



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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 PHONE: 505-764-9801
 ADDRESS: 302 8th St NW FAX: ---
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: GUARDIAN STORAGE PHONE: 505-450-6385
 ADDRESS: 7501 HOLLY AVE NE FAX: ---
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: pdhedges@hotmail.com
 Proprietary interest in site: CONTRACT PURCHASER List all owners: LA ORZUA GROUP, LLLP
 DESCRIPTION OF REQUEST: FINAL SIGN OFF FOR BOSQUE PLAZA SITE PLAN FOR SUBDIVISION

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

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

Lot or Tract No. LOT 1 Block: --- Unit: ---
 Subdiv/Addn/TBKA: BOSQUE PLAZA
 Existing Zoning: C-1(SU) Proposed zoning: --- MRGCD Map No. 30
 Zone Atlas page(s): E-12 UPC Code: 101206246151916206

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004167

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 12 No. of proposed lots: 12 Total site area (acres): 11.46
 LOCATION OF PROPERTY BY STREETS: On or Near: LA ORZUA AND COORS BOULEVARD - SOUTHWEST CORNER
 Between: _____ and _____
 Check if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

[Signature] DATE 2-8-17
 (Print Name) JAMES STROTZER Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date _____

Project # _____

Staff 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.**

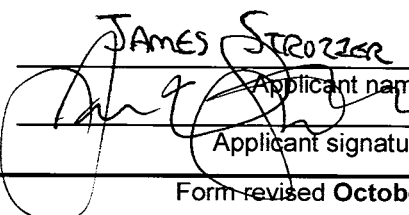
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded 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**
 - N/A** Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - N/A** 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
 - N/A** Infrastructure List, if relevant to the site plan
 - N/A** 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.



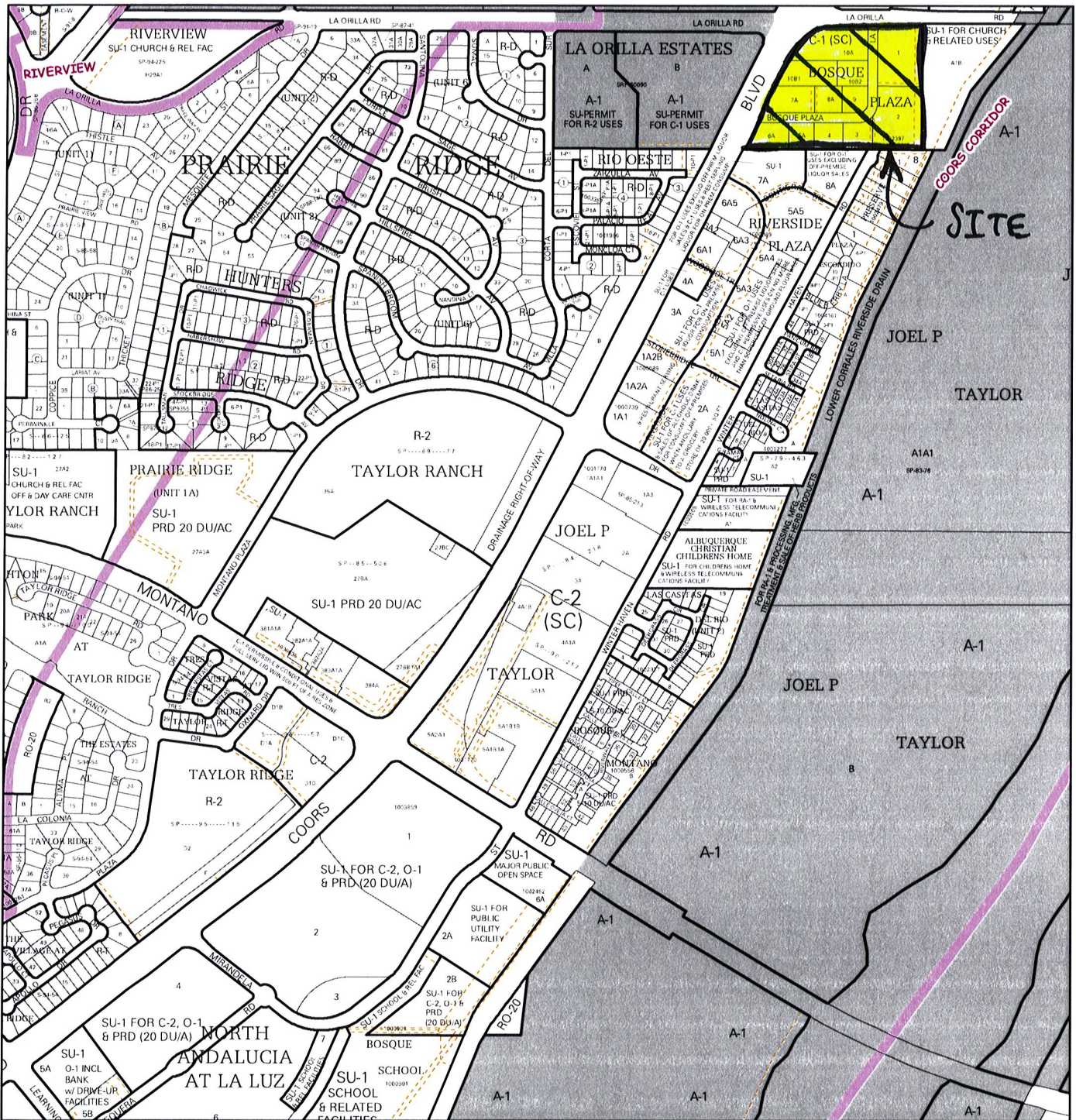
 Applicant name (print) 2.8.2017

 Applicant signature / date

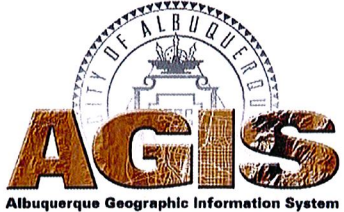


- Checklists complete Application case numbers
- Fees collected _____ - _____
- Case #s assigned _____ - _____
- Related #s listed _____ - _____

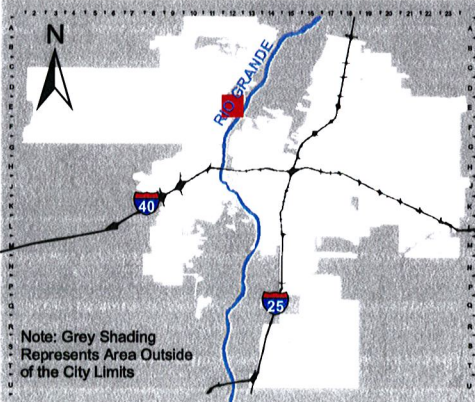
 Planner signature / date
 Project # _____



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












Map amended through: 1/28/2016

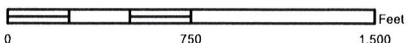


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-12-Z

Selected Symbols

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



0 750 1,500 Feet



PLANNING

CONSENSUS

February 14, 2017

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

**RE: Bosque Plaza – Amended Site Development Plan for Subdivision
Project #1004167**

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Cloud:

302 Eighth St. NW
Albuquerque, NM 87102

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

The purpose of this letter is to explain the modifications that have been made to the Site Development Plan for Subdivision Amendment for our project at the corner of Coors and La Orilla Road. The project was approved by the Environmental Planning Commission (EPC) on January 12th, 2017.

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

Conditions of Approval – 16EPC-40071 – January 12, 2017 – Amended Site Development 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.

Agreed, this letter outlines how the EPC conditions have been satisfied.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

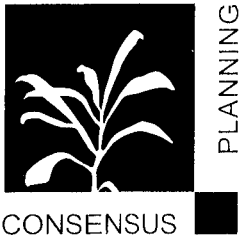
We met with Staff Planner, Maggie Gould, on February 7, 2017 to ensure that all conditions of approval are met.

3. Based on the conditions in the 2006 Notice of Decision, the applicant will remove references on the site plan and in the design standards to the vehicle connection at Winterhaven Road, including:

- Under the Access section on Sheet 1, the following sentence will be added: Access to Winterhaven Road shall remain restricted to pedestrian access.

PRINCIPALS

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



This sentence has been added to Sheet 1 to address the vehicular access between Bosque Plaza Lane and Winterhaven Road.

- Under section L. Pedestrian Plan on Sheet 3, the following bullet will be added:
Pedestrian only access is indicated on the Plan from Winterhaven Road to Bosque Plaza Lane (Per condition #4 original Notice of Decision). A note shall be added to the Pedestrian plan that restricts access to pedestrian only.

These notes have been added to Sheet 3 to help clarify the vehicular access between Bosque Plaza Lane and Winterhaven Road.

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

Agreed.

5. A note shall be added to the Site Plan that states "Indoor Storage, Lot 1 only: FAR Maximum up to 1.0 only if the Coors Corridor Plan View Regulations for massing and height are in compliance, large truck access/turning movements are incorporated, and in accordance with an approved grading and drainage plan to ensure that the drainage is fully functional and aesthetically pleasing."

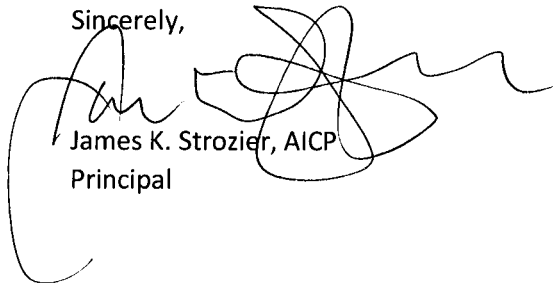
This note has been added to Sheet 1. These items will be addressed at the Site Plan for Building Permit stage.

6. Section G.3.3 Territorial Style Elements for Larger Buildings (Sheet 3) should reflect the changes provided by the application (attachment 1) and read into the record.

The changes read into the record at the EPC hearing on January 12th, 2017 have been added to Sheet 3 of the Bosque Plaza Site Plan for Subdivision. These changes clarify the design of a "larger building" allowed on Lot 1.

Thank you for considering our request. Please contact me at (505) 764-9801, if you have any questions.

Sincerely,



James K. Strozier, AICP
Principal

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

January 13, 2017

Guardian Storage
Attn: Paul Hedges
7501 Holly Av. NE
ABQ, NM 87113

Project# 1004167
16EPC-40071 Amended Site Development Plan for Subdivision

LEGAL DESCRIPTION:

The above action for all or a portion of of Lots 1-4, 5A, 6A, 7A, 8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision, zoned C-1 (SC), located on SE Corner of La Orilla Rd. NW and SW corner of Coors Blvd. NW, containing approximately 11.5 acres (E-12)
Staff Planner: Maggie Gould

PO Box 1293

On January 12, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1004167/16EPC-40071, an Amended Site Development Plan for Subdivision, based on the following findings:

Albuquerque

FINDINGS:

NM 87103

1. This is a request for an amendment to a Site Development Plan for Subdivision for Lots 1-4, 5A, 6A, 7A, 8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision, zoned C-1 (SC), Bosque Plaza Subdivision located (location) and containing approximately 12 acres.
2. The applicant proposes to amend the approved Site Development Plan for Subdivision to clarify indoor storage as a conditional use, add design requirements for larger buildings on lot 1, increase the FAR on lot 1 to and add a conceptual landscape plan.
3. The Site Development Plan for Subdivision was originally approved in 2006 (05-EPC-01237).
4. The ZHE approved a conditional use for indoor storage for lot 1 in March of 2016, this decision was appealed to the BOA in April of 2016. The BOA found that the ZHE had not addressed the conditional use criteria and reversed the ZHE decision. The BOA decision was appealed to City Council in August of 2016. City Council chose to remand the case to the ZHE, requiring that any relevant amendments to the SPS occur prior to the ZHE rehearing the case.

www.cabq.gov

OFFICIAL NOTICE OF DECISION

Project #1004167

January 12, 2017

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5. The site is subject to the requirements of the approved Site Development Plan for Subdivision with design standards and the requirements of §14-16-3-2, Shopping Center Regulations. Future Site Development Plans for Building Permit on the site will be reviewed by the EPC.
6. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
8. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The following policies are applicable:
 - A. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

Policy II.B.5d is furthered because the proposed changes add additional design requirements for large buildings on lot 1 and require ground floor retail as part of the large building. These requirements will help a larger building be compatible with the existing development. The increased FAR will allow a larger building on lot one, but that building will be compatible with the existing development because of the additional design requirements.
 - B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy II.B.5e is furthered because the subject site has access to a full range of urban services including water and sewer, electrical service and roads and provision of emergency service.

Developed Landscape
 - A. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request clearly illustrates a landscape design for the entire shopping center site. The proposed plants include native and low to medium water use plants that are generally successful in the area. Policy II.C.8d is furthered by this request.

OFFICIAL NOTICE OF DECISION

Project #1004167

January 12, 2017

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9. The subject site is within the boundaries of the West Side Strategic Plan. The following policies are applicable to the request:

A. Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

Policy 3.12 is furthered because the proposed changes will add design guidelines for larger buildings and clarify an additional use. These actions may encourage continued growth at the shopping center.

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

Policy 3.15 is furthered because all future development will comply with the provisions of the Coors Corridor Plan and the approved Site Development Plan for Subdivision (SPS). The design standards in the SPS are comprehensive and provide guidance on signage, lighting, parking, pedestrian connections, and specify an architectural style with clear requirements for building elements. The additional design elements for large buildings on lot 1 add will help a larger blend with the existing development. The Coors Corridor plan requires buildings to meet the view plane to preserve views by limiting height. The underlying C-1 zone also limits height to 26 feet. All of these requirements ensure view protection even with the proposed changes.

10. The subject site is within section 3 of the Coors Corridor Plan. The following policies are applicable to the request :

A. Issue 3 land use and intensity of development: Intensity of development shall be compatible with the roadway function, existing zoning, or recommended land use, environmental concerns and design guidelines.

The request furthers issue 3 because the clarification of the conditional use is allowed in the existing zoning; the additional design requirements for large buildings will ensure that a large building on lot 1 is compatible with the existing design guidelines.

B. Issue 4 visual impressions and urban design overlay zone. Section b policy 2 building setback, height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and to the adjacent or related building and structures.

The request furtheres issue 4 because future development on the site is subject to the requirements of the approved Site Development Plan for Subdivision which contains comprehensive design guidelines that ensure that the style of the buildings is similar. The greater FAR may allow a greater mass of building but the building design will still be compliant with the applicable design standards. The additional design standards for large buildings on lot 1 will help a large building be compatible with the surrounding development.

OFFICIAL NOTICE OF DECISION

Project #1004167

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11. The Rio Oeste Homeowners Association, Alban Hills and Taylor Ranch Neighborhood Associations and the West Coalition of Neighborhoods were notified. A facilitated meeting was offered. Property owners within 100 feet of the site were notified. Staff has not received any written comments as of this writing.

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Based on the conditions in the 2006 Notice of Decision, the applicant will remove references on the site plan and in the design standards to the vehicle connection at Winterhaven Road, including:
 - Under the Access section on Sheet, the following sentence will be added: Access to Winterhaven Road shall remain restricted to pedestrian access.
 - Under section L. Pedestrian Plan on Sheet 3, the following bullet will be added: Pedestrian only access is indicated on the Plan from Winterhaven Road to Bosque Plaza Lane (Per condition # 4 original Notice of Decision). A note shall be added to the Pedestrian plan that restricts access to pedestrians only.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
5. A note shall be added to the Site Plan that states "Indoor Storage, Lot 1 only: FAR Maximum up to 1.0 only if the Coors Corridor Plan View Regulations for massing and height are in compliance, large truck access/turning movements are incorporated, and in accordance with an approved grading and drainage plan to ensure that the drainage is fully functional and aesthetically pleasing."
6. Section G.3.3 Territorial Style Elements for Larger Buildings(Sheet) should reflect the changes provided by the applicant(attachment 1) and read into the record.

OFFICIAL NOTICE OF DECISION

Project #1004167

January 12, 2017

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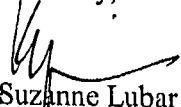
APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JANUARY 27, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

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

Sincerely,


#01 Suzanne Lubar
Planning Director

SL/MG

cc: Guardian Storage, Paul Hedges, 7501 Holly Av. NE, ABQ, NM 87113
Consensus Planning, Jim Stozier, 302 8th St. NW, ABQ, NM 87102
Alban Hills N.A. (ABH), Patsy Nelson, 3301 La Rambla NW, Albuquerque, New Mexico 87120
Alban Hills N.A. (ABH), Lynne Scott, 6419 Camino Del Arbol NW, Albuquerque, New Mexico 87120
Rio Oeste H.O.A. (ROH), Judy Ortiz-Aragon, 4115 Palacio Real NW, Albuquerque, New Mexico 87120
Rio Oeste H.O.A. (ROH), Sandra Tinlin, 4105 Moncloa Ct. NW, Albuquerque, New Mexico 87120
Westside Coalition of N.A.'S, Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, New Mexico 87114
Westside Coalition of N.A.'S, Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, New Mexico 87120
Taylor Ranch N.A. (TRN) "R", Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, New Mexico 87120

OFFICIAL NOTICE OF DECISION

Project #1004167

January 12, 2017

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**Taylor Ranch N.A. (TRN) "R", Jolene Wolfley, 7216 Carson Trl. NW, Albuquerque, New Mexico 87120
Nita Day, 6127 Deergrass Circle NW, ABQ, NM 87120**