

## **APPLICATION INFORMATION**

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

- ☐ for Subdivision  
☐ for Building Permit  
☐ Administrative Amendment/Approval (AA)  
☐ IP Master Development Plan  
☐ Cert. of Appropriateness (LUCC)

### STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

### Supplemental Form (SF)

#### S Z ZONING & PLANNING

- ☐ Annexation  
☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)  
☒ 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  
☐ Street Name Change (Local & Collector)  
☐ APPEAL / PROTEST of...  
 Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 800 2<sup>nd</sup> 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): City of Albuquerque Planning Department PHONE: 924-3345  
 ADDRESS: 600 2nd St NW FAX: 924-3339  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cto@albq.gov

APPLICANT: City of Albuquerque PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Coors Corridor Plan (Rank 3)

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. Multiple within proposed plan area Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): \_\_\_\_\_ UPC Code: \_\_\_\_\_

### CASE HISTORY:

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

1005238 (withdrawn)

### CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? \_\_\_\_\_

No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): 2,200 approx

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd (NM 45) & NM 448 and Coors Bypass

Between: Bridge Blvd. and Alameda Blvd. (NM 528)

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team (PRT) ☐ Review Date: \_\_\_\_\_

SIGNATURE Carol Teffaleti DATE 4/24/14

(Print Name) Carol Teffaleti Applicant ☐ Agent ☒

### FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>MEPC - 40032</u>	<u>ASMP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>40033</u>	<u>ACP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total

Hearing date June 5, 2014

\$ 0

4-24-14

Project # 1005238

Staff signature & Date

## 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 and indicated  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - ☐ Letter 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
  - ☐ Board of County Commissioners (BCC) Notice of Decision
  - ☐ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - ☐ Sign Posting Agreement form
  - ☐ Traffic Impact Study (TIS) 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 and indicated
  - ☐ Letter describing, explaining, and justifying the request
  - ☐ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
  - ☐ Traffic Impact Study (TIS) 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 and indicated
  - ☐ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
  - ☐ Letter of authorization from the property owner if application is submitted by an agent
  - ☐ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - ☐ Sign Posting Agreement form
  - ☐ Traffic Impact Study (TIS) 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 of authorization from the property owner if application is submitted by an agent (map change only)
  - ☐ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
  - ☒ Letter briefly describing, explaining, and justifying the request
  - ☒ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
  - ☐ Traffic Impact Study (TIS) 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 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.

Carol Toffaleti  
Carol Toffaleti 4/24/14  
Applicant name (print)  
Applicant signature & Date



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

Application case numbers  
14 EPC - 40032  
- 40033  
- -

Revised: June 2011  
4-24-14  
Staff signature & Date  
Project # 1005238

# CITY OF ALBUQUERQUE

## Planning Department

Suzanne Lubar, Planning Director  
600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor  
Albuquerque, NM 87102



April 24, 2014

Richard J. Berry, Mayor

Mr. Peter Nicholls, EPC Chair  
Environmental Planning Commission  
c/o City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW, Suite 300  
Albuquerque, NM 87102

Dear Chairman Nicholls,

As Planning Director of the City of Albuquerque, I respectfully request the Environmental Planning Commission's review and recommendation for adoption of the 2014 update to the Coors Corridor Plan ("the Plan") to the City Council.

The Plan is intended to replace the existing Coors Corridor Plan originally adopted in 1984. The proposed Plan area extends 11 miles from Bridge Blvd. in the south to Alameda Blvd. in the north and encompasses over 2,000 acres. It is a Rank 3 Corridor Plan that provides policies and recommended design standards for the rights-of-way of Coors Blvd. and Coors Bypass, and a Design Overlay Zone (DOZ) for adjacent properties under City jurisdiction. The DOZ does not establish land uses or change the existing zoning of properties in the Plan area.

The Plan recommends public improvements to streetscapes and connections for pedestrians and cyclists in addition to three major roadway projects. Please note that the transportation chapter of the Plan is advisory to the New Mexico Department of Transportation (NMDOT), since NMDOT controls the rights-of-way of Coors Blvd. and Coors Bypass.

The planning themes throughout the Plan include:

- Preserving the function and traffic performance of Coors Blvd. and Coors Bypass in the face of worsening congestion, by increasing the person-carrying capacity of the roadways through a multi-modal strategy;
- Encouraging development and redevelopment that serves residents of the West Side while enhancing the appearance of the Corridor;
- Protecting the Corridor's scenic and natural resources including adjacent Open Space land and views to the Sandia Mountains.

In addition to striking a balance between the above that is appropriate for distinct segments of the Corridor, the document aims to be clearer and more user-friendly for property-owners, residents, developers, and agency and City staff, among others.

.../...

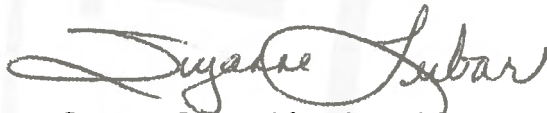
The new Plan reflects current conditions in the area, along with input from City and agency staff and a range of stakeholders that have a particular interest in the Corridor. It also furthers current, applicable goals and policies from higher-ranked plans, primarily the Albuquerque/Bernalillo County Comprehensive Plan, the Metropolitan Transportation Plan (MTP) and the West Side Strategic Plan.

### **Background**

The update to the 1984 Coors Corridor Plan has occurred in several phases since it was initiated in 2005 by City Council. The original effort was led by the Planning Department in conjunction with a private consultant. The Environmental Planning Commission (EPC) reviewed the resulting 2006 draft plan and received public testimony. A key EPC recommendation was to commission a detailed view analysis along the east side of Coors to further inform the DOZ element of the plan. This was completed in 2008 by a consultant with relevant expertise, and the Planning Department worked with representatives of the residential and development communities on revisions to the development regulations. However in 2009, the Plan was withdrawn from the EPC process to enable the Department of Municipal Development (DMD) to undertake a comprehensive transportation study of the Corridor due to its critical importance for local and regional mobility (it connects to six river crossings) and the alarming traffic congestion forecasts issued by the Mid-Region Council of Governments. The Corridor study was conducted in 2010-2012 by engineering consultants in conjunction with City departments, NMDOT and other agencies, along with community input.

Planning Department staff have been working since then with DMD and their consultant to integrate the results of these studies and earlier planning efforts, culminating in the April 2014 EPC Draft Plan (see encl.) I believe the new Plan is a valid and timely--if not overdue--replacement for the 1984 Coors Corridor Plan and look forward to your thoughtful review and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Suzanne Lubar", with a stylized, flowing script.

Suzanne Lubar, Planning Director  
City of Albuquerque

**PROPERTY-OWNER NOTIFICATION &**  
**NEIGHBORHOOD INFORMATION**



# CITY OF ALBUQUERQUE

## *Planning Department*

Suzanne Lubar, Planning Director  
600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor  
Albuquerque, NM 87102



Richard J. Berry, Mayor

May 5, 2014

Dear Coors Corridor Area Property-Owners,

The City of Albuquerque Planning Department is pleased to announce that the 2014 Coors Corridor Plan (the Plan) has been submitted to the Environmental Planning Commission (EPC) for their review and recommendation to the City Council. You are invited and encouraged to participate in this public process.

**You are being notified because you are listed with the County Assessor's Office as the owner of property that is located:**

- in the existing plan area;
- in the proposed plan area;
- and/or within 200 ft. of the proposed plan area.

### *Plan Overview*

The Plan is intended to replace the existing Coors Corridor Plan adopted in 1984. The proposed plan area extends 11 miles from Bridge Blvd. in the south to Alameda Blvd. in the north and encompasses over 2,000 acres. It is a Rank 3 Corridor Plan that provides policies and design standards for Coors Blvd. and Coors Bypass, and a Design Overlay Zone (DOZ) that regulates development on adjacent properties located in the City. **The DOZ does not establish land uses or change the existing zoning of properties in the Plan area.**

The Plan also recommends public improvements to streetscapes and connections for pedestrians and cyclists in addition to three major roadway projects. Please note that the transportation chapter of the Plan is advisory to the New Mexico Department of Transportation (NMDOT), since NMDOT controls the rights-of-way of Coors Blvd. and Coors Bypass.

**To determine whether your property is located in the proposed plan area and which policies and regulations would apply, please consult the enclosed maps.** The first map compares the existing and proposed plan areas. Maps 1 - 6 show the proposed plan area in detailed segments, beginning at the south end of the Corridor. They indicate individual lot lines and colored boundaries that correspond to sub-areas where different types of policies and regulations apply.

- If your property is outside the proposed Plan area, it would not be subject to the updated Coors Corridor Plan, but land use and development would continue to be governed by zoning and any other government codes that apply.
- If your property is within one or more colored boundaries, it would be subject to the corresponding policies and regulations in the Plan: Transportation (blue boundary) is the focus of Chapter C in the Plan; the DOZ (red boundary) and View Preservation regulations (green boundary) are in Chapter D.

However, regardless of where your property is located, you may have an interest in the goals of the Plan (see Chapter A) and the project proposals that aim to improve the Corridor over time (see Chapter E). The City welcomes your input.

Page 1

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

***Environmental Planning Commission (EPC) Hearing***

The Coors Corridor Plan is scheduled for a special EPC hearing on Thursday, June 5, 2014 at 3:30 PM. The hearing will be held in the Planning Department Hearing Room, Plaza del Sol, 600 2nd Street NW, Basement Level. The agenda and staff report will be available one week before the hearing from the Planning Department and on-line: <http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission/staff-reports>

***EPC Draft Plan***

Hard copies of the draft Plan are available at the City of Albuquerque Planning Department, 600 2nd Street NW, 3rd Floor. An electronic version of the plan is available on the project webpage, along with background information: <http://www.TinyURL.com/cabq-coorscorridorplan>

***Opportunities for Review and Comment***

The EPC typically holds two public hearings before sending its recommendation to City Council. You may present comments verbally at the hearings and/or send written comments for inclusion in the public file. After the City Council receives the EPC's recommendation and packet, the Plan is within the City Council's purview. The Plan will first be heard by the Land Use, Planning, and Zoning Committee (LUPZ) and then by the full City Council. The City Council has final decision-making authority to adopt the Plan.

Please note the comment deadlines related to the first EPC hearing:

1. To be included in the first EPC staff report, please submit your written comments to arrive by **Wednesday May 28th, 2014.**
2. To be forwarded to the Commissioners 48 hours before the hearing, please hand deliver, fax, or email them to arrive **no later than 3:30 p.m. on Tuesday, June 3rd.**

*Mail:* City Planning, Attn. Carol Toffaleti, 3<sup>rd</sup> Floor, P.O. Box 1293, Albuquerque, NM 87103;  
*Fax:* 505-924-3339, Attn.: Carol Toffaleti; *Email:* [cgtoffaleti@cabq.gov](mailto:cgtoffaleti@cabq.gov) ; *Hand-deliver:* Carol Toffaleti, City Planning Department, 3<sup>rd</sup> Floor, 600 2<sup>nd</sup> St. NW.

Written comments received after June 3rd will be included in the public file for consideration at the subsequent EPC hearing(s).

The City of Albuquerque looks forward to receiving your comments and ideas to make this a clear and fair Plan that improves conditions on Coors Blvd./Bypass for all modes of travel, allows development that serves the West Side community and protects the scenic resources of the Corridor.

If you have any questions about the Plan or the public review process, please do not hesitate to contact me at [cgtoffaleti@cabq.gov](mailto:cgtoffaleti@cabq.gov) or (505) 924-3345.

Sincerely,



Carol Toffaleti, Project Manager  
City of Albuquerque Planning Department

Encl.



## *Is my property within or outside the proposed plan area?*

The general map on this page compares the existing and proposed plan areas. (North is to the right.)

The detailed maps on the next pages split the proposed plan area into 6 segments, beginning at Bridge Blvd., the south end of the Corridor. The maps show individual lot lines and colored boundaries that correspond to sub-areas where different policies and regulations of the Plan apply:

- If your property is outside all the sub-areas, it would not be subject to the updated Coors Corridor Plan. However, the land use and development of the property would still have to meet requirements of the current zoning (e.g. R-T, SU-1 for C-1, etc.) and any other government Codes that apply.
- If your property is within one or more of the colored boundaries, it would be subject to policies and regulations in the Plan. The policies and regulations that relate to Coors Blvd./Bypass, including right-of-way and access, apply to properties within the **blue** Transportation boundary (see Chapter C). The Design Overlay Zone applies to development on properties within the **red** boundary; in addition, the View Preservation regulations apply to those within the **green** boundary (see Chapter D).

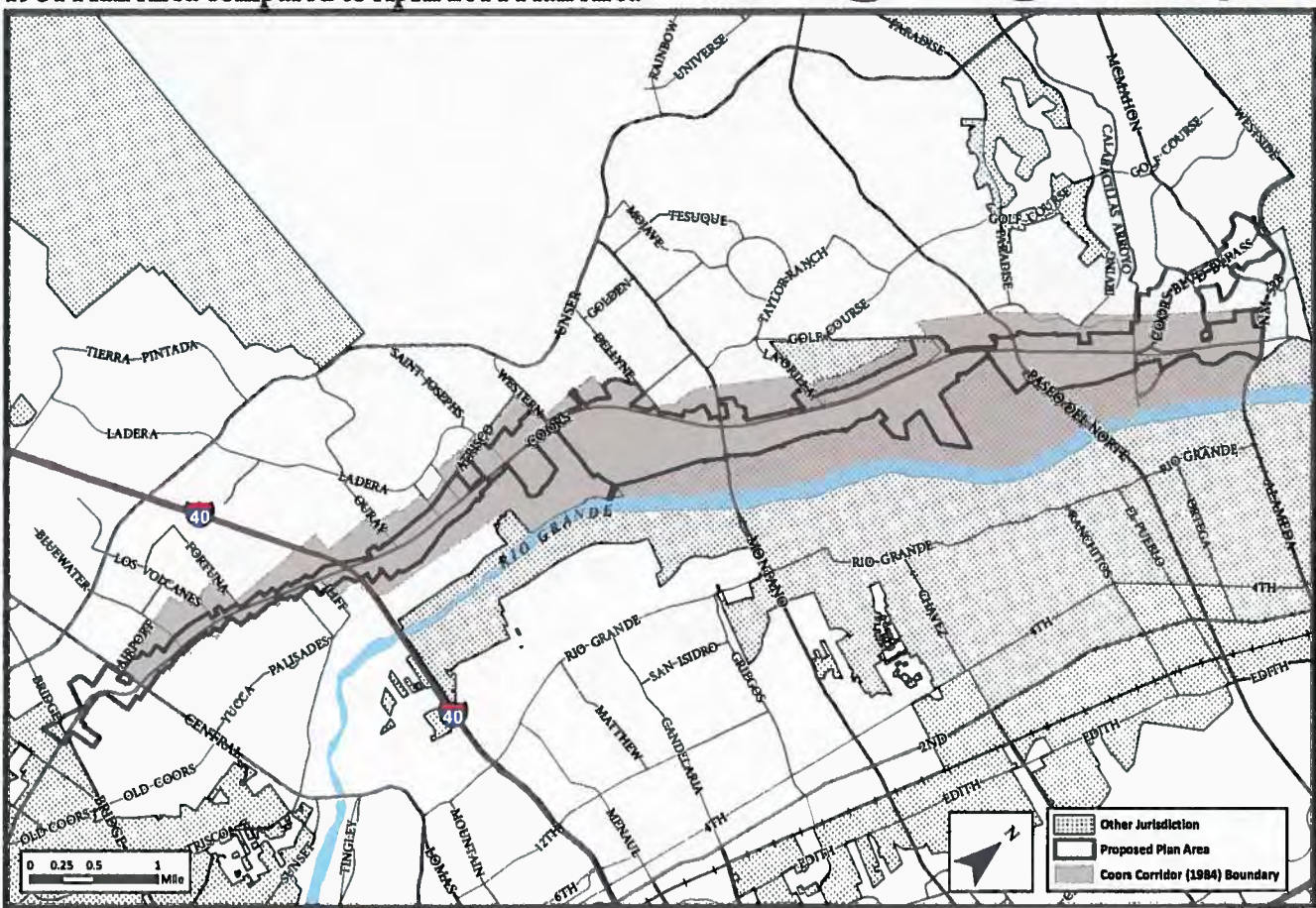
The April 2014 EPC Draft Plan is available on the project webpage: <http://www.TinyURL.com/cabq-coorscorridorplan> or as a hard copy from the Planning Department.

## **Questions?**

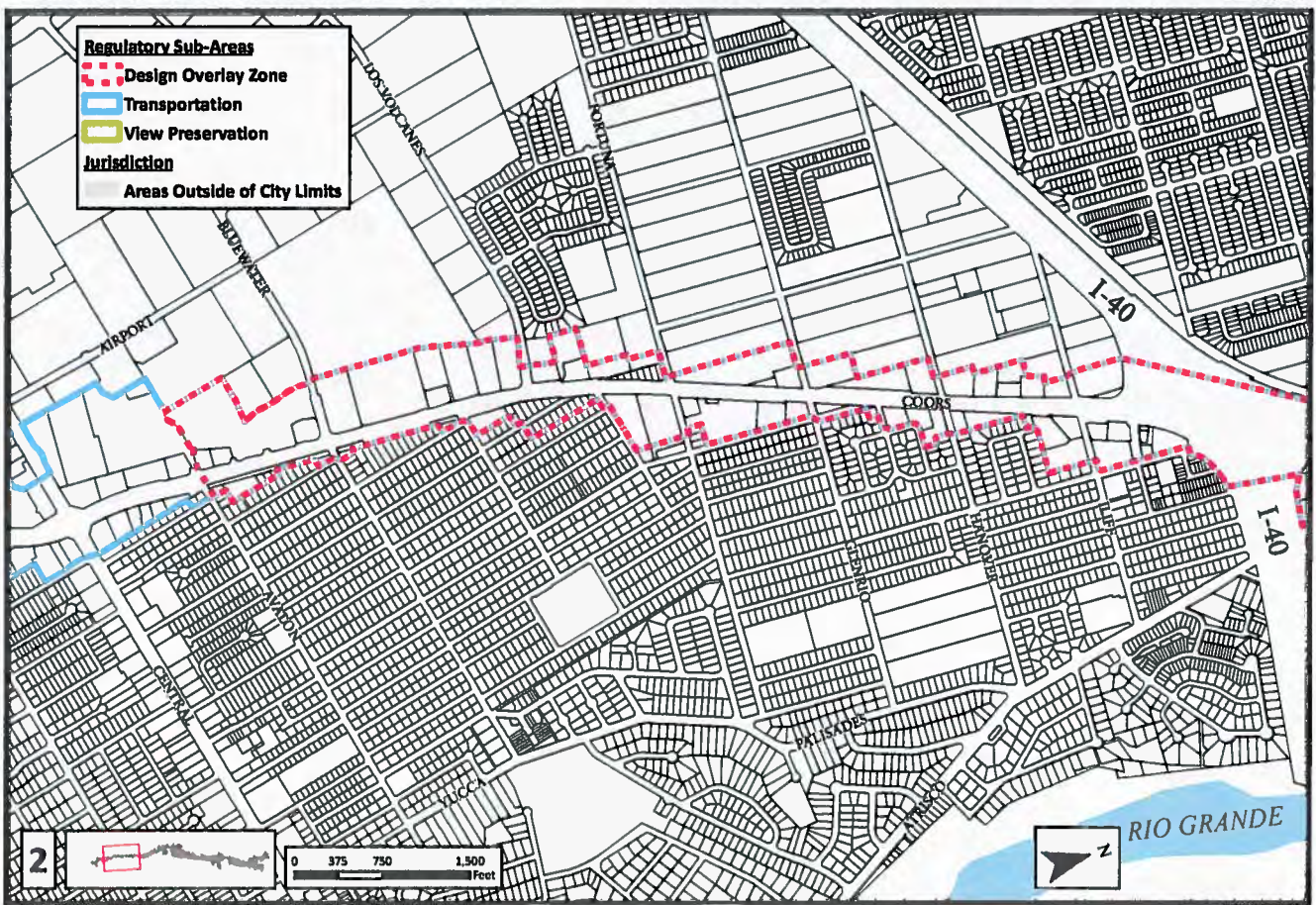
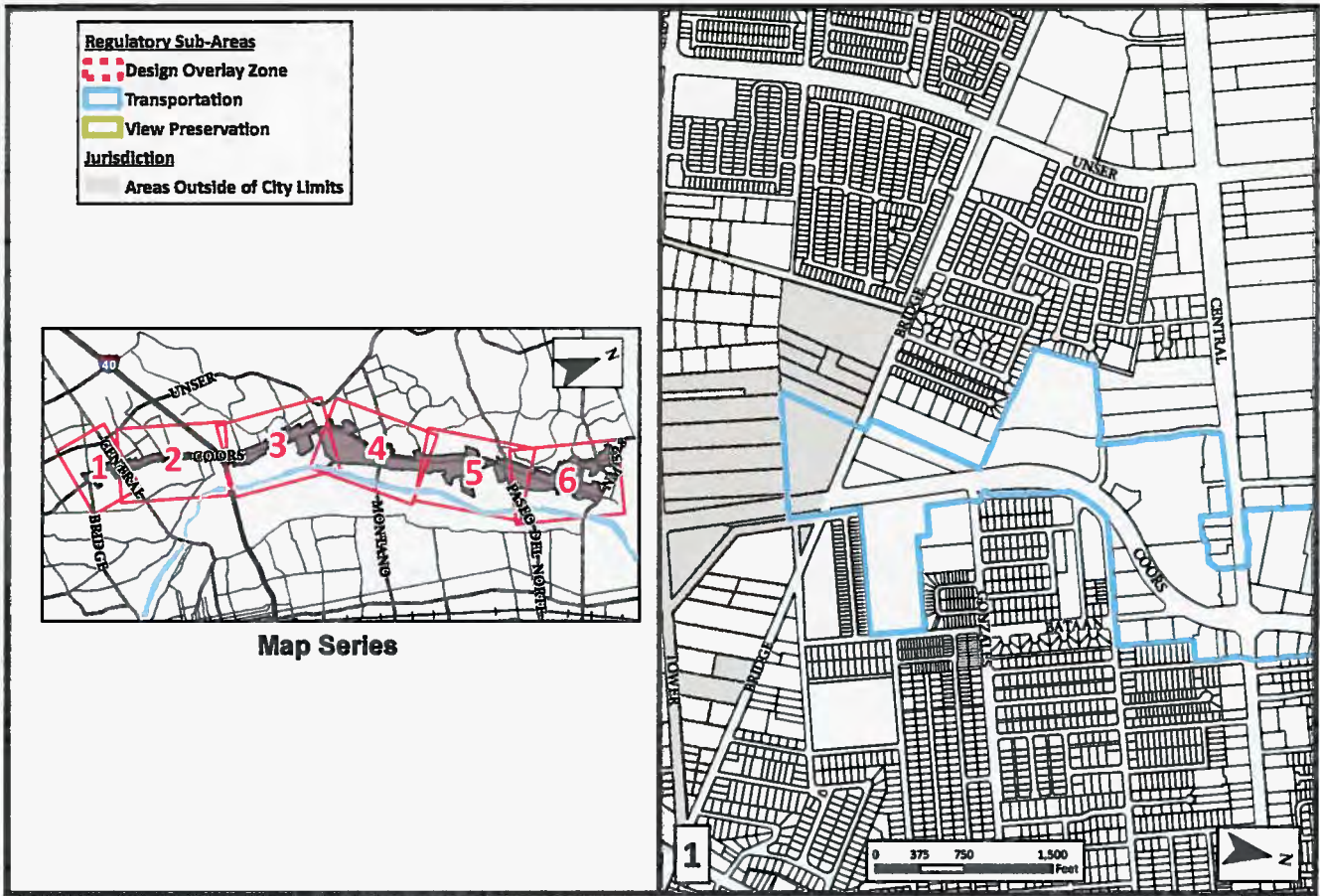
Please contact Carol Toffaleti, Project Manager, Planning Department, [cgtoffaleti@cabq.gov](mailto:cgtoffaleti@cabq.gov) or (505) 924-3345.

**1984 Plan Area compared to April 2014 Plan Area**

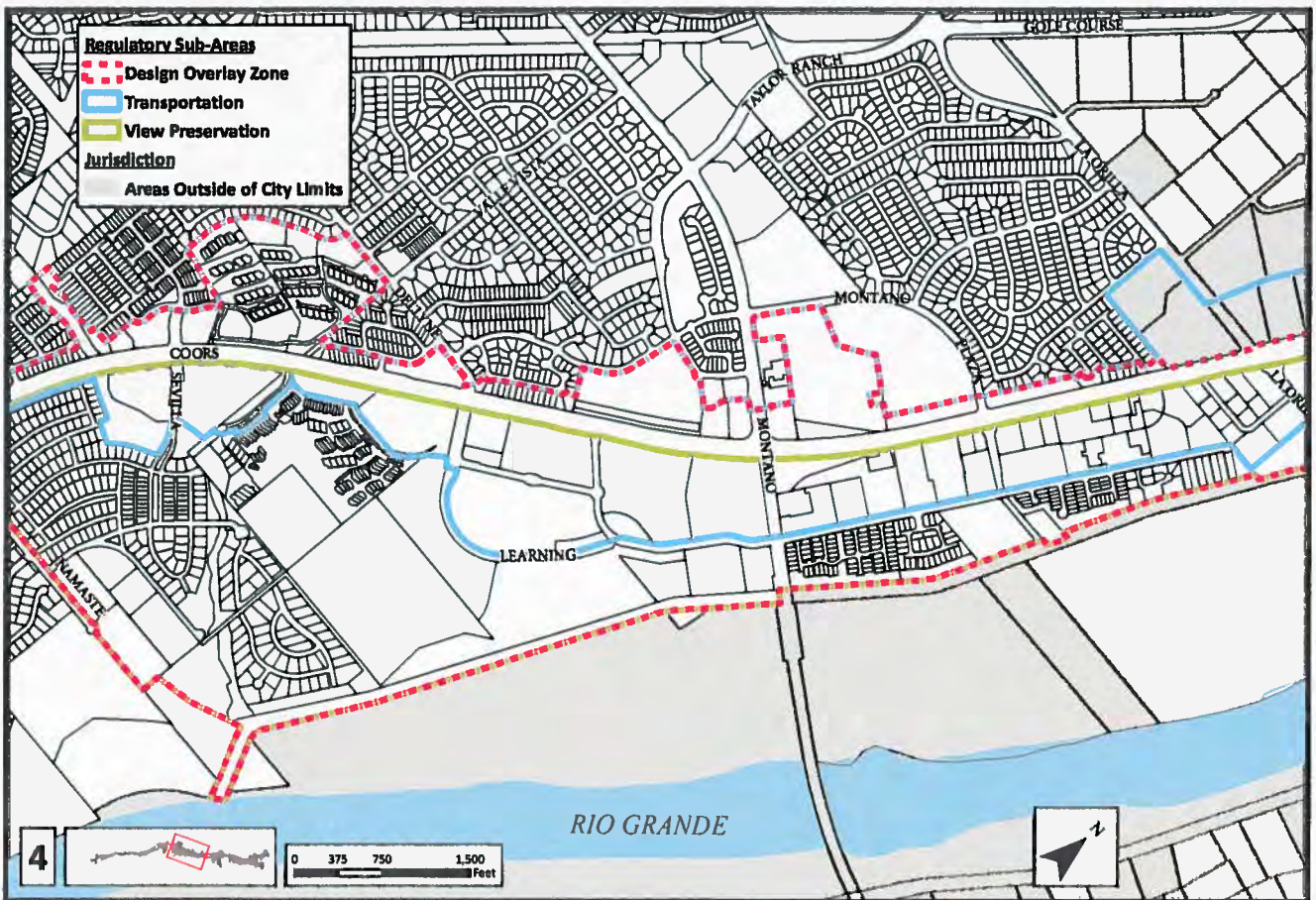
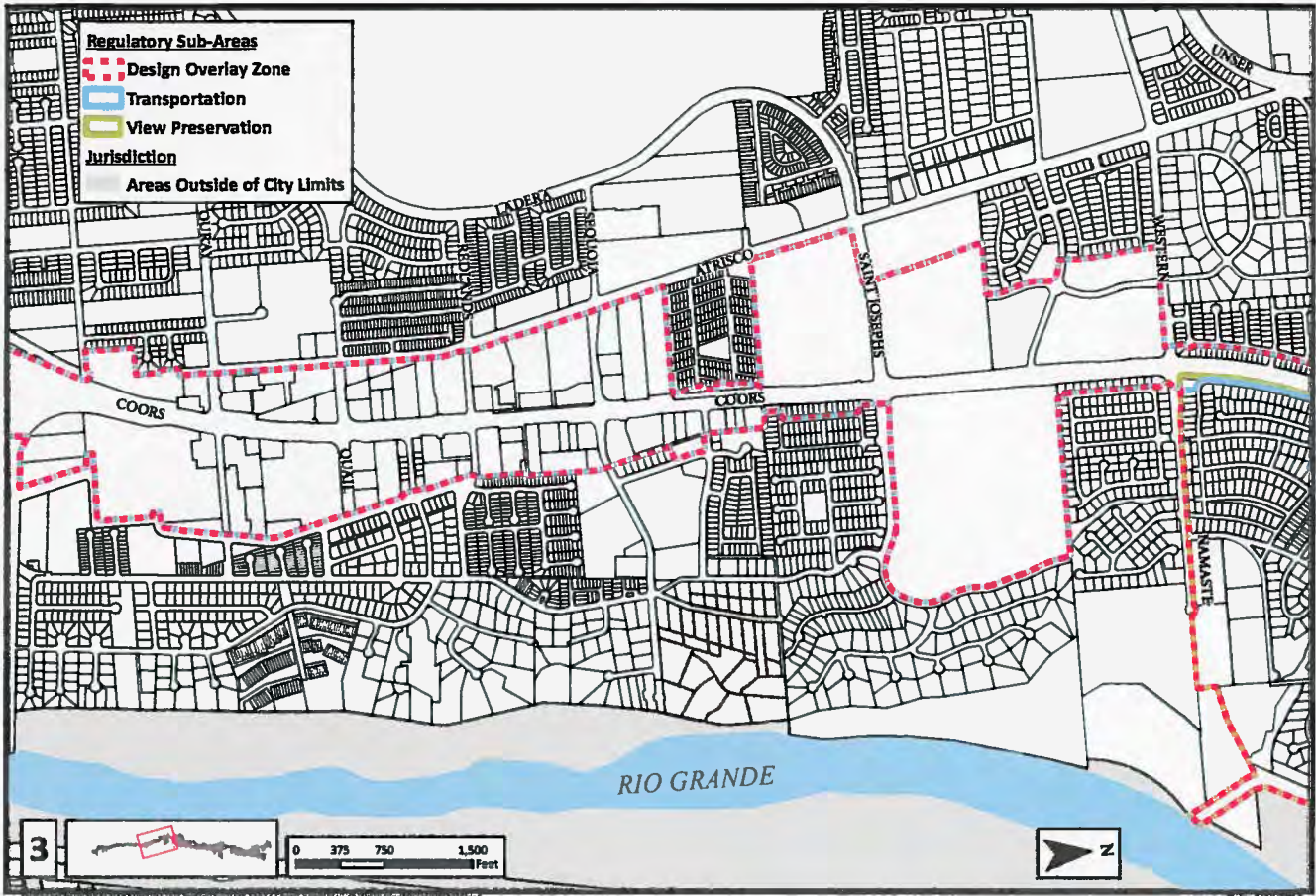
## **COORS CORRIDOR PLAN**



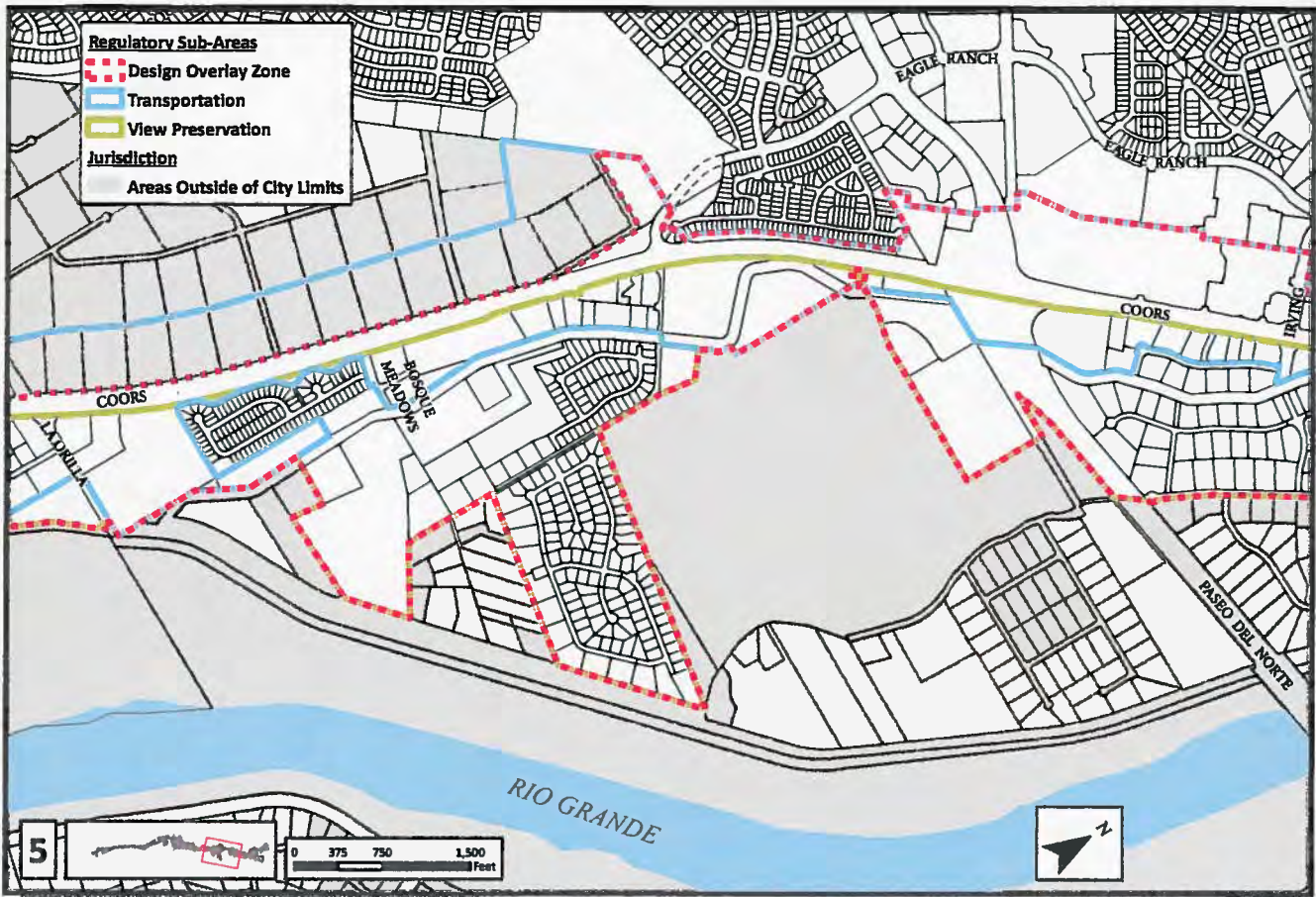




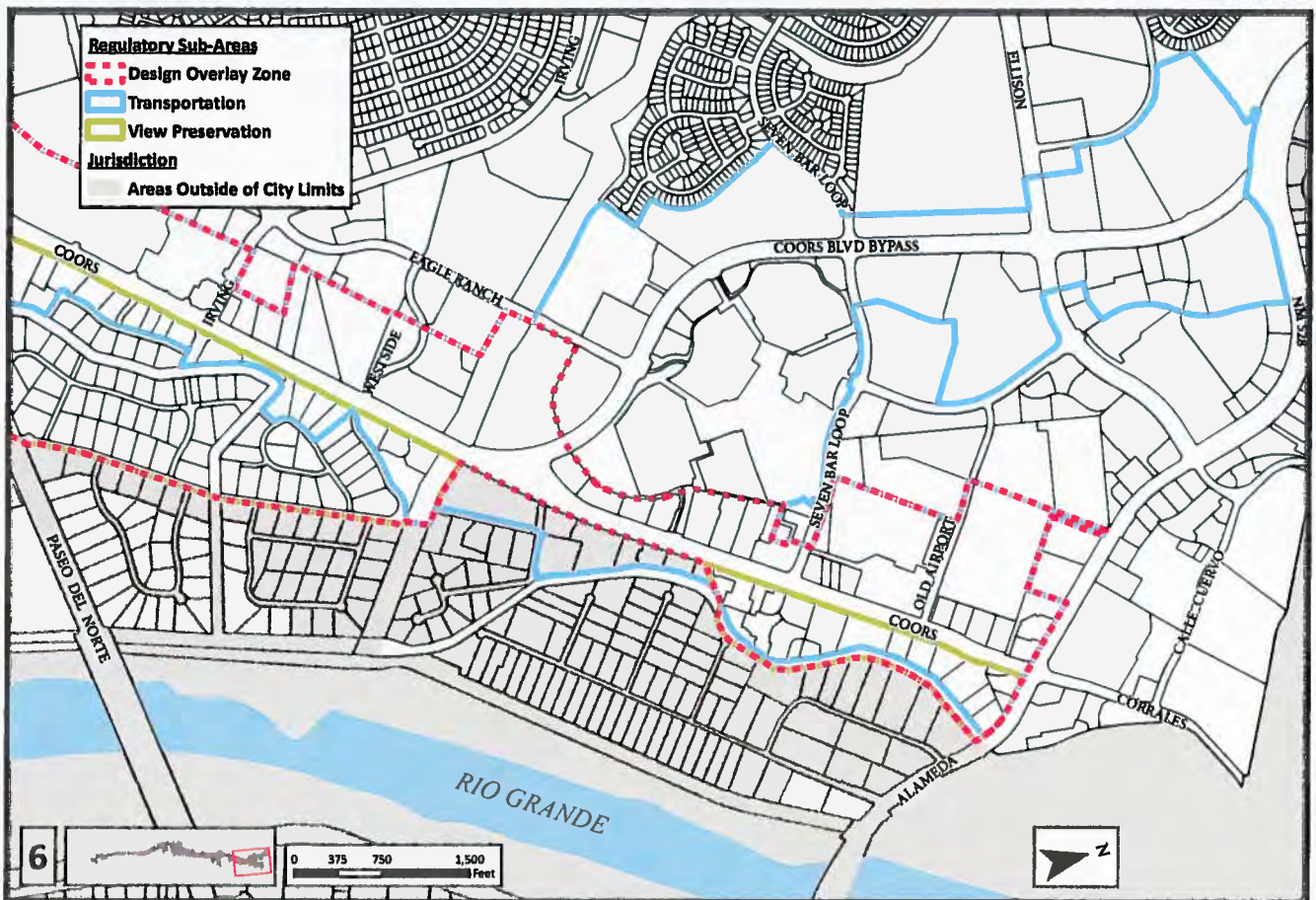








Date: 4/18/2014



Date: 4/18/2014

# CITY OF ALBUQUERQUE

## *Planning Department*

Suzanne Lubar, Planning Director  
600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor  
Albuquerque, NM 87102



Richard J. Berry, Mayor

May 23, 2014

Dear Sir/Madam,

The City of Albuquerque Planning Department recently notified owners of properties in the Coors Blvd. area about an update to the plan for the Coors Corridor. Unfortunately, your letter was returned and we are re-sending the enclosed letter to comply with the following regulation in our Code:

§ 14-16-4-1 AMENDMENT PROCEDURE *[including updates to Corridor Plans]*  
(8) ... If the notice by first class mail to the owner is returned undelivered, the Planning Director shall attempt to discover the owner's most recent address and shall, at the applicant's *[the City in this case]* expense, remit the notice by certified mail, return receipt requested, to that address.

If you have any questions about which property this refers to, the new Plan or the public review process, please do not hesitate to contact me at [cgtoffaleti@cabq.gov](mailto:cgtoffaleti@cabq.gov) or (505) 924-3345.

PO Box 1293

Sincerely,

Albuquerque

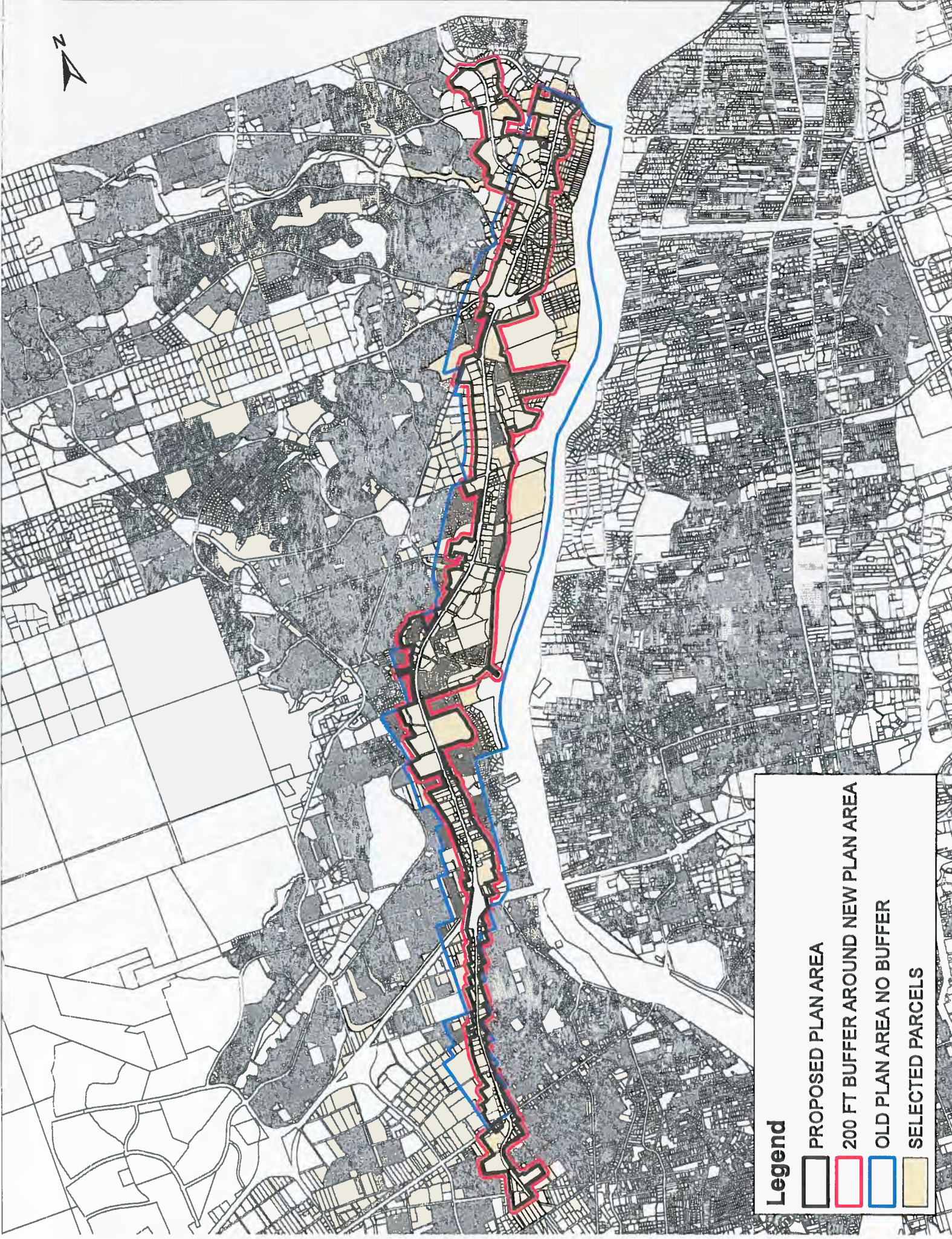
Carol Toffaleti, Project Manager  
City of Albuquerque Planning Department

New Mexico 87103

Encl.

[www.cabq.gov](http://www.cabq.gov)





**Legend**

	PROPOSED PLAN AREA
	200 FT BUFFER AROUND NEW PLAN AREA
	OLD PLAN AREA NO BUFFER
	SELECTED PARCELS





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

April 7, 2014

Carol Toffaleti  
City of Albuquerque  
Planning Department  
600 Second Street NW, Third Floor/87102  
Phone: 505-924-3345/Fax: 505-924-3339  
E-mail: [cgtoffaleti@cabaq.gov](mailto:cgtoffaleti@cabaq.gov)

Dear Carol:

Thank you for your inquiry of **April 7, 2014** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL FOR CITY PROJECT) – WESTSIDE STRATEGIC PLAN AREA** Zone Map: **A-C-13-14, D-12-13, E-G-11-12, H-11, J-K-10-11, L-10.**

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

**SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.**

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* 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.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabaq.gov](mailto:swinklepleck@cabaq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**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.

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH AND/OR HOA AND COALITION PROVIDED ON THIS LETTER.**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ☒ **ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- ☐ **The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.**
- ☒ **Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- ☒ **Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder -** Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: 04/07/14 Time Entered: 01:45 p.m. ONC Rep. Initials: siw

# **COORS CORRIDOR SECTOR PLAN**

## **UPDATED – April 10, 2014**

1. ALAMOSA
2. ALBAN HILLS
3. AVALON
4. CRESTVIEW BLUFF
5. ENCANTO VILLAGE HOA
6. GRANDE HEIGHTS
7. LA LUZ DEL SOL
8. LA LUZ LANDOWNERS
9. LADERA HEIGHTS
10. LADERA WEST
11. LAS CASITAS DEL RIO
12. LAS CASITAS DEL RIO UNIT 2 SUBDIVISION
13. LAURELWOOD
14. LOS VOLCANES
15. OXBOW PARK
16. OXBOW VILLAGE
17. PARADISE HILLS
18. PAT HURLEY
19. PIEDRAS MARCADAS
20. QUAKER HEIGHTS
21. RANCH ENCANTADO
22. RANCHO SERENO
23. RIO OESTE
24. RIVERFRONTE ESTATES
25. RIVERVIEW HEIGHTS
26. S.R. MARMON
27. SKYVIEW WEST
28. SOUTH VALLEY COALITION
29. ST. JOSEPH TOWNHOUSE
30. STINSON TOWER
31. STORY ROCK
32. SWAN
33. TAYLOR RANCH
34. THE ENCLAVE AT OXBOW
35. VILLA DE PAZ
36. VISTA GRANDE
37. VISTA MAGNIFICA
38. VISTA MONTECITO
39. VISTA WEST HOA

- 40. WEST BLUFF
- 41. WEST MESA
- 42. WESTERN TRAILS ESTATES
- 43. WESTSIDE COALITION
- 44. WINDMILL MANOR PLACE

**These NA/HOA/Coalitions on the Eastside of the River**

- 45. ALAMEDA NORTH VALLEY
- 46. ALVARADO GARDENS
- 47. LOS DURANES
- 48. NORTH VALLEY COALITION
- 49. RIO GRANDE BLVD.
- 50. RIO GRANDE COMPOUND
- 51. THOMAS VILLAGE
- 52. THOMAS VILLAGE PATIO HOA

**ALAMOSA N.A. (ALM) "R"**

**\*Jeanette Baca** e-mail: jetbac@aol.com  
 901 Field SW/87121 836-3281 (h) 379-2976 (c)  
**Jerry Gallegos** e-mail: jgallegos@ydimn.org  
 6013 Sunset Gardens SW/87121 831-5406 (w) 261-0878 (c)  
**Website:** www.alamosana.org

**Council District:** 3  
**County District:** 2  
**Police Beat:** 116/SW  
**Zone Map #:** K-L-10-11

**ALBAN HILLS N.A. (ABH)**

**\*Patsy Nelson** e-mail: patsyncnelson@msn.com  
 3301 La Rambla NW/87120 898-9588 (h) 228-5087 (c)  
**Lynne Scott** e-mail: jakalyn@msn.com  
 6419 Camino Del Arrebol NW/87120 898-5009 (h)

**Council District:** 1&County  
**County District:** 1  
**Police Beat:** 622/NW  
**Zone Map #:** C-D-12-13

**AVALON N.A. (AVA) "R"**

**\*Kelly Chappelle** e-mail: lchappelle319@msn.com  
 9135 Santa Catalina Ave. NW/87121 836-1766 (h)  
**Bob Wood** e-mail: roberttwood@gmail.com  
 9135 Anacapa Ave. NW/87121

**Council District:** 1  
**County District:** 1  
**Police Beat:** 121/SW  
**Zone Map #:** J-9-10, K-8-10, L-9

**CRESTVIEW BLUFF N.A. (CVB) "R"**

**\*Rick Jenkins** e-mail: rickjenkins@att.net  
 208 Crestview Bluff SW/87105 280-0904 (c)  
**Milton Brown** e-mail: mfbrown66@gmail.com  
 5216 White Reserve Ave. SW/87105 459-1914 (c)

**Council District:** 3  
**County District:** 2  
**Police Beat:** 117/SW  
**Zone Map #:** K-11-12, L-11

**ENCANTO VILLAGE HOA (EVH)**

**\*Linda J. Oakes** e-mail: oakwinlj@gmail.com  
 7415 Via Tranquilo SW/87121 873-9571 (h)  
**Waylon Chavez** e-mail: waylon@bestalbuquerquehomedes.com  
 7631 Via Serenita SW/87121 712-1340 (c)

**Council District:** 3  
**County District:** 2  
**Police Beat:** 116/SW  
**Zone Map #:** L-10

**GRANDE HEIGHTS ASSOC. (GHT)**

**\*Dr. Joe Valles** e-mail: [joevalles@aol.com](mailto:joevalles@aol.com)  
5020 Grande Vista Ct. NW/87120 836-1847 (h)  
Richard Kirschner e-mail: [mokirschner@msn.com](mailto:mokirschner@msn.com)  
5004 Grande Vista Ct. NW/87120 836-6674 (h)

**Council District: 1**  
**County District: 1**  
**Police Beat: 635/NW**  
**Zone Map #: G-11**

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

**\*Arthur Woods** e-mail: [sandia@flylonecone.com](mailto:sandia@flylonecone.com)  
33 Wind Rd. NW/87120 974-5301 (c)  
Jim Fisk e-mail: [jim\\_ml@swcp.com](mailto:jim_ml@swcp.com)  
2 Mill Rd. NW/87120 898-5559 (h)

**Council District: 1**  
**County District: 1**  
**Police Beat: 629/NW**  
**Zone Map #: E-F-11**

**LA LUZ LANDOWNERS ASSOC. (LUZ) "R"**

Rae Perls e-mail: [raeperls@aol.com](mailto:raeperls@aol.com)  
15 Tennis Ct. NW/87120 898-8833 (h)  
Paula Worley e-mail: [paula.worley@gmail.com](mailto:paula.worley@gmail.com)  
3 Pool NW/87120 (425) 241-1168 (c)  
NA E-mail: [laluzlandowners@azulstar.com](mailto:laluzlandowners@azulstar.com)

**Council District: 1**  
**County District: 1**  
**Police Beat: 629/NW**  
**Zone Map #: E-F-11-12**

**LADERA HEIGHTS N.A. (LDH) "R"**

**\*Allan Ludi** e-mail: [aludi415@gmail.com](mailto:aludi415@gmail.com)  
6216 Saint Josephs NW/87120 839-9153 (h)  
Pat Moses  
6314 Dona Linda Pl. NW/87120 836-3265 (h)  
Website: [www.lhna.webs.com](http://www.lhna.webs.com)

**Council District: 1**  
**County District: 1**  
**Police Beat: 631/NW**  
**Zone Map #: F-G-10-11**

**LADERA WEST N.A. (LDW) "R"**

**\*Steven Collins** e-mail: [slcnaibq@aol.com](mailto:slcnaibq@aol.com)  
7517 Vista Alegre NW/87120 344-1599 (h)  
Sharlesse McCannon e-mail: [sharlesse.mccannon@gmail.com](mailto:sharlesse.mccannon@gmail.com)  
2808 El Tesoro Escondido NW/87120 220-1776 (c)

**Council District: 1**  
**County District: 1**  
**Police Beat: 634/NW**  
**Zone Map #: G-H-9-11**

**LAS CASITAS DEL RIO H.O.A. (LAS)**

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6252 Stipa NW/87120 266-6196 (h)  
Danielle Wierengo e-mail: [dwierengo@yahoo.com](mailto:dwierengo@yahoo.com)  
3608 Panicum NW/87120 265-9226 (h)  
Website: [www.sentrymgt.com](http://www.sentrymgt.com) NA E-mail: [mfranciosi@sentrymgt.com](mailto:mfranciosi@sentrymgt.com)

**Council District: 1**  
**County District: 1**  
**Police Beat: 627/NW**  
**Zone Map #: E-12**

**LAS CASITAS DEL RIO UNIT 2 SUBDIVISION H.O.A. (LCD)**

**\*Larry Foor** e-mail: [le4@comcast.net](mailto:le4@comcast.net)  
6184 Deergrass Cir. NW/87120 242-7701 (h)  
Nita Day e-mail: [redhorse2trot@yahoo.com](mailto:redhorse2trot@yahoo.com)  
6127 Deergrass Cir. NW/87120 293-7241 (h)

**Council District: 1**  
**County District: 1**  
**Police Beat: 627/NW**  
**Zone Map #: E-12**

**LAURELWOOD N.A. (LWD) "R"**

**\*Jim Larkin** e-mail: [jimsantafe@gmail.com](mailto:jimsantafe@gmail.com)  
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John M. Vrabec e-mail: [jvrabecoffice@earthlink.net](mailto:jvrabecoffice@earthlink.net)  
7721 Pinewood Dr. NW/87120 833-1793 (h) 301-2102 (c)

**Council District: 1**  
**County District: 1**  
**Police Beat: 636/NW**  
**Zone Map #: H-J-9-10**

**Website:** [www.laurelwoodna.org](http://www.laurelwoodna.org)

**NA E-mail:** laurelwoodna@gmail.com

**LOS VOLCANES N.A. (LVC) "R"**

**\*Ben Sandoval** e-mail: benjsandoval@q.com  
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Ann McCoy e-mail: mccoys@hotmail.com  
6700 Silkwood Ave. NW/87121 575-937-9406 (c)

**Council District:** 1  
**County District:** 1  
**Police Beat:** 113/SW  
**Zone Map #:** H-K-9-11

**OXBOW PARK H.O.A. (OXF)**

Bob Nashwinter  
3828 Tundra Swan NW/87120 553-0774 (h)  
Cindy Churan e-mail: churanc@aol.com  
3900 Desert Sage Ct. NW/87120 301-1318 (c)

**Council District:** 1  
**County District:** 1  
**Police Beat:** 632/NW  
**Zone Map:** G-11

**OXBOW VILLAGE H.O.A. (OVH)**

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3835 Oxbow Village Ln. NW/87120 831-5402 (h)  
Nick Harrison e-mail: nick.new.mex@comcast.net  
3800 Oxbow Village Ln. NW/87120

**Council District:** 1  
**County District:** 1  
**Police Beat:** 632/NW  
**Zone Map:** G-11

**PARADISE HILLS CIVIC ASSOC. (PHC) "R"**

**\*Tom Anderson**  
10013 Plunkett Dr. NW/87114 897-2593 (h)  
Maria Warren e-mail: samralphoxy@yahoo.com  
5020 Russell NW/87114 440-2240 (h)  
**Website:** [paradisehillsnm.org](http://paradisehillsnm.org)

**Council District:** 5&County  
**County District:** 4  
**Police Beat:** 618/NW  
**Zone Map #:** A-C-9-13

**NA E-mail:** phcassoc@gmail.com

**PAT HURLEY N.A. (PHU) "R"**

**\*Joan Jones** e-mail: msjscats@msn.com  
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Carole Montgomery e-mail: whingey@hotmail.com  
408 Atrisco NW/87105 553-0333 (h)

**Council District:** 1  
**County District:** 1  
**Police Beat:** 115/SW  
**Zone Map #:** J-K-11-12

**PIEDRAS MARCADAS N.A. (PMC) "R"**

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4905 Sherry Ann NW/87114 897-2006 (h)  
John Foley e-mail: jfoley8619@msn.com  
8619 Tia Christina Dr. NW/87114 890-8533 (h)  
**Website:** [www.pmna.org](http://www.pmna.org)

**Council District:** 5  
**County District:** 4  
**Police Beat:** 619/NW  
**Zone Map #:** B-12,C-12-13

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

**\*Matthew Baca** e-mail: matthewrbaca@yahoo.com  
5125 Northern Trail NW/87120 730-1692 (c)  
Paul DePetro e-mail: p\_depetro@hotmail.com  
5124 Northern Trail NW/87120 681-0549 (c)

**Council District:** 1  
**County District:** 1  
**Police Beat:** 629/NW  
**Zone Map #:** F-10-11

**RANCHO ENCANTADO H.O.A. (REH)**

**\*Colin Semper** e-mail: cgbsemper@earthlink.net  
P.O. Box 93488/87199 342-2797 (o)  
Adam Barker e-mail: abarker@cgres.com  
P.O. Box 93488/87199 342-2797 (o)

**Council District:** 1  
**County District:** 1  
**Police Beat:** 631/NW  
**Zone Map #:** F-11



**RANCHO SERENO N.A. (RSO) "R"**

Debra Cox e-mail: [debracox62@comcast.net](mailto:debracox62@comcast.net)  
 8209 Rancho Paraiso NW/87120 792-0448 (h) 238-8563 (c)  
 Sander A. Rue e-mail: [sanderrue@comcast.net](mailto:sanderrue@comcast.net)  
 7500 Rancho Solano Ct. NW/87120 301-0189 (c)

Website: [www.abqrsna.com](http://www.abqrsna.com)

NA Email: [board@abqrsna.com](mailto:board@abqrsna.com)

**Council District: 5**

**County District: 1**

**Police Beat: 621/NW**

**Zone Map #: C-D-12-13**

**RIO OESTE H.O.A. (ROH)**

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4104 Zarzuela NW/87120 214-755-3455 (c)

Sandra Tinlin e-mail: [sandra.tinlin@flemingchemicalcompany.com](mailto:sandra.tinlin@flemingchemicalcompany.com)

4105 Moncloa Ct. NW/87120 980-1526 (c)

**Council District: 1**

**County District: 1**

**Police Beat: 627/NW**

**Zone Map #: E-12**

**RIVERFRONTE ESTATES N.A., INC. (RFE) "R"**

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9515 Kandace Dr. NW/87114 890-2688 (h)

JoAnn McNeil e-mail: [joann@guardiancommunications.com](mailto:joann@guardiancommunications.com)

1610 Lyria Rd. NW/87114 717-7085 (h)

**Council District: 5&County**

**County District: 4**

**Police Beat:**

**Zone Map #: B-C-13-14**

**RIVERVIEW HEIGHTS N.A. (RVW) "R"**

\*Cyrus Toll e-mail: [Tollhouse1@msn.com](mailto:Tollhouse1@msn.com)

1306 Riverview Dr. NW/87105 831-1657 (h)

Jan Harrington e-mail: [j12654@comcast.net](mailto:j12654@comcast.net)

P.O. Box 12654/87195 243-7579 (h)

**Council District: 1**

**County District: 1**

**Police Beat: 115/SW**

**Zone Map #: J-11**

**S.R. MARMON N.A. (SRM) "R"**

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6400 Sunny Day Ct. NW/87120 352-9249 (h)

Website: [www.srmna.org](http://www.srmna.org)

NA E-mail: [info@srmna.org](mailto:info@srmna.org)

**Council District: 1**

**County District: 1**

**Police Beat: 637/NW**

**Zone Map #: H-J-10-11**

**SKYVIEW WEST N.A. (SVW) "R"**

\*Tony Chavez e-mail: [chavezlkt@aol.com](mailto:chavezlkt@aol.com)

305 Claire Ln. SW/87121 831-5824 (h) 453-1321 (c)

Beatrice Purcella e-mail: [purcella2@msn.com](mailto:purcella2@msn.com)

201 Claire Ln. SW/87121 831-5556 (h)

**Council District: 3**

**County District: 2**

**Police Beat: 116/SW**

**Zone Map: K-L-10**

**ST. JOSEPH TOWNHOUSE ASSOC. (SJT)**

\*Allan Ludi e-mail: [aludi.ccm@comcast.net](mailto:aludi.ccm@comcast.net)

6216 Saint Josephs NW/87120 839-9153 (h)

Marie Ludi e-mail: [aludi2wo@yahoo.com](mailto:aludi2wo@yahoo.com)

6216 Saint Josephs NW/87120 839-9153 (h)

NA E-mail: [stjosephstownhouseassn@gmail.com](mailto:stjosephstownhouseassn@gmail.com)

**Council District: 1**

**County District: 1**

**Police Beat: 634/NW**

**Zone Map #: G-10-11**

**STINSON TOWER N.A. (STT) "R"**

\*Emilio Chavez e-mail: [chavezanitaandemilio@msn.com](mailto:chavezanitaandemilio@msn.com)

3670 Tower Rd. SW/87121 831-2034 (h) 604-8704 (c)

Barbara Carmona-Young e-mail: [bobbicy@gmail.com](mailto:bobbicy@gmail.com)

7439 Via Serenita SW/87121 554-0691 (h)

**Council District: 3&County**

**County District: 2**

**Police Beat: 116/SW**

**Zone Map: L-10-11**

**STORY ROCK H.O.A. (SRH)**

**\*John McCormack** e-mail: john@albuquerquehomes.com  
5916 Legends NW/87120 352-5755 (c)  
Amanda Armenta e-mail: amanda.armenta@love.com  
6005 Sipapu NW/87120 730-0822 (h)

**Council District: 1**  
**County District: 1**  
**Police Beat: 629/NW**  
**Zone Map #: F-11**

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

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Rene Horvath e-mail: land@trna.org  
5515 Palomino Dr. NW/87120 898-2114 (h)  
**Website: [www.trna.org](http://www.trna.org)** **NA E-mail: president@trna.org**

**Council District: 1&5**  
**County District: 1**  
**Police Beat: 626/NW**  
**Zone Map: C-F-11-14**

**THE ENCLAVE AT OXBOW H.O.A**

**\*Jill M. Greene** e-mail: albqdog@aol.com  
3915 Fox Sparrow Trail NW/87120 410-3250 (c)  
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3900 Rock Dove Trail NW/87120 836-1758 (h)

**VILLA DE PAZ H.O.A., INC. (VDP)**

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54 Calle Monte Aplanado NW/87120 688-0901 (c)  
**NA E-mail: villadepaz185@gmail.com**

**Council District: 1**  
**County District: 1**  
**Police Beat: 634/NW**  
**Zone Map: G-11**

**VISTA GRANDE N.A. (VTG) "R"**

**\*Berent Groth** e-mail: berentgroth@mac.com  
3546 Sequoia Pl. NW/87120 266-6700 (h)  
Richard Schaefer e-mail: Schaefer@unm.edu  
3579 Sequoia Pl. NW/87120 836-3673 (h)

**Council District: 1**  
**County District: 1**  
**Police Beat: 632/NW**  
**Zone Map: G-11-12**

**VISTA MAGNIFICA ASSOC. (VMA) "R"**

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Johnny Luevano e-mail: jfluevano@gmail.com  
1715 Bluffside NW/87105 710-9517 (c)

**Council District: 1**  
**County District: 1**  
**Police Beat: 115/SW**  
**Zone Map: H-11**

**VISTA MONTECITO H.O.A., INC. (VMH)**

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9216 Camino Viejo NW/87114 897-6430 (h)

**Council District: 5&County**  
**County District: 4**  
**Police Beat: 619/NW**  
**Zone Map #: C-13**

**VISTA WEST H.O.A. (VWH)**

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Austen Walsh e-mail: awalsh@unm.edu  
651 Rembert Trl. SW/87121 514-8910 (h)

**Council District: 3**  
**County District: 2**  
**Police Beat: 123/SW**  
**Zone Map: L-10**

**WEST BLUFF N.A. (WBF) "R"**

**\*John Landman** *e-mail: [ljcmdl@comcast.net](mailto:ljcmdl@comcast.net)*  
 2236 Ana Ct. NW/87120 831-2063 (h)  
**Dr. Joe Valles** *e-mail: [joevalles@aol.com](mailto:joevalles@aol.com)*  
 5020 Grande Vista Ct. NW/87120 836-1847 (h)

**Council District: 1**  
**County District: 1**  
**Police Beat: 635/NW**  
**Zone Map: G-H-11-12**

**WEST MESA N.A. (WTM) "R"**

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 301 63rd St. NW/87105 839-4250 (h)

**Council District: 1**  
**County District: 1**  
**Police Beat: 114/SW**  
**Zone Map #: H-11,J-K-10-11**

**WESTERN TRAILS ESTATES H.O.A. (WTR)**

**\*John Padilla**  
 1917 Morningside Dr. NE/87109 228-3831 (c)  
**Krista Gessing**  
 5500 Benson Ct. NW/87120 831-1312 (h)

**Council District: 1**  
**County District: 1**  
**Police Beat: 629/NW**  
**Zone Map: F-11**

**WINDMILL MANOR PLACE SUBDIVISION H.O.A. (WMM)**

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 5228 Tierra Amada St. NW/87120 550-5619 (c)

**Council District: 1**  
**County District: 1**  
**Police Beat: 628/NW**  
**Zone Map #: E-11**

**NEIGHBORHOOD COALITIONS****SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS**

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**Marcia Fernandez**, 2401 Violet SW/87105 877-9727 (h) *e-mail: [mbfernandez1@gmail.com](mailto:mbfernandez1@gmail.com)*  
**Website: [www.svcna.org](http://www.svcna.org)**

**SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)**

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**Jerry Gallegos**, 417 65<sup>th</sup> St. SW/87121 261-0878 (c) *e-mail: [jgallegos@ydinm.org](mailto:jgallegos@ydinm.org)*

**WESTSIDE COALITION OF N.A.'S**

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**Harry Hendriksen**, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)  
*e-mail: [h1hen@comcast.net](mailto:h1hen@comcast.net)*

**The following NA/HOA/Coalitions are on the Eastside of the River.****ALAMEDA NORTH VALLEY ASSN. (ANV) "R"**

**\*Steve Wentworth**  
 8919 Boe Ln. NE/87113-2328 897-3052 (h)  
**Website: [www.anvanews.com](http://www.anvanews.com)**

**Council District: 4&County**  
**County District: 4**  
**Police Beat: 244/VA**

**NA E-mail: [anvanews@aol.com](mailto:anvanews@aol.com)**

**ALVARADO GARDENS N.A. (AVG) "R"**

**\*Carolyn R. Siegel** e-mail: [crsiegel@swcp.com](mailto:crsiegel@swcp.com)  
2726 Candelaria Rd. NW/87107 344-6746 (h) 715-3318 (c)  
Kristin Hogge e-mail: [krissiecarol@aol.com](mailto:krissiecarol@aol.com)  
3031 Calle San Angel NW/87107 345-7888 (h)

**Website:** [www.alvaradoneighborhood.com](http://www.alvaradoneighborhood.com) **NA E-mail:** [news@alvaradoneighborhood.com](mailto:news@alvaradoneighborhood.com)

**Council District:** 2  
**County District:** 1  
**Police Beat:** 235/VA  
**Zone Map #:** G-12-13

**LOS DURANES N.A. (LDU) "R"**

**\*William C. Herring** e-mail: [billherring@comcast.net](mailto:billherring@comcast.net)  
3104 Coca Rd. NW/87104 243-4664 (w)  
Jose Viramontes e-mail: [joseviramontes@hotmail.com](mailto:joseviramontes@hotmail.com)  
1317 Gabaldon Dr. NW/87104 239-8449 (w)

**Council District:** 2&County  
**County District:** 1  
**Police Beat:** 235/VA  
**Zone Map #:** G-H-12-13

**RIO GRANDE BLVD. N.A. (RGB) "R"**

Monica Gilboa e-mail: [monicagilboa@comcast.net](mailto:monicagilboa@comcast.net)  
2300 Camino De Los Artesanos NW/87107 345-2396 (h)  
Doyle Kimbrough e-mail: [newmexmba@aol.com](mailto:newmexmba@aol.com)  
2327 Campbell Rd. NW/87104 249-0938 (c)  
**Website:** [www.riograndeblvd.org](http://www.riograndeblvd.org)

**Council District:** 2  
**County District:** 1  
**Police Beat:** 237/VA  
**Zone Map #:** F-H-12-13

**RIO GRANDE COMPOUND H.O.A. (RGC)**

**\*Janie Anderson** e-mail: [Janie.anderson@comcast.net](mailto:Janie.anderson@comcast.net)  
3109 Calle del Alamo NW/87104 345-7612 (h)  
Erin Fitz-Gerald e-mail: [ee71@gmail.com](mailto:ee71@gmail.com)  
2912 Calle Grande NW/87104 341-2348 (h)

**Council District:** 2  
**County District:** 1  
**Police Beat:** 235/VA  
**Zone Map #:** G-12

**THOMAS VILLAGE N.A. "R"**

**\*Deborah Riddley** e-mail: [dlrhealing@aol.com](mailto:dlrhealing@aol.com)  
3247 Calle De Deborah NW/87104 243-5554 (h)  
Richard Meyners e-mail: [abqrmeyners@gmail.com](mailto:abqrmeyners@gmail.com)  
3316 Calle De Daniel NW/87104 242-7319 (h)

**THOMAS VILLAGE PATIO H.O.A.**

**\*Beth Noland** e-mail: [ehnoland@aol.com](mailto:ehnoland@aol.com)  
2817 Don Pablo Rd. NW/87104 345-0851 (h)  
Jill Waugh e-mail: [tjwaugh@msn.com](mailto:tjwaugh@msn.com)  
2833 Don Pancho Rd. NW/87104 (970) 589-1737 (c)  
**NA E-mail:** [tvphoa@gmail.com](mailto:tvphoa@gmail.com)

**NORTH VALLEY COALITION**

Kyle Silfer, 4465 Jupiter St. NW/87107 265-5840 (h) 918-0978 (c) e-mail: [kyle@rtoads.com](mailto:kyle@rtoads.com)  
David Wood, 158 Pleasant NW/87107 250-0421 (c) e-mail: [wood\\_cpa@msn.com](mailto:wood_cpa@msn.com)  
**E-mail:** [nvcabq@gmail.com](mailto:nvcabq@gmail.com)

# CITY OF ALBUQUERQUE

## Planning Department

Suzanne Lubar, Planning Director  
600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor  
Albuquerque, NM 87102



Richard J. Berry, Mayor

April 10, 2014

Dear Neighbors,

The City of Albuquerque Planning Department is pleased to announce that the Coors Corridor Plan is being released for public review as part of the Environmental Planning Commission's review and recommendation process. You and your neighborhood association are invited and encouraged to participate in this process by looking over the Plan and giving us your input.

The Planning Department has been working with the Department of Municipal Development (DMD) to update the existing Coors Corridor Plan adopted in 1984. The proposed Corridor plan area extends from Bridge Blvd. in the south to Alameda Blvd. in the north (see encl. map). It is a Rank 3 sector development plan, the most detailed type of plan in the City's policy framework, which provides policies and design regulations for the rights-of-way of Coors Blvd. and Coors Bypass, and for development on adjacent properties under City jurisdiction. The Plan does not establish or change the zoning of properties. Please note that the transportation element of the Plan is advisory to the New Mexico Department of Transportation (NMDOT), since NMDOT controls the rights-of-way of Coors Blvd. and Coors Bypass.

PO Box 1293

### Environmental Planning Commission (EPC) Hearing

The Coors Corridor Plan is scheduled for a special EPC hearing on **Thursday, June 6, 2014 at 3:30 PM**. The hearing will be held in the Planning Department Hearing Room, Plaza del Sol, 600 2<sup>nd</sup> Street NW, Basement Level. Please call Madeline Carruthers, EPC Board Secretary, at (505) 924-3889 to confirm the hearing date and time.

Albuquerque

### EPC Draft Plan

Copies of the draft Plan will be available at the City of Albuquerque Planning Department, 600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor by April 14<sup>th</sup>. An electronic version of the plan will also be available on the project webpage: <http://www.TinyURL.com/cabq-coorscorridorplan>. Please contact the project manager, Carol Toffaleti, at 505-924-3345 if you need help accessing a copy of the Plan.

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

### Opportunities for Review and Comment

The EPC typically holds two public hearings before sending its recommendation to City Council. You may present comments verbally at the hearings and/or send written comments for inclusion in the EPC public file.

After the City Council receives the EPC recommendation and packet, the Plan is within the City Council's purview. The Plan will first be heard by the Land Use, Planning, and Zoning Committee (LUPZ) and then by the full City Council. The City Council has final decision-making authority.

.../...

Please note the comment deadlines related to the first EPC hearing:

1. To be included in the first EPC staff report, please submit your written comments to arrive by **Wednesday May 28th, 2014.**

*Mail:* City Planning, Attn. Carol Toffaleti, 3<sup>rd</sup> Floor, P.O. Box 1293, Albuquerque, NM 87103; *Fax:* 505-924-3339, *FAO:* Carol Toffaleti; or *Email:* [cgtoffaleti@cabq.gov](mailto:cgtoffaleti@cabq.gov)

2. To be forwarded to the Commissioners 48 hours before the hearing, please hand deliver, fax, or email them to the EPC Board Secretary to arrive **no later than 3:30 p.m. on Tuesday, June 3rd.**

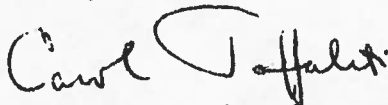
*Hand deliver:* Madeline Carruthers, EPC Board Secretary, 600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> floor.  
*Fax:* 505-924-3339, *Attention:* Madeline Carruthers. *Email:* [mtafoya@cabq.gov](mailto:mtafoya@cabq.gov)

Written comments received after June 3rd will be included in the public file for consideration at the subsequent EPC hearing(s).

If you have any questions about the Plan or the EPC process, please do not hesitate to contact me.

The City of Albuquerque looks forward to receiving your comments and ideas to make this a clear and fair Plan that improves conditions on Coors Blvd./Bypass for all modes of travel, allows development that serves the West Side community and protects the scenic resources of the Corridor.

Sincerely,

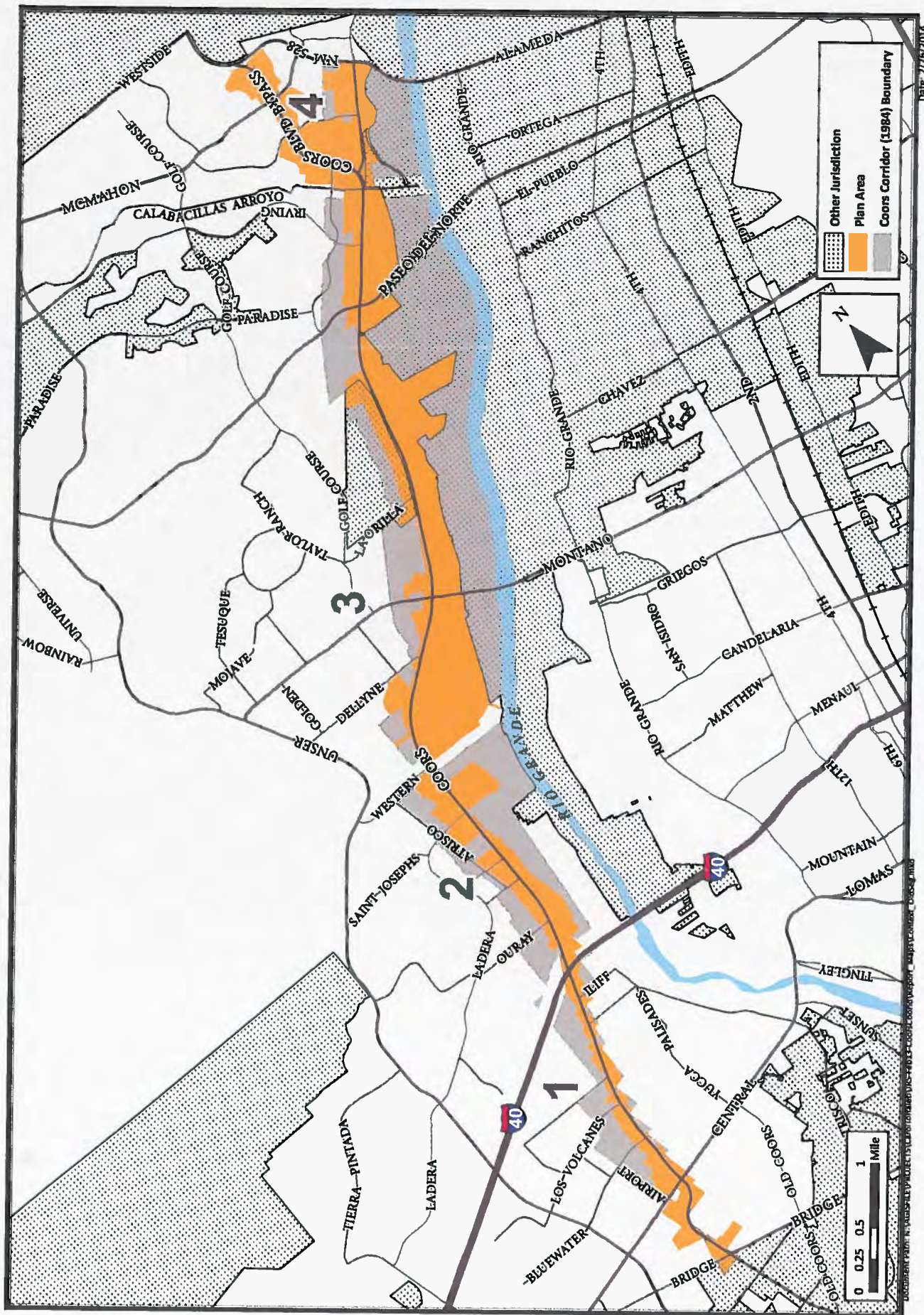


Carol Toffaleti, Project Manager  
City of Albuquerque Planning Department

Encl.

cc: Richard Costales, DMD





City of Albuquerque - Coors Corridor Plan - April 2014 EPC Draft  
Proposed Plan Area compared to existing 1984 Plan Area

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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
To: <b>Laurelwood N.A.</b>	
Sent To: <b>John M. Vrabec</b>	
7721 Pinewood Dr. NW	
Albuquerque, NM 87120	
PS Form 3800, July 2002	

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
To: <b>Ben Sandoval</b>	
Sent To: <b>Ben Sandoval</b>	
6516 Honeylocust Ave. NW	
Albuquerque, NM 87121	
PS Form 3800, July 2002	

7012 1010 0002 6708 9235

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
To: <b>Ann McCoy/Chavez</b>	
Sent To: <b>Ann McCoy/Chavez</b>	
6700 Silkwood Ave. NW	
Albuquerque, NM 87121	
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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
To: <b>Oxbow Park H.O.A.</b>	
Sent To: <b>Bob Hashwinter</b>	
3828 Tundra Swan NW	
Albuquerque, NM 87120	
PS Form 3800, July 2002	

7012 1010 0002 6708 7361

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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
To: <b>Oxbow Park H.O.A.</b>	
Sent To: <b>Cindy Churan</b>	
3900 Desert Sage Ct. NW	
Albuquerque, NM 87120	
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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
To: <b>Oxbow Village H.O.A.</b>	
Sent To: <b>Nick Harrison</b>	
3800 Oxbow Village Ln. NW	
Albuquerque, NM 87120	
PS Form 3800, July 2002	

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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
To: <b>Oxbow Village H.O.A.</b>	
Sent To: <b>Richard Shine</b>	
3835 Oxbow Village Ln. NW	
Albuquerque, NM 87120	
PS Form 3800, July 2002	

7012 1010 0002 6708 9266

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	
<b>Sent To:</b> Paradise Hills Civic Assoc. <b>Street, Apt. or PO Box:</b> Tom Anderson <b>City, State:</b> 10013 Plunkett Dr. NW <b>City, State:</b> Albuquerque, NM 87114	

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	
<b>Sent To:</b> Paradise Hills Civic Assoc. <b>Street, Apt. or PO Box:</b> Maria Warren <b>City, State:</b> 5020 Russell NW <b>City, State:</b> Albuquerque, NM 87114	

PS Form

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7012 1010 0002 6708 9297

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	
<b>Sent To:</b> Pat Hurley <b>Street, Apt. or PO Box:</b> Carole Montgomery <b>City, State:</b> 408 Atresco NW <b>City, State:</b> Albuquerque, NM 87105	

PS Form 3800

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	
<b>Sent To:</b> Pat Hurley <b>Street, Apt. or PO Box:</b> Joan Jones <b>City, State:</b> 309 Rincon Ct. NW <b>City, State:</b> Albuquerque, NM 87105	

PS Form

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	
<b>Sent To:</b> Piedras Marcadas N.A. <b>Street, Apt. or PO Box:</b> John Foley <b>City, State:</b> 8619 Tia Christina Dr. NW <b>City, State:</b> Albuquerque, NM 87114	

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7012 1010 0002 6708 9303

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	
<b>Sent To:</b> Piedras Marcadas N.A. <b>Street, Apt. or PO Box:</b> Tony Palz <b>City, State:</b> 4905 Sherry Ann NW <b>City, State:</b> Albuquerque, NM 87114	

PS Form

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7012 1010 0002 6708 9341

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
<b>Sent To:</b> Quaker Heights N.A. <b>Street, Apt. or PO Box:</b> Paul Depetro <b>City, State:</b> 5124 Northern Trail NW <b>City, State:</b> Albuquerque, NM 87120	

PS Form

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
<b>Sent To:</b> Quaker Heights N.A. <b>Street, Apt. or PO Box:</b> Matthew Baca <b>City, State:</b> 5125 Northern trail NW <b>City, State:</b> Albuquerque, NM 87120	

PS Form

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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P	Rancho Encantado
Sent To	Adam Barker
Street, Apt. or PO Box	P.O. Box 93488
City, State	Albuquerque, NM 87199
PS Form 3800, August 2009	

7012 1010 0002 6708 9426

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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P	Rancho Encantado
Sent To	Colin Semper
Street, Apt. or PO Box	P.O. Box 93488
City, State	Albuquerque, NM 87199
PS Form 3800, August 2009	

7012 1010 0002 6708 9372

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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P	Rancho Sereno N.A.
Sent To	Sander A Rue
Street, Apt. or PO Box	7500 Rancho Solano Ct. NW
City, State	Albuquerque, NM 87120
PS Form 3800, August 2009	

7012 1010 0002 6708 9365

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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P	Rancho Sereno N.A.
Sent To	Debra Cox
Street, Apt. or PO Box	8209 Rancho Paraiso NW
City, State	Albuquerque, NM 87120
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7012 1010 0002 6708 9396

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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P	Rio Oeste H.O.A.
Sent To	Sandra Tinlin
Street, Apt. or PO Box	4105 Zarzuela NW
City, State	Albuquerque, NM 87120
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7012 1010 0002 6708 9389

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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P	Rio Oeste H.O.A.
Sent To	Eric Speck
Street, Apt. or PO Box	4104 Zarzuela NW
City, State	Albuquerque, NM 87120
PS Form 3800, August 2009	

7012 1010 0002 6708 9439

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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	Riverfronte Estates N.A.
Sent To	JoAnn McNeil
Street, Apt. or PO Box	1610 Lyria Rd. NW
City, State	Albuquerque, NM 87114
PS Form 3800, August 2009	

7012 1010 0002 6708 9402

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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	Riverfronte Estates N.A.
Sent To	Russ Sheets
Street, Apt. or PO Box	9515 Kandace Dr. NW
City, State	Albuquerque, NM 87114
PS Form 3800, August 2009	



7012 1010 0002 6708 9662

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Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	
Total Post: Riverview Heights N.A. Jan Harrington P.O. Box 12654 Albuquerque, NM 87195	
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7012 1010 0002 6708 9655

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P	
Total Post: Riverview Heights N.A. Cyrus Toll 1306 Riverview Dr. NW Albuquerque, NM 87105	
PS Form 3800, August 2004	

7012 1010 0002 6708 9457

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	
Total Post: S.R. Marmon N.A. Desun Lewis 6400 Sunny Day Ct. NW Albuquerque, NM 87120	
PS Form 3800, August 2004	

7012 1010 0002 6708 9440

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	
Total Post: S.R. Marmon N.A. Em Ward P.O. Box 7434 Albuquerque, NM 87194	
PS Form 3800, August 2004	

7012 1010 0002 6708 9471

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	
Total Post: Skyview West N.A. Beatrice Purcella 201 Claire Ln SW Albuquerque, NM 87121	
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7012 1010 0002 6708 9464

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	
Total Post: Skyview West N.A. Tony Chavez 305 Claire Ln. SW Albuquerque, NM 87121	
PS Form 3800, August 2004	

7012 1010 0002 6708 9495

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P	
Total Post: St. Joseph Townhouse Assoc. Marie Ludi 6216 Saint Josephs NW Albuquerque, NM 87120	
PS Form 3800, August 2004	

7012 1010 0002 6708 9488

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OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	
Total Post: St. Joseph Townhouse Assoc. Allan Ludi 6216 Saint Josephs NW Albuquerque, NM 87120	
PS Form 3800, August 2004	

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Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Post</b>	Stinson Tower N.A.	
<b>Sent To</b>	Barbara Carmona-Young	
<b>Street, Apt. No. or PO Box</b>	7439 Via Serenita SW	
<b>City, State</b>	Albuquerque, NM 87121	

PS Form 3800, August 2006

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Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Post</b>	Stinson Tower N.A.	
<b>Sent To</b>	Emilio Chavez	
<b>Street, Apt. No. or PO Box</b>	3670 Tower Rd SW	
<b>City, State</b>	Albuquerque, NM 87121	

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Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total</b>	South Valley Coalition of N.A.'s	
<b>Sent To</b>	Marcia Fernandez	
<b>Street, Apt. No. or PO Box</b>	2401 Violet SW	
<b>City, State</b>	Albuquerque, NM 87105	

PS Form 3800, August 2006

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Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Post</b>	South Valley Coalition of N.A.'s	
<b>Sent To</b>	Rod Mahoney	
<b>Street, Apt. No. or PO Box</b>	1838 Sadora Rd, SW	
<b>City, State</b>	Albuquerque, NM 87105	

PS Form 3800, August 2006

7012 1010 0002 6708 9808

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Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Post</b>	South West Alliance of Neighbors	
<b>Sent To</b>	Johnny Pena	
<b>Street, Apt. No. or PO Box</b>	6525 Sunset Gardens SW	
<b>City, State</b>	Albuquerque, NM 87121	

PS Form 3800, August 2006

7012 1010 0002 6708 9815

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Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage</b>	South West Alliance of Neighbors	
<b>Sent To</b>	Jerry Gallegos	
<b>Street, Apt. No. or PO Box</b>	417 65 <sup>th</sup> St. SW	
<b>City, State</b>	Albuquerque, NM 87121	

PS Form 3800, August 2006

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Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total</b>	John McCormack	
<b>Sent To</b>	John McCormack	
<b>Street, Apt. No. or PO Box</b>	5916 Legends NW	
<b>City, State</b>	Albuquerque, NM 87114	

PS Form 3800, August 2006

7012 1010 0002 6708 9501

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Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total</b>	Amanda Armenta	
<b>Sent To</b>	Amanda Armenta	
<b>Street, Apt. No. or PO Box</b>	6005 Sipapu NW	
<b>City, State</b>	Albuquerque, NM 87120	

PS Form 3800, August 2006

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		
Sent To	Rene Horvath 5515 Palomino Dr. NW Albuquerque, NM 87120	
Street, Apt. or PO Box		
City, State		
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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		
Sent To	Ray Shortridge 4800 College Heights Dr. NW Albuquerque, NM 87120	
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City, State		
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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		
Sent To	THE ENCLAVE AT OXBOW H.O.A. Forrest Uppendahl 3900 Rock Dove Trail NW Albuquerque, NM 87120	
Street, Apt. or PO Box		
City, State		
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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		
Sent To	THE ENCLAVE AT OXBOW H.O.A. Jill M. Greene 3915 Fox Sparrow Trail NW Albuquerque, NM 87120	
Street, Apt. or PO Box		
City, State		
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		
Sent To	Vista Grande N.A. Judith Kanester 54 Calle Monte Aplanado NW Albuquerque, NM 87120	
Street, Apt. or PO Box		
City, State		
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		
Sent To	John Scholz 115 Calle Sol Se Mete NW Albuquerque, NM 87120	
Street, Apt. or PO Box		
City, State		
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		
Sent To	Vista Grande N.A. Richard Schaefer 3579 Sequoia Pl. NW Albuquerque, NM 87120	
Street, Apt. or PO Box		
City, State		
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		
Sent To	Vista Grande N.A. Berent Groth 3546 Sequoia Pl. NW Albuquerque, NM 87120	
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Fee	
Sent To	Vista Magnifica Assoc. Johnny Luevano 1715 Bluffsides NW Albuquerque, NM 87105
Street, Apt. or PO Box	
City, State	
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Fee	
Sent To	Vista Magnifica Assoc. Tom Salas 1704 Cliffside NW Albuquerque, NM 87105
Street, Apt. or PO Box	
City, State	
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Fee	
Sent To	Vista Montecito H.O.A. Dan Lyon 9216 Camino Viejo NW Albuquerque, NM 87114
Street, Apt. or PO Box	
City, State	
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Fee	
Sent To	Vista Montecito H.O.A. Deanna Huff 9208 Camino Viejo NW Albuquerque, NM 87114
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Fee	
Sent To	West bluff N.A. John Landman 2236 Ana Ct. NW Albuquerque, NM 87120
Street, Apt. or PO Box	
City, State	
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Fee	
Sent To	West bluff N.A. Dr. Joe Valles 5020 Grande Vista Ct. NW Albuquerque, NM 87120
Street, Apt. or PO Box	
City, State	
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Fee	
Sent To	Vista West H.O.A. Austen Walsh 651 Rembert Trl. SW Albuquerque, NM 87121
Street, Apt. or PO Box	
City, State	
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Fee	
Sent To	Vista West H.O.A. Denise Guana 676 Ridgeview Trl. SW Albuquerque, NM 87121
Street, Apt. or PO Box	
City, State	
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	\$	
Sent To: West Mesa N.A. Louis Tafuya 6411 Avalon Rd. NW Albuquerque, NM 87105		
Street, Apt. or PO Box City, State		
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	\$	
Sent To: West Mesa N.A. Mike Quintana 301 63rd St. NW Albuquerque, NM 87105		
Street, Apt. or PO Box City, State		
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	\$	
Sent To: Western Trails Estates H.O.A. Krista Gessling 5500 Benson Ct. NW Albuquerque, NM 87120		
Street, Apt. or PO Box City, State		
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	\$	
Sent To: Windmill Manor Place Subdivision H.O.A. Kim Travett 5232 Tierra Amada St NW Albuquerque, NM 87120		
Street, Apt. or PO Box City, State		
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	\$	
Sent To: Westside Coalition of N.A.'s Gerald C. Worrall 1039 Pinatubo Pl. NW Albuquerque, NM 87120		
Street, Apt. or PO Box City, State		
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	\$	
Sent To: Western Trails Estates H.O.A. John Padilla 1917 Morningside Dr. NE Albuquerque, NM 87109		
Street, Apt. or PO Box City, State		
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	\$	
Sent To: Windmill Manor Place Subdivision H.O.A. Kathleen Ingley 5228 Tierra Amada St. NW Albuquerque, NM 87120		
Street, Apt. or PO Box City, State		
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	\$	
Sent To: Westside Coalition of N.A.'s Harry Hendriksen 10592 Rio Del Sol Ct. NW Albuquerque, NM 87114		
Street, Apt. or PO Box City, State		
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Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	Alameda North Valley Assoc. Steve Wentworth 8919 Bos Ln. NE Albuquerque, NM 87113	
Sent To		
Street, Apt. or PO Box		
City, State		
PS Form 3849, August 2011	1010	

East of River

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Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P	Alvarado Gardens N.A. Kristin Hogge 3031 Calle San Angel NW Albuquerque, NM 87107	
Sent To		
Street, Apt. or PO Box		
City, State		
PS Form 3849, August 2011	1010	

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OFFICIAL USE		
Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P	Alvarado Gardens N.A. Carylon R. Siegel 2726 Candelaria Rd. NW Albuquerque, NM 87107	
Sent To		
Street, Apt. or PO Box		
City, State		
PS Form 3849, August 2011	1010	

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Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	Los Duranes Jose Viramontes 1317 Gabaldon Dr. NW Albuquerque, NM 87104	
Sent To		
Street, Apt. or PO Box		
City, State		
PS Form 3849, August 2011	1010	

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OFFICIAL USE		
Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	Los Duranes N.A. William C. Herring 3104 Coca Rd. NW Albuquerque, NM 87104	
Sent To		
Street, Apt. or PO Box		
City, State		
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OFFICIAL USE		
Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P	North Valley Coalition Kyle Slifer 4465 Jupiter St. NW Albuquerque, NM 87107	
Sent To		
Street, Apt. or PO Box		
City, State		
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OFFICIAL USE		
Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	North Valley Coalition David Wood 158 Pleasant NW Albuquerque, NM 87107	
Sent To		
Street, Apt. or PO Box		
City, State		
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Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	Rio Grande Blvd. N.A.	
Sent To	Doyle Kimbrough	
Street, Apt. # or PO Box No	2327 Campbell Rd. NW	
City, State, Zip	Albuquerque, NM 87104	
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<b>OFFICIAL USE</b>		
Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P	Rio Grande Blvd. N.A.	
Sent To	Monica Gilboa	
Street, Apt. # or PO Box No	2300 Camino De Los Artesanos NW	
City, State, Zip	Albuquerque, NM 87107	
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Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post	Rio Grande Compound H.O.A.	
Sent To	Erin Fitz-Gerald	
Street, Apt. # or PO Box No	2912 Calle Grande NW	
City, State, Zip	Albuquerque, NM 87104	
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Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Po	Rio Grande Compound H.O.A.	
Sent To	Janie Anderson	
Street, Apt. # or PO Box No	3109 Calle Del Alamo NW	
City, State, Zip	Albuquerque, NM 87104	
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Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	THOMAS VILLAGE N.A.	
Sent To	Richard Meyners	
Street, Apt. # or PO Box No	3316 Calle De Daniel NW	
City, State, Zip	Albuquerque, NM 87104	
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Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	THOMAS VILLAGE N.A.	
Sent To	Deborah Ridley	
Street, Apt. # or PO Box No	3247 Calle De Deborah NW	
City, State, Zip	Albuquerque, NM 87104	
PS Form 3826, August 2003		

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<b>OFFICIAL USE</b>		
Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	THOMAS VILLAGE PATIO H.O.A.	
Sent To	Beth Noland	
Street, Apt. # or PO Box No	2817 Don Pablo Rd. NW	
City, State, Zip	Albuquerque, NM 87104	
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Postage \$	Postmark Here	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	THOMAS VILLAGE PATIO H.O.A.	
Sent To	Jill Waugh	
Street, Apt. # or PO Box No	2833 Don Pancho Rd. NW	
City, State, Zip	Albuquerque, NM 87104	
PS Form 3826, August 2003		

**Planning Department**

*Submitted By Carol Toffaleti*

**EPC Draft of Coors Corridor Plan**

The City of Albuquerque Planning Department and Department of Municipal Development (DMD) have released the Environmental Planning Commission (EPC) Draft Plan for public review and comment. It is available online at <http://www.cabq.gov/planning/residents/sector-development-plan-updates/coors-corridor-plan/> and as a hard copy from the Planning Department, 600 2nd Street NW, 3rd Floor. The Plan area covers 11 miles of Coors Boulevard between Bridge Boulevard and Alameda Boulevard, including the Bypass.

Thirty years have passed since the original plan was adopted...the Westside's population and urbanized area have increased dramatically. The new Plan proposes a multi-modal transportation strategy for the Corridor to boost the capacity of these regional arterial roadways without widening them significantly. The recommended street cross-sections for the 20-year horizon of the Plan accommodate three driving lanes, a dedicated bus lane, bike lane and sidewalk in each direction. The bus lanes would support a Bus Rapid Transit service on Coors, as proposed in the 2035 Metropolitan Transportation Plan. Three traffic congestion "hot spots" are addressed with elevated northbound lanes beyond Ouray, an interchange at Montaño and an eastbound flyover at Paseo del Norte. Other public projects aim to improve the appearance of the Corridor and connections for pedestrians and cyclists. The transportation element of the Plan is advisory to the New Mexico Department of Transportation (NMDOT), which controls the Coors Boulevard/Bypass rights-of-way.

The Rank 3 Plan also includes regulations for development adjacent to Coors Boulevard/Bypass to maintain a high standard of design in this well-travelled corridor on the Westside, which parallels the Rio Grande Valley. The Design Overlay Zone element of the Plan requires landscape setbacks and buffers and controls walls and fences, signage, lighting, etc. Where Coors Boulevard veers to the northeast and offers stunning views of the Sandia Mountains, the Plan has maintained some restrictions on the maximum height and mass of structures. Note that the Plan does not establish or change zoning (land uses) nor affect property-owners' current development entitlements.

The update is guided by current City policy in higher-ranked plans, such as Activity Centers and Corridors in the Comprehensive Plan and site design recommendations in the Westside Strategic Plan. It also reflects community input received on an earlier Working Draft that was presented at Open Houses in the fall of 2013 and has been discussed with a range of stakeholder groups.

**EPC Timeline**

- *EPC First Special Hearing* – Thursday, June 5, 2014, 3:30 p.m., Planning Department, 600 2nd Street NW, Basement Hearing Room.
- *Written Comments for the EPC* - submit by mail to: Carol Toffaleti, City Planning Department, P.O. Box 1293, Albuquerque, NM 87103; Fax: 505-924-3339, FAO: Carol Toffaleti; E-mail: [cgtoffaleti@cabq.gov](mailto:cgtoffaleti@cabq.gov). Deadline for inclusion in the Staff Report is Wednesday, May 28, 2014.
- *Staff Report* - Available after Thursday, May 29, 2014 from the Planning Department or online at <http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission/staff-reports>.

For the most up-to-date EPC information contact Madeline Carruthers, Board Secretary at 505-924-3889, [mtafoya@cabq.gov](mailto:mtafoya@cabq.gov).

**Project Contacts:**

- DOZ and Plan information, City Review Process, Comments - Carol Toffaleti, Planning Department, 505-924-3345, e-mail: [cgtoffaleti@cabq.gov](mailto:cgtoffaleti@cabq.gov).
- Transportation information - Richard Costales, DMD, 505-768-2774, e-mail: [rcostales@cabq.gov](mailto:rcostales@cabq.gov).

**Project Webpage:**

<http://www.cabq.gov/planning/residents/sector-development-plan-updates/coors-corridor-plan/>.

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**COMMENTS RECEIVED**



Danny Hernandez, Chairman  
Ronald D. Brown, Vice Chairman  
Bruce M. Thomson, Secretary-Treasurer  
Tim Eichenberg, Assistant Secretary-Treasurer  
Daniel F. Lyon, Director

Jerry M. Lovato, P.E.  
Executive Engineer



Albuquerque  
Metropolitan  
Arroyo  
Flood  
Control  
Authority

2600 Prospect N.E., Albuquerque, NM 87107  
Phone: (505) 884-2215 Fax: (505) 884-0214  
Website: [www.amafca.org](http://www.amafca.org)

May 6, 2014

Ms. Carol Toffaleti, Project Manager  
City of Albuquerque Planning Dept.  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Coors Corridor Plan Update 2014, City Project No. 1005238

Dear Ms. Toffaleti:

AMAFCA appreciates the opportunity to comment on the Plan update since there are many drainage facilities crossing and adjacent to Coors Boulevard. I am attaching a Drainage Facilities Map that might be useful in the Planning Department since it shows the maintenance responsibilities of the major drainage facilities in Albuquerque. It is kept up to date on our website [www.amafca.org](http://www.amafca.org).

My comments are focused on the drainage aspects. My first comment is on Page 22, Section 6.0 Glossary. Although I like your name better, AMAFCA's official name is Albuquerque Metropolitan Arroyo Flood Control Authority.

My primary comment concerns Appendix F, Maps F-16 through F-22. I would prefer that the title be changed to Drainage Facilities. Many of the facilities designated as AMAFCA are actually owned and maintained by the City of Albuquerque. I have attached marked up maps with City facilities highlighted. We spend considerable time and effort to inform the public and other agencies of our maintenance facilities, and I don't want a published document to conflict with our Drainage Facilities Map.

If you have any questions, please call me at 884-2215.

Sincerely,  
AMAFCA

Lynn M. Mazur, P.E., C.F.M.  
Development Review Engineer

C: Curtis Cherne, City Hydrology

**Toffaleti, Carol G.**

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**From:** Anne Atkins <anne.monet@gmail.com>  
**Sent:** Saturday, May 24, 2014 2:05 PM  
**To:** Toffaleti, Carol G.  
**Subject:** Proposed 2014 Coors Corridor Plan

May 24, 2014

Carol Toffaleti  
City Planning Department  
3<sup>rd</sup> Floor  
PO Box 1293  
Albuquerque, NM 87103

**SUBJECT:** Proposed 2014 Coors Corridor Plan  
**RE:** 57<sup>th</sup> Street Pedestrian Connections and Access to Residential  
Neighborhoods

Dear Ms. Toffaleti,

I am in receipt of the City of Albuquerque's Planning Department correspondence dated May 5, 2014, to the Coors Corridor Area Property-Owners, and thank you for the invitation to participate in the process of the upcoming revised Coors Corridor Plan.

I am writing today out of concern for the lack of upkeep and maintenance, (primarily weed/grassy overgrowth, trash, abandoned grocery carts, etc.) along the pedestrian connections and sidewalk areas west of 57<sup>th</sup> Street leading into the adjacent side streets – specifically to the neighboring residential areas of Quail, Redlands, Sequoia and St. Josephs. Many of these adjacent streets border commercial zoning areas which are visible from

numerous vantage points along 57<sup>th</sup> Street, and due to the lack of upkeep, there is an increased appearance of neglect which contributes to a decline of neighborhoods along this path of the Corridor. It is my understanding that the removal of unsightly trash and overgrown vegetation along these pedestrian connections is the responsibility of the City of Albuquerque.

Along with other Westside homeowners, I am quite concerned about the value of my residential property, which is within the existing Coors Corridor Boundary adopted in 1984, just outside the Design Overlay Zone of the Regulatory Sub-Area as designated on the map dated 04.28.14.

I respectfully submit that these public pedestrian and sidewalk areas which specifically extend to and from the Design Overlay Zone, be viewed as a top priority in the overall Plan. To adequately implement the necessary improvements along with continued maintenance which are required in order for the City of Albuquerque to effectively achieve an ongoing visibly clean and appealing continuity of the proposed 2014 Coors Corridor project, major attention to this particular matter of importance would not only be of tremendous benefit to the entire Westside community, it would ultimately enhance our city's image of a jewel in the desert.

Thank you for your thoughtful consideration.

Respectfully with kind regards,

Anne M. Atkins



Black Farm Estates Homeowners Association  
C/O HOAMCO  
PO Box 67590  
Albuquerque, NM 87193

May 28, 2014

City Planning  
Attn: Carol Toffaleti  
3<sup>rd</sup> Floor  
PO Box 1293  
Albuquerque, NM 87103

The owners of the Black Farm Estates Homeowners Association have previously built walls along their property lines to afford a greater amount of privacy and security to their individual lots. Due to the fact that the Black Farm Estates HOA borders Coors near Irving, it's possible that the Corridor Plan will impact the future walls being built on the lots. Since not all of the lots are completely developed at this time, will the approval of the Coors Corridor Plan prevent the rest of these lot owners from building additional walls along their property lines? We will ensure that the future homeowner-built walls will match the height and design of the current walls. If this Coors Corridor Plan will prevent this, then we respectfully request the chance to dispute this decision.

Please contact me if you have any questions or concerns regarding this matter.

Warmest Regards,



Alison Flores  
Community Association Manager  
Phone: 505-224-2074  
Fax: 505-293-0217  
Email: [aflores@hoamco.com](mailto:aflores@hoamco.com)

**Toffaleti, Carol G.**

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**From:** Yolanda Dehaiman <ydehaiman@gmail.com>  
**Sent:** Monday, May 19, 2014 12:33 PM  
**To:** Toffaleti, Carol G.  
**Subject:** Coors road

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I am very concerned to see what the plan is. I believe that we need a light at bosque meadows subdivision. We can never turn left and what's worse is on Sunday, due to the police setting the lights for sage brush. I am not able to attend a meeting since I work out of town during the week.

Yolanda dehaiman's  
7427 Brenton dr  
Sent from my iPhone

## Toffaleti, Carol G.

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**From:** Barbara Eberhardt <eberh3@yahoo.com>  
**Sent:** Tuesday, May 13, 2014 3:02 PM  
**To:** Toffaleti, Carol G.  
**Subject:** Q's re Coors Corridor

Carol:

Regarding the Plan as mailed - this is a request for clarification of Map 5, specifically the south end, east side of Coors, and the "transportation" blue line around most of Bosque Meadows PI.

1. the map is not complete - i.e. along the south side of Bosque Meadows PI is Robinson Lane, not shown, going from Coors east, past entrance to Episcopal Diocese (these buildings not shown), and across ditch to private entrances to 2 homes. this could make a difference in your blue line configuration
2. What is the blue line in this case? Bike? pedestrian? motorcycle? Currently the ditch walk is for horses, bicycles and pedestrians, and where you have it turning west at Bosque Meadows Rd, the current walk continues straight and meets up with OpenSpace paths into Bosque. Why this turn, then turn, then turn, then turn, then turn?
3. In Chapter 5.1 is mentioned continuous sidewalks on both sides of Coors Blvd - where will the sidewalk actually be along Bosque Meadows PI? We have a 8-10 clearance on the Coors Blvd side of our development. That is a security path; tho we do NOT have a Neighborhood Assoc as originally planned, some people do in fact maintain the stretch behind their wall. According the Pg 5 map, it appears that the blue line (sidewalk?) follows the configuration of the wall, not of Coors Blvd. So where specifically will this sidewalk be?
4. The area east of Coors Blvd and to the 8' security width along the walls of Bosque Meadows belongs to the state - will sidewalk be constructed on that property?
5. On map 5, you have the blue line going east and then north along Bosque Meadows PI, partly on the Episcopal *fenced parking area* and partially on *OpenSpace, protected land and a fire buffer*. Why doesn't that line just continue straight along the ditch? (The turn, turn, turn Q?)
6. OpenSpace Visitor's Center and protected opens space lands are not identified on this map. FYI there is already pedestrian connections to the Visitor's Center Re 3.6 iii.
7. We are concerned that the potential transportation venues constructed around our small development will be pose safety and security risks.
8. On page 28 of Plan is map showing traffic congestion levels along Coors Blvd - we note that the area between Bosque Meadows and Eagle Ranch (roughly) is designated as "over congested". YES, we concur - entering and/or leaving our development is already a problem. And esp a problem on the weekends w/ Sage Brush church having hired off-duty police to control the lights and thus the flow of people entering or leaving the Sagebrush area. This mean THERE IS NO STOP OF FLOW OF TRAFFIC! Coors Blvd traffic is stopped to allow Sagebrush traffic out - meaning for Bosque Meadows there is always flow heading North. So at no time is there a cessation of traffic - at certain traffic times it is virtually impossible to exit or enter Bosque Meadows by crossing the median area. Please keep this in mind when considering the BRT station on Coors and Eagle Ranch Rd and dealing with congestion level.

I would appreciate discussing these concerns w/ you. thank you.

Sincerely,

Barbara

Barbara Eberhardt, Captain, NOAC  
Bosque Meadows PI  
Albuquerque, NM  
505-312-8382



**Toffaleti, Carol G.**

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**From:** Hugh Floyd <Hugh@ecengr.com>  
**Sent:** Monday, April 14, 2014 11:12 PM  
**To:** Toffaleti, Carol G.  
**Cc:** John Black  
**Subject:** Coors Corridor Plan  
**Attachments:** Coors Corridor Plan Comments.pdf

Carol,

Please find attached my comments regarding the January draft of the Coors Corridor Plan. I realize that you may have already made some edits that address some of these comments. You will notice that my questions and concerns deal primarily with the area north of Paseo Del Norte. The commercial tracts north of Paseo are of a much smaller nature than those south of Paseo and are general surrounded by existing buildings.

I appreciate the time you have already given us and the time that will be required to review our comments. We would love the opportunity to sit down with you again and discuss the plan and our understanding of it as expressed in the attached comments. I appreciate the tremendous amount of work that clearly has gone into this planning document and look forward to coordinating with you as it makes it's way through the process.

Hugh Floyd, PE  
**Easterling Consultants, LLC**  
3613 NM 528 NW, Suite E-2  
Albuquerque, NM 87114  
Office (505)-821-6646  
Cell (505)-366-4187  
Fax (505)-897-2965

[corresponding EPC draft references in orange]

P. 3 – Paragraph 3.1      Table A-1

The boundary of the Plan area follows parcel lines current as of the Plan's adoption. Future replatting of properties may affect the location of the boundary over time. The plan's intent is for the boundary to be aligned with City parcel lines and therefore to encompass the entirety of City parcels that meet the criteria listed in Table AX ref.

*This might allow someone to plat themselves out of the plan.*

P. 19 – Paragraph 3.0 ii) d.      3.1 ii) d - added Table B-1

Proposals that include conditional uses or other special exceptions to the underlying zoning of the site go to the Zoning Hearing Examiner (ZHE) prior to EPC, DRB or Building Permit. Deviations to the DOZ regulations including the VP regulations may be approved by the Planning Director of the EPC depending on the type and scale of the request (see B Xref).

*What is the criteria? It might be clearer to specify which exceptions/deviations cannot go to the ZHE.*

P. 79 – Paragraph 1.2      p. 85 D.1.3

The VP Regulations prevail over any conflicting regulations in the DOZ. Where a provision of the DOZ conflicts with applicable regulations of an overlapping sector development plan or the Zoning code, the provision of the DOZ prevails unless the other regulation is specific to a particular land use?

*I am not sure how to interpret this. Wouldn't the majority of the other regulations be specific to a particular land use? Who determines what is specific and what is not?*

P. 80 – paragraph 2.4      p. 86 2.4 - policies

*Is this replaced with the language from the Trails plans? This section seems redundant with Section 3.11. p. 91 3.10 ii) - regulations*

Changes to natural topography and building on steep slopes should be kept to a minimum in order to avoid major erosion problems, *or counter measure approved by City Hydrologist/Engineer should be used.*

A portion of stormwater run-off from development should be held and utilized on site *In some areas this may increase flooding depending on the timing of the overall system. It is better to leave any ponding other than Water Quality or reuse ponding to the discretion of the City Engineer/Hydrologist.*

P. 81 – 3.3. i) a.      p. 89 3.3.i) b and Chapter C Figures C-19 & -21, Tables C-7.1 & -9.1

- North of Western Trail or Namaste Rd: 35 ft from the ROW at the time of the Plan's adoption. Minimum width may be reduced to accommodate a turn lane to access development or if additional ROW is required to comply with C X-ref in the Plan, but shall be no less than 15ft.

*What about 35' from back of curb? There are some areas where there is excess ROW that is very unlikely to ever be used even for turn lanes. This is especially true along Old Coors.*

**P. 82 – 3.4 i)      p. 90 3.4 i)**

**Along the landscape buffer on Coors Blvd, the setback is a minimum of 5 ft as measured from the nears edge of the landscape buffer.**

*So 35'+5'=40' For small lots adjacent to Coors/Old Coors this becomes a pretty heavy burden. I wonder if there could be a sliding scale that decreased this buffer for smaller lots?*

**P. 83 – 3.6 iii)      p. 94 3.15 iii)**

**All outdoor light fixtures on properties abutting residential zones shall remain off between 11:00 PM and sunrise except for specific security purposes or because the establishments operate during those hours.**

*Does this apply to only new uses or will it affect existing uses as well? With the increase of copper theft events in the city it seems to owners in the area that most of the lighting serves a security purpose. Perhaps this could be modified to allow the lighting but with careful attention to light direction and screening for neighborhoods?*

**P. 84 – 3.10 vi)      p. 91 3.9 vi)**

**The use of course gravel is discouraged east of Coors Blvd., except on slopes vulnerable to erosion or in swales.**

*Why? What is course gravel?*

**P. 84 – 3.11 Grading and Drainage      p.91 3.10 - regulations**

*Again this section is redundant with Section 2.4. You may already be planning to do this, but I would recommend removing Section 2.4 and using this language.*

**P. 90 Figure A-1      p. 100-104 - revised**

*It almost seems like the view angle should be based off the Sandia Mountains rather than Coors.*

*There are places along Coors where a 45 degree angle does not even point toward the Sandia Mountains. The diagram is clear for property directly adjacent to Coors, but both Figure A-1 [Fig D-3 & D-5] and A-4 [Fig D-9 - 45 to 90 degree] and their accompanying language are somewhat ambiguous*



for properties further back. [Fig D-7] I have attached an example sketch (Example #1 and Example #2) with two different interpretations for Property B. I think the key issue is how this is interpreted based on the adjacent properties. If a lot is the last one to develop, then there may not be any available view window for their site. This appears to be the case for those properties just south of Coors/Irving that are east of the retail sites built adjacent to Coors.

P. 91 Figure A-2 p. 103 Fig. D-8, p. 106 4.3 iii) e

*If the site is relatively flat this only allows an 8' tall building? Would it be possible to specify a minimum building height (perhaps 18-20') that is always permissible and anything taller must then comply with the diagram? Please see further discussion and exhibits referenced in the Conclusion to this letter.*

P. 91 Figure A-3 p. 105 4.3 ii) a.2

- No structure may extend above the top of the View Frame

*Why not? If you have already obscured the mountain, why not go taller?*

P. 92 Figure A-4 p. 104 Fig. D-9

*The comments above for A-1 apply here also. It would also be helpful to show how the 40' is measured in this diagram. Is it measured from along the Coors ROW, or from View Window line to View Window line?*

P. 93 4.1 vi) p. 106 4.3 iii) b.

Structures shall provide a view window or windows of a minimum width according to the site area, as follows:

<3 acres	40 ft. or 40% of length of the lot facing Coors Blvd. whichever is larger
3 to 5 acres	80 ft.
5+ to 8 acres	100 ft.
8+ to 10 acres	125 ft.
10+ to 12 acres	150 ft.
Over 12 acres	175 ft.

On sites where more than one view window is provided, the minimum width of a view window shall be 40 ft.

*How does this window apply when the tracts are owned by different parties? When controlled by one party the view window regulations offer a very good option. But much of the property still to develop north of Paseo Del Norte is single small lots surrounded by properties that are owned by other parties.*

P. 93 4.1. vi) a. p. 107 4.3 iii) d.

To guarantee that the view window(s) will remain unobstructed, the view window(s) shall be defined and permanently established through the use of rights-of-way,

easements, or other legal instrument acceptable to the City Attorney, but the land is not required to be owned by the City of Albuquerque.

*It seems that a Site Plan approved by the EPC should have legal standing. Why would something in addition be required?*

P. 93 4.1. vi) b.      p. 106 4.3 iii) e

Outside the view windows, structures shall be designed to minimize penetration of the view plane and no structure, including architectural element and rooftop equipment associated with a structure, may extend above the top of the view frame(s).

*Why not? If the mountain is already covered does it matter?*

P. 94 4.3 i)              p. 106 4.7 i) - revised

In phase developments, only a view analysis for the phase seeking approval of a site development plan for building or a building permit is required.

*What if another building or potential future building owned by another party blocks the view window?*

## CONCLUSION

*The majority of the plan's restrictions are related to View Plane regulations. These affect those properties east of Coors.*

*For the area north of Paseo Del Norte, commercial properties are affected almost exclusively as the residential subdivisions in this area are 20' or more below street grade. This leaves approximately 11 commercial lots that have not already been developed. These lots are primarily between 1-3 acres with most being 1 acre. They all have adjacent tracts that have already developed on at least one side. These lots are all within subdivisions where the access/frontage roads have been constructed and lots have been graded. Essentially the lot elevation has been set to within a couple of feet. Based on the height restrictions, since these lots have an elevation close to the elevation of Coors Boulevard they would be restricted to building heights from 8-12'.*

*Although the View Window option would seem to allow more flexibility in the height regulations, it is very hard to see how any of these lots will qualify. The second attachment shows the Valley View Drive area which holds 6 of the 11 undeveloped lots. I have drawn several lines at 45 degrees from Coors Boulevard through the subdivision. It can be seen that for all but the southernmost lot it is impossible to pass a single line through the site without hitting an existing building, let alone a 40' window. This is before you add any buildings to the undeveloped lots.*

*Since 10' building heights are not viable and the View Window option is not applicable to the majority of the lots north of Paseo Del Norte it would seem reasonable to remove this area from the View Preservation Regulations or have a separate View Preservation Regulation for this area. Perhaps the few remaining lots could be subject to a base*

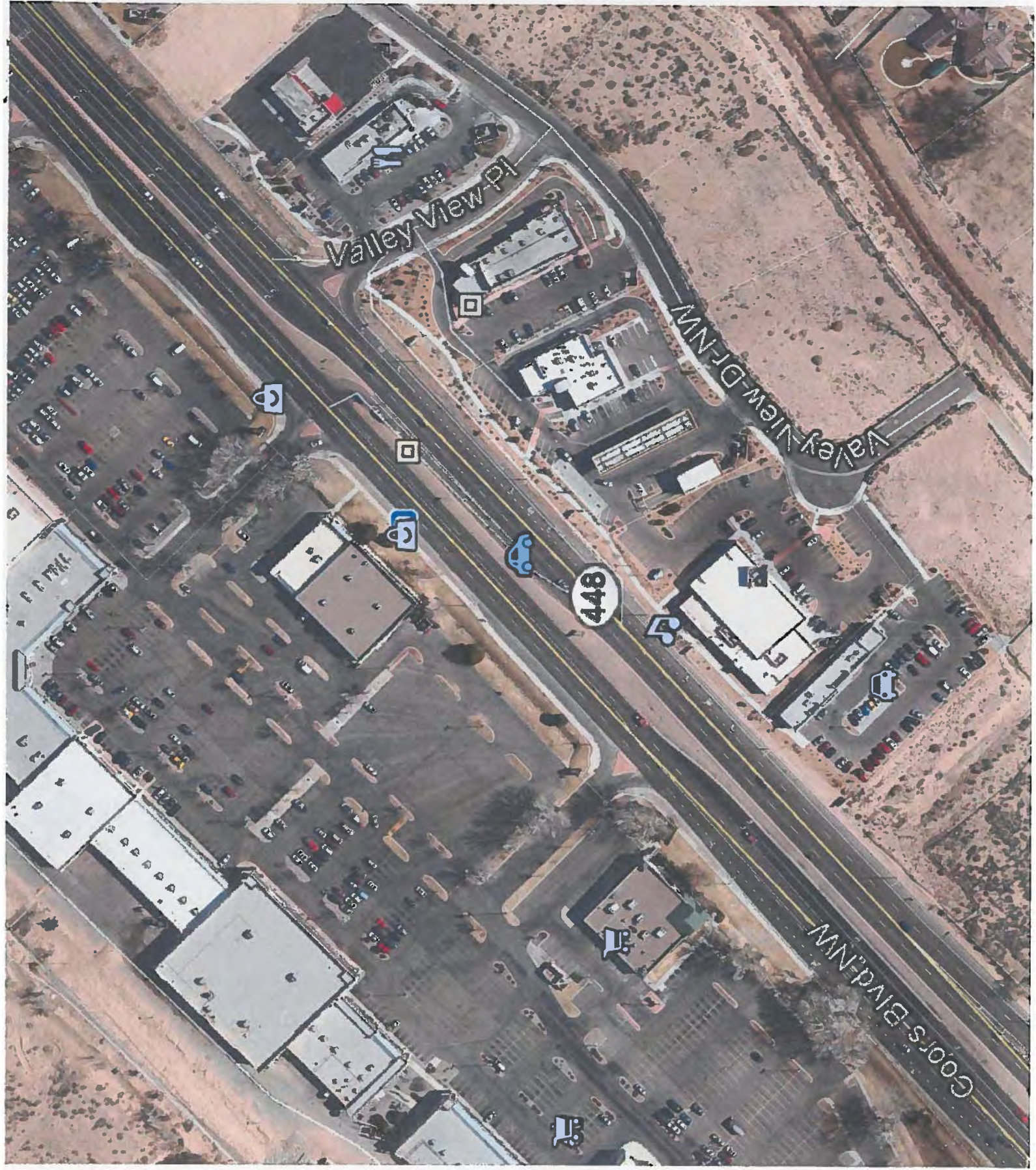
*height restriction (perhaps 18-20') unless it is demonstrated in a view frame analysis that a taller building would not further restrict views of the Sandia Mountains as viewed from Coors at a 45 degree angle. In essence taller buildings would be allowed if they fit within the view "shadow" created by existing buildings.*



← North









**Toffaleti, Carol G.**

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**From:** Senait Fuller <senaitfuller@aol.com>  
**Sent:** Wednesday, May 21, 2014 10:23 PM  
**To:** Toffaleti, Carol G.  
**Subject:** Coors Corridor project

Greetings,

My name is Senait Fuller. I am the Co-Captain of the NOAC for Brenton DR NW. I live in the Bosque Meadows neighborhood near Eagle Ranch and Coors. The entrance to my neighborhood is the same entrance to the Open Space Visitor Center.

I have received a total of 7 inquiries from my street alone regarding the upcoming proposed Coors Corridor project.

We all would like to express concerns about safety and access. We already have a major safety issue exiting our subdivision heading south on Coors. We desperately need a light. With the very heavy increased traffic that Sagebrush as caused has made this task near impossible during Sunday services and any other major event they may have going on.

We would like to know how the NMDOT will keep our safety in mind with this project. We look forward to a meeting where we can voice our input and concerns.

Thank you

Senait Fuller 505 980 9019

**Toffaleti, Carol G.**

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**From:** Marguerite <realckppl@gmail.com>  
**Sent:** Wednesday, May 28, 2014 9:06 PM  
**To:** Toffaleti, Carol G.; Marguerite real  
**Subject:** Re: Coors Corridor Plan- Hanover and Iliff

Hi Carol,

I live on La Anita NW, not in my own home, that is why I am pro-actively anonymous. My Aunt lives on Dolores with her backyard to Coors. My neighbor friends are in that area. One neighbor asked for a noise wall that is why I included it in my email. I am not sure if he mailed you. I do business in that area with restaurants between Hanover and Iliff traveling Coors alot.

There is a lot of activity there, example: unauthorized dangerous U-turns.

I would like to keep the area from Coors east, free of traffic and as quiet as possible.

Thanks again,

Marguerite A. Hernandez

On Wed, May 28, 2014 at 2:50 PM, Toffaleti, Carol G. <[cgtoffaleti@cabq.gov](mailto:cgtoffaleti@cabq.gov)> wrote:

Hello Marguerite,

Thank you for taking the time to participate in the recent meeting and to review and comment on the draft Plan.

Your email will be included in the Planning Commission's (EPC's) staff report for their consideration in coming to a recommendation, and will be part of the public file on the project that is eventually transmitted to the City Council.

One request: can you please provide your street address or explain your connection to the residential area near Coors between Hanover and Iliff? It is something the EPC and City Council would want to know.

Thanks & Best Regards,



Carol Toffaleti, Senior Planner

*Urban Design & Development/Long Range*

*City of Albuquerque Planning Department*

*600 2<sup>nd</sup> St NW, 3<sup>rd</sup> Flr*

*Albuquerque, NM 87102*

*Direct line 924-3345*

[cqtoffaleti@cabq.gov](mailto:cqtoffaleti@cabq.gov)

**From:** Marguerite [mailto:[realckppl@gmail.com](mailto:realckppl@gmail.com)]

**Sent:** Wednesday, May 28, 2014 2:33 PM

**To:** Toffaleti, Carol G.; Marguerite real

**Subject:** Coors Corridor Plan- Hanover and Iliff

Dear Carol,

Thank you for speaking about the Coors Corridor Plan at the West

Mesa Community Center.

I am **opposed** to adding **landscaping/landscaping strips** in the

Coors area or any area where residential homes and

businesses would have to be vacated in the Coors Corridor Plan.

**Those areas could save feet** for someones home or business.

**Use medians for the dedicated bus lane** so as not to vacate

residential areas or businesses in the Coors Corridor Plan.

Why do we need a dedicated bus lane which would only be traveled

every twenty minutes?

**There are narrow parts on Central where residences and**

**businesses are NOT vacated.**

I ask for **tall buffer/noise wall** for **residential** areas in the Coors

Corridor Plan especially **between Hanover and Iliff.**

Thank you,

**Toffaleti, Carol G.**

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**From:** Valerie Lopez <valopez65@icloud.com>  
**Sent:** Tuesday, May 20, 2014 4:07 PM  
**To:** Toffaleti, Carol G.  
**Cc:** Chris Lopez  
**Subject:** Coors Corridor

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am a resident of Bosque Meadows and have reviewed the Coors Corridor proposal on line. Just so you know, I am very pleased with the proposal. As I see it, it will ease the increasing problem of traffic on the west side, promoting the use of public transportation (making Albuquerque just a bit more green).

Specifically related to our neighborhood, it has been unsafe to turn left because of the amount of traffic, as well as the amount of cars making u-turns at that intersection (even though there is a no u-turn sign posted).

Another concern, as a bicycle rider, is that the bike lanes proposed should be provided some barrier from traffic. Without cement curb barriers, I fear there will be more deaths. Coors may then see an increase in the amount of "ghost bikes," and I doubt this is the type of art that the city wants along this corridor. Not to mention the loss of citizens.

I appreciate the addition of sidewalks and the focus toward beautification along the corridor. I believe that this will alleviate some of the clean-up concerns related to that space along Coors, that our neighborhood has struggled to maintain for years.

I know we must all sacrifice something in the name of progress, but safety should be the utmost concern. Since the light at SIPI is being removed, I would like the city to consider placing a light at the entrance of Bosque Meadows, which leads to the Open Space Center. With the additional weekend traffic coming from the Sagebrush Church, which is given priority in traffic by having numerous APD officers controlling the light AND blocking off lanes, I would hope that the same concern would be given to the west side permanent residents.

Thank you for listening.

Valerie A. Lopez  
6536 Bosque Meadows Pl NW 87120  
505-410-0580  
[Valopez65@me.com](mailto:Valopez65@me.com)

## **Toffaleti, Carol G.**

---

**From:** Bill Melloy <bmelloy@melloydodge.com>  
**Sent:** Thursday, May 22, 2014 8:02 AM  
**To:** Toffaleti, Carol G.  
**Cc:** Terry Farmer; 'Pat Melloy'; Bill Melloy  
**Subject:** 2014 Coors Corridor Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Planning  
Carol Toffaleti, Project Manger

RE: 2014 Coors Corridor Plan

Dear Carol,

My name is Bill Melloy, General Manager of Melloy Dodge. We have two properties located within the proposed 2014 Coors Corridor Plan. Our dealership is located at 9621 Coors Blvd, and we also own property at Coors and Eagle Ranch in front of SIPI. I have the below mentioned concerns regarding the project as it relates to our properties. I have only had the opportunity to briefly review the proposed plan as I received it May 21, and I will be traveling beginning May 22 – June 2. The documents were delivered to Sparton Technology, who forwarded them to me electronically. I wanted to submit a summary of our concerns/comments by the May 28 deadline noted in your letter, we do plan on having representation at the EPC Hearing on June 5 at 3:30pm:

- 1) Melloy Dodge – 9621 Coors property – located north of Irving/Coors traffic signal
- BRT – If implemented, it appears that a Median BRT option would eliminate left turn access to our business from northbound Coors. Our business has already been affected by the loss of one left turn access point due to the construction of the median from Irving to Coors Bypass. The median was added approximately 3-5 years ago. Losing another access would negatively impact our business. Our customers currently complain of the difficulty they have accessing our business due to the limited access from northbound Coors.

The Curbside BRT option concern is that we have recently made costly landscape improvements that may be in jeopardy due to the potential property needed for the BRT lane and or the addition of a sidewalk. I am not sure how this would affect our improvements, but am concerned that the plans were approved by the City and DOT if changes would be necessary so soon after. Also mentioned in the plan is the requirement for retaining walls to be set back 10' from ROW. Our approved landscaping improvement included a retaining wall located on our property line.

- Left Turn Access – Table C-7 on page 76 of the Coors Corridor Plan specifically addresses drive way accesses north of Irving at 400 ft, 600 ft, and 800 ft. These points include left turn access for our business. It suggests consolidating access at 1) 400ft and 600 ft, and 2) 600 ft. and 800 ft.

Our south entrance is our main entrance, which accesses our Sales, Service and Parts departments. Also, all deliveries made to the dealership use this driveway access. The large delivery trucks require this access point because it offers the necessary room needed for their big vehicles. It is also the only left turn access exiting the property.



Our center entrance northbound access has already been eliminated with the construction of the median from Irving to Coors Bypass.

The north entrance to our property is via Westside Dr. I am not aware of any consolidation opportunities with this access, but eliminating it would be devastating for our business as well as the dealership located to our north.

- Signage – The Coors Corridor Plan requires monument signage. Our business has a pole sign, which was approved in 2001. It does meet the size regulations of 75 sq ft. Will this sign be grandfathered?
- 2) Coors and Eagle Ranch – Property located in front of SIPI
- Connector Street – The proposed Connector Street appears to be on the eastside of our property.
  - SIPI Road Signal – The elimination of the SIPI road signal could negatively affect the value of the property.
  - BRT station – The proposed BRT station appears to be on our property.
  - ROW - The Coors Corridor Plan indicates that “additional ROW is necessary at the intersection of Eagle Ranch and Coors”. How will this affect our property?

Due to the short time I have had to review the information, I reserve the right to address condemnation or other damages to the properties and to make additional comments after further review of this or later information I may receive.

Sincerely,

Bill Melloy  
General Manager  
Melloy Dodge



# Legend

- Bernalillo County Parcels
- Primary Streets
  - BN and SF Railroad
  - Freeway
  - Urban Principal Arterial
  - Urban Minor Arterial
- Other Streets
- Municipal Limits
  - CORRALES
  - EDGEWOOD
  - LOS RANCHOS
  - RIO RANCHO
  - TIERAS
  - UNINCORPORATED AREAS
- World Street Map

## Notes



0.1 0.04 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
5/27/2014  
© City of Albuquerque

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES





**Bernalillo County Parcels**

**Primary Streets**

- BN and SF Railroad
- Freeway
- Urban Principal Arterial
- Urban Minor Arterial

**Other Streets**

**Municipal Limits**

- CORRALES
- EDGEWOOD
- LOS RANCHOS
- RIO RANCHO
- TIJERAS
- UNINCORPORATED AREAS

**World Street Map**

## Notes



0.1	0	0.06	0.1 Miles
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**THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES**

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
5/27/2014  
© City of Albuquerque

**Toffaleti, Carol G.**

---

**From:** Rae Perls <raeperls@aol.com>  
**Sent:** Saturday, May 17, 2014 7:38 PM  
**To:** Toffaleti, Carol G.  
**Cc:** Lubar, Suzanne G.; patgllgr@aol.com  
**Subject:** Re: Coors Corridor Plan

Pat Gallagher sends his comments and report on behalf of the External Affairs committee and the Board of Directors of the La Luz Landowners. Your attention is appreciated. Rae Perls, External Affairs Chair for the Board of Directors of La Luz Landowners. One Loop One, NW 87120 is the address of the La Luz office.

-----Original Message-----

**From:** Toffaleti, Carol G. <cgtoffaleti@cabq.gov>  
**To:** Patgllgr <patgllgr@aol.com>  
**Cc:** Lubar, Suzanne G. <slubar@cabq.gov>; raeperls <raeperls@aol.com>; Brito, Russell D. <RBrito@cabq.gov>  
**Sent:** Fri, May 16, 2014 4:00 pm  
**Subject:** RE: Coors Corridor Plan

Hello Pat,

Thank you for your careful review of the View Preservation section of the April 2014 draft plan and the detailed suggestions for revising the elements of concern to you. Your comments will go in the public file for the project and Planning staff will also review and summarize them in the staff report for the Environmental Planning Commission's consideration.

It would be useful to know whether you have submitted the comments as an individual property-owner, on behalf of the La Luz Homeowners' Association and/or of some other organization. Can you please respond with this information (and include the address of your property)? Thanks in advance for your cooperation.

Best Regards,  
Carol Toffaleti, Senior Planner  
*Urban Design & Development/Long Range*  
*City of Albuquerque Planning Department*  
600 2<sup>nd</sup> St NW, 3<sup>rd</sup> Flr  
Albuquerque, NM 87102  
Direct line 924-3345  
[cgtoffaleti@cabq.gov](mailto:cgtoffaleti@cabq.gov)

**From:** Patgllgr [<mailto:patgllgr@aol.com>]  
**Sent:** Friday, May 16, 2014 1:53 PM  
**To:** Toffaleti, Carol G.; Lubar, Suzanne G.; [raeperls@aol.com](mailto:raeperls@aol.com)  
**Subject:** Coors Corridor Plan

Hello Carol,

After the last EPC hearing that I was able to attend, I realized that the developers really can't figure out how to analyze building heights and massing. The information from Applebee's and Consensus Planning did not represent an actual analysis; it was a photo with a 3d cad picture of a building placed in it. Having studied the old CCP and your proposed new plan, I see that the confusion can only continue.

I have taken the time and liberty to rewrite this part of the plan in words that would be understood by the architects and developers, so that they can do consistent analyses of building heights and massing. I have redrawn the figures and restructured the definitions so that they flow in a logical manner. This work is available for your use without any strings attached. You have my permission to use it, preferably all of it. On the last page I left in red a few parts where I disagree with your new numbers or wording.

Please let me know if you would like this document in a different format or if you would want the figures as separate files.



**Toffaleti, Carol G.**

---

**From:** G.Rivera <guada52@gmail.com>  
**Sent:** Monday, May 19, 2014 12:56 PM  
**To:** Toffaleti, Carol G.  
**Subject:** Bosque Meadows Subdivision

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Carol. My questions regarding my neighborhood are:

1 Who pays for police officers on Sundays that direct traffic on Coors just south of our division into the gigantic church? May we please get an officer to help us merge onto traffic on Coors from our division on Sundays? If the church pays, they need to pay for an officer to help us.

2 When the church added a second entrance on Coors between La Orilla and our division, I called someone to see if the embankment [or whatever it's called] could be removed so that we could have more space to drive south and merge onto southbound traffic on Coors. Other places on Coors Blvd have space in the center between north & south bound lanes to make left turns. Why do we have such a tiny space, very dangerous, especially when a 2nd car from our division squeezes in to wait to go south? That prevents the 1st car from seeing traffic coming south from Paseo. It is sheer stupidity from people who don't wait their turn on Bosque Meadows when making a left turn onto Coors. Unless a sign is put up that says NO LEFT TURN we will continue to make left turns. But people don't obey laws. There is a sign that says NO U TURNS into our division from southbound traffic and u-turns are still made.

I bought my house when Coors had 4 lanes. I didn't know it would have 6 lanes the following year. A light is needed at Bosque Meadows. It would slow traffic on Coors since many drive at 50/60 mph between La Orilla & Eagle Ranch Rd.

So what if a light at Bosque Meadows slows traffic on Coors? As long as the growth in our city doesn't stop, we're going to have to learn to deal with traffic as in Los Angeles & all big cities: traffic at a standstill.

Thank you for your time. Lu Rivera

**Toffaleti, Carol G.**

---

**From:** HTorres@nmefcu.org  
**Sent:** Tuesday, May 20, 2014 4:58 PM  
**To:** Toffaleti, Carol G.  
**Subject:** RE: Coor Corridor meeting

Ms. Eberhardt:

I am emailing you regarding the Coors Corridor Plan. I am a home owner in the Bosque Meadow subdivision ( 6543 Bosque Meadow pl NW) and I am concerned on how the proposed changes will impact my family as well as my neighbors. Would you please comment on the following:

- It is currently and increasingly becoming very dangerous for us to access our homes on and off of Coors Blvd. It is not uncommon for us to wait for up to 15 minutes for a break in the traffic . Will we get a traffic light as we were promised when the neighborhood was built with the new plan as this is currently the only entrance/exit to our homes?
- When the neighborhood was developed a walking security path was available. It has been a struggle to get the city and /or the county to help maintain it. We are experiencing an increase of homeless/transients loitering behind the neighborhood subdivision. Will new landscape be painted, to reflect the other sections of Coors?
- How will the changes impact the value of our homes?
- How closes will the additional lanes be to our property lines?
- What will be done to provide safety from cars accidents from landing in our backyards where our children play.
- How will the traffic noise pollution be addressed?

I greatly appreciate your consideration of these matters. I would happy to meet with you in person to discuss this topic in greater detail. Thank you.

Respectfully,

Anthony and Henrietta Torres  
505-235-9458 c

**Toffaleti, Carol G.**

---

**From:** Patgllgr <patgllgr@aol.com>  
**Sent:** Friday, May 16, 2014 1:53 PM  
**To:** Toffaleti, Carol G.; Lubar, Suzanne G.; raepers@aol.com  
**Subject:** Coors Corridor Plan  
**Attachments:** CCP\_hts\_and\_mass.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Carol,

After the last EPC hearing that I was able to attend, I realized that the developers really can't figure out how to analyze building heights and massing. The information from Applebee's and Consensus Planning did not represent an actual analysis; it was a photo with a 3d cad picture of a building placed in it. Having studied the old CCP and your proposed new plan, I see that the confusion can only continue.

I have taken the time and liberty to rewrite this part of the plan in words that would be understood by the architects and developers, so that they can do consistent analyses of building heights and massing. I have redrawn the figures and restructured the definitions so that they flow in a logical manner. This work is available for your use without any strings attached. You have my permission to use it, preferably all of it. On the last page I left in red a few parts where I disagree with your new numbers or wording.

Please let me know if you would like this document in a different format or if you would want the figures as separate files.

Thanks for the work you are doing to help clarify the CCP.

Best regards,

Pat Gallagher  
ph 830-3100

#### 4.1 Definitions

The following definitions explain the terms used in the regulations for view compliance. In general, the key relationships between definitions are these:

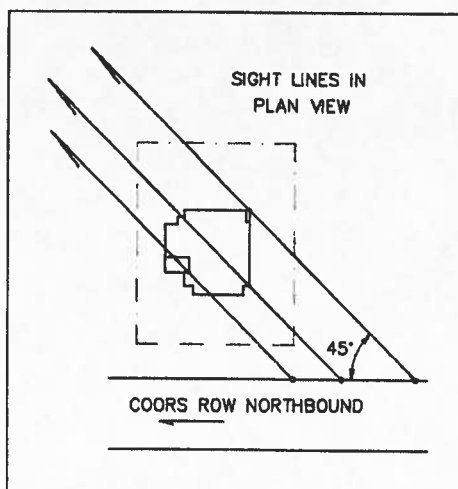
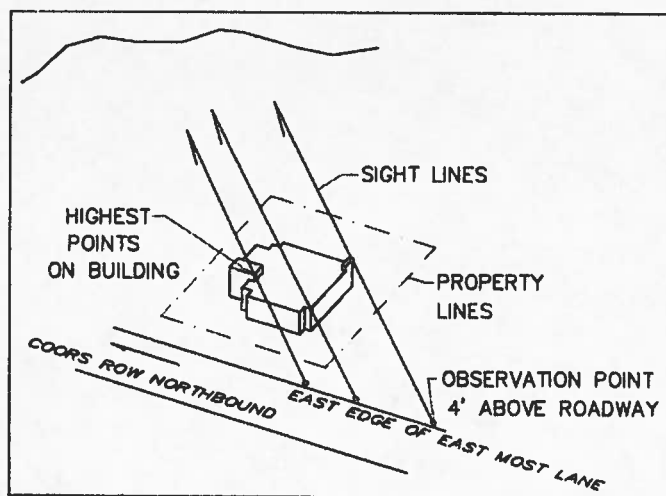
Sight Lines form the basis for view analysis

View Frames are based on Sight Lines

View Areas are based on a collection of adjacent View Frames

##### Sight Lines

Sight Lines begin at the edge of the roadway and extend to the mountains. In the plan view they are drawn at a 45° angle to the Coors ROW looking Northeast. Sight Lines are chosen to intersect with the highest features of a proposed building. As many sight lines can be chosen as necessary to capture all of the highest features of the building or group of buildings.

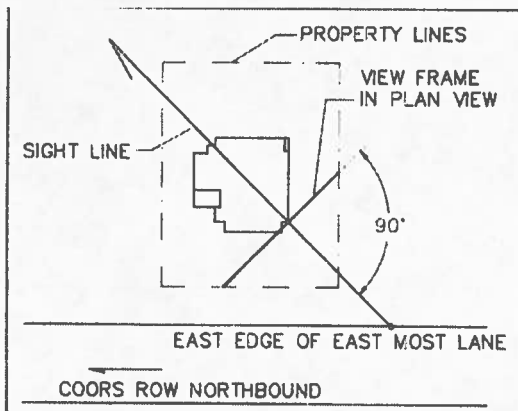
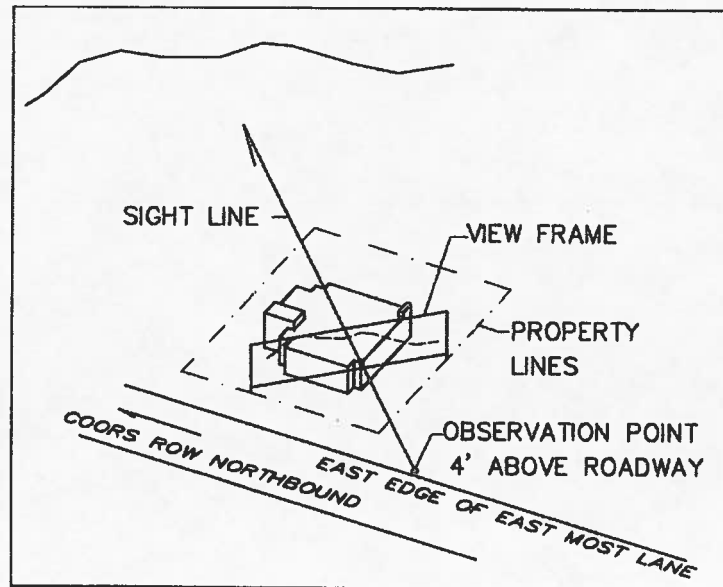


Sight Lines start at a point 4' above the current Coors roadway at the east edge of the east most driving lane. Each sight line extends to the Sandia mountains.



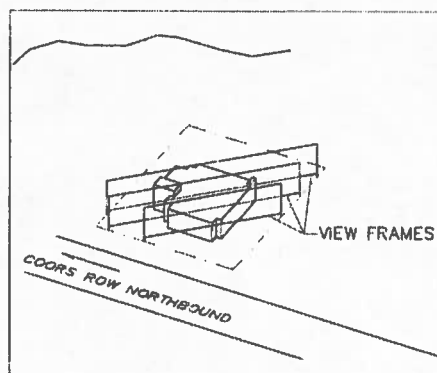
## View Frame

A View Frame is a vertical rectangular frame drawn  $90^\circ$  to a given sight line (in the plan view) at the highest point on the proposed building. The top of the view frame is established by the highest point of the Sandia ridgeline in the view frame. The bottom of the view frame is the elevation of the Coors ROW where the sight line begins. The left and right edges of the view frame are an upward projection of the property lines where the view frame crosses the property lines.



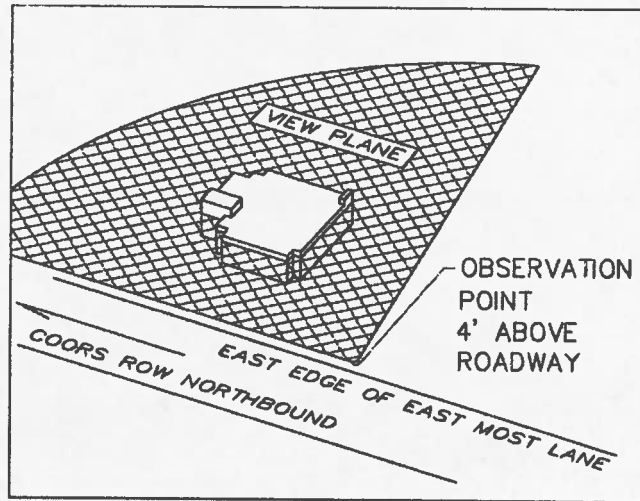
## View Area

View Area is the collection of the view frames used in the analysis.



### Horizontal View Plane

Horizontal View Plane is used in section views to establish building height limits. The plane is at an elevation 4' above the current (at the time of application) Coors ROW where the sight line begins; see Sight Line definition above. It extends across the entire property toward the mountains.

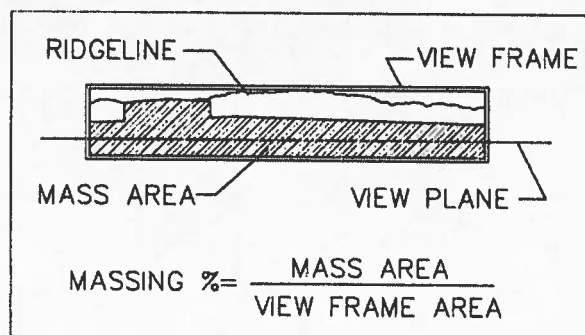


### View Window

A View Window is a vertical rectangular portion of the View Area that provides an unobstructed view of the mountains above the View Plane. It applies only to properties north of Paseo del Norte.

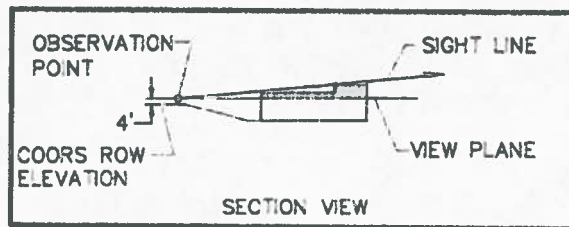
### Mass

Building mass is the relationship between a proposed building and its surroundings in a given View Frame(s). Mass is measured as a proportion of the projected area of the building to the total area of the relevant View Frame(s).



#### 4.3 Structure Height and Mass

- i) Exceptions...
- ii) On sites south of Paseo del Norte
  - a. Height
    - 1. No more than 33% of the total height of a structure may penetrate above the *Horizontal View Plane*...
    - 2. No portion of the structure, including but not limited to parapet, building-mounted sign and rooftop equipment, may extend above the **Sandia mountain ridgeline.**
  - b. Mass
    - 1. No more than 30% of an individual structure's width (as seen in the *View Area*) shall penetrate above the *Horizontal View Plane*.
    - 2. All structures on the development site shall obscure no more than 50% of the *View Area* as observed from each *Sight Line* location on Coors ROW.



**Toffaleti, Carol G.**

---

**From:** Kelli Gallegos <kquickg@yahoo.com>  
**Sent:** Thursday, May 08, 2014 3:24 PM  
**To:** Toffaleti, Carol G.  
**Subject:** Coors Corridor Plan

Ms. Toffaleti -

I own a home at 5704 Cactus Flower, NW and another at 5104 Mirada Drive, NW, in the plan area. My choice to own property in the area is my love of the view from the west side to the east. My comment regards the berm that is on the east side of Coors on the La Luz property. It blocks a good portion of the view from Coors when traveling north.

I learned from a previous EPC hearing that the residents of the La Luz townhome subdivision chose to pile that dirt (the berm) there when they were having work done on their property. One of the commissioners briefly questioned it, but it was never followed up on.

If one of the main intents of the Plan is to preserve the view corridor, this berm would be a violation of that intent. I am wondering if it's possible to have that pile of dirt removed in order to restore the view there. It happens to be the only stretch where you completely lose the view when traveling in the plan area. Thank you.

Kelli Gallegos



**COLBY M. MAY, ESQ., P.C.**

ATTORNEY AT LAW

205 THIRD STREET, S.E.

P. O. BOX 15473

WASHINGTON, D.C. 20003

(202) 544-5171

COLBY M. MAY<sup>o</sup>

*Of Counsel:*  
RICHARD G. GAY<sup>o</sup>

<sup>o</sup>Also Admitted in VA  
<sup>o</sup>Also Admitted in OH, WV

**REC'D MAY 28 2014**

TELECOPIER No.

(202) 544-5172

WRITER'S E-MAIL ADDRESS:

[cmmay@maylawoffices.com](mailto:cmmay@maylawoffices.com)

May 28, 2014

HAND DELIVERED

Carol Toffaleti  
City Planning Department, 3rd Floor  
600 2nd St. NW  
Albuquerque, New Mexico 87103

Re: 2014 Coors Corridor Plan; Comments of Trinity Broadcasting Network, Federal Communications Commission Licensee of KNAT-TV, Channel 24, 1510 Coors Road, NW, Albuquerque, NM

Dear Ms. Toffaleti:

These comments are submitted on behalf of the Trinity Broadcasting Network ("Trinity") in connection with the City of Albuquerque Planning Department's evaluation of its draft "2014 Coors Corridor Plan" ("2014 Plan") Trinity holds a license from the Federal Communications Commission ("FCC") to operate KNAT-TV in Albuquerque from its main studio facility at 1510 Coors Road, NW. As a federally licensed facility, it is only authorized to carry out its broadcast operations at its current facility, and changes may only be made with prior approval of the FCC. It is imperative that no use, permitting, zoning, or other changes be made as a consequence of the 2014 Plan which would interrupt, seek to modify, or interfere with KNAT-TV's operations at Coors Road, NW.

At its main studio on Coors Road, NW, KNAT-TV operates with a microwave antenna, antenna tower, and satellite dish antenna. Pictures of these facilities are provided in Attachment 1. A copy of KNAT-TV's microwave license (call sign WMF313), and full power license for Channel 24 are provided in Attachment 2. These are unique, licensed facilities not subject to third-party changes.

The Telecommunications Act of 1996 provides in subsection 253(a) that

"[i]n general-[n]o State or local statute or regulation, or other State or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service."

[47 U.S.C. § 253(a) (1996)] While section 253(b) of the Act recognizes that states maintain their ability "to impose ... requirements necessary to ... protect the public safety and welfare ....", 47 U.S.C. § 253(b), that language is followed, in section 253(d), by the warning that if the FCC

Carol Toffaleti  
Albuquerque City Planning Department  
May 28, 2014  
page 2

"determines that a State or local government has permitted or imposed any statute, regulation, or legal requirement that violates subsection (a) ... the Commission shall preempt the enforcement of such statute, regulation, or legal requirement to the extent necessary to correct such violation or inconsistency."

[47 U.S.C. § 253(d) (1996)]

Trinity believes it is extremely important to fully balance the intentions and goals of the 2014 Plan with the unique and compelling needs of KNAT-TV as a broadcast facility licensed to serve the public interest and the greater Albuquerque community.

If you have have any questions or would like additional information, please do not hesitate to contact me.

Respectfully Submitted,

**TRINITY BROADCASTING NETWORK**

  
Colby M. May  
Its Attorney

CMM/gmc

Encl.

xc: Cindy Mansfield, KNAT-TV  
Ben Miller

## ATTACHMENT 1





PHOTO BY SALLY B. DICK





Radio tower in the sky





KHDT-TV WISCONSIN D: 1

## ATTACHMENT 2

**REFERENCE COPY**

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



## Federal Communications Commission

Wireless Telecommunications Bureau

### RADIO STATION AUTHORIZATION

**LICENSEE: TRINITY BROADCASTING NETWORK**

TRINITY BROADCASTING NETWORK  
P.O. BOX C-11949  
SANTA ANA, CA 92711

<b>Call Sign</b> WMF313	
<b>File Number</b> 0006156979	
<b>Radio Service</b> TS - TV Studio Transmitter Link	
<b>SMSA</b>	<b>Station Class</b> FXO

**FCC Registration Number (FRN): 0001523547**

<b>Grant Date</b> 05-21-1992	<b>Effective Date</b> 04-08-2014	<b>Expiration Date</b> 10-01-2014	<b>Print Date</b> 04-09-2014
---------------------------------	-------------------------------------	--------------------------------------	---------------------------------

#### LOCATION

**Fixed Location Address or Area of Operation:**

1510 COORS RD. NW

**City:** ALBUQUERQUE      **County:** BERNALILLO      **State:** NM

Loc No.	Location Name	Latitude	Longitude	Elevation	Antenna Structure Registration No.
001	Studio	35-06-05.1 N	106-42-23.0 W	1511.2	
002	Sandia	35-12-46.2 N	106-27-00.3 W	3235.4	

#### FREQUENCY PATHS

Frequency (MHz)	Tot (%)	Emission Desig	EIRP (dBm)	Constr Date	Path No	Seg	Emit Loc No	Ant Hgt (m)	Gain (dBi)	Beam (deg)	POL	AZIM (deg)	Rec Loc No	Rec Call Sign
12850.0- 12875.0	0.00050	25M0F9W	73.000		001	1	001	9.1	48.8	1.0	H	61.4	002	

**Waivers/Conditions:**

The Facility ID of the Associated Broadcast Parent Station for this license is 993.

**Conditions:**

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.





United States of America  
**FEDERAL COMMUNICATIONS COMMISSION**  
**TELEVISION BROADCAST STATION LICENSE**

Authorizing Official:

Official Mailing Address:

TRINITY BROADCASTING NETWORK  
P.O. BOX C-11949  
SANTA ANA CA 92711

Kevin R. Harding  
Associate Chief  
Video Division  
Media Bureau

Facility Id: 993  
Analog TSID: 2036  
Digital TSID: 2037  
Call Sign: KNAT-TV  
License File Number: BLCDT-20130710AAN  
This license covers permit no.: BPCDT-20130625ACR

Grant Date: August 08, 2013  
This license expires 3:00 a.m.  
local time, October 01, 2014.

Subject to the provisions of the Communications Act of 1934, subsequent acts and treaties, and all regulations heretofore or hereafter made by this Commission, and further subject to the conditions set forth in this license, the licensee is hereby authorized to use and operate the radio transmitting apparatus herein described.

This license is issued on the licensee's representation that the statements contained in licensee's application are true and that the undertakings therein contained so far as they are consistent herewith, will be carried out in good faith. The licensee shall, during the term of this license, render such broadcasting service as will serve the public interest, convenience, or necessity to the full extent of the privileges herein conferred.

This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequency designated in the license beyond the term hereof, nor in any other manner than authorized herein. Neither the license nor the right granted hereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934. This license is subject to the right of use or control by the Government of the United States conferred by Section 606 of the Communications Act of 1934.

Callsign: KNAT-TV

License No.: BLCDT-20130710AAN

Name of Licensee: TRINITY BROADCASTING NETWORK

Station Location: NM-ALBUQUERQUE

Frequency (MHz): 530 - 536

Channel: 24

Hours of Operation: Unlimited

Transmitter: Type Accepted. See Sections 73.1660, 73.1665 and 73.1670 of the Commission's Rules.

Antenna type: (directional or non-directional): Non-Directional

Description: AND, ATW22H3-HSO-24S

Beam Tilt: 0.75 Degrees Electrical

Major lobe directions (degrees true): Not Applicable

Antenna Coordinates: North Latitude: 35 deg 12 min 46 sec  
West Longitude: 106 deg 26 min 58 sec

Transmitter output power: 14.97 kW  
11.75 DBK

Maximum effective radiated power (Average): 320 kW  
25.05 DBK

Height of radiation center above ground: 18 Meters

Height of radiation center above mean sea level: 3259 Meters

Height of radiation center above average terrain: 1245 Meters

Antenna structure registration number: None

Overall height of antenna structure above ground: 41 meters.

\*\*\* END OF AUTHORIZATION \*\*\*

**Toffaleti, Carol G.**

---

**From:** Steven Watson <stevenartw@gmail.com>  
**Sent:** Sunday, May 18, 2014 7:18 PM  
**To:** Toffaleti, Carol G.  
**Subject:** Coors Corridor Plan

Greetings Carol;

I received my copy of the CCP and I am grateful to be able to submit my comments/suggestions:

1. Improve pedestrian crossover at Montano and Coors which is nearly impossible to traverse.
2. Installation of a upgraded/ new turquoise style bus stops at SIPI. ( I see a number of our Native American students standing waiting for a bus, with no protection from the elements on a daily basis). I would like to honor and respect these young people by providing this for them.
3. Complete median landscaping as exists west of La Luz and Andalucia to improve overall appearance.
4. Install public art/sculptures at the Paseo/ Coors Interchange. Upgrade/ improve facing of the Paseo fly over ( remove weeds, dead trees, and re-face structure which has faded and been repainted repeatedly in sections to mask graffiti over the years.
5. Increased enforcement of sign ordinance regarding temporary signs ( ie; beer, pizza,etc. and political campaign signs)
6. Encourage property owners ( best example: Montano Plaza Shopping Center) to improve condition of property, ( ie: remove dead trees/bushes, install landscaping in barren areas, remove weeds and litter on a regular basis.)

Much appreciation,  
Steven A. Watson  
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