



Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			<input checked="" type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	L	A	APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE (Form D)			
<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 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): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Univest/Coors Road LLC PHONE: 480-421-6700
 ADDRESS: 4800 N. Scottsdale Road, Suite 1400 FAX: _____
 CITY: Scottsdale STATE AZ ZIP 85251 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Amendment to Sector Plan

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

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

Lot or Tract No. Tract 3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Coors Village
 Existing Zoning: SU-3 Proposed zoning: No Change MRGCD Map No _____
 Zone Atlas page(s): F-11 UPC Code: 101106121208831301

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z-, V-, S-, etc.): _____
Project # 1000032

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 7.7+

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW
 Between: Western Trails NW and Milne Road NW

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

SIGNATURE _____ DATE 2/7/08

(Print) Ronald R. Bohannon, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>OREPC - 40019</u>	<u>ASDM</u>		<u>\$ 680.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>March 20, 2008</u>			Total <u>\$ 805.00</u>

Ronald R. Bohannon 2/7/08
 Planner signature / date Project # 1000032

Form revised 4/07

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- ___ Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
 - ___ Petition for Annexation Form and necessary attachments
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - ___ Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ BCC Notice of Decision for City Submittals
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. **Your attendance is required.**

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- ___ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - ___ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - ___ Zone Atlas map with the entire plan area clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC public hearing only)
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC public hearing only)
 - ___ Fee for EPC final approval only (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings. **Your attendance is required.**

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- ___ Zone Atlas map with the entire property clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980".
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. **Your attendance is required.**

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
 - Letter of authorization from the property owner if application is submitted by an agent (Map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. **Your attendance is required.**

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- ___ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - ___ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. **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.

___ Ronald R. Bohannon, PE
 Applicant name (print)
 2/7/08
 Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 EPC - _____ - 40019
 _____ - _____ - _____
 _____ - _____ - _____

Form revised APRIL 07
 _____ 2/7/08
 Planner signature / date
 Project # 1000052

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Tierra West LLC DATE OF REQUEST: 1/29/08 ZONE ATLAS PAGE(S): F-11

CURRENT:

ZONING SU-3

PARCEL SIZE (AC/SQ. FT.) 13.5436 +/-

LEGAL DESCRIPTION:

LOT OR TRACT# 3 BLOCK# _____

SUBDIVISION NAME Coors Village

REQUESTED CITY ACTION(S):

ANNEXATION	[]	SECTOR PLAN	[X]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[]	ZONE CHANGE	[]	A) SUBDIVISION	[] BUILDING PERMIT []
AMENDMENT	[X]	CONDITIONAL USE	[]	B) BUILD'G PURPOSES	[] ACCESS PERMIT []
				C) AMENDMENT	[] OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 131
BUILDING SIZE: 172,529 (sq. ft.)
} FUTURE

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Heidi D. Krueger DATE 1/29/08
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994 131 UNIT SENIOR HOUSING

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE [] PROJECT IS UNDER TIS THRESHOLD.

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes: FOR SECTOR PLAN AMENDMENT, NO TIS IS REQUIRED. FOR SITE DEVELOPMENT PLAN A TIS WILL BE REQUIRED.
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony Jd 2-1-08
TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

Heidi D. Krueger 1/29/08
APPLICANT DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /
TRAFFIC ENGINEER _____ DATE _____

gan

TIERRA WEST, LLC

February 7, 2008

Ms. Laurie Moye, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Amendment to University of Albuquerque Sector Development Plan
Tract 3, Coors Village
Zone Atlas Page F-11**

Dear Chairman Moye:

Tierra West LLC, on behalf of Univest/Coors Road LLC, requests approval to amend the University of Albuquerque Sector Plan. The amendment would allow for the future development of a higher density multi-family residential use in the form of a Senior Independent Living Facility. The current City zoning code does not provide a clear definition for a Senior Independent Living Facility and the multi-family designation was deemed appropriate for this use by City staff. The subject site is located at the southwest corner of Coors Boulevard NW and Western Trail NW and is zoned SU-3 Mixed Use. The site is bound on the west by a single-family residential development, on the south by a medium-density residential development, on the north by the Western Trails subdivision and on the east by St. Pius X High School, and contains approximately 7.7 acres.

University of Albuquerque Sector Plan

The site is situated within Parcel V of the University of Albuquerque Sector Plan and is zoned SU-3. This plan currently allows mixed uses within Parcel V in the following areas and densities:

Current University of Albuquerque Sector Plan Parcel V Acreage/Density Allowances -

- 27.2 acres Single-family residential, 4-8 dwelling units per acre
- 5.1 acres Office
- 13.7 acres Commercial
- 6.0 acres Multi-Family Residential, 12-24 dwelling units per acre
- 1.8 acres Neighborhood Park

Proposed Changes (Re-allocating 7.7 acres from Commercial to Multi-Family)

- 27.2 acres Single-family residential, 4-8 dwelling units per acre
- 5.1 acres Office
- 6.0 acres Commercial

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

- 13.7 acres Multi-Family Residential, 17 dwelling units per acre
- 1.8 acres Neighborhood Park

Albuquerque/Bernalillo County Comprehensive Plan

The subject site is classified as Established Urban by the Albuquerque/Bernalillo County Comprehensive Plan and the proposed amend to the University of Albuquerque Sector Plan furthers or partially furthers the following policies:

- ***Developing & Established Urban Areas***

Policy 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 concerns.

The proposed amendment furthers this policy by respecting the existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concerns by providing the guidelines for future development of the subject site with a less vehicle intense residential development. The proposed amendment and the future development also further social and cultural concerns by providing both a place of employment and a choice in housing opportunities and services for senior citizens, a growing need in the metropolitan area.

Policy 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 proposed amendment furthers this policy by utilizing vacant land that is contiguous to existing urban facilities. Integrity of existing neighborhoods is ensured by reducing the commercial component, a more intense use, to a proportion closer to the originally approved sector plan.

Policy h – Higher density housing is most appropriate in the following situations

- In designated activity centers
- In areas with excellent access to the major street network
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed amendment furthers policy h by encouraging higher density housing within the West Side Strategic Plan designated Coors/Western Trail Neighborhood Center, a location which favors higher density housing. The site does have excellent access to the major street network, with Coors Boulevard NW running along the east side of the site. A mixed density pattern is already

established for the area, with single-family homes to the north and west of the subject site and with medium density housing to the south. The future development would be compatible with existing land uses, providing the desired higher-density housing for the neighborhood center. The future development that would result from the amendment to the Sector Plan would act as a transition for the single-family development to the west from future commercial development and would also act as a buffer from Coors Boulevard.

Policy 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 proposed amendment furthers this policy by encouraging future development that would provide not only much need senior housing, but would also provide another desired employment option for the west side as well as location along a designated transit route, making alternative transportation available for residents, as well as employees.

- *Environmental Protection & Heritage Conservation*

Policy b – Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

The proposed amendment furthers this policy by allowing a better land use balance because the future development would place both housing and employment on the same site.

- *Transportation and Transit*

Policy c – In order to add transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The proposed amendment furthers this policy by allowing for the future development of a higher density residential use along a Major transit corridor, where it will not destabilize adjacent neighborhoods and where it will encourage the utilization of the mass transit system by residents and employees of the future senior living facility.

- *Housing*

Policy d – Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicapped status shall be assured.

The proposed amendment furthers this policy by allowing future development that would result would result in more housing options for senior citizens.

Economic Development

Policy 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 proposed amendment furthers this policy because the resulting development would provide new employment opportunities for the west side.

Policy g – Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

While the subject site is not located in an activity center, it is located in a neighborhood center, and the future development would provide not only an increase the concentration of employment opportunities for the west side, but would also provide housing options for seniors in an ideal area that has mass transit access to other goods and services.

West Side Strategic Plan

The subject site is classified as the Coors/Western Trail neighborhood center in the Ladera Community and the proposed amend to the University of Albuquerque Sector Plan furthers or partially furthers the following policies, goals and objectives:

- ***Plan Objectives***

Objective #1 – Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

The proposed amendment furthers this plan objective by providing a good balance of land uses for the west side. The future development of the subject site provides housing options and services for senior citizens and additional employment opportunities.

Objective #2 – Provide the opportunity for creative and innovative solutions to housing, utility and transportation problems.

The proposed amendment furthers this objective by providing an additional alternative for Senior housing and employment opportunities on the West Side, along an established transportation corridor with public transportation readily available.

Objective #4 – Preserve a sense of community and quality of life for all residents based on wise, long-term decision making.

The proposed amendment would preserve a sense of community and quality of life for all residents in the area, including senior citizens.

Objective #8 – Promote job opportunities and business growth in appropriate areas of the West Side.

The proposed amendment furthers this objective by providing the desired job opportunities in an exact location they are desired.

City Council Rank One Goal (as stated in the WSSP, page 19)

Goal # 1 – Opportunities for families, youth senior and neighborhood vitality.

1. Enhance the lives of seniors, youths and families.

This goal is furthered by the proposed amendment because the future development would create opportunities for employment on the west side but it would also enhance the lives of seniors, by giving them more housing options, and would enhance the lives of youths and families by providing quality housing for elderly loved ones.

City Council Rank Two Goal

4. Achieve sustainable development, balance development, redevelopment, and infill development.

This goal is furthered by the proposed amendment as the subject site is vacant, surrounded on all sides by development, making the future development infill development in nature.

- ***Neighborhoods & Centers***

Policy 1.16 – Neighborhood Centers shall be located on local collector streets and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development.

The proposed amendment furthers this policy because the subject site is the designated Coors/Western Trail Neighborhood Center. Access to the site may be primarily auto, but existing trails and sidewalks in the area provide pedestrian access to neighborhoods, parks and to the open space system. Also, the subject site is bound on the east by Coors Boulevard, providing the opportunity for the subject site to utilize the mass transit system.

- ***Neighborhood Centers – Coors/Western Trail***

1. Encourage convenience retail, office and higher density residential uses in the neighborhood centers in the Ladera Community. Limited retail development is recommended in these centers because of the existing supply of retail space along Coors.

The proposed amendment furthers this policy as the future development would qualify as the higher density residential use that is desired in the neighborhood center.

Coors Corridor Plan

The subject site is located in Segment 2, as classified by the Coors Corridor Plan and the proposed amend to the University of Albuquerque Sector Plan furthers or partially furthers the following issues and/or policies:

• ***Issue 3 – Land Use and Intensity of Development***

1. Encourage development in accordance with the Albuquerque/Bernalillo County Comprehensive Plan and the Northwest Mesa Area Plan

The proposed amendment furthers this issue because the future development fulfills area needs and also satisfies plan stated desires for the West Side and for this specific site.

Northwest Mesa Area Plan

Land Use Policy A2 – The goal is a quality urban environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and life styles, while creating visually pleasing architecture, landscaping and vistas to enhance the appearance of the community

The proposed amendment furthers this policy because the future development offers variety and maximum choice for seniors and their families for housing and life styles. The future development also would provide additional options for employment and work areas.

Land Use Policy A5 – The goal is to minimize transportation requirements through efficient placement of employment and services convenient to people, and to provide a balanced circulation system through encouragement of bicycling, walking and use of mass transit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The proposed amendment furthers this policy because the subject site is located directly adjacent to mass transit routes, thereby encouraging ridership and minimizing transportation requirements.

Resolution 270-1980

A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The proposed amendment to the University of Albuquerque Sector Plan is consistent with the health, safety, morals and general welfare of the City. The proposed amendments will change the plan, making it closer in acreage allocations to the initial sector plan.

B. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

The proposed amendment will serve to stabilize the zoning for the subject site, allowing for the future development of a balanced land use which will provide not only higher-density residential housing options for senior citizens, but will also provide additional employment options for the west side. It will also assist in furthering the intent of numerous governing plans, as stated earlier.

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The proposed amendment is not in significant conflict with the Comprehensive Plan or any other City master plans and in fact furthers policies, goals and objectives of not only the Comprehensive Plan, but of the West Side Strategic Plan, the Coors Corridor Plan and the Northwest Mesa Area Plan.

D. The applicant must demonstrate that the existing zoning is inappropriate because;

(3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.

A different use is more advantageous to the community because it will provide alternate housing opportunities for senior citizens, employment options for the West Side and the site location on a mass transit route will encourage ridership with both residents and employees.

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community.

The proposed amendment would not be harmful to adjacent property and would serve to stabilize land use for this area and would also provide a buffer/transition to the residential area from Coors Boulevard.

F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the City may be;

(1) denied due to lack of capital funds, or

(2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

The proposed amendment would require no unprogrammed capital expenditures by the City.

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of land and economic considerations are not a factor in this request amendment request.

H. Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

The location of the site on a collector or major street is not the basis for the proposed amendment to the University of Albuquerque Sector Plan.

I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when;

(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or

The proposed amendment would not create a spot zone as the intended future use is currently allowed under the sector plan. The specific change requested would be to increase the acreage for such use. The amendment furthers the goals and policies of numerous plans, as previously stated.

J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where;

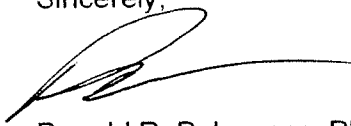
The proposed amendment will not create a "strip zone".

Summary

Tierra West LLC respectfully requests approval of the amendment to the University of Albuquerque Sector Plan which would allow for the future development of a 131-Unit Assisted Living Facility for Senior Citizens. The proposed amendment furthers a large number of policies, goals and objectives in the four plans that govern the site.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

cc: Jerry Kavan
Suzanne Fetsco, La Luz Del Sol N.A.
Rhona Rosenberg, La Luz Del Sol N.A.
Patrick Gallagher, La Luz Landowners Assoc.
Rae Perls, La Luz Landowners Assoc.
Matthew Baca, Quaker Heights N.A.
W. Leon Cooley, Quaker Heights N.A.
Colin Semper, Encantado H.O.A.
Blane Wilson, Encantado H.O.A.
Jolene Wolfley, Taylor Ranch N.A.
Rene Horvath, Taylor Ranch N.A.

JN: 27107
RRB/kdk

UNIVEST

PORTALES CORPORATE CENTER
4800 NORTH SCOTTSDALE ROAD
SUITE 1400
SCOTTSDALE, ARIZONA 85251-7632
(480) 421-6700

January 30, 2008

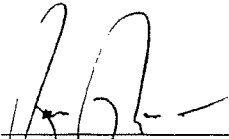
City of Albuquerque
Environmental Planning Commission
PO Box 1239
Albuquerque, NM 87103

RE: **Tract 3, Coors Village ("Property")**

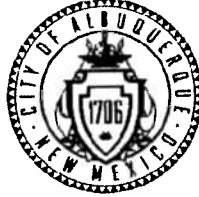
To Whom It May Concern:

As the President of Uninvest-Coors Road, LLC, the Owner of the referenced Property, I hereby grant Tierra West LLC authority to act as Owner's agent on matters pertaining to any and all submittals to the City of Albuquerque regarding Owner's efforts to develop a portion of the Property into a senior independent living facility with a building height of forty-two (42) feet, and the remainder as a mix of retail and/or office uses.

Thank you for your attention to this matter. If you have any questions regarding the above, please feel free to contact me.



Jack N. Ross II
President



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 29, 2008

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
Email: kkruieger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of January 29, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT 3, COORS VILLAGE, LOCATED ON COORS BOULEVARD NW BETWEEN WESTERN TRAILS NW AND MILNE ROAD NW** zone map **F-11**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

LA LUZ DEL SOL N.A. (LDS) "R"

***Suzanne Fetsco**

23 Wind NW/87120 831-6622 (h)

Rhona Rosenberg

42 Mill NW/87120 922-9670 (h)

LA LUZ LANDOWNERS ASSOC. (LUZ) "R"

***Patrick Gallagher**

2520 Jefferson NE, Ste. E/87110 898-5364 (h) 830-3100 (w)

Rae Perls

15 Tennis Ct. NW/87120 898-8833 (h)

QUAKER HEIGHTS N.A. (QHT) "R"

***Matthew Baca**

5125 Northern Trail NW/87120 269-4100 (h)

W. Leon Cooley

5008 Northern Trail NW/87120 899-8138 (h)

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information. Outdated information may result in a deferral of your case.

Letter to Keli Krueger
Tierra West, LLC
January 29, 2008
Page 2

ENCANTADO H.O.A. (REH)

***Colin Semper**

5809 Mesa Sombra Pl. NW/87120 262-7836 (h)

Blane Wilson

5928 Mesa Sombra Pl. NW/87120 280-7530 (h)

TAYLOR RANCH N.A. (TRN) "R"

Jolene Wolfley

6804 Stag Horn Dr. NW/87120 890-9414 (h)

Rene Horvath

5515 Palomino Dr. NW/87120 898-2114 (h)

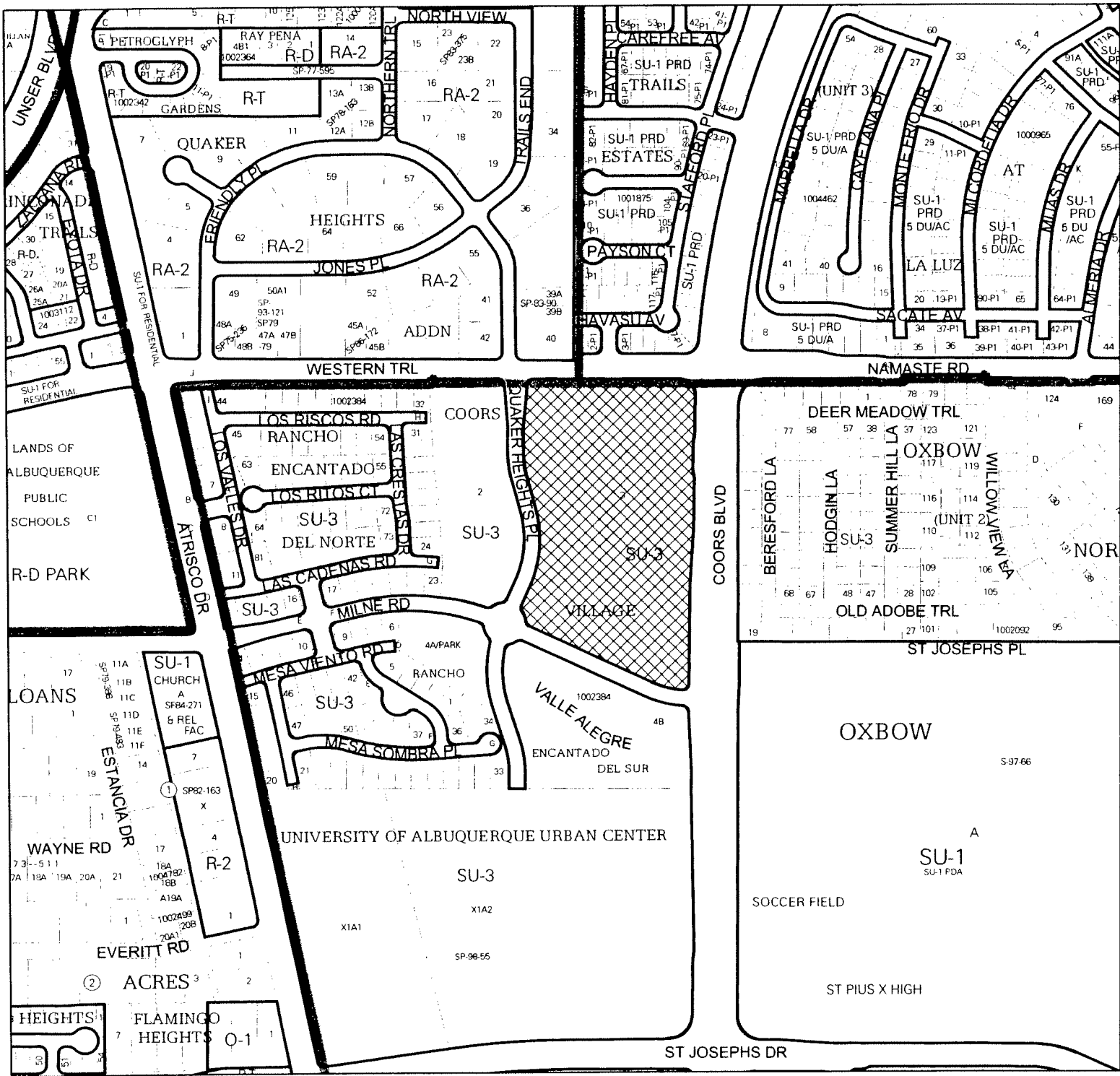
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

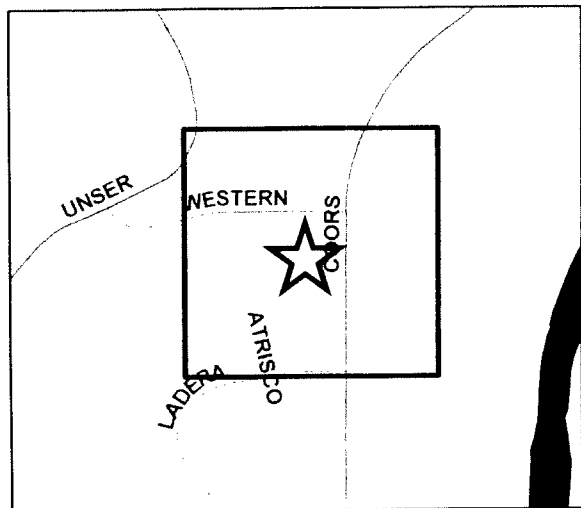
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet
 Project Number: 1000032
 Hearing Date: March 20, 2008
 Zone Map Page: F-11
 Additional Case Numbers: 08EPC-40019



HISTORY MAP

Note: Grey shading indicates County.



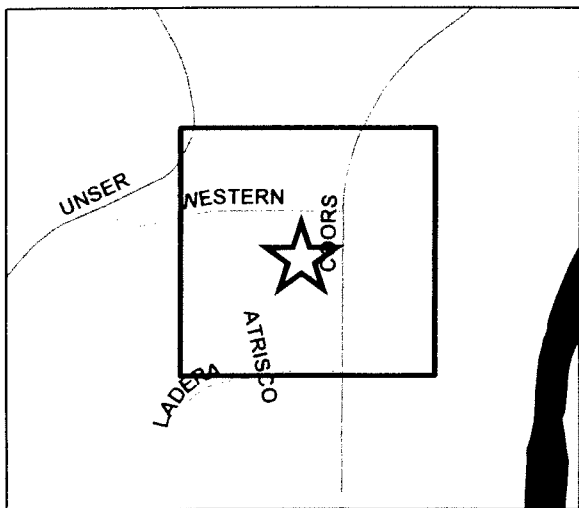
1 inch equals 500 feet

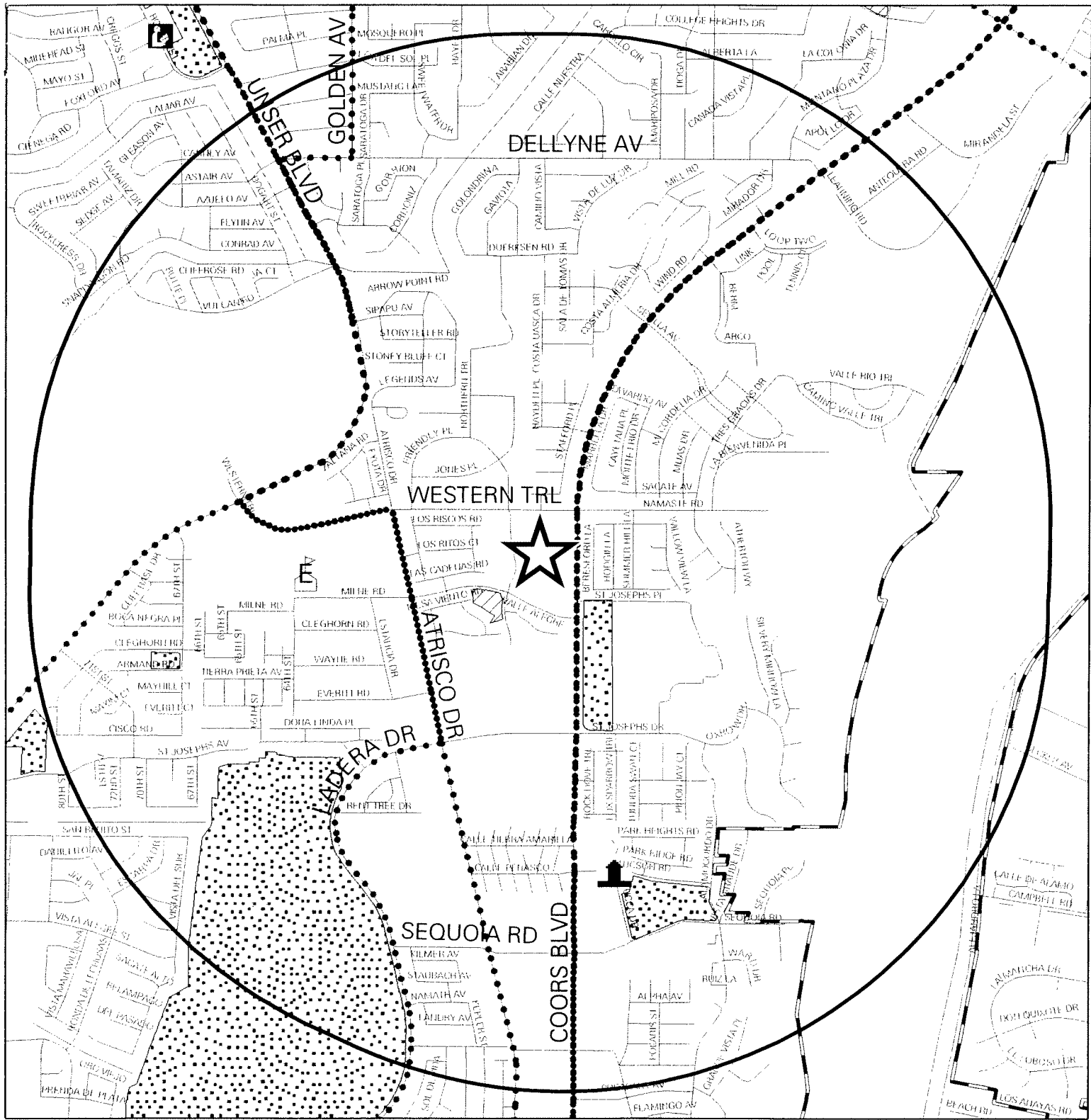
Project Number:
1000032

Hearing Date:
March 20, 2008



















Zone Map Page:
F-11

Additional Case Numbers:
08EPC-40019





Public Facilities Map with One-Mile Site Buffer

- | | | | |
|---|---|---|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Developed County Park |
|  MULTI-SERVICE CENTER |  POLICE |  ABQ Ride Routes |  Undeveloped County Park |
|  SENIOR CENTER |  SHERIFF |  AGIS Jurisdiction |  Developed City Park |
|  LIBRARY |  SOLID WASTE |  Landfill Buffer (1000 feet) |  Undeveloped City Park |
|  MUSEUM |  Landfills designated by EHD | | |

