



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V	<input checked="" type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P	<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/> for Subdivision			
<input checked="" type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	D		Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A		APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> 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 PHONE: 505-764-9801
 ADDRESS: 302 8th St NW FAX: -
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: cgreen@consensusplanning.com
 APPLICANT: CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT PHONE: 505-768-5353
 ADDRESS: 1801 4th St NW FAX: -
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: -
 Proprietary interest in site: OWNER List all owners: -

DESCRIPTION OF REQUEST: REGIONAL BASEBALL COMPLEX - ZONE MAP AMENDMENT, SEWER PLAN AMENDMENT, MASTER DEVELOPMENT PLAN, SITE PLAN FOR BUILDING PERMIT - DRB FINAL SIGN-OFF

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. Parcel C-2-A, C-3-C, C-3-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: WESTLAND NORTH
 Existing Zoning: SU-2 for Town Center Visual Proposed zoning: SU-2/SU-1 for REGIONAL SPORTS COMPLEX MRGCD Map No. -
 Zone Atlas page(s): J-07-2; J-08-2 UPC Code: 100705850521010302; 10090580302993 0102; 100705851135090301

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1000599

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 3 Total site area (acres): 81.3
 LOCATION OF PROPERTY BY STREETS: On or Near: ARROYO VIEJA BOULEVARD
 Between: HIGH MESA DRIVE and TIERRA PUNTA BOULEVARD
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 12/9/14

SIGNATURE Chris Green DATE 3-1-16
 (Print Name) CHRIS GREEN 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**
 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.

CHRIS GREEN
 Applicant name (print)
Chris Green 3-1-16
 Applicant signature / date



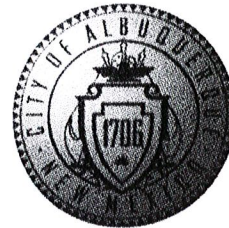
Form revised **October 2007**

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ - _____ - _____ |
| <input type="checkbox"/> Case #s assigned | _____ - _____ - _____ |
| <input type="checkbox"/> Related #s listed | _____ - _____ - _____ |

 Planner signature / date
 Project # _____

CITY OF ALBUQUERQUE

Parks and Recreation Department



July 30, 2015

Mr. Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87012

Re: Letter of Authorization

Dear Chairman Nicholls:

This letter serves as authorization for Consensus Planning, Inc. to represent the City Parks and Recreation Department on a Zone Map Amendment, Sector Development Plan Amendment, Master Development Plan, and Site Plan for Building Permit for the City's Regional Sports Complex.

The properties are legally described as Westland North Subdivision, Parcel C-2-A, Parcel C-3-C, Parcel C-3-A.

PO Box 1293

Sincerely,

Albuquerque

A handwritten signature in black ink, appearing to read "Barbara Taylor".

Barbara Taylor, Director
Parks and Recreation Department

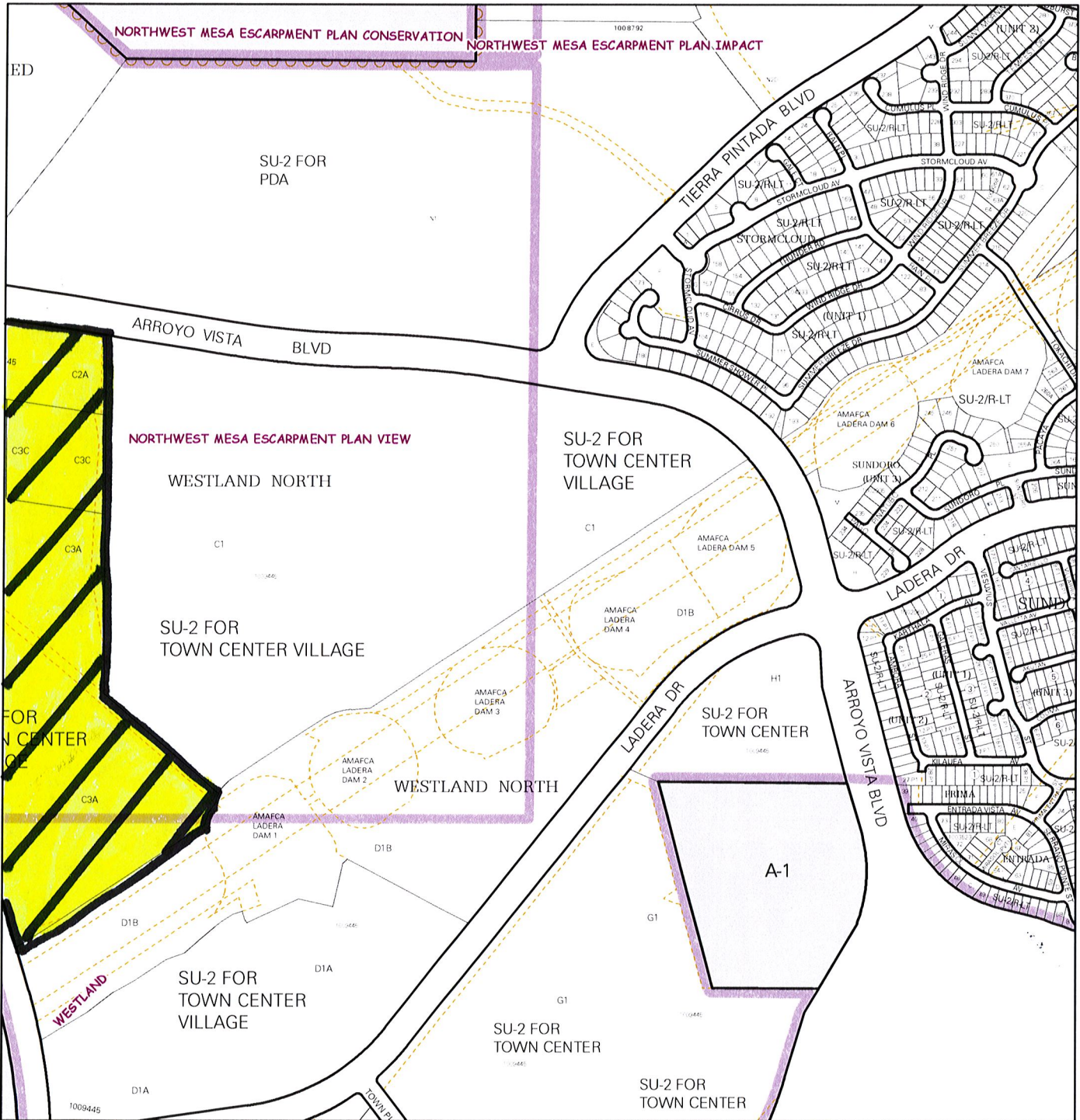
New Mexico 87103

www.cabq.gov

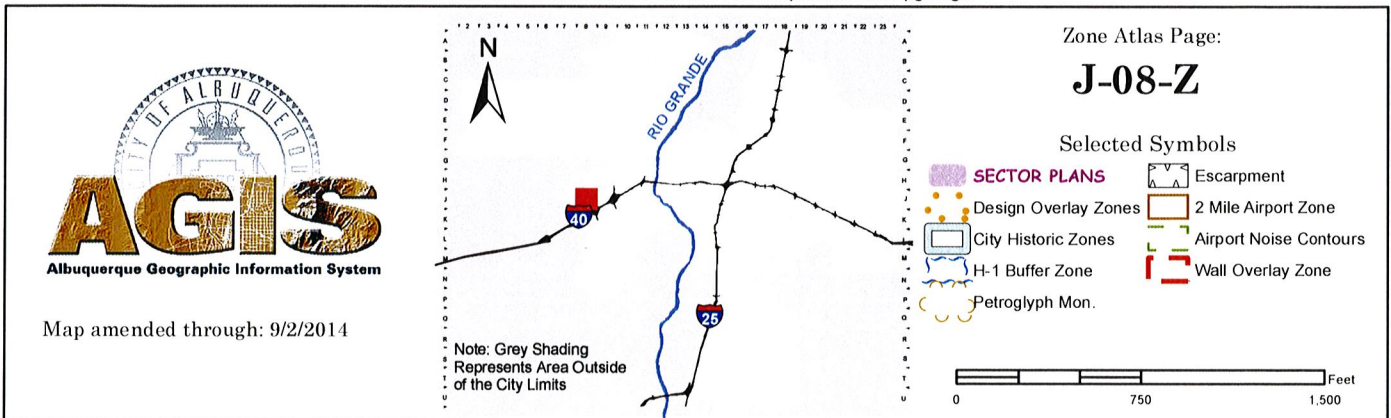
BLT:cs

c:File

BLT19



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

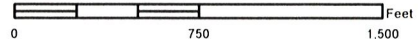


Zone Atlas Page:

J-08-Z

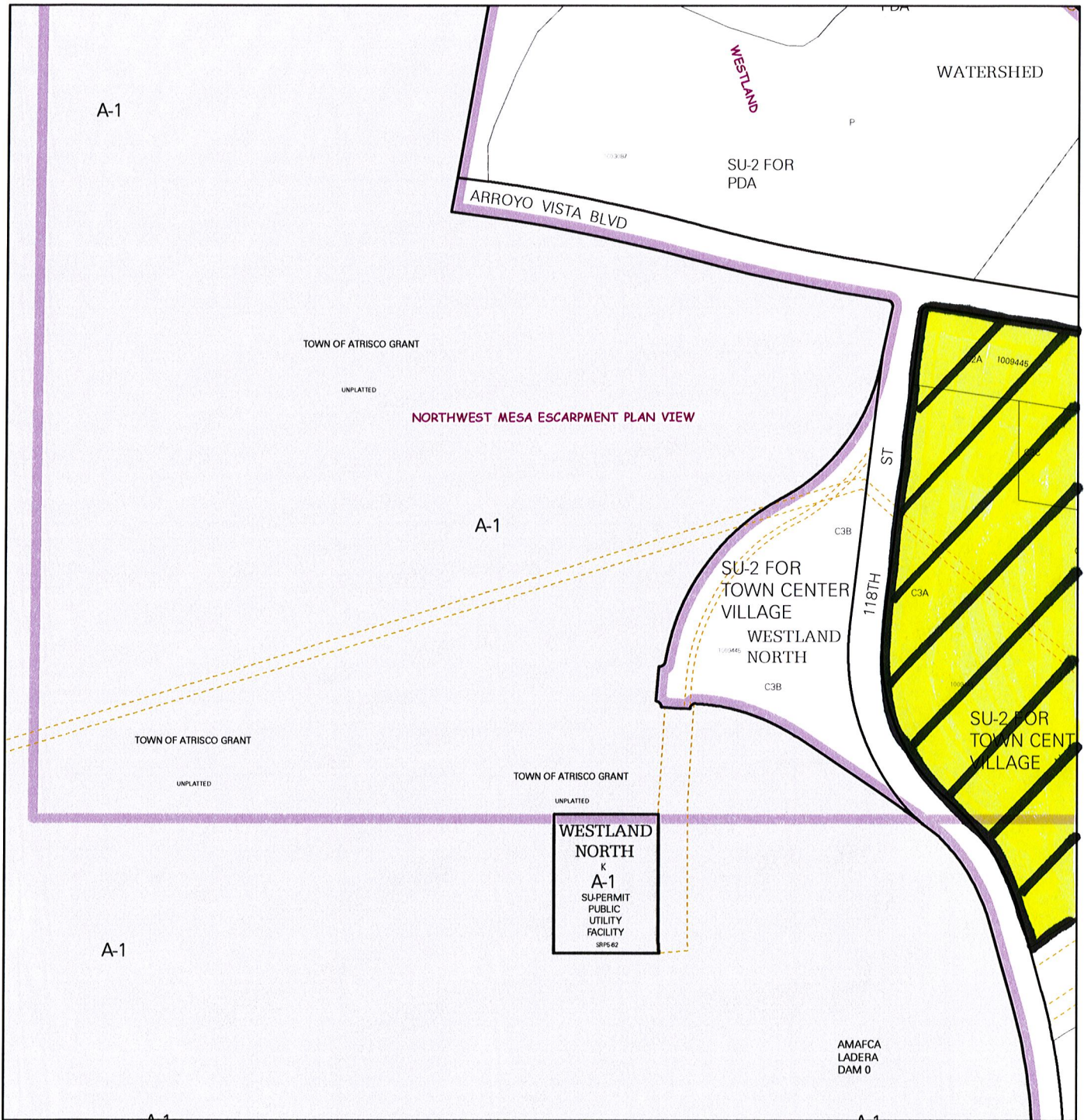
Selected Symbols

- 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



Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits



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

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-07-Z

Selected Symbols

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

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

September 11, 2015

COA Parks & Recreation Dept.
1801 4th St NW
ABQ, NM 87102

Project# 1010536

15EPC-40034 Sector Development Plan Map Amendment
(Zone Change)

15EPC-40036 Text Amendment to Sector Development
Plan

15EPC-40037 Site Development Plan for Building Permit

15EPC-40038 Site Development Plan for Subdivision

LEGAL DESCRIPTION:

All or a portion of Parcels C-2-A, C-3-A and C-3-C, Westland North, zoned SU-2 for Town Center Village to SU-2/SU-1 for Regional Sports Complex, located south of Arroyo Vista Boulevard, north of Ladera Drive and east of 118th Street, containing approximately 82 acres. (J-7, J-8)

Staff Planner: Vicente Quevedo

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

On September 10, 2015, the Environmental Planning Commission (EPC) heard Project #1010536, and voted to forward a RECOMMENDATION OF APPROVAL based on the following recommended findings and conditions to City Council regarding 15EPC-40034 Sector Development Plan Map Amendment (Zone Change) and 15EPC-40036 Text Amendment to Sector Development Plan. The EPC also voted to APPROVE 15EPC-40038 Site Development Plan for Subdivision and 15EPC-40037 Site Development Plan for Building Permit, based on the following findings and conditions:

FINDINGS 15EPC-40034:

1. This is a request for a Zone Map Amendment (Zone Change) for Parcels C-2-A, C-3-A and C-3-C, Westland North located south of Arroyo Vista Boulevard, north of Ladera Drive and east of 118th Street and containing approximately 82 acres.
2. The subject site is currently owned by the City of Albuquerque and is zoned SU-2 for Town Center Village. The proposed zoning is SU-2/SU-1 for Regional Sports Complex and Related Facilities.

OFFICIAL NOTICE OF DECISION

Project #1010536

September 10, 2015

Page 3 of 15

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

Staff agrees that the proposed Regional Baseball Complex will be developed on existing vacant land that is contiguous to existing or programmed urban facilities and services, and will not be harmful to any existing neighborhoods. The request furthers Policy II.B.5.e.

- B. Policy II.B.5.g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

The subject site lies within the boundaries of the west I-40 Drainage Master Plan. While the applicant is proposing drainage related improvements to construct the Regional Baseball Complex, the existing drainage pattern will not be significantly altered. Additionally, new trail corridors are proposed as part of the development project. The request furthers Policy II.B.5.g.

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

The main Administration / Concessions Building and stadium seating will be designed to include trail corridors and unique vistas to the escarpment face and City. Therefore, the request furthers Policy II.B.5.m.

- D. Policy II.C.8.a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

The proposed grading and drainage work will result in the site being lowered up to 30' and the height of the proposed Administration / Concessions Building will conform to the requirements of the Northwest Mesa Escarpment Plan. Both of these items will serve to reduce the proposed project's visual impact within the View Area for the Petroglyph National Monument. The request furthers Policy II.C.8.a.

- E. Policy II.C.8.b: Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

Staff agrees that the proposed design and landscaping generally meet the intent of realizing opportunities for City/County beautification initiatives. The request furthers Policy II.C.8.b.

- F. Policy II.C.8.d: 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.

Staff agrees that a plant palette of low to medium water use plants are appropriately proposed within public and private rights-of-way for the proposed facility. The request furthers Policy II.C.8.d.

OFFICIAL NOTICE OF DECISION

Project #1010536

September 10, 2015

Page 5 of 15

- B. Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Staff agrees that the proposed Regional Baseball Complex will be constructed of quality materials and an innovative design. However, the proposed 80' high stadium lighting exceeds the maximum 40' structure height allowed per the Northwest Mesa Escarpment Plan. While a recommendation of approval for a requested amendment to the subject site area within the Northwest Mesa Escarpment Plan boundary to allow light poles for the athletic fields up to 80' in height was forwarded from the EPC to City Council in August 2015 (15EPC-40027), the requested amendments have not yet been adopted. Therefore, the request partially furthers Policy II.B.5.1.

- C. Policy II.C.8.e: In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

The development design and materials of the proposed complex are generally in harmony with the landscape. The building siting and proposed grading and drainage plan will not significantly alter topography because the subject site's existing drainage pattern and flow will be maintained. However, the proposed 80' high stadium light structures do not serve to minimize the visibility of structures in the scenic vista area. Therefore, the request partially furthers Policy II.C.8.e.

12. The request partially furthers the following applicable goals and policies of the Westside Strategic Plan (WSSP):

- A. Policy 1.17: The City shall encourage co-location of public services such as schools, libraries, community/senior/multi-service service centers, parks, retail and commercial services in Community and Neighborhood Activity Centers.

Staff agrees that the co-location of the proposed Regional Baseball Complex and APS Community Complex will provide a wide range of educational and recreational opportunities, however, neither complex is/will be located within an existing Community or Neighborhood Activity Center. Therefore, the request partially furthers WSSP Policy 1.17.

- B. Policy 3.60: Design guidelines developed as a result of this Plan will guide future development in this Community along with all other existing plans and policies. Design should be sensitive to visual impacts on the National Monument, Atrisco Terrace, and regional views, and shall recognize significant cultural and environmental aspects of this area.

Design guidelines proposed as part of this request will generally be sensitive to visual impact requirements with the exception of the currently proposed 80' structure lighting due to the fact that the recently proposed amendments to structure height requirements have not yet been adopted by the Albuquerque City Council. Therefore, the request partially furthers WSSP Policy 3.60.

OFFICIAL NOTICE OF DECISION

Project #1010536

September 10, 2015

Page 7 of 15

which other secondary uses are planned or allowed, including but not limited to recreation, open space, transportation, and utility location”

The primary intent of the Facility Plan for Arroyos is to recognize the importance arroyos to control water run-off. The proposed drainage plan addresses the existing arroyo system that runs west to east through the subject site by directing storm water to a recently developed AMAFCA pond that was sized for existing and developed conditions such as the proposed Regional Baseball Complex. Therefore, the request furthers Facility Plan for Arroyos Drainage Policy 1 and Multiple Use Policy 1.

- C. Policy 3 – Recommend Channel Treatments within Dedicated Parks: The recommended channel treatment within dedicated parks calls for a clearly delineated low-flow channel that may be hard-lined if necessary, with shallow side slopes planted with turf or, where technically feasible, active grasses. Other recommended channel treatments include curving the channel in appropriate locations to reduce the linearity of the corridor, and using tinted (to approximate earth tones) or textured concrete to blend in with adjacent landscaping.

Slope conditions will be addressed through the use of on-site storm drain lines and shallow, cobble lined swales created to appropriately carry surface water away from the subject site. Therefore, the request furthers Facility Plan for Arroyos Channel Treatment Policy 3.

15. The request furthers the following goals and policies of the Northwest Mesa Escarpment Plan:
- A. Policy 20: The predominant colors used on structures within the View Area shall blend with the natural colors of the mesa.
- B. Policy 21: Structures above and below the escarpment shall not dominate the views of the escarpment from the View Area.

Staff agrees that the request would facilitate a development that would comply with Policy 20 and 21. Therefore, the request furthers Policies 20 and 21 of the Northwest Mesa Escarpment Plan.

16. The request does not further the following goals and policies of the Northwest Mesa Escarpment Plan:
- A. Policy 21.1: The height of structures within the View Area shall comply with the requirements of the Comprehensive City Zoning Code, except that no structure shall exceed 40’0” in height.

The request does not comply with Policy 21.1 due to the proposed 80’ tall stadium lighting, which exceeds the 40’ height requirement for structures. Therefore, the request does not further Policy 21.1 of the Northwest Mesa Escarpment Plan.

17. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

OFFICIAL NOTICE OF DECISION

Project #1010536

September 10, 2015

Page 9 of 15

2. Text amendments to Section IV. Master Plan, Table 10 – Land Use (Pg. 38), Section IV. Master Plan, Exhibit 10 – Western Albuquerque Land Holdings Master Plan (Pg. 39) and Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning, Sheet 2 of 2 are required to ensure internal consistency within the Westland Master Plan.
3. The subject site is currently owned by the City of Albuquerque and is zoned SU-2 for Town Center Village. The proposed zoning is SU-2/SU-1 for Regional Sports Complex and Related Facilities.
4. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Facility Plan for Arroyos, Northwest Mesa Escarpment Plan, Westland Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. See Findings 9 – 16 above for 15EPC-40034 for full policy analysis related to this Text Amendment to the Westland Master Development Plan.
6. The proposed amendments are exercises in “maximum local self-government” (Article I), which the City Council has authority to implement through legislative action and the establishment of appropriate committees (Article IX). The amendments are intended to further the public interest by 1.) Amending a zoning and land use map of a sector development plan to reflect changed conditions within a plan boundary, 2.) Amending the zoning and land use maps also generally expresses the Council’s desire to ensure the proper development of land and maintain an aesthetic urban environment.
7. The proposed text amendments to the Westland Master Plan are directly related to and dependent on a Zone Map Amendment (Zone Change) from SU-2 for Town Center Village to SU-2/SU-1 for Regional Sports Complex and Related Facilities for Parcels C-2-A, C-3-A and C-3-C, Westland North located south of Arroyo Vista Boulevard, north of Ladera Drive and east of 118th Street and containing approximately 82 acres. (see 15EPC-40034).

CONDITIONS 15EPC-40036:

1. All references to “SU-2/SU-1 for Regional Sports Complex” included in the proposed amendments to Section IV. Master Plan, Table 10 – Land Use (Pg. 38), Section IV. Master Plan, Exhibit 10 – Western Albuquerque Land Holdings Master Plan (Pg. 39) and Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning, Sheet 2 of 2 must be modified to match the zoning designation requested by the applicant which is “SU-2/SU-1 for Regional Sports Complex and Related Facilities” to ensure internal consistency throughout the Westland Master Plan document.
2. The SU-2/SU-1 for Regional Sports Complex and Related Facilities zoning designation proposed to be added to the Acreage by Zoning District Table as part of Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning, Sheet 2 of 2, be inserted directly below the amended existing SU-2 for

OFFICIAL NOTICE OF DECISION

Project #1010536

September 10, 2015

Page 11 of 15

9. The Tres Volcanes NA, Parkway NA, Los Volcanes NA, Avalon NA, Laurelwood NA, South Valley Coalition of NA's, South West Alliance of Neighbors (SWAN) and Westside Coalition of NA's were all notified of this request along with property owners with 100 feet of the subject site.
10. The Parks and Recreation Department held a public meeting on July 30, 2015 to discuss the proposed project and potential construction timeline. There is no known neighborhood opposition to this request.

CONDITIONS 15EPC-40037:

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.

1. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
2. The Site Development Plan for Building Permit requires City Council Approval of a related Zone Map Amendment (Zone Change) and Text Amendment to the Westland Master Plan (see 15EPC-40034 & 15EPC-40036).
3. The Building Height Section (II.B.) shall be revised to reflect any amended regulatory language for Policy 21-1 of the Northwest Mesa Escarpment Plan (15EPC-40027) as adopted by the City Council prior to DRB sign off.
4. The Parking Areas and Roads Section (II.D.) shall be revised to define a maximum height for the use of "low walls" as a screening element.
5. The Lighting Section (II.F.) shall be revised to limit pedestrian and bicycle path lighting to a maximum height of 15' to comply with the design guidelines of the Westland Master Plan (VIII., D. 3., Pg. 82).
6. The Screening Walls and Fences Section (II.H.) shall be revised to further define the type of "wire" permitted to be used as building material for perimeter fencing.
7. The last paragraph under the Concessions Operations Section (III.E.) shall be removed as it is not relevant to outlining operations for the proposed use.

OFFICIAL NOTICE OF DECISION

Project #1010536

September 10, 2015

Page 13 of 15

9. The Tres Volcanes NA, Parkway NA, Los Volcanes NA, Avalon NA, Laurelwood NA, South Valley Coalition of NA's, South West Alliance of Neighbors (SWAN) and Westside Coalition of NA's were all notified of this request along with property owners with 100 feet of the subject site.
10. The Parks and Recreation Department held a public meeting on July 30, 2015 to discuss the proposed project and potential construction timeline. There is no known neighborhood opposition to this request.

CONDITIONS 15EPC-40038:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan for Subdivision (Master Development Plan) requires City Council Approval of a related Zone Map Amendment (Zone Change) and Text Amendment to the Westland Master Plan (see 15EPC-40034 & 15EPC-40036).
4. The Parking Calculations shall be revised to show 13 bicycle parking spaces ($250 / 20 = 12.5$ or 13 spaces).
5. The Lighting Plan on sheet 1 of 5 shall be revised to reflect any amended regulatory language for Policy 21-1 of the Northwest Mesa Escarpment Plan (15EPC-40027) as adopted by the City Council prior to DRB sign off.
6. The Landscape Plan on sheet 2 of 5 shall be revised to indicate whether the five (5) proposed baseball fields will be developed with synthetic turf or irrigated natural turf.
7. Conditions of Approval from Solid Waste Management Department, Refuse Division:
 - Refuse enclosure will need to be built to City specifications.

OFFICIAL NOTICE OF DECISION

Project #1010536

September 10, 2015

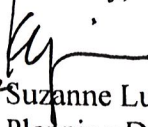
Page 15 of 15

other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

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

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

Sincerely,


for Suzanne Lubar
Planning Director

SL/VQ

cc: COA Parks & Recreation Dept., 1801 4th St. NW, ABQ, NM 87102
Consensus Planning, 302 8th St. NW, ABQ, NM 87102
Thomas Borst, Tres Volcanes NA, 1908 Selway Pl. NW, ABQ, NM 87120
Antionette Lopez, Tres Volcanes NA, 9774 Summer Shower Pl NW, ABQ, NM 87120
Ruben Aleman, Parkway N.A., Fallbrook NW, ABQ, NM 87120
Mary Loughran, Parkway NA, 8015 Fallbrook NW, ABQ, NM 87120
Billy DeHerrera, Avalon NA, 651 Stern Dr. NW, ABQ, NM 87121
Lucy Anchondo, Avalon NA, 601 Stern Dr. NW, ABQ, NM 87121
Candelaria Patterson, Laurelwood NA, 7608 Elderwood Dr. NW, ABQ, NM 87120
Greg Huston, Laurelwood NA, 7600 Sherwood Dr. NW, ABQ, NM 87120
Ben Sandoval, Los Volcanes NA, 6516 Honeylocust Ave, NW, ABQ, NM 87121
Ted Trujillo, Los Volcanes NA, 6601 Honeylocust Ave, NW, ABQ, NM 87121
Rod Mahoney, S.V. Coalition of NA's, 1838 Sadora Rd SW, ABQ, NM 87105
Marcia Fernandez, S.V. Coalition of NA's, 2401 Violet SW, ABQ, NM 87105
Johnny Pena, SWAN, 6525 Sunset Gardens SW, ABQ, NM 87121
Jerry Gallegos, SWAN, 417 65th St. SW, ABQ, NM 87121
Gerald Worrall, Westside Coalition of NA's, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, Westside Coalition of NA's, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114-2701



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

March 1, 2016

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

RE: Regional Baseball Complex
Project #1010536

Dear Mr. Cloud:

The purpose of this letter is to explain the modifications that have been made to the Sector Development Plan Text Amendment, the Master Development Plan, and the Site Development Plan for Building Permit for Parcels C-2-A, C-3-A, and C-3-C, Westland North. The project was approved by the Environmental Planning Commission (EPC) on September 10, 2015.

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

Text Amendment to Sector Development Plan (15EPC-40036)

1. All references to "SU-2/SU-1 for Regional Sports Complex" included in the proposed amendments to Section IV Master Plan, Table 10 – Land Use (pg. 38), Section IV Master Plan, Exhibit 10 – Western Albuquerque Land Holdings Master Plan (Pg. 39) and Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning, Sheet 2 of 2 must be modified to match the zoning designation requested by the applicant which is "SU-2/SU-1 for Regional Sports Complex and Related Facilities" to ensure internal consistency throughout the Westland Master Plan document.

This part of the request went to City Council and was approved and provided to Andrew Webb, City Council Services, for updating the Sector Plan on the City's website.

2. The SU-2/SU-1 for Regional Sports Complex and Related Facilities zoning description proposed to be added to the Acreage by Zoning District Table as part of Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning, Sheet 2 of 2, be inserted directly below the amended existing SU-2 for Town Center Village row in order to clarify that the modified acreage is still part of the total acreage for the plan area.

This part of the request went to City Council and was approved and provided to Andrew Webb, City Council Services, for updating the Sector Plan on the City's website.

PRINCIPALS

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

Master Development Plan (15EPC-40037)

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 change to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

Agreed.

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 Vicente Quevedo, staff planner, on February 18, 2016 to review the modifications made to the Master Development Plan and Site Development Plan for Building Permit.

3. The Site Development Plan for Building Permit requires City Council Approval of a related Zone Map Amendment (Zone Change) and Text Amendment to the Westland Master Plan (see 15EPC-40034 & 15EPC-40036).

Agreed. The City Council adopted the zone map amendment and Westland Master Plan amendments at its January 20, 2016 hearing.

4. The Building Height Section (II.B.) shall be revised to reflect any amended regulatory language for Policy 21-1 of the Northwest Mesa Escarpment Plan (15EPC-40027) as adopted by the City Council prior to DRB sign off.

The Resolution adopted by the City Council amending the Northwest Mesa Escarpment Plan responded to changes in Policy 13-4, which had restricted the height of luminaires (light poles) to 20 feet. Therefore, there were no amendments made to Policy 21-1 of the NWMEP related to building height. However, we have added language to the Lighting Section (II.G.) to reflect the amendment to the NWMEP related to lighting (R-15-222).

5. The Parking Areas and Roads Section (II.D.) shall be revised to define a maximum height for the use of "low walls" as a screening element.

The maximum height for "low walls" was defined as 3 feet.

6. The Lighting Section (II.F.) shall be revised to limit pedestrian and bicycle path lighting to a maximum height of 15' to comply with the design guidelines of the Westland Master Plan (VIII., D. 3., Pg. 82).

The maximum height for pedestrian and bicycle path lights was defined as 15 feet.

7. The Screening Walls and Fences Section (II.H.) shall be revised to further define the type of "wire" permitted to be used as building material for perimeter fencing.

"Wire" fencing was further defined as "welded wire".

8. The last paragraph under the Concessions Operations Section (III.E.) shall be removed as it is not relevant to outlining operations for the proposed use.

Paragraph was removed.

9. The title for section "III. OPERATIONS AND MANAGEMENT" shall be revised to read "III. OPERATIONS AND MANAGEMENT TO BE CONTROLLED AND ENFORCED BY THE CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT".

Section title was revised.

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

Agreed.

Site Development Plan for Building Permit (15EPC 40038)

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 change to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

Agreed.

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 Vicente Quevedo, staff planner, on February 18, 2016 to review the modifications made to the Site Development Plan for Building Permit.

3. The Site Development Plan for Building Permit requires City Council Approval of a related Zone Map Amendment (Zone Change) and Text Amendment to the Westland Master Plan (see 15EPC-40034 & 15EPC-40036).

Agreed. The City Council adopted the zone map amendment and Westland Master Plan amendments at its January 20, 2016 hearing.

4. The Parking Calculations shall be revised to show 13 bicycle parking spaces ($250 / 20 = 12.5$ or 13 spaces).

Bicycle Parking calculations were revised accordingly.

5. The Lighting Plan on sheet 1 of 5 shall be revised to reflect any amended regulatory language for Policy 21-1 of the Northwest Mesa Escarpment Plan (15EPC-40027) as adopted by the City Council prior to DRB sign off.

The Resolution adopted by the City Council amending the Northwest Mesa Escarpment Plan responded to changes in Policy 13-4, which had restricted the height of luminaires (light poles) to 20 feet. Therefore, there were no amendments made to Policy 21-1 of the NWMEP related to building height. However, we have added language to the Lighting Section (II.G.) to reflect the amendment to the NWMEP related to lighting (R-15-222).

6. The Landscape Plan on sheet 2 of 5 shall be revised to indicate whether the five (5) proposed baseball fields will be developed with synthetic turf or irrigated natural turf.

A note was added to identify the fields to be developed with synthetic turf.

7. Conditions of Approval from Solid Waste Management Department, Refuse Division:
 - a. Refuse enclosure will need to be built to City specifications.

Agreed; Solid Waste has signed off on the Site Plan.

8. Conditions of Approval from Fire Department:
 - a. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshall's Office Plans Checking Division for an official review and approval prior to submitting for building permit.

Agreed; a Fire One Plan has been reviewed and approved by the Fire Marshal.



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

Agreed.

10. Conditions of Approval from Public Service Company of New Mexico:
 - a. An existing PNM electric transmission line diagonally bisects the subject property. The applicant is responsible to abide by the conditions or terms of the transmission right-of-way. Adequate clearances for the electric utilities must be maintained during construction and provided for to address safe operation and maintenance purposes. PNM shall review all technical needs, issues and safety clearance for its electric power systems.
 - b. Grounding shall be installed by the City on the chain-link fence within proximity of the transmission line to reduce the risk of nuisance shocks. Locations to be determined by PNM.
 - c. PNM shall have 24/7 access to its transmission line facilities within the regional baseball complex and must have the ability to drive PNM vehicles within the entire transmission right-of-way.
 - d. PNM requests continued coordination regarding this project.

Notes reflecting these comments have been added to the notes on the Site Plan.

Thank you for your consideration of this request. Please feel free to contact me with any questions or if you require additional information.

Sincerely,

A handwritten signature in blue ink that reads "Chris Green".

Chris Green, PLA, ASLA
Principal

CITY DEPARTMENT INFRASTRUCTURE LIST

Current DRC Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: _____
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: _____
 DRB Application No.: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Albuquerque Baseball Complex
 Tracts C-2-A, C-3-A & C-3-C Westland North
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		PHASE 1							
		PUBLIC ROADWAY IMPROVEMENTS							
		44' WIDE	SOUTH 1/2 PAVED ROADWAY WITH C&G AND 10' TRAIL, 810 FT	ARROYO VISTA BLVD	CPN 650274	80' WEST OF WESTERN ENTRANCE	/	/	/
			LEFT TURN LANE	ARROYO VISTA BLVD		EASTERN DRIVEWAY ENTRANCE	/	/	/
		PUBLIC WATER AND SEWER IMPROVEMENTS							
		12" DIA	WATERLINE W/ NEC. VALVES	ARROYO VISTA BLVD	CPN 650274	80' WEST OF WESTERN ENTRANCE	/	/	/
			FH'S, MJS & RJS, 790 FT	ARROYO VISTA BLVD			/	/	/
			WATER, FIRE AND SEWER SERVICES SERVICES TO SERVE SITE	ARROYO VISTA BLVD			/	/	/
		PUBLIC DRAINAGE IMPROVEMENTS							
		54" - 66"	RCP W/ MH & INLETS (APPROX 1,355LF)	ARROYO VISTA BLVD	NEW DETENTION POND WEST OF 118TH STREET	EX. 54" STORM DRAIN CONSTRUCTED UNDER CPN 650274	/	/	/
			DRAINAGE CONTROL	WEST OF 118TH STREET			/	/	/
			POND & TRAINING BERMS/DYKES	W/IN NEW DRAINAGE EASEMENT			/	/	/
		PHASE 2							
		PUBLIC ROADWAY IMPROVEMENTS							
		44' WIDE	SOUTH 1/2 PAVED ROADWAY WITH C&G AND 10' TRAIL, 410 FT	ARROYO VISTA BLVD	EDGE OF PHASE 1	118TH ST. INTERSECTION	/	/	/
		44' WIDE	EAST 1/2 PAVED ROADWAY WITH C&G AND 10' TRAIL, 3,700 FT	118TH ST	ARROYO VISTA	SOUTHERN PL NORTH OF PARCEL C-3A WESTLAND NORTH	/	/	/
			LEFT TURN LANES, 310 FT	ARROYO VISTA BLVD	UNTO 118TH ST.		/	/	/

PUBLIC WATER AND SEWER IMPROVEMENTS
 12" DIA WATERLINE W/ NEC. VALVES
 FHS, MJS & RJS, 1375 FT
 NEW EASEMENT SOUTH OF SW CORNER (CPN 650274) 118TH ST
 PARCEL C-3-A WESTLAND NORTH

PUBLIC DRAINAGE IMPROVEMENTS
 54"-60" RCP W/ MH & INLETS
 (APPROX 1,650LF)
 ALONG EXISTING ARROYO 118TH ST WESTERN ROW (118TH ST)
 (APPROX 2,620LF SOUTH OF ARROYO VISTA BLVD) PARCEL C-3-A WESTLAND NORTH

NAME OF PLAT AND/OR SITE PLAN Albuquerque Baseball Complex
 PAGE 1 OF 2

The improvements identified above will be the responsibility of the City of Albuquerque, Parks & Recreation Department. By signing below, I, Barbara Taylor, Department Director, understand that my Department is financially responsible for the above listed items. This agreement will constitute as a Subdivision Improvements Agreement (SIA). Acquiring funding for these items is my responsibility. The items listed above will be completed within two years after the City Engineer signs the construction drawings. The estimated cost of these improvements is \$_____.

NOTES

AGENT / OWNER MICHAEL BALASKOVITS, P.E.
 DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print) _____ DRB CHAIR - date _____ PARKS & RECREATION - date _____
 DEPARTMENT _____ TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____
 SIGNATURE - date _____ UTILITY DEVELOPMENT - date _____
 CITY ENGINEER - date _____
 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER