



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

August 29, 2003

Jehovah's Witness North Congregation
501 San Clemente NW
Albuq. NM 87107

CERTIFICATE OF ZONING

FILE: 02EPC 01473 (Project 1000080)
DATE OF FINAL ACTION: March 20, 2003
LEGAL DESCRIPTION: for all or a portion of Lot(s)
15A & 18, **Harwood Addition**, a zone map amendment
from SU church & Related & R-1 to, located on SAN
CLEMENTE NW, between 4TH STREET NW and
HARWOOD LATERAL, containing approximately 1
acre(s). (G-14) Cynthia Borrego, Staff Planner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE
CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

**FROM SU CHURCH AND RELATED & R-1
TO SU-1 FOR CHURCH AND RELATED USES**

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,


for Victor Chavez
Planning Director

VC/ac

cc: Zoning Code Services Division
Neal Weinberg, AGIS Division



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: March 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000080**
02EPC-01471 Zone Map Amendment
02EPC-01473 EPC Site Development Plan-
Subdivision
03EPC 00385 Sector Plan Amendment

Jehovah's Witness North Congregation
501 San Clemente NW
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot(s) 15A & 18, **Harwood Addition**, a zone map amendment from SU church & Related & R-1 to, located on SAN CLEMENTE NW, between 4TH STREET NW and HARWOOD LATERAL, containing approximately 1 acre(s). (G-14) Cynthia Borrego, Staff Planner

On March 20, 2003 the Environmental Planning Commission voted to approve Project 1000080/02EPC 00385, a request for Sector Plan Amendment to SU-1 for Church and Related Facilities, located on San Clemente NW, between 4th St. and the Harwood Lateral, based on the following Findings:

FINDINGS:

1. The subject property is located within the boundaries of the Griegos Sector Development Plan.. One of the Sector Plan goals is: "elimination of conditions which are detrimental to the public health, safety and welfare". Increasing the parking on the Church site would eliminate on street parking which infringes into the neighborhood, which is consistent with the goal as stated in the Sector Development Plan.
2. The applicant has justified their request for a Sector Development Plan amendment based on goals the *Comprehensive Plan* because the church is respectful of existing neighborhood development (Policy d) based on its non-intrusive presence for the past 40 years; because the church does not negatively impact the neighborhood in terms of light, noise, pollution or traffic (Policy I); and because approval of the subject request would encourage the rehabilitation of an older neighborhood (Policy o).

3. This request will further an applicable goal of the Los Griegos Sector Development Plan by allowing for increased off-street parking, thereby eliminating conditions which are detrimental to public health, safety and welfare; namely, decreasing on-street parking.
-

On March 20, 2003 the Environmental Planning Commission voted to approve Project 1000080/02EPC 01471, a request for Zone Map Amendment to SU-1 for Church and Related Facilities, located on San Clemente NW, between 4th St. and the Harwood Lateral, based on the following Findings:

FINDINGS:

1. This is a request for zone map amendment to SU-1 for Church and Related Facilities for a 1 acre parcel located on San Clemente Avenue NW between 4th Street and 9th Street, more particularly known as Lots 15-A-1, which includes Lot 18 and the Eastern ½ of Lot 19, Harwood Addition.
2. This purpose of this request is to bring an existing church parking lot into conformance with the SU-1 for Church and Related Uses zoning.
3. The subject request furthers the goals of the *Comprehensive Plan* because the church is respectful of existing neighborhood development (Policy d) based on its non-intrusive presence for the past 40 years; because the church does not negatively impact the neighborhood in terms of light, noise, pollution or traffic (Policy I); and because approval of the subject request would encourage the rehabilitation of an older neighborhood (Policy o).
4. The applicant has justified the request under the requirements of Resolution 270-1980, in that the use will not be detrimental or injurious to the neighborhood.. The site has been used as a church since 1959, and a Zone Map Amendment for SU-1 for Church and Related Uses was approved by the EPC for a portion of the site in 1999. This request simply expand the zone category to include the parking area, which is consistent with the remainder of the uses. This zone map amendment is more advantageous to the community as articulated in the *Comprehensive Plan* and the Los Griegos Sector Development Plan.
5. The site is surrounded by residential development on three sides, but it is located within a mixed use transition area. The church parking is a compatible use with the remainder of the site and protects the integrity of the existing neighborhood.

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1000080
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6. This request will further an applicable goal of the Los Griegos Sector Development Plan by allowing for increased off-street parking, thereby eliminating conditions which are detrimental to public health, safety and welfare; namely, decreasing on-street parking.

On March 20, 2003 the Environmental Planning Commission voted to approve Project 1000080/02EPC 01473, of a request for Site Development Plan Amendment for Building Permit for an SU-1 for a Church and Related Facilities site, located on San Clemente NW, between 4th St. and the Harwood Lateral, based on the preceding Findings and subject to the following Conditions.

FINDINGS:

1. This is a request for Site Development Plan for Building Permit for a site zoned SU-1 for Church and Related Facilities, for a .1 acre parcel located on San Clemente Avenue NW between 4th Street and 9th Street, more particularly known as Lots 15-A-1, which includes Lot 18 and the Eastern ½ of Lot 19, Harwood Addition.
2. This purpose of this request is to bring an existing church parking lot into conformance with the SU-1 for Church and Related Uses zoning.
3. The subject request furthers the goals of the *Comprehensive Plan* because the church is respectful of existing neighborhood development (Policy d) based on its non-intrusive presence for the past 40 years; because the church does not negatively impact the neighborhood in terms of light, noise, pollution or traffic (Policy I); and because approval of the subject request would encourage the rehabilitation of an older neighborhood (Policy o).
4. The subject property is located within the boundaries of the Griegos Sector Development Plan.. One of the Sector Plan goals is: "elimination of conditions which are detrimental to the public health, safety and welfare". Increasing the parking on the Church site would eliminate on street parking which infringes into the neighborhood, which is consistent with the goal as stated in the Sector Development Plan.
5. The site is surrounded by residential development on three sides, but it is located within a mixed use transition area. The church parking is a compatible use with the remainder of the site and protects the integrity of the existing neighborhood.

CONDITIONS:

1. The access onto San Clemente is to provide at least 200 feet of clear sight, according to Traffic Engineering Operations. The City Engineer states that the developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable. The Site shall comply and be designed per DPM Standards. The existing sidewalk must also be widened to 4'. Handi-cap features as required in the 1999 EPC approval, these details should be worked out to the satisfaction of the City Engineer.
2. The applicant shall provided bicycle parking and bike racks on the site, and should detail these facilities on the site development plan.
3. Details of the light fixtures shall be provided on the site development plan, and shall meet all city standards. In addition, the applicant should provided any details for security on the property.
4. Details of the wall and wrought iron gates shall be provided on the site development plan.
5. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.
6. All permanent signing, at site driveways, be located on private property.
7. Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Subdivision shall include:
 - a. Locate permanent signing, at site driveways, on private property.
 - b. Existing sidewalk to be widened to 4'.
 - c. Site Plan shall comply and be designed per DPM Standards.
 - d. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
 - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable.
8. The applicant shall vary the wall planes by three panels on the south elevation with a different material or a different color of finish in the center panel.

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1000080
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IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 4, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Victor J. Chavez
Planning Director

VJC/CB/ac

cc: Southwest Surveying Co., 333 Lomas NE, Albuquerque, NM 87102

NOTE: COMMISSIONER CHAVEZ HAS LEFT FOR THE DAY

13. Project # 1000080

02EPC-01471 Zone Map Amendment

02EPC-01473 EPC Site Development Plan-
Subdivision

03EPC-00385 Sector Plan Amendment

SOUTHWEST SURVEYING CO. agent(s) for
JEHOVAH'S WITNESS NORTH CONGREGATION
request the above action(s) for all or a portion of
Lot(s)15A-1, **Harwood Addition**, a zone map
amendment from SU church & Related & R-1 to SU-1
for church and related uses, located on SAN
CLEMENTE NW, between 4TH STREET NW and
HARWOOD LATERAL, containing approximately 1
acre(s). (G-14) Cynthia Borrego, Staff Planner
**(APPROVED ZONE MAP AMENDMENT TO SU-1
FOR CHURCH AND RELATED USES. APPROVED
SITE DEVELOPMENT PLAN WITH CONDITIONS.
APPROVED SECTOR PLAN AMENDMENT)**

STAFF PRESENT:

Russell Brito, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Cristin Haynes, 333 Lomas NE

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MR. BRITO: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000080/02EPC 00385, a request for Sector Plan Amendment to SU-1 for Church and Related Facilities, located on San Clemente NW, between 4th St. and the Harwood Lateral, based on the following Findings:

FINDINGS:

1. The subject property is located within the boundaries of the Griegos Sector Development Plan.. One of the Sector Plan goals is: "elimination of conditions which are detrimental to the public health, safety and welfare". Increasing the parking on the Church site would eliminate on street parking which infringes into the neighborhood, which is consistent with the goal as stated in the Sector Development Plan.

2. The applicant has justified their request for a Sector Development Plan amendment based on goals the *Comprehensive Plan* because the church is respectful of existing neighborhood development (Policy d) based on its non-intrusive presence for the past 40 years; because the church does not negatively impact the neighborhood in terms of light, noise, pollution or traffic (Policy I); and because approval of the subject request would encourage the rehabilitation of an older neighborhood (Policy o).
3. This request will further an applicable goal of the Los Griegos Sector Development Plan by allowing for increased off-street parking, thereby eliminating conditions which are detrimental to public health, safety and welfare; namely, decreasing on-street parking.

MOVED BY COMMISSIONER BRISCOE
SECONDED BY COMMISSIONER OWENS

MOTION PASSED UNANIMOUSLY
(COMMISSIONER CHAVEZ HAS LEFT)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000080/02EPC 01471, a request for Zone Map Amendment to SU-1 for Church and Related Facilities, located on San Clemente NW, between 4th St. and the Harwood Lateral, based on the following Findings:

FINDINGS:

1. This is a request for zone map amendment to SU-1 for Church and Related Facilities for a .1 acre parcel located on San Clemente Avenue NW between 4th Street and 9th Street, more particularly known as Lots 15-A-1, which includes Lot 18 and the Eastern ½ of Lot 19, Harwood Addition.
2. This purpose of this request is to bring an existing church parking lot into conformance with the SU-1 for Church and Related Uses zoning.
3. The subject request furthers the goals of the *Comprehensive Plan* because the church is respectful of existing neighborhood development (Policy d) based on its non-intrusive presence for the past 40 years; because the church does not negatively impact the neighborhood in terms of light, noise, pollution or traffic (Policy I); and because approval of the subject request would encourage the rehabilitation of an older neighborhood (Policy o).
4. The applicant has justified the request under the requirements of Resolution 270-1980, in that the use will not be detrimental or injurious to the neighborhood.. The site has been used as a church since 1959, and a Zone Map Amendment for SU-1 for Church and Related Uses was approved by the EPC for a portion of the site in 1999. This request simply expand the zone category to include the parking area, which is consistent with the remainder of the uses. This zone map amendment is more advantageous to the community as articulated in the *Comprehensive Plan* and the Los Griegos Sector Development Plan.

5. The site is surrounded by residential development on three sides, but it is located within a mixed use transition area. The church parking is a compatible use with the remainder of the site and protects the integrity of the existing neighborhood.
6. This request will further an applicable goal of the Los Griegos Sector Development Plan by allowing for increased off-street parking, thereby eliminating conditions which are detrimental to public health, safety and welfare; namely, decreasing on-street parking.

MOVED BY COMMISSIONER BRISCOE
SECONDED BY COMMISSIONER SERRANO

MOTION PASSED UNANIMOUSLY
(COMMISSIONER CHAVEZ HAS LEFT)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000080/02EPC 01473, of a request for Site Development Plan Amendment for Building Permit for an SU-1 for a Church and Related Facilities site, located on San Clemente NW, between 4th St. and the Harwood Lateral, based on the preceding Findings and subject to the following Conditions.

FINDINGS:

1. This is a request for Site Development Plan for Building Permit for a site zoned SU-1 for Church and Related Facilities, for a .1 acre parcel located on San Clemente Avenue NW between 4th Street and 9th Street, more particularly known as Lots 15-A-1, which includes Lot 18 and the Eastern ½ of Lot 19, Harwood Addition.
2. This purpose of this request is to bring an existing church parking lot into conformance with the SU-1 for Church and Related Uses zoning.
3. The subject request furthers the goals of the *Comprehensive Plan* because the church is respectful of existing neighborhood development (Policy d) based on its non-intrusive presence for the past 40 years; because the church does not negatively impact the neighborhood in terms of light, noise, pollution or traffic (Policy l); and because approval of the subject request would encourage the rehabilitation of an older neighborhood (Policy o).
4. The subject property is located within the boundaries of the Griegos Sector Development Plan. One of the Sector Plan goals is: "elimination of conditions which are detrimental to the public health, safety and welfare". Increasing the parking on the Church site would eliminate on street parking which infringes into the neighborhood, which is consistent with the goal as stated in the Sector Development Plan.

5. The site is surrounded by residential development on three sides, but it is located within a mixed use transition area. The church parking is a compatible use with the remainder of the site and protects the integrity of the existing neighborhood.

CONDITIONS:

1. The access onto San Clemente is to provide at least 200 feet of clear sight, according to Traffic Engineering Operations. The City Engineer states that the developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable. The Site shall comply and be designed per DPM Standards. The existing sidewalk must also be widened to 4'. Handi-cap features as required in the 1999 EPC approval, these details should be worked out to the satisfaction of the City Engineer.
2. The applicant shall provided bicycle parking and bike racks on the site, and should detail these facilities on the site development plan.
3. Details of the light fixtures shall be provided on the site development plan, and shall meet all city standards. In addition, the applicant should provided any details for security on the property.
4. Details of the wall and wrought iron gates shall be provided on the site development plan.
5. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.
6. All permanent signing, at site driveways, be located on private property.
7. Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Subdivision shall include:
 - a. Locate permanent signing, at site driveways, on private property.
 - b. Existing sidewalk to be widened to 4'.
 - c. Site Plan shall comply and be designed per DPM Standards.
 - d. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
 - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable.
8. The applicant shall vary the wall planes by three panels on the south elevation with a different material or a different color of finish in the center panel.

EPC MINUTES
MARCH 20, 2003
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MOVED BY COMMISSIONER BRISCOE
SECONDED BY COMMISSIONER SERRANO

MOTION PASSED UNANIMOUSLY
(COMMISSIONER CHAVEZ HAS LEFT)

14. Other Matters

NOW, THERE BEING NO OTHER ITEMS TO BE BROUGHT BEFORE THIS COMMISSION WE
ADJOURN AT 4:12 P.M.

Project # 1000080

02EPC-01471 Zone Map Amendment
02EPC-01473 EPC Site Development
Plan-Subdivision

SOUTHWEST SURVEYING CO. agent(s) for
JEHOVAH'S WITNESS NORTH
CONGREGATION request the above
action(s) for all or a portion of Lot(s)15A & 18,
Harwood Addition, a zone map amendment
from SU church & Related & R-1 to, located
on SAN CLEMENTE NW, between 4TH
STREET NW and HARWOOD LATERAL,
containing approximately 1 acre(s). (G-14)
Cynthia Borrego, Staff Planner (**DEFERRED
TO MARCH 20, 2003**)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission
voted to defer Project 1000080/ 02EPC-01471 Zone Map Amendment and 02EPC-01473
EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public
Hearing on March 20, 2003.

MOVED BY COMMISSIONER BRISCOE

SECONDED BY COMMISSIONER SCHWARTZ

MOTION PASSED UNANIMOUSLY

Project # 1001234

02EPC-01683 Zone Map Amendment
02EPC-01684 EPC Sector Development
Plan
02EPC-01685 EPC Site Development
Plan- Building Permit

MASTERWORKS ARCHTECTS INC.
agent(s) for TURNER & MARGARET
BRANCH request the above action(s) for
all or a portion of Tract(s) 87A1A, **MRGCD
Map 35**, a zone map amendment from R-1 to
SU-1 for O-1 Permissive Uses, located on RIO
GRANDE BLVD. NW, between INDIAN
SCHOOL ROAD NW and MATHEW AVE.
NW, containing approximately 1 acre(s). (H-
13) Len Malry, Staff Planner (**WITHDRAWN**)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission
voted to accept withdrawal of Project 1001234/ 02EPC-01683 Zone Map Amendment,
02EPC-01684 EPC Sector Development Plan and 02EPC-01685 EPC Site Development
Plan- Building Permit at the request of the agent.

MOVED BY COMMISSIONER BRISCOE

SECONDED BY COMMISSIONER McMAHAN

MOTION PASSED UNANIMOUSLY



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: February 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000080**
02EPC-01471 Zone Map Amendment
02EPC-01473 EPC Site Development
Plan-Subdivision

Jehovah's Witness North Congregation
501 San Clemente NW
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot(s) 15A & 18, **Harwood Addition**, a zone map amendment from SU church & Related & R-1 to, located on SAN CLEMENTE NW, between 4TH STREET NW and HARWOOD LATERAL, containing approximately 1 acre(s). (G-14) Len Malry, Staff Planner

On February 20, 2003 the Environmental Planning Commission voted to defer Project 1000080/ 02EPC-01471 Zone Map Amendment and 02EPC-01473 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on March 20, 2003.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 7, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
FEBRUARY 20, 2003
PROJECT #1000080
PAGE 2

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


For Victor J. Chavez
Planning Director

VJC/CB/ac

cc: Southwest Surveying Co., 333 Lomas NE, Albuquerque, NM 87102



Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 26 day of Feb, 2003, and the subsequent consecutive publications on _____, 2003.

[Handwritten signature]

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this day of 26 Feb of 2003.

PRICE 127.10

Statement to come at end of month.

ACCOUNT NUMBER C80583

CLA-22-A (R-1/93)

COMMERCIAL REAL
Samantha Weiss
NOTARY PUBLIC
10/21/02
[Handwritten signature]

NOTICE OF PUBLIC HEARING
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on **Thursday, March 13, 2003, 4:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

- 1. Distribution & Review - Current Land Use Matters for the March 20, 2003 Public Hearing, which include the projects listed below:

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on **Thursday, March 20, 2003, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1000080
02EPC-01471 Zone Map Amendment
02EPC-01473 EPC Site Development Plan-Subdivision
SOUTHWEST SURVEYING CO. agent(s) for JEHOVAH'S WITNESS NORTH CONGREGATION request the above action(s) for all or a portion of Tract(s) 15A-1, Harwood Addition, a zone map amendment from SU church & related R-1 located on SAN CLEMENTE NW between 4TH STREET NW and HARWOOD LATERAL, containing approximately 1 acre(s). (G-14) Cynthia Barro, Staff Planner. (DEFERRED FROM DECEMBER 19, 2002)

Project # 1000631
02EPC-00118 EPC Appeal
GEORGE RAINHART & ASSOC. agent(s) for GEORGE RAINHART request the above action(s) for all or a portion of Tract(s) 22B, Jeannedale, zoned B-2C, located on BERTWIN NW between JEANNEDALE DR. NE and AMERICA PARKWAY NE. (H-18) Jeannedale, Lot A2B (Zoning)

Project # 1002050
02EPC-00146 Zone Map Amendment
MEL FAMILIE LLC agent(s) for GOLF COURSE ROAD LLC request the above action(s) for all or a portion of Tract(s) 6-L, Las Mercedes Subdivision, a zone map amendment from C-1 to R-1T, located on GOLF COURSE ROAD NW between MARINA LYNN HWY and JILL PATRICIA NW, containing approximately 7 acre(s). (C-12) Juanita Vigil, Staff Planner

Project # 1002376
02EPC-00149 Zone Map Amendment
BOHANNAN RUSTON, INC. agent(s) for LONGFORD HOMES request the above action(s) for all or a portion of Lot(s) 1-26, Block(s) 3 and 4, 35-42, Block 4, Paradise Heights, a zone map amendment from R-1 to RT, located on ROCKCLIFF BLVD. NW and MCMAHON BLVD. NW, containing approximately 9 acre(s). (A-10) Maxie Hill, Staff Planner

Project # 1002442
02EPC-00103 EPC Appeal
GARCIA KRAEMER & ASSOCIATES agent(s) for 6401 UPTOWN LLC request the above action(s) for all or a portion of Tract(s) 5-1, Jeannedale Subdivision, zoned C-2 or SU-3, located on UPTOWN BLVD. NE, between JEANNEDALE DR. NE and AMERICA PARKWAY NE, containing approximately 3 acre(s). (H-18) (Zoning)

Project # 1002448
02EPC-00110 Zone Map Amendment
MICHAEL D. LEACH agent(s) for MICHAEL DEAN FORD & NEAL J. WEISNER request the above action(s) for all or a portion of Lot(s) 33 & 34, Campbell Addition, No. 1, a zone map amendment from R-2 & M-1 P to M-1C, located on MEGALERO NW between 2ND ST. NW and 19th AT & SE RAILROAD RDW, containing approximately 0.432 acre(s). (G-14) Maxie Hill, Staff Planner

Project # 1002455
02EPC-00147 EPC Site Development Plan-Subdivision
02EPC-00148 EPC Site Development Plan-Subdivision
02EPC-00149 EPC Site Development Plan-Subdivision
JOHNATHAN A. COTY agent(s) for JOE CONTRAZZOLA request the above action(s) for all or a portion of Lot(s) 43B, Group Addition, and Tract 1 of New West Center Addition, and Tract 1 of Northside Subdivision, zoned SU-1-C, located on SAN ANTONIO NE, between 425 and SAN PEDRO NE, containing approximately 10 acre(s). (E-16) Carmen Marrero, Staff Planner

Project # 1002457
02EPC-00158 EPC Site Development Plan-Subdivision
02EPC-00157 Zone Map Amendment
02EPC-00180 Area Part Amendment
SUNSHINE FOOTBALL AREA PART
DAVID S. CAMPBELL agent(s) for COMMERCIAL COMPANY LLC request the above action(s) for all or a portion of Tract(s) 01A, 22A to be known as Trailhead Plaza, Trailhead Plaza, a zone map amendment from SU-1-C to C-1 and a service license, located on THUNDERBOLT NE between MONTGOMERY NE and SPANISH HILL NE, containing approximately 2.5 acre(s). (G-23) Maxie Hill, Staff Planner

Project # 1002458
02EPC-00158 EPC Sector Development Plan
BILL CAMPBELL agent for BANK OF ALBUQUERQUE request the above action(s) for all or a portion of Lots 15 & 16, Block 3, Tract 2, Unit 2, North Albuquerque Area, zoned SU-2, 2nd Use, located at CARMEL between WYOMING NE containing approximately 2 acre(s). (C-19) Carmen Marrero, Staff Planner

Project # 1002485
02EPC-00160 EPC Site Development Plan-Subdivision
02EPC-00161 EPC Site Development Plan-Subdivision
02EPC-00162 EPC Site Development Plan-Subdivision
DEKKER PERICOR (MEXICO) S.A. de CV agent(s) for SCM PROPERTY COMPANY LLC request the above action(s) for all or a portion of Tract(s) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, located on COCHRAN BLVD. between JOURNAL HWY and CARMEL NW. (M-4) Juanita Vigil, Staff Planner

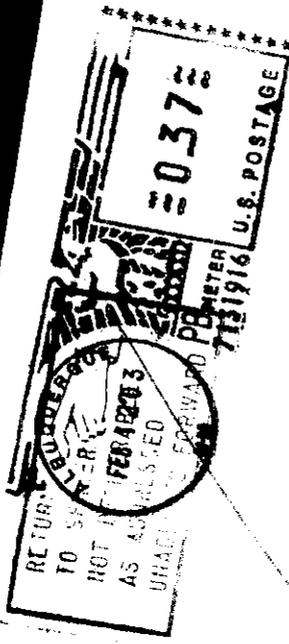


Epe

City of Albuquerque

P.O. BOX 1298 ALBUQUERQUE, NEW MEXICO 87101

PLANNING DEPARTMENT



Jehovah's Witness North Congregation
501 San Clemente NW
Albuq. NM 87107

NMK

57107-2639-1433



STATE OF NEW MEXICO
County of Bernalillo



NOTICE OF PUBLIC HEARING
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, December 12, 2002, 4:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM to consider the following:
1. Distribution & Review - Current Land Use Matters for the November 21, 2002 Public Hearing, which include the projects listed below.
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, December 19, 2002, 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM to consider the following items: (Note: these items are not in the order they will be heard)
Project # 1000000
02EPC-01471 Zone Map Amendment
02EPC-01473 EPC Site Development Plan-Subdivision
SOUTHWEST SURVEYING CO. agent(s) for JEHQVAH'S WITNESS NORTH CONGREGATION request the above action(s) for all or a portion of Lot(s) 15A & 1B, Harwood Addition, a zone map amendment from SU church & Related R-1 to, located on SAN CLEMENTE NW, between 4TH STREET NW and HARWOOD LATERAL, containing approximately 1 acre(s). (G-14) Len Maury, Staff Planner
Project # 1000270
02EPC-01681 Master Development Plan approval
MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE request the above action(s) for all or a portion of Tract(s) NA, Albuquerque International Airport, zoned SU-1 Airport & Related Facilities, located on SUNORT BLVD SE, between GIBSON BLVD SE and KIRTLAND AIR FORCE BASE SE, containing approximately 2400 acre(s). (L-16) Chris Hyer, Staff Planner
Project # 1000881
02EPC-01672 EPC Site Development Plan-Building Permit
02EPC-01673 EPC Site Development Plan-Amendment to Subdivision
LEE GAMESKY ARCHITECTS P.C. agent(s) for TUERAS PLACE, LLC-SERIES B request the above action(s) for all or a portion of Lot(s) A28A, Town of Atrisco Grant Northeast Unit, zoned SU-1 PDA C-1 Uses & Office, located on COORS BLVD NW, between PHEASANT AVE NW and REDLANDS RD NW, containing approximately 4 acre(s). (G-11) Makita Hill Staff Planner
Project # 1001234
02EPC-01683 Zone Map Amendment
02EPC-01684 EPC Sector Development Plan
02EPC-01685 EPC Site Development Plan-Building Permit
MASTERWORKS ARCHITECTS INC. agent(s) for TURNER & MARGARET BRANCH request the above action(s) for all or a portion of Tract(s) 87A1A, MRGCD Map 35, a zone map amendment from R-1 to SU-1 for O-1 Permissive Uses, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL ROAD NW and MATHEW AVE NW, containing approximately 1 acre(s). (H-13) Len Maury, Staff Planner
Project # 1002299
02EPC-01627 Zone Map Amendment
RICHARD E. HATHON agent(s) for LUIS MONTOYA & TRACEY CANDELARIA request the above action(s) for all or a portion of Lot(s) 1A, Glendhaven Addition, a zone map amendment from R-1 to C-2, located on CORDOVA AVE NW, between MANUAL NW and CANDELARIA NW, containing approximately 1 acre(s). (H-14) Len Maury, Staff Planner
Project # 1002325
02EPC-01678 EPC Site Development Plan-Building Permit
02EPC-01674 Zone Map Amendment
JOHN A. MYERS, ESQ. agent(s) for EAST END 23 PROPERTIES request the above action(s) for all or a portion of Lot(s) 20 & 21, Block(s) 25, East End Addition, zoned R-2, located on TEXAS ST. NE, between LOMAS BLVD. NE and MARBLE AVE. NE, containing approximately 1 acre(s). (J-18) EAST END ADDN. LOTS 20 & 21 Juanita Vigil, Staff Planner
Project # 1002326
02EPC-01678 Zone Map Amendment
02EPC-01677 EPC Site Development Plan-Amendment to Building Permit
JOHN A. MYERS, ESQ. agent(s) for ETQ PROPERTIES, LLC request the above action(s) for all or a portion of Lot(s) 16-18, Block(s) 25, East End Addition, a zone map amendment from R-1 to SU-1 for C-2 Uses, located on VERMONT ST. NE, between LOMAS BLVD. NE and MARBLE AVE. NE, containing approximately 1 acre(s). (J-19) Juanita Vigil, Staff Planner
Project # 1002328
02EPC-01678 Annexation
02EPC-01880 Establishment of Zoning
GARDIAKRAEMER & ASSOCIATES agent(s) for DENNIS ROMERO request the above action(s) for all or a portion of Lot 2, Block 3, Row 1, Unit 5, Town of Atrisco Grant, zoned A-1 County, located on CENTRAL AVE SW, between 108TH ST. SW and 110TH STREET SW, containing approximately 2 acre(s). (L-8) Simon Shima, Staff Planner
Project # 1002329
02EPC-01682 EPC Site Development Plan-Amendment to Building Permit
AND WABIGER & ASSOCIATES INC. agent(s) for ST. STEPHEN'S UNITED METHODIST CHURCH request the above action(s) for all or a portion of Tract(s) SS-1, St. Stephen's United Methodist Church, zoned SU-1 Church and Related Facilities, located on JUAN TABO NE, between MONTGOMERY NE and MANITOBA NE, containing approximately 5 acre(s). (F-21) Makita Hill, Staff Planner
Project # 1002330
02EPC-01687 Zone Map Amendment
02EPC-01689 EPC Site Development

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made or assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 4 day of Dec, 2002, and the subsequent consecutive publications on _____, 2002.

Bill Tafoya

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 4 day of Dec of 2002.

PRICE 130.88
Statement to come at end of month.
ACCOUNT NUMBER 080583



OFFICIAL
Samantha Weir
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/2
Samantha Weir

CLA-22-A (R-1/93)

Project # 1002380
02EPC-01687 Zone Map Amendment
02EPC-01688 EPC Site Development Plan-Amendment to Subdivision
CONSENSUS PLANNING, INC. agent(s) for JIM HAKEEM request the above action(s) for all or a portion of Lot(s) G-1 & G-2, Montgomery Complex, a zone map amendment from SU-1 for Church and Related Facilities to SU-1 for C-2, located on MONTGOMERY BLVD. NE, between CARLENE NE and INTERSTATE 25 FRONTAGE RD., containing approximately 3 acre(s). (F-16) Len Maury, Staff Planner
Project # 1002381
02EPC-01688 EPC Site Development Plan-Building Permit
02EPC-01689 EPC Site Development Plan-Subdivision
MASTERWORKS ARCHITECTS, INC. agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECH. request the above action(s) for all or a portion of Tract(s) A1, A2 & A3, Cham Property Addition, zoned SU-1 Industrial Development, located on CENTRAL AVE. SE between CENTRAL AVE. SE and CARNELLA DRIVE SE, containing approximately 10 acre(s). (L-29) Len Maury, Staff Planner
Project # 1002382
02EPC-01690 Zone Map Amendment
02EPC-01692 EPC Sector Development Plan
02EPC-01694 EPC Site Development Plan-Building Permit
HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS, INC. agent(s) request the above action(s) for all or a portion of Tract(s) 75, Town of Atrisco Grant, a zone map amendment from R-1 to SU-1 for Apartments, located on 57TH ST. SW, between 57TH ST. SW and 61ST SW, containing approximately 1 acre(s). (K-11) Makita Hill, Staff Planner
Project # 1002384
02EPC-01691 Zone Map Amendment
02EPC-01693 EPC Site Development Plan-Building Permit
JOHN A. MYERS, ESQ. agent(s) for THE BARRETT FOUNDATION, INC. request the above action(s) for all or a portion of Tract(s) 5-1, 5-2, 5-3, Princess, Jessamine Addition, a zone map amendment from C-2 to C-2 Uses and child care, located on TEXAS ST. NE, between LOMAS BLVD. NE and MARY ELLEN ST. NE, containing approximately 1 acre(s). (J-21) Cynthia Berke, Staff Planner
Project # 1002385
02EPC-01685 Zone Map Amendment
JOHN F. ROSEN agent(s) for 19A, Footprints Addition, a zone map amendment from C-2 to C-2 Uses and child care, located on WOOD PARK BLVD. NE, containing approximately 1 acre(s). (J-21) Simon Shima, Staff Planner
Details of these amendments are available at the Division of Planning, Second Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM, 87102, 9:00 a.m. and 4:00 p.m. weekdays. If you may call 924-3888, including TDD/RELAY TEXAS, for more information. For hearing impaired persons to be contacted, call 924-3888 (VOICEMAIL) or TDD/RELAY TEXAS. If you have any questions, please call 1-800-652-5331.
Alan Schwartz, Chairman
Environmental Planning Commission
APPROVED Resolution
Senior Planner Planning Department
Journal: December 4, 2002



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, March 20, 2003, 8:30 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Jeffery Jesionowski, Chairman
Alan Schwartz, Vice Chair

John Briscoe
Mick McMahan
Camilla Serrano

Bevin Owens
Larry Chavez

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk. Applications deferred from a previous hearing are scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.**

All written materials -- including petitions, legal analysis and other documents -- should be submitted at least one week prior to the meeting in time for presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly-submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order.
 - A. Announcement of Changes and/or Additions to the Agenda
 - B. Approval of the Amended Agenda

2. Project # 1002455 *
03EPC-00147 EPC Site Development Plan-
Subdivision
03EPC-00148 EPC Site Development Plan-
Building Permit

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request the above action(s) for all or a portion of Lot(s) A3B, J Group Addition, and Tract 1 of New Heart Center Addition, and Tract 1 of Northside Subdivision, zoned SU-1 C-1, located on SAN ANTONIO NE, between I-25 and SAN PEDRO NE, containing approximately 10 acre(s). (E-18) Deborah Stover, Staff Planner

3. Project # 1002448 *
03EPC-00110 Zone Map Amendment

MICHAEL D. LEACH agent(s) for MICHAEL DEAN FORD & NEAL J. MEISNER request the above action(s) for all or a portion of Lot(s) 33 & 34, **Campbells Addition No. 1**, a zone map amendment from R-2 & M-1 P to M-1, located on MESCALERO NW, between 2ND ST. NW and N-S AT & SF RAILROAD ROW, containing approximately 0.432 acre(s). (G-14) Makita Hill, Staff Planner

4. Project # 1002050 *
03EPC-00146 Zone Map Amendment

MEL FAMIE LLC agent(s) for GOLF COURSE ROAD LLC request the above action(s) for all or a portion of Tract(s) B-2, **Las Marcadas Subdivision**, a zone map amendment from C-1 to R-LT, located on GOLF COURSE ROAD NW, between MARNA LYNN NW and JILL PATRICA NW, containing approximately 7 acre(s). (C-12) Juanita Vigil, Staff Planner

5. Project # 1002458 *
03EPC-00158 EPC Sector Development Plan

BILL CAMPBELL agent for BANK OF ALBUQUERQUE request the above action(s) for all or a portion of Lots 15 & 16, Block 9, Tract(s) 2, Unit 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located at CARMEL, between and WYOMING NE, containing approximately 2 acres. (C-19) Carmen Marrone, Staff Planner

6. Project # 1002404 *

02EPC-01948 Zone Map Amendment
03EPC-00229 Sector Development Plan
Amendment

TIERRA WEST LLC agent(s) for CITY OF ALBUQUERQUE/TRANSIT DEPARTMENT request the above action for all of Lot 1, **Ladera Industrial Park**, a zone map amendment from SU-1 for Transit to R-T, located on UNSER BLVD. NW, between OLD OURAY ROAD NW and VISTA ORIENTE ST. NW, containing approximately 11 acres. (H-9) Simon Shima, Staff Planner

7. Project # 1001523 *

03EPC-00152 Zone Map Amendment
03EPC-00153 EPC Sector Development Plan
Amendment

TIERRA WEST LLC agent(s) for TIFFANY HOMES request the above action(s) for portion of Lot 2, **Ladera Industrial Center**, a zone map amendment from SU-1 Light Industrial to R-T, located on UNSER BLVD. NW, between OLD OURAY ROAD NW and LADERA DRIVE NW, containing approximately 22 acres. (H-10) Simon Shima, Staff Planner

8. Project # 1002457 *

03EPC-00156 EPC Site Development Plan-
Subdivision
03EPC-00157 Zone Map Amendment
03EPC-00180 Area Plan Amendment-Sandia
Foothills Area Plan

DAVID S. CAMPBELL agent(s) for MCOMMERCIAL COMPANY LLC request the above action(s) for all or a portion of Tract(s) X1A X2A to be known as Trailhead Plaza, **Trailhead Plaza**, a zone map amendment from C-1 to SU-1 for C-1 with full service liquor, located on TRAMWAY NE, between MONTGOMERY NE and SPANISH BIT NE, containing approximately 2.05 acre(s). (G-23) Makita Hill, Staff Planner

9. Project # 1002442

03EPC-00103 EPC Appeal

GARCIA KRAEMER & ASSOCIATES agent(s) for 6401 UPTOWN LLC request the above action(s) for all or a portion of Tract(s) B-1, **Jeannedale Subdivision**, zoned C-2 or SU-3, located on UPTOWN BLVD. NE, between JEANNEDALE DR. NE and AMERICA PARKWAY NE, containing approximately 3 acre(s). (H-18) Jack Basye, Zoning Enforcement Supervisor

10. Project # 1000631

03EPC-00118 EPC Appeal

GEORGE RAINHART & ASSOC. agent(s) for GEORGE RAINHART request the above action(s) for all or a portion of Tract(s) A2B, **Jeannedale**, zoned SU-3, located on UPTOWN NE, between JEANNEDALE DR. NE and AMERICA PARWAY NE, (H-18) Jeannedale (Lot A2B) Jack Basye, Zoning Enforcement Supervisor

11. Project # 1002379

03EPC-00149 Zone Map Amendment

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request the above action(s) for all or a portion of Lot(s) 1-26, Block(s) 5 and Lots 35-42, Block 4, **Paradise Heights**, a zone map amendment from R-1 to RT, located on ROCKCLIFF BLVD. NW, between ROCKCLIFF BLVD. NW and MCMAHON BLVD. NW, containing approximately 9 acre(s). (A-10) Makita Hill, Staff Planner

12. Project # 1002459

03EPC-00160 EPC Site Development Plan-Building Permit
03EPC-00159 EPC Site Development Plan-Subdivision

DEKKER/PERICH/SABATINI agent(s) for SCM PROPERTY COMPANY LLC. request the above action(s) for all or a portion of Tract(s) NA, **Lands of W H Brunell Addn**, zoned SU-1 Com. Deve. C-2 Uses & Truck Terminal, located on COORS NW, between OURAY NW and QUAIL NW, (H-11) Juanita Vigil, Staff Planner

13. Project # 1000080

02EPC-01471 Zone Map Amendment
02EPC-01473 EPC Site Development Plan-Subdivision
03EPC-00385 Sector Plan Amendment

SOUTHWEST SURVEYING CO. agent(s) for JEHOVAH'S WITNESS NORTH CONGREGATION request the above action(s) for all or a portion of Lot(s) 15A-1, **Harwood Addition**, a zone map amendment from SU church & Related & R-1 to, located on SAN CLEMENTE NW, between 4TH STREET NW and HARWOOD LATERAL, containing approximately 1 acre(s). (G-14) Cynthia Borrego, Staff Planner
(DEFERRED FROM FEBRUARY 20, 2003)

14. Project # 1002193

02EPC-01342 Zone Map Amendment
02EPC-01343 Site Development Plan-Building Permit

CLAUDIO VIGIL ARCHITCTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO., INC. request the above action(s) for Lot X-1-B of Lots 1 - 5, **North Albuquerque Acres**, a zone map amendment from SU-1 for Nursing Home to SU-1/O-1 Office, located on WYOMING BLVD. NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE R-O-W, containing approximately 3 acre(s). (D-19) Carmen Marrone, Staff Planner **(DEFERRED FROM FEBRUARY 20, 2003)**

15. Project # 1000891

02EPC-01950 Zone Map Amendment
02EPC-01951 EPC Site Development Plan
-Building Permit

CONSENSUS PLANNING, INC. agent(s) for HIGH DESERT REAL ESTATE INVESTMENT, LLC request the above action(s) for all or a portion of Tract(s) 3A & 232A1, MRGCD Map #43, **San Jose Arenal**, a zone map amendment from R-1 to SU-1 for R-2 Permissive Uses, located on ARENAL SW, between COORS BLVD. SW and AMOLE DIVERSION CHANNEL, containing approximately 5 acre(s). (M-10) Cynthia Borrego, Staff Planner **(DEFERRED FROM FEBRUARY 20, 2003)**

16. Project # 1001902

02EPC-00832 Zone Map Amendment
02EPC-00833 EPC Sector Development Plan

BLAKE CHANSLOR agent(s) for FREDERICK EBERLE request the above action(s) for all or a portion of Tract(s) 293 & 294, **MRGCD Map 38**, a zone map amendment from R-1 to R-T, zoned R-1, located on CARSON ST. NW, between RIO GRANDE BLVD., NW and ALAMEDA DRAIN, NW, containing approximately 13 acre(s). (J-13) Bob Paulson, Staff Planner **DEFERRED FROM NOVEMBER 21, 2002**

17. Project # 1001828

02EPC-00455 EPC Site Development Plan-Subdivision
02EPC-00454 Zone Map Amendment
02EPC-00456 EPC Site Development Plan-Building Permit

VIRGIL GIL agent(s) for VIRGIL GIL request the above action(s) for all or a portion of Tract(s) D-1, **College Park West**, a zone map amendment from SU-1 for PRD/80 DU Max to SU-1 for PRD/82 DU Max, located on SW AND NW CORNER OF, between UNSER BLVD., NW and ST. JOSEPH AVENUE, NW, containing approximately 5 acre(s). (G-10) Juanita Vigil, Staff Planner **(DEFERRED FROM SEPTEMBER 19, 2002)**

18. Project #1002004

02EPC-00880 Zone Map Amendment

SANDRA HOUSTON or GLENN COONTZ, agents for JAMES N. BLEA request the above action for Lot 21, Block 30, Tract 31, J.L. Finley's Subdivision, Heights Reservoir Addition, from C-1 to C-2 located on MADISON ST. NE between LOMAS BLVD. NE and ROMA AVE. NE, containing approximately 1 acre. (K-17) Russell Brito, Staff Planner **(DEFERRED FROM DECEMBER 19, 2002)**

19. Other Matters



Staff Report

Applicant	Southwest Surveying Co.
Request(s)	Jehova's Witness North Congregation Sector Development Plan Amendment Zone Map Amendment Site Development Plan for Building Permit
Legal Description	Lots 15A-1, formerly known as Lots 15, 16, 17, 18, East 1/2 of Lot 19 Harwood Addition
Location	Located on San Clemente NW, between 4 th St. and the Harwood Lateral
Size	Approximately 1 acres
Existing Zoning	SU Church & Related Uses & R-1
Proposed Zoning	SU Church & Related Uses

Staff Recommendation

Approval 03 EPC-385, a Sector Development Plan Amendment, based on the findings on page #6

Approval 02 EPC-01471, a Zone Map Amendment, based on the findings on page #7.

Approval of 02 EPC-01473, Site Development Plan for Building Permit, based on the findings on page #11.

Cynthia D. Borrego
Senior Planner

Summary of Analysis

Zone Map Amendment/Sector Development Plan Amendment

The applicant submitted a proposal for a Zone Map Amendment/Sector Development Plan Amendment for Lots 15, 16 and 17 in 1999, which was approved by the EPC. The 1999 action brought a nonconforming property into conformance with the zoning, by approving the SU for Church and Related Uses. The applicant is resubmitting an application to include the Lots already rezoned as a result of the 1999 EPC action, and expanding the request to include Lots 18 and the east 1/2 of Lot 19 zoned R-1. The proposed expansion would allow the church additional parking on the site. The applicant's justification states that the DRB already approved a replat of Lots 15, 16, 17, 18 and the east 1/2 of 19 as a result of the 1999 rezoning action. The expansion of the SU Zoning to Lots 18 and the east 1/2 of 19 and would correct the DRB action. The DRB action replatted the reference lot to Lot 15-A-1. The additional



lots being proposed for rezoning would only be used for parking on the site.

The applicant has justified the request for a Zone Map Amendment/Sector Development Plan Amendment at this location, based on policies cited from the Comprehensive Plan, Resolution 270-1980 and the Los Griegos Sector Development Plan.

Site Development Plan for Building Permit

The request zone to SU-1 requires submittal of a Site Development Plan. A complete site development plan for Lots 15, 16, 17, 18 and the east 1/2 of 19 is proposed. The 1999 EPC action did not include the approval of a site development plan. With some minor modifications the site plan is adequate.

City Departments and other interested agencies reviewed this application from 10/4/02 to 10/18/02. Agency comments were used in the preparation of this report, and begin on page 7.

Development Services Report

SUMMARY OF REQUEST

Request(s) Sector Development Plan Amendment
 Zone Map Amendment
 Site Development Plan for Building Permit

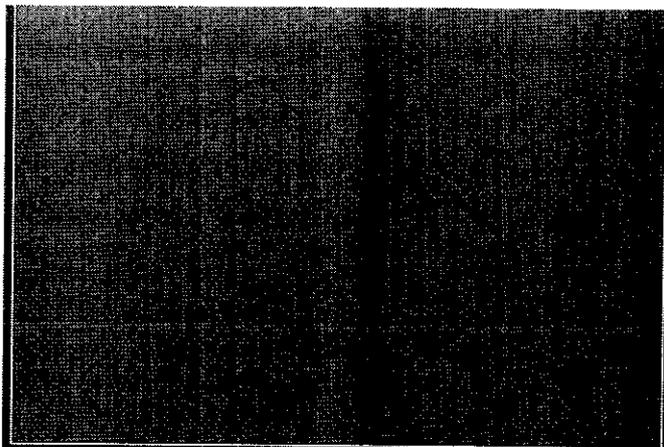
Location Located on San Clemente NW, between 4th St. and the Harwood Lateral

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Church and Related Uses	Established Urban	Church
North	R-1; P		Single Family, Vacant
South	R-1		Single Family
East	R-1		Single Family
West	R-1		Single Family

The applicant has justified the request for a zoning change...
amendments to the zoning code...
Comprehensive Zoning Ordinance...
Site...
Development...



Development Services Report

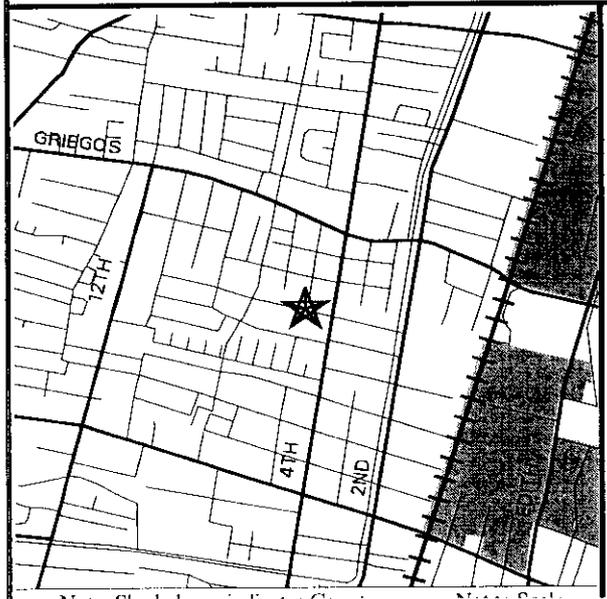
SUMMARY OF REQUEST

Request: ...
Location: ...

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zone	Plan Designation	Land Use
Site			
North			
South			
East			
West			



HISTORY MAP



Scale 1" = 324'

PROJECT NO.

1000080

HEARING DATE

11-21-02

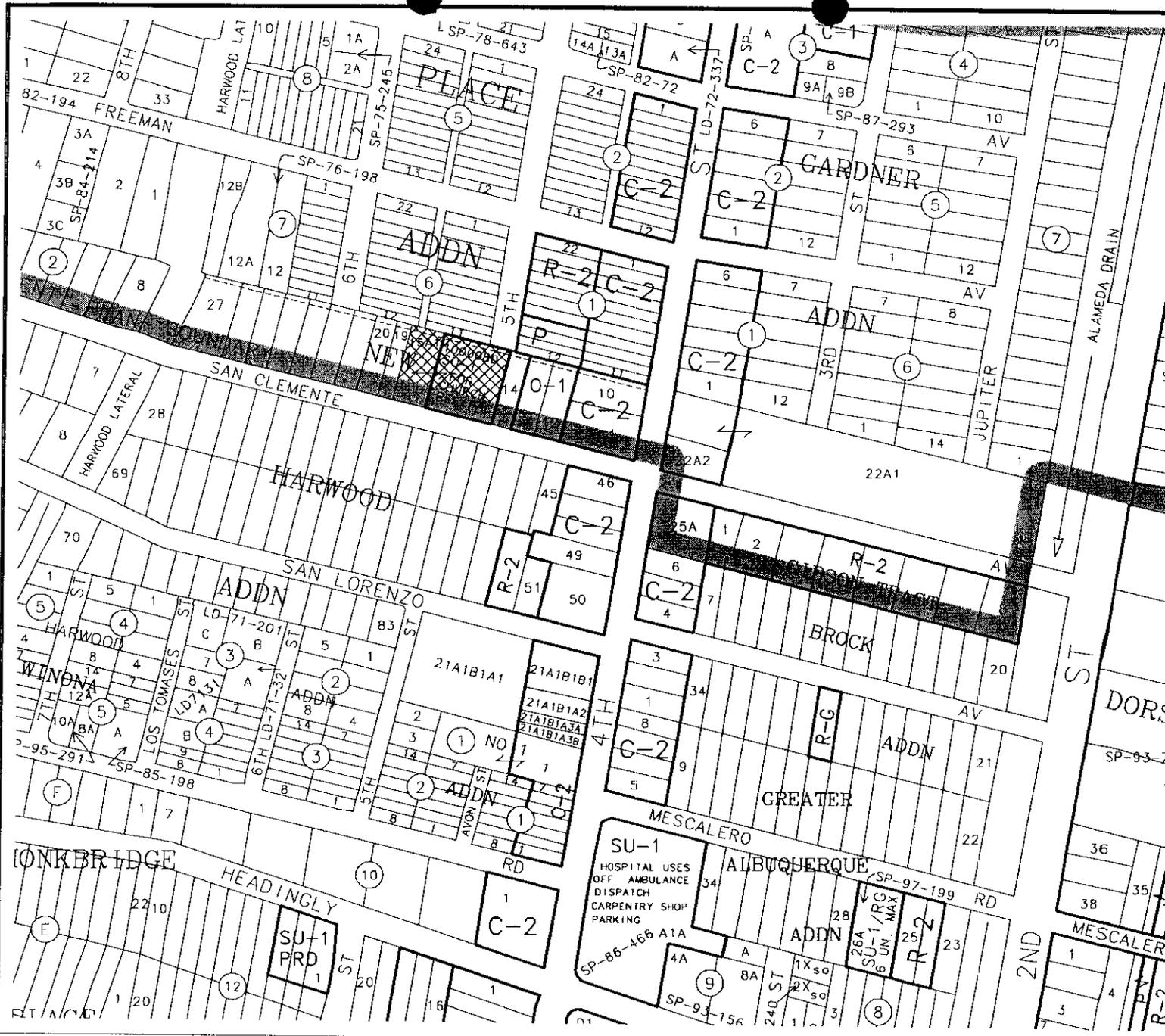
MAP NO.

G-14

ADDITIONAL CASE NUMBER(S)

02EPC-01471

02EPC-01473



ZONING MAP



Scale 1" = 324'

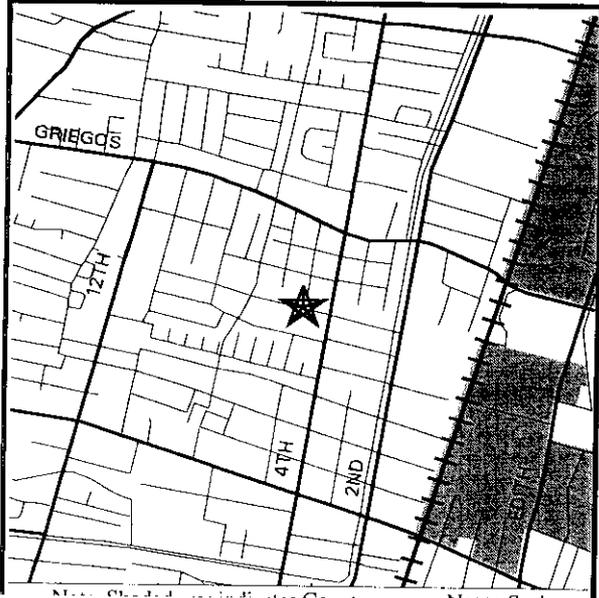
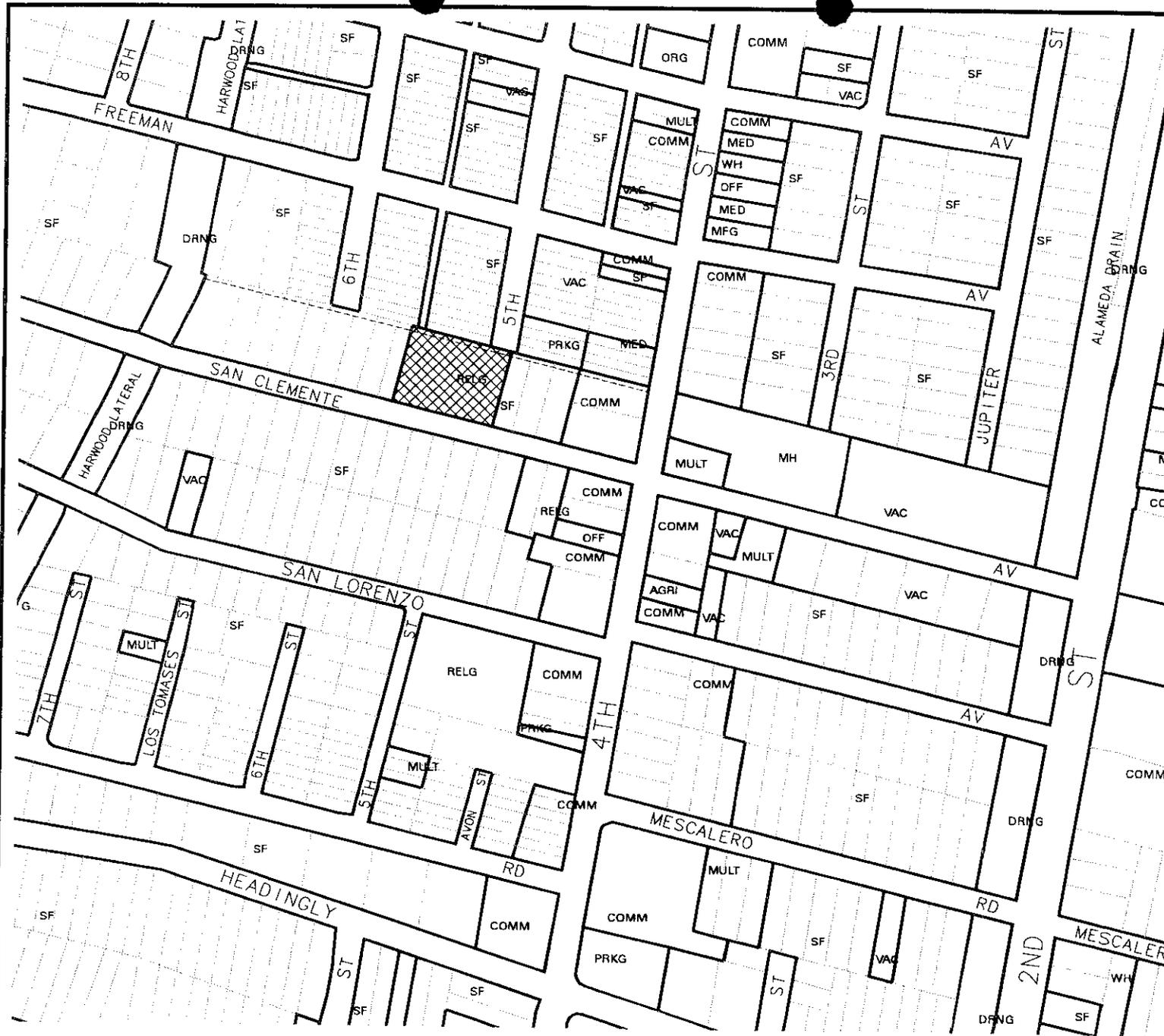
PROJECT NO.
100080

HEARING DATE
11-21-02

MAP NO.
G-14

ADDITIONAL CASE NUMBER(S)
02EPC-01471
02EPC-01473

Note: Shaded area indicates County Not to Scale



LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



Scale 1" = 324'

PROJECT NO.	1000080
HEARING DATE	11-21-02
MAP NO.	G-14
ADDITIONAL CASE NUMBER(S)	02EPC-01471 02EPC-01473

Background, History and Context

The subject request is for a Sector Development Plan Amendment and Zone Map Amendment to bring an existing church parking lot into conformance with zoning. The subject site is located in a transition area adjacent to the 4th Street corridor. The site is surrounded by a mix of residential and peripheral commercial uses. Single family residences are located along San Clemente to the west and south of the site. One single family residence is located to the east of the site, but the remainder of the block is built out with commercial development on the north side of the street and another church on the south side of the street. The one single family residence to the east of the site is awkwardly placed and there is no buffer or transition area between the residence and the adjacent commercial development. The north portion of the site is bordered by a parking lot on the east end and by a single family residence on the west end.

There is a history of approval of zone changes and conditional uses for the subject property and the surrounding area. In 1959 (BA-925) the City Commission granted a conditional use for church purposes for the subject request. The Commission found that the use would be compatible with the neighborhood. In 1961 (Z-1132) a zone change from C-1 to P was approved for lots 12 to 15, block 1 (to the northeast of the subject request). The findings for the approval indicate that parking was an appropriate accessory use for the commercially zoned property to the east.

In 1968, a zone change from R-1 to O-1 was approved for lots 12 and 13 (located east of the subject request). The findings indicate that O-1 was a compatible use with the surrounding neighborhood, including the adjacent C-2 along 4th Street, the parking lot to the north (Z-1132), and the church (subject request). In 1977, the Zoning Hearing Examiner approved a conditional use for the seating capacity, and for a church conditional use. The request was approved because the use would not be injurious to the neighborhood or adjoining property and (denying proposed addition would not permit reasonable operation of place of worship.”

A zone map amendment Z-99-6 for Lots 15, 16 and 17 was approved by the EPC in 1999. The 1999 action brought a nonconforming property into conformance with the zoning, by approving the SU for Church and Related Uses. The applicant is resubmitting an application to include the Lots already rezoned as a result of the 1999 EPC action, and expanding the request to include Lots 18 and the east ½ of Lot 19. The proposed expansion would allow the church additional parking on the site. The applicant’s justification states that the DRB already approved a replat of Lots 15, 16, 17, 18 and the east ½ of 19 as a result of the 1999 rezoning action.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The parcel is within the “Established Urban Area” as defined by the Albuquerque/Bernalillo County Comprehensive Plan. The goal for the Established Urban Area is:

.to create a quality urban environment which perpetuates the tradition of identifiable individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing environment.

The relevant policies for the Established Urban Area include:

Policy a: The Established and Development Urban Areas as shown by the Plan Map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

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

Policy o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

North Valley Area Plan

The North Valley Area Plan, a Rank II Plan, was adopted by City Council in 1993. The Plan area is bounded by the Bernalillo County/Sandoval County boundary to the north, Interstate 40 to the south, Interstate 25 to the east, and the Rio Grande to the west. The area encompasses approximately 28.5 square miles. The Plan recognizes the North Valley as a fragile and unique community and specifies goals and policies to protect its rural character and environmental resources and to encourage quality commercial and industrial development in established zones.

Griegos Sector Development Plan

The subject property is located within the boundaries of the Griegos Sector Development Plan. The plan. The Sector Development Plan was adopted in June 1987, by the Albuquerque City Council. The plan establishes specific goals for the area including:

- (1) Elimination of blight and prevention of blighting influences.
- (2) Elimination of conditions which are detrimental to the public health, safety and welfare.

Resolution 270-1980 (Zone Change Policy)

This Resolution requires that one of three findings be made for a change of zone: that there was an error when the existing zone map pattern was created, or that changed neighborhood or community conditions justify the change, or that a different use category is more advantageous to the community. The applicant is required to justify the request.

ANALYSIS

Sector Plan Amendment

The subject property is located within the boundaries of the Griegos Sector Development Plan. One of the Sector Plan goals is: Elimination of conditions which are detrimental to the public health, safety and welfare. Increasing the parking on the site would eliminate on street parking from the church. This proposed Sector Development Plan Amendment would be consistent with the goal as stated in the adopted Griegos Sector Development Plan.

Zone Map Amendment

The applicant submitted an application for a zone map amendment from O-1 to R-1 in November 1998, for Lots 15, 16 and 17. During the review of this application the zone map category was revised to SU-1 for Church and Related Facilities. The EPC approved this revised zone map amendment in September 1999 for approximately 7 acres. During the approval process the EPC imposed 11

Conditions for submittal of the applicant's site development plan. Subsequent to this zone map amendment action, the applicant also applied to the DRB for a replat of the property. The property was replatted to Lot 15A-1 and included lots that were not included in the original rezoning request, specifically Lots 18 and the east ½ of 19.

The applicant has now applied for a zone map amendment to bring the entire property into zoning conformance by including the replatted tract, which includes the two additional tracts. The tracts proposed to be rezoned is Lot 15A, which includes 18, and the easterly ½ of 19.

Conformance to Adopted Plans, Policies, and Ordinances

The subject request is for a zone map amendment to SU-1 for Church and Related Uses to include to additional lots, already replatted into lot 15-A-1. The two lot area would be used for additional parking for the site. The subject request for approval of a zone map amendment furthers the goals of the Comprehensive Plan. The church has existed on the property for almost 40 years, and its location, design and intensity of use is respectful of the neighborhood values and resources of other social, cultural, or recreational concern (Policy d). The church use complements the existing residential development and does not negatively affect the neighborhood with excessive noise, lighting, pollution or traffic (Policy I). The use does generate traffic during times of worship, but the parking on site is adequate and the neighborhood is not negatively impacted. Lastly, approval of the subject request would encourage the redevelopment and rehabilitation of an older neighborhood (Policy o).

R-270-1980

The applicant has justified the request under the requirements of Resolution 270-1980. The site has been used as a church since 1959. The Z-99-6 Zoning Case documented the use of this property as a church since 1959. The 1959 approval indicates that the property has been in existence since 1959 and not projected to be a nuisance to the neighborhood. The approval in 1977 further proves that the use had not been detrimental or injurious to the neighborhood. Furthermore, it was so non-intrusive to the neighborhood that the Zoning Hearing Examiner found an expansion to the existing building appropriate.

Based on the length of time the church has existed in the area and the precedent of the aforementioned City Commission, Zoning Hearing Examiner and Environmental Planning Commission cases, SU-1 for Church and Related Uses is an appropriate use for the entire property.

The SU-1 Zone request would simply bring the current parking area into conformance with the zoning on the entire lot. Church is an appropriate use for the property, based on its compatibility with the surrounding uses and the change would allow the Church an opportunity to expand its parking area.

The site is surrounded by single family residential uses on three sides, but it is located within a mixed use area. C-2 zoning exists along 4th Street, O-1 zoning exists to the east of the property, a church exists to the southeast of the property, and a parking area exists to the northeast of the subject request. Expanding the existing SU-1 to allow for parking is compatible with the commercial and institutional

uses in the general area, and would enhance the existing use. The church schedule creates a limited time frame in which numerous cars arrive and depart from the neighborhood.

Based on the surrounding uses, SU-1 for Church is an appropriate zoning designation for the parking area. The church has existed on the site for approximately 40 years, and has not proved to be intrusive to the neighborhood. The church's compatibility and compliance with the neighborhood integrity is also a consideration in granting the SU-1 zone.

The residential property directly to the east of the subject site is staff's main concern regarding this zone change, however, the integrity of the neighborhood can be protected with a good site development plan design.

Neighborhood Concerns

Staff has not received any indication that the neighborhood objects to this request, and in fact the applicant has submitted a petition in support of the request. The Office of Neighborhood Coordination has indicated that there is no recognized neighborhood association in this area.

Conclusion-Sector Development Plan and Zone Map Amendment

This is a request for a Sector Plan Amendment and a Zone Map Amendment for a property located on San Clemente Avenue between 4th Street and 9th Street. The purposes of the request is bring an existing church parking area into conformance with the Church zoning. The Planning Department supports this request because it generally has little negative impact on the surrounding community and it would provide an additional parking benefit to the church. The rezone would also make the entire property consistent under one zone category.

FINDINGS Sector Plan Amendment 03EPC 385

1. The subject property is located within the boundaries of the Griegos Sector Development Plan.. One of the Sector Plan goals is: "elimination of conditions which are detrimental to the public health, safety and welfare". Increasing the parking on the Church site would eliminate on street parking which infringes into the neighborhood, which is consistent with the goal as stated in the Sector Development Plan.
2. The applicant has justified their request for a Sector Development Plan amendment based on goals the *Comprehensive Plan* because the church is respectful of existing neighborhood development (Policy d) based on its non-intrusive presence for the past 40 years; because the church does not negatively impact the neighborhood in terms of light, noise, pollution or traffic (Policy I); and because approval of the subject request would encourage the rehabilitation of an older neighborhood (Policy o).

APPROVAL OF 03EPC 385, a request for Sector Plan Amendment to SU-1 for Church and Related Facilities, located on San Clemente NW, between 4th St. and the Harwood Lateral, based on the preceding Findings.

FINDINGS Sector Plan Amendment 02EPC 01473

1. This is a request for zone map amendment to SU-1 for Church and Related Facilities for a.1 acre parcel located on San Clemente Avenue NW between 4th Street and 9th Street, more particularly known as Lots 15-A-1, which includes Lot18 and the Eastern ½ of Lot 19, Harwood Addition.
2. This purpose of this request is to bring an existing church parking lot into conformance with the SU-1 for Church and Related Uses zoning.
3. The subject request furthers the goals of the *Comprehensive Plan* because the church is respectful of existing neighborhood development (Policy d) based on its non-intrusive presence for the past 40 years; because the church does not negatively impact the neighborhood in terms of light, noise, pollution or traffic (Policy I); and because approval of the subject request would encourage the rehabilitation of an older neighborhood (Policy o).

4. The applicant has justified the request under the requirements of Resolution 270-1980, in that the use will not be detrimental or injurious to the neighborhood.. The site has been used as a church since 1959, and a Zone Map Amendment for SU-1 for Church and Related Uses was approved by the EPC for a portion of the site in 1999. This request simply expand the zone category to include the parking area, which is consistent with the remainder of the uses
5. The site is surrounded by residential development on three sides, but it is located within a mixed use transition area. The church parking is a compatible use with the remainder of the site and protects the integrity of the existing neighborhood.

Approval of 03EPC-01471, a request for Zone Map Amendment to SU-1 for Church and Related Facilities, located on San Clemente NW, between 4th St. and the Harwood Lateral, based on the preceding Findings

ANALYSIS

Site Development Plan for Building Permit

This is a request for a site development plan for building permit for an approximately 1-acre site located on Located on San Clemente NW, between 4th St. and the Harwood Lateral. The applicant proposes to rezone the entire site to SU-1 for Church and Related Uses. The additional area included in the proposal not included in the 1999 rezoning will be used as a parking area. The 1999 approval did not include an approved site development plan for the entire site. The applicant has submitted a detailed site development plan for the Church and Related use, including the parking area. Staff's analysis of the site plan is shown as part of this review.

Conformance to Adopted Plans, Policies, and Ordinances

The subject request for approval of a zone map amendment furthers the goals of the Comprehensive Plan. The church has existed on the property for almost 40 years, and its location, design and intensity of use is respectful of the neighborhood values and resources of other social, cultural, or recreational concern (Policy d). The church use complements the existing residential development and does not negatively affect the neighborhood with excessive noise, lighting, pollution or traffic (Policy I). The use does generate traffic during times of worship, but the parking on site is adequate and the neighborhood

is not negatively impacted. Lastly, approval of the subject request would encourage the redevelopment and rehabilitation of an older neighborhood (Policy o).

Sector Plan Amendment

The subject property is located within the boundaries of the Griegos Sector Development Plan. One of the Sector Plan goals is: elimination of conditions which are detrimental to the public health, safety and welfare. Increasing the parking on the site would eliminate parking on the street for the church. This request would be consistent with the goal as stated in the Sector Development Plan.

Site Plan Layout/Configuration

The site is already developed with a Church and the site plan submitted would be a building renovation. There is 2,757.18 sf. existing. The applicant is adding 453.25 sf. of new floor area. The new building addition is adding a small conference room area and a men and women's bathroom area.

The 1999 EPC approval of the Zone Map Amendment required that the applicant bring the parcel into compliance with current City regulations. The 1999 EPC approval outlined eleven specific conditions for the applicant to meet when submitting a site development plan to the DRB. These eleven conditions still apply where applicable.

Vehicle Access, Circulation and Parking

Vehicle access to the site is provided off of San Clemente. The proposed street entry area is 20 ft. wide and the exit area is 24 ft. wide. The access onto San Clemente is to provide at least 200 feet of clear sight, according to Traffic Engineering Operations.

The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable. The Site shall comply and be designed per DPM Standards.

The applicant's parking tabulation shows that 49 spaces, however 52 total spaces are actually provided. The site plan shows 3 handicapp spaces and 49 regular spaces. Drive isles are shown to be 20'.

The site development plan shows the sidewalk adjacent to the building to be 6', and it does shows the sidewalk dimensions on San Clemente on the plan drawing to be 3'. The existing sidewalk must be widened to 4', according to the City Engineer.

Pedestrian and Bicycle Access and Circulation, Transit Access

The site plan shows two new pedestrian gate and walkways on the south side of the site adjacent to the landscape buffer off the street. Pedestrian walkways could be highlighted on the site plan from the parking area for safety purposes.

Bicycle access to the site is off of San Clemente. Transportation Planning stated that there is no adverse effect to on-street bikeway or roadway system facilities. The applicant has not provided any bicycle parking or bike racks on the site, and should locate these facilities on the development plan.

4th St. is designated as a Major Transit Corridor by the Comprehensive Plan. The site is within ¼ mile of Route 10.

Lighting and Security

The applicant has provided the locations of the new light standards however the details of the light fixtures have not been provided. The applicant should provide these details.

The applicant has not provided any details of the security on the property, except that two wrought iron gates are provided on the south side of the property. If the applicant was planning a 6' wall on the south side of the property this may require some review. Details of the wall and wrought iron gates were not provided.

Landscaping

The applicant has shown a 5' landscape buffer on the east and west sides of the site adjacent to single family residential development. A 10' buffer is shown on the north side of the site. These buffers meet the regulations outlined by the City Zoning Code. The applicant is also proposing a 6' solid wall to surround the site. The applicant has not provided any details on the site plan of the wall. The applicant should provide details of the wall, and its location.

The applicant has provided a landscaping plan for the site. This is a tremendous improvement since there is no existing landscaping currently on the site. Landscaping shown on the site plan is low water use and is 22% of the total impervious area. The landscaping is proposed to be on a drip irrigation system., and will be the responsibility of the owner. The landscaping plan shown appears to be adequate.

Grading, Drainage, Utility Plans

An approved conceptual grading and drainage plan is on file for the site plan sign-off by the City Engineer. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan is required prior to placement on DRB agenda.

Architecture, Fencing and Signage

The applicant is remodeling an existing church building. The elevations show the new additions to be incorporated into the existing building by adding a consistent new stucco finish. The applicant has proposed a light cream color with teal green trim. A new roof is also being added, showing dark grey shingles. New doors are shown on the east and west elevations. Wood trusses are added to the addition which match the existing building. Building heights appear to be adequate.

The City Engineer is requiring that all permanent signing, at site driveways, be located on private property.

Refuse

The site location of the refuse container has been approved by the City Refuse Department. The applicant should show the location of the refuse container on the site plan.

Neighborhood Concerns

Staff has not received any indication that the neighborhood objects to this request, and in fact the applicant has submitted a petition in support of the request. The Office of Neighborhood Coordination has indicated that there is no recognized neighborhood association in this area.

Conclusion-Site Development Plan for Building Permit

The site development plan as submitted is adequate with some modifications. The applicant has provided sufficient design which would help to ensure the integrity of the neighborhood will be protected. The All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable. The applicant has not shown handi-cap features as required in the 1999 EPC approval, these details should be worked out to the satisfaction of the City Engineer.

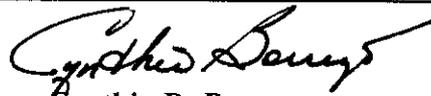
-
1. This is a request for Site Development Plan for Building Permit for a site zoned SU-1 for Church and Related Facilities, for a.1 acre parcel located on San Clemente Avenue NW between 4th Street and 9th Street, more particularly known as Lots 15-A-1, which includes Lot18 and the Eastern ½ of Lot 19, Harwood Addition.

2. This purpose of this request is to bring an existing church parking lot into conformance with the SU-1 for Church and Related Uses zoning.
3. The subject request furthers the goals of the *Comprehensive Plan* because the church is respectful of existing neighborhood development (Policy d) based on its non-intrusive presence for the past 40 years; because the church does not negatively impact the neighborhood in terms of light, noise, pollution or traffic (Policy I); and because approval of the subject request would encourage the rehabilitation of an older neighborhood (Policy o).
4. The subject property is located within the boundaries of the Griegos Sector Development Plan.. One of the Sector Plan goals is: "elimination of conditions which are detrimental to the public health, safety and welfare". Increasing the parking on the Church site would eliminate on street parking which infringes into the neighborhood, which is consistent with the goal as stated in the Sector Development Plan.
5. The site is surrounded by residential development on three sides, but it is located within a mixed use transition area. The church parking is a compatible use with the remainder of the site and protects the integrity of the existing neighborhood.

Approval 02 EPC-01473, of a request for Site Development Plan Amendment for Building Permit for an SU-1 for a Church and Related Facilities site, located on San Clemente NW, between 4th St. and the Harwood Lateral, based on the preceding Findings and subject to the following Conditions.

1. The access onto San Clemente is to provide at least 200 feet of clear sight, according to Traffic Engineering Operations. The City Engineer states that the developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable. The Site shall comply and be designed per DPM Standards. The existing sidewalk must also be widened to 4'. Handi-cap features as required in the 1999 EPC approval, these details should be worked out to the satisfaction of the City Engineer..

-
2. The applicant should provided bicycle parking and bike racks on the site, and should detail these facilities on the site development plan.
 3. Details of the light fixtures should be provided on the site development plan, and shall meet all city standards. In addition, the applicant should provided any details for security on the property.
 4. Details of the wall and wrought iron gates should be provided on the site development plan.
 5. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.
 6. All permanent signing, at site driveways, be located on private property.


Cynthia D. Borrego
Senior Planner

cc: Jehovah's Witness North Congregation, 501 San Clemente NW, Albuquerque, NM 87107
Southwest Surveying Co., 333 Lomas NE, Albuquerque, NM 87102
Aaron Roth, North Fourth Camino Real Merchants, 1515 4th St. NW, Albuquerque, NM 87102
Chris Fogel, North Fourth Camino Real Merchants, 1201 3rd St. NW, Albuquerque, NM 87102

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed no comments.

Comments for 2/20/03

Reviewed no comments.

Office of Neighborhood Coordination

No association.

Comments for 2/20/03

North Fourth Camino Real ®

Merchants

PUBLIC WORKS DEPARTMENT

Transportation Development:

- Locate permanent signing, at site driveways, on private property.
- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.

Transportation Development:

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable.
- Site shall comply and be designed per DPM Standards. Check parking space dimensions/requirements with current City Zoning Code.
- Locate permanent signing, at site driveways, on private property.
- Existing sidewalk to be widened to 4'.

Utility Development:

- No comments.

Traffic Engineering Operations:

- Access onto San Clemente to provide at least 200 feet of clear sight.

Hydrology:

- Hydrology section has no objection to the requested zoning. No objection to amending the Site Plan. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.

Transportation Planning:

- No adverse effect to on-street bikeway or roadway system facilities.

Street Maintenance:

- No comments.

New Mexico State Highway and Transportation Department:

- No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Subdivision shall include:

- a. Locate permanent signing, at site driveways, on private property.
- b. Existing sidewalk to be widened to 4'.
- c. Site Plan shall comply and be designed per DPM Standards.
- d. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
- e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.

The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable.

COMMENTS FOR 2/20/03

Transportation Development:

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable.
- Site shall comply and be designed per DPM Standards. Check parking space dimensions/requirements with current City Zoning Code.
- Locate permanent signing, at site driveways, on private property.
- Existing sidewalk to be widened to 4'.

Utility Development:

- See prior comments regarding utility issues.

Traffic Engineering Operations:

- Access onto San Clemente to provide at least 200 feet of clear sight.

Hydrology:

- Hydrology section has no objection to the requested zoning. An approved conceptual grading and drainage plan is on file for Site Plan sign-off by the City Engineer.

Transportation Planning:

- No adverse effect to on-street bikeway or roadway system facilities.

Street Maintenance:

- No comments.

Water Resources, Water Utilities and Wastewater Utilities:

- No comments.

New Mexico State Highway and Transportation Department:

- No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Subdivision Amendment shall include:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.

Conditions of approval continued next page:

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable.
- c. Site shall comply and be designed per DPM Standards. Check parking space dimensions/requirements with current City Zoning Code.
- d. Locate permanent signing, at site driveways, on private property.
- e. Existing sidewalk to be widened to 4'.
- f. See prior comments regarding utility issues.
- g. An approved conceptual grading and drainage plan is on file for Site Plan sign-off by the City Engineer.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

No adverse comment.

Comments for 2/20/03

No adverse comment.

Open Space Division

No adverse comment.

Comments for 2/20/03

No adverse comment.

POLICE DEPARTMENT/Planning

traffic volume
traffic control devices
lighting issues
maintenance of landscaping
accidents in the parking lot
adequate security

Comments for 2/20/03

traffic volume
traffic control devices
speeding violations
lighting issues
maintenance of landscaping
accidents in the parking lot
adequate security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

The site is within ¼ mile of Route 10. 4th St. is designated as a Major Transit Corridor by the Comprehensive Plan.

Comments for 2/20/03

No comments.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment.

Comments for 2/2/0/03

No adverse comment.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

No adverse comment.

Comments for 2/2/0/03

No adverse comment.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based upon the information provided to date.

Comments for 2/2/0/03

No comment based upon the information provided to date.



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 20, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000080**
02EPC-01471 Zone Map Amendment
02EPC-01473 EPC Site Development Plan-
Subdivision

Jehovah's Witness North Congregation
501 San Clemente NW
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of
Lot(s) 15A & 18, **Harwood Addition**, a zone map
amendment from SU church & Related & R-1 to
located on SAN CLEMENTE NW, between 4TH
STREET NW and HARWOOD LATERAL
containing approximately 1 acre(s). (G-14) Le
Malry, Staff Planner

On December 19, 2002 the Environmental Planning Commission voted to defer Project 1000080/
02EPC-01471 & 01473, to the Environmental Planning Commission Public Hearing on February 20, 2003.

Sincerely,

for Russell But
Victor J. Chavez
Planning Director

VJC//ac

cc: Southwest Surveying Co., 333 Lomas NE, Albuq. NM 87102

MOVED BY COMMISSIONER JESIONOWSKI
SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY

Project # 1000080

02EPC-01471 Zone Map Amendment
02EPC-01473 EPC Site Development Plan-
Subdivision

SOUTHWEST SURVEYING CO. agent(s) for
JEHOVAH'S WITNESS NORTH
CONGREGATION request the above action(s) for
all or a portion of Lot(s)15A & 18, **Harwood
Addition**, a zone map amendment from SU
church & Related & R-1 to, located on SAN
CLEMENTE NW, between 4TH STREET NW and
HARWOOD LATERAL, containing approximately
1 acre(s). (G-14) Len Malry, Staff Planner
(DEFERRED TO FEBRUARY 20, 2003)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1000080/ 02EPC-01471 & 01473, to the Environmental Planning Commission Public Hearing on February 20, 2003.

MOVED BY COMMISSIONER JESIONOWSKI
SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY

Project # 1001234

02EPC-01683 Zone Map Amendment
02EPC-01684 EPC Sector Development
Plan
02EPC-01685 EPC Site Development Plan-
Building Permit

MASTERWORKS ARCHTECTS INC. agent(s) for
TURNER & MARGARET BRANCH request the
above action(s) for all or a portion of Tract(s)
87A1A, **MRGCD Map 35**, a zone map
amendment from R-1 to SU-1 for O-1 Permissive
Uses, located on RIO GRANDE BLVD. NW,
between INDIAN SCHOOL ROAD NW and
MATHEW AVE. NW, containing approximately 1
acre(s). (H-13) Len Malry, Staff Planner
(DEFERRED TO FEBRUARY 20, 2003)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1001234 / 02EPC-01683 Zone Map Amendment/02EPC-01684 EPC Sector Development Plan/02EPC-01685 EPC Site Development Plan- Building Permit.

MOVED BY COMMISSIONER JESIONOWSKI
SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, February 20, 2003, 8:30 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Jeffery Jesionowski, Chairman
Alan Schwartz, Vice Chair

Susan Johnson
Mick McMahan
Camilla Serrano

Bevin Owens
Larry Chavez
John Briscoe

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY
Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.**

All written materials - including petitions, legal analysis and other documents - should be submitted at least one week prior to the meeting in time for presentation to the EPC at its Study Session. The EPC strongly discourages submission of written material at the meeting. Except in extraordinary circumstances, the EPC will not consider any written materials submitted at the meeting. In the event the EPC believes the written material submitted may influence its final decision, the EPC will likely defer the matter to a subsequent meeting.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order.
 - A. Announcement of Changes and/or Additions to the Agenda
 - B. Approval of the Amended Agenda
 - D. Approval of Minutes for December 19, 2002 and January 16, 2003.

2. **Project 1001914**
02EPC-00980 Site Development Plan –
Building Permit

TIERRA WEST LLC agent(s) for IHOP REALTY CORP. request the above action(s) for all or a portion of Tract(s) A and B, Lot(s) 4 and 5, **Ever Ready Oil Subdivision; 40/25 Associates; and Gibson Tracts**, located on GIBSON BOULEVARD SE between UNIVERSITY BOULEVARD SE and I-25, containing approximately 5.0630 acre(s). (L-15) Makita Hill, Staff Planner **(DEFERRED FROM JANUARY 16, 2003)**

3. **Project # 1002193**
02EPC-01342 Zone Map Amendment
02EPC-01343 Site Development Plan-
Building Permit

CLAUDIO VIGIL ARCHITCTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO., INC. request the above action(s) for Lot X-1-B of Lots 1 - 5, **North Albuquerque Acres**, a zone map amendment from SU-1 for Nursing Home to SU-1/O-1 Office, located on WYOMING BLVD. NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE R-O-W, containing approximately 3 acre(s). (D-19) Carmen Marrone, Staff Planner **(DEFERRED FROM DECEMBER 19, 2002)**

4. **Project # 1002196**
02EPC-01356 Zone Map Amendment

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for PANORAMA INVESTMENT, LLC request the above action(s) for all or a portion of Lot(s) 1-B, Unit 6, **Town of Atrisco Grant**, a zone map amendment from SU-1 for MH, 10 du/acre to R-T, located on CORREGIDOR AVENUE SW, between SUNSET GARDEN ROAD SW and SALVADOR ROAD SW, containing approximately 6 acre(s). (K-11) Deborah Stover, Staff Planner **(DEFERRED FROM OCTOBER 17, 2002)**

5. **Project # 1000831**
02EPC-00636 Site Development Plan-
Subdivision
02EPC-00637 Site Development Plan-
Building Permit

GEORGE RAINHART agent(s) for THOM JOSEPH, THUNDER WEST DEV., LLC request the above action(s) for all or a portion of Lot(s) 13A, Block(s) 9 ALSO: Lot 6, Westbluff Center and Lot 9, Palisades, **Town of Atrisco**, zoned SU-1 for IP Uses, located on ATRISCO DR NW, between I-40 and MIAMI DRIVE, NW, containing approximately 7 acre(s). (H-11) Russell Brito, Staff Planner **(DEFERRED FROM OCTOBER 17, 2002)**

6. Project # 1000080

02EPC-01471 Zone Map Amendment
02EPC-01473 EPC Site Development Plan-
Subdivision

SOUTHWEST SURVEYING CO. agent(s) for JEHOVAH'S WITNESS NORTH CONGREGATION request the above action(s) for all or a portion of Lot(s) 15A & 18, **Harwood Addition**, a zone map amendment from SU church & Related & R-1 to, located on SAN CLEMENTE NW, between 4TH STREET NW and HARWOOD LATERAL, containing approximately 1 acre(s). (G-14) Cynthia Borrego, Staff Planner **(DEFERRED FROM DECEMBER 19, 2002)**

7. Project # 1002360

02EPC-01774 Zone Map Amendment
02EPC-01775 EPC Site Development Plan
Building Permit

TIERRA ENCANTADA CONSULTANT agent(s) for SHERRY LOVELACE request the above action(s) for all or a portion of Lot(s) 7B, **Siesta Hills Subdivision**, a zone map amendment from R-1 to SU-1 for Bed & Breakfast, located on RIDGECREST DRIVE SE, between SAN PEDRO BLVD. SE and RIDGECREST LOOP SE, containing approximately 1 acre(s). (M-18) Makita Hill, Staff Planner **(DEFERRED FROM JANUARY 16, 2003)**

8. Project # 1001234

02EPC-01683 Zone Map Amendment
02EPC-01684 EPC Sector Development Plan
02EPC-01685 EPC Site Development Plan-
Building Permit

MASTERWORKS ARCHTECTS INC. agent(s) for TURNER & MARGARET BRANCH request the above action(s) for all or a portion of Tract(s) 87A1A, **MRGCD Map 35**, a zone map amendment from R-1 to SU-1 for O-1 Permissive Uses, located on RIO GRANDE BLVD. NW, between INDIAN SCHOOL ROAD NW and MATHEW AVE. NW, containing approximately 1 acre(s). (H-13) Len Malry, Staff Planner **(DEFERRED FROM DECEMBER 19, 2002)**

9. Project # 1000418

02EPC-01952 EPC Site Development Plan
-Amendment to Building Permit

SMPC ARCHITECTS agent(s) for VICTORY LOVE FELLOWSHIP request the above action(s) for all or a portion of Lot(s) A1, **VICTORY LOVE FELLOWSHIP**, zoned SU-1 FOR CHURCH/RELATED FACILITIES, located on CENTRAL AVENUE NW, between COORS BLVD. NW and UNSER BLVD. NW, containing approximately 14 acre(s). (K-10) Makita Hill, Staff Planner **(DEFERRED FROM JANUARY 16, 2003)**

- 10. Project # 1001770**
02EPC-01937 EPC Site Development
Plan-Subdivision
02EPC-01938 EPC Site Development
Plan-Building Permit
- TIERRA WEST LLC agent(s) for REMBE PROPERTIES LLC request the above action(s) for all or a portion of Lot(s) 5-A-1, **Lands of Joel P Taylor**, zoned C-2, located on MONTANO ROAD NW, between COORS BLVD. NW and WINTER HAVEN ROAD NW, containing approximately 6 acre(s). (E-12) Deborah Stover, Staff Planner
- 11. Project # 1000858**
02EPC-01939 EPC Site Development
Plan-Building Permit
- CONSENSUS PLANNING agent(s) for ABQ INVESTORS request the above action(s) for all or a portion of Tract(s) A-2A-1, **Lueking Park Complex No. 2 & 3**, zoned SU-1/Office Park, PRD & Related Uses, located on LUECKING PARK DRIVE NE, between PAN AMERICAN FREEWAY NE and PATHWAY AVENUE NE, containing approximately 8 acre(s). (G-16) Makita Hill, Staff Planner
- 12. Project # 1002405**
02EPC-01949 EPC Site Development Plan
-Amendment to Building Permit
- JOHN A. MYERS agent(s) for TANAGER-REDLANDS LLC request the above action(s) for all or a portion of Tract(s) A-28-B1, **Town of Atrisco Grant-Northeast Unit**, zoned SU-1 for C-1 Uses to include auto body, located on SOUTHWEST CORNER OF COORS & REDLANDS NW, between SEQUOIA ROAD NW and QUAIL ROAD NW, containing approximately 5 acre(s). (G-11) Deborah Stover, Staff Planner
- 13. Project # 1000891**
02EPC-01950 Zone Map Amendment
02EPC-01951 EPC Site Development Plan
-Building Permit
- CONSENSUS PLANNING, INC. agent(s) for HIGH DESERT REAL ESTATE INVESTMENT, LLC request the above action(s) for all or a portion of Tract(s) 3A & 232A1, MRGCD Map #43, **San Jose Arenal**, a zone map amendment from R-1 to SU-1 for R-2 Permissive Uses, located on ARENAL SW, between COORS BLVD. SW and AMOLE DIVERSION CHANNEL, containing approximately 5 acre(s). (M-10) Cynthia Borrego, Staff Planner
- 14. Project # 1002406**
02EPC-01953 Zone Map Amendment
02EPC-01954 EPC Sector Development
Plan
- JUDITH A. AZMITIA agent(s) for JUDITH A. AZMITIA request the above action(s) for all or a portion of Lots 5 & 6, **Perea Addition**, a zone map amendment from SU-2 TH to SU-2 RC, located on GRANITE NW, between 11TH ST. NW and 12TH ST. NW, containing approximately .25 acre. (J-13) Carmen Marrone, Staff Planner

15. Project # 1002402

02EPC-01942 EPC Site Development Plan
-Building Permit

LEE GAMELSKY ARCHITECTS P.C. agent(s) for CITY OF ALBUQUERQUE/PARKS & RECREATION request the above action(s) for all or a portion of Parcel(s) A, B & C, a **Summary Plat showing UNM parcels 'A', 'B', 'C' zoned SU-2/R-2/O-1 located on LOUISIANA NE, between CONSTITUTION NE and INTERSTATE 40, containing approximately 13 acre(s).** (J-19), Juanita Vigil, Staff Planner

16. Project # 1002403

02EPC-01945 SPR Special Planning
Request for Rural Area Boundary
Amendment to the Comprehensive Plan

CITY OF ALBUQUERQUE/ PLANNING Department agent(s) for CITY OF ALBUQUERQUE requests amendment of the Albuquerque/Bernalillo County Comprehensive Plan map designation "Rural" to "Developing Urban" for certain lands located EAST OF COORS NW and West of the lower Corrales Riverside Drain Extension, between SAN ANTONIO ARROYO and a point on the drain about 2000 feet north of MONTANO ROAD NW, containing approximately 164 acre(s). (E-12) Joel Wooldridge, Staff Planner

17. Project # 1002197

02EPC-01955 EPC Site Development Plan
-Building Permit

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQ./WATER UTILITY DIVISION request the above action(s) for all or a portion of Tract(s) NA, **SEC 28 T11N R2E**, zoned RO-20 rural and open agricultural zone, CITY OPEN SPACE, located on WEST MESA OPEN SPACE NW, between ATRISCO and 81ST. NW, (E-09) WEST MESA OPEN SPACE Chris Hyer, Staff Planner

18. Project # 1001656

02EPC-01956 EPC Site Development Plan
-Building Permit

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE/AVIATION DEPT. request the above action(s) for all or a portion of Tract(s) A & E Sec. 34 T11N R1E, Sec 36 T11N R1E, **Double Eagle II Airport**, zoned SU-1 Airport, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN and SHOOTING RANGE PARK RD. (E-6) Chris Hyer, Staff Planner

19. Other Matters.



ENVIRONMENTAL PLANNING COMMISSION



CITY OF ALBUQUERQUE
EPC
ENVIRONMENTAL PLANNING COMMISSION



Agenda Number: 6
Project Number: 1000080
Case Number: 02EPC 01471/01473
March 20, 2003

Staff Report

Agent	Southwest Surveying Co.
Applicant	Jehova's Witness North Congregation
Request(s)	Zone Map Amendment Site Development Plan for Subdivision
Legal Description	Lots 15A-1, Harwood Addition
Location	Located on San Clemente NW, between 4 th St. and the Harwood Lateral
Size	Approximately 1 acres
Existing Zoning	SU Church & Related Uses & R-1
Proposed Zoning	SU Church & Related Uses

Staff Recommendation

30 Day Deferral is requested by the applicant.

Cynthia D. Borrego
Senior Planner

Summary of Analysis

A 30 Day Deferral is being requested to clarify issues:

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from d/mm/yy to d/mm/yy. Agency comments were used in the preparation of this report, and begin on page 2.

NON-CONFORMING BRASS GROUP-NEAL WEINBERG

1. Call to Order.
 - A. Announcement of Changes and/or Additions to the Agenda
 - B. Approval of the Amended Agenda

2. **Project # 1002054**
02EPC-00969 Site Development Plan-
Building Permit

PETER P. ARMIJO agent(s) for VOICESTREAM WIRELESS request the above action(s) for all or a portion of Lot(s) 5A, Block(s) 16, Tract(s) 2, **North Albuquerque Acres Unit 3**, zoned R-D Church and Related Uses, located on WYOMING BLVD. NE between WILSHIRE NE and CORONA NE, containing approximately 4.03-acre(s). (C-19) Cynthia Borrego, Staff Planner (**DEFERRED FROM OCTOBER 17, 2002**)

3. **Project #1002004**
02EPC-00880 Zone Map Amendment

SANDRA HOUSTON or GLENN COONTZ, agents for JAMES N. BLEA request the above action for Lot 21, Block 30, Tract 31, J.L. Finley's Subdivision, Heights Resourvoir Addition, from C-1 to C-2 located on MADISON ST. NE between LOMAS BLVD. NE and ROMA AVE. NE, containing approximately 1 acre. (K-17) Russell Brito, Staff Planner (**DEFERRED FROM OCTOBER 17, 2002**)

4. **Project # 1002123**
02EPC-01149 Zone Map Amendment

GARCIA/KRAEMER & ASSOC. agent(s) for DEL'S HIDE-A-WAY PARK, LTD. request the above action(s) for all or a portion of Tract(s) 22-A-1, **MRGCD Map 33**, a zone map amendment from R-1 to R-T, located on 4TH ST NW, between SAN CLEMENTE NW and JUPITER STREET NW, containing approximately 4 acre(s). (G-14) Len Malry, Staff Planner (**DEFERRED FROM OCTOBER 17, 2002**)

5. **Project # 1001765**
02EPC-01344 Sector Development Plan
Amendment to Rio Bravo SDP
02EPC-00314 Zone Map Amendment
02EPC-00315 Annexation

CONSENSUS PLANNING, INC. agent(s) for WESTLAND DEVELOPMENT COMPANY, INC. request the above action(s) for all or a portion of the South Tract, **Portion of Lands of Westland A Parcels**, establishment of R-LT zoning for 80 acres and C-1 for 25 acres, located northeast of DENNIS CHAVEZ BLVD. SW and 118TH STREET SW, containing approximately 105 acre(s) (P-8). Simon Shima, Staff Planner (**DEFERRED FROM OCTOBER 17, 2002**)

6. Project # 1002193

02EPC-01342 Zone Map Amendment
02EPC-01343 Site Development Plan-
Building Permit

CLAUDIO VIGIL ARCHITCTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO., INC. request the above action(s) for Lot X-1-B of Lots 1 - 5, **North Albuquerque Acres**, a zone map amendment from SU-1 for Nursing Home to SU-1/O-1 Office, located on WYOMING BLVD. NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE R-O-W, containing approximately 3 acre(s). (D-19) Len Malry, Staff Planner (**DEFERRED FROM OCTOBER 17, 2002**)

7. Project # 1002062

02EPC-00986 Zone Map Amendment
02EPC-00987 Sector Development Plan
02EPC-00988 Site Development Plan-
Subdivision

CONSENSUS PLANNING, INC. agent(s) for T.S. MCNANEY & ASSOCIATES request the above action(s) for all or a portion of Tract(s) H12B, **Riverview**, a zone map amendment from SU-1 for PRD at 20 du/acre to SU-1 for Mixed Use, located on the SW CORNER OF COORS BLVD. NW, and EAGLE RANCH BLVD. NW, containing approximately 2 acre(s). (D-13) Juanita Vigil, Staff Planner (**DEFERRED FROM NOVEMBER 21, 2002**)

8. Project # 1002194

02EPC-01350 Zone Map Amendment
02EPC-01351 Site Development Plan-
Subdivision
02EPC-01352 Site Development Plan-
Building Permit

CHRISTOPHER CALOTT agent for MARIA R. COSTA requests the above action(s) for all or a portion of the Northerly Portion of Tract 2, **Sunport Lodgings Addition**, a zone map amendment from R-2 to SU-1/PRD, located on WELLESLEY DRIVE SE, between KATHRYN AVENUE SE and SMITH AVENUE SE, containing approximately 2 acre(s). (L-16) Makita Hill, Staff Planner (**DEFERRED FROM NOVEMBER 21, 2002**)

9. Project # 1000080

02EPC-01471 Zone Map Amendment
02EPC-01473 EPC Site Development Plan-
Subdivision

SOUTHWEST SURVEYING CO. agent(s) for JEHOVAH'S WITNESS NORTH CONGREGATION request the above action(s) for all or a portion of Lot(s) 15A & 18, **Harwood Addition**, a zone map amendment from SU church & Related & R-1 to, located on SAN CLEMENTE NW, between 4TH STREET NW and HARWOOD LATERAL, containing approximately 1 acre(s). (G-14) Len Malry, Staff Planner

10. Project # 1002299

02EPC-01627 Zone Map Amendment

RICHARD E. HATHON agent(s) for LUIS MONTOYA & TRACEY CANDELARIA request the above action(s) for all or a portion of Lot(s) 1A, **Glenhaven Addition**, a zone map amendment from R-1 to C-2, located on CORDOVA AVE. NW, between MENAUL NW and CANDELARIA NW, containing approximately 1 acre(s). (H-14) Len Malry, Staff Planner

11. Project # 1000651

02EPC-01672 EPC Site Development Plan-
Building Permit
02EPC-01673 EPC Site Development Plan-
Amendment to Subdivision

LEE GAMELSKY ARCHITECTS P.C. agent(s) for TIJERAS PLACE, LLC-SERIES B request the above action(s) for all or a portion of Lot(s) A29A, **Town of Atrisco Grant Northeast Unit**, zoned SU-1 PDA C-1 Uses & Office, located on COORS BLVD. NW, between PHEASANT AVE. NW and REDLANDS RD. NW, containing approximately 4 acre(s). (G-11) Makita Hill, Staff Planner

12. Project # 1002325

02EPC-01675 EPC Site Development Plan-
Building Permit
02EPC-01674 Zone Map Amendment

JOHN A. MYERS, ESQ. agent(s) for EAST END 23 PROPERTIES request the above action(s) for all or a **Addition**, a zone map amendment from R-2 to SU-1 for C-2 Uses, located on TEXAS ST. NE, between LOMAS BLVD. NE and MARBLE AVE. NE, containing approximately .34 acre(s). (J-19) Juanita Vigil, Staff Planner

13. Project # 1002326

02EPC-01676 Zone Map Amendment
02EPC-01677 EPC Site Development Plan-
Amendment to Building Permit

JOHN A. MYERS agent(s) for ETG PROPERTIES, LLC request the above action(s) for all or a portion of Lot(s) 16-18, Block(s) 25, **East End Addition**, a zone map amendment from R-1 to SU-1 for C-2 Uses, located on VERMONT ST. NE, between LOMAS BLVD. NE and MARBLE AVE. NE, containing approximately .45 acre(s). (J-19) Juanita Vigil, Staff Planner

14. Project # 1002328

02EPC-01679 Annexation
02EPC-01680 Establishment of Zoning

GARCIA/KRAEMER & ASSOCIATES agent(s) for DENNIS ROMERO request the above action(s) for all or a portion of Lot 2, Block 3, Row 1, Unit B, **Town of Atrisco Grant**, zoned A-1 County, located on CENTRAL AVE. SW, between 106TH ST. SW and 110 TH STREET SW, containing approximately 5 acre(s). (L-8) Simon Shima, Staff Planner

15. Project # 1001234

02EPC-01683 Zone Map Amendment
02EPC-01684 EPC Sector Development Plan
02EPC-01685 EPC Site Development Plan-
Building Permit

MASTERWORKS ARCHTECTS INC. agent(s) for TURNER & MARGARET BRANCH request the above action(s) for all or a portion of Tract(s) 87A1A, **MRGCD Map 35**, a zone map amendment from R-1 to SU-1 for O-1 Permissive Uses, located on RIO GRANDE BLVD. NW, between INDIAN SCHOOL ROAD NW and MATHEW AVE. NW, containing approximately 1 acre(s). (H-13) Len Malry, Staff Planner

16. Project # 1002329

02EPC-01682 EPC Site Development Plan-
Amendment to Building Permit

RD HABIGER & ASSOCIATES INC. agent(s) for ST. STEPHEN'S UNITED METHODIST CHURCH request the above action(s) for all or a portion of Tract(s) SS-1, **St. Stephen's United Methodis Church**, zoned SU-1 Church and Related Facilities, located on JUAN TABO NE, between MONTGOMERY NE and MANITOBA NE, containing approximately 5 acre(s). (F-21) Makita Hill, Staff Planner

17. Project # 1002330

02EPC-01687 Zone Map Amendment
02EPC-01688 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING, INC. agent(s) for JIM HAKEEM request the above action(s) for all or a portion of Lot(s) G-1 & G-2, **Montgomery Complex**, a zone map amendment from SU-1 for Church and Related Activities to SU-1 for C-2, located on MONTGOMERY BLVD. NE, between CARLISLE NE and INTERSTATE 25 FRONTAGE RD., containing approximately 3 acre(s). (F-16) Len Malry, Staff Planner

18. Project # 1002332

02EPC-01690 Zone Map Amendment
02EPC-01692 EPC Sector Development Plan
02EPC-01694 EPC Site Development Plan-
Building Permit

HEWITT ENGINEERING & ENVIRONMENTAL CON. agent(s) for DON KEITH request the above action(s) for all or a portion of Tract(s) 75, **Town of Atrisco Grant**, a zone map amendment from C-2 & R-1 to SU-1 for Apartments, located on 59TH ST. SW, between 57TH ST. SW and 61ST SW, containing approximately 1 acre(s). (K-11) Makita Hill, Staff Planner

19. Project # 1002331

02EPC-01686 EPC Site Development Plan-
Building Permit
02EPC-01689 EPC Site Development Plan-
Subdivision

MASTERWORKS ARCHITECTS, INC. agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECH. request the above action(s) for all or a portion of Tract(s) A1, A2& A3, **Chant Property Addition**, zoned SU-1 Industrial Development, located on CENTRAL AVE. SE, between CENTRAL AVE. SE and CARMELLA DRIVE SE, containing approximately 10 acre(s). (L-23) Len Malry. Staff Planner

20. Project # 1002333

02EPC-01691 Zone Map Amendment
02EPC-01693 EPC Site Development Plan-
Building Permit

JOHN M. MYERS agent(s) for THE BARRETT FOUNDATION, INC. request the above action(s) for all or a portion of Tract(s) C-1A-2, **Bellamah's Princess Jeanne Addition**, a zone map amendment from C-1 to SU-1/C-1 Uses and short term shelter for women and children, located on CONSTITUTION NE, between EUBANK BLVD. NE and MARY ELLEN STREET NE, containing approximately 1 acre(s). (J-21) Cynthia Borrego, Staff Planner

21. Project # 1002334
02EPC-01695 Zone Map Amendment

JOHN F. POSEN request the above action(s) for all or a portion of Block 19A, **Foothills Estates**, a zone map amendment from O-1 to R-T, located on COPPER NE, between CHELWOOD PARK NE and TRAMWAY NE, containing approximately 1 acre. (K-22) Simon Shima, Staff Planner

22. Project # 1000270
02EPC-01681 Master Development Plan approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE request the above action(s) for all or a portion of Tract(s) NA, **Albuquerque International Sunport**, zoned SU-1 Airport & Related Facilites, located on SUNORT BLVD. SE, between GIBSON BLVD. SE and KIRTLAND AIR FORCE BASE SE, containing approximately 2400 acre(s). (L-16) Chris Hyer, Staff Planner

23. Other Matters



Staff Report

Agent	Southwest Surveying Co.
Applicant	Jehova's Witness North Congregation
Request(s)	Zone Map Amendment Site Development Plan for Subdivision
Legal Description	Lots 15A & 18, Harwood Addition
Location	Location (Line 1) Location (Line 2)
Size	Approximately 1 acres
Existing Zoning	SU Church & Related
Proposed Zoning	Zoning

Staff Recommendation

02EPC-01471 & 01473 was inadvertently advertised and deferral is recommended to February 20, 2003.

Staff Planner

Name, Title

Summary of Analysis

Location Map (3" x 3")



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Staff Meeting on Thursday, March 13, 2003, 4:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the March 20, 2003 Public Hearing, which will include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, March 20, 2003, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are listed in the order they will be heard]

Project # 1000080~

02EPC-01471 Zone Map Amendment
02EPC-01473 EPC Site Development Plan-
Division

SOUTHWEST SURVEYING CO. agent(s) for JEHOVAH'S WITNESS NORTH CONGREGATION request the above action(s) for all or a portion of Lot(1) 15A-1, **Harwood Addition**, a zone map amendment from SU church & Related & R-1 to, located on SAN CLEMENTE NW, between 4TH STREET NW and HARWOOD LATERAL, containing approximately 1 acre(s). (G-14) Cynthia Borrego, Staff Planner
(DEFERRED FROM DECEMBER 19, 2002)

Project # 1000631

EPC-00118 EPC Appeal

GEORGE RAINHART & ASSOC. agent(s) for GEORGE RAINHART request the above action(s) for all or a portion of Tract(s) A2B, **Jeannedale**, zoned SU-3, located on UPTOWN NE, between JEANNEDALE DR. NE and AMERICA PARWAY NE, (H-18) Jeannedale (Lot 1)
(Zoning)

Project # 1002050

EPC-00146 Zone Map Amendment

MEL FAMIE LLC agent(s) for GOLF COURSE RECREATION LLC request the above action(s) for all or a portion of Tract(s) B-2, **Las Marcadas Subdivision**, a zone map amendment from C-1 to R-LT, located on GOLF COURSE ROAD NW, between MARNA LYNN NW and PATRICA NW, containing approximately 7 acre(s). (H-18) Juanita Vigil, Staff Planner

Project # 1002379
PC-00149 Zone Map Amendment

BOHANNAN HUSTON, INC. agent(s) for LONGFORM HOMES request the above action(s) for all or a portion of Lot(s) 1-26, Block(s) 5 and Lots 35-42, Block 4, **Paradise Heights**, a zone map amendment from R-1 to RT, located on ROCKCLIFF BLVD. NW, between ROCKCLIFF BLVD. NW and MCMAHON BLVD. NW, containing approximately 9 acre(s). (A-10) Makita Hill, Staff Planner

Project # 1002442
PC-00103 EPC Appeal

GARCIA KRAEMER & ASSOCIATES agent(s) for 64 UPTOWN LLC request the above action(s) for all or a portion of Tract(s) B-1, **Jeannedale Subdivision**, zoned C-1 or SU-3, located on UPTOWN BLVD. NE, between JEANNEDALE DR. NE and AMERICA PARKWAY NE, containing approximately 3 acre(s). (H-18) **(Zoning)**

Project # 1002448
PC-00110 Zone Map Amendment

MICHAEL D. LEACH agent(s) for MICHAEL DEAN FORD & NEAL J. MEISNER request the above action(s) for all or a portion of Lot(s) 33 & 34, **Campbells Addition 1**, a zone map amendment from R-2 & M-1 P to M-1, located on MESCALERO NW, between 2ND ST. NW and N-S & SF RAILROAD ROW, containing approximately 0.4 acre(s). (G-14) Makita Hill, Staff Planner

Project # 1002455
PC-00147 EPC Site Development Plan-
Division
PC-00148 EPC Site Development Plan-
ding Permit

TIMOTHY M. OTT agent(s) for JOE COTRUZZO request the above action(s) for all or a portion of Lot(s) A J Group Addition, and Tract 1 of New Heart Center Addition and Tract 1 of Northside Subdivision, zoned SU-1 C-1 located on SAN ANTONIO NE, between I-25 and S PEDRO NE, containing approximately 10 acre(s). (E-1) Carmen Marrone, Staff Planner

Project # 1002457
PC-00156 EPC Site Development Plan-
division
PC-00157 Zone Map Amendment
PC-00180 Area Plan Amendment-Sandia
hills Area Plan

DAVID S. CAMPBELL agent(s) for MCOMMERCIAL COMPANY LLC request the above action(s) for all or a portion of Tract(s) X1A X2A to be known as Trailhead Plaza, **Trailhead Plaza**, a zone map amendment from C-1 SU-1 for C-1 with full service liquor, located on TRAMWAY NE, between MONTGOMERY NE and SPANISH BIT NE, containing approximately 2.05 acre(s). (G-23) Makita Hill, Staff Planner

Project # 1002458
PC-00158 EPC Sector Development Plan

BILL CAMPBELL agent for BANK OF ALBUQUERQUE request the above action(s) for all or a portion of Lots 1 & 16, Block 9, Tract(s) 2, Unit 3, **North Albuquerque Area**, zoned SU-2 Mixed Use, located at CARMEL, between WYOMING NE, containing approximately 2 acres. (C-1) Carmen Marrone, Staff Planner

Project # 1002459

03EPC-00160 EPC Site Development P
Building Permit

03EPC-00159 EPC Site Development Plan-
Subdivision

DEKKER/PERICH/SABATINI agent(s) for SCM
PROPERTY COMPANY LLC request the above action(s)
for all or a portion of Tract(s) NA, **Lands of W H Brunell
Addn**, zoned SU-1 Com. Deve. C-2 Uses & Truck Terminal,
located on COORS NW, between OURAY NW and QUAIL
NW, (H-11) Juanita Vigil, Staff Planner

Project # 1001523

03EPC-00152 Zone Map Amendment
03EPC-00153 EPC Sector Development Plan
Amendment

TIERRA WEST LLC agent(s) for TIFFANY HOMES
request the above action(s) for portion of Lot 2, **Ladera
Industrial Center**, a zone map amendment from SU-1 Light
Industrial to R-T, located on UNSER BLVD. NW, between
OLD OURAY ROAD NW and LADERA DRIVE NW,
containing approximately 22 acres. (H-10) Simon Shima,
Staff Planner

Project # 1002404

02EPC-01948 Zone Map Amendment
03EPC-00229 Sector Development Plan
Amendment

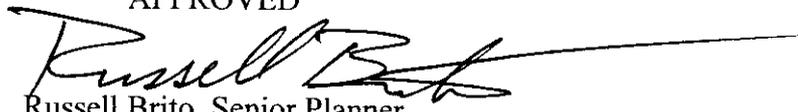
TIERRA WEST LLC agent(s) for CITY OF
ALBUQUERQUE/TRANSIT DEPARTMENT request the
above action for all of Lot 1, **Ladera Industrial Park**, a
zone map amendment from SU-1 for Transit to R-T, located
on UNSER BLVD. NW, between OLD OURAY ROAD NW
and VISTA ORIENTE ST. NW, containing approximately 11
acres. (H-9) Simon Shima, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL February 26, 2003.

APPROVED



Russell Brito, Senior Planner
Planning Department

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: Nov. 20, 2003
~~Nov. 20, 2003~~

Zone Atlas Page: B-14-E

Notification Radius: 100 Ft.

App#	<u>DEPC-01471</u>
Proj#	<u>1000080</u>
Other#	<u>DEPC-01473</u>

Cross Reference and Location: _____

Applicant: Jehovah's Witness North Congregation ✓

Address: 501 San Clemente Ave, 87107

Agent: Southwest Surveying Co. ✓

Address: 333 Comas Blvd NE, 87102

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: _____

Signature: _____

1014060 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406036339911110 LEGAL: LOT 15-A -1 PLAT OF LOT 15-A-1 NEW HARWOOD ADDITION LAND USE:

PROPERTY ADDR: 00000 507 SAN CLEMENTE AVE NW

OWNER NAME: SANDERS GWENN ETAL TRUSTEES AL

OWNER ADDR: 00000 *P.O. Box 6063*

ALBUQUERQUE NM 87197 - *6063*

101406033840711106 LEGAL: * 02 1 NE W HARWOOD ADD LOTS 21 & 22 LAND USE:

PROPERTY ADDR: 00000 521 SAN CLEMENTE AVE NW

OWNER NAME: THRONE JOHN F & PLAGGE LYNN K

OWNER ADDR: 00521 SAN CLEMENTE

AV NW ALBUQUERQUE NM 87107

101406034640411107 LEGAL: * 02 0 NE W HARWOOD ADD LOT20 X W1/2 OF LOT19 LAND USE:

PROPERTY ADDR: 00000 517 SAN CLEMENTE AVE NW

OWNER NAME: URQUIDEZ EVA F & VICTAR F

OWNER ADDR: 00517 SAN CLEMENTE

AV NW ALBUQUERQUE NM 87107

101406037539711111 LEGAL: * 01 4 NE W HARWOOD ADD LAND USE:

PROPERTY ADDR: 00000 421 SAN CLEMENTE AVE NW

OWNER NAME: MAESTES ANDRES JR ETUX

OWNER ADDR: 00000 *P.O. Box 275*

CUBA NM 87013

101406038039511112 LEGAL: * 01 3 NE W HARWOOD ADD LAND USE:

PROPERTY ADDR: 00000 413 SAN CLEMENTE AVE NW

OWNER NAME: MAURINO HENRY L ETUX

OWNER ADDR: 04301 4TH

ST NW ALBUQUERQUE NM 87107

101406038639411113 LEGAL: * 01 2 NE W HARWOOD ADD LAND USE:

PROPERTY ADDR: 00000 413 SAN CLEMENTE AVE NW

OWNER NAME: MAURINO HENRY L & LAURA B

OWNER ADDR: 04301 4TH

ST NW ALBUQUERQUE NM 87107

101406039738811114 LEGAL: * 01 1 NE W HARWOOD ADD LAND USE:

PROPERTY ADDR: 00000 4301 4TH ST NW

OWNER NAME: MAURINO HENRY L ETUX

OWNER ADDR: 04301 4TH

ST NW ALBUQUERQUE NM 87107

101406039839711115 LEGAL: * 01 0 NE W HARWOOD ADD LAND USE:

PROPERTY ADDR: 00000 4305 04TH ST NW

OWNER NAME: LEE ROBERT & CLARA & LEVITT WI

OWNER ADDR: 05212 JUSTIN

DR NW ALBUQUERQUE NM 87114

101406039940411402 LEGAL: * 00 8 00 18ELMONTPLTS8THRU11+ALLVACALLEYADJ81 LAND USE:

PROPERTY ADDR: 00000 4415 04TH ST NW
OWNER NAME: LEVITT WILLIAM AND KIMBERLY
OWNER ADDR: 05212 JUSTIN
NW ALBUQUERQUE NM 87114

101406038340811401
LEGAL: * 01 2 00 1BELMONT PLACE ADD LOTS 12T015 LAND USE:
PROPERTY ADDR: 00000 4413 04TH ST NW
OWNER NAME: LEVITT WILLIAM AND KIMBERLY
OWNER ADDR: 05212 JUSTIN
NW ALBUQUERQUE NM 87114

1014060383742211407
LEGAL: * 01 6 00 1BELMONT PLACE ADD 16T022&POR VAC ALLEY LAND USE:
PROPERTY ADDR: 00000 4423 4TH ST NW
OWNER NAME: STEVENS WILLIAM JAMES & PRISCILLA
OWNER ADDR: 04227 4TH
ST NW ALBUQUERQUE NM 87107

101406036441311303 LEGAL: *8 T HRU LOT 11 BLK 6 BELMONT PLACE ADDN LAND USE:
 PROPERTY ADDR: 00000 4401 5TH ST NW
 OWNER NAME: HATCHER CYNTHIA
 OWNER ADDR: 04401 5TH ST NW ALBUQUERQUE NM 87107

101406036742311304 LEGAL: * 00 4 00 6BELMONT PLACE LOT 4 5 6 7 LAND USE:
 PROPERTY ADDR: 00000 4423 5TH ST NW
 OWNER NAME: GANDARILLA MIGUEL & LONDON GAN
 OWNER ADDR: 04423 5TH ST NW ALBUQUERQUE NM 87107

101406035142711308 LEGAL: * 01 7 00 6BELMONT PLACE LOTS 17 X 18 LAND USE:
 PROPERTY ADDR: 00000 4410 6TH ST NW
 OWNER NAME: MAESTAS JUAN P ETUX
 OWNER ADDR: 04410 6TH ST NW ALBUQUERQUE NM 87107

101406035042211309 LEGAL: * 01 5 00 6BELMONT PLACE LOTS 15X16 LAND USE:
 PROPERTY ADDR: 00000 4402 06TH ST NW
 OWNER NAME: SZAGESH THOMAS J
 OWNER ADDR: 04402 6TH ST NW ALBUQUERQUE NM 87107

101406034941611301 LEGAL: * 01 2 00 6BELMONT PLACE LOT 12 & LOT 13 & 14 LAND USE:
 PROPERTY ADDR: 00000 4400 6TH ST NW
 OWNER NAME: GALLEGOS FIDEL S
 OWNER ADDR: 04400 6TH ST NW ALBUQUERQUE NM 87107

101406038237310825 LEGAL: * 04 5 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 SAN CLEMENTE AVE NW
 OWNER NAME: HIGHLANDS BAPTIST CHURCH OF LI
 OWNER ADDR: 01510 E PHILLIPS AV LITTLETON CO 80122

101406037737410826 LEGAL: * 04 4 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 SAN CLEMENTE AVE NW
 OWNER NAME: HIGHLANDS BAPTIST CHURCH OF LI
 OWNER ADDR: 01510 E PHILLIPS AV LITTLETON CO 80122

101406037237610827 LEGAL: * 04 3 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 422 SAN CLEMENTE AVE NW
 OWNER NAME: HIGHLANDS BAPTIST CHURCH OF LI
 OWNER ADDR: 01510 E PHILLIPS AV LITTLETON CO 80122

101406036737710828 LEGAL: * 04 2 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 426 SAN CLEMENTE AVE NW
 OWNER NAME: MARTINEZ MARCELLA J

OWNER ADDR: 00426 SAN CLEMENTE NW ALBUQUERQUE NM 87107

101406036237810829 LEGAL: * 04 1 NE W HARWOOD ADD LAND USE:

PROPERTY ADDR: 00000 502 SAN CLEMENTE AVE NW

OWNER NAME: ANDERSON MARY

OWNER ADDR: 00502 SAN CLEMENTE AV NW ALBUQUERQUE NM 87107

101406035837910830 LEGAL: * 04 0 NE W HARWOOD ADD LAND USE:

PROPERTY ADDR: 00000 504 SAN CLEMENTE AVE NW

OWNER NAME: PEREZ ROSARIO & YOLANDA

OWNER ADDR: 00504 SAN CLEMENTE NW ALBUQUERQUE NM 87107

101406035338110831 LEGAL: * 03 9 NE W HARWOOD ADD LAND USE:
PROPERTY ADDR: 00000 510 SAN CLEMENTE AVE NW
OWNER NAME: GALLEGOS ISABEL M
OWNER ADDR: 00510 SAN CLEMENTE AV NW ALBUQUERQUE NM 87107

101406034838210832 LEGAL: * 03 8 NE W HARWOOD ADD LAND USE:
PROPERTY ADDR: 00000 514 SAN CLEMENTE AVE NW
OWNER NAME: DURAN PHILLIP B ETUX
OWNER ADDR: 00514 SAN CLEMENTE AV NW ALBUQUERQUE NM 87107

101406034338310833 LEGAL: * 03 7 NE W HARWOOD ADD LAND USE:
PROPERTY ADDR: 00000 518 SAN CLEMENTE AVE NW
OWNER NAME: ARMIJO GILBERT A ETUX
OWNER ADDR: 00518 SAN CLEMENTE AV NW ALBUQUERQUE NM 87107

101406033838410834 LEGAL: * 03 6 NE W HARWOOD ADD LAND USE:
PROPERTY ADDR: 00000 522 SAN CLEMENTE AVE NW
OWNER NAME: OLMSTEAD DONNA M
OWNER ADDR: 00522 SAN CLEMENTE AV NW ALBUQUERQUE NM 87107

101406033338610835 LEGAL: * 03 5 NE W HARWOOD ADD LAND USE:
PROPERTY ADDR: 00000 526 SAN CLEMENTE AVE NW
OWNER NAME: PAVLAKOVICH NICK
OWNER ADDR: 00526 SAN CLEMENTE AV NW ALBUQUERQUE NM 87107

Proj# 1000080

Jehovah's Witness North Congregation
501 San Clemente NW
Albuquerque NM 87107

101406033840711106

THRONE JOHN F & PLAGGE LYNN K
521 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

101406038039511112

MAURINO HENRY L ETUX
4301 4TH ST NW
ALBUQUERQUE NM 87107

101406038742211407

STEVENS WILLIAM JAMES & PRISC
4227 4TH ST NW
ALBUQUERQUE NM 87107

101406035142711308

MAESTAS JUAN P ETUX
4410 6TH ST NW
ALBUQUERQUE NM 87107

101406038237310825

HIGHLANDS BAPTIST CHURCH OF L
1510 E PHILLIPS AV
LITTLETON CO 80122

101406035837910830

PEREZ ROSARIO & YOLANDA
504 SAN CLEMENTE NW
ALBUQUERQUE NM 87107

101406034338310833

ARMIJO GILBERT A ETUX
518 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

Proj# 1000080

SOUTHWEST SURVEYING, CO.
333 LOMAS BLVD NE
ALBUQUERQUE NM 87102

101406034640411107

URQUIDEZ EVA F & VICTAR F
517 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

101406039839711115

LEE ROBERT & CLARA & LEVITT W
5212 JUSTIN DR NW
ALBUQUERQUE NM 87114

101406036441311303

HATCHER CYNTHIA
4401 5TH ST NW
ALBUQUERQUE NM 87107

101406035042211309

SZAGESH THOMAS J
4402 6TH ST NW
ALBUQUERQUE NM 87107

101406036737710828

MARTINEZ MARCELLA J
426 SAN CLEMEMTE NW
ALBUQUERQUE NM 87107

101406035338110831

GALLEGOS ISABEL M
510 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

101406033838410834

OLMSTEAD DONNA M
522 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

101406036339911110

SANDERS GWENN ETAL TRUSTEES A
P O BOX 6063
ALBUQUERQUE NM 87197-6063

101406037539711111

MAESTES ANDRES JR ETUX
P O BOX 275
CUBA NM 87013

101406039940411402

LEVITT WILLIAM AND KIMBERLY
5212 JUSTIN NW
ALBUQUERQUE NM 87114

101406036742311304

GANDARILLA MIGUEL & LONDON
4423 5TH ST NW
ALBUQUERQUE NM 87107

101406034941611301

GALLEGOS FIDEL S
4400 6TH ST NW
ALBUQUERQUE NM 87107

101406036237810829

ANDERSON MARY
502 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

101406034838210832

DURAN PHILLIP B ETUX
514 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

101406033338610835

PAVLAKOVICH NICK
526 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, December 12, 2002, 4:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the November 21, 2002 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, December 19, 2002, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1000080

02EPC-01471 Zone Map Amendment
02EPC-01473 EPC Site Development Plan-
Subdivision

SOUTHWEST SURVEYING CO. agent(s) for JEHOVAH'S WITNESS NORTH CONGREGATION request the above action(s) for all or a portion of Lot(s) 15A & 18, **Harwood Addition**, a zone map amendment from SU church & Related & R-1 to, located on SAN CLEMENTE NW, between 4TH STREET NW and HARWOOD LATERAL, containing approximately 1 acre(s). (G-14) Len Malry, Staff Planner

Project # 1000270

02EPC-01681 Master Development Plan
approv

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE request the above action(s) for all or a portion of Tract(s) NA, **Albuquerque International Sunport**, zoned SU-1 Airport & Related Facilites, located on SUNORT BLVD. SE, between GIBSON BLVD. SE and KIRTLAND AIR FORCE BASE SE, containing approximately 2400 acre(s). (L-16) Chris Hyer, Staff Planner

Project # 1000651

02EPC-01672 EPC Site Development Plan-
Building Permit
02EPC-01673 EPC Site Development Plan-
Amendment to Subdivision

LEE GAMELSKY ARCHITECTS P.C. agent(s) for TIJERAS PLACE, LLC-SERIES B request the above action(s) for all or a portion of Lot(s) A29A, **Town of Atrisco Grant Northeast Unit**, zoned SU-1 PDA C-1 Uses & Office, located on COORS BLVD. NW, between PHEASANT AVE. NW and REDLANDS RD. NW, containing approximately 4 acre(s). (G-11) Makita Hill, Staff Planner

Project # 1001234
02EPC-01683 Zone Map Amendment
02EPC-01684 EPC Sector Development Plan
02EPC-01685 EPC Site Development Plan-
Building Permit

MASTERWORKS ARCHITECTS INC. agent(s) for TURNER & MARGARET BRANCH request the above action(s) for all or a portion of Tract(s) 87A1A, **MRGCD Map 35**, a zone map amendment from R-1 to SU-1 for O-1 Permissive Uses, located on RIO GRANDE BLVD. NW, between INDIAN SCHOOL ROAD NW and MATHEW AVE. NW, containing approximately 1 acre(s). (H-13) Len Malry, Staff Planner

Project # 1002299
02EPC-01627 Zone Map Amendment

RICHARD E. HATHON agent(s) for LUIS MONTOYA & TRACEY CANDELARIA request the above action(s) for all or a portion of Lot(s) 1A, **Glenhaven Addition**, a zone map amendment from R-1 to C-2, located on CORDOVA AVE. NW, between MENAUL NW and CANDELARIA NW, containing approximately 1 acre(s). (H-14) Len Malry, Staff Planner

Project # 1002325
02EPC-01675 EPC Site Development Plan-
Building Permit
02EPC-01674 Zone Map Amendment

JOHN A. MYERS, ESQ. agent(s) for EAST END 23 PROPERTIES request the above action(s) for all or a portion of Lot(s) 20 & 21, Block(s) 23, **East End Addition**, a zone map amendment from R-2 to SU-1 for C-2 Uses, located on TEXAS ST. NE, between LOMAS BLVD. NE and MARBLE AVE. NE, containing approximately .34 acre(s). (J-19) Juanita Vigil, Staff Planner

Project # 1002326
02EPC-01676 Zone Map Amendment
02EPC-01677 EPC Site Development Plan-
Amendment to Building Permit

JOHN A. MYERS agent(s) for ETG PROPERTIES, LLC request the above action(s) for all or a portion of Lot(s) 16-18, Block(s) 25, **East End Addition**, a zone map amendment from R-1 to SU-1 for C-2 Uses, located on VERMONT ST. NE, between LOMAS BLVD. NE and MARBLE AVE. NE, containing approximately .45 acre(s). (J-19) Juanita Vigil, Staff Planner

Project # 1002328
02EPC-01679 Annexation
02EPC-01680 Establishment of Zoning

GARCIA/KRAEMER & ASSOCIATES agent(s) for DENNIS ROMERO request the above action(s) for all or a portion of Lot 2, Block 3, Row 1, Unit B, **Town of Atrisco Grant**, zoned A-1 County, located on CENTRAL AVE. SW, between 106TH ST. SW and 110 TH STREET SW, containing approximately 5 acre(s). (L-8) Simon Shima, Staff Planner

Project # 1002329
02EPC-01682 EPC Site Development Plan-
Amendment to Building Permit

RD HABIGER & ASSOCIATES INC. agent(s) for ST. STEPHEN'S UNITED METHODIST CHURCH request the above action(s) for all or a portion of Tract(s) SS-1, **St. Stephen's United Methodis Church**, zoned SU-1 Church and Related Facilities, located on JUAN TABO NE, between MONTGOMERY NE and MANITOBA NE, containing approximately 5 acre(s). (F-21) Makita Hill, Staff Planner

Project # 1002330

02EPC-01687 Zone Map Amendment
02EPC-01688 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING, INC. agent(s) for JIM HAKEEM request the above action(s) for all or a portion of Lot(s) G-1 & G-2, **Montgomery Complex**, a zone map amendment from SU-1 for Church and Related Activities to SU-1 for C-2, located on MONTGOMERY BLVD. NE, between CARLISLE NE and INTERSTATE 25 FRONTAGE RD., containing approximately 3 acre(s). (F-16) Len Malry, Staff Planner

Project # 1002331

02EPC-01686 EPC Site Development Plan-
Building Permit
02EPC-01689 EPC Site Development Plan-
Subdivision

MASTERWORKS ARCHITECTS, INC. agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECH. request the above action(s) for all or a portion of Tract(s) A1, A2& A3, **Chant Property Addition**, zoned SU-1 Industrial Development, located on CENTRAL AVE. SE, between CENTRAL AVE. SE and CARMELLA DRIVE SE, containing approximately 10 acre(s). (L-23) Len Malry, Staff Planner

Project # 1002332

02EPC-01690 Zone Map Amendment
02EPC-01692 EPC Sector Development Plan
02EPC-01694 EPC Site Development Plan-
Building Permit

HEWITT ENGINEERING & ENVIRONMENTAL CON. agent(s) for DON KEITH request the above action(s) for all or a portion of Tract(s) 75, **Town of Atrisco Grant**, a zone map amendment from C-2 & R-1 to SU-1 for Apartments, located on 59TH ST. SW, between 57TH ST. SW and 61ST SW, containing approximately 1 acre(s). (K-11) Makita Hill, Staff Planner

Project # 1002333

02EPC-01691 Zone Map Amendment
02EPC-01693 EPC Site Development Plan-
Building Permit

JOHN M. MYERS agent(s) for THE BARRETT FOUNDATION, INC. request the above action(s) for all or a portion of Tract(s) C-1A-2, **Bellamah's Princess Jeanne Addition**, a zone map amendment from C-1 to SU-1/C-1 Uses and short term shelter for women and children, located on CONSTITUTION NE, between EUBANK BLVD. NE and MARY ELLEN STREET NE, containing approximately 1 acre(s). (J-21) Cynthia Borrego, Staff Planner

Project # 1002334

02EPC-01695 Zone Map Amendment

JOHN F. POSEN request the above action(s) for all or a portion of Block 19A, **Foothills Estates**, a zone map amendment from O-1 to R-T, located on COPPER NE, between CHELWOOD PARK NE and TRAMWAY NE, containing approximately 1 acre. (K-22) Simon Shima, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Alan Schwartz, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL December 4, 2002.

APPROVED


Russell Brito, Senior Planner
Planning Department

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: ~~Jan 14, 2003~~ Dec. 19, 2002

Zone Atlas Page: B-14-2

Notification Radius: 100 Ft.

App#	<u>DEPEC-01471</u>
Proj#	<u>1000080</u>
Other#	<u>DEPEC-01473</u>

Cross Reference and Location: _____

Applicant: Jehovah's Witness North Congregation ✓

Address: 501 San Clemente NW, 87109

Agent: Southwest Surveying, CO ✓

Address: 333 Lunas Blvd NE, 87102

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: Dec. 4, 2002

Signature: [Handwritten Signature]

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
G-14	1014060	3103-359	111-10	✓	1014060	391-305	108	22 ✓
		338-407	06	✓		392-309		23 ✓
		340-414	07	✓		393-325		24 ✓
		325-392	11	✓		382-323		25 ✓
		380-395	12	✓		377-324		26 ✓
		380-354	13	✓		372-320		27 ✓
		392-388	14	✓		347-322		28 ✓
		298-357	15	✓		342-328		29 ✓
		358-404	114-02	✓		358-329		30 ✓
		401-410	03	✓		353-381		31 ✓
		387-422	07	✓		348-382		32 ✓
		383-408	01	✓		343-383		33 ✓
		304-413	113-03	✓		338-384		34 ✓
		347-423	04	✓		333-380		35 ✓
		352-432	07	✓				
		351-427	08	✓				
		350-422	09	✓				
		349-414	01	✓				
		388-354	108-21	✓				

1014060

*** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406036339911110

LEGAL: LOT 15-A -1 PLAT OF LOT 15-A-1 NEW HARWOOD ADDITION LAND USE:
PROPERTY ADDR: 00000 507 SAN CLEMENTE AVE NW
OWNER NAME: SANDERS GWENN ETAL TRUSTEES AL
OWNER ADDR: 00000
ALBUQUERQUE NM 87197

101406033840711106

LEGAL: * 02 1 NE W HARWOOD ADD LOTS 21 & 22 LAND USE:
PROPERTY ADDR: 00000 521 SAN CLEMENTE AVE NW
OWNER NAME: THRONE JOHN F & PLAGGE LYNN K
OWNER ADDR: 00521 SAN CLEMENTE
AV NW ALBUQUERQUE NM 87107

101406034640411107

LEGAL: * 02 0 NE W HARWOOD ADD LOT20 X W1/2 OF LOT19 LAND USE:
PROPERTY ADDR: 00000 517 SAN CLEMENTE AVE NW
OWNER NAME: URQUIDEZ EVA F & VICTAR F
OWNER ADDR: 00517 SAN CLEMENTE
AV NW ALBUQUERQUE NM 87107

101406037539711111

LEGAL: * 01 4 NE W HARWOOD ADD LAND USE:
PROPERTY ADDR: 00000 421 SAN CLEMENTE AVE NW
OWNER NAME: MAESTES ANDRES JR ETUX
OWNER ADDR: 00000 CUBA
NM 87013

101406038039511112

LEGAL: * 01 3 NE W HARWOOD ADD LAND USE:
PROPERTY ADDR: 00000 413 SAN CLEMENTE AVE NW
OWNER NAME: MAURINO HENRY L ETUX
OWNER ADDR: 04301 4TH
ST NW ALBUQUERQUE NM 87107

106038639411113

LEGAL: * 01 2 NE W HARWOOD ADD LAND USE:
PROPERTY ADDR: 00000 413 SAN CLEMENTE AVE NW
OWNER NAME: MAURINO HENRY L & LAURA B
OWNER ADDR: 04301 4TH
ST NW ALBUQUERQUE NM 87107

101406039738811114

LEGAL: * 01 1 NE W HARWOOD ADD LAND USE:
PROPERTY ADDR: 00000 4301 4TH ST NW
OWNER NAME: MAURINO HENRY L ETUX
OWNER ADDR: 04301 4TH
ST NW ALBUQUERQUE NM 87107

101406039839711115

LEGAL: * 01 0 NE W HARWOOD ADD LAND USE:
PROPERTY ADDR: 00000 4305 04TH ST NW
OWNER NAME: LEE ROBERT & CLARA & LEVITT WI
OWNER ADDR: 05212 JUSTIN
DR NW ALBUQUERQUE NM 87114

101406039940411402

LEGAL: * 00 8 00 1BELMONTPLTTS8THRU11+ALLVACALLEYADJ81 LAND USE:

PROPERTY ADDR: 00000 4415 04TH ST NW
OWNER NAME: LEVITT WILLIAM AND KIMBERLY
OWNER ADDR: 05212 JUSTIN
NW ALBUQUERQUE NM 87114

101406040141011403
LEGAL: * 00 7 00 1BELMONT PLACE ADD & POR VAC ALLEY LAND USE:
PROPERTY ADDR: 00000 4417 4TH ST NW
OWNER NAME: STEVENS WILLIAM JAMES & PRISCI
OWNER ADDR: 04227 4TH ST NW ALBUQUERQUE NM 87107

101406038742211407
LEGAL: * 01 6 00 1BELMONT PLACE ADD 16T022&POR VAC ALLEY LAND USE:
PROPERTY ADDR: 00000 4423 4TH ST NW
OWNER NAME: STEVENS WILLIAM JAMES & PRISCI
OWNER ADDR: 04227 4TH ST NW ALBUQUERQUE NM 87107

101406038340811401 LEGAL: * 01 2 00 1BELMONT PLACE ADD LOTS 12T015 LAND USE:
PROPERTY ADDR: 00000 4413 04TH ST NW
OWNER NAME: LEVITT WILLIAM AND KIMBERLY
OWNER ADDR: 05212 JUSTIN NW ALBUQUERQUE NM 87114

101406036441311303 LEGAL: *8 T HRU LOT 11 BLK 6 BELMONT PLACE ADDN LAND USE:
PROPERTY ADDR: 00000 4401 5TH ST NW
OWNER NAME: HATCHER CYNTHIA
OWNER ADDR: 04401 5TH ST NW ALBUQUERQUE NM 87107

6036742311304 LEGAL: * 00 4 00 6BELMONT PLACE LOT 4 5 6 7 LAND USE:
PROPERTY ADDR: 00000 4423 5TH ST NW
OWNER NAME: GANDARILLA MIGUEL & LONDON GAN
OWNER ADDR: 04423 5TH ST NW ALBUQUERQUE NM 87107

101406035243211307 LEGAL: * 01 9 00 6BELMONT PLACE LOTS19 20 LAND USE:
PROPERTY ADDR: 00000 4412 6TH ST NW
OWNER NAME: DURAN VIVIAN ETUX
OWNER ADDR: 04412 6TH ST NW ALBUQUERQUE NM 87107

101406035142711308 LEGAL: * 01 7 00 6BELMONT PLACE LOTS17 X 18 LAND USE:
PROPERTY ADDR: 00000 4410 6TH ST NW
OWNER NAME: MAESTAS JUAN P ETUX
OWNER ADDR: 04410 6TH ST NW ALBUQUERQUE NM 87107

101406035042211309 LEGAL: * 01 5 00 6BELMONT PLACE LOTS 15X16 LAND USE:
PROPERTY ADDR: 00000 4402 06TH ST NW
OWNER NAME: SZAGESH THOMAS J
OWNER ADDR: 04402 6TH ST NW ALBUQUERQUE NM 87107

101406034941611301 LEGAL: * 01 2 00 6BELMONT PLACE LOT 12 & LOT 13 & 14 LAND USE:
PROPERTY ADDR: 00000 4400 6TH ST NW
OWNER NAME: GALLEGOS FIDEL S
OWNER ADDR: 04400 6TH ST NW ALBUQUERQUE NM 87107

101406038835910821 LEGAL: *49 NEW HARWOOD ADDN LAND USE:
PROPERTY ADDR: 00000 4217 4TH ST NW
OWNER NAME: STEVENS WILLIAM J ETUX
OWNER ADDR: 04227 4TH ST NW ALBUQUERQUE NM 87107

101406039136510822 LEGAL: * 04 8 NE W HARWOOD ADD LAND USE:
PROPERTY ADDR: 00000 04TH ST NW
OWNER NAME: STEVENS WILLIAM J ETUX

OWNER ADDR: 04227 4TH

ST NW ALBUQUERQUE

NM 87107

101406039236910823

LEGAL: * 04 7 NE W HARWOOD ADD

LAND USE:

PROPERTY ADDR: 00000 4227 4TH ST NW

OWNER NAME: STEVENS WILLIAM J ETUX

OWNER ADDR: 04227 4TH

ST NW ALBUQUERQUE

NM 87107

101406039337510824

LEGAL: * 04 6 NE W HARWOOD ADD

LAND USE:

PROPERTY ADDR: 00000 4229 04TH ST NW

OWNER NAME: STEVENS WILLIAM J ETUX

OWNER ADDR: 04227 FORUTH

ST NW ALBUQUERQUE

NM 87107

10140603538237310825 LEGAL: * 04 5 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 SAN CLEMENTE AVE NW
 OWNER NAME: HIGHLANDS BAPTIST CHURCH OF LI
 OWNER ADDR: 01510 E PHILLIPS AV LITTLETON CO 80122

101406037737410826 LEGAL: * 04 4 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 SAN CLEMENTE AVE NW
 OWNER NAME: HIGHLANDS BAPTIST CHURCH OF LI
 OWNER ADDR: 01510 E PHILLIPS AV LITTLETON CO 80122

6037237610827 LEGAL: * 04 3 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 422 SAN CLEMENTE AVE NW
 OWNER NAME: HIGHLANDS BAPTIST CHURCH OF LI
 OWNER ADDR: 01510 E PHILLIPS AV LITTLETON CO 80122

101406036737710828 LEGAL: * 04 2 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 426 SAN CLEMENTE AVE NW
 OWNER NAME: MARTINEZ MARCELA J
 OWNER ADDR: 00426 SAN CLEMENTE NW ALBUQUERQUE NM 87107

101406036237810829 LEGAL: * 04 1 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 502 SAN CLEMENTE AVE NW
 OWNER NAME: ANDERSON MARY
 OWNER ADDR: 00502 SAN CLEMENTE AV NW ALBUQUERQUE NM 87107

101406035387910830 LEGAL: * 04 0 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 504 SAN CLEMENTE AVE NW
 OWNER NAME: PEREZ ROSARIO & YOLANDA
 OWNER ADDR: 00504 SAN CLEMENTE NW ALBUQUERQUE NM 87107

101406035338110831 LEGAL: * 03 9 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 510 SAN CLEMENTE AVE NW
 OWNER NAME: GALLEGOS ISABEL M
 OWNER ADDR: 00510 SAN CLEMENTE AV NW ALBUQUERQUE NM 87107

101406034838210832 LEGAL: * 03 8 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 514 SAN CLEMENTE AVE NW
 OWNER NAME: DURAN PHILLIP B ETUX
 OWNER ADDR: 00514 SAN CLEMENTE AV NW ALBUQUERQUE NM 87107

101406034338310833 LEGAL: * 03 7 NE W HARWOOD ADD LAND USE:
 PROPERTY ADDR: 00000 518 SAN CLEMENTE AVE NW
 OWNER NAME: ARMILJO GILBERT A ETUX

OWNER ADDR: 00518 SAN CLEMENTE AV NW ALBUQUERQUE NM 87107

1014060333838410834

LEGAL: * 03 6 NE W HARWOOD ADD LAND USE:

PROPERTY ADDR: 00000 522 SAN CLEMENTE AVE NW

OWNER NAME: OLMSTEAD DONNA M

OWNER ADDR: 00522 SAN CLEMENTE AV NW ALBUQUERQUE NM 87107

101406033338610835

LEGAL: * 03 5 NE W HARWOOD ADD LAND USE:

PROPERTY ADDR: 00000 526 SAN CLEMENTE AVE NW

OWNER NAME: PAVLAKOVICH NICK

OWNER ADDR: 00526 SAN CLEMENTE AV NW ALBUQUERQUE NM 87107

Proj# 1000080

Jehovah's Witness North Congregation
501 San Clemente NW
Albuquerque NM 87107

101406033840711106

THRONE JOHN F & PLAGGE LYNN K
521 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

101406038039511112

MAURINO HENRY L ETUX
4301 4TH ST NW
ALBUQUERQUE NM 87107

101406040141011403

STEVENS WILLIAM JAMES & PRISC
4227 4TH ST NW
ALBUQUERQUE NM 87107

101406035243211307

DURAN VIVIAN ETUX
4412 6TH ST NW
ALBUQUERQUE NM 87107

101406034941611301

GALLEGOS FIDEL S
4400 6TH ST NW
ALBUQUERQUE NM 87107

101406036737710828

MARTINEZ MARCELLA J
426 SAN CLEMENTE NW
ALBUQUERQUE NM 87107

101406035338110831

GALLEGOS ISABEL M
510 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

101406033838410834

OLMSTEAD DONNA M
522 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

Proj# 1000080

Southwest Surveying, Co.
333 Lomas Blvd NE
Albuquerque NM 87102

101406034640411107

URQUIDEZ EVA F & VICTAR F
517 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

101406039839711115

LEE ROBERT & CLARA & LEVITT W
5212 JUSTIN DR NW
ALBUQUERQUE NM 87114

101406036441311303

HATCHER CYNTHIA
4401 5TH ST NW
ALBUQUERQUE NM 87107

101406035142711308

MAESTAS JUAN P ETUX
4410 6TH ST NW
ALBUQUERQUE NM 87107

101406038835910821

STEVENS WILLIAM J ETUX
4227 4TH ST NW
ALBUQUERQUE NM 87107

101406036237810829

ANDERSON MARY
502 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

101406034838210832

DURAN PHILLIP B ETUX
514 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

101406033338610835

PAVLAKOVICH NICK
526 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

101406036339911110

SANDERS GWENN ETAL TRUSTEES
P O BOX 6063
ALBUQUERQUE NM 87197

101406037539711111

MAESTES ANDRES JR ETUX
P O BOX 275
CUBA NM 87013

101406039940411402

LEVITT WILLIAM AND KIMBERLY
5212 JUSTIN NW
ALBUQUERQUE NM 87114

101406036742311304

GANDARILLA MIGUEL & LONDON G
4423 5TH ST NW
ALBUQUERQUE NM 87107

101406035042211309

SZAGESH THOMAS J
4402 6TH ST NW
ALBUQUERQUE NM 87107

101406038237310825

HIGHLANDS BAPTIST CHURCH OF L
1510 E PHILLIPS AV
LITTLETON CO 80122

101406035837910830

PEREZ ROSARIO & YOLANDA
504 SAN CLEMENTE NW
ALBUQUERQUE NM 87107

101406034338310833

ARMIJO GILBERT A ETUX
518 SAN CLEMENTE AV NW
ALBUQUERQUE NM 87107

***Request for:
Amendment to Special Use No. Z-99-6
to include Additional Parking on
Lot 15-A-1, formerly known as
Lots 15, 16, 17, 18 and East ½ of Lot 19
HARWOOD ADDITION, Bernalillo County
New Mexico; containing approximately
.8945 acres ± . AND
Site Plan for Subdivision***

INTRODUCTION:

Jehovah's Witness North Congregation located at 501 San Clemente N.W., was granted a Special Use for Church and Related Facilities and Approval Site Plan for Building on September 17, 1999 as Case No. Z-99-6. Condition #1 of the Site Plan approval states "*Submittal of this site plan to the DRB shall meet all EPC conditions*". The site plan was approved by EPC however never submitted to DRB for final sign off. As of this date, the original plans are unobtainable from the property owner nor were they found in an extensive search of the City files. Therefore a new site plan is being submitted for approval as part of this request.

In November, 2001, Lots 15, 16, 17, 18 and the east ½ of Lot 19 were re-platted into Lot 15-A-1 as DRB Project #1000080. At that time the non-existence of an approved site plan should have been discovered. Approval of this request will include Lot 18 and the east half of Lot 19 to conform with the replatted property lines, conform with the Z-99-6 conditions of approval of the Special Use/Site Plan and allow additional parking for the existing church.

SITE HISTORY:

In 1959 (BA-925) the City Commission granted a conditional use for church purposes for the subject site. Based on the length of time the church has existed in the area and the precedent of the aforementioned City Commission and Zoning Hearing Examiner cases, the church is deemed an appropriate use for the property. The use is "legally non-conforming" and a zone change which legalizes the church use based on new zoning is appropriate.

The Environmental Planning Commission granted a zone change from R-1 to Special Use for Church and Related Facilities for Lots 15, 16 & 17, New Harwood Addition in 1999 as Case No. Z-99-6. The purpose of Z-99-6 was to bring the existing church into conformance with

zoning requirements since religious institutions are not an allowed use in the R-1 zone. Finding #6 of the Official Notice of Decision states *"The subject request furthers the goals of the Comprehensive Plan because the church is respectful of existing neighborhood development (Policy D) based on its non-intrusive presence for the past 40 years; because the church does not negatively impact the neighborhood in terms of light, noise, pollution or traffic (Policy I); and because approval of the subject request would encourage the rehabilitation of an older neighborhood."* Finding #8 states *The site is surrounded by residential development on three sides, but it is located within a mixed use area. The Church is compatible use with the existing neighborhood and approval of the subject request will ensure that no other uses occur on the property which may be intrusive in terms of noise, traffic, lighting and hours of operation."* Since that approval, Lots 15, 16, 17 18 and the east ½ of Lot 19 have been re-platted into Lot 15-A-1, New Harwood Addition.

AREA HISTORY:

The site is surrounded by single family residential uses on three sides, but is located within a mixed use area. C-2 zoning exists along 4th street, O-1 zoning exists to the east of the property, a church exists to the southeast of the property, and a parking area exists to the northeast of the property.

Single family residences are located along San Clemente to the west and south of the subject site. One single family residence is located to the east of the site but the remainder of the block is built out with commercial development on the north side of the street and a church on the south side of the street. The north portion of the site is bounded by a parking lot.

There is a history of approval of zone changes and conditional uses for the subject property and surrounding area. In 1968, a zone change from R-1 to O-1 was approved for Lots 12 and 13, east of the subject site.

JUSTIFICATION:

As described above, the applicable plans governing this property are the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan. The Albuquerque/Bernalillo County Comprehensive Plan designates the subject site as Established Urban. Approval of this request will allow additional parking for church and create a visually pleasing buffer between the building and the residential development.

Policy d of the Albuquerque/Bernalillo County Comprehensive Plan states that *"The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural or recreational concern."*

Policy i states *"Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments."* By allowing additional parking, patrons will have the necessary

parking provided on site with a landscape buffer between the residential development and not be forced to park on San Clemente. Finding #5 of Z-99-6 substantiates this request.

Under Section 1 of Resolution 270-1980, Subsection A, the applicant must demonstrate that the proposed zone change is consistent with the health, safety, morals, and general welfare of the City. The Established and Developing Urban areas section of the Plan opens with the following goal: "*The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offer variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment.*" Under Section 1, Subsection B, the Resolution states "*Stability of land use and zoning is desirable*". The request meets both those standards by providing infill that complements the existing developments in the area and creates a buffer for the residential development.

Under Section 1, Subsection C states that "*A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan.*". The proposed zone change supports the policies of the Comprehensive Plan by developing vacant land within the city and contiguous to urban facilities and services by satisfying the requirements of Section 5, Established and Developing Urban Areas. That policy states, "*New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.*"

Section 1, Subsection D asks the applicant to "demonstrate that the existing zoning is inappropriate because:

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

The subject site is appropriate for the proposed zoning based on existing neighborhood and community land uses. The previously approved Special Use justify changed neighborhood or community conditions. Approval of the zone map amendment will allow expansion of the parking lot so that fewer congregation members will have to park on the street. Furthermore, the landscaping will screen cars from adjacent residential areas.

AUTHORIZATION TO ACT AS AGENT

I, Gwenn Sanders, Jehovah's Witness North Congregation, hereby authorize Southwest Surveying Co., Inc., to act as my agent to prepare an Amendment to Special Use for Church and Related Facilities, Case No. Z-99-6, to allow additional parking on Lot 18, HARWOOD ADDITION, Bernalillo County, New Mexico located at 509 San Clemente N.W.

Gwenn Sanders
Gwenn Sanders

3/13/2001
Date

ACKNOWLEDGMENT

State of New Mexico)
)ss
County of Bernalillo)



The foregoing instrument was acknowledged before me this 13th day of MARCH, 2001, BY: Gwenn Sanders, Jehovah's Witness North Congregation.

Sarah Amato
Notary Public

My Commission Expires:
10/01/2001

c:\sanders zone amendment\authorization

**PETITION IN SUPPORT OF
THE PROPOSED LAND USE LOCATED AT
501 San Clemente N.W.**

We the undersigned property owners, business operators and residents in the vicinity of 509 San Clemente N.W., hereby show our **SUPPORT** of the request by Jehovah's Witness North Congregation, for an Amendment to the Special Use for Church and Related Facilities. The amendment would expand the request to include Tract 18 located north of the existing church site to accommodate additional parking

NAME	ADDRESS	# YEARS AT CURRENT RESIDENCE/BUSINESS
<u>Eva #11/1/1/1/1</u>	<u>517 San Clemente</u>	<u></u>
<u>Vickie F. Fienberg</u>	<u>517 San Clemente</u>	<u>28 yrs</u>
<u>Lynn Poyge</u>	<u>521 San Clemente NW</u>	<u>22 yrs.</u>
<u>Mary Anderson</u>	<u>502 San Clemente NW</u>	<u>6 yrs</u>
<u>Yalanda Perry</u>	<u>504 San Clemente</u>	<u>10 yrs.</u>
<u>Richard Mader</u>	<u>421 San Clemente</u>	<u>20 yrs</u>
<u>James Judson/Carol Harkin</u>	<u>4401 5th ST. NW.</u>	<u>14 years</u>
<u>Muelly Mader</u>	<u>426 San Clemente</u>	<u>15 years</u>
<u>Isabel Yalloga</u>	<u>510 San Clemente N.W.</u>	<u>24 years</u>
<u>Graciela Amys</u>	<u>518 San Clemente</u>	<u>40 yrs.</u>
<u>Vick Pavlakovich</u>	<u>526 "</u>	<u>46 "</u>
<u>Rosita Mora</u>	<u>605 San Clemente NW</u>	<u>30 yrs</u>
<u>Conrad</u>	<u>609 San Clemente</u>	<u>27 years</u>
<u>Marta Oden</u>	<u>610 San Clemente</u>	<u>56 y 10</u>
<u>Maria Thomas</u>	<u>618 San Clemente</u>	<u>4/10</u>
<u>Amqui Plantara</u>	<u>607 San Clemente</u>	<u>48 yrs.</u>

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building Elevations

Submitted shall be organized in the above manner. In addition, 8 1/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

SHEET #1 - SITE PLAN

A. General Information

1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	

2. Bar Scale

3. North Arrow

4. Scaled Vicinity Map

5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.

6. Property lines

7. Existing and proposed easement (identify each)

B. Proposed Development

1. Structural

A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls

B. Square footage of each structure

C. Proposed of each structure

D. Temporary structures, sign and other improvements

E. Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.

F. Dimensions of all principal site elements

G. Loading facilities

H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle and totaled.
1. Location
 2. Arrangements
 3. Dimensions
 4. Turning spaces
 5. Drives
 6. Aisles
 7. Ingress
 8. Egress
 9. Number of spaces required: 33
Provided: 41
 10. Handicapped parking, spaces required: 3
Provided: 3
- B. Bicycle racks, spaces required: 0
Provided: 1
- NA C. Refuse container and enclosure, if applicable.

C. Street and Circulation

1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
2. Curve radii
3. Right-of-Way width
4. Pavement width, flow line to flow line including medians and median cuts.
5. Sidewalk widths and locations, existing and proposed.
- NA 6. Rail spurs, if applicable
7. Location of traffic signs and signals related to the functioning of the proposal.
- NA 8. Bikeways
- NA 9. Bus facilities, including bays and shelters where required.
10. Curb cut size and type.
- NA 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- NA
1. Fire hydrant locations, existing and proposed.
 2. Distribution lines
 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
 4. Existing water, sewer, storm drainage facilities (public and/or private).
 5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- NA
1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable.

SHEET #2 - LANDSCAPING PLAN

If appropriate maybe shown on sheet #1, site plan with the approval of planning staff.
See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

1. Scale - must be same as scale on sheet #1 - Site plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
8. Irrigation System
9. Planting Beds
10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
11. Responsibility for maintenance
12. Statement of Water Waste, etc.
13. Landscaped area requirement, in square feet and percent: _____
14. Landscaped area provided, in square and percent: _____

SHEET #3 - GRADING PLAN

A. General Information

1. Scale - must be same as Sheet #1 - Site Plan
2. Bar Scale
3. North Arrow
4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
5. Property Lines
6. Existing and proposed easements
7. Proposed contours and/or spot elevations
8. Retaining walls

B. Proposal

1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)
- A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change. Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point

Grading plan
Submitted as separate
to hydrology
for approval.

- B. Spot Elevation
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.
- C. Grade Changes
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.
- 5. Location materials and colors of windows and building entrances
- 6. Materials and colors of buildings and structures

B. Signage

- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area
- 5. Lighting
- 6. Materials and Colors
- 7. Additional information including, renderings, perspective drawings may be submitted.
 - A. Samples
 - 1. Presentation Models
 - 2. Photos



City of Albuquerque

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

Date: September 16, 2002

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on September 16, 2002
(date)

TO CONTACT NAME: Cristina Hanes
COMPANY/AGENCY: Southwest Surveying Co. Inc
ADDRESS/ZIP: 333 Lomas Blvd NE 87102
PHONE/FAX #: 998-0305 / 998-0306

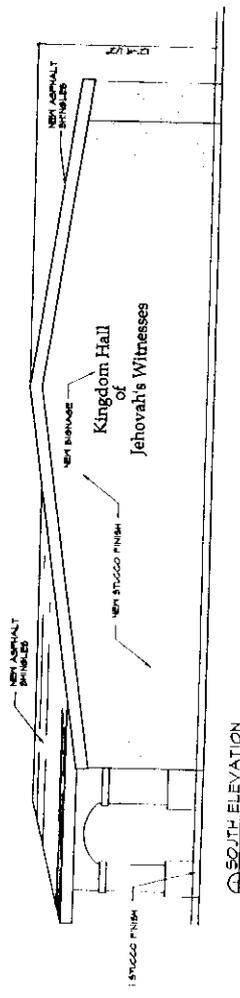
Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at lots 15, 16 & 17 - to include lot 18, Harwood addition
zone map page(s) 9-14

Our records indicate that as of 9-16-02, there were **no Recognized**
(date)
Neighborhood Associations in this area.

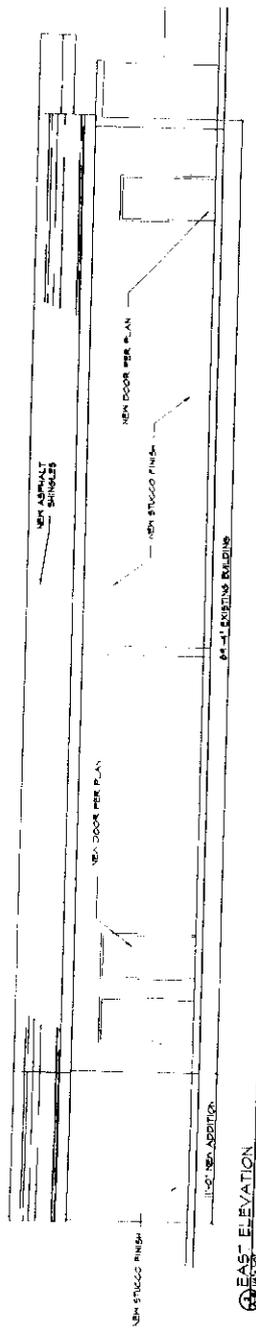
If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

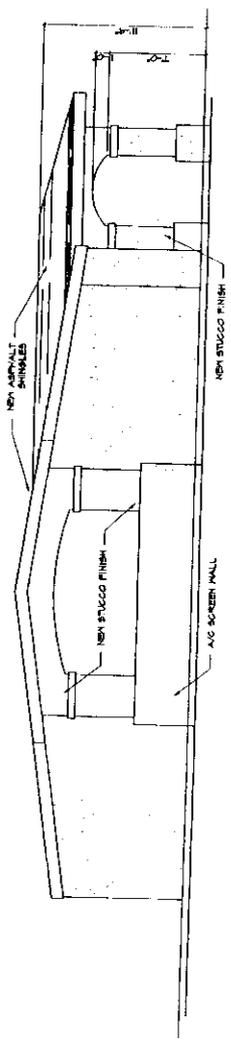
Dalaina L. Carmena
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION



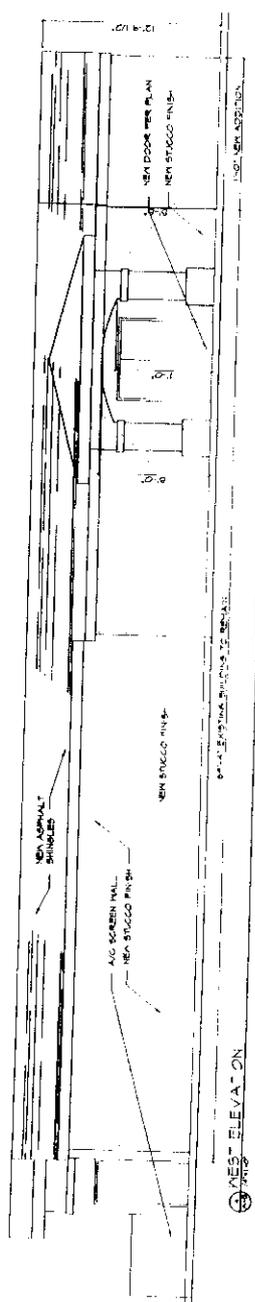
SOUTH ELEVATION



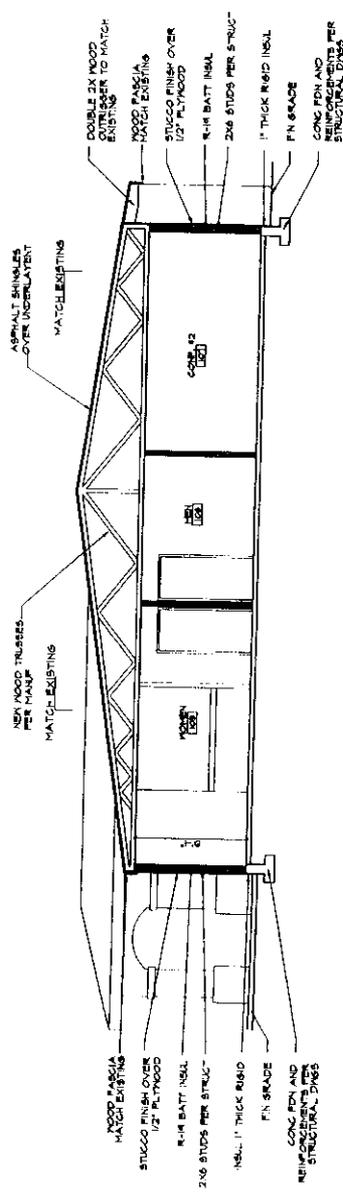
EAST ELEVATION



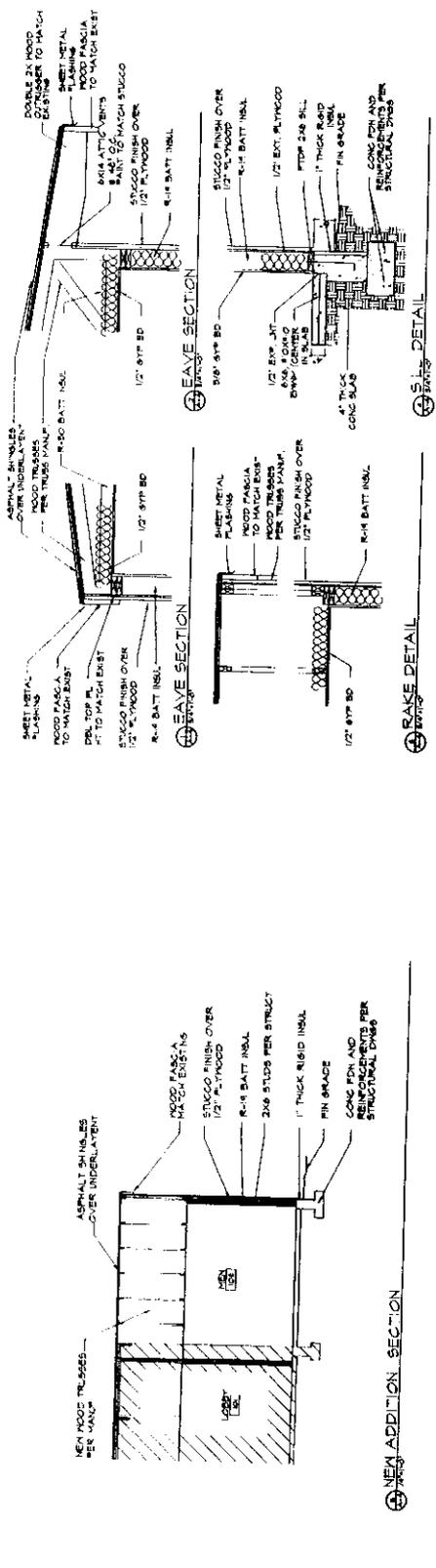
NORTH ELEVATION



WEST ELEVATION



NEW ADDITION CROSS SECTION



NEW ADDITION SECTION

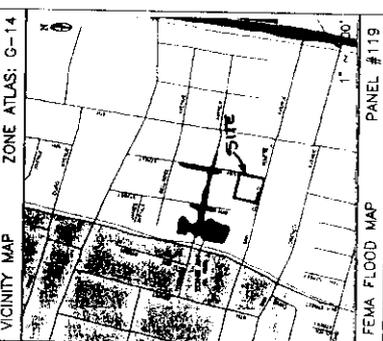
**KINGDOM HALL OF
JEHOVAH'S WITNESSES**
91 SAN CLEMENTE, ALBUQUERQUE, NEW MEXICO

A-4

BUILDING SECTIONS

SCALE: 1/4" = 1'-0"





- SCALE ELEVATION LEGEND**
- = ELEVATION AT GROUND
 - = ELEVATION AT TOP OF PROPOSED SURFACE
 - = ELEVATION AT TOP OF EXISTING SURFACE
 - = ELEVATION AT CENTERLINE OF DRAINAGE LANE
 - = ELEVATION AT BACK OF CURB
 - = ELEVATION AT FLOWLINE OF CURB
 - = ELEVATION AT RIM OF MANHOLE
- SYMBOL LEGEND**
- = LIGHT POLE
 - = POWER POLE
 - = OVERHEAD UTILITY LINE
 - = ANCHOR
 - = SEWER MANHOLE
 - = WATER METER
 - = SEWER CLEANOUT
 - = FIRE HYDRANT
 - = DRAIN INLET
 - = FENCE

CONCEPTUAL DRAINAGE PLAN

SCOPE

The City of Albuquerque, Bernalillo County, New Mexico, has authorized the City Engineer to prepare this drainage plan for the proposed building. The City Engineer is not responsible for the design of the building or the design of the drainage system. The City Engineer is only responsible for the design of the drainage system.

EXISTING CONDITIONS

The site is located in the City of Albuquerque, Bernalillo County, New Mexico. The site is located on the south side of the city. The site is located on the south side of the city. The site is located on the south side of the city.

PROPOSED CONDITIONS

The proposed conditions are as follows: The site is located on the south side of the city. The site is located on the south side of the city. The site is located on the south side of the city.

CALCULATIONS

The calculations were performed using the 100-year flood design storm using the SCS Type II, 4-hour, 24-hour, and 48-hour unit hydrographs. The calculations were performed using the SCS Type II, 4-hour, 24-hour, and 48-hour unit hydrographs. The calculations were performed using the SCS Type II, 4-hour, 24-hour, and 48-hour unit hydrographs.

PROPOSED TREATMENT TYPES

Treatment A = 0.00 acre
 Treatment B = 0.00 acre
 Treatment C = 0.00 acre
 Treatment D = 0.00 acre

PROPOSED TREATMENT TYPES

Treatment A = 0.00 acre
 Treatment B = 0.00 acre
 Treatment C = 0.00 acre
 Treatment D = 0.00 acre

Using the above data, the following table shows the 100-year storm water flow volume:

Existing 100-year Volume = 5000 cu. ft.
 Proposed 100-year Volume = 6000 cu. ft.

PROPERTY ADDRESS

500 San Clemente Drive NE
 ALBUQUERQUE, NEW MEXICO 87109

TOPOGRAPHIC

Topographic information provided by Survey Software, Inc. dated June 2003.



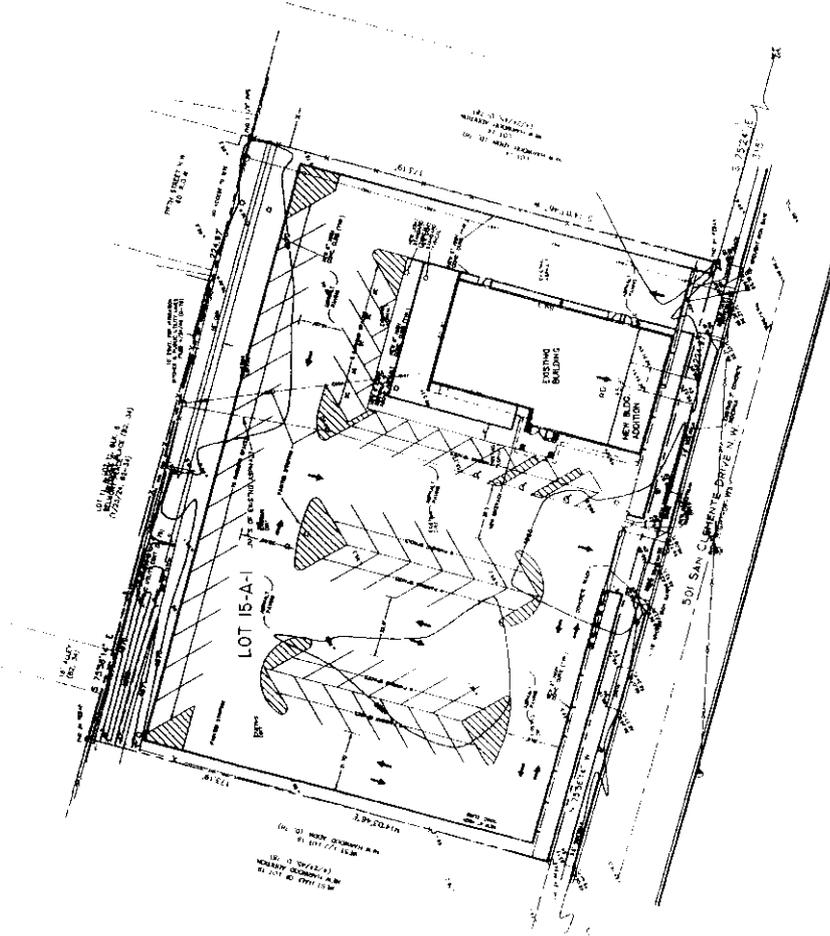
CONCEPTUAL DRAINAGE PLAN

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

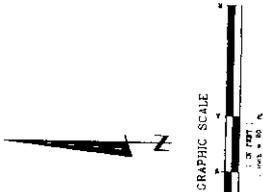
LOT 15A & LOT 18
 NEW HARWOOD ADDITION
 BERNALILLO COUNTY, NEW MEXICO

McDowell Engineering Inc.

DATE: 9/6/02
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 EST. ESTABLISHED: 2002



LOT 15-A-1
 NEW HARWOOD ADDITION
 SECTION 5, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO



THE ENGINEER HAS REVIEWED THE SURVEY AND BENCHMARK DATA, THE PLANS AND SPECIFICATIONS, AND THE RECORD DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input checked="" type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Special Exception	E
<input checked="" type="checkbox"/> ...for Subdivision Purposes		APPEAL / PROTEST of...	A
<input checked="" type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC,	
<input type="checkbox"/> IP Master Development Plan		<input type="checkbox"/> LUCC, Planning Director or Staff,	
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L		<input type="checkbox"/> ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Jehovan's Witness North Congregation PHONE: 352-6761
 ADDRESS: 501 San Clemente NW FAX: N/A
 CITY: ABQ STATE NM ZIP 87107 E-MAIL: N/A
 Proprietary interest in site: owner
 AGENT (if any): Southwest Surveying Co PHONE: 998-0303
 ADDRESS: 333 Lomas NE FAX: 998-0305
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: swsurvey@ymail.com

DESCRIPTION OF REQUEST: Amendment to SU for Church & Related Facilities. Please NO ZONING to include lot 18, Harwood Addition to allow for additional parking.
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

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

Lot or Tract No. lots 15A & 18 15-A-1 Block: _____ Unit: _____
 Subdiv. / Addn. NEW Harwood Addition
 Current Zoning: SU Church & Related R-1 Proposed zoning: SU Church & Related Facilities
 Zone Atlas page(s): G-14 No. of existing lots: 3 No. of proposed lots: 4
 Total area of site (acres): 0.8 ACRES Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? _____
 UPC No. 10406035240311108/1040603643991110 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: San Clemente NW
 Between: 4th Street and Harwood lateral

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z-, V-, S-, etc.):
Project #1000080 / Z 09-6

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 SIGNATURE Cristin R Hanes DATE 9/26/02
 (Print) Cristin R Hanes _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised December 2000

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02ER - 01471</u>	<u>ZMA</u>	<u>2</u>	<u>\$ 295.00</u>
<input type="checkbox"/> All fees have been collected	<u>02ER - 01473</u>	<u>SPS</u>	<u>PL1</u>	<u>\$ 385.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 755.00</u>

Hearing date Nov. 21, 2002

Paul Cardillo 9/26/02
 Planner signature / date

Project # 1000080

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

ANNEXATION AND ESTABLISHMENT OF ZONING

- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Property Boundary Survey prepared by a licensed professional surveyor
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW (Unadvertised)

SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)

SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (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 precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
(for EPC final review and approval public hearing only)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
(for EPC final review and approval public hearing only)
- Fee for EPC final review and approval only (see schedule)
- Any original and/or related file numbers are listed on the cover application

Refer to the schedules for the dates, times and places of D.R.B. unadvertised meetings and E.P.C. hearings. **Your attendance is required.**

AMENDMENT TO ZONE MAP (ZONE CHANGE)

- Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO SECTOR DEVELOPMENT PLAN

- Proposed Amendment referenced to the materials in the sector plan being amended
- Sector Plan to be amended with materials to be changed noted and marked
- Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

- Amendment referenced to the sections of the Zone Code being amended
- Sections of the Zone Code to be amended with text to be changed noted and marked
- Letter briefly describing, explaining, and justifying the request
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **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.

Cristin R Hanes
Applicant name (print)
Cristin R Hanes
Applicant signature / date
9/26/02



Form revised December 2000

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

Application case numbers
OVER - 01471
- - - - -
- - - - -

Paul Lindell 9/26/02
Planner signature / date
Project # 1000080

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings. For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - Registered Engineer's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **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.

Cosmin R Hanes
 Applicant name (print)
Cosmin R Hanes
 Applicant signature / date
 9/26/02



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 D2ER - 01473

[Signature]
 Planner signature / date
Project # 1000080

FAX TRANSMITTAL

PAGE 1 of 2

City of Albuquerque Planning Department
Development Services Division
924-3860 / 924-3339 FAX

rev: 2/2000 x:\share\epc\stuffs\siteplan\faxlist

998-0305

DATE: 9-27-02

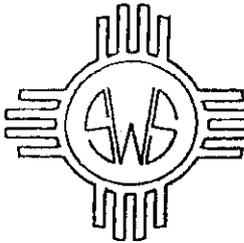
TO: Southwest Surveying [BY FAX]
FROM: Planning Dept. 924-3349 - Juanita Vigil
SUBJECT: Site Plan Submittal for Nov. 2002

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on November 21, 2002, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, Oct. 2, 2002. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

Site Plan:
Clearly indicated new square footage needs to be shown on plan
State use, existing or proposed, of each structure
Need existing property lines shown on plan
Need building dimensions on site plan
Provide detail & specific locations of light poles
Dimensions (length) of parking spaces
Specify number of bike parking spaces
Need pavement width, curb to curb, flow to flow, on San Cle
Indicate location of sewer & water lines

Landscape Plan:
Distinguish existing vs. proposed landscaping
Need statements of compliance w/ Water Conservation
Landscaping and Water Waste Ordinance.
Provide thorough landscaping calculations



SOUTHWEST SURVEYING CO., INC.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0305
FAX: (505) 998-7974
E-MAIL chanes@swsurvey.com

February 13, 2003

Environmental Planning Commission
c/o Cynthia Borrego
600 Second Street NW 3rd Floor
Albuquerque, NM 87102
VIA FAX NO. 924-3339

Re : Project #1000080 / Lot 15-A-1 New Harwood Addition

Dear Commissions:

Please accept this letter as a request for a thirty (30) day deferral of the above referenced case. We have been asked to make this request by the City Planning Department to allow more time to clarify the history of this case.

Thank you in advance for your consideration.

Respectfully

Cristin R. Hanes
Administrative Assistant

Elevations:

Need bar scale

Need height on east elevation

Need width on north & south elevations

Need specific & typical dimensions of major facade elements, including doors, entryways, columns and signage.

Need general colors of stucco, doors, ~~roof~~ roof material and signage.

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0935
CONNECTION TEL 99980306
SUBADDRESS
CONNECTION ID
ST. TIME 09/27 11:40
USAGE T 00'56
PGS. 2
RESULT OK

FAX TRANSMITTAL

PAGE 1 of 2

City of Albuquerque Planning Department
Development Services Division
924-3860 / 924-3339 FAX

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998-0305

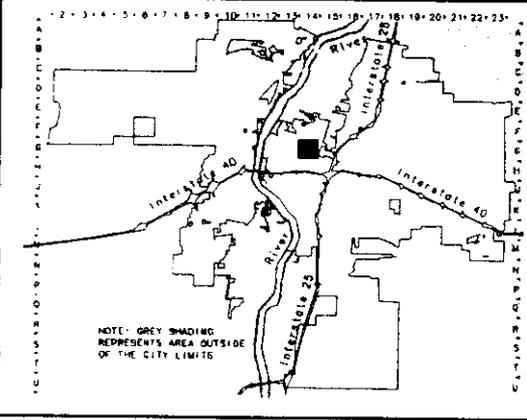
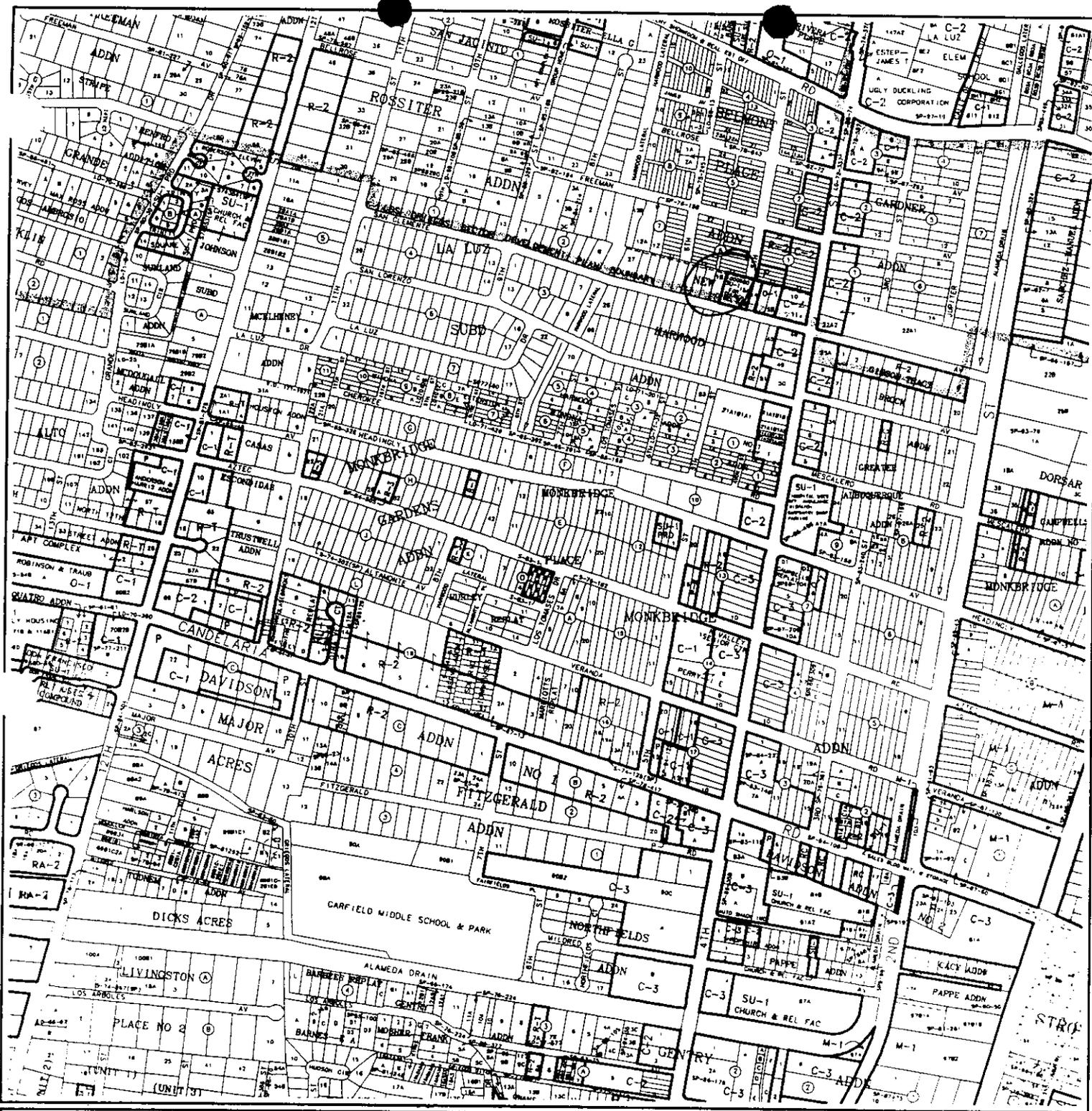
DATE: 9-27-02

TO: Southwest Surveying [BY FAX]
FROM: Planning Dept. 924-3349 - Juanita Vigil
SUBJECT: Site Plan Submittal for Nov. 2002

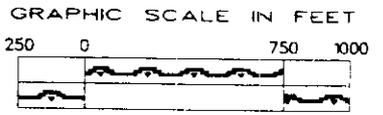
Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on November 21, 2002, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, Oct. 2, 2002. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

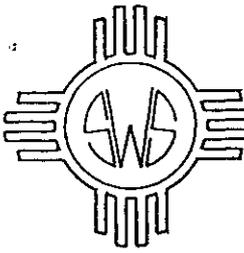
- Site Plan: Clearly indicated new square footage needs to be shown on plan
- State use, existing or proposed, of each structure
- Need existing property lines shown on plan
- Need building dimensions on site plan
- Provide detail & specific locations of light poles
- Dimensions (length) of parking spaces
- Specify number of bike parking spaces



CITY OF
Albuquerque
 Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2000



Zone Atlas Page
G-14-Z
 Map Amended through July 28, 2000



SOUTHWEST SURVEYING CO., INC.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0305
FAX: (505) 998-7974
E-MAIL chanes@swsurvey.com

January 6, 2003

Mr. Len Mallory
City of Albuquerque Planning Dept.
600 2nd Street N.W. 3rd Floor
Albuquerque, NM 87102

Re : Project #1000080 / Lot 15-A-1 New Harwood Addition

Dear Len:

Friday, January 3rd, 2003, Don Newton notified me that since September when this request was submitted, a Neighborhood Association has been formed for this area. Therefore, I have notified the Association of our request and am forwarding proof of that notification to you for the file.

If you have any questions or require additional information, please give me a call.

Respectfully,

Cristin R. Hanes
Administrative Assistant



City of Albuquerque

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

Date: January 3, 2003

TO CONTACT NAME: Cristin Hanes
COMPANY/AGENCY: Southwest Surveying Co. Inc.
ADDRESS/ZIP: 333 Tomas NE 87102
PHONE/FAX #: 998-0301 / 998-7974

Thank you for your inquiry of 1-3-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 15, 16, 17, + 18, Harwood Addition

zone map page(s) G-14

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

<u>North Fourth Camino Real Merchants</u>	
Neighborhood Association	Neighborhood Association
Contacts: <u>Aaron Roth</u>	Contacts: _____
<u>1515 4th St NW 87102</u>	_____
<u>243-3884 (w)</u>	_____
<u>Chris Fogel</u>	_____
<u>1201 3rd St NW 87102</u>	_____
<u>766-6876 ext. 210 (w)</u>	_____

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Daliaa S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

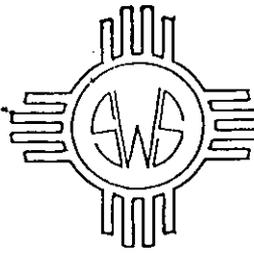
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because 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.
5. 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.

(below this line for OCNC use only)

Date of Inquiry: 1-3-03 Time Entered: 4:16pm OCNC Rep. Initials: DC



SOUTHWEST SURVEYING CO., INC.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0305
FAX: (505) 998-7974
E-MAIL chanes@swsurvey.com

January 6, 2003

Aaron Roth
North Fourth Camino Real Merchants
1515 4th Street NW
Albuquerque, NM 87102
CERTIFIED MAIL RECEIPT NO. 70993400001622640049

Re : Zone Map Amendment / Amendment to Special Use for Church and Related
Facilities to allow additional parking / Tract 15-A-1, New Harwood Addition/ 501
San Clemente N.W.

Dear Mr. Roth:

Enclosed is a copy of the request for zone map amendment for Tract 15-A-1, New Harwood Addition. The subject site is located at 501 San Clemente N.W. and is currently occupied by the Kingdom Hall North Congregation. This request will allow the property owner to add additional onsite parking, landscape and fencing as proposed on the enclosed Site Plan.

Please review the request and if you have any questions, please give me a call.

Respectfully,

Cristin R. Hanes
Administrative Assistant

cc : Chris Fogel
North Fourth Camino Real Merchants
1201 3rd Street N.W.
Albuquerque, NM 87102
CERTIFIED RECEIPT NO. 70993400001622640032

crh/enc.



SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

Aaron Roth
North Fourth Camino Real Merchants
1515 4th Street NW
Albuquerque, NM 87102

CERTIFIED MAIL



7099 3400 0016 2264 0049

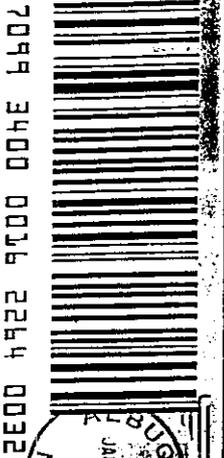


USPS MAIL PERMIT NO. 1000 ALBUQUERQUE, NM



SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., NE
ALBUQUERQUE, NEW MEXICO
87102

Chris Fogel
North Fourth Camino Real Merchants
1201 3rd Street N.W.
Albuquerque, NM 87102



7099 3400 0016 2264 0092



CERTIFIED MAIL

7099 3400 0016 2264 0049

**U.S. Postal Service
CERTIFIED MAIL RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

Postage	\$ 1.29	11/6/03
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.34	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Aaron Roth
 Street, Apt. No., or P.O. Box No.
 7515 4th Street NW
 City, State, ZIP+4
 A60 NH 87102

PS Form 3800, February 2000 See Reverse for Instructions

7099 3400 0016 2264 0032

**U.S. Postal Service
CERTIFIED MAIL RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

Postage	\$ 1.29	11/6/02
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.34	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Chris Jeger
 Street, Apt. No., or P.O. Box No.
 1201 3rd St. NW
 City, State, ZIP+4
 A60

PS Form 3800, February 2000 See Reverse for Instructions

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 3/5/03 To 3/20/03

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Crista Williams (Applicant or Agent) 2/18/03 (Date)

I issued 1 signs for this application, 2/18/03 (Date) [Signature] (Staff Member)

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

Jehovah's Witness North Congregation

AGENT

Southwest Surveying

ADDRESS

333 Lomas NE

PROJECT NO.

1000080

APPLICATION NO.

02 EPC 01471 / 01473

\$ _____ 441006 / 4983000 (DRB Cases)

\$ 680⁰⁰ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 755⁰⁰ **Total amount due**



SOUTHWEST SURVEYING CO.

333 LOMAS BLVD. N.E. PHONE: (505) 998-0303
ALBUQUERQUE, NM 87102 FAX: (505) 998-0306

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

41043

Seven Hundred Fifty Five Dollars and 00/100 DATE 9/24/02

AMOUNT
\$755.00

PAY
TO THE
ORDER
OF

City of Albuquerque

[Signature]

⑈04 1043⑈ ⑆107000783⑆

12532727⑈

SIGN POSTING REQUIREMENTS

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4. TIME

Signs must be posted from Nov. 6 To Nov. 21, 2002

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

C. R. H. H. H.

(Applicant or Agent)

9/26/02

(Date)

I issued 1 signs for this application, 9/26/02

(Date)

Paul Carde
(Staff Member)