signs

- Three project monument signs are allowed at the entries along Coors Boulevard and one minor entry monument sign is allowed on Montano Road as landmarks identifying the project. These project monument signs shall be of similar design and materials as the buildings.
- Project monument signs along Coors Boulevard shall have an overall maximum height of 9 feet and shall identify the tenants in a signage area not to exceed 75 square feet with a total of 10 items of information. The minor monument sign along Montano Road shall have an overall maximum height of 9 feet and shall identify the tenants in a signage area not to exceed 30 square feet.

Individual Monument Signs

- One individual monument sign is allowed for each parcel to be located along the internal roadway system and shall not be located along Coors Boulevard or Montano Road. Maximum height for individual monument signs shall not exceed 9 feet and shall have a maximum signage area not to exceed 30 square feet."

This language has been included in the Design Standards for Signage that are part of the Site Plan for Subdivision.

Site Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring 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 all conditions of approval are met.

I met with Carrie Barkhurst, staff planner, on January 27, 2012 to review the modifications made to the Site Plans.



PLANNING

CONSENSUS



3. Lighting:
 - a. A note shall be provided on the Site Plan for Building Permit that indicates that all lighting will comply with the standards of Section 14-16-3-9, Area Lighting Regulations of the Zoning Code and the Coors Corridor Plan Lighting Regulations.
 - b. The Parking Lot Light Fixture Detail shall be modified to be consistent with the Zoning Code Area Section 14-16-3-9 Area Lighting Regulations, which allow a maximum height of 16-feet for light poles within 100 feet of a residential zone.

The language has been added to Sheet 1 (General Note #3). The detail has been modified accordingly on Sheet 1.

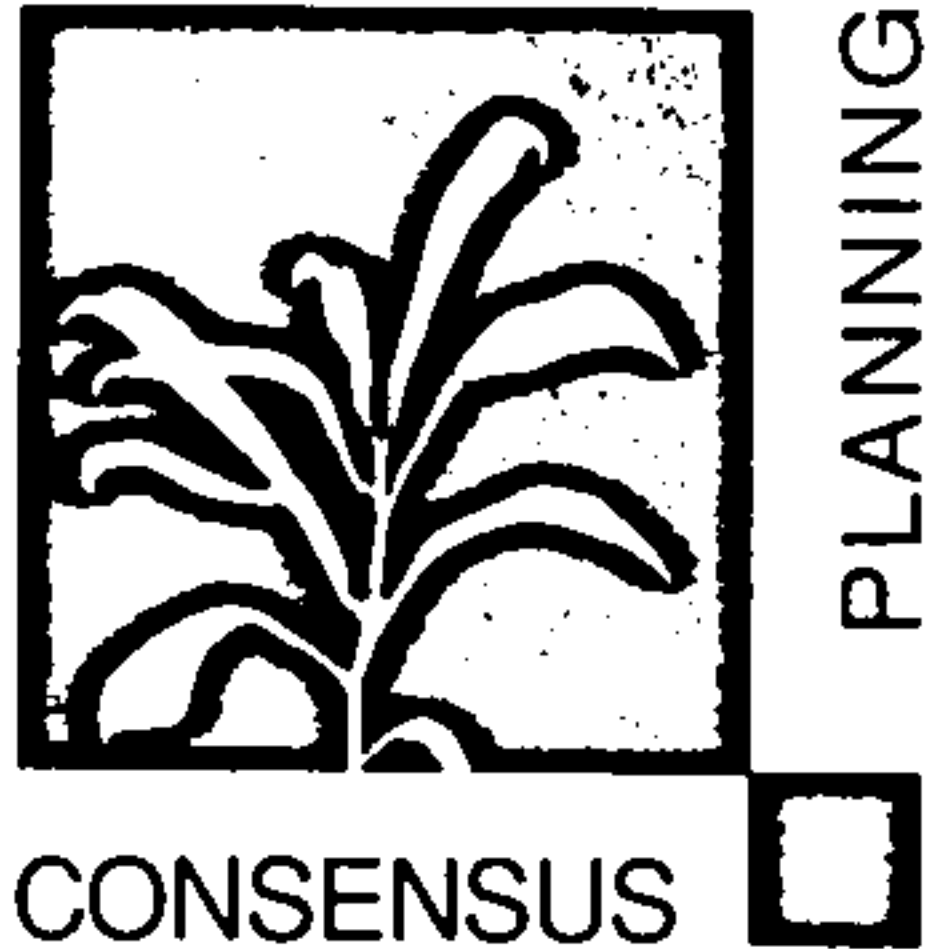
4. The conditions from PNM shall be met:
 - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service connection regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.

We acknowledge PNM's requirement as noted in 4a. We have added a note regarding coordination with PNM on Sheet 1 (General Note #9),

5. Conditions of approval from the Transit Department:
 - a. Applicant shall provide 5 ft. Wide x 20 ft. long easement for placement of bus shelter near the location of existing bus stop on Coors. Transit requests that the applicant install a Type C bus shelter as per the COA design standard 2355, and associated bench and trash can at the proposed bus stop. Applicant to consult the Transit Dept for the location of the proposed easement.

We have worked with City Transit regarding the location of the easement. It is shown on the plat being submitted concurrently with the Site Plan, and is shown on Sheet 1 as well.

6. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Building Permit shall include:
 - a. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - c. Concurrent platting action required at Development Review Board (DRB).
 - d. Sidewalk easement will be required for meandering 6-foot sidewalk on Learning Road and Coors Blvd.



- e. A cross access easement between the two new tracts is required.
- f. All easements need to be shown and labeled on site plan.
- g. Provide/label/detail all dimensions and proposed infrastructure for site.
- h. Stairs are not allowed within City of Albuquerque R-O-W. Please relocate into private property.
- i. Site plan shall comply and be designed per DPM Standards.

We acknowledge these general requirements. A plat was submitted by Precision Survey concurrently with the Site Plans, which included a cross access easement, easements for sidewalks along Coors Boulevard and Learning Road. All easements are shown on the Site Plans. The stairs have been moved out of the public right-of-way. Dimensions are shown everywhere for site details and infrastructure.

7. The future Phase 2 expansion of the credit union building, as shown on the site plan building permit for the 2.42-acre tract may be delegated to DRB.

A note has been added to Sheet 1 in this regard.

8. The landscape buffer wall along the northern property line may terminate at the toe of the slope near Coors Blvd., as shown on the site plan, and may terminate at the eastern property line of the 2.42-acre tract.

The wall is shown terminating at the toe of the slope near Coors Boulevard. A note has been added to Sheet 1 stating that the wall may terminate at the northeast property corner of Tract 5A.

Thank you for your consideration and review of the Site Plans. Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this submittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacqueline Fishman', written in a cursive style.

Jacqueline Fishman, AICP



City of Albuquerque
Planning Department
Urban Design & Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 8, 2011

**AMENDED OFFICIAL NOTIFICATION OF
DECISION (change of case numbers and
order)**

FILE: Project # 1003859

11EPC-40074 Site Development Plan for
Building Permit

11EPC-40075 Amend Site Development Plan for
Subdivision

11EPC-40076 Amend Zone Map (Zone Change)

US New Mexico Federal Credit Union
P.O. Box 129
Albuquerque, NM, 87103

LEGAL DESCRIPTION:

Consensus Planning, agent for US New Mexico Federal Credit Union, requests the above actions for all or a portion of Tract 5, Plat of North Andalusia at La Luz, zoned SU-1 for C-2, O-1 and PRD to SU-1 for O-1 Including Bank & Drive-in Facilities, located on Coors Blvd. NW between Learning Rd. NW and Montano Rd. NW, containing approximately 3.38 acres. (E-12)
Carrie Barkhurst, Staff Planner

On December 8, 2011 the Environmental Planning Commission voted to APPROVE Project 1003859 / 11EPC-40076, a request for an Amendment to the Zone Map (Zone Change), 11EPC-40075, a request for an Amendment to the Site Development Plan for Subdivision and 11EPC-40074, a request for a Site Development Plan for Building Permit based on the following Findings and subject to the following Conditions:

FINDINGS:

FINDINGS – 1003859 – 11EPC-40076 – December 8, 2011 – Zone Map Amendment

1. This is a request for zone map amendment for Tract 5, Plat of North Andalusia at La Luz, located on Coors Blvd., northeast of Learning Rd., and containing approximately 3.38 acres.
2. The applicant is proposing to subdivide and to develop a Credit Union branch office.

3. The subject site is zoned SU-1 for C-2, O-1 and PRD. The proposed use is permissive under the current zoning; however, the Site Plan for Subdivision designates this parcel for O-1 uses. Therefore, a zone map amendment is requested to allow a use that is compatible with the O-1 zone, without opening the site to the full range of C-2 uses that are available elsewhere in the subdivision.
4. The Environmental Planning Commission (EPC) has decision-making authority for a zone map amendment, pursuant to §14-16-4-1(C)(10)(a) of the Zoning Code.
5. The site is located within the Established and Developing Urban Areas of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan. Coors Blvd. is an Enhanced Transit Corridor, as designated in the Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The applicant provided a justification for the zone change per R-270-1980.
 - A. The proposed special use zoning is consistent with the health, safety, morals and general welfare of the city. The zone change will not have an impact on public services and facilities.
 - B. The applicant has provided an acceptable justification for the change and has demonstrated that the requested zoning will not destabilize land use and zoning in the area, because it will allow a compatible use and retain the overarching special use zone.
 - C. The applicant cited a preponderance of applicable goals and policies of the Comprehensive Plan (CP), the West Side Strategic Plan (WSSP), and the Coors Corridor Plan (CCP), that are furthered by this request, as described below:
 - i. CP Policy II.B.5.d: With minor conditions, the location, intensity and design of the new development generally further this policy. The proposed use respects neighborhood values and provides a service appropriate for a mixed-use development.
 - ii. CP Policy II.B.5.e: The subject site is contiguous to existing urban facilities and is designed to lessen any potential negative impacts of the proposed use.
 - iii. CP Policy II.B.5.i: The requested zone is governed through the site development plan for subdivision, which provides assurances about the form of development. The site design effectively mitigates potentially adverse effects of the bank and drive-up service. The zone map amendment will facilitate development of new employment and services.
 - iv. CP Policy II.C.4.a: Noise considerations have been integrated into the site design process and evaluation of the suitability of this site for a zone change.

- v. CP Policy II.C.6.a: The request will provide additional employment opportunities in an area that is underserved with jobs.
 - vi. WSSP Objective 8 and 10: The request provides opportunities for additional jobs to locate on an undeveloped, commercially-zoned property. The request seeks to provide a neighborhood-oriented service in a location that is well served by existing infrastructure.
 - vii. CCP Policy 3: The request facilitates new development in the Coors corridor that was carefully designed to be compatible with the natural landscape and environment in a master planned subdivision with existing infrastructure improvements.
- D. The applicant has adequately justified the request by demonstrating that the requested zone change is more advantageous to the community per adopted city goals and policies cited under Section C.
- E. None of the uses specified in the proposal will be harmful to adjacent property, the neighborhood or the community.
- F. The request would not require unprogrammed capital expenditures by the City.
- G. The cost of land or other economic considerations pertaining to the applicant are not the determining factor for the zone change.
- H. The property's location on a major street is not the reason for this request.
- I. This request constitutes a justified spot zone. It facilitates realization of the Comprehensive Plan, the West Side Strategic Plan and the Coors Corridor Plan.
- J. The proposed zone change would not result in strip zoning.
8. The northern portion of the site is within the boundaries of the designated *Montaño/Coors Community Activity Center*. The request furthers the goals for Activity Centers by providing neighborhood-oriented services adjacent to the higher density residential and commercial uses within the Activity Center to reduce auto travel needs per Comprehensive Plan Policy a. In addition, this use provides a transition area of moderately intense development between the lower density residential uses and the higher intensity C-2 commercial uses closer to Montaño, consistent with Comprehensive Plan Policy f. The West Side Strategic Plan Policy 1.13 is furthered by the request by providing a neighborhood service at a location designated for a "higher concentration and greater variety" of land uses.
9. Property-owners within 100', La Luz del Sol N.A., La Luz Landowners Assoc., Taylor Ranch N.A., the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held on November 17, 2011. There is general support for the project and the design.

RECOMMENDATION – 1003859 – 11EPC-40076 – December 8, 2011 – Zone Map Amendment
APPROVAL of 11EPC-40074, a request for a Zone Map Amendment for Tract 5, Plat of North Andalucia at La Luz, based on the preceding Findings.

CONDITIONS OF APPROVAL – 1003859 – 11EPC-40076 – December 8, 2011 – Zone Map Amendment

1. Pursuant to Zoning Code §14-16-4-1(C)(11), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months after the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS – 1003859 – 11EPC-40075 – December 8, 2011 – Site Plan for Subdivision Amendment

1. This is a request for a Site Plan for Subdivision Amendment for Tract 5, Plat of North Andalucia at La Luz, located on Coors Blvd., northeast of Learning Rd., and containing approximately 3.38 acres.
2. The applicant is proposing to subdivide and to develop a Credit Union branch office.
3. The subject site is zoned SU-1 for C-2, O-1 and PRD. The proposed use is permissive under the current zoning; however, the Site Plan for Subdivision designates this parcel for O-1 uses. Therefore, a Site Plan for Subdivision Amendment is requested to allow a use that is compatible with the O-1 zone, without opening the site to the full range of C-2 uses that are available elsewhere in the subdivision. The amendment also seeks to clarify free-standing signage regulations to allow one free-standing sign per parcel in the subdivision.
4. The Environmental Planning Commission (EPC) has decision-making authority for approving Site Development Plans, pursuant to §14-16-2-22(A)(1) of the Zoning Code.
5. The site is located within the Established and Developing Urban Areas of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan. Coors Blvd. is an Enhanced Transit Corridor, as designated in the Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. The Site Plan for Subdivision Amendment request furthers the following Comprehensive Plan policies:
 - a. Policy II.B.5.d: With minor conditions, the location, intensity and design of the new development generally further this policy. The proposed use respects neighborhood values and provides a service appropriate for a mixed-use development.
 - b. Policy II.B.5.e: The subject site is contiguous to existing urban facilities and is designed to lessen any potential negative impacts of the proposed use.
 - c. Policy II.B.5.i: The requested zone is governed through the site development plan for subdivision, which provides assurances about the form of development. The site design effectively mitigates potentially adverse effects of the bank and drive-up service. The zone map amendment will facilitate the development of new employment and services.
 - d. Policy II.C.4.a: Noise considerations have been integrated into the site design process and evaluation of the suitability of this site for a zone change.
 - e. Policy II.D.6.a: The request will provide additional employment opportunities in an area that is underserved with jobs.
8. Regarding the West Side Strategic Plan policies, the Site Plan for Subdivision Amendment request furthers Objective 8 and 10 by providing opportunities for additional jobs to locate on an undeveloped, commercially-zoned property. The request seeks to provide a neighborhood-oriented service in a location that is well served by existing infrastructure.
9. Regarding the Coors Corridor Plan policies, the Site Plan for Subdivision Amendment request furthers Policy 3 by facilitating new development in the Coors Corridor that was carefully designed to be compatible with the natural landscape and environment in a Master Planned subdivision with existing infrastructure improvements.
10. The northern portion of the site is within the boundaries of the designated *Montaño/Coors Community Activity Center*. The request furthers the goals for Activity Centers by providing neighborhood-oriented services adjacent to the higher density residential and commercial uses within the Activity Center to reduce auto travel needs per Comprehensive Plan Policy a. In addition, this use provides a transition area of moderately intense development between the lower density residential uses and the higher intensity C-2 commercial uses closer to Montaño, consistent with Comprehensive Plan Policy f. The West Side Strategic Plan Policy 1.13 is furthered by the request by providing a neighborhood service at a location designated for a "higher concentration and greater variety" of land uses.
11. Property-owners within 100', La Luz del Sol N.A., La Luz Landowners Assoc., Taylor Ranch N.A., the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held on November 17, 2011. There is general support for the project and the design.

RECOMMENDATION – 1003859 – 11EPC-40075 – December 8, 2011 – Site Plan for Subdivision Amendment

APPROVAL of 11EPC-40075, a request for a Site Plan for Subdivision Amendment for Tract 5, Plat of North Andalusia at La Luz, based on the preceding Findings.

CONDITIONS OF APPROVAL – 1003859 – 11EPC-40075 – December 8, 2011 – Site Plan for Subdivision Amendment

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. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - c. Concurrent Plating Action required at Development Review Board (DRB).
 - d. A cross access easement between the two new tracts is required.
 - e. All easements need to be shown and labeled on site plan.
4. The applicant proposed new text in the site plan for subdivision signage design guidelines to clarify the signage regulations, which the EPC supports. The new text is underlined here, to show what has changed; it is not required to be underlined in the site plan. The following changes are approved on Sheet 3:

“Project Monument Signs

 - Three project monument signs are allowed at the entries along Coors Boulevard and one minor entry monument sign is allowed on Montano Road as landmarks identifying the project. These project monument signs shall be of similar design and materials as the buildings.

- Project monument signs along Coors Boulevard shall have an overall maximum height of 9 feet and shall identify the tenants in a signage area not to exceed 75 square feet with a total of 10 items of information. The minor monument sign along Montano Road shall have an overall height of 9 feet and shall identify the tenants in a signage area not to exceed 30 square feet.

Individual Monument Signs

- One individual monument sign is allowed for each parcel to be located along the internal roadway system and shall not be located along Coors Boulevard or Montano Road. Maximum height for individual monument signs shall not exceed 9 feet and shall have a maximum signage area not to exceed 30 square feet.

FINDINGS – 1003859 – 11EPC-40074 – December 8, 2011 – Site Plan for Building Permit

1. This is a request for a Site Plan for Building Permit for Tract 5, Plat of North Andalucia at La Luz, located on Coors Blvd., northeast of Learning Rd., and containing approximately 3.38 acres.
2. The applicant is proposing to subdivide and to develop a Credit Union branch office.
3. This request is accompanied by a zone map amendment and site plan for subdivision request.
4. The Environmental Planning Commission (EPC) has decision-making authority for approving Site Development Plans, pursuant to §14-16-2-22(A)(1) of the Zoning Code.
5. The site is located within the Established and Developing Urban Areas of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan. Coors Blvd. is an Enhanced Transit Corridor, as designated in the Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The Coors Corridor Design Regulations and the North Andalucia at La Luz site plan for subdivision design standards apply.
8. The Site Plan for Building Permit request furthers the following Comprehensive Plan policies:
 - a. Policy II.B.5.d: The request is consistent with the policies and design guidelines provided in adopted area and sector plans, as well as the EPC approved Site Plan for Subdivision. In

- this manner, the request respects area values and resources. The site design buffers the drive up service windows from adjacent residential development with a yard wall, landscaping, and 120-foot distance, which will mitigate any potential adverse impacts of the proposed use. The location, intensity and design of the new development generally further this policy.
- b. Policy II.B.5.e: This request proposes new development in an area served by existing urban facilities, infrastructure, and services. The subject site does not propose access from the adjacent principal arterial, Coors Blvd., or the adjacent Major Local Street, Learning Rd., which will minimize impacts on the adjacent neighborhood.
 - c. Policy II.B.5.g: The design and landscaping of the proposed development respect the site topography. The development provides connections to existing trails in the area.
 - d. Policy II.B.5.i: The site is designed to minimize potential noise and traffic impacts. The proposed cut-off lighting and landscape buffers will also serve to minimize potential adverse effects on the adjacent neighborhood.
 - e. Policy II.B.5.k: The subject site is designed to minimize harmful effects of traffic by limiting access to one driveway located on Antequera Rd, a local street, and by not providing access to Coors Blvd. The livability of the adjacent neighborhood is respected by providing extensive site landscaping which serve as a buffer between the uses.
 - f. Policy II.B.5.l: The proposed building is well-articulated and designed to have no "back side." Area residents have indicated that the building is attractive and is compatible with their vision for the area.
 - g. Policy II.B.5.m: The architectural design is compliant with the design regulations included in the Coors Corridor Plan and the Site Plan for Subdivision. The building respects unique vistas from Coors Blvd. and generally improves the quality of the visual environment by adding variety and extensive landscaping.
 - h. Policy II.C.4.a: Noise considerations have been integrated into the site design process and evaluation of the suitability of this site for a zone change.
 - i. Policy II.C.8.d: The request proposes extensive landscaping both on-site and in the adjacent public rights-of-way. The development will help control erosion and dust, and will also incorporate water harvesting and xeric plant species.
 - j. Policy II.D.6.a: The request will provide additional employment opportunities in an area that is underserved with jobs.
9. Regarding the West Side Strategic Plan policies, the Site Plan for Building Permit request furthers Objective 8 and 10 by providing opportunities for additional jobs to locate on an undeveloped, commercially-zoned property. The request seeks to provide a neighborhood-oriented service in a location that is well served by existing infrastructure. Taylor Ranch Area Policy 3.12 is furthered because the subject site is infill development that is within existing transportation and utility service areas. The request furthers Policies 4.6 h and 4.10 by providing a commercial development adjacent to public transit, and accessible by trails, without providing an excess of parking.

10. Regarding the Coors Corridor Plan "Design Guidelines," Issue 4, Visual Impressions and Design Overlay Zone, the building design is aesthetically integrated into the site in relation to the visual impressions within the corridor, views within and from Coors Blvd., roadway, landscaping, outdoor space, and adjacent buildings, furthering Policies A.1, A.2, B.2, B.10, and C.1. Policies B.3, B.4 and B.5 are furthered by the landscape design which is complementary to the character of Coors Corridor and complies with the size, buffer area, and parking requirements. Policies B.5, B.6, B.7, and B.8 are furthered by the building's location along Coors and Eagle Ranch, with parking behind the main street frontages and adequate pedestrian access. The request does not conflict with any of the Coors Corridor Plan goals or policies.
11. The northern portion of the site is within the boundaries of the designated *Montaño/Coors Community Activity Center*. The request furthers the goals for Activity Centers by providing neighborhood-oriented services adjacent to the higher density residential and commercial uses within the Activity Center to reduce auto travel needs per Comprehensive Plan Policy a. In addition, this use provides a transition area of moderately intense development between the lower density residential uses and the higher intensity C-2 commercial uses closer to Montaño, consistent with Comprehensive Plan Policy f. The West Side Strategic Plan Policy 1.13 is furthered by the request by providing a neighborhood service at a location designated for a "higher concentration and greater variety" of land uses.
12. The EPC supports the provision of one free-standing monument sign at the project entrance on Antequera Rd. Signage for future tenants must comply with the Coors Corridor Plan design guidelines and the zoning code general regulations.
13. The applicant has submitted a Coors View Analysis, which is consistent with the requirements in the Coors Corridor Plan. The proposed building complies with the Coors Corridor Design Regulations.
14. Property-owners within 100', La Luz del Sol N.A., La Luz Landowners Assoc., Taylor Ranch N.A., the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held on November 17, 2011. There is general support for the project and the design.

RECOMMENDATION – 1003859 – 11EPC-40074 – December 8, 2011 – Site Plan for Building Permit APPROVAL of 11EPC-40076, a request for a Site Plan for Building Permit for Tract 5, Plat of North Andalucia at La Luz, based on the preceding Findings.

CONDITIONS OF APPROVAL – 1003859 – 11EPC-40074 – December 8, 2011 – Site Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring 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. Lighting:
 - a. A note shall be provided on the Site Plan for Building Permit that indicates that all lighting will comply with the standards of §14-16-3-9, Area Lighting Regulations of the Zoning Code and the Coors Corridor Plan Lighting Regulations.
 - b. The Parking Lot Light Fixture Detail shall be modified to be consistent with the Zoning Code Area §14-16-3-9 Area Lighting Regulations, which allow a maximum height of 16-feet for light poles within 100 feet of a residential zone.
4. The following conditions from PNM shall be met:
 - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service connection regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
5. Conditions of approval from the Transit Department:
 - a. Applicant shall provide 5 ft. wide x 20 ft. long easement for placement of bus shelter near the location of existing bus stop on Coors. Transit requests that the applicant install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can at the proposed bus stop. Applicant to consult the Transit department for the location of the proposed easement.

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6. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - c. Concurrent Plating Action required at Development Review Board (DRB).
 - d. Sidewalk Easement will be required for meandering 6-foot sidewalk on Learning Road and Coors Blvd.
 - e. A cross access easement between the two new tracts is required.
 - f. All easements need to be shown and labeled on site plan.
 - g. Provide/label/detail all dimensions and proposed infrastructure for Site.
 - h. Stairs are not allowed within City of Albuquerque ROW. Please relocate into private property.
 - i. Site plan shall comply and be designed per DPM Standards.
7. The future Phase 2 expansion of the credit union building, as shown on the site plan for building permit for the 2.42-acre tract may be delegated to DRB.
8. The landscape buffer wall along the northern property line may terminate at the toe of the slope near Coors Blvd., as shown on the site plan, and may terminate at the eastern property line of the 2.42-acre tract.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY DECEMBER 23, 2011 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. 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.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY 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)(11), a change to the zone map does not become official until the Certification of Zoning 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 thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

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.

Sincerely,



for Deborah Stover
Planning Director

DS/CB/mc

cc: Consensus Planning, 302 8th Street NW, Albuquerque, NM 87102
Suzanne Fetsco, 23 Wind NW, Albuquerque, NM 87120
Art Woods, 33 Wind NW, Albuquerque, NM 87120
Heather Badal, 4 Tennis Ct. NW, Albuquerque, NM 87120
Rae Perls, 15 Tennis Ct. NW, Albuquerque, NM 87120
David Waters, 5601 La Colonia Dr. NW, Albuquerque, NM 87120
Rene' Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Dan Serrano, 4409 Atherton Way NW, Albuquerque, NM 87120
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Candy Patterson, 7608 Elderwood NW, Albuquerque, NM 87120



City of Albuquerque
Planning Department
Urban Design & Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 8, 2011

**AMENDED OFFICIAL NOTIFICATION OF
DECISION (change of case numbers and
order)**

FILE: Project # 1003859
11EPC-40074 Site Development Plan for
Building Permit
11EPC-40075 Amend Site Development Plan for
Subdivision
11EPC-40076 Amend Zone Map (Zone Change)

US New Mexico Federal Credit Union
P.O. Box 129
Albuquerque, NM, 87103

LEGAL DESCRIPTION:

Consensus Planning, agent for US New Mexico Federal Credit Union, requests the above actions for all or a portion of Tract 5, Plat of North Andalucia at La Luz, zoned SU-1 for C-2, O-1 and PRD to SU-1 for O-1 Including Bank & Drive-in Facilities, located on Coors Blvd. NW between Learning Rd. NW and Montano Rd. NW, containing approximately 3.38 acres. (E-12)
Carrie Barkhurst, Staff Planner

On December 8, 2011 the Environmental Planning Commission voted to APPROVE Project 1003859 / 11EPC-40076, a request for an Amendment to the Zone Map (Zone Change), 11EPC-40075, a request for an Amendment to the Site Development Plan for Subdivision and 11EPC-40074, a request for a Site Development Plan for Building Permit based on the following Findings and subject to the following Conditions:

FINDINGS:

FINDINGS – 1003859 – 11EPC-40076 – December 8, 2011 – Zone Map Amendment

1. This is a request for zone map amendment for Tract 5, Plat of North Andalucia at La Luz, located on Coors Blvd., northeast of Learning Rd., and containing approximately 3.38 acres.
2. The applicant is proposing to subdivide and to develop a Credit Union branch office.

3. The subject site is zoned SU-1 for C-2, O-1 and PRD. The proposed use is permissive under the current zoning; however, the Site Plan for Subdivision designates this parcel for O-1 uses. Therefore, a zone map amendment is requested to allow a use that is compatible with the O-1 zone, without opening the site to the full range of C-2 uses that are available elsewhere in the subdivision.
4. The Environmental Planning Commission (EPC) has decision-making authority for a zone map amendment, pursuant to §14-16-4-1(C)(10)(a) of the Zoning Code.
5. The site is located within the Established and Developing Urban Areas of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan. Coors Blvd. is an Enhanced Transit Corridor, as designated in the Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The applicant provided a justification for the zone change per R-270-1980.
 - A. The proposed special use zoning is consistent with the health, safety, morals and general welfare of the city. The zone change will not have an impact on public services and facilities.
 - B. The applicant has provided an acceptable justification for the change and has demonstrated that the requested zoning will not destabilize land use and zoning in the area, because it will allow a compatible use and retain the overarching special use zone.
 - C. The applicant cited a preponderance of applicable goals and policies of the Comprehensive Plan (CP), the West Side Strategic Plan (WSSP), and the Coors Corridor Plan (CCP), that are furthered by this request, as described below:
 - i. CP Policy II.B.5.d: With minor conditions, the location, intensity and design of the new development generally further this policy. The proposed use respects neighborhood values and provides a service appropriate for a mixed-use development.
 - ii. CP Policy II.B.5.e: The subject site is contiguous to existing urban facilities and is designed to lessen any potential negative impacts of the proposed use.
 - iii. CP Policy II.B.5.i: The requested zone is governed through the site development plan for subdivision, which provides assurances about the form of development. The site design effectively mitigates potentially adverse effects of the bank and drive-up service. The zone map amendment will facilitate development of new employment and services.
 - iv. CP Policy II.C.4.a: Noise considerations have been integrated into the site design process and evaluation of the suitability of this site for a zone change.

- v. CP Policy II.C.6.a: The request will provide additional employment opportunities in an area that is underserved with jobs.
 - vi. WSSP Objective 8 and 10: The request provides opportunities for additional jobs to locate on an undeveloped, commercially-zoned property. The request seeks to provide a neighborhood-oriented service in a location that is well served by existing infrastructure.
 - vii. CCP Policy 3: The request facilitates new development in the Coors corridor that was carefully designed to be compatible with the natural landscape and environment in a master planned subdivision with existing infrastructure improvements.
- D. The applicant has adequately justified the request by demonstrating that the requested zone change is more advantageous to the community per adopted city goals and policies cited under Section C.
- E. None of the uses specified in the proposal will be harmful to adjacent property, the neighborhood or the community.
- F. The request would not require unprogrammed capital expenditures by the City.
- G. The cost of land or other economic considerations pertaining to the applicant are not the determining factor for the zone change.
- H. The property's location on a major street is not the reason for this request.
- I. This request constitutes a justified spot zone. It facilitates realization of the Comprehensive Plan, the West Side Strategic Plan and the Coors Corridor Plan.
- J. The proposed zone change would not result in strip zoning.
8. The northern portion of the site is within the boundaries of the designated *Montaño/Coors Community Activity Center*. The request furthers the goals for Activity Centers by providing neighborhood-oriented services adjacent to the higher density residential and commercial uses within the Activity Center to reduce auto travel needs per Comprehensive Plan Policy a. In addition, this use provides a transition area of moderately intense development between the lower density residential uses and the higher intensity C-2 commercial uses closer to Montaño, consistent with Comprehensive Plan Policy f. The West Side Strategic Plan Policy 1.13 is furthered by the request by providing a neighborhood service at a location designated for a "higher concentration and greater variety" of land uses.
9. Property-owners within 100', La Luz del Sol N.A., La Luz Landowners Assoc., Taylor Ranch N.A., the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held on November 17, 2011. There is general support for the project and the design.

RECOMMENDATION – 1003859 – 11EPC-40076 – December 8, 2011 – Zone Map Amendment
APPROVAL of 11EPC-40074, a request for a Zone Map Amendment for Tract 5, Plat of North Andalucia at La Luz, based on the preceding Findings.

CONDITIONS OF APPROVAL – 1003859 – 11EPC-40076 – December 8, 2011 – Zone Map Amendment

1. Pursuant to Zoning Code §14-16-4-1(C)(11), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months after the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS – 1003859 – 11EPC-40075 – December 8, 2011 – Site Plan for Subdivision Amendment

1. This is a request for a Site Plan for Subdivision Amendment for Tract 5, Plat of North Andalucia at La Luz, located on Coors Blvd., northeast of Learning Rd., and containing approximately 3.38 acres.
2. The applicant is proposing to subdivide and to develop a Credit Union branch office.
3. The subject site is zoned SU-1 for C-2, O-1 and PRD. The proposed use is permissive under the current zoning; however, the Site Plan for Subdivision designates this parcel for O-1 uses. Therefore, a Site Plan for Subdivision Amendment is requested to allow a use that is compatible with the O-1 zone, without opening the site to the full range of C-2 uses that are available elsewhere in the subdivision. The amendment also seeks to clarify free-standing signage regulations to allow one free-standing sign per parcel in the subdivision.
4. The Environmental Planning Commission (EPC) has decision-making authority for approving Site Development Plans, pursuant to §14-16-2-22(A)(1) of the Zoning Code.
5. The site is located within the Established and Developing Urban Areas of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan. Coors Blvd. is an Enhanced Transit Corridor, as designated in the Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. The Site Plan for Subdivision Amendment request furthers the following Comprehensive Plan policies:
 - a. Policy II.B.5.d: With minor conditions, the location, intensity and design of the new development generally further this policy. The proposed use respects neighborhood values and provides a service appropriate for a mixed-use development.
 - b. Policy II.B.5.e: The subject site is contiguous to existing urban facilities and is designed to lessen any potential negative impacts of the proposed use.
 - c. Policy II.B.5.i: The requested zone is governed through the site development plan for subdivision, which provides assurances about the form of development. The site design effectively mitigates potentially adverse effects of the bank and drive-up service. The zone map amendment will facilitate the development of new employment and services.
 - d. Policy II.C.4.a: Noise considerations have been integrated into the site design process and evaluation of the suitability of this site for a zone change.
 - e. Policy II.D.6.a: The request will provide additional employment opportunities in an area that is underserved with jobs.
8. Regarding the West Side Strategic Plan policies, the Site Plan for Subdivision Amendment request furthers Objective 8 and 10 by providing opportunities for additional jobs to locate on an undeveloped, commercially-zoned property. The request seeks to provide a neighborhood-oriented service in a location that is well served by existing infrastructure.
9. Regarding the Coors Corridor Plan policies, the Site Plan for Subdivision Amendment request furthers Policy 3 by facilitating new development in the Coors Corridor that was carefully designed to be compatible with the natural landscape and environment in a Master Planned subdivision with existing infrastructure improvements.
10. The northern portion of the site is within the boundaries of the designated *Montaño/Coors Community Activity Center*. The request furthers the goals for Activity Centers by providing neighborhood-oriented services adjacent to the higher density residential and commercial uses within the Activity Center to reduce auto travel needs per Comprehensive Plan Policy a. In addition, this use provides a transition area of moderately intense development between the lower density residential uses and the higher intensity C-2 commercial uses closer to Montaño, consistent with Comprehensive Plan Policy f. The West Side Strategic Plan Policy 1.13 is furthered by the request by providing a neighborhood service at a location designated for a "higher concentration and greater variety" of land uses.
11. Property-owners within 100', La Luz del Sol N.A., La Luz Landowners Assoc., Taylor Ranch N.A., the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held on November 17, 2011. There is general support for the project and the design.

RECOMMENDATION – 1003859 – 11EPC-40075 – December 8, 2011 – Site Plan for Subdivision Amendment

APPROVAL of 11EPC-40075, a request for a Site Plan for Subdivision Amendment for Tract 5, Plat of North Andalucia at La Luz, based on the preceding Findings.

CONDITIONS OF APPROVAL – 1003859 – 11EPC-40075 – December 8, 2011 – Site Plan for Subdivision Amendment

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. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - c. Concurrent Plating Action required at Development Review Board (DRB).
 - d. A cross access easement between the two new tracts is required.
 - e. All easements need to be shown and labeled on site plan.
4. The applicant proposed new text in the site plan for subdivision signage design guidelines to clarify the signage regulations, which the EPC supports. The new text is underlined here, to show what has changed; it is not required to be underlined in the site plan. The following changes are approved on Sheet 3:

“Project Monument Signs

 - Three project monument signs are allowed at the entries along Coors Boulevard and one minor entry monument sign is allowed on Montano Road as landmarks identifying the project. These project monument signs shall be of similar design and materials as the buildings.

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- Project monument signs along Coors Boulevard shall have an overall maximum height of 9 feet and shall identify the tenants in a signage area not to exceed 75 square feet with a total of 10 items of information. The minor monument sign along Montano Road shall have an overall height of 9 feet and shall identify the tenants in a signage area not to exceed 30 square feet.

Individual Monument Signs

- One individual monument sign is allowed for each parcel to be located along the internal roadway system and shall not be located along Coors Boulevard or Montano Road. Maximum height for individual monument signs shall not exceed 9 feet and shall have a maximum signage area not to exceed 30 square feet.”

FINDINGS – 1003859 – 11EPC-40074 – December 8, 2011 – Site Plan for Building Permit

1. This is a request for a Site Plan for Building Permit for Tract 5, Plat of North Andalucia at La Luz, located on Coors Blvd., northeast of Learning Rd., and containing approximately 3.38 acres.
2. The applicant is proposing to subdivide and to develop a Credit Union branch office.
3. This request is accompanied by a zone map amendment and site plan for subdivision request.
4. The Environmental Planning Commission (EPC) has decision-making authority for approving Site Development Plans, pursuant to §14-16-2-22(A)(1) of the Zoning Code.
5. The site is located within the Established and Developing Urban Areas of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan. Coors Blvd. is an Enhanced Transit Corridor, as designated in the Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The Coors Corridor Design Regulations and the North Andalucia at La Luz site plan for subdivision design standards apply.
8. The Site Plan for Building Permit request furthers the following Comprehensive Plan policies:
 - a. Policy II.B.5.d: The request is consistent with the policies and design guidelines provided in adopted area and sector plans, as well as the EPC approved Site Plan for Subdivision. In

this manner, the request respects area values and resources. The site design buffers the drive up service windows from adjacent residential development with a yard wall, landscaping, and 120-foot distance, which will mitigate any potential adverse impacts of the proposed use. The location, intensity and design of the new development generally further this policy.

- b. Policy II.B.5.e: This request proposes new development in an area served by existing urban facilities, infrastructure, and services. The subject site does not propose access from the adjacent principal arterial, Coors Blvd., or the adjacent Major Local Street, Learning Rd., which will minimize impacts on the adjacent neighborhood.
 - c. Policy II.B.5.g: The design and landscaping of the proposed development respect the site topography. The development provides connections to existing trails in the area.
 - d. Policy II.B.5.i: The site is designed to minimize potential noise and traffic impacts. The proposed cut-off lighting and landscape buffers will also serve to minimize potential adverse effects on the adjacent neighborhood.
 - e. Policy II.B.5.k: The subject site is designed to minimize harmful effects of traffic by limiting access to one driveway located on Antequera Rd, a local street, and by not providing access to Coors Blvd. The livability of the adjacent neighborhood is respected by providing extensive site landscaping which serve as a buffer between the uses.
 - f. Policy II.B.5.l: The proposed building is well-articulated and designed to have no "back side." Area residents have indicated that the building is attractive and is compatible with their vision for the area.
 - g. Policy II.B.5.m: The architectural design is compliant with the design regulations included in the Coors Corridor Plan and the Site Plan for Subdivision. The building respects unique vistas from Coors Blvd. and generally improves the quality of the visual environment by adding variety and extensive landscaping.
 - h. Policy II.C.4.a: Noise considerations have been integrated into the site design process and evaluation of the suitability of this site for a zone change.
 - i. Policy II.C.8.d: The request proposes extensive landscaping both on-site and in the adjacent public rights-of-way. The development will help control erosion and dust, and will also incorporate water harvesting and xeric plant species.
 - j. Policy II.D.6.a: The request will provide additional employment opportunities in an area that is underserved with jobs.
9. Regarding the West Side Strategic Plan policies, the Site Plan for Building Permit request furthers Objective 8 and 10 by providing opportunities for additional jobs to locate on an undeveloped, commercially-zoned property. The request seeks to provide a neighborhood-oriented service in a location that is well served by existing infrastructure. Taylor Ranch Area Policy 3.12 is furthered because the subject site is infill development that is within existing transportation and utility service areas. The request furthers Policies 4.6 h and 4.10 by providing a commercial development adjacent to public transit, and accessible by trails, without providing an excess of parking.

10. Regarding the Coors Corridor Plan "Design Guidelines," Issue 4, Visual Impressions and Design Overlay Zone, the building design is aesthetically integrated into the site in relation to the visual impressions within the corridor, views within and from Coors Blvd., roadway, landscaping, outdoor space, and adjacent buildings, furthering Policies A.1, A.2, B.2, B.10, and C.1. Policies B.3, B.4 and B.5 are furthered by the landscape design which is complementary to the character of Coors Corridor and complies with the size, buffer area, and parking requirements. Policies B.5, B.6, B.7, and B.8 are furthered by the building's location along Coors and Eagle Ranch, with parking behind the main street frontages and adequate pedestrian access. The request does not conflict with any of the Coors Corridor Plan goals or policies.
11. The northern portion of the site is within the boundaries of the designated *Montaño/Coors Community Activity Center*. The request furthers the goals for Activity Centers by providing neighborhood-oriented services adjacent to the higher density residential and commercial uses within the Activity Center to reduce auto travel needs per Comprehensive Plan Policy a. In addition, this use provides a transition area of moderately intense development between the lower density residential uses and the higher intensity C-2 commercial uses closer to Montaño, consistent with Comprehensive Plan Policy f. The West Side Strategic Plan Policy 1.13 is furthered by the request by providing a neighborhood service at a location designated for a "higher concentration and greater variety" of land uses.
12. The EPC supports the provision of one free-standing monument sign at the project entrance on Antequera Rd. Signage for future tenants must comply with the Coors Corridor Plan design guidelines and the zoning code general regulations.
13. The applicant has submitted a Coors View Analysis, which is consistent with the requirements in the Coors Corridor Plan. The proposed building complies with the Coors Corridor Design Regulations.
14. Property-owners within 100', La Luz del Sol N.A., La Luz Landowners Assoc., Taylor Ranch N.A., the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held on November 17, 2011. There is general support for the project and the design.

RECOMMENDATION – 1003859 – 11EPC-40074 – December 8, 2011 – Site Plan for Building Permit APPROVAL of 11EPC-40076, a request for a Site Plan for Building Permit for Tract 5, Plat of North Andalucia at La Luz, based on the preceding Findings.

CONDITIONS OF APPROVAL – 1003859 – 11EPC-40074 – December 8, 2011 – Site Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring 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. Lighting:
 - a. A note shall be provided on the Site Plan for Building Permit that indicates that all lighting will comply with the standards of §14-16-3-9, Area Lighting Regulations of the Zoning Code and the Coors Corridor Plan Lighting Regulations.
 - b. The Parking Lot Light Fixture Detail shall be modified to be consistent with the Zoning Code Area §14-16-3-9 Area Lighting Regulations, which allow a maximum height of 16-feet for light poles within 100 feet of a residential zone.
4. The following conditions from PNM shall be met:
 - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service connection regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
5. Conditions of approval from the Transit Department:
 - a. Applicant shall provide 5 ft. wide x 20 ft. long easement for placement of bus shelter near the location of existing bus stop on Coors. Transit requests that the applicant install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can at the proposed bus stop. Applicant to consult the Transit department for the location of the proposed easement.

OFFICIAL NOTICE OF DECISION

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6. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - c. Concurrent Plating Action required at Development Review Board (DRB).
 - d. Sidewalk Easement will be required for meandering 6-foot sidewalk on Learning Road and Coors Blvd.
 - e. A cross access easement between the two new tracts is required.
 - f. All easements need to be shown and labeled on site plan.
 - g. Provide/label/detail all dimensions and proposed infrastructure for Site.
 - h. Stairs are not allowed within City of Albuquerque ROW. Please relocate into private property.
 - i. Site plan shall comply and be designed per DPM Standards.
7. The future Phase 2 expansion of the credit union building, as shown on the site plan for building permit for the 2.42-acre tract may be delegated to DRB.
8. The landscape buffer wall along the northern property line may terminate at the toe of the slope near Coors Blvd., as shown on the site plan, and may terminate at the eastern property line of the 2.42-acre tract.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY DECEMBER 23, 2011 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. 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.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY 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)(11), a change to the zone map does not become official until the Certification of Zoning 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 thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

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.

Sincerely,



for Deborah Stover
Planning Director

DS/CB/mc

cc: Consensus Planning, 302 8th Street NW, Albuquerque, NM 87102
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