

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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PR-1004675 - CAR WASH 5401 SEVILLA NW-

OFFICIAL NOTIFICATION OF DECISION

April 14, 2016

Rain Tunnel Car Spa
Attn: Buck Buckner
10705 Central Av. NE
ABQ, NM 87109

Project# 1004675
16EPC-40013 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Tract J, Plat for Vista de La Luz, zoned SU-1/O-1 and C-1 Permissive Uses with Exclusions, located at 5401 Sevilla Ave. NW, between Coors Blvd. and Costa Almeria Dr. NW, containing approximately 1.9 acres. (F-11)
Staff Planner: Vicente Quevedo

PO Box 1293

On April 14, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1004675/16EPC-40013, a Site Development Plan for Building Permit, based on the following findings:

Albuquerque

FINDINGS 16EPC-40013 - Site Development Plan for Building Permit:

1. This is a request for a Site Development Plan for Building Permit for Tract J, Plat for Vista de La Luz located on Sevilla Ave. NW, between Coors Blvd. and Costa Almeria Dr. NW and containing approximately 1.9 acres.

www.cabq.gov

2. This is a request for a Site Development Plan for Building Permit to allow construction of an approximately 5,200 sf car spa on the northern portion of the subject site located at 5401 Sevilla Ave. NW, between Coors Blvd. and Costa Almeria Dr. NW. The project is proposed to be constructed in two separate phases with the carwash comprising Phase 1. Phase 2 is proposed to include a small retail building, of approximately 4,235 sf near the south eastern portion of the site, and a total of 6 compact parking spaces near the corner of Sevilla Rd. and Costa Almeria Rd.
3. The proposed carwash and retail uses for the subject site are permissive under the existing SU-1 / O-1 and C-1 Permissive Uses with Exclusions zoning designation.
4. The subject site originally comprised two separate tracts: Tract 1 of the Kinscherff Lands (approximately 19.2 acres) and the tract adjacent to the east (approximately 8.5 acres) which fronted Coors Boulevard. In August 1975, the Kinscherff tract was annexed and SU-1 for PRD zoning was established (AX-74-21, Z-

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74-110). The adjacent 8.5 acre tract was part of a much larger, phased annexation program of Northwest Mesa lands that begun in 1983 and included six areas. The 8.5 acre tract was part of Area 5A-1, which included several acres of land on the east side of Coors Boulevard. In January 1986, zoning was established for the 8.5 acre tract as SU-1 for PRD (10 DU/acre) (Z-85-138, Area 5A-1).

On May 3, 2006 the EPC approved the Vistas de La Luz Site Development Plan for Subdivision (1004675 / 06EPC-00140) for an approximately 29.3 acre site located on the west side of Coors Blvd. between the San Antonio Arroyo and south of La Luz del Oeste. The EPC approval established design standards and reserved two future areas for C-1 and O-1 permissive uses with exclusions (Note: The SU-1 for PRD zoning allows permissive O-1 and permissive C-1 uses up to 25% of the total gross floor area of the development).

5. The subject site is located within the boundaries of the Vistas de La Luz Site Development Plan for Subdivision (1004675 / 06EPC-00140) and subject to the approved Design Standards outlined in the plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side 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. The request further the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5.d.: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The request furthers Policy II.B.5.d. because the proposed C-1 use would be located appropriately and at an appropriate intensity according to the approved site development plan for subdivision and Zoning Code (Section 14-16-2-16(A)(10)(d) of the C-1 zone). The design of new development respects existing neighborhood values, environmental conditions and carrying capacities by complying with the architectural design standards of the site plan for subdivision, proposing a grading and drainage and landscaping plan in accordance with City requirements and proposing development that does not exceed the Traffic Engineers threshold to require a Traffic Impact Study (TIS).
 - B. Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request furthers Policy II.B.5.e. because the subject site is vacant and contiguous to existing urban facilities and services. The integrity of existing neighborhoods is demonstrated per general compliance with the design standards of the Vistas de La Luz Site Development Plan for Subdivision.
 - C. 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.

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The request furthers Policy II.B.5.1. because The proposed buildings are identifiable as Contemporary Pueblo with some minor variations as allowed by the approved design standards. The primary building material finish is earth tone stucco, building masses are broken to create more of a pedestrian scale massing.

- D. II.C.4. Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4.a.: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Policy II.C.4.b.: Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.

The request furthers Policy II.C.4.a. and II.C.4.b. because the applicant has initiated and submitted a noise study from a licensed engineer. The engineer has proposed additional site development plan improvements to address issues of noise on surrounding development. These improvements will be included as conditions of approval.

- E. II.D.2. Water Management: The Goal is efficient water management and use.

Policy II.D.2.a.: Measures shall be adopted to discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas.

The request furthers Policy II.D.2. because the applicant will be conserving water utilizing a Pure Water Recovery System that filters all reclaimed water for reuse. The applicant is also proposing underground storage/settling tanks of 12,000 gals of reclaimed water that is reused for undercarriage, tire and rim rinsing.

- F. Policy II.D.6.b.: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6.b. because the applicant is a local business owner and the request directly contributes to the development of a local business enterprise.

- G. II.D.9. Public Safety: The goal is to develop a safe and secure community in cooperation with the public and other governmental agencies.

- H. Policy II.D.9.d.: Emergency and routine crime prevention efforts shall be continued and improved.

The request furthers Policy II.D.9.d. because the applicant has noted in their project narrative that the site development plan has been designed to comply with the "Crime Prevention Through Environmental Design" which is utilized by the Albuquerque Police Department when evaluating non-residential design. APD did not submit any adverse agency comments when evaluating this request.

8. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

- A. Policy II.B.5.a.: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

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The request partially furthers Policy II.B.5.a. because the Vistas de La Luz subdivision allows for a good mix of land uses including various densities of residential, commercial uses and office uses. While the requested uses for the subject site are permissible under the current zoning and include a mix of commercial and service retail, the request does not include any residential uses that would result in an overall gross density up to 5 DU's/acre.

- B. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request partially furthers Policy II.B.5.i. because the proposed employment and service uses will complement the surrounding residential uses. Additionally, the applicant has submitted a noise study from a licensed engineer (who has proposed additional site development plan improvements to address issues of noise on surrounding development). Light fixtures are proposed to be fully shielded, and the proposed development does not exceed the Traffic Engineers threshold to require a Traffic Impact Study (TIS).

- C. Policy II.B.5.k.: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

The request partially furthers Policy II.B.5.k. because the development will be located adjacent to Coors Blvd. (Regional Principal Arterial) and does not meet the Traffic Engineer's threshold requiring a traffic study. Traffic Engineering did submit a series of agency comments that will be converted to conditions of approval for the requested action.

- D. II.D.6. Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy II.D.6.a.: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The request partially furthers Policy II.D.6.a. because while the applicant has stated that salaried and part-time positions in the form of 2 managers, 2 assistant managers and 4 – 8 associate employees are expected, no salary ranges were provided with the request.

9. The request partially furthers the following applicable goals and policies of the West Side Strategic Plan:

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

The request partially furthers WSSP Policy 3.12 because the subject site is located within the Taylor Ranch Community and the request will contribute to continued growth, however, the cited policy is more related to residential development rather than non-residential.

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10. The request furthers the following applicable goals and policies of the Coors Corridor Plan:

- A. Issue 4.b.2.A.1 Building Setback Regulation: There shall be a minimum front yard setback of 35 feet from the right-of way in Segments 3 and 4. (p. 89)

The request furthers CCP Issue 4.b.2.A.1. because the applicant has indicated on the site development plan for building permit that the minimum front yard setback of 35' has been met..

- B. Issue 4.b.2.B.1 Height and Bulk Regulation: Buildings and structures shall not exceed the height limitation in the underlying zone. Where the underlying zone requires height to be limited by an envelope based in part at the centerline of public right-of-way (e.g., 0-1 zone), height shall be limited instead by an envelope based in part at the front yard setback line (using a full 156 feet right-of-way). (p. 89)

The request furthers CCP Issue 4.b.2.B.1. because the maximum allowed height per the underlying C-1 zone is 26' and the applicant has limited the building height to 22' per the site development plan for building permit request.

- C. Issue 4.b.4.A.6 Site Landscaping Guideline: The design or fencing, trash enclosures, and similar accessory site elements should be compatible with the architecture of the main buildings, and should use compatible materials. (p. 93)

The request furthers CCP Issue 4.b.4.A.6. because the trash enclosure is compatible with the architecture of the main buildings and uses composite materials such as stucco and painted metal.

- D. Issue 4.b.4.B.2 Site Landscaping Regulation: Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark and similar materials are generally not acceptable as ground-cover. Bark should only be utilized as mulch, not as a permanent form of groundcover. In some cases, hard" materials such as brick or cobblestone may be considered. (p. 93)

The request furthers CCP Issue 4.b.4.B.2. because live vegetative ground cover is proposed in compliance with the General Landscaping Regulations of the Zoning Code along with four types of canopy trees (all medium to low water use): Texas Redbud, Honey Locust, Chinese Pistache and Frontier Elm are also proposed. Proposed shrubs include Yellow Bird of Paradise, Rabbit brush, New Mexican Privet, Blue Chip Juniper and Blue Creeping Phlox. Proposed grasses are Needle grass, Feather Reed Grass, Blue Avena Grass and Big Sacaton Grass.

- E. Issue 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized. (p. 96)

The request furthers CCP Issue 4.b.7. because pedestrian connectivity and access to structure's has been provided throughout the site via colored concrete patio, sidewalks and marked pedestrian walkways. The site development plan does not utilize driveways as walkways.

- F. Issue 4.b.10-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

- G. Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or

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some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged. (p. 100)

The request furthers CCP Issue 4, Design Guideline 2 because the proposed site development plan complies with the approved design standards (for non-residential buildings) and the buildings are identifiable as Contemporary Pueblo with some minor variations.

H. Architectural Design, Design Guideline 3: "Trade-Mark" type buildings are discouraged.

The request furthers CCP Issue 4, Design Guideline 3 because the proposed site development plan complies with the approved design standards (for non-residential buildings) and the buildings are identifiable as Contemporary Pueblo with some minor variations.

11. The request partially furthers the following applicable goals and policies of the Coors Corridor Plan:

A. Issue 4.a.3-New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines. (p. 86)

The request partially furthers CCP Issue 4.a.3. because while the applicant has submitted a landscape plan with the Site Development Plan for Building Permit, additional buffer landscape elements will need to be included as conditions of approval for the request.

B. Issue 4.b.4.A.2 Site Landscaping Regulation: All exterior trash and storage utility boxes, etc. shall be screened from view. (p. 92)

The request partially furthers CCP Issue 4.b.4.A.2. because the site development plan demonstrates that the exterior refuse container will include an enclosure, however no detail is provided for storage utility box screening. A condition of approval will be included for storage utility box screening.

12. The site plan for building permit has been evaluated to ensure compliance with the design parameters of the Vistas de La Luz Site Development Plan for Subdivision and is outlined in more detail in the subsequent section.

13. The Taylor Ranch Neighborhood Association, La Luz del Sol Neighborhood Association, La Luz Landowners Association, West Side Coalition of Neighborhood Associations and property owners with 100 feet of the subject site were all notified of this request.

14. A facilitated meeting was recommended by the Office of Neighborhood Coordination and held on March 21, 2016.

15. Staff received written public comments and petitions from neighborhood association representatives and area residents opposing the request.

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CONDITIONS 16EPC-40013 – Site Development Plan for Building Permit:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the 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. Additional buffer landscaping that conforms to the approved Vista de La Luz Site Development Plan for Subdivision (VLLSDPS) shall be included along Costa Almeria Dr.
4. The site plan and landscape plan sheets shall be amended to point north to match the layout of the conceptual grading/drainage and utility plan sheets.
5. A Keyed Note for the tables and chairs on the site plan sheet as well as detailed drawings for the benches, tables, and chairs shall be included on the elevation sheets of the site development plan.
6. The parking calculations shall be revised to reflect 48 minimum spaces required, 3 Accessible spaces, and 3 bicycle spaces.
7. The 3' high retaining wall indicated on the landscape plan shall also be indicated on site development plan sheet AS1 and additional detailed drawings for the 3' high retaining wall shall also be included on the elevation sheets.
8. Elevations sheet A2 shall be revised to include notations stating that the lighting plan for the subject site will conform to the Area Lighting Regulations of the Zoning Code (§ 14-16-3-9). The applicant shall also add a notation that all site lighting shall conform to the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).
9. The landscape plan will need to be revised to show 7 street trees to comply with the City of Albuquerque Street Tree Ordinance (6-6-2-5, Street Tree Policies).

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10. The landscape plan will need to be revised to show the correct amount of live plant coverage square footage, as it currently indicates that the landscape plan does not meet the minimum requirements of the zoning code.
11. The elevations sheet shall be revised to indicate that wall mounted signage shall not exceed 8% of the building façade per the VLLSDPS Design Guidelines.
12. The elevations sheet shall be revised to reflect the maximum signage area allowed per the VLLSDPS Design Guidelines, and proposed signage area for the carwash and the Phase 2 (Future Retail) Building.
13. 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.
14. Per the Engineered Sound Study submitted by the applicant, absorptive sound panels shall be included inside the tunnel spray area and shall be identified with a Keyed Note on the site development plan for building permit.
15. Conditions of approval from New Mexico Department of Transportation:
 - A. NMDOT is requesting a 5-foot sidewalk to be installed along Coors to tie into the existing ADA curb ramp and sidewalk.
16. Conditions of approval from Public Service Company of New Mexico:
 - A. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697
 - C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

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17. Conditions of approval from Traffic Engineering:

- A. Identify the right of way width, medians, curb cuts, and street widths on Coors Blvd, Sevilla Ave., and Costa Almeria Rd.
- B. Please detail all existing and proposed sidewalks, ADA ramps and curb cuts on Coors Blvd, Sevilla Ave. and Costa Almeria Rd.
- C. Please list the width and length for all parking spaces.
- D. Parking spaces cannot overhang ADA access ramps. Please add wheel stops at the ADA parking spaces.
- E. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."
- F. The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- G. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details and dimensions, Note No. 3.
- H. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details and dimensions, Note No. 3.
- I. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out this detail.
- J. Provide a clear sight distance exhibit. Please call out the Mini Clear Sight detail for Sevilla Ave. and Costa Almeria Rd.
- K. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for Coors Blvd.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 29, 2016**. 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

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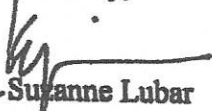
of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

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

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

Sincerely,


for Suzanne Lubar
Planning Director

SL/VQ

cc: Rain Tunnel Car Spa, 10705 central Av. NE, ABQ, NM 87109
Modulus Architects, Angela Benson, 100 Sun Ave NE, Suite 305, ABQ, NM 87109
Jolene Wolfley, Taylor Ranch NA, 7216 Carson Trl. NW, ABQ, NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr NW, ABQ, NM 87120
Wallace Ford, La Luz Del Sol NA, 10 Wind Rd NW, ABQ, NM 87120
Arthur Woods, La Luz Del Sol NA, 33 Wind Rd NW, ABQ, NM 87120
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct NW, ABQ, NM 87120
Pat Gallagher, La Luz Landowners Assoc., 24 Link NW, ABQ, NM 87120
Gerald C. Worrall, Westside Coalition of NA's, 1039 Pinatubo P. NW, ABQ, NM 87120
Harry Hendriksen, Westside Coalition of NA's, 10592 Rio Del Sole Ct NW, ABQ, NM 87120
Suzanne Fetsco, 23 Wind Rd NW, ABQ, NM 87120
Bill Emmerich, 4939 Costa Vasca Dr NW, ABQ, NM 87120
Francine L. Gonzales, 5519 Costa Verde Rd NW, ABQ, NM 87120
Mike Gonzales, 5535 Cota Verde NW, ABQ, NM 87120

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Dana Stewart, 5036 Ojos Azul Ct. NW, ABQ, NM 87120
Ben Tafoya, 5040 Ojos Azul Ct. NW, ABQ, NM 87120
Alvin E. Sullen, 7005 Ottawa Rd NE, ABQ NM 87110
Jim & Helen Knoll, 5015 Costa Uasca Dr NW, ABQ, NM 87120
Jon Knutson, 30 Wind NW, ABQ, NM 87120
Rhona Rosenberg, 42 Mill NW, ABQ, NM 87120
Antonio Maestas, 5818 Jones Pl. NW, ABQ, NM 87120
Anthony Gallegos, 5024 Ojos Azul Ct. NW, ABQ, NM 87120
Leila Eerikainen, 5023 Ojos Azul Ct. NW, ABQ, NM 87120
Eloyda Gomez, 5027 Ojos Azul Ct, ABQ, NM 87120
Mary K. Gallagher, 5509 Costa Garraf NW, ABQ, NM 87120
Peter Padilla, 5028 Ojos Azul Ct. NW, ABQ, NM 87120
David Pinkey, 2106 Merritt SW, ABQ, NM 87104
Mark Cumbo, 310 Rio Grande Blvd. SW, ABQ, NM 87104
Chester Fuller, 6423 Brenton Dr. NW, ABQ, NM 87120
Lillian Pino, 5504 Costa Garraf NW, ABQ, NM 87120