



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

Sheila Garcia
8301 Lomas Blvd. NE
Albuq. NM 87110

October 23, 2002

CERTIFICATE OF ZONING

FILE: 01110 01777 (Project 1000190)
DATE OF FINAL ACTION: January 17, 2002
LEGAL DESCRIPTION: for Lot 7 and the north
ten feet of Lot 8, Block 24, East End Addition,
located on Vermont Street NE between Lomas
Boulevard NE and Marble Avenue NE, containing
approximately .2066 acres. (J-19) Juanita Vigil,
Staff Planner

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

FROM R-1
TO SU-1 for Automobile Storage

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 Russell But
Victor Chavez, PE
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: January 18, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: 01110 01777 / 01128 01778 (Project 1000190)

LEGAL DESCRIPTION: Request of a Zone Map Amendment from R-1 to SU-1/Automobile Storage, plus approval of a Site Development Plan for Property Subject to Zone Map Amendment for Lot 7 and the north ten feet of Lot 8, Block 24, East End Addition, located on Vermont Street NE between Lomas Boulevard NE and Marble Avenue NE, containing approximately .2066 acres. (J-19) Juanita Vigil, Staff Planner

On January 17, 2002, the Environmental Planning Commission voted to approve 01110 01777, a zone map amendment from R-1 to SU-1 for Automobile Storage, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from R-1 to SU-1 for Automobile Storage for Lot 7 and the north 10' of Lot 8, East End Addition, containing approximately .2066 acres, located on Vermont Street between Lomas Boulevard and Marble Avenue.
2. The subject request would accommodate the expansion of an auto business located on Lomas Boulevard. Lomas Boulevard is commonly known as "auto row" in this area because of the large number of auto related business. Numerous zone changes have occurred along this corridor, which have facilitated the expansion of this industry.
3. Approval of the subject request would represent further, although minor, encroachment into the residential development by commercial uses; however, the subject request would not appear to be harmful to adjacent land uses.
4. The request for a special use zone category further enhances the *Comprehensive Plan* as established in Policy 51 which states: Quality and innovation in design shall be encourage in all new development; design shall be encouraged which is appropriate to the plan area.
5. The applicant has justified the request based on changed condition, including numerous zone changes in the vicinity as required in Resolution 270-1980.

OFFICIAL NOTIFICATION DECISION
01110 01777 / 01128 01778 (Project 1000190)
January 17, 2002
Page 2

On January 17, 2002, the Environmental Planning Commission voted to approve 01128 01778, a site development plan for building permit, based on the following Findings:

FINDINGS:

1. This is a request for a Site Development Plan for Building Permit for Lot 7 and the north 10' of Lot 8, East End Addition, containing approximately .2066 acres, located on Vermont Street between Lomas Boulevard and Marble Avenue. The subject site is currently zone R-1 and is requesting a zone map amendment to SU-1 for Automobile Storage.
2. The subject request would accommodate the expansion of an auto business located on Lomas Boulevard. Lomas Boulevard is commonly known as "auto row" in this area because of the large number of auto related business. Numerous zone changes have occurred along this corridor, which have facilitated the expansion of this industry.
3. This request meets the requirement of Policy 5i of the *Comprehensive Plan*, which states that: employment and service uses shall be located to complement residential area and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
4. This request generally meets the definition of a site plan for building permit as defined in the *Comprehensive City Zoning Code*.
5. The submittal will be adequate with some changes and additions.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site lighting plan shall be submitted showing location of light fixtures and type of light source. The lighting plan shall comply the Area Lighting Regulations of the *Comprehensive City Zoning Code* with full cut-off-fixtures at a maximum height of sixteen feet.
3. The landscape plan shall be modified to show that 75% of living ground cover will exist and shall be emphasized along Vermont Street.
4. Color of block to be used on the CMU wall shall be listed on the submittal.
5. An approved conceptual grading and drainage plan shall be submitted for DRB approval.
6. Type of paving shall be indicated on the submittal.

January 17, 2002

Page 3

7. A cross-access shall be created with the subject site (Lot 7 and 10' of Lot 8, East End Addition) and the property to the south (Lot 18A, East End Addition) and shall be recorded and filed with the County Clerks Office.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 1, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR 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,

Russell Burt
for Victor J. Chavez
Planning Director

VJC/MH/nat

cc: John A. Myers, Esq., 1401 Central Avenue NW, Albuquerque, NM 87104
Rose Lavigne, PO Box 8262, Albuquerque, NM 87198
Tommie Jewell, 912 Utah NE, Albuquerque, NM 87108

3. Approval of the subject request would represent further, although minor, encroachment into the residential development by commercial uses; however, the subject request would not appear to be harmful to adjacent land uses.
4. The request for a special use zone category further enhances the *Comprehensive Plan* as established in Policy 51 which states: Quality and innovation in design shall be encourage in all new development; design shall be encouraged which is appropriate to the plan area.
5. The applicant has justified the request based on changed condition, including numerous zone changes in the vicinity as required in Resolution 270-1980.

MOVED BY COMMISSIONER McMAHAN
SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY
(Commissioner Serrano was absent)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 01778, a site development plan for building permit, based on the following Findings:

FINDINGS:

1. This is a request for a Site Development Plan for Building Permit for Lot 7 and the north 10' of Lot 8, East End Addition, containing approximately .2066 acres, located on Vermont Street between Lomas Boulevard and Marble Avenue. The subject site is currently zone R-1 and is requesting a zone map amendment to SU-1 for Automobile Storage.
2. The subject request would accommodate the expansion of an auto business located on Lomas Boulevard. Lomas Boulevard is commonly known as "auto row" in this area because of the large number of auto related business. Numerous zone changes have occurred along this corridor, which have facilitated the expansion of this industry.
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CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized

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

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3. The landscape plan shall be modified to show that 75% of living ground cover will exist and shall be emphasized along Vermont Street.
4. Color of block to be used on the CMU wall shall be listed on the submittal.
5. An approved conceptual grading and drainage plan shall be submitted for DRB approval.
6. Type of paving shall be indicated on the submittal.
7. A cross-access shall be created with the subject site (Lot 7 and 10' of Lot 8, East End Addition) and the property to the south (Lot 18A, East End Addition) and shall be recorded and filed with the County Clerks Office.

MOVED BY COMMISSIONER McMAHAN
SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY
(Commissioner Serrano was absent)

25. Other Matters. Commissioner Johnson briefed the Commission regarding the January 16, 2002 LUPZ meeting.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE HEARING WAS ADJOURNED AT 6:35 P.M.



ENVIRONMENTAL PLANNING COMMISSION
A G E N D A

Thursday, January 17, 2002, 8:30 a.m.

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

MEMBERS

Elizabeth Begay, Chair
Alan Schwartz, Vice Chair

Larry Chavez
John Briscoe
Susan Johnson

Mick McMahan
Camilla Serrano

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 before the floor is closed for the agenda item of interest. 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 requested by the speaker and granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.

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. Election of EPC Officers for 2002.
 - B. Announcement of changes and/or Additions to the Agenda.
 - C. Approval of the Amended Agenda.

2. 01114 01071
01110 01107
Project #1001370
Consensus Planning, Inc., agents for HAT, Inc., request annexation and establishment of RD zoning for Tract E 1/2 , SE 1/4, NE ¼, Section 33, Township 10 North, Range 4 East, located on Juan Tabo right-of-way between Four Hills and Eubank Boulevard, containing approximately 21.4 acres. (M-21) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**

3. 01110 01075
01128 001076
Project #1001372
Consensus Planning, Inc., agents for Sandia Properties request a zone map amendment from SU-1 to R-LT plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract 18A, Ventana Ranch, located on Rainbow Boulevard between Ventana Village and AMAFCA Channel, containing approximately 7.53 acres. (B-9) Mary Piscitelli, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**

4. 01128 01088
01128 01089
Project #1001182
Tierra West LLC, agents for West Ridge Limited Partnership request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B, Westridge Mobile Home Park, Phase 2, zoned SU-1 MH, located on 94th Street NW between Bluewater Road NW and Avalon Road NW, containing approximately 7.5 acres. (K-9) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**

5. 01110 01402
Project #1001521
Patrick Bingham, Attorney, agent for Orlando Garcia request a zone map amendment from O-1 to C-2 for Lots 16 & 17, Block 1, Mayflower Heights subdivision, located on Churchill SW between 55th Street and Old Coors SW, containing approximately 0.25 acres. (K-11) Juanita Vigil, Staff Planner **(CONTINUED FROM NOVEMBER 15, 2001)**

6. 01110 01414
Project #1001527
Randall Risinger, agent for Christopher Gallegos request a zone map amendment from RA-2 to R-T, for Lot 57, MRGCD Map 35, located on Rio Grande Boulevard NW between Los Anayas Road NW and Zickert Road NW, containing approximately 0.2907 acre. (H-12 & 13) Deborah Stover, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**

7. 01114-01753
01110-01754
01138-01755
Project 1001627
Mark Goodwin & Associates, PA, agents for TS McNaney & Assoc., request Annexation, Zone Establishment of RD/9du acre, and an amendment to the Tower/Unser Sector Development Plan for Unplatted Tracts in NE/4 Section, Section 27, T10N R2E Unit #6, Board of Education Property, located on Stinson Street, SW between Bridge Boulevard and Eucariz Avenue SW, containing approximately 9.63 acres. (L-10) Loretta Naranjo Lopez, Staff Planner

8. 01110-01668
Project 1000893 Consensus Planning, Inc., agent for Bob Kunath, request approval of a Zone Map Amendment from R-T to SU-1 for C-1 uses for Tract A-2, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., located west of Unser Boulevard NW, north of McMahon NW, containing approximately .73 acres. (A-11) Russell Brito, Staff Planner
9. 01110-01613
01138-01614
Project 1001579 Greater Albuquerque Housing Partnership request approval of a Zone Map Amendment from SU-1 for Church and Related Facilities to R-2, for Lots 21, 22, 23 and 24, Block 13, Emil-Mann Addition, located on Bell Avenue SE between Zuni and Trumbull SE, containing approximately .62 acre. (L-19) Loretta Naranjo Lopez, Staff Planner
10. 01110-01682
Project 1001593 Raymond and/or Ronald Benavidez, agents for Steven Yi, request approval of a Zone Map Amendment from C-1 to C-2 for a portion of Lot 30, Block 30, Virginia Place Addition, located on Valencia SE near Gibson SE between San Pedro SE and San Mateo SE, containing approximately 0.25 acres. (L-18) Lola Bird, Staff Planner
11. 01221-01737
Project 1001620 The City of Albuquerque Planning Department, agent for the Albuquerque City Council, requests approval of a text amendment to the Comprehensive City Zoning Code, Section 14-16-1-5, R.O.A.1994, to revise the definition of "premises". (City Wide) Simon Shima, Staff Planner
12. 01110-01741
Project 1001141 Rick Bennett Architects, agent for Louis Herrera, request approval of a Zone Map Amendment from P, Parking Zone, to C-2, Community Commercial Zone, for Lots 3 & 20, Block 7, Mesa Village Subdivision, located at 1200 Wyoming Boulevard NE between Summer Avenue NE and Mountain Road NE, containing approximately 0.33 acres. (J-19) Debbie Stover, Staff Planner
13. 01138-01744
Project 1001624 Consensus Planning, Inc., agents for Commercial Interest Group, request approval of an amendment to the University of Albuquerque Sector Development Plan for Lot B1, Oxbow Park and Lot B1, Archdiocese of Santa Fe, zoned SU-3 and located on Coors Boulevard, NW between St. Joseph's, NW and Western Trail, NW. (G-11 & F-11) Mary Piscitelli, Staff Planner
14. 01128-01743
Project 1001623 Nick Nellos of Thomsen Nellos Engineering, agents for Connie Nellos of Nellos Bros., Inc., request approval of a Site Development Plan for Building Permit for Tract G-2A-1, Seven Bar Ranch, zoned SU-1 for IP uses and located on Ellison Drive NW between New Mexico 528 and Cottonwood Drive, NW, containing approximately 6 acres. (A-14) Debbie Stover, Staff Planner

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JANUARY 17, 2002
PAGE 4

15. 01128-01748
Project 1000901 Consensus Planning Inc., agents for Bosque School, request approval of a Site Development Plan for Building Permit for a Gymnasium for Lot 4A, Bosque Preparatory School, zoned SU-1 for School & Related Uses and located on Learning Road NW between Montano Road NW and Namaste Road NW, containing approximately 23 acres. (F-12) Juanita Vigil, Staff Planner

16. 01128-01749
01128-01750
Project 1001206 Rodey Law Firm/Consensus Planning, agents for Presbyterian Healthcare Services, request approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Tract 3C, Black Ranch, zoned SU-1 for C-1 uses and located on Coors Boulevard NW between Paseo del Norte NW and Irving NW, containing approximately 1.2 acres. (C-13) Debbie Stover, Staff Planner

17. 01128-01751
Project 1001626 Garrett Smith Ltd., agents for New Life Homes, Inc., request approval of a Site Development Plan for Building Permit for the westerly portion of Tract III, Town of Atrisco Grant Unit 6, zoned SU-1/PRD and located on Gwin SW and Delia SW between 69th Street SW and Airport Drive SW, containing approximately 1.07 acres. (K-10) Lola Bird, Staff Planner

18. 01128-01757
01110-01758
Project 1000262 DCSW Inc. Architects, agents for Sandia Tech Center LLC, request approval of a Zone Map Amendment from SU-1/C-2 Permissive to SU-1/C-2 Permissive with IP Permissive Uses, plus approval of a Site Development Plan for Subdivision for Tract 2, Costco Development, Manzano Mesa Addition, located on Southern Boulevard SE between Eubank Boulevard SE and Elizabeth Street SE, containing approximately 13.1696 acres. (L-21) Debbie Stover, Staff Planner

19. 01110-01759
01128-01760
01128-01761
Project 1001628 Consensus Planning, Inc., agents for Jude Baca, request approval of a Zone Map Amendment from SU-1 for Equestrian Center to SU-1 for PRD/43 single family du, plus approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Lot Z1, Unit 2, Saddle Ridge, located on Montano NW between Unser Boulevard NW and Coors Boulevard NW, containing approximately 8 acres. (E-11) Lola Bird, Staff Planner

20. 01128-01763
Project 1000262 Tierra West LLC, agents for The Home Depot, request approval of a Site Development Plan for Building Permit for Tract 2-B-1, Renaissance Center, zoned SU-1 for C-2 uses and located at 1220 Renaissance Boulevard NE between Montano Road NE and Alexander Boulevard NE, containing approximately 11.63 acres. (F-16) Juanita Vigil, Staff Planner

21. 01110-01769
Project 1001630 John R. Sena, agent for Sena Properties, Inc., request approval of a Zone Map Amendment from O-1 to C-1 for Tracts A & B, Grevey Addition, located on Lomas Boulevard NE between Eubank NE and Wyoming NE, containing approximately 1.1 acres. (J-20) Makita Hill, Staff Planner

22. 01110-01745
01138-01746
01128-01747
Project 1001625 Consensus Planning, agents for S.T. Development LLC, request approval of a Zone Map Amendment from R-T to SU-1 for C-1 Including Package Liquor Sales Ancillary to a Grocery Store, an amendment to the Tower/Unser Sector Development Plan, and approval of a Site Development Plan for Subdivision for Lot 1-B, Block 11, Lands of Atrisco Grant, located on 98th Street SW between Eucariz Avenue and Tower Road SW, containing approximately 11.58 acres. (L-9) Loretta Naranjo Lopez, Staff Planner

23. 01128-01765
01128-01767
01110-01768
Project 1000419 Tierra West LLC, agents for Union Pension Transaction Trust NM 93-2, request approval of a Zone Map Amendment from SU-1 for R-3 and C-1 uses to SU-1 for Auto Sales and C-1 uses, plus approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Tract 1B1A and 1B1B and 1B1C, Renaissance Center, located on Renaissance Boulevard NE between Montano Road NE and Union Way Road NE, containing approximately 2 acres. (F-16) Lola Bird, Staff Planner

24. [REDACTED]
[REDACTED]
[REDACTED] 000190 John A. Myers, Esq., agent for Sheilah Garcia, request approval of a Zone Map Amendment from R-1 to SU-1/Automobile Storage, plus approval of a Site Development Plan for Building Permit for Lot 7 and the north ten feet of Lot 8, Block 24, East End Addition, located on Vermont Street NE between Lomas Boulevard NE and Marble Avenue NE, containing approximately 0.2066 acres. (J-19) Juanita Vigil, Staff Planner

25. Other Matters.

26. Adjourn.



Staff Report

Agent	John A. Myers, Esq.
Applicant	Sheila Garcia
Requests	Zone Map Amendment from R-1 to SU-1/Automobile Storage Site Development Plan For Building Permit
Legal Description	Lot 7 and 10' of Lot 8, East End Addition
Location	Vermont Street NE (between Lomas Blvd and Marble Ave NE)
Size	Approximately .2066 acre
Existing Zoning	R-1
Proposed Zoning	SU-1 For Automobile Storage

Staff Recommendation

APPROVAL of 01110-01777, based on the findings on page 9.

APPROVAL of 01128-01778, based on the findings on page 9, and subject to the conditions of approval on page 10.

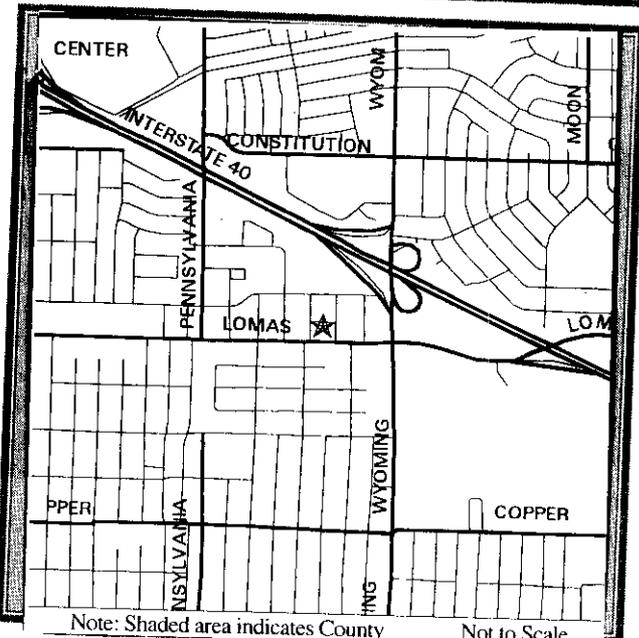
Staff Planner
 Juanita Vigil, Planner

Summary of Analysis

This is a request for a Zone Map Amendment from R-1 to SU-1 for Automobile Storage and Site Development Plan for Building Permit for Lot 7 and 10' of Lot 8, East End Addition, currently zoned R-1.

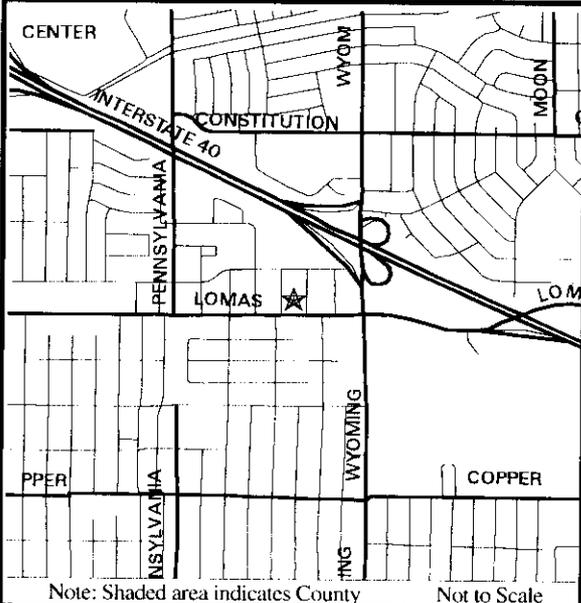
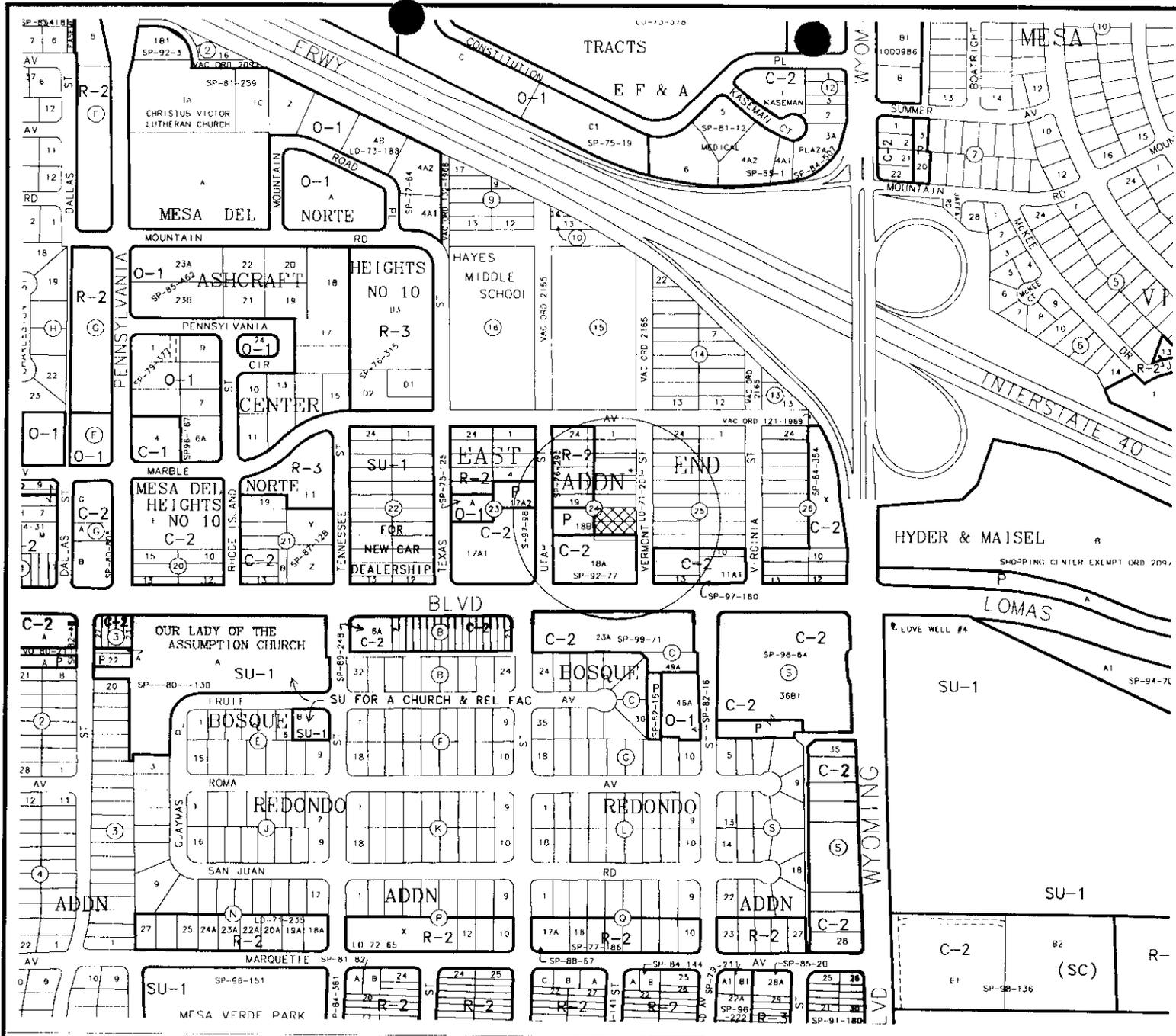
The applicant owns a car dealership located immediately to the south of this request and wishes to expand this use specifically for the storage of vehicles. The Site Development Plan for Building Permit meets the requirements as defined in the *Comprehensive City Zoning Code*. The application for zone map amendment meets the standards of *Resolution 270-1980*, which governs policy for zone changes in the City of Albuquerque.

Staff is recommending approval, with changes and conditions.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 12/07/01 to 12/21/01. Agency comments were used in the preparation of this report, and begin on page 12.



ZONING MAP



Scale 1"=526'

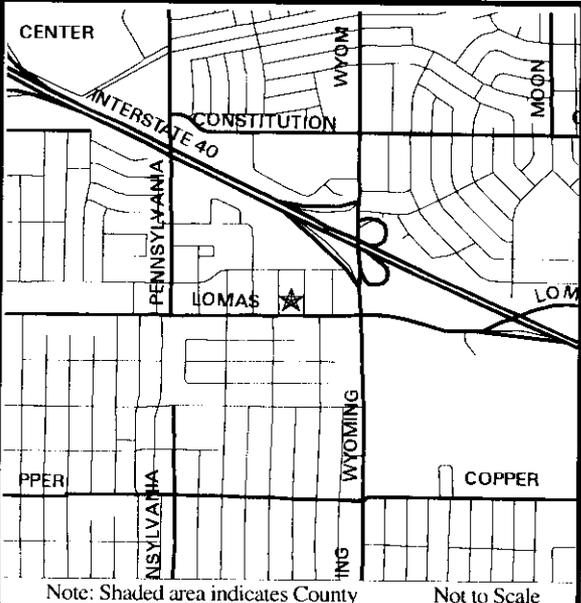
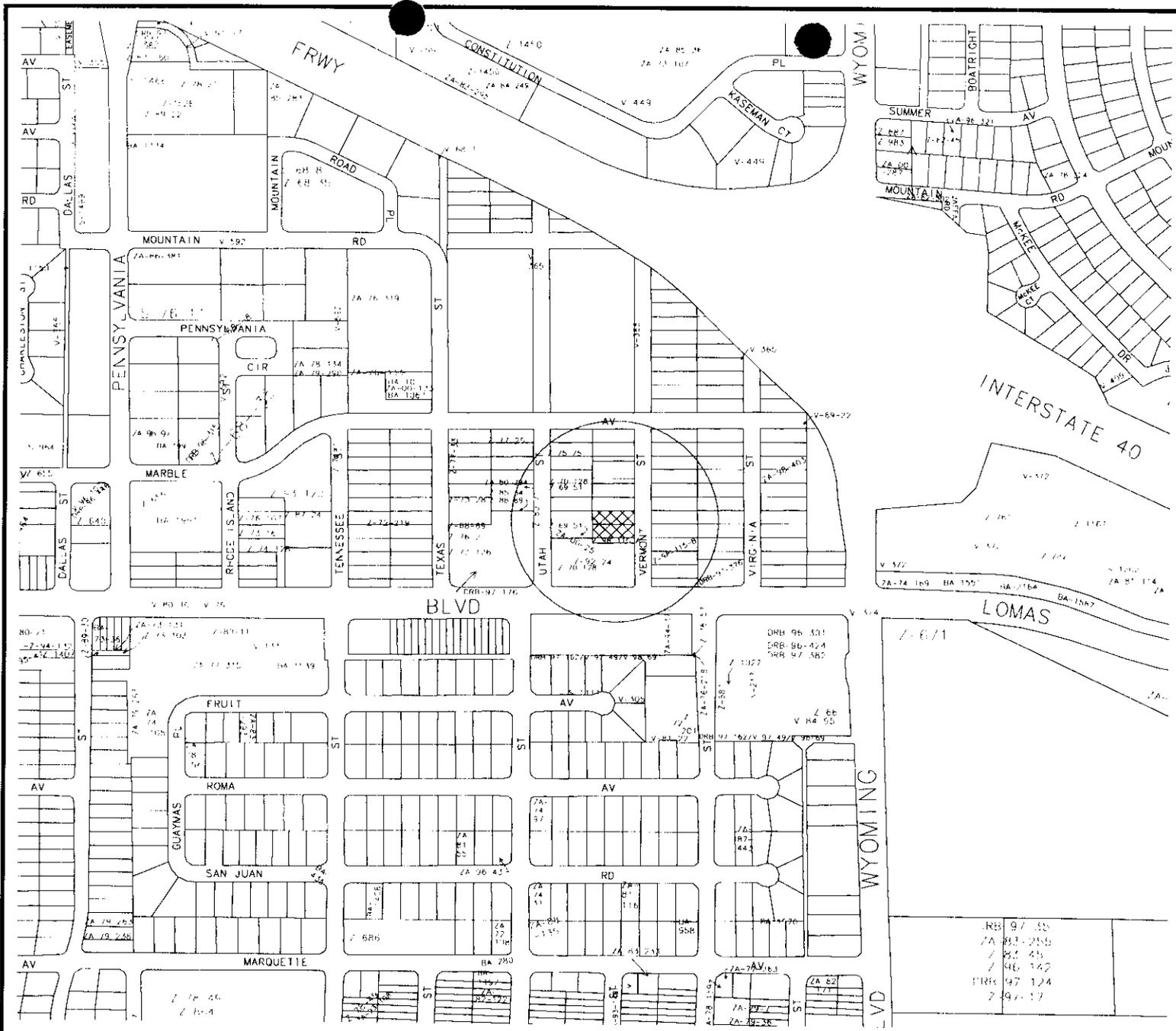
PROJECT NO.
1000190

HEARING DATE
1-17-02

MAP NO.
J-19

APPLICATION NO.
01110-00000-01777
01128-00000-01778

Note: Shaded area indicates County Not to Scale



HISTORY MAP



Scale 1" = 526'

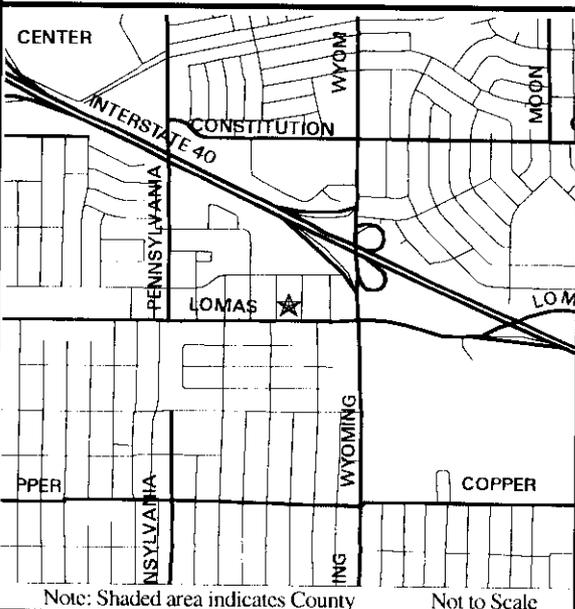
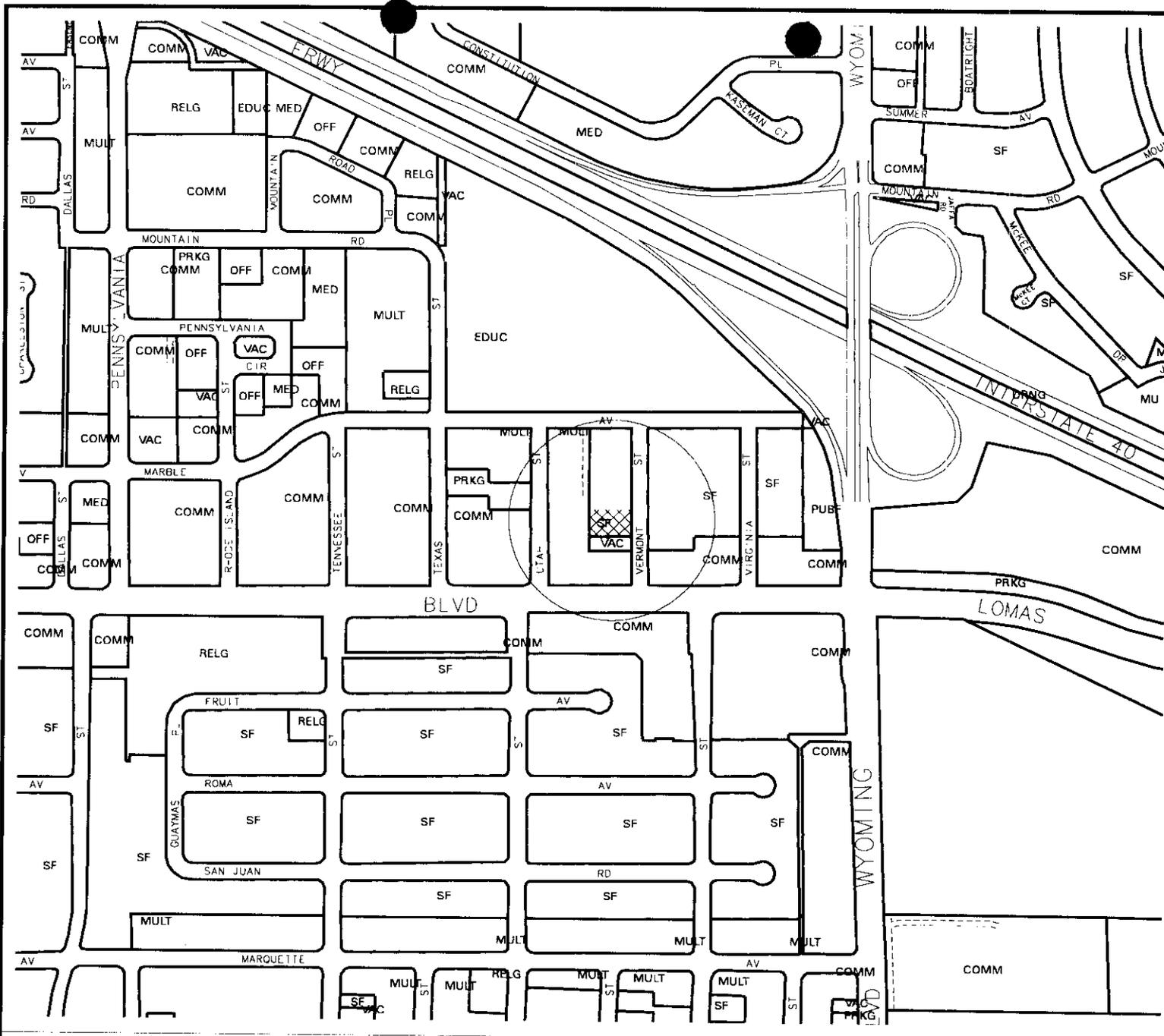
PROJECT NO.
1000190

HEARING DATE
1-17-02

MAP NO.
J-19

APPLICATION NO.
01110-00000-01777
01128-00000-01778

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" = 526'

PROJECT NO.
1000190

HEARING DATE
1-17-02

MAP NO.
J-19

APPLICATION NO.
01110-00000-01777
01128-00000-01778

Note: Shaded area indicates County Center Not to Scale

Development Services Report

SUMMARY OF REQUEST

Requests	<i>Zone Map Amendment from R-1 (Residential Zone) to SU-1 for Automobile Storage Site Development Plan for Building Permit</i>
Location	<i>Vermont St NE, (Between Lomas Blvd NE and Marble Ave NE)</i>

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	R-1	Albuquerque/Bernalillo County Comprehensive Plan	Single Family Dwelling
North	R-1	Established Urban	Single Family Dwelling
South	C-2		Auto Dealership
East	R-1, C-2		Single Family Dwelling, Auto Dealership
West	P		Parking

Background, History and Context

This application is for a zone map amendment from R-1 to SU-1 for Automobile Storage and for site development plan for building permit for a site that is to be connected to a dealership on Lomas Blvd. This portion of Lomas Boulevard is known as "auto row" because of the large number of car dealerships that exist in this area. The dealerships not only extend along Lomas Boulevard, but they often extend 1/2 block to the north or south and abut residential zones. Lomas Boulevard is generally characterized by other commercial uses, with residential areas located to the north or south of the lots that front the principal arterial.

The applicant owns a car dealership located immediately south of this request and needs this area for the overflow of vehicles. The submittal contains a site plan that shows a parking area for storage of the vehicles, fencing that will abut a residential zone and landscaping along the abutting residential zone and along the street side. Numerous properties in the area have received zone changes to allow for the expansion of the auto dealerships. The agent has submitted justification for the map amendment and cites many cases that have been in front of the Environmental Planning Commission (EPC) for approval which have been granted. The subject parcel is developed with a single-family dwelling and the remainder of Vermont Street is developed with single-family housing. The subject parcel is screened from the auto sales business by a solid wall.

The subject request is only governed by the goals and policies of the *Albuquerque/Bernalillo County Comprehensive Plan*. There are no other applicable plans.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Established Urban Area by the *Comprehensive Plan* with a Goal 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 built environment." Applicable policies include:

Policy 5a: The Established and Developing 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 dwellings units per acre.

Policy 5d: 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 5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- in small neighborhood oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- in larger area-wide shopping centers located at intersection of arterial streets and provided with access via mass transit...

Policy 5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

Comprehensive City Zoning Code

The Zoning Code defines a site development plan for building permit as:

"In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, any energy conservation features of the plan (e.g. appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development." (§14-16-1-5 DEFINITIONS)

For reference purposes only, the Comprehensive City Zoning Code defines a site plan for subdivision as:

"The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and

maximum total dwelling units and/or nonresidential uses' maximum floor area ratio." (§14-16-1-5 DEFINITIONS)

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

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.

Long Range Roadway System

The Long Range Roadway System designates Lomas Boulevard as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

ANALYSIS

Site Analysis

The subject site, which is developed as a single-family residence, is located on Vermont Street between Lomas Boulevard and Marble Avenue. It is located within a small residential area that is bounded by commercial uses on Lomas Boulevard, Hayes Middle School on Marble Avenue, more commercial uses and a freeway entrance on Wyoming Boulevard to the east, and a mixture of commercial and residential uses to the west. Although the subject site is close to the La Mesa Neighborhood, the houses north of Lomas Boulevard are not represented by the neighborhood association. The enclave is somewhat isolated from the La Mesa neighborhood because of the mix of land uses. The site is located adjacent to the Garcia automobile sales on two sides. The intent of this request is to allow the expansion of Garcia Honda automobile sales.

Conformance to Adopted Plans, Policies, and Ordinances

Albuquerque/Bernalillo County Comprehensive Plan

The request generally conforms with the policies outlined in the *Comprehensive Plan*. The proposed zone change accommodates development which is similar to what is already existing, because the subject site is adjacent to residential (north and east) and commercial (south and west) uses. The proposed development is an expansion of the existing development, which will not have adverse effects of noise, pollution, and traffic on the adjacent residential area (Policy I). The subject request meets Policy j of the *Comprehensive Plan* because it is commercial development along a major arterial with access via mass transit and because the Plan encourages commercial development in existing commercially zoned areas. To this effect, the applicant states:

The *Comprehensive Plan* encourages new commercial development to be located in existing commercially zoned areas. It follows that the *Comprehensive Plan* encourages the expansion of existing commercial developments to remain located in commercially zoned areas. To accomplish this goal in this instance requires minor expansion of the commercially zoned area.

However, approval of the zone change represents further encroachment of commercial development into the single-family residential area. It may also ultimately have an impact upon Hayes Middle School, located north of the subject site. These issues are discussed further below.

Resolution 270-1980

Resolution 270-1980 states that an applicant must justify the zone change by one of the three findings: that there was an error when the existing zone map pattern was created, or that changed neighborhood conditions justify the change, or that a different use category is more advantageous to the community. The applicant has justified the subject request based on changed community conditions and that it is advantageous to the community.

The subject site is located along a portion of Lomas Boulevard that has evolved into "auto row." In the past seventeen years numerous zone changes have been approved to facilitate the growth of the automobile industry. The applicant has provided an extensive list of zone changes in the area. These are described below:

- Z-84-91: A zone change request from R-1 to P and C-1 for a parcel located approximately 150 feet south of Lomas between Grove and Charleston Streets (west of the subject site). The EPC approved the zone change because the request would consolidate three zones, and because O-1 zoning buffered the residential area from the C-2 uses.
- Z-85-34: A zone change request from R-1 to R-2 and R-1 to C-2 for a parcel located on Utah Street (northwest of the subject site). The EPC approved the zone change because R-1 parcels were spot zones and because the requested zones would not de-stabilize the neighborhood. It should be noted that the parcels are located in the middle of the block, not directly on Lomas Boulevard.
- Z-87-24: A zone change request from R-1 to C-2 for a property located on Tennessee Street (west of the subject site). The EPC approved the request because it was consistent with the Comprehensive Plan policies limiting commercial activities to commercial areas. The request was also justified based on changed community conditions (the zone changes above).
- Z-88-89: A zone change request from R-1 to C-2 for property located on Utah Street (northwest of the subject site). The EPC approved the zone change from R-1 to P (Amended request) because they determined that parking was a more beneficial use to the community. The minutes were not available for this case, but presumably, the EPC was concerned about having C-2 uses adjacent to R-1.
- Z-91-52: A zone change request from P to C-2 for property on Chama (west of the subject site). The EPC approved the request because it is better use for the community and because it stabilized the zoning.
- Z-92-24: A zone change request from R-1 to P for a parcel located on Utah Street (west of the subject site). The EPC approved the request because it furthered the City's infill policies and because of changed conditions (zone changes mentioned above).
- Z-98-115: A zone change request from R-1 to C-2 for a property located on Vermont Street (directly south of the subject site). The EPC approved the zone change because it furthered the City's infill policies and because of changed conditions (zone changes mentioned above).

- Z-98-115B: A zone change request from R-1 to C-2 for a property located on Vermont Street (directly across the street from the subject site). The EPC approved the zone change because it furthered the City's infill policies and because of changed conditions (zone changes mentioned above).

The applicant has provided the aforementioned zone changes as justification for a zone change (based on the changed conditions criteria in Resolution 270-1980). The property does abut a residential area, and there are valid concerns about the affects upon the residential area. However, a precedent has been set in the area of allowing car dealerships next to a residential zone, and approval of the zone change and site plan for building permit would not change the overall existing condition.

The applicant has also stated that expansion of the automobile sales industry in one area is more desirable than a proliferation of this type of development in "suburban" areas, thus it is more advantageous to the community.

The Comprehensive City Zoning Code

The submitted site plan generally meets the requirements of the *Comprehensive City Zoning Code* for a site development plan for building permit. The site shows the proposed use, vehicular ingress and egress from the neighboring property and parking. As explained in further comments, the submittal will need to be modified to explain specific details.

Site Plan Layout / Configuration

The site plan layout contains location of parking spaces for the storage of vehicles, vehicle circulation and landscaping that will abut the residential zone and that will be placed along the street side. The site plan shows the building, parking and landscaping for the existing car dealership. This is provided to show the relationship between the proposed use and the adjoining use. The submittal does not show the relationship between this proposed use and the existing residential zones.

Vehicular Access, Circulation and Parking

The entrance onto this portion of the property will be accessed from the neighboring property to the south of this site where the car dealership currently exists. The exclusive use of the neighboring lot for access to this property will require a cross-access agreement that is to be recorded and filed with the County Clerk's Office. There are 17 proposed parking spaces along the north portion of the site that are to be used for the storage of the vehicles. The type of paving is not clarified. There is parking circulation that appears to be represented by one-way entrances and exits.

Pedestrian and Bicycle Access and Circulation, Transit Access

There is not pedestrian and bicycle access from Vermont Street. As mentioned in the previous paragraph, access to this site will be directly from the car dealership located to the south of this

site. A solid block wall will be located to the east of this site, thereby blocking access from the road to this site.

Lighting and Security

After conducting a night inspection, it was revealed that the current auto dealership does not comply with the Area Lighting Regulations of the Comprehensive City Zoning Code. The proposed site plan does not show any light fixtures, and type of lighting proposed. It would be irregular not to have lighting on this proposal, therefore, a lighting plan will need to be submitted that shows full-cut-off fixtures with a maximum height of 16'.

Landscaping

The landscape plan has been incorporated with the landscape plan and maintains the typical notes regarding maintenance party, compliance with the Waste Water and Conservation Ordinance, and irrigation plans. The landscape plan shows the layout of the plants and the type of plants to be installed. There is Santa Fe Brown gravel proposed as a non-vegetative ground cover. Landscape calculations were provided showing 1,278 required landscaping and 1,715 of landscaping provided.

There is no indication that 75% of the required landscaping maintains living ground cover as required in the *Comprehensive City Zoning Code*. This site would benefit from the emphasis of living ground cover along the street side.

Grading, Drainage, Utility Plans

A conceptual grading and drainage plan is required.

Architecture and Signage

There are no proposed structures except for an 8' Concrete Masonry Unit (CMU) wall along the north and east property line. The site plan does not specify the color to be used for the wall. There are no signs proposed for this submittal.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

There was a comment made by Utility Development, Public Works Department, which states that there must be a condition that a lot consolidation must occur. Posing this requirement would create a single lot with two different zone categories, which is not desirable.

There were no major concerns presented by reviewing agencies.

Neighborhood Impact/Concerns

Auto related uses have historically been allowed to expand into adjacent residential areas as demonstrated by the applicant's citations. A neighborhood that used to be predominantly residential and which was physically connected to the La Mesa Neighborhood to the south, is now separated physically because of land use patterns. The intrusion of commercial uses has become standard in this area and has contributed to the changing character of the neighborhood. There is no buffer zone between the subject site and the single-family residences at present, and expansion of the commercial use would continue this trend.

This request represents further encroachment into the residential area by commercial uses, and , perhaps, a further decline in the viability of this neighborhood as a single family residential area. The neighborhood is already small and is wedged between the freeway, Wyoming and Lomas Boulevards, and is intermingled with several higher intensity zones including C-2, P and R-2. Regardless of the outcome of this particular zone change request, the appropriateness of the single-family residential land use in this area is questionable. Based on its proximity to higher intensity uses, multi-family residential, office, or neighborhood commercial may be more appropriate than the remaining single-family residences.

Approval of the subject request, as it relates to the changing land use in general, may have an impact on Hayes Middle School, located to the north of the subject site. If the land uses change to higher density residential the school must be able to accommodate the new students. If instead, the land uses change to office or commercial, the school may suffer from an unexpected reduction of students. Either change of land use could increase traffic on Marble Avenue, which will impact the safety of the students. No comments were received from APS.

The residences immediately surrounding the subject site are not part of a recognized neighborhood, and a facilitated meeting was not held. Peaceworks, a company contracted by the City to conduct facilitated meetings, has provided information stating that the La Mesa Community Improvement Association did not have the desire for a facilitated meeting for this request.

Conclusions

This is a request for a Zone Map Amendment from R-1 to SU-1/Automobile Storage and Site Development Plan for Building Permit for Lot 7 and 10' of Lot 8, East End Addition, currently zoned R-1.

The applicant owns a car dealership located immediately to the south of this request and is need of expanding this use specifically for the storage of vehicles. The Site Development Plan for Building Permit meets the requirements as defined in the *Comprehensive City Zoning Code*. The application meets the standards of R270-1980, which governs policy for zone changes in the City of Albuquerque.

Staff is recommending approval, with changes and conditions.

FINDINGS – 01110-01777 January 17, 2002

1. This is a request for a zone map amendment from R-1 to SU-1 for Automobile Storage for Lot 7 and the north 10' of Lot 8, East End Addition, containing approximately .2066 acres, located on Vermont Street between Lomas Boulevard and Marble Avenue.
2. The subject request would accommodate the expansion of an auto business located on Lomas Boulevard. Lomas Boulevard is commonly known as "auto row" in this area because of the large number of auto related business. Numerous zone changes have occurred along this corridor, which have facilitated the expansion of this industry.
3. Approval of the subject request would represent further, although minor, encroachment into the residential development by commercial uses; however, the subject request would not appear to be harmful to adjacent land uses.
4. The request for a special use zone category further enhances the *Comprehensive Plan* as established in Policy 51 which states: Quality and innovation in design shall be encourage in all new development; design shall be encouraged which is appropriate to the plan area.
5. The applicant has justified the request based on changed condition, including numerous zone changes in the vicinity as required in Resolution 270-1980.

RECOMMENDATION – 01110 01777 January 17, 2002

APPROVAL of 01110 01777, a Zone Map Amendment from R-1 to SU-1 for Automobile Storage, for Lot 7 and north 10' of Lot 8, East End Addition, based on the preceding Findings.

FINDINGS – 01128-01778 January 17, 2002

1. This is a request for a Site Development Plan for Building Permit for Lot 7 and the north 10' of Lot 8, East End Addition, containing approximately .2066 acres, located on Vermont Street between Lomas Boulevard and Marble Avenue. The subject site is currently zone R-1 and is requesting a zone map amendment to SU-1 for Automobile Storage.

2. The subject request would accommodate the expansion of an auto business located on Lomas Boulevard. Lomas Boulevard is commonly known as "auto row" in this area because of the large number of auto related business. Numerous zone changes have occurred along this corridor, which have facilitated the expansion of this industry.

3. This request meets the requirement of Policy 5i of the *Comprehensive Plan*, which states that: employment and service uses shall be located to complement residential area and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

4. This request generally meets the definition of a site plan for building permit as defined in the *Comprehensive City Zoning Code*.

5. The submittal will be adequate with some changes and additions.

RECOMMENDATION – 01128-01778 January 17, 2002

APPROVAL of 01128-01778, a Site Development Plan for Building Permit, for Lot 7 and north 10' of Lot 8, East End Addition, currently zoned R-1 and proposed to change to SU-1 for Automobile Storage, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 01128-01778 January 17, 2002

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The site lighting plan shall be submitted showing location of light fixtures and type of light source. The lighting plan shall comply the Area Lighting Regulations of the *Comprehensive City Zoning Code* with full cut-off-fixtures at a maximum height of sixteen feet.

-
3. The landscape plan shall be modified to show that 75% of living ground cover will exist and shall be emphasized along Vermont Street.
 4. Color of block to be used on the CMU wall shall be listed on the submittal.
 5. An approved conceptual grading and drainage plan shall be submitted for DRB approval.
 6. Type of paving shall be indicated on the submittal.
 7. A cross-access shall be created with the subject site (Lot 7 and 10' of Lot 8, East End Addition) and the property to the south (Lot 18A, East End Addition) and shall be recorded and filed with the County Clerks Office.


Juanita Vigil
Planner

cc: Sheilah Garcia, 8301 Lomas Blvd. NE, Albuquerque, NM 87110
John A. Myers, Esq., 1401 Central Avenue NW, Albuquerque, NM 87104
Rose Lavigne, PO Box 8262, Albuquerque, NM 87198
Tommie Jewell, 912 Utah NE, Albuquerque, NM 87108

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

“Reviewed, no comments.”

Office of Neighborhood Coordination

“La Mesa (A Recognized Association) was notified.”

PUBLIC WORKS DEPARTMENT

Transportation Development Services

Re-plat lots into one tract.

Utility Development

No adverse comment. Any approval must be conditioned on a lot consolidation.

Traffic Engineering Operations

No objection from a traffic standpoint.

Hydrology

Hydrology has no objection to the amendment to the Zone Map. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda. Re-plat required incorporating this lot with existing.

Transportation Planning

This request is not expected to have an adverse effect on the arterial street system, nor on on-street bikeways.

Street Maintenance

Vermont is scheduled for rehabilitation in 2002. Any street excavation will be assessed restoration fee.

Recommended Conditions from City Engineer:

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

1. Re-plat lots into one tract.
2. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda. Re-plat required incorporating this lot with existing.
3. Vermont is scheduled for rehabilitation in 2002. Any street excavation will be assessed restoration fee.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No adverse comment"

Environmental Services Division

No Comments Received

PARKS AND RECREATION

Planning and Design

"No adverse comment"

Open Space Division

"No Adverse comment."

POLICE DEPARTMENT/Planning

"No comments."

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Approved"

FIRE DEPARTMENT/Planning

"No Adverse comment"

TRANSIT DEPARTMENT

"This site is within 300 feet of Route 11. It is within a ¼ mile of Route 31."

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No Comments Received.

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

"No objection."

ALBUQUERQUE PUBLIC SCHOOLS

No Comments Received.

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

“No adverse comments”

FAX TRANSMITTAL

City of Albuquerque Planning Department
Development Services Division

924-3860 / 924-3339 FAX

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

PAGE ____ of ____

DATE: _____

TO: John Myers (247.9109) [BY FAX]
FROM: Planning Dept
SUBJECT: Sheilah Garcia

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 Jan 7, 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, Dec 5, 2001. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

- need height of wall.
- need wall colors.
- need statement of compliance w/ Water Waste Ordinance.
- need maintenance statement for Landscaping
- need landscape calculations.

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

Meeting Date: 1-17-02

Zone Atlas Page: J-19-Z

Notification Radius: 100 Ft.

App#	<u>01110-00000-01727</u>
Proj#	<u>1000190</u>
Other#	<u>01128-00000-01728</u>

Cross Reference and Location: _____

Applicant: Shelagh Garcia

Address: 8301 Lomas Blvd NW, 87110

Agent: J. John R. Myers, Esq.

Address: 1401 Central Ave NW, 87104

SPECIAL INSTRUCTIONS

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

Date Mailed: 1-2-02

Signature: Nolan Smith

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
2-19	1019058	451-025	445-05	✓ M 1019058	472-030	446	12 ✓
		451-030	04	✓	472-025		18 ✓
		451-035	00	✓	472-019		19 ✓
		451-043	08	✓	472-618		01 ✓
		450-049	21	✓	477-012		02 ✓
		450-053	10	✓	489-019		03 ✓
		438-055	13	✓ M	485-025		04 ✓
		438-050	14	✓ M	485-030		05 ✓
		438-045	15	✓ M	487-037		06 ✓
		438-040	14	✓ M	489-042		07 ✓
		438-025	12	✓ M	497-503	115	18 ✓
		431-027	04	✓ M	477-520	120	14 ✓
		438-044	02	✓ M	470-520		15 ✓
		405-018	404-20	✓ M	404-520		16 ✓
		415-037	08	✓ M	459-520		12 ✓
		472-050	400-13	✓	454-520		18 ✓
		472-045	14	✓	448-520		19 ✓
		472-040	15	✓	439-520		20 ✓
		472-035	16	✓	433-520		21 ✓

1019058 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101905845102540505 LEGAL: * 00 8 02 4EAST END ADD S40FT L8 X N2/FT L9 LAND USE:

PROPERTY ADDR: 00000 1011 VERMONT ST NE

OWNER NAME: GARCIA SHEILAH P

OWNER ADDR: 00000 PO BOX 26207

ALBUQUERQUE NM 87125

101905845103040506 LEGAL: * 00 7 02 4EAST END ADD L7 & N10FT L8 LAND USE:

PROPERTY ADDR: 00000 1015 VERMONT ST NE

OWNER NAME: CARTER A B

OWNER ADDR: 01015 VERMONT

ST NE ALBUQUERQUE NM 87110

05845103540507 LEGAL: * 00 6 02 4EAST END ADD L6 & S10FT L5 LAND USE:

PROPERTY ADDR: 00000 1019 VERMONT ST NE

OWNER NAME: GARCIA ANGIE M

OWNER ADDR: 01019 VERMONT

ST NE ALBUQUERQUE NM 87110

101905845104340508 LEGAL: S 20 FT L OT 4 & N40FT LOT 5 BLK 24 EAST END ADDN LAND USE:

PROPERTY ADDR: 00000 1023 VERMONT ST NE

OWNER NAME: ORNDORFF MABLE H

OWNER ADDR: 02408 HIAMATHA

DR NE ALBUQUERQUE NM 87112

101905845004940521 LEGAL: 024N 30FT LOT 4 & S 30FT LOT 3 EAST END ADDN LAND USE:

PROPERTY ADDR: 00000 1025 VERMONT ST NE

OWNER NAME: BRENNAN MICHAEL D &

OWNER ADDR: 01025 VERMONT

ST NE ALBUQUERQUE NM 87110

101905845005340510 LEGAL: 024L OT 3 EXC S 30FT & S1/2 LT 2 EAST END ADD LAND USE:

PROPERTY ADDR: 00000 1027 VERMONT NE

OWNER NAME: ESPINOSA DIANE M

OWNER ADDR: 01027 VERMONT

NE ALBUQUERQUE NM 87108

1019058453805540513 LEGAL: * 02 3 02 4REDIVISION OF LTS 19 THRU 24 BLK 24 EAST LAND USE:

PROPERTY ADDR: 00000 1040 UTAH ST NE

OWNER NAME: COHEN ALVYN

OWNER ADDR: 12800 COMANCHE

NE ALBUQUERQUE NM 87111

1019058453805040514 LEGAL: * 02 2 02 4REDIVISION OF LTS 19 THRU 24 BLK 24 EAST LAND USE:

PROPERTY ADDR: 00000 1036 UTAH ST NE

OWNER NAME: COHEN ALVYN

OWNER ADDR: 12800 COMANCHE

NE ALBUQUERQUE NM 87111

1019058453804540515 LEGAL: * 02 1 02 4REDIVISION OF LTS 19 THRU 24 BLK 24 EAST LAND USE:

PROPERTY ADDR: 00000 1032 UTAH ST NE
OWNER NAME: COHEN ALVYN
OWNER ADDR: 12800 COMANCHE
NE ALBUQUERQUE NM 87111

101905843804040516
LEGAL: * 02 0 02 4REDIVISION LT 19 THRU 24 BLK 24 EAST END LAND USE:
PROPERTY ADDR: 00000 1028 UTAH ST NE
OWNER NAME: COHEN ALVYN
OWNER ADDR: 12800 COMANCHE
NE ALBUQUERQUE NM 87111

101905843803540517
LEGAL: * 01 9 02 4REDIVISION LTS 19 THRU 24 BLK 24 EAST END LAND USE:
PROPERTY ADDR: 00000 1024 UTAH ST NE
OWNER NAME: COHEN ALVYN
OWNER ADDR: 12800 COMANCHE
NE ALBUQUERQUE NM 87111

101905843102740504 LEGAL: LT 1 8-B PLAT OF LTS 18A & 18B BLK 24 EAST END ADD1 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GARCIA SHEILAH P
OWNER ADDR: 00000 PO BOX 26207 ALBUQUERQUE NM 87125

1019058433801440502 LEGAL: LT 1 8-A PLAT OF LTS 18A & 18B BLK 24 EAST END ADD1 LAND USE:
PROPERTY ADDR: 00000 8301 LOMAS NE
OWNER NAME: GARCIA SHEILAH P
OWNER ADDR: 00000 PO BOX 26207 ALBUQUERQUE NM 87125

101905840501840420 LEGAL: LOT 17-A -1 BLOCK 23 PLAT OF LOTS 17-A-1 & LOT 17-A LAND USE:
PROPERTY ADDR: 00000 8201 LOMAS NE
OWNER NAME: GARCIA SHEILAH P
OWNER ADDR: 00000 PO BOX 26207 ALBUQUERQUE NM 87125

101905841503740408 LEGAL: LOT 17-A -2 BLOCK 23 PLAT OF LOTS 17-A-1 & LOT 17-A LAND USE:
PROPERTY ADDR: 00000 UTAH ST NE
OWNER NAME: GARCIA SHEILAH P
OWNER ADDR: 00000 PO BOX 26207 ALBUQUERQUE NM 87125

101905847205040613 LEGAL: * 02 2 02 SEAST END ADD LAND USE:
PROPERTY ADDR: 00000 1036 VERMONT ST NE
OWNER NAME: WIGGINS JAMES D
OWNER ADDR: 01036 VERMONT NE ALBUQUERQUE NM 87110

101905847204540614 LEGAL: * 02 1 02 SEAST END ADD LAND USE:
PROPERTY ADDR: 00000 1032 VERMONT NE
OWNER NAME: MENDELSONH TOBY C
OWNER ADDR: 01032 VERMONT NE ALBUQUERQUE NM 87110

101905847204040615 LEGAL: * 02 0 02 SEAST END ADD LAND USE:
PROPERTY ADDR: 00000 1024 VERMONT ST NE
OWNER NAME: SPENCER VERNICE
OWNER ADDR: 01028 VERMONT ST NE ALBUQUERQUE NM 87110

101905847203540616 LEGAL: * 01 9 02 SEAST END ADD LAND USE:
PROPERTY ADDR: 00000 1020 VERMONT ST NE
OWNER NAME: SPENCER CLIFTON DALE
OWNER ADDR: 01020 VERMONT AV NE ALBUQUERQUE NM 87110

101905847203040617 LEGAL: EAST END ADD S 50 FT LOT 18 & NO 10 FT LOT 17 BLK LAND USE:
PROPERTY ADDR: 00000 1016 VERMONT ST NE
OWNER NAME: SMITH J ETUX

OWNER ADDR: 01016 VERMONT ST NE ALBUQUERQUE NM 87110

101905847202540618
LEGAL: * 01 7 02 SEAST END ADD N20FT L16 & S40FT L17 LAND USE:
PROPERTY ADDR: 00000 1010 VERMONT ST NE
OWNER NAME: PARRAS EDWARD J AND LAURA L
OWNER ADDR: 01010 VERMONT NE ALBUQUERQUE NM 87110

101905847201940619
LEGAL: N 20 FT OF LT 15 & S 30 FT OF LT 16 BLK 25 EAST EN LAND USE:
PROPERTY ADDR: 00000 1008 VERMONT ST NE
OWNER NAME: ETG PROPERTIES LLC
OWNER ADDR: 00000 PO BOX 26207 ALBUQUERQUE NM 87125

101905847201040601 LEGAL: * 01 4 02 SEAST END ADD L14 & N30FT L13 & S20FT L15 LAND USE:
 PROPERTY ADDR: 00000 8449 LOMAS BLV NE
 OWNER NAME: PECK VERE R JR TRUSTEE OF THE
 OWNER ADDR: 00122 WELLESLEY SE ALBUQUERQUE NM 87106

101905847701240602 LEGAL: LT 1 1-A BLK 25 EAST END ADDN EXC PORT OUT TO R/W C LAND USE:
 PROPERTY ADDR: 00000 4919 LOMAS
 OWNER NAME: QUALITY PONTIAC INC
 OWNER ADDR: 00000 PO BOX 25366 ALBUQUERQUE NM 87125

101905848901940603 LEGAL: * 01 0 02 SEAST END ADD S30FT L9 & N30FT L10 LAND USE:
 PROPERTY ADDR: 00000 1005 VIRGINIA ST NE
 OWNER NAME: WARMACK JAMES C & GENEVA
 OWNER ADDR: 01005 VIRGINIA ST NE ALBUQUERQUE NM 87110

101905848902540604 LEGAL: * 00 8 02 SEAST END ADD S40FT L8 X N20FT L9 LAND USE:
 PROPERTY ADDR: 00000 1009 VIRGINIA ST NE
 OWNER NAME: NGUYEN NGHI & NHU H TRAN
 OWNER ADDR: 01009 VIRGINIA ST NE ALBUQUERQUE NM 87110

101905848903040605 LEGAL: * 00 7 02 SEAST END ADD L7 & N10FT L8 LAND USE:
 PROPERTY ADDR: 00000 1011 VIRGINIA ST NE
 OWNER NAME: BARNETT U S
 OWNER ADDR: 01011 VIRGINIA NE ALBUQUERQUE NM 87110

101905848903740606 LEGAL: * 00 6 02 SEAST END ADD S10FT L5 & L6 LAND USE:
 PROPERTY ADDR: 00000 1013 VIRGINIA ST NE
 OWNER NAME: MACDONALD LINDA L
 OWNER ADDR: 01013 VIRGINIA ST NE ALBUQUERQUE NM 87110

101905848904240607 LEGAL: * 00 5 02 5S 20 FT OF LOT 4 & N 40 FT OF LOT 5 BLK 2 LAND USE:
 PROPERTY ADDR: 00000 1015 VIRGINIA ST NE
 OWNER NAME: SILVA ELENA
 OWNER ADDR: 01015 VIRGINIA ST NE ALBUQUERQUE NM 87110

101905749750311518 LEGAL: LT 3 6B-1, BLK S PLAT OF LOT 36B-1, BLK S OF BOSQUE LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: ROGERS FAMILY LTD PARTNERSHIP
 OWNER ADDR: 00913 VIRGINIA NE ALBUQUERQUE NM 87108

101905747752012014 LEGAL: * 02 2 C BOSQUE REDONDO L22, 23 LAND USE:
 PROPERTY ADDR: 00000 8416 LOMAS NE
 OWNER NAME: ROGERS MARY ANN KELEHER

OWNER ADDR: 04200 ASPEN NE ALBUQUERQUE NM 87110

101905747052012015 LEGAL: * 02 0 C BOSQUE REDONDO L19, 20, 21 LAND USE:
PROPERTY ADDR: 00000 8416 LOMAS NE
OWNER NAME: ROGERS MARY ANN KELEHER
OWNER ADDR: 04200 ASPEN NE ALBUQUERQUE NM 87110

101905746452012016 LEGAL: * 01 7 C BOSQUE REDONDO L17 & 18 LAND USE:
PROPERTY ADDR: 00000 8412 LOMAS NE
OWNER NAME: BOSQUE REDONDO DEV CORP
OWNER ADDR: 00913 VIRGINIA NE ALBUQUERQUE NM 87108

101905745952012017 LAND USE:
 LEGAL: * 01 5 C BOSQUE REDONDO L15 & 16
 PROPERTY ADDR: 00000 8410 LOMAS BLV NE
 OWNER NAME: BOSQUE REDONDO DEV CORP
 OWNER ADDR: 00913 VIRGINIA
 NE ALBUQUERQUE NM 87108

101905745452012018 LAND USE:
 LEGAL: * 01 3 C BOSQUE REDONDO L13, 14
 PROPERTY ADDR: 00000 8416 LOMAS NE
 OWNER NAME: BOSQUE REDONDO DEV CORP
 OWNER ADDR: 00913 VIRGINIA
 NE ALBUQUERQUE NM 87108

101905744852012019 LAND USE:
 LEGAL: * 01 1 C BOSQUE REDONDO L10, 11, 12
 PROPERTY ADDR: 00000 8300 LOMAS NE
 OWNER NAME: BOSQUE DEV CORP
 OWNER ADDR: 00913 VIRGINIA
 NE ALBUQUERQUE NM 87108

101905743952012020 LAND USE:
 LEGAL: * 00 7 C BOSQUE REDONDO THRU L9 & E15FT L6
 PROPERTY ADDR: 00000 8416 LOMAS NE
 OWNER NAME: ROGERS MARY A K
 OWNER ADDR: 00913 VIRGINIA
 NE ALBUQUERQUE NM 87108

101905743352012021 LAND USE:
 LEGAL: * 00 5 C BOSQUE REDONDO L4 & L5 & W10FT L6
 PROPERTY ADDR: 00000 8320 LOMAS NE
 OWNER NAME: ROGERS MARY A K
 OWNER ADDR: 00913 VIRGINIA
 NE ALBUQUERQUE NM 87108

101905740552012110 LAND USE:
 LEGAL: * 01 7 B BOSQUE REDONDO L17 THRU 23
 PROPERTY ADDR: 00000 8220 LOMAS BLV NE
 OWNER NAME: ROGERS MICHAEL W
 OWNER ADDR: 00000 PO BOX 25400
 ALBUQUERQUE NM 87125



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: November 29, 2001

TO CONTACT NAME: Karen Lee Arpman
 COMPANY/AGENCY: Myers, Oliver & Price PC
 ADDRESS/ZIP: 1401 Central Ave NW 87104
 PHONE/FAX #: 247-9080 / 247-9109

Thank you for your inquiry of 11-29-01 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 7 and the north ten feet (10') of Lot 8, Block 24 East End Addition
 zone map page(s) J-19

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

<p><u>La Mesa Community Improvement</u> Neighborhood Association Contacts: <u>Rose LaMigne</u> <u>PO Box 8262 187198</u> <u>260-1920 (W)</u> <u>Somme Jewell</u> <u>912 Utah NE 187108</u> <u>268-7198 (K)</u></p>	<p>Neighborhood Association Contacts: _____ _____ _____ _____ _____</p>
--	--

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,

Dalaina S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

CITY OF ALBUQUERQUE

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

APPLICANT: Sheilah Garcia Date of request: 11 / 29 / 01 Zone atlas page(s): J-19-Z

CURRENT:

Zoning R-1

Legal Description -

Lot or Tract # Lot 7 and N. 10' of Block # 24
Lot 8

Parcel Size (acres / sq.ft.) + .2066 acres / 9000 ft²

Subdivision Name East End Addition

REQUESTED CITY ACTION(S):

Annexation []	Sector Plan []	Site Development Plan:	Building Permit [XX]
Comp. Plan []	Zone Change [XX]	a) Subdivision []	Access Permit []
Amendment []	Conditional Use []	b) Build'g Purposes []	Other []
		c) Amendment []	

PROPOSED DEVELOPMENT:

No construction / development []
New Construction []
Expansion of existing development [XX]

GENERAL DESCRIPTION OF ACTION: 1

of units - N/A
Building Size - _____ (sq. ft.)

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

Applicant or Representative John A. Myers Date November 29, 2001
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER

11-29-01
DATE

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

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: 14-16-3-14 JM 11/29/01

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH

DATE

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

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___

TRAFFIC ENGINEER

DATE

AQIA - SUBMITTED ___/___/___
- FINALIZED ___/___/___

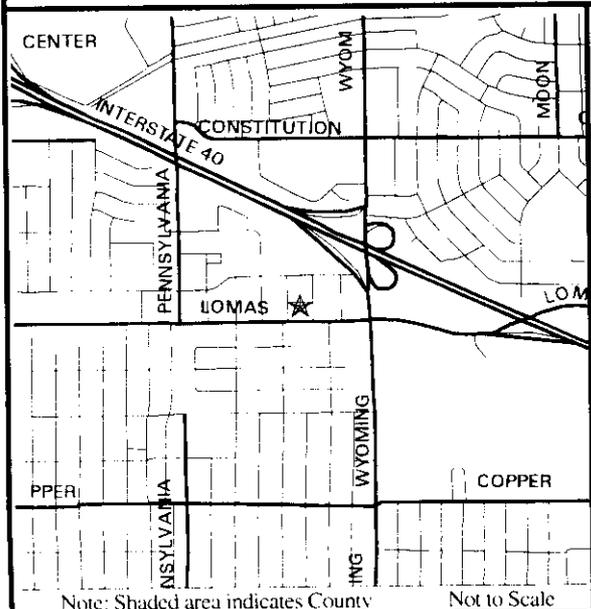
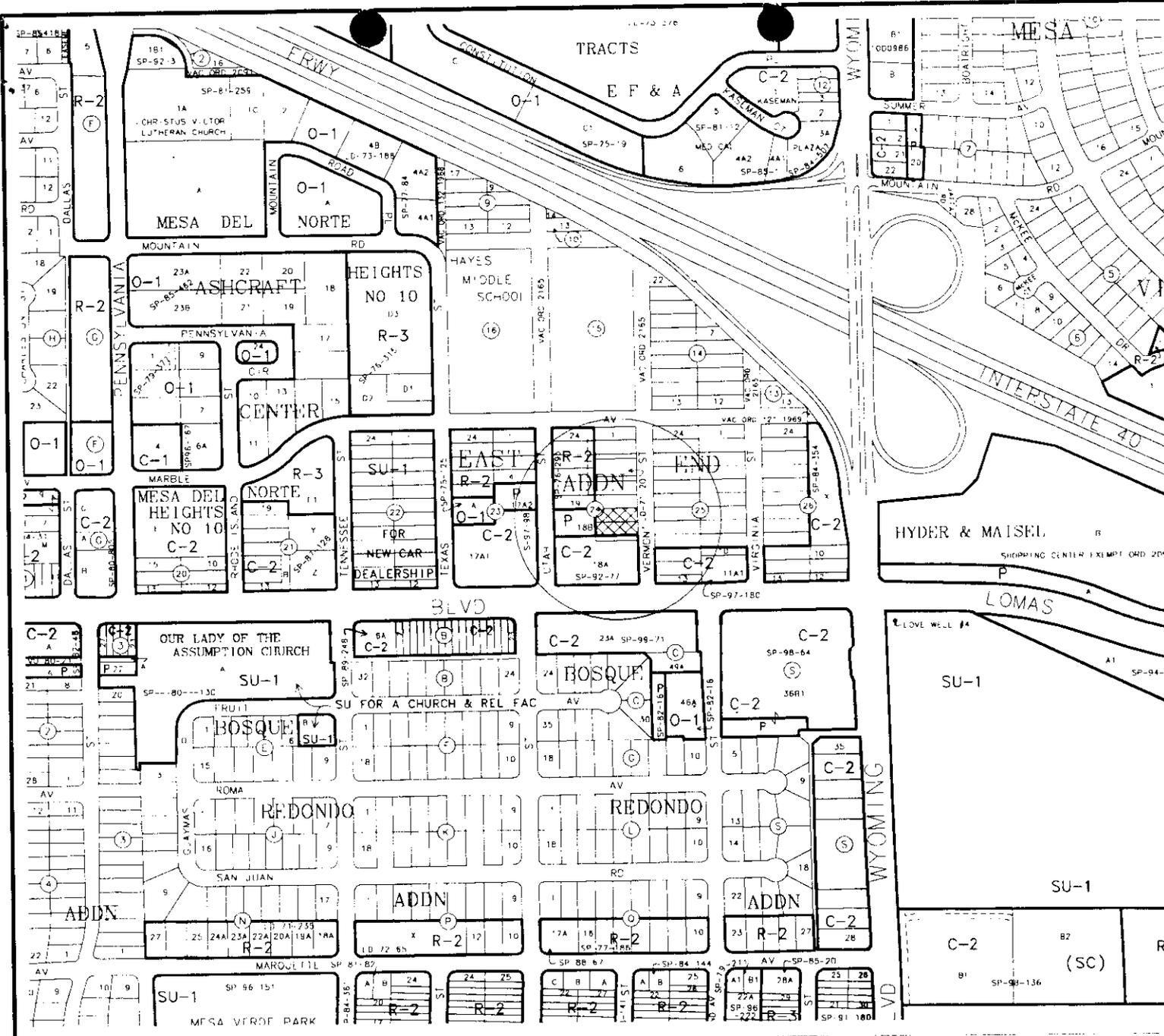
ENVIRONMENTAL HEALTH

DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



ZONING MAP



Scale 1" = 526'

PROJECT NO.
1000190

HEARING DATE
1-17-02

MAP NO.
J-19

APPLICATION NO.
01110-00000-01777
01128-00000-01778

Note: Shaded area indicates County Not to Scale

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 FOR BUILDING PERMIT OF WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
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- 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
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AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

 John A. Myers, Agent
 Applicant name (print)
 November 29, 2001
 Applicant signature / date



Form revised September 2000

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 0110-0000-01778

 Maite Hill
 Planner signature / date

Project # 1000190

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S** Supplemental form **Z**

SUBDIVISION

Major Subdivision Plat

Minor Subdivision Plat

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) L

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

Special Exception

APPEAL / PROTEST of...

Decision by: Planning Director or Staff, DRB, EPC, Zoning Board of Appeals, LUCC

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: Sheilah Garcia PHONE: 260-5100

ADDRESS: 8301 Lomas Blvd., NE FAX: 260-5018

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: Contract Purchaser

AGENT (if any): John A. Myers, Esq. PHONE: 247-9080

ADDRESS: 1401 Central Avenue, NW FAX: 247-9109

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: jmyers@moplaw.com

DESCRIPTION OF REQUEST: Zone Change from R-1 to SU-1/Automobile Storage, and site plan for property subject of zone change

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

Lot or Tract No. Lot 7 and north ten feet (10') of Lot 8 Block: 24 Unit: _____

Subdiv. / Addn. East End Addition

Current Zoning: R-1 Proposed zoning: SU-1/Automobile Storage

Zone Atlas page(s): J-19-Z No. of existing lots: 1 No. of proposed lots: N/A

Total area of site (acres): .2066 density If applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 1-019-058-451-030-40506 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Vermont Street, NE

Between: Lomas Blvd., NE and Marble Avenue, NE

CASE HISTORY:

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

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

SIGNATURE _____ DATE November 29, 2001

(Print) John A. Myers Applicant Agent

Form revised September 2000

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input type="checkbox"/> All checklists are complete	<u>01110 - 00000 - 01777</u>			\$ <u>220.-</u>
<input type="checkbox"/> All fees have been collected	<u>01128 - 00000 - 01778</u>			\$ <u>350.-</u>
<input type="checkbox"/> All case #s are assigned				\$ <u>75.-</u>
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>1/17/2002</u>			Total \$ <u>645.-</u>

Maureen U...
Planner signature / date

Project # 1000190

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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 - Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
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 - Registered Engineer's stamp on the Site Development Plans
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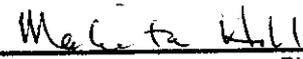
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 John A. Myers, Agent
 Applicant name (print)
 November 29, 2001
 Applicant signature / date

Form revised September 2000



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 01110 - 00000 - 01778


 Planner signature / date
Project # 1000190

November 29, 2001

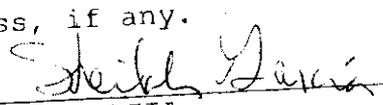
Hand Delivered

Planning Department
City of Albuquerque
600 Second Street, NW
Second Floor
Albuquerque, New Mexico 87103

Re: 1015 Vermont, NE
Legal Description: Lot 7 and the north ten feet (10')
of Lot 8, East End Addition

Ladies and Gentlemen:

I am the contract purchaser for the property located at 1015 Vermont, NE, the real property described above. Myers, Oliver & Price, P.C. (John A. Myers), is hereby authorized to act as my agent in my application to the Environmental Planning Commission for request of a zone change for the property, from the R-1 zone to SU-1 for automobile storage, and is further authorized to remain as my agent through any appeals process, if any.


SHEILAH GARCIA

November 29, 2001

Hand Delivered

Planning Department
City of Albuquerque
600 Second Street, NW
Second Floor
Albuquerque, New Mexico 87103

Re: 1015 Vermont, NE
Legal Description: Lot 7 and the north ten feet (10')
of Lot 8, East End Addition

Ladies and Gentlemen:

I am the owner of the property located at 1015 Vermont, NE, the real property described above. Myers, Oliver & Price, P.C. (John A. Myers), is hereby authorized to act as my agent in an application to the Environmental Planning Commission for request of a zone change for the property, from the R-1 zone to SU-1 for automobile storage, and is further authorized to remain as my agent through any appeals process, if any.

Friederike Carter
FRIEDERIKE CARTER

REASONS FOR REQUEST

This is a request to rezone Lot 7 and the north ten feet (10') of Lot 8, Block 24, East End Addition, from R-1 to SU-1/Automobile Storage. The area of the property is approximately $\pm .2066$ acres or ± 9000 ft².

Simultaneously with the zone request, an application for site plan for building permit has been submitted and is a part of this request.

The lots are on the west side of Vermont, NE. The lots are adjacent to the applicant's automobile dealership which fronts on Lomas, NE. The lots are presently used for one dwelling unit. The proposed use is for expansion of the applicant's automobile dealership, which lots will be used for automobile storage, the inventory of Applicant's automobile dealership.

The proposed rezoning is justified by City Resolution 270-1980.

1. The proposed zone change is consistent with the health, safety, morals and general welfare of the City. The area proposed for the change is minimal in site (.2066 acres) and will have a negligible effect on surrounding properties. The rezoning will allow an expansion of the business operated

on the adjacent property. There currently exists on adjacent and surrounding properties an interface of a business on C-2 property and residences on R-1 property.

2. There is a sound justification for the zone change.

The applicant seeks the zone change to accommodate the needs of its automotive sales business. The applicant's business is one of dozens of automobile sales businesses located on Lomas Blvd., NE, between Louisiana Blvd., NE, and Eubank Blvd., NE. It is in the best interest of the City to encourage these businesses to remain concentrated in the core area of the City rather than be forced to be relocated to "suburban" locations to accommodate their expansion needs. Car dealerships are often singled out as a C-2 use which is inappropriate for suburban shopping center sites. Allowing rezoning to accommodate growth in their existing locations helps achieve stability of the existing land use in the area.

3. The proposed change is not in conflict with adopted elements of the Comprehensive Plan or other City Master Plans.

The property is not regulated by any area or sector plans. The proposed change is consistent with the Comprehensive Plan. The property is within the Established Urban Area of the Comprehensive Plan. The Comprehensive Plan encourages new

commercial development to be located in existing commercially zoned areas. It follows that the Comprehensive Plan encourages the expansion of existing commercial developments to remain located in commercially zoned areas. To accomplish this goal in this instance requires minor expansion of the commercially zoned area.

4. Changed neighborhood conditions justify the zoning changes. As a result of the evolution of this area into "auto row" and the natural growth of these businesses, there have been numerous actions rezoning properties from residential to commercial. These include the following:

(1) August 16, 1984 Case Number Z-84-91

Request: Zone change request from R-1 to P and C-2 for a portion of Lot 9A, Block 1, B and R Addition, located approximately 150 feet south of Lomas Blvd., NE, between Grove and Charleston Streets, NE

Action: Approval.

Reason: The new C-2 zoning would consolidate these three zoning categories into one. The C-2 zoning will not adversely impact the nearby residential area due to the O-1 zoning that will serve as a partial buffer.

(2) May 16, 1985, Case Number Z-85-34

Request: Zone change request from R-1 to R-2 for Lots 5 and 6, R-1 to C-2 for Lots 7, 8 and 9.

Action: Approval.

Reason: The present situation makes the existing R-1 a "spot" zone in that it is a small area zoned differently from its surroundings thus inappropriate. The C-2 zoning for the

northern two lots is inappropriate because of the residential zoning across the street to the east. The zone change as requested would not serve to destabilize the zoning in this area. This is not in conflict with Resolution 270-1980.

- (3) March 19, 1987 Case Number Z-87-24
Request: Zone change request from R-1 to C-2 for Lots 7 and 8, Block 21, in the East End Addition located at the 1000 Block, Tennessee Street, NE, between Lomas Blvd. and Marble Ave., NE.
Action: Approval.
Reason: The request is consistent with the Comprehensive Plan's Policy (A.5.d) of limiting commercial activities to commercial areas. The request is consistent with the Comprehensive Plan's Policy on location of commercial services to compliment residential areas (A.2.h). This request is consistent with Resolution 270-1980 (Section 1.D.2.) changed community conditions for a zone change.
- (4) October 20, 1988 Case Number Z-88-89
Request: Zone map amendment request from R-2 to C-2 for Lots 5 and 6, Block 23, East End Addition, located on the west side of Utah Street, NE, between Lomas Blvd. and Marble Avenue, NE
Action: Approval. The EPC approved the zone map amendment from R-2 to P (amended request) at the request of the applicant.
Reason: The P zone is a more advantageous use.
- (5) October 17, 1991 Case Number Z-91-52
Request: Zone map amendment from P to C-2 for Lots P-5 & P-6, Block 15, Del Norte Subdivision and vacated east/west alley located east of Chama Street, NE, between Lomas Blvd. and Roma, NE.
Action: Approval.
Reason: The request is in compliance with

Resolution 270-1980 Section 1.C. which require a change not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans. The request complies with Resolution 270-1980 Section 1.D.(3), in that C-2 zoning affords better land use control, and is more advantageous to the community. This request complies with Resolution 270-1980 Section 1.D.(2) changed community conditions justifying a change of zone.

(6) May 6, 1992 Case No. Z-92-94

Request: Zone change from R-1 to P and to C-2 for Lots 9 and 16, Block 24, East End Addition, located between Utah Street, NE and Vermont Street, NE.

Action: Approval.

Reason: Zone change to facilitate the expansion of an existing automotive dealership was justified pursuant to the City's infill policy and changed conditions.

(7) September 17, 1998 Case No. Z-98-115A

Request: Zone change from R-1 to C-2 for the southern portion of Lot 8, and the northern portion of Lot 9, Block 24, East End Addition, located north of Lomas Blvd., NE, west side of Vermont Street, NE.

Action: Approval.

Reason: Zone change to facilitate the expansion of an existing automotive dealership was justified pursuant to the City's infill policy and changed conditions.

(8) September 17, 1998 Case No. Z-98-115B

Request: Zone change from R-1 to C-2 for the southern portion of Lot 16, and the northern portion of Lot 15, Block 25, East End Addition, located north of Lomas Blvd., NE, east side of Vermont Street, NE.

Action: Approval.

Reason: Zone change to facilitate the expansion of

an existing automotive dealership was justified pursuant to the City's infill policy and changed conditions.

All of these zoning changes evidence the changing character of this area and its transformation into a major auto retailing area.

Additionally, the major renovations to the Wyoming/I-25 and Wyoming/Lomas interchanges are changed conditions which support the expansion of this major auto retail area.

5. **The proposed zone change is more advantageous to the community** because it facilitates the preservation of the existing auto retailing in this concentrated area.

We respectfully request that the Commission approve the rezoning of the property from R-1 to SU-1/Automobile Storage.

H:\GARCIA.REI\JAM\LEGALDOC\reasonsrequest2.wpd\November 29, 2001

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

TO BE COMPLETED BY APPLICANT

APPLICANT: Sheilah Garcia Date of request: 11 / 29 / 01 Zone atlas page(s): J-19-Z

CURRENT: Zoning R-1 Legal Description - Lot or Tract # Lot 7 and N. 10' of Block # 24
Lot 8
 Parcel Size (acres / sq.ft.) + .2066 acres / 9000 ft² Subdivision Name East End Addition

REQUESTED CITY ACTION(S):

- | | | | |
|--------------------------|---------------------|-------------------------|----------------------|
| Annexation [] | Sector Plan [] | Site Development Plan: | Building Permit [XX] |
| Comp. Plan Amendment [] | Zone Change [XX] | a) Subdivision [] | Access Permit [] |
| | Conditional Use [] | b) Build'g Purposes [] | Other [] |
| | | c) Amendment [] | |

PROPOSED DEVELOPMENT:

- No construction / development []
 New Construction []
 Expansion of existing development [XX]

GENERAL DESCRIPTION OF ACTION: 1

of units - N/A
 Building Size - _____ (sq. ft.)

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

Applicant or Representative John A. Myers Date November 29, 2001
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 11-29-01
 TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

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

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: 14-16-3-14 JM 11/29/01

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH DATE

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

TIS	- SUBMITTED	<u> </u> / <u> </u> / <u> </u>	_____	_____
	- FINALIZED	<u> </u> / <u> </u> / <u> </u>	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	<u> </u> / <u> </u> / <u> </u>	_____	_____
	- FINALIZED	<u> </u> / <u> </u> / <u> </u>	ENVIRONMENTAL HEALTH	DATE



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: November 29, 2001

TO CONTACT NAME: Karen Lee Arpman
COMPANY/AGENCY: Myers, Oliver & Price PC
ADDRESS/ZIP: 1401 Central Ave NW 87104
PHONE/FAX #: 247-9080 / 247-9109

Thank you for your inquiry of 11-29-01 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 7 and the north ten feet (10') of Lot 8, Block 24 East End Addition zone map page(s) J-19

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

La Mesa Community Improvement

~~Neighborhood Association~~
Contacts: Rose LaMagne
PO Box 8262 / 87198
260-1920 (W)
Donnie Jewell
912 Utah NE / 87108
268-7198 (W)

Neighborhood Association
Contacts: _____

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

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,

Dalaina S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

MYERS, OLIVER & PRICE, P.C.

LAWYERS
1401 CENTRAL AVENUE, N.W.
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS
SCOTT OLIVER*
CHARLES P. PRICE III
KEVIN J. MCCREADY
HOPE MEAD WYNN

TELEPHONE
(505)247-9080

FACSIMILE
(505)247-9109

e-mail: karfman@moplaw.com

*ALSO LICENSED IN TEXAS

November 29, 2001

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Ms. Rose Lavigne
La Mesa Community Improvement Assoc.
P.O. Box 8262
Albuquerque, New Mexico 87198

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Mr. Tommie Jewell
La Mesa Community Improvement Assoc.
912 Utah, NE
Albuquerque, New Mexico 87108

Re: 1015 Vermont, NE - Lot 7 and North Ten Feet (10') of Lot
8, Block 24, East End Addition

Dear Ms. Lavigne and Mr. Jewell:

This office represents Sheila Garcia, the contract purchaser of the above referenced property. Ms. Garcia has filed an application for zone change with the City of Albuquerque requesting that portions of the above referenced property be rezoned from R-1 (residential) to SU-1/Automobile Storage, for expansion of Garcia's automobile dealership, mainly for the purposes of automobile inventory and parking. The property the subject of the application is located just north of Lomas, immediately adjacent to the existing Garcia car dealerships.

Enclosed for your information is a copy of the application filed with the City of Albuquerque. Please note that a hearing before the City's Environmental Planning Commission has been scheduled for January 17, 2001.

Ms. Rose Lavigne
Mr. Tommie Jewell
November 29, 2001
Page 2-

Thank you, and please feel free to contact me should you have any questions or comments.

Very truly yours,

MYERS, OLIVER & PRICE, P.C.

By:


John A. Myers *by kla*

JAM:kla
Enclosure
cc: Mr. Ed Garcia

PLACE STICKER AT TOP OF ENVELOPE
TO THE RIGHT OF RETURN ADDRESS.
FOLD AT DOTTED LINE

CERTIFIED MAIL



7000 0520 0023 3793 2984
7000 0520 0023 3793 2984

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

Postage	\$ 1.49
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.09

11/29/01
Postmark
Here

Recipient's Name (Please Print Clearly) (To be completed by mailer)
James Jewell, Comm. Dm
 Street, Apt. No., or PO Box No.
912 Utah NE
 City, State, ZIP+4
alb nm 87108

PS Form 3800, February 2000 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE
TO THE RIGHT OF RETURN ADDRESS.
FOLD AT DOTTED LINE

CERTIFIED MAIL



7000 0520 0023 3793 2991
7000 0520 0023 3793 2991

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

Postage	\$ 1.49
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.09

11/29/01
Postmark
Here

Recipient's Name (Please Print Clearly) (To be completed by mailer)
Rose Louigne, La Rosa Comm. Dm
 Street, Apt. No., or PO Box No.
P.O. Box 8262
 City, State, ZIP+4
alb nm 87198

PS Form 3800, February 2000 See Reverse for Instructions

MYERS, OLIVER & PRICE, P.C.

LAWYERS
1401 CENTRAL AVENUE, N.W.
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS
SCOTT OLIVER*
CHARLES P. PRICE III
KEVIN J. McCREADY
HOPE MEAD WYNN

TELEPHONE
(505)247-9080

FACSIMILE
(505)247-9109

e-mail: jmyers@moplaw.com

*ALSO LICENSED IN TEXAS

January 14, 2002

Deana Walter, Chairperson
La Mesa Community Improvement Association
P.O. Box 8262
Albuquerque, New Mexico 87198

Re: Garcia Zone Change Application/1015 Vermont, NE

Dear Deana:

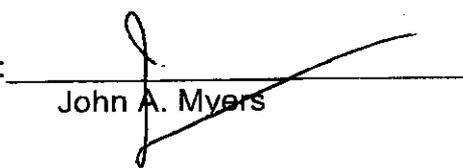
Thank you for your letter of January 11, 2002 indicating your Association's support of the Garcia's zone change application. Garcia Enterprises intends to continue to contribute to be a positive influence to the La Mesa Community and to be a good neighbor. If you or your neighbors ever have any issues relating to the operation of the dealerships, please call them to my attention.

Thank you again.

Sincerely,

Myers, Oliver & Price, P.C.

By:


John A. Myers

JAM/mnh

cc: Juanita Vigil, City Planning Dept. (via facsimile 924-3339)
Elizabeth Begay, Chairperson EPC (via facsimile 843-9174)

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1000190
01110 - 01777

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

NA

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

NA

B. Square footage of each structure

NA

C. Proposed of each structure

NA

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

NA

G. Loading facilities

NA

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: NA
Provided: 17

NA 10. Handicapped parking, spaces required: NA
Provided: NA

NA B. Bicycle racks, spaces required: _____
Provided: _____

NA C. Refuse container and enclosure, if applicable.

C. Street and Circulation

- NA 1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
- NA 2. Curve radii
- NA 3. Right-of-Way width
- NA 4. Pavement width, flow line to flow line including medians and median cuts.
- NA 5. Sidewalk widths and locations, existing and proposed.
- NA 6. Rail spurs, if applicable
- NA 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.
- NA 10. Curb cut size and type.
- NA 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- 1. Fire hydrant locations, existing and proposed.
- NA 2. Distribution lines
- NA 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).
- NA 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
- NA 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
- NA 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: 841 sq. FT. 1070
- 14. Landscaped area provided, in square and percent: 1,440 sq. FT. 1790

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
- NA 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- NA 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)
- NA 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



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.

NA

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

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

B. Signage

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

A. Samples

- 1. Presentation Models
- 2. Photos

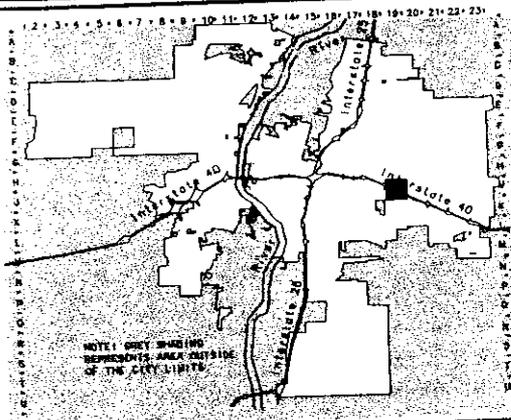
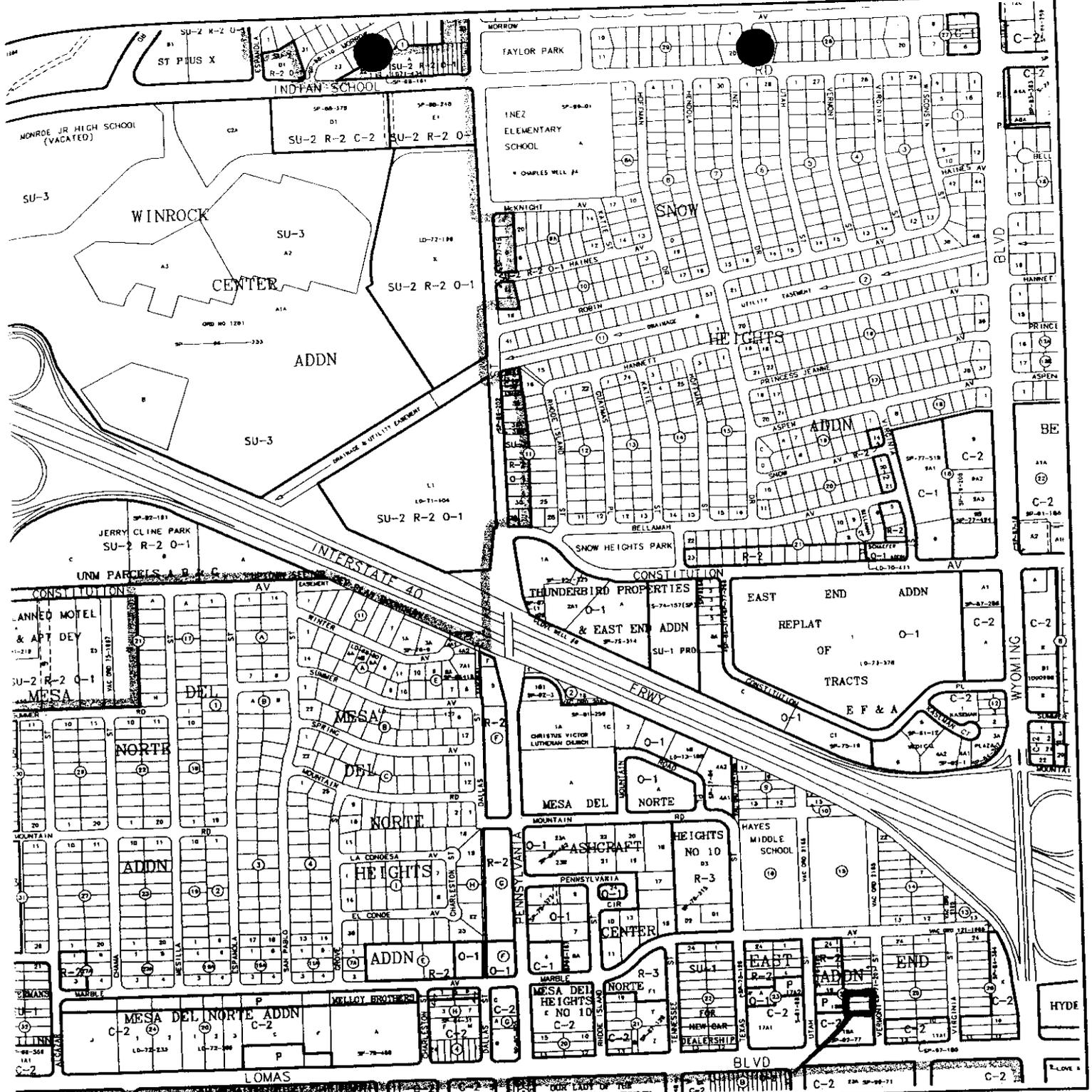
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PLANNING AND DEVELOPMENT FEE SCHEDULE**

Effective July 1, 2001

Zone Map Amendment	
Less than 1 acre	\$220
1 - 10 acres	\$220 + \$50/acre
Over ten acres	\$625 + \$10/acre
Overlay Zone	25% of the above
Establishment of Zoning Upon Annexation	No fee
Appeals for all Zoning Ordinance Matters	\$60
Zoning Ordinance Text Amendments	\$515
Deferrals Requested by Applicant	\$100
Site Development Plan	
Original Approval	\$350
Amendment requiring interdepartmental review and public hearing by EPC	\$230
Amendment Admin. Approval	\$40
Deferrals Requested by Applicant	\$100
Plan Amendments	
Comprehensive Plan Amendment	\$385
Area Plan Amendment	\$385
Facility Plan Amendment	\$385
Sector Development Plan Amendments Approval by EPC/City Council at same time of zone map amendment	\$65
Sector Development Plan Amendments Approval by EPC/City Council prior to zone map amendment	\$210
Deferrals Requested by Applicant	\$100
Special Exceptions	
Variances	\$90
Conditional Use	\$90
Non-conforming Use Expansion	\$90
Deferrals Requested by Applicant	\$100
Landmarks and Urban Conservation Commission	
Landmark Status (designation or rescission)	\$50
Certificate of Appropriateness	
Change to building exterior requiring building or demolition permit	\$30
Change to exterior where not building permit required and building is on Nat'l Register or is a Landmark	\$20
Change to interior which is of significance and building is a Landmark	\$20
Deferrals Requested by Applicant	\$100

Zoning Enforcement	
Community Residential Program Review Fees (Annual)	\$30
Community Residential Program Initial Fees	\$50
Liquor Certifications	\$65
Methadone Center Review	\$130
Plan Check Fees - Over 4000 GSF	\$40
Plan Check Fees - Less than 4000 GSF	\$20
Emergency Shelter Review	\$50
Emergency Shelter Annual Review	\$30
Public Dance Review	\$260
Sign Permits (1)	\$65 + \$0.65 sq ft after 50 sq ft
Tent Permits	\$40
Wall/Fence Permits	\$20
Zonal Certifications	\$30
Outdoor Seating Review	\$30 - \$130
Subdivision Ordinance	
Major Subdivision Plat	\$515 + \$15/lot and \$85 per proposed intersection (Max. fee \$3225)
Minor Subdivision Plat	\$130 + \$65/lot
Street Name Change	\$130 + \$85 per existing intersection
Vacation of Lines Established by Plat	\$270 for contiguous area when action alters public ROW; \$40 per contiguous area where no public ROW is included + \$40 per lot eliminated
Bulk Land Variance	\$130
County Subdivision	\$130+ \$5/lot
Subdivision Ordinance Text Amendment	\$515
Appeals for all Subdivision Ordinance Matters	\$175
Deferrals on public hearing case if initiated by applicant	\$100

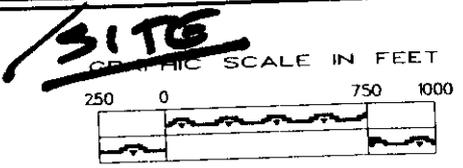
NOTIFICATION AND ADVERTISEMENT FEE	
Environmental Planning Commission (EPC)	\$75/Application
Zoning Hearing Examiner (ZHE)	\$35/Application
Landmarks & Urban Conservation Commission (LUCC)	\$35/Application
Development Review Board (DRB)	\$75/Application
Appeals	\$50/Appeal



NOTE: ONLY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



CITY OF Albuquerque
 A Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2001



Zone Atlas Page

J-19-Z

Map Amended through July 19, 2001

ONE STOP SHOP ••• FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS
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 Sheilah Garcia

AGENT John Myers Esq.

ADDRESS (w/ZipCode) 1401 Central Ave

PROJECT NO. 1001629

APPLICATION NO. 01110 0000 01764
01128 0000 01766

220
350
75
2645
570
75

\$ ✓ 441006 / 4981000 (City Cases)

\$ _____ 441018 / 4921000 (County)

\$ _____ 441011 / 7000110 (LUCC)

\$ _____ 441018 / 4981000 (Notification)

\$ 645.00 Total amount due