



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

Date: January 18, 2002

**AMENDED OFFICIAL NOTIFICATION OF
DECISION**

Sandia Tech Center, LLC
6707 Academy Road, NE
Albuquerque, NM 87109

FILE: 01128 01757 / 01110 01758 (Project 1000262)

LEGAL DESCRIPTION: 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

On January 17, 2002, the Environmental Planning Commission voted to approve 01128 01757, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Tract B-1, Costco Development, an approximately 13 acre site, located on Southern Boulevard between Eubank Boulevard and Elizabeth Street SE.
2. The site plan meets the *Zoning Code* definition for a site development plan for subdivision.
3. The site development plan conforms with the policies of the *Comprehensive Plan* (Policies d, e, i, j) as it is compatible with the neighborhood; the commercial development in is an existing commercial area where services area available; the employment and service uses complement the neighborhood; and as the retail center is located at a major intersection with access to transit.
4. The submitted site development plan for subdivision mirrors and compliments the Design Guidelines established for other similar development in this area.
5. The detention pond is not included in this request. The detention pond surrounding land and fence is owned and maintained by Costco.
6. The owners of Tract B-1 Sandia Tech Center, LLC have agreed to form and have in place an owner's association upon subdivision of the parcel.

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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.
2. Future site development plans for building permit shall be delegated to the DRB for approval.
3. Public Works Department, Transportation Planning conditions of approval shall include:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, for the adjacent sites must be completed if assumed to be in place for the current TIS for this site.
 - b. Access points to be located per DPM standards.
 - c. Provide common access agreements.
 - d. Developer is responsible for on-site related improvements associated with Southern Blvd (permanent pavement ½ width, curb & gutter, sidewalk, trail, etc.) where required.
4. IP user(s) for tech/assembly/light manufacturing type uses on Southern Avenue frontage will be limited to a 24,000 square foot building footprint size and shall have an office type exterior. No service or loading facility for an IP user shall front on Southern Avenue. Unarticulated facades for this user(s) shall not exceed thirty (30) feet in length.

On January 17, 2002, the Environmental Planning Commission voted to approve 01110 01758, a zone map amendment from SU-1/C-2 Permissive to SU-1/C-2 Permissive with IP Permissive Uses, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a zone map amendment from SU-1 C-2 Permissive to SU-1 C-2 Permissive and IP Permissive Uses for Tract B-1, Costco Development, an approximately 13 acre site, located on Southern Boulevard between Eubank Boulevard and Elizabeth Street SE.
2. This request meets the test of Resolution 270-1980 by establishing that there are changed community conditions that justify the zone map amendment and the proposed zoning category will be more advantageous to the community as articulated in the *Comprehensive Plan* (Established Urban Area Goal and Policies d and e).

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3. The request complies with the *Albuquerque/Bernalillo County Comprehensive Plan* (Established Urban Area Goal and Policies d and e) and its policies to create a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment and where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured.
4. The detention pond is not included as part of this zoning request and will remain a portion of the adjacent Costco site, zoned SU-1/C-2 Permissive.

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,


For Victor J. Chavez
Planning Director

VJC/DS/nat

cc: DCSW, Inc., Architects, 320 Central Avenue SW, Albuquerque, NM 87102
Susan Henderson, Willowwood N.A., 1031 Los Padres Place SE, Albuquerque, NM 87123

18. 01128-01757 DCSW Inc. Architects, agents for Sandia Tech Center LLC, request approval of a
01110-01758 Zone Map Amendment from SU-1/C-2 Permissive to SU-1/C-2 Permissive with
Project 1000262 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

STAFF PRESENT:

Deborah Stover, Planner

PERSONS WHO SPOKE IN SUPPORT OF REQUEST:

Mike Silbert, Sandia Tech Center, 6707 Academy Road, NE
Susan Henderson, 1031 Los Padres Place, SE

NO ONE SPOKE IN OPPOSITION TO THE REQUEST:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 01757, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Tract B-1, Costco Development, an approximately 13 acre site, located on Southern Boulevard between Eubank Boulevard and Elizabeth Street SE.
2. The site plan meets the *Zoning Code* definition for a site development plan for subdivision.
3. The site development plan conforms with the policies of the *Comprehensive Plan* (Policies d, e, i, j) as it is compatible with the neighborhood; the commercial development in is an existing commercial area where services area available; the employment and service uses complement the neighborhood; and as the retail center is located at a major intersection with access to transit.
4. The submitted site development plan for subdivision mirrors and compliments the Design Guidelines established for other similar development in this area.
5. The detention pond is not included in this request. The detention pond surrounding land and fence is owned and maintained by Costco.
6. The owners of Tract B-1 Sandia Tech Center, LLC have agreed to form and have in place an owner's association upon subdivision of the parcel.

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. Future site development plans for building permit shall be delegated to the DRB for approval.
3. Public Works Department, Transportation Planning conditions of approval shall include:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, for the adjacent sites must be completed if assumed to be in place for the current TIS for this site.
 - b. Access points to be located per DPM standards.
 - c. Provide common access agreements.
 - d. Developer is responsible for on-site related improvements associated with Southern Blvd (permanent pavement ½ width, curb & gutter, sidewalk, trail, etc.) where required.
4. IP user(s) for tech/assembly/light manufacturing type uses on Southern Avenue frontage will be limited to a 24,000 square foot building footprint size and shall have an office type exterior. No service or loading facility for an IP user shall front on Southern Avenue. Unarticulated facades for this user(s) shall not exceed thirty (30) feet in length.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COFMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY
(Commissioners Chavez & Serrano were
absent)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01110 01758, a zone map amendment from SU-1/C-2 Permissive to SU-1/C-2 Permissive with IP Permissive Uses, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a zone map amendment from SU-1 C-2 Permissive to SU-1 C-2 Permissive and IP Permissive Uses for Tract B-1, Costco Development, an approximately 13 acre site, located on Southern Boulevard between Eubank Boulevard and Elizabeth Street SE.
2. This request meets the test of Resolution 270-1980 by establishing that there are changed community conditions that justify the zone map amendment and the proposed zoning category will be more advantageous to the community as articulated in the *Comprehensive Plan* (Established Urban Area Goal and Policies d and e).

3. The request complies with the *Albuquerque/Bernalillo County Comprehensive Plan* (Established Urban Area Goal and Policies d and e) and its policies to create a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment and where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured.
4. The detention pond is not included as part of this zoning request and will remain a portion of the adjacent Costco site, zoned SU-1/C-2 Permissive.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY
(Commissioners Chavez & Serrano were
absent)

(NOTE: COMMISSIONER CHAVEZ RETURNED)

19. 01110-01759 Consensus Planning, Inc., agents for Jude Baca, request approval of a Zone Map
01128-01760 Amendment from SU-1 for Equestrian Center to SU-1 for PRD/43 single family
01128-01761 du, plus approval of a Site Development Plan for Subdivision, plus approval of a
Project 1001628 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

STAFF PLANNER:

Lola Bird, Planner
Richard Dineen, Division Manager

PERSON SPEAKING IN FAVOR OF THE REQUEST:

Jim Strozier, no address given
Jose P. Lopez, III, 5816 Morgan Lane

PERSONS SPEAKING IN OPPOSITION TO THE REQUEST:

Christine Davis, 6212 Dellyne Court, NW
Jennifer Russin, 5800 Equestrian Court
Russ Falter, 5704 Hayes
Kathy Falter, 5704 Hayes
Ceil van Berkel, Taylor Ranch Neighborhood Association, no address given



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.

EPC AGENDA
JANUARY 17, 2002
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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 McMahan 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

EPC AGENDA
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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. [REDACTED]
[REDACTED]
[REDACTED] 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 John R. Sena, agent for Sena Properties, Inc., request approval of a Zone Map
Project 1001630 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 Consensus Planning, agents for S.T. Development LLC, request approval of a
01138-01746 Zone Map Amendment from R-T to SU-1 for C-1 Including Package Liquor Sales
01128-01747 Ancillary to a Grocery Store, an amendment to the Tower/Unser Sector
Project 1001625 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 Tierra West LLC, agents for Union Pension Transaction Trust NM 93-2, request
01128-01767 approval of a Zone Map Amendment from SU-1 for R-3 and C-1 uses to SU-1 for
01110-01768 Auto Sales and C-1 uses, plus approval of a Site Development Plan for
Project 1000419 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. 01110-01777 John A. Myers, Esq., agent for Sheilah Garcia, request approval of a Zone Map
01128-01778 Amendment from R-1 to SU-1/Automobile Storage, plus approval of a Site
Project 1000190 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	DCSW
Applicant	Sandia Tech Center LLC
Request	Zone Map Amendment Site Development Plan for Subdivision
Legal Description	Tract B-1, Costco Development, Manzano Mesa Addition
Location	Southern Boulevard between Eubank Boulevard and Elizabeth Street SE
Size	Approximately 13 acres
Existing Zoning	SU-1 C-2 Permissive
Proposed Zoning	SU-1 C-2 Permissive With IP Permissive Uses

Staff Recommendation

APPROVAL of 011100 01758, a request for zone map amendment, based on the findings on page 8.

APPROVAL of 01128 01757, a request for site development plan for subdivision, based on the findings on page 8, and subject to the conditions of approval on page 9.

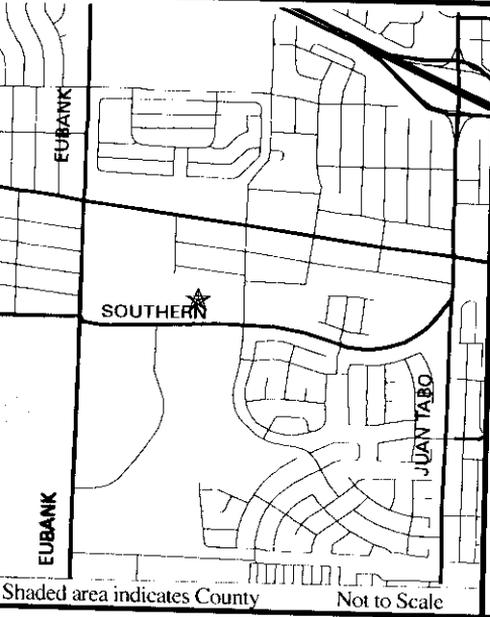
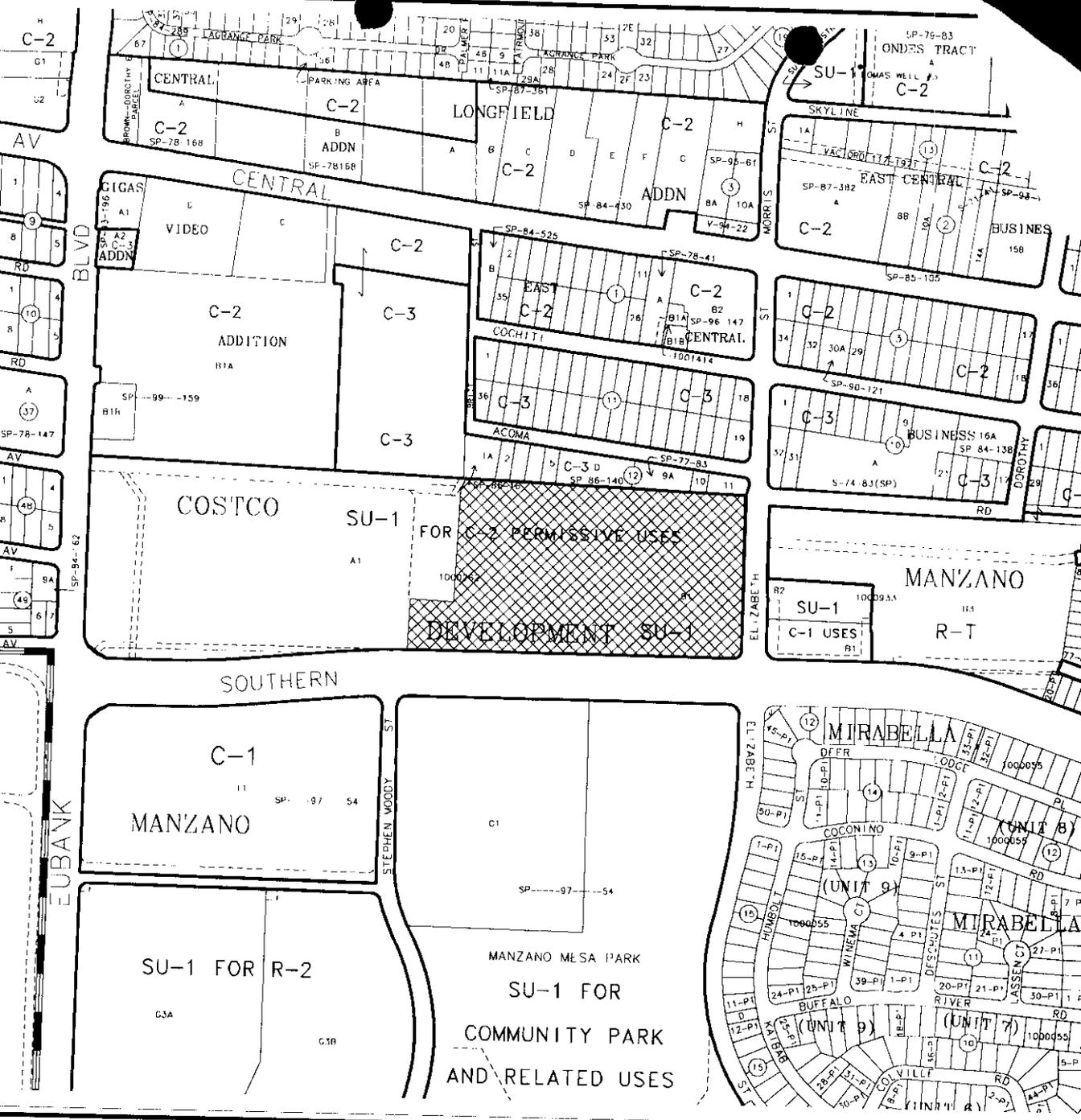
Staff Planner
Deborah L. Stover, Planner

Summary of Analysis

This is a request for a zone map amendment and a site development plan for subdivision approval for an approximately 13-acre site located on Southern Boulevard between Eubank Boulevard and Elizabeth Street SE. The request is for a future technology oriented business development with related services. This request meets the test of Resolution 270-1980 by establishing that there are changed community conditions that justify the zone map amendment. The request complies with City plans and policies in trying to create a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment. If approved, the project would provide new growth in an area where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured. Staff recommends approval of these requests.



City Departments and other interested agencies reviewed this application from 12/7/01 to 12/21/01. Agency comments were used in the preparation of this report, and begin on page 10.



ZONING MAP



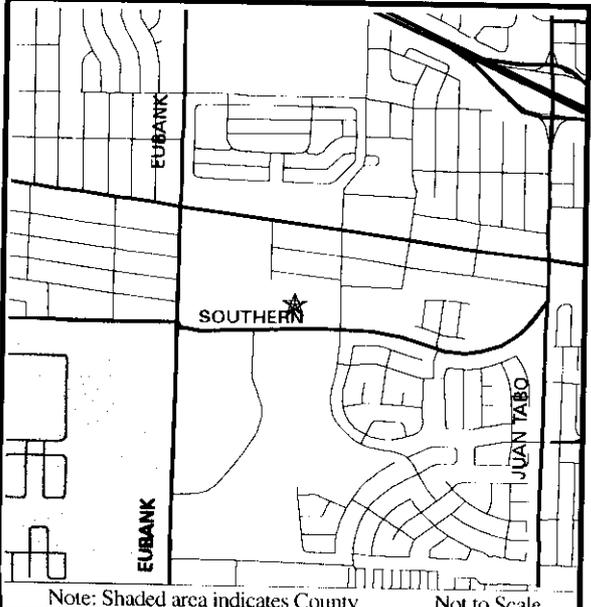
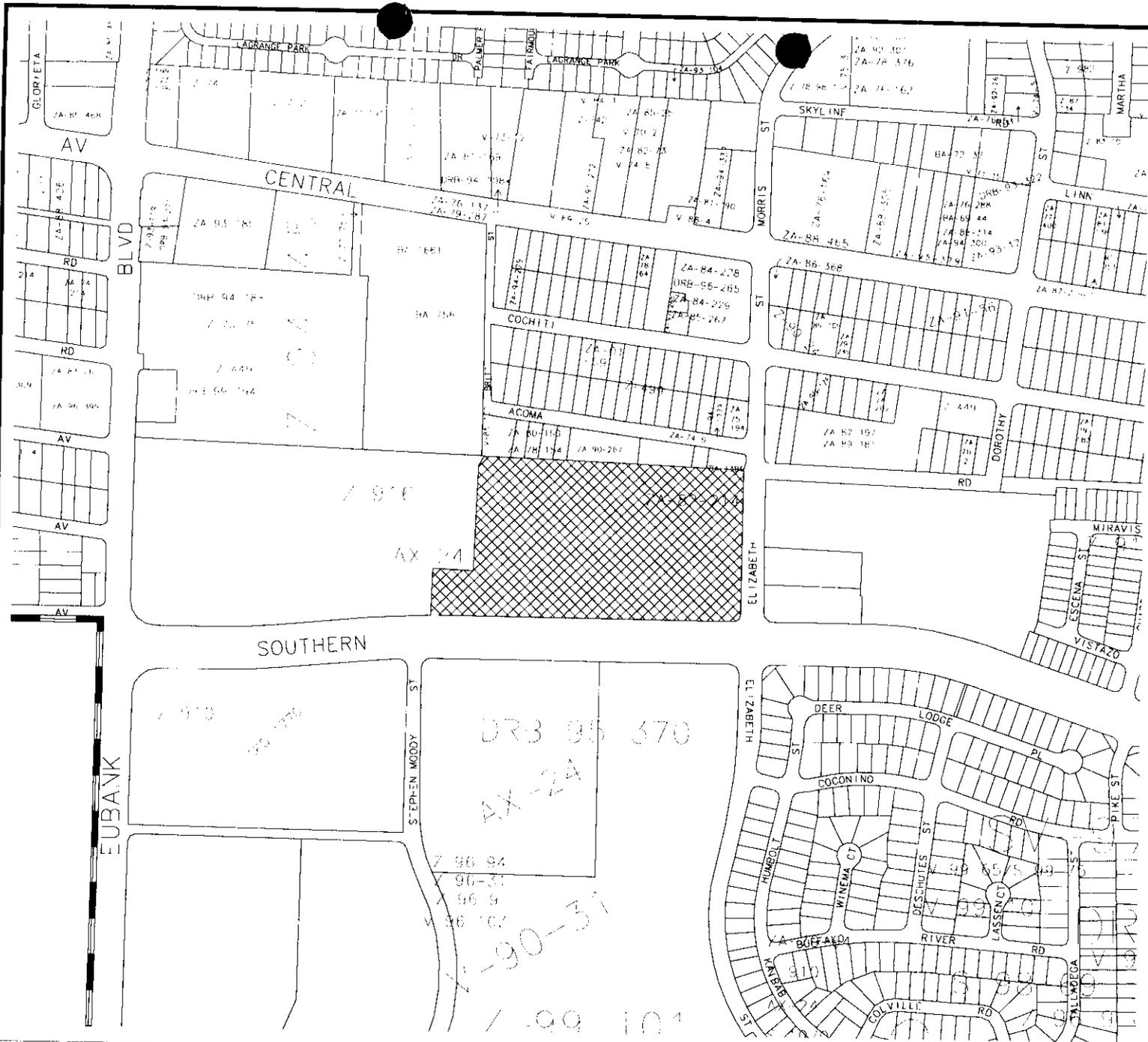
Scale 1"= 523

PROJECT N
100026

HEARING DA
1-17-02

MAP NO.
L-21

APPLICATION
01128-0000-
01110-0000-



HISTORY MAP



Scale 1" = 523'

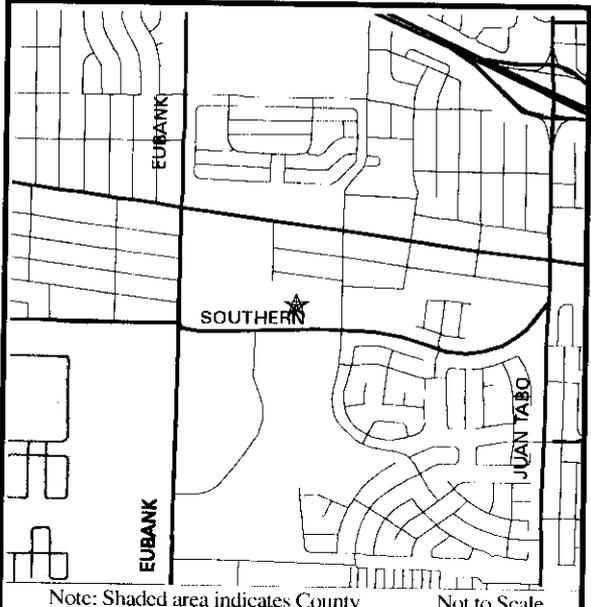
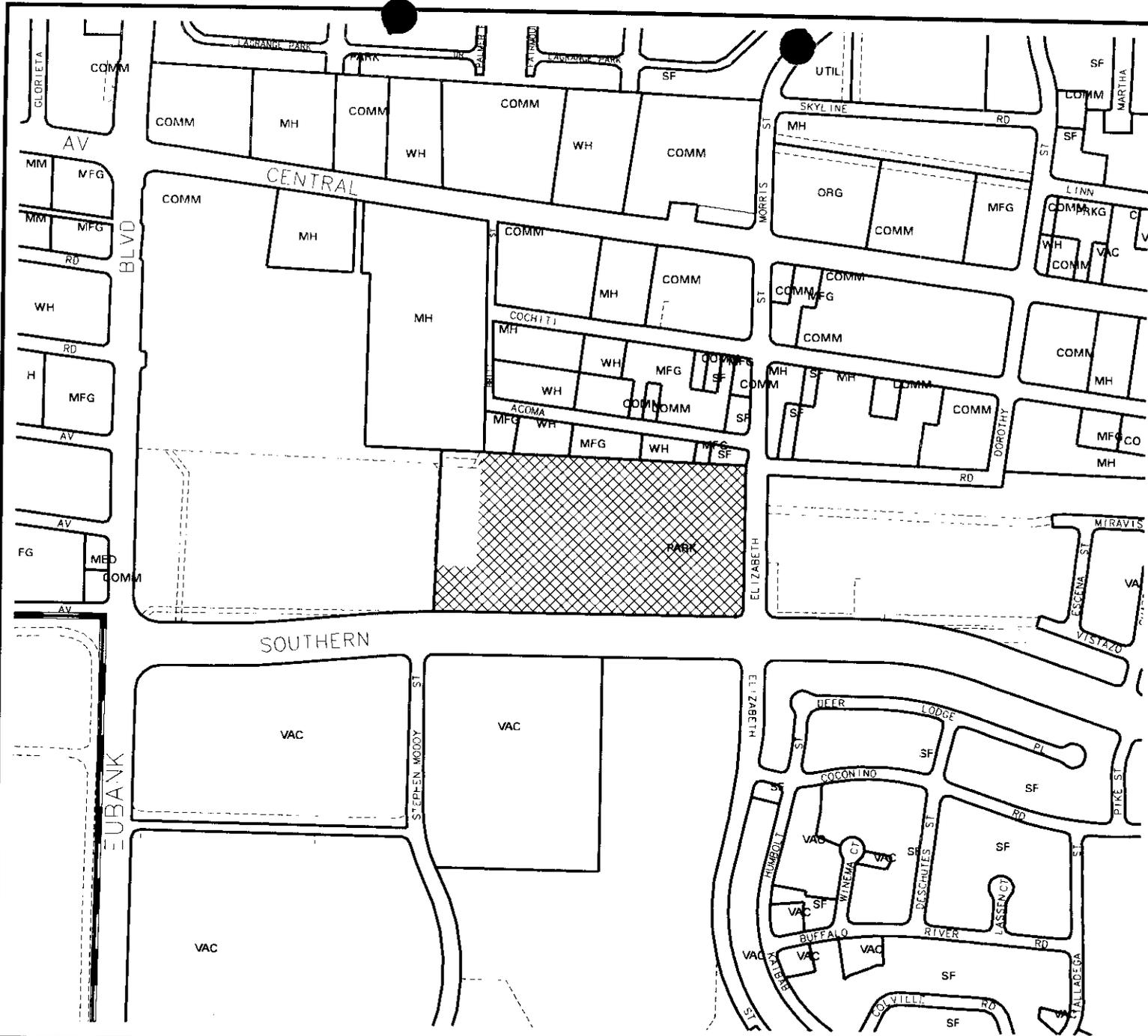
**PROJECT NO.
1000262**

**HEARING DATE
1-17-02**

**MAP NO.
L-21**

**APPLICATION NO.
01128-00000-01757
01110-00000-01758**

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" = 523'

PROJECT NO.
1000262

HEARING DATE
1-17-02

MAP NO.
L-21

APPLICATION NO.
01128-00000-01757
01110-00000-01758

Note: Shaded area indicates County Not to Scale

Development Services Report

SUMMARY OF REQUEST

Requests	<i>Zone Map Amendment Site Development Plan for Subdivision</i>
Location	<i>Southern Boulevard between Eubank Boulevard and Elizabeth Street SE</i>

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
Site	SU-1 C-2 for Permissive Uses	Established Urban	Undeveloped
North	C-3	"	Warehouse, Manufacturing
South	SU-1 for Community Park and Related Uses	"	Community Center and Park
East	SU-1 C-1 Uses/R-T	"	Undeveloped
West	SU-1 for C-2 Permissive Uses	"	Commercial

Background, History and Context

The subject site lies directly east of the existing Costco site, which was approved by the EPC in 2000. The surrounding area is developing rapidly and includes a wide variety of land uses. East of the site is undeveloped land that was recently approved by the EPC for residential and neighborhood commercial uses. South of the subject site is a large expanse of land that is the Manzano Mesa Park. A community center is currently under construction at this location. North of the site are a mixture of uses that include self-storage, auto repair, a gunsmith and residential.

The Sandia Science and Technology Park Master Plan was approved by the EPC in 2001 for the area further south of the subject site. Although the subject site does not lie within the Master Plan area, any development that might occur on this site should strive to comply with the major tenets of the master plan.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area designated **Established Urban** in the *Comprehensive Plan* which has 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 a The Established and Developing Urban Areas . . . shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

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

Policy e New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy g Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

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

Policy j 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 intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

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

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 does not identify Southern Boulevard but according to Traffic Engineering, it should be treated as a Major Local street, with a right-of-way of 56-60'.

ANALYSIS – Zone Map Amendment

Conformance to Adopted Plans, Policies, and Ordinances

Resolution 270-1980 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 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.

In this case, the applicant has provided justification for the zone change under all three findings. The applicant cites the existing zoning as an error. The subject site was formerly zoned SU-1 Limited IP Uses. This zoning was amended when the Costco site was submitted in 2000. At this time, both the current Costco site and the subject site were zoned from SU-1 Limited IP Uses to SU-1 C-2 permissive uses. This zone change created a zoning conducive to 'big box' retail. However, the limited access from Southern Boulevard does not facilitate typical land uses on the subject site for C-2, such as restaurants, banks, etc. For this reason, the applicant states that the restoration of IP zoning to the site would be more advantageous to the community in that it would provide for a technology center that would provide employment and relate better to the residential neighborhoods to the east than a big box retail development. Finally, the applicant believes the zone change is justified due to changed community conditions in the south Eubank area. The approval of the Master Development Plan for the Sandia Science and Technology Park as well as a credit union with a daycare center, two office and research facilities, an office/manufacturing facility, two apartment complexes and a community center and park, south of the subject site, as well as housing and neighborhood commercial recently approved east of the site, constitute major changed community conditions in the area.

Clearly, there have been significant changes in the community that facilitate the justification of a zone change to allow technology uses on this site.

ANALYSIS – Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

When an SU-1 zoned site is submitted for a zone change, a site plan that meets all the requirements of a site plan for subdivision must accompany the zone change request. Such is the case with this request. The site development plan for subdivision is not subdividing the property but does propose design guidelines for future development. These guidelines are derived from both the Sandia Science and Technology Park Master Plan and the previous guidelines applied to the existing Costco site.

The Comprehensive City Zoning Code defines a site development plan for subdivision as:

“SITE DEVELOPMENT PLAN.

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. 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)

The site development plan for subdivision has a scale of 1 inch to 50 feet. This meets the requirement as stated above. The site plan for subdivision shows the site set backs on the Design Guidelines sheet. These setbacks will be as per the C-2 zoning setback requirements or 100 feet from the right-of-way line for roadways and 10-feet from the property line of an adjacent commercial or office zone. The proposed use is stated as a technology oriented business development and related services. Vehicular ingress and egress are provided on Southern Boulevard with the 30-foot wide Costco entrance and a 35-foot wide, full access intersection on Elizabeth Street.

Pedestrian access for the site is provided and shows an existing 10-foot asphalt pathway along the southern perimeter of the site parallel to Southern Boulevard. A concrete sidewalk currently exists on the site along Elizabeth Street. This sidewalk is of varying width and changes configuration from the north side of the existing temporary access road to the south side. The south side is set in from the street by several feet, whereas the northern section is adjacent to the street. However, the site plan does not specify whether or not this sidewalk will remain or be replaced by a new walkway.

Maximum building height is stated as per the zone code for the C-2 zone which is 26 feet. The maximum floor area ratio is listed as 0.32.

The site plan for subdivision also contains design guidelines for the site. These guidelines represent the most recent conditions initiated by the EPC, as well as guidelines set forth in the Sandia Science and Technology Master Plan and the previously approved Costco site to the west.

Parking, Pedestrian and Bicycle Access and Circulation, Transit Access

Parking regulations are included in the Design Guidelines and are sufficient in terms of compliance with parking required for other development in this area.

Pedestrian and bicycle access to the site are shown on the plan. In addition, numerous guidelines for the design, placement and functionality of pedestrian amenities are provided. Covered and secured bicycle storage is proposed for buildings 35,000 square feet or larger and showers will be provided in buildings 50,000 square feet or larger.

This site is within a ¼ mile of Transit Routes 2 and 66.

Lighting and Security

Lighting is addressed in the Design Guidelines in terms of height, type and intensity. The maximum lighting height allowed in parking areas will be 20-feet, with lighting for walkways

and entry plazas no higher than 16-feet. Lighting is restricted to shoebox type with the statement that no light shall escape the property and no light shall be visible from the site perimeter.

Walls are mentioned in the Guidelines as well. Walls are to be architecturally integrated with building design and materials. Walls will be provided to screen parking areas from adjacent streets. No chain link will be allowed. It should be noted that the existing detention pond is fenced with chain link.

Landscaping

An extensive section on Site Landscape is provided in the Design Guidelines. The Guidelines provide for 10-foot wide landscape buffers along property lines, as shown on the plan. Species of vegetative material are suggested that blend with the overall scheme of development in this area. An especially enlightened guideline states that "Gravel mulch, cobble, bark and similar materials are acceptable as a top dressing for landscape areas; however, they are not to be considered a focal landscape element." This assists in ensuring that a minimum 75% coverage of living material will be installed and helps to reduce the "gravelling" of the city.

There are no guidelines that address the detention pond that exists on the site. Treatment of this feature is not required at the time of site plan for subdivision, but design guidelines that address the future treatment of the pond would be a welcome addition to the plan.

Architecture and Signage

Sample elevations for proposed buildings have been included in the submittal for review.

Extensive signage guidelines are discussed in the submittal. They are consistent with other signage guidelines in the area.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant was not in attendance at the pre-hearing discussion.

Utilities Division comments on the inclusion of this site in the Sandia Science and Technology Park and when that occurred. As mentioned earlier in this report, this site is not part of the Sandia Science and Technology Park. However, it is called Sandia Tech Center, which is similar in name. Design Guidelines from the master plan for the Tech Park are being used as guidelines this development should strive to comply with.

Neighborhood Concerns

Staff has received no comment from neighbors concerning this request. The applicant indicated that, although the Willowood neighborhood is not within the required distance for official notification ordinance requirements, they did contact them and have had discussions regarding the project.

Conclusions

This request complies with City plans and policies in trying to create a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment. The zone map

amendment is justified according to Resolution 270-1980 due to changed community conditions in the area. If approved, the project would provide new growth in an area where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured. Staff recommends approval of these requests.

FINDINGS - 01110-01758 – Zone Map Amendment, January 17, 2002

1. This is a request for approval of a zone map amendment from SU-1 C-2 Permissive to SU-1 C-2 Permissive and IP Permissive Uses for Tract B-1, Costco Development, an approximately 13 acre site, located on Southern Boulevard between Eubank Boulevard and Elizabeth Street SE.
2. This request meets the test of Resolution 270-1980 by establishing that there are changed community conditions that justify the zone map amendment and the proposed zoning category will be more advantageous to the community as articulated in the *Comprehensive Plan*.
3. The request complies with the *Albuquerque/Bernalillo County Comprehensive Plan* and its policies to create a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment and where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured.

RECOMMENDATION - 01110-01758 – Zone Map Amendment, January 17, 2002

APPROVAL of 01110-01758, a request for a zone map amendment from SU-1 for C-2 Permissive Uses to SU-1 for C-2 Permissive Uses and IP Permissive Uses for Tract B-1, Costco Development, based on the preceding findings.

FINDINGS – 01128-01757 – Site Development Plan for Subdivision, January 17, 2002

1. This is a request for approval of a site development plan for subdivision for Tract B-1, Costco Development, an approximately 13 acre site, located on Southern Boulevard between Eubank Boulevard and Elizabeth Street SE.
2. The site plan meets the *Zoning Code* definition for a site development plan for subdivision.

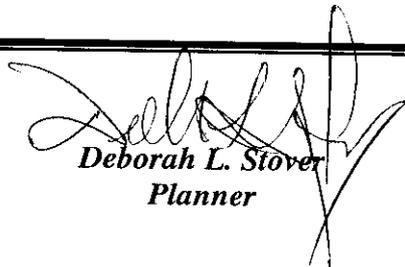
3. The site development plan conforms with the policies of the *Comprehensive Plan* as it is compatible with the neighborhood; the commercial development in is an existing commercial area where services area available; the employment and service uses complement the neighborhood; and as the retail center is located at a major intersection with access to transit.
4. The submitted site development plan for subdivision mirrors and compliments the Design Guidelines established for other similar development in this area.

RECOMMENDATION - 01128-01757, January 17, 2002

APPROVAL of 01128-01757, a request for site development plan for subdivision for Tract B-1, Costco Development, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 01128-01757- Site Development Plan for Subdivision, 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. Future site development plans for building permit shall be delegated to the DRB for approval.
3. Public Works Department, Transportation Planning conditions of approval shall include:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, for the adjacent sites must be completed if assumed to be in place for the current TIS for this site.
 - b. Access points to be located per DPM standards.
 - c. Provide common access agreements.
 - d. Developer is responsible for on-site related improvements associated with Southern Blvd (permanent pavement ½ width, curb & gutter, sidewalk, trail, etc.) where required.



**Deborah L. Stover
Planner**

cc: Sandia Tech Center, LLC, 6707 Academy Road NE, Albuquerque, NM 87109
DCSW, Inc., Architects, 320 Central Avenue SW, Albuquerque, NM 87102

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comments."

Office of Neighborhood Coordination

"No Association"

PUBLIC WORKS DEPARTMENT

Transportation Development Services

1. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, for the adjacent sites must be completed if assumed to be in place for the current TIS for this site.
2. Access points to be located per DPM standards.
3. Provide common access agreements.
4. Developer is responsible for on-site related improvements associated with Southern Blvd. (permanent pavement ½ width, curb & gutter, sidewalk, trail, etc.) where required.

Utility Development

When did this become part of the Sandia Tech Center? The request is for approval of a site plan for subdivision, but there is no subdivision. Please clarify. Any development / service will be contingent of completion and acceptance of off-site sanitary sewer construction. A water and sanitary sewer availability statement must be requested and completed prior Site Plan for Building Permit.

Traffic Engineering Operations

Recommend this project build the signal at Elizabeth/Southern and maintain excellent sight.

Hydrology

An approved conceptual grading and drainage plan is on file with City Engineer.

Transportation Planning

The proposed access points appear to comply with the existing access policy for Southern Boulevard (Gibson East corridor).

Street Maintenance

Southern is currently a "rural" section and missing curb & gutter, sidewalk. Development should be responsible for providing this infrastructure along the north ROW of Southern. The northwest corner of this property is in a flood zone.

Recommended Conditions from City Engineer

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

1. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, for the adjacent sites must be completed if assumed to be in place for the current TIS for this site.
2. Access points to be located per DPM standards.
3. Provide common access agreements.
4. Developer is responsible for on-site related improvements associated with Southern Blvd (permanent pavement ½ width, curb & gutter, sidewalk, trail, etc.) where required.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"As required per City Zoning code 14-16-3-14-D, an Air Quality Impact Assessment (AQIA) was performed for this site, which included the 16.77 acres for the Costco and the other 13.93 acres. The Air Quality Division received the study on November 9, 1999. "

Environmental Services Division

No Comments Received.

PARKS AND RECREATION

Planning and Design

"No objection to the request for zone map amendment. There is an existing 10' asphalt trail on the north side of Southern Blvd. This trail needs some minor improvements, such as a bollard at the intersection of Elizabeth and a shoulder stripe along the southern edge to improve safety. As a condition of site plan approval, the trail shall be upgraded to address safety issues to the satisfaction of the Parks & Recreation Department."

Open Space Division

"No Adverse comment."

POLICE DEPARTMENT/Planning

"A review of the following EPC case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume, speeding violations, accidents in the parking lot and street, adequate security"

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"No Adverse comment."

FIRE DEPARTMENT/Planning

"The Albuquerque Fire Department will review all new renovations through the normal City of Albuquerque Plan Review Process. Items to be reviewed by the Albuquerque Fire Department will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections."

TRANSIT DEPARTMENT

"This site is within a ¼ mile of Routes 2 and 66."

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

"The Long Range Roadway System designates Bridge Boulevard as a collector which requires a minimum 68 feet of right-of-way. Adequate right-of-way for Bridge should be preserved. The Long Range Bikeway System proposes a bike lane on Bridge. The proposed development should facilitate use of the future bike trail."

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

Meeting Date: 1-17-02

Zone Atlas Page: L-21-2

Notification Radius: 100 Ft.

Cross Reference and Location: _____

App#	<u>01128-00000-01252</u>
Proj#	<u>1000262</u>
Other#	<u>01110-00000-01258</u>

Applicant: Sandia Tech Center, LLC.

Address: 16707 Academy Rd NE, 87109

Agent: DCSW, JAC Architects

Address: 320 Central Ave SW, 87102

SPECIAL INSTRUCTIONS

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

Date Mailed: 1-2-02

Signature: Moleaux Smith

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
L-21	1021054	102-577	202-15	✓ MR	1021054	215-425	203	17 ✓
		207-576	18	✓ FWT		221-424		18 ✓
		217-407	19	✓		233-413	183	01 ✓
		209-409	20	✓		239-413		02 ✓
		195-410	21	✓		271-414		07 ✓
		177-461	25	✓ PWR		236-423		20 ✓
		152-414	24	✓		320-349	102	19 ✓
		137-414	30	✓		376-224	401	20 ✓
		109-440	32	✓		172-170	301	10 ✓
		152-432	203-30	✓		227-150	323	14 ✓
		146-431	07	✓ PWR		054-290	303	15 ✓
		170-430	08	✓ PWR ²				
		176-429	09	✓ MR				
		180-429	10	✓ MR				
		188-427	12	✓ MR				
		196-427	13	✓				
		201-426	14	✓ MR				
		206-424	15	✓ MR				
		210-425	16	✓ PWR				

1021056 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

102105610237720215 LEGAL: TR A REP L OF TRS A THRU J MANZANO MESA EXC S'ILY P LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: BOARD OF EDUCATION

OWNER ADDR: 00000 PO BOX 25704

ALBUQUERQUE NM 87125

102105620737620218 LEGAL: MANZ AND MESA ADD TR 1C LAND USE:

PROPERTY ADDR: 00000 SOUTHERN AVE SE

OWNER NAME: CITY OF ALBUQUERQUE

OWNER ADDR: 00000 PO BOX 12293

ALBUQUERQUE NM 87103

102105621740720219 LEGAL: * 01 1 01 2EAST CENTRAL BUS LAND USE:

PROPERTY ADDR: 00000 10922 ACOMA RD SE

OWNER NAME: NEUBER CAROLYN L

OWNER ADDR: 10922 ACOMA

SE ALBUQUERQUE NM 87123

102105620940920220 LEGAL: E 50 FT L OT 10 BLK 12 EAST CENTRAL BUSINESS ADDITIO LAND USE:

PROPERTY ADDR: 00000 10916 ACOMA RD SE

OWNER NAME: FLECKENSTEIN CHARLES HENRY

OWNER ADDR: 09935 TRUMBULL

AV SE ALBUQUERQUE NM 87123

102105619541020221 LEGAL: *9-A 012 SUMMARY PLAT SHOWING REDIVISION OF LOT 9 & LAND USE:

PROPERTY ADDR: 00000 10908 ACOMA SE

OWNER NAME: LAMBE JAMES B & KATHLEEN

OWNER ADDR: 01808 NAKOMIS

CT NE ALBUQUERQUE NM 87112

102105617740120225 LEGAL: TR D PLAT OF TR D OF BLK 12 OF EAST CENTRAL BUSINE LAND USE:

PROPERTY ADDR: 00000 10808 ACOMA

OWNER NAME: BOWLINS INC

OWNER ADDR: 00136 LOUISIANA

NE ALBUQUERQUE NM 87108

102105615241420226 LEGAL: LOTS 2, 3, 4 & 5 BLK 12 EAST CENTRAL BUSINESS ADDN LAND USE:

PROPERTY ADDR: 00000 10710 ACOMA

OWNER NAME: POINEER ASSOCIATES

OWNER ADDR: 10801 CENTRAL

NE ALBUQUERQUE NM 87123

102105613741620230 LEGAL: LT 1 A RE PL OF LT 1 BLK 12 & A POR OF VAC BRITT RD, LAND USE:

PROPERTY ADDR: 00000 10700 ACOMA

OWNER NAME: BOYDSTON DONALD K

OWNER ADDR: 12453 TOWNER

NE ALBUQUERQUE NM 87112

102105610944020232 LEGAL: POR NW N W SEC 28 T10N R4E CONT 6.849 AC LAND USE:

PROPERTY ADDR: 00000 10610 CENTRAL
OWNER NAME: ANDERS FAY & EARL
OWNER ADDR: 10501 CENTRAL
NE ALBUQUERQUE NM 87123

102105615243220336
LEGAL: LTS 1 TH RU 6 & 31 THRU 36 BLK 11 EAST CENTRAL BUSI LAND USE:
PROPERTY ADDR: 00000 10700 COCHITTI
OWNER NAME: EL SUENO MOBILE HOME COMMUNITTI
OWNER ADDR: 00903 LAMP POST
CI SE ALBUQUERQUE NM 87123

102105616643120307
LEGAL: * 03 0 01 1EAST CENTRAL BUS ADD LAND USE:
PROPERTY ADDR: 00000 ACOMA RD NE
OWNER NAME: BOWLIN'S INC
OWNER ADDR: 00136 LOUISIANA
BL NE ALBUQUERQUE NM 87108

102105617043020308 LEGAL: * 02 9 01 EAST CENTRAL BUS ADD LAND USE:
 PROPERTY ADDR: 00000 ACOMA RD NE
 OWNER NAME: BOWLIN'S INC
 OWNER ADDR: 00136 LOUISIANA BL NE ALBUQUERQUE NM 87108

102105617642920309 LEGAL: * 02 8 01 EAST CENTRAL BUS ADD LAND USE:
 PROPERTY ADDR: 00000 ACOMA RD NE
 OWNER NAME: BOWLIN'S INC
 OWNER ADDR: 00136 LOUISIANA BL NE ALBUQUERQUE NM 87108

102105618042920310 LEGAL: * 02 7 01 EAST CENTRAL BUS ADD LAND USE:
 PROPERTY ADDR: 00000 10819 ACOMA RD NE
 OWNER NAME: ULIBARRI RALPH A & IDA S
 OWNER ADDR: 10819 ACOMA SE ALBUQUERQUE NM 87123

102105618842720312 LEGAL: LTS 25 & 26 BLK 11 EAST CENTRAL BUSINESS ADDN CONT LAND USE:
 PROPERTY ADDR: 00000 10819 ACOMA
 OWNER NAME: ULIBARRI RALPH & IDA S
 OWNER ADDR: 10819 ACOMA SE ALBUQUERQUE NM 87123

102105619642720313 LEGAL: * 02 4 01 EAST CENTRAL BUS ADD LAND USE:
 PROPERTY ADDR: 00000 10815 ACOMA RD SE
 OWNER NAME: SAPPINGTON HARRY & PAMELA CODY
 OWNER ADDR: 10901 ACOMA SE ALBUQUERQUE NM 87123

102105620142620314 LEGAL: * 02 3 01 EAST CENTRAL BUS ADD LAND USE:
 PROPERTY ADDR: 00000 ACOMA RD SE
 OWNER NAME: LAWRIE DAVID & CATHERINE
 OWNER ADDR: 10909 ACOMA SE ALBUQUERQUE NM 87123

102105620642620315 LEGAL: * 02 2 01 EAST CENTRAL BUS ADD LAND USE:
 PROPERTY ADDR: 00000 ACOMA RD SE
 OWNER NAME: LAWRIE DAVID & CATHERINE
 OWNER ADDR: 10909 ACOMA SE ALBUQUERQUE NM 87123

102105621042520316 LEGAL: * 02 1 01 EAST CENTRAL BUS ADD LAND USE:
 PROPERTY ADDR: 00000 ACOMA RD SE
 OWNER NAME: LEONARD PAUL A
 OWNER ADDR: 10819 ACOMA SE ALBUQUERQUE NM 87123

102105621542520317 LEGAL: * 02 0 01 EAST CENTRAL BUS ADD LAND USE:
 PROPERTY ADDR: 00000 10921 ACOMA RD SE
 OWNER NAME: LEONARD PAUL A

OWNER ADDR: 10921 ACOMA RD SE ALBUQUERQUE NM 87123

102105622142420318

LEGAL: * 01 9 01 EAST CENTRAL BUS ADD

LAND USE:

PROPERTY ADDR: 00000 10923 ACOMA RD SE

OWNER NAME: DALZIEL EUNICE L WAY

OWNER ADDR: 10308 ELLEN CT NE ALBUQUERQUE NM 87112

102105623341310301

LEGAL: * 03 2 01 EAST CENTRAL BUS ADD S PORT LT 32

LAND USE:

PROPERTY ADDR: 00000 ACOMA RD SE

OWNER NAME: EDMISTER T L & GLADDEN S M &

OWNER ADDR: 05613 DUSTIN CT NW ALBUQUERQUE NM 87120

102105623941310302 LEGAL: * 03 1 01 EAST CENTRAL BUS ADDITION S PORT LT 31 LAND USE:
 PROPERTY ADDR: 00000 ACOMA RD SE
 OWNER NAME: EDMISTER T L & GLADDEN S M &
 OWNER ADDR: 05613 DUSTIN CT NW ALBUQUERQUE NM 87120

102105627141610307 LEGAL: 10 T R A SUMMARY SUBD REPLAT OF EAST CENTRAL BUSINE LAND USE:
 PROPERTY ADDR: 00000 11101 ACOMA SE
 OWNER NAME: SANCHEZ MAXIMILIANO & REGINA
 OWNER ADDR: 02516 DOBSON LN NE ALBUQUERQUE NM 87112

102105623642310327 LEGAL: * 03 2 01 EAST CENTRAL BUS ADD N PORT E318N POR L32 LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: SEALEY J DAVID & SANDRA K
 OWNER ADDR: 09122 JAMES PL NE ALBUQUERQUE NM 87111

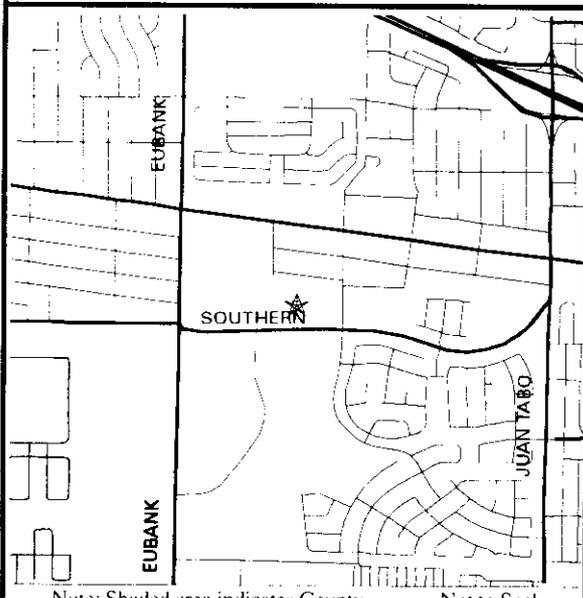
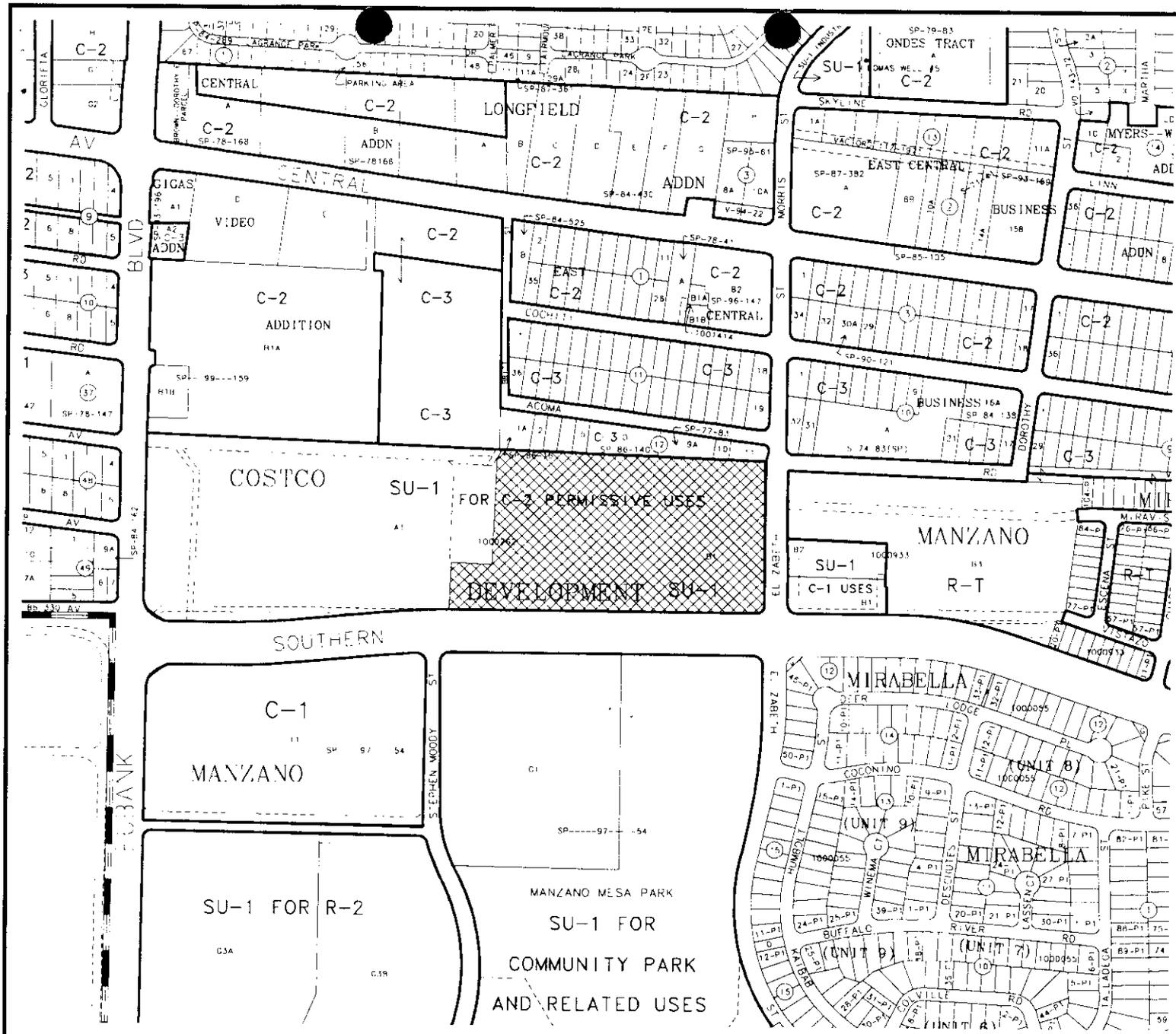
102105638034910219 LEGAL: TRAC T B REPLAT FOR TRS A THROUGH J MANZANO MESA CO LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: BOARD OF EDUCATION
 OWNER ADDR: 00000 PO BOX 25704 ALBUQUERQUE NM 87125

102105637622640120 LEGAL: TRAC T D2 A1A PLAT OF TRACTS D-2-A-1-A, D-2-A-1-B & LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: BOARD OF EDUCATION
 OWNER ADDR: 00000 PO BOX 25704 ALBUQUERQUE NM 87125

102105617217030110 LEGAL:
 PROPERTY ADDR: 00000 LAND USE:
 OWNER NAME:
 OWNER ADDR: 00000

102105622715030316 LEGAL:
 PROPERTY ADDR: 00000 LAND USE:
 OWNER NAME:
 OWNER ADDR: 00000

102105605429030315 LEGAL:
 PROPERTY ADDR: 00000 LAND USE:
 OWNER NAME:
 OWNER ADDR: 00000



ZONING MAP



Scale 1" = 523'

PROJECT NO.
1000262

HEARING DATE
1-17-02

MAP NO.
L-21

APPLICATION NO.
01128-00000-01757
01110-00000-01758

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.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- NOTE:** For wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required in addition to those listed above for application submittal:
- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - Registered Engineer's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
 AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

ROBERT GENARUS HEISER
 Applicant name (print)

 Applicant signature / date
 Form revised September 2000



<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>Paul Lamb</u> 11/29/10
<input checked="" type="checkbox"/> Fees collected	<u>01128</u> - <u>01757</u>	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	- - -	Project # <u>1000262</u>
<input checked="" type="checkbox"/> Related #s listed	- - -	

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

NAME: SANDIA TECH CENTER LLC PHONE: 857.9555
 ADDRESS: 6707 ACADEMY ROAD NE FAX: 857.9547
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: msilbert@flash.net
 Proprietary interest in site: _____

AGENT (if any): DCSW INC ARCHITECTS PHONE: 843.9639
 ADDRESS: 320 CENTRAL SW FAX: 843.9683
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: jdekker@dcswarchitects.com

DESCRIPTION OF REQUEST: ZONE CHANGE MODIFICATION AND SITE PLAN FOR SUBDIVISION

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

Lot or Tract No. TRACT 2 COSTCO DEVELOPMENT Block: - Unit: -
 Subdiv. / Addn. MANZANOMEA ADDITION
 Current Zoning: SU-1 C-2 PERMISSIVE Proposed zoning: SU-1 C-2 PERMISSIVE W/ IP PERMISSIVE USE
 Zone Atlas page(s): L-21 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 13.1696 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill?
 UPC No. 102105610237720215 (25 ACRE COSTCO TRACTS) MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SOUTHERN BLVD
 Between: EVBANK BLVD and ELIZABETH ST 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.):
E-99-136 EA 82 214

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

SIGNATURE: _____ DATE 11.28.2001
 (Print) ROBERT GERARD HEISEN DCSW INC Applicant Agent

FOR OFFICIAL USE ONLY	Form revised September 2000			
<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01128</u>	<u>-01757 SDP-sub.</u>	<u>PL1</u>	<u>\$ 350.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>01110</u>	<u>-01758</u>		<u>\$ 755.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill		<u>-ADV- Fee.</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date	<u>January 17, 2002</u>		<u>\$ 1180.00</u>

[Signature] 11/29/01 Project # 1000262
 Planner signature / date

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

ANNEXATION

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

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

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

SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC final review and approval public hearing only)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval public hearing only)
- Fee for EPC final review and approval only (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

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

- Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
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- Fee (see schedule)
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EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO SECTOR DEVELOPMENT PLAN

- Proposed Amendment referenced to the materials in the sector plan being amended
- Sector Plan to be amended with materials to be changed noted and marked
- Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
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EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

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

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

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

ROBERT GERARD HEISER
Applicant name (print)

[Signature]
Applicant signature / date

Form revised September 2001



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

Application case numbers
01110 - 01758
 _____ - _____
 _____ - _____

[Signature] 11/29/01
 Planner signature / date
Project # 1000262

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT OF WIRELESS TELECOM FACILITY

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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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AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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ROBERT GERARDO HEISER
Applicant name (print)

[Signature]
Applicant signature / date



Form revised September 2000

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

Application case numbers	
01128	01757
-	-
-	-

Paul Lamb 11/29/04
Planner signature / date

Project # 1000262



October 18, 2001

Ms. Elizabeth Begay, Chairman
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

RE: Tract B-1 COSTCO DEVELOPMENT

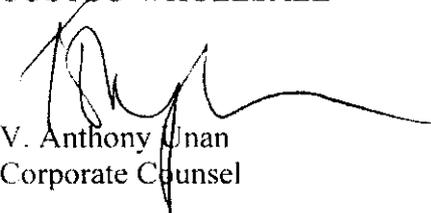
Dear Ms. Begay:

Sandia Tech Center LLC ("STC") is under contract to purchase the above referenced property (the "Property") from its current owner, Costco Wholesale Corporation ("Costco"), the successor in interest by merger to The Price Company. Prior to the closing for the purchase and in contemplation of STC's intended development of the Property, STC intends to submit to the Environmental Planning Commission a zone map amendment, site development plan for subdivision - Master Plan and delegation of site plans for building permit and other related matters for Tract B-1 Costco Development. DCSW Architects will be acting as STC's agent for this submittal. The purpose of this letter is to notify that Costco consents to the intended submittal to be made by DCSW on behalf of STC with respect to the Property.

Please feel free to call me at (425) 313-8721 should you have any questions.

Sincerely,

COSTCO WHOLESALE



V. Anthony Unan
Corporate Counsel



November 27, 2001

Mr. Russell Brito
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Zone Change Request, Tract B-1 Costco Development

**DESIGN COLLABORATIVE
SOUTHWEST, INC.**

Dear Russell:

DCSW, Inc Architects, agent for Sandia Tech Center LLC, is proposing a modification to the existing zoning for Tract B-1 Costco Development located at the NW corner of Southern Boulevard SW and Elizabeth.

The existing zoning for the Costco site is Su-1/C-2 permissive uses, granted in January 2000. Prior to January 2000 the zoning was Su-1 limited 1P uses.

A mix of zoning surrounds the site including M-1, SU-1 for limited IP uses, C-1, C-2, C-3 and Su-1 for R-2 uses. Sandia Tech Center LLC is proposing a zone modification to allow technology oriented business development and related services. The intention, via the proposed design guidelines, is to create a small technology business center with restricted uses and controls to ensure that no noxious fumes, odors or dust shall be emitted from the premise and outdoor storage shall not be permitted.

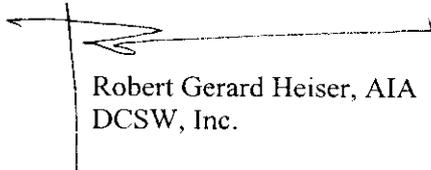
Enclosed warehouse/storage incidental to the allowed use would be permitted. This would create a small tech center compatible to the Sandia Science and Technology Park to the south.

The proposed new zoning for Tract B-1 Costco Development is SU-1/C-2 permissive uses and IP permissive uses.

Design Guidelines in the proposed site plan for subdivision will determine the maximum F.A.R., height, building setbacks and other design parameters for the site.

Thank you for your consideration on this matter.

Sincerely,


Robert Gerard Heiser, AIA
DCSW, Inc.

Cc: J. David Dekker
Mike Silbert

E:\0000 Misc\01xx Sandia Tech Park\letter Brito Zone 01-11-27A.doc

November 27, 2001



Mr. Russell Brito
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Site Plan for Subdivision, Tract B-1 Costco Development

**DESIGN COLLABORATIVE
SOUTHWEST, INC.**

Dear Russell:

Marc E. Schiff AIA
Principal
Architect / Interior Designer

DCSW, Inc Architects, agent for Sandia Tech Center LLC, is proposing a site plan for subdivision for the Sandia Tech Center, formerly Tract B-1 Costco Development.

J. David Dekker AIA
Principal / Architect

Included in the request is a comprehensive set of Design Guidelines that incorporate the relevant guidelines of the Costco Development and the majority of the more restrictive guidelines of the Sandia Science and Technology Park.

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

The intent of the development is to create a small 13-acre technology and related service center that is compatible to the Sandia Science and Technology Park.

Del L. Dixon
Principal / Architect

The relative size (13 acres) of the proposed Sandia Tech Center is the previously approved Sandia Science and Technology Park Master Plan make it unfeasible and impractical to incorporate some of the large scale planning standards of the Park into a 13-acre site.

Richard Braun AIA
Principal / Architect

The proposed Design Guidelines and standards are comprehensive and are intended to ensure high quality, innovative, sustainable and community compatible design. Sandia Tech Center shall form an Architectural review Committee to review, comment upon and approve each individual project's plans and specifications to assure that they conform to the Design Guidelines. Initial members of the Architectural Review Committee shall be Michael Silbert and David Dekker. Additionally, a member from an area neighborhood association shall be invited to join.

We have included in our submittal sample elevations for proposed buildings in the development for your consideration.

Currently there are no proposed buildings or specific pad subdivisions proposed.

Our request is to seek delegation of individual buildings and site plans to the DRB for all future development and subdivision of the 13-acre site based on the detailed design guidelines.

Thank you for your consideration on this matter.

Sincerely,



Robert Gerard Heiser, AIA
DCSW, Inc.

Cc: J. David Dekker
Mike Silbert

CITY OF ALBUQUERQUE

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

APPLICANT: Sandia Tech Ctr. LLC Date of request: 11/29/01 Zone atlas page(s): L-21

CURRENT: Zoning SU-1 for C-2 to SU-1 for C-2 etc Legal Description - Lot or Tract # ? Block #

Parcel Size (acres / sq.ft.) 13.17 acres Subdivision Name Manzano Mesa Addn

REQUESTED CITY ACTION(S):

- | | | | | | | |
|------------|-----|-----------------|---|------------------------|-----------------|-----|
| Annexation | [] | Sector Plan | [] | Site Development Plan: | Building Permit | [] |
| Comp. Plan | [] | Zone Change | [<input checked="" type="checkbox"/>] | 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 []

GENERAL DESCRIPTION OF ACTION: 1

of units - _____
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 _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [] NO [] 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.

Joseph D. Montano Nov. 29, 2001
for TRAFFIC ENGINEER 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:

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>12/8/99</u>	<u>Joseph D. Montano</u>	<u>11/29/01</u>
	- FINALIZED	<u>___/___/___</u>	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	<u>___/___/___</u>	_____	_____
	- FINALIZED	<u>___/___/___</u>	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



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 27, 2001

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

This letter will serve to notify you that on November 27, 2001
(date)

TO CONTACT NAME: J. David Dekker
COMPANY/AGENCY: DCSW Architects
ADDRESS/ZIP: 320 Central Ave SW 87102
PHONE/FAX #: 843-9639 / 843-9683

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract B, Mansano Mesa Subdivision
zone map page(s) L-21.

Our records indicate that as of 11-27-01, there were **no Recognized**
(date)
Neighborhood Associations in this area.

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

Sincerely,

Dalaina B. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION



November 27, 2001

Mr. Russell Brito
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**DESIGN COLLABORATIVE
SOUTHWEST, INC.**

**Re: Neighborhood Notification
Tract B-1 Costco Development**

Marc E. Schiff AIA
Principal
Architect / Interior Designer

Dear Russell:

J. David Dekker AIA
Principal / Architect

DCSW, Inc. Architects, has contacted the office of Neighborhood Coordination in reference to the proposed zone change and site plan for subdivision.

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

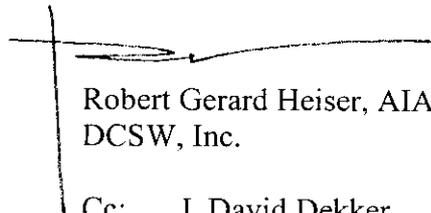
The office informed us that no recognized neighborhoods exist in the required proximity of notification.

Del L. Dixon
Principal / Architect

DCSW, Inc. contacted the two neighborhood associations that participated in the previous zone change and site plan for subdivision on the Costco Development Site.

Richard Braun AIA
Principal / Architect

Sincerely,



Robert Gerard Heiser, AIA
DCSW, Inc.

Cc: J. David Dekker
Mike Silbert

E:\0000 Misc\01xx Sandia Tech Park\letter Brito 01-11-27C.doc 1

Albuquerque
320 Central Ave. SW
Albuquerque, NM 87102
505.843.9639
Fax.505.843.9683

Santa Fe
130 Grant Ave., Suite 102
Santa Fe, NM 87501
505.982.7191
Fax.505.982.0585

Dallas
2930 Commerce St.
Dallas, TX 75226
214.748.3081
Fax.214.748.3383

Web Site
www.dcswarehouse.com
E Mail
dcswarehouse.com

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Russell Brito Others Ellen Concini, Zoning
 Transportation: Joe David Montano Others _____
 Utilities: Jack McDonough Others _____
 Others: Don Newton, OCNC

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment: EPC Approval City Council Approval
- Sector Dev. Plan Amendment: EPC Approval City Council Approval
- Site Dev. Plan for Subdivision Master Plan EPC Approval DRB Approval
- Site Dev. Plan for Bldg Permit: EPC Approval DRB Approval
- Annexation: [EPC Review with City Council Approval]
- OTHER

3. SUMMARY OF PRT DISCUSSION

- Site development plan for subdivision - Master Plan
- Package liquor retailing is allowed - not with 500 feet of a residential zone
- Current zoning does not allow residential uses or light manufacturing or assembly (Conditional Uses) - will require a zone change to allow C-2 Permissive and Conditional uses
- T.I.S. may be waived if ~~the~~ proposed uses conform to previous T.I.S.
- Delegation of site plans for building permit is possible if the Master Plan has strong design guidelines and sample elevations, e.g. Sandia Science and Tech Park,

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.
 [PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING]

Russell Brito 17 Oct 01
 PRT CHAIRMAN / DATE

[Signature]
 APPLICANT OR AGENT / DATE



DESIGN COMMUNITATIVE EQUIPMENT, INC.
 200 S. 1st Street, Suite 100, Albuquerque, NM 87102
 Phone: (505) 243-1111
 Fax: (505) 243-1112
 Website: www.dcsww.com

CONSULTANTS

Engineer
 NOT FOR CONSTRUCTION

Sandia Tech Center
 Southern / Eubank
 Albuquerque, New Mexico

DATE: 11/28/01
 SHEET TITLE

TITLE SHEET
 INDEX

SANDIA TECH CENTER

SITE PLAN FOR SUBDIVISION

EPC SUBMITTAL

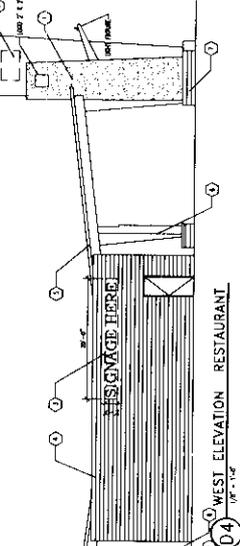
SHEET INDEX

- A.01 SITE PLAN
- A.02 DESIGN GUIDELINES
- A.03 ELEVATIONS
- A.04 ELEVATIONS
- ALATA VISTA SURVEY
- 1 OF 4 COSTCO DEVELOPMENT
- 2 OF 4 COSTCO DEVELOPMENT
- 3 OF 4 COSTCO DEVELOPMENT
- 4 OF 4 COSTCO DEVELOPMENT
- SITE PLAN
- DESIGN GUIDELINES
- CONCEPTUAL GRADING AND DRAINAGE PLAN
- CONCEPTUAL UTILITY PLAN

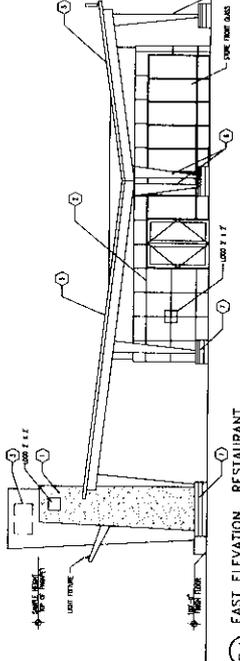
MARK	DATE	DESCRIPTION
ISSUE		ISSUE FOR CONSTRUCTION
PROJECT NO.		01A-2002-001
CAD DWG FILE		01A-2002-001.DWG
DRAWN BY		PA
CHECKED BY		BR
DATE		11/28/01

BUILDING ELEVATIONS

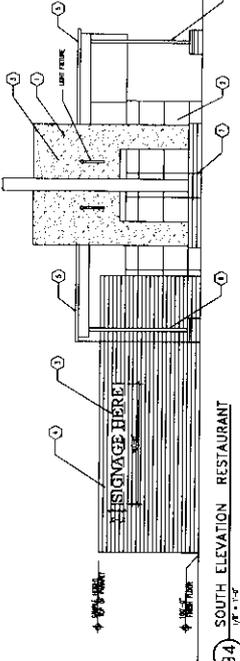
GENERAL NOTES FOR SAMPLE ELEVATIONS:
 1. KEEP CLEAR SPACE
 2. COLORED THE CUT PAINT
 3. FINISH THE WALLS
 4. FINISH THE ROOF
 5. FINISH THE FLOOR
 6. FINISH THE CEILING
 7. FINISH THE STAIRS
 8. FINISH THE ELEVATOR
 9. FINISH THE SIGNAGE LETTERS



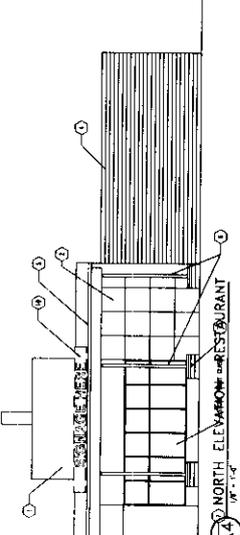
(D4) WEST ELEVATION RESTAURANT
 1/8" = 1'-0"



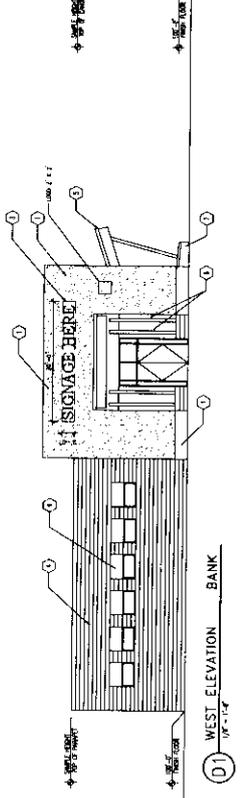
(C4) EAST ELEVATION RESTAURANT
 1/8" = 1'-0"



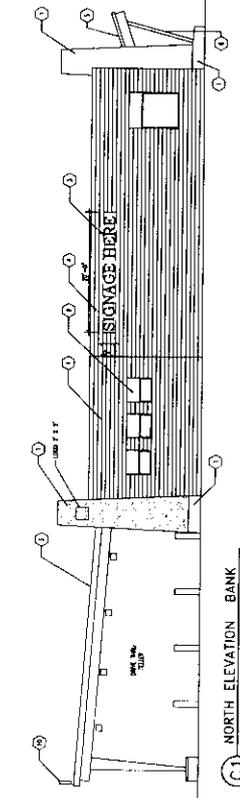
(B4) SOUTH ELEVATION RESTAURANT
 1/8" = 1'-0"



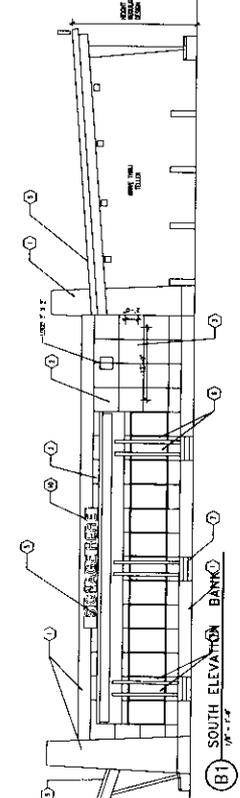
(A4) NORTH ELEVATION RESTAURANT
 1/8" = 1'-0"



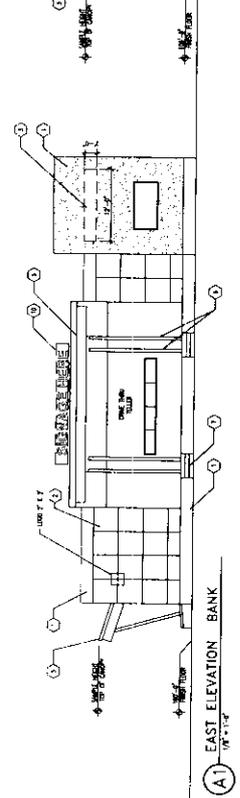
(D1) WEST ELEVATION BANK
 1/8" = 1'-0"



(C1) NORTH ELEVATION BANK
 1/8" = 1'-0"

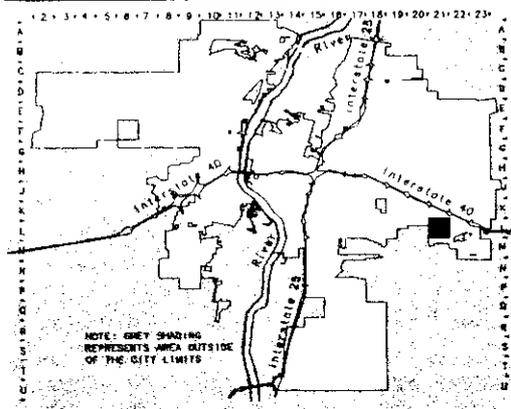
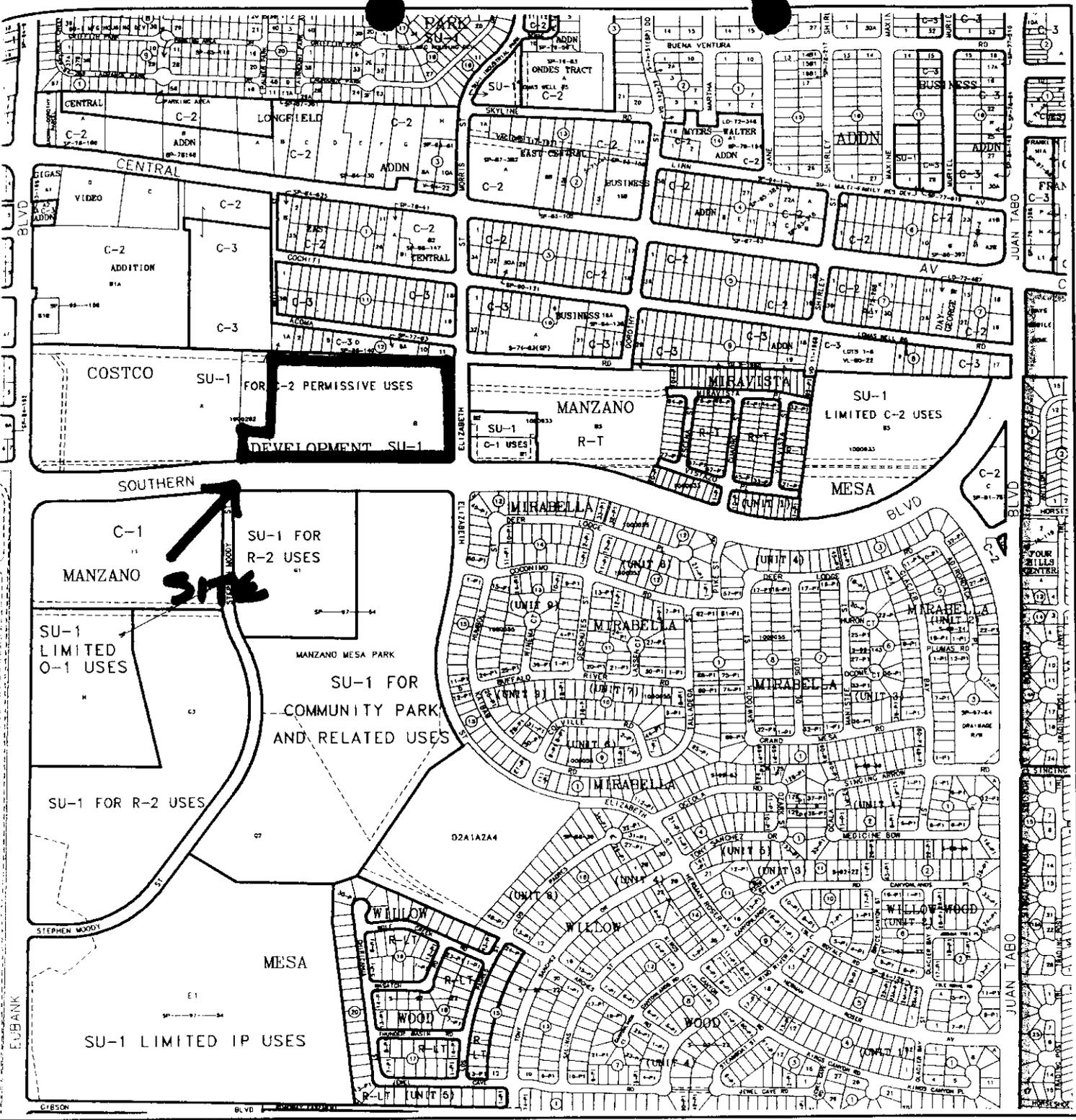


(B1) SOUTH ELEVATION BANK
 1/8" = 1'-0"



(A1) EAST ELEVATION BANK
 1/8" = 1'-0"

SAMPLE ELEVATIONS



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
L-21-Z
Map Amended through July 23, 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 Sandia Tech Center

AGENT DCSW

ADDRESS (w/ZipCode) 320 Central SW

PROJECT NO. 1000262

APPLICATION NO. 01128 01757 / 01110 01758

\$105⁰⁰ 441006 / 4981000 (City Cases)

\$ 441018 / 4921000 (County)

\$ 441011 / 7000110 (LUCC)

\$ 75⁰⁰ 441018 / 4981000 (Notification)

\$1180⁰⁰ Total amount due

15044

DESIGN COLLABORATIVE SOUTHWEST, INC.

320 CENTRAL AVENUE S.W.
ALBUQUERQUE, NM 87102
PH 505-843-9639

DATE 11/29/01

95-219-1070

PAY TO THE ORDER OF

City of Albu

one thousand one hundred eighty

\$1180⁰⁰

DOLLARS



Wells Fargo Bank New Mexico, N.A.
6400 Uptown NE, Ste. 100 West
Albuquerque, NM 87110
www.wellsfargo.com

[Handwritten signature]

FOR 320 Central Inv.

⑈015044⑈ ⑆107002192⑆ 10257014⑈

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Jan. 2, 2002 To January 17, 2002.

5. REMOVAL

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

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

I issued 2 signs for this application, 11/29/01 (Date) Paul Bond (Staff Member)
[Signature] (Applicant or Agent) 11-29-2001 (Date)