

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

Date: May 19, 2000

OFFICIAL NOTIFICATION OF DECISION

Las Ventana LTD Partnership
#10 Tramway Lp.
Albuq., NM 87122

FILE: Z-00110 00000 00408/00128 00000
00409/00128 00000 00410

LEGAL DESCRIPTION: for Tracts G and H,
Ventana Ranch Subdivision, located on Paradise
Boulevard NW and Universe Boulevard, containing
approximately 38.62 acres. (B-10) Russell Brito,
Staff Planner

On May 18, 2000, the Environmental Planning Commission voted to approve 00110 00000 00408, a zone map amendment from C-2 to SU-1 for Restricted C-2 Uses for Tracts G and H, Ventana Ranch Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from C-2 to *SU-1 for Restricted C-2 Uses* for an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW. This zoning excludes specific C-2 Permissive Uses and includes specific C-2 Conditional Uses.
2. The request furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing land uses that will help create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The request furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing zoning which allows a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed by the zoning on the subject site.
4. The request meets all of the policies and requirements of *Resolution 270-1980*: the applicant has demonstrated that the existing zoning is inappropriate because the proposed use category is more advantageous to the community as articulated in the *West Side Strategic Plan*; the subject site is designated a Village Center which calls for a mix of land uses.

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

PAGE 2

5. This request is accompanied by a site development plan for subdivision and a site development plan for building permit. There are additional use restrictions with regards to permitted locations and design, but these are addressed in the site development plans.
6. Permissive C-2 Uses are allowed with the following exceptions:
 - Automobile body shop
 - Automotive sales
 - Bar
 - Carnival, outdoor
 - Circus, outdoor
 - Disco, no liquor
 - Fireworks sales
 - Mobile home sales
 - Mortuary
 - Nightclub
 - Parking lot or structure (as a separate business)
 - Rifle, pistol range, indoor
 - Trailer rental for use elsewhere
 - Trailer sales, mobile home and RV
7. The following C-2 Conditional Uses are allowed as permissive:
 - Apartment, assisted living, community residential program, and/or nursing homes
 - Townhomes
 - Brew pub
 - Printing, publishing, lithography
 - Retail store, business, or shops in which products may be manufactured or treated as an accessory use
 - Drive in restaurant and drive in drug store with prescription pick-up
 - Dry cleaning, laundry, clothes pressing
 - Outdoor vehicle storage as part of the warehouse, self storage use, including manager's dwelling unit
 - Retail sales of alcoholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
 - Sales of alcoholic drinks for consumption on premises in restaurants
8. Freestanding signs are limited to a maximum height of 16 feet.
9. The preceding lists of restricted, permissive C-2 uses and allowed, conditional C-2 uses were arrived at by the applicant in conjunction with the Ventana Ranch Community Association. Letters of support from this neighborhood and from the Paradise Hills Civic Association are have been submitted and are part of the case file.

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

PAGE 3

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions.
 2. Permissive C-2 Uses are allowed with the following exceptions:
 - Automobile body shop
 - Automotive sales
 - Bar
 - Carnival, outdoor
 - Circus, outdoor
 - Disco, no liquor
 - Fireworks sales
 - Mobile home sales
 - Mortuary
 - Nightclub
 - Nightclub
 - Parking lot or structure (as a separate business)
 - Rifle, pistol range, indoor
 - Trailer rental for use elsewhere
 - Trailer sales, mobile home and RV
 3. The following C-2 Conditional Uses are allowed as permissive:
 - Apartment, assisted living, community residential program, and/or nursing homes
 - Townhomes
 - Brew pub
 - Printing, publishing, lithography
 - Retail store, business, or shops in which products may be manufactured or treated as an accessory use
 - Drive in restaurant and drive in drug store with prescription pick-up
 - Dry cleaning, laundry, clothes pressing
 - Outdoor vehicle storage as part of the warehouse, self storage use, including manager's dwelling unit
 - Retail sales of alcoholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
 - Sales of alcoholic drinks for consumption on premises in restaurants
 4. Freestanding signs are limited to a maximum height of 16 feet.
-

On May 18, 2000, the Environmental Planning Commission voted to approve 00128 00000 00409, a site development plan for subdivision for Tracts G and H, Ventana Ranch 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 an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW. The proposal would create fifteen separate lots ranging in size from 0.81 acre to 7.09 acres with retail and service uses.
2. The submittal furthers that applicable Goals and policies of the *Comprehensive Plan* by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers the opportunity for variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The submittal furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed on the subject site.
4. The submittal fulfills the requirements of the *Zoning Code* for a site development plan for subdivision.
5. The submittal furthers the applicable policies of the *Northwest Mesa Escarpment Plan* by allowing only colors that will blend in with the natural colors of the mesa and by limiting the maximum height to below 40'-0".
6. This site development plan for subdivision accompanies the zone map amendment for SU-1 zoning.
7. The submittal will be adequate with some changes and additions as outlined in the Conditions of Approval.

CONDITIONS:

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following 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. Additional design guidelines shall be added to the site development plan, including:
 - a. All Pad and Shops buildings shall have a minimum ten foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum eight foot wide clear path.
 - b. All Major buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path in front of vestibules. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.

- c. An outdoor **patio** space *[that is a minimum of 250 - 500 square feet in size]* with tables and seating shall be provided for reach building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
 - d. Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
 - e. For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
 - f. A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) is required along property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
 - g. No chain-link, razor wire or plastic vinyl fencing is permitted.
 - h. No generic franchise building elevations or canopies are permitted.
 - i. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
 - j. No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
 - k. ATM's shall be architecturally integrated with building design.
 - l. Loading docks shall be screened by walls and covers that are architecturally integrated with the building. Covers for loading docks are limited to those docks facing residential zoning.
 - m. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
 - n. Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
 - o. Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
 - p. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 20 feet high within 300 feet of a residential zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
 - q. Building mounted signage shall not be permitted on any elevations adjacent to or facing the residential zoning to the east.
 - r. Off-premise signs are not permitted.
 - s. Screen or garden walls, 2 ½ -3 feet high with colors and texture that are contextual with the building materials shall be located along all parking areas that front on a roadway or street.
 - t. Freestanding signs are limited to a maximum height of 16 feet.
3. The following design requirements shall be deleted:
- a. Under "General Architecture", remove the last sentence: "The approval of site plans for building permits for each site will be delegated to the city of albuquerque planning staff."
 - b. Under "Lighting", remove: "Main parking area lighting not to exceed 35' to fixture."

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

PAGE 6

4. Conditions of the Public Works Department:
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. Dedication of right-of-way for Paradise and Universe Boulevards, and Paseo del Norte.
 - c. Construction of Paradise and Universe Boulevards, and Paseo del Norte will occur as the center develops.
 - Development of any pad site within the **northern half** of the center will require the construction of the east half of Universe Boulevard (Paradise to Arroyo).
 - Development of any pad site within the **southern half** of the center will require the construction of all of Universe Boulevard (Paseo del Norte to Paradise); the south half of Paradise Boulevard (Universe to eastern Property Line.); Paseo del Norte (Universe to eastern Property Line.); and the vacation of temporary Paseo del Norte / Paradise connection.
- These facilities will include 6 foot sidewalks and / or 10 or 8 foot bicycle facilities as shown. Location of deceleration lanes will be determined by the Traffic Engineer. The timing and phasing of the construction of the streets must be approved by the Traffic Engineer. Development of Pad UG-4, Self Storage will not require the construction of Universe, Paradise Boulevard or Paseo del Norte for access.
- d. Details related to 1) access along Paradise Boulevard, and 2) bikeway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.
 - e. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructures must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

On May 18, 2000, the Environmental Planning Commission voted to approve 00128 00000 00410, a site development plan for building permit for Tracts G and H, Ventana Ranch 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 building permit for an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW.
2. The submittal contains both the definite and alternate use site development plans for building permit with the stipulation that the alternate site plans, if selected for development, are delegated to the Development Review Board for review and approval. If a use is selected which does not conform to the approved site plan or one of the alternate use plans, then a new submittal to the Environmental Planning Commission will be required.

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

PAGE 7

3. The submittal furthers that applicable Goals and policies of the *Comprehensive Plan* by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers the opportunity for variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The submittal furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed on the subject site.
5. The submittal furthers the applicable policies of the *Northwest Mesa Escarpment Plan* by allowing only colors that will blend in with the natural colors of the mesa and by limiting the maximum height to below 40'-0".
6. This site development plan for building permit accompanies the zone map amendment request for SU-1 zoning.
7. The submitted site development plan for building permit should adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 00000 00409).

CONDITIONS:

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The following clarifications and additions to the site development plan submittal shall be addressed:
 - a. The note regarding alternate uses shall be placed on the landscape plan, gathering spaces, grading and drainage plan, utility plan, and all elevation sheets.
 - b. Elevations that are also alternate use elevations shall be clearly labeled as such.
3. The submitted site development plan for building permit shall adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 00000 00409).
4. Pedestrian and bicycle amenities:
 - a. Speed humps/bumps shall be utilized on both sides of the internal pedestrian crossings of drive aisles or each crossing shall be a raised table, three inches above the drive aisle.

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

PAGE 8

- b. Two additional pedestrian links shall be added to Tract G: one from the northwest corner of the site to Major 4 and another connecting Shops 4 and Major 3.
 - c. These pads shall connect to the residential area to the east. There shall be direct pedestrian connections between Pads 7 and 8 and Shops 2 at the northeast corner of Tract H. The path which begins in the Gathering Space between Major 2 and Shops 2 and then travels around the backside of Shops 2 shall connect to Pads 7 and 8. These paths shall connect to the residential area to the east.
 - d. Adequate bicycle parking shall be shown at Shops 3 and Pads 4 and 6.
5. The height of the lighting poles shall be reduced to 24' maximum and a maximum of 20 feet high within 300 feet of a residential zone.
6. Landscaping:
- a. The major east-west, pedestrian walkway between Majors 3 and 4 on Tract G shall have additional shade trees planted along its entire length similar to the major east-west pedestrian walkways on Tract H.
 - b. The entire, eastern setback of Lot UG-4 shall be increased to at least ten feet to allow for a ten-foot-wide landscaping buffer between the subject site and the adjacent, residential zoning to the east.
 - c. Any gravel used shall be compatible with the appearance (colors & materials) of the project.
 - d. Screen or garden walls, 2 ½ -3 feet high with colors and texture that are contextual with the building materials shall be located along all parking areas that front on a roadway or street.
7. Elevations and signs:
- a. the color of the roof tiles shall be specified
 - b. the color of the building cornices shall be specified
 - c. all loading dock and receiving areas shall be visually screened with walls and roofs that integrate with the building architecture; roofs over loading docks are limited to those docks facing residential zoning.
 - d. in addition to a ten foot landscape buffer, the eastern edge of Lot UG-4 shall have a minimum eight foot high, solid wall along its entire length
 - e. variations in the surface of the exterior walls and/or display windows as per the additional design requirements shall be added to the building elevations. The areas between the stucco control joints shall have the same medium tan color as the CMU base.
 - f. Colors and materials of the signs shall match those of the buildings and be called out on the detail diagrams.
 - g. Freestanding signs are limited to a maximum height of 16 feet.
8. The comments and conditions of the Parks and Recreation Department shall be addressed:
- a. The applicant shall take the trail design and any landscaping adjacent to Paseo del Norte to the Parks & Recreation Department for review and approval prior to final DRB approval.
 - b. The 10' asphalt trail along Universe, outside the right of way but within a utility easement shall be clarified as either a trail or a sidewalk. In its northern section, between Paradise and the channel, there shall be a 5' separation between the trail and the curb.
 - c. Dedication of adequate right-of-way for Paseo del Norte sufficient to allow for a 10' wide asphalt trail along the north side. Right-of-way dedication and trail construction shall occur as part of final DRB sign-off and/or final plat approval.

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

PAGE 9

9. Conditions of the Public Works Department:
 - a. The entrance in the immediate proximity of Major No.4 must be reconfigured and channelized to better define traffic patterns and placement of control devices.
 - b. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - c. Location of walls, fences, refuse containers and signs must meet the clear sight distance requirements for adjacent streets and internal circulation aisles.
 - d. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets, i.e., pedestrian linkages between pads major tenants.
 - e. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - f. Provision of street trees and landscaping on Paseo del Norte, Paradise and Universe Boulevards.
 - g. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - h. Coordination with the Solid Waste Department with regard to refuse container location and access.
 - i. Details related to 1) access along Paradise Boulevard, and 2) bikeway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.
 - j. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructures must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - k. The utility plan will address potential conflicts, including: The sanitary outfall appears to be routed through a storm sewer manhole; Status, operation and maintenance responsibilities for the "temporary lift station" must also be addressed. These issues must be resolved prior to DRB action.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **JUNE 2, 2000** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

OFFICIAL NOTICE OF DECISION

00110 00000 00408/00128 00000 00409/00128 00000 00410

MAY 18, 2000

PAGE 10

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).

Sincerely,

A handwritten signature in cursive script that reads "Bob Paulson".

FOR Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: George Rainhart Architect, 2325 San Pedro #2B NE Albuquerque, NM 87110
Lisa Kilbreth, #10 Tramway Loop, NE, Albuquerque, NM 87122
Lawrence Weaver, 6001 Unitas Ct. NW, Albuquerque, NM 87114-4938

4. Access policy for Paseo del Volcan is stated in the Addendum to the Long Range Roadway System map (excerpt attached). Access points are to be at approximately one-mile spacings. Eventually this policy may no longer be applicable to the present Paseo del Volcan (a.k.a. Haul Road), if "Paseo del Volcan" becomes a new road on an alignment further west. In any event, the National Park Service's existing dirt-surface access road to the volcanoes, which is proposed in this application to be improved, begins at a location that complies with the access policy (it is approximately 5 miles north of the I-40/Paseo del Volcan interchange).
4. It is not clear from the application whether the access road is to be paved or gravel-surfaced. Even if gravel-surfaced, it should be built with an at-grade paved "turn-out" at Paseo del Volcan, so as to provide visibility, safety, and to keep dirt from being tracked onto the main road.
5. The bicycle parking should be clearly shown.

CONDITION:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSION J CHAVEZ

MOTION CARRIED UNANIMOUSLY

THE FOLLOWING CASE WAS MOVED TO THE END OF THE AGENDA THERE WAS NO APPLICANT OR AGENT PRESENT

Z-00110 00000 00408	George Rainhart Architect, agents for Las Ventana LTD
00128 00000 00409	Partnership, requests a zone map amendment from C-2 to SU-1
00128 00000 00410	for C-2 Uses with restrictions plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tracts G and H, Ventana Ranch Subdivision, located on Paradise Boulevard NW and Universe Boulevard, containing approximately 38.62 acres. (B-10) Russell Brito, Staff Planner
	(APPROVED ZONE MAP AMENDMENT TO SU-1 FORC-2 USES. APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WITH CONDITIONS.)

THE FOLLOWING CASE WAS MOVED BACK ONE THERE WAS NO APPLICANT OR AGENT PRESENT

5. This approval shall not serve as a precedent for future zone change request within the vicinity. The subject site is unique in that it is adjacent to existing commercially zone property and does not eliminate viable housing stock.

MOVED BY COMMISSIONER CHAVEZ
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED 5-2 (COMMISSIONER
JOHNSON AND COMMISSIONER
SCHWARTZ VOTED NO.)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00138 00000 00436, an amendment to the Downtown Neighborhood Sector Development Plan based on the following Findings:

FINDINGS:

1. This is a request for an amendment to the Downtown Neighborhood Sector Development Plan for an approximately .27 acre site, lots 4-6, Block 25, Perea Addition, located on 11th Street NW between Lomas Boulevard and Orchard NW to be re-zoned from SU-2/TH to SU-2/O.
2. The applicant has adequately justified the requested zoning.
3. An amendment to the Downtown Neighborhood Area Sector Development Plan is necessary if the zone map amendment is approved.
4. The EPC looked at this just as an amendment to the sector development plan is not opening the floodgates.
5. This approval shall not serve as a precedent for future zone change request within the vicinity. The subject site is unique in that it is adjacent to existing commercially zone property and does not eliminate viable housing stock.

MOVED BY COMMISSIONER CHAVEZ
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED 5-2 (COMMISSIONER
JOHNSON AND COMMISSIONER
SCHWARTZ VOTED NO.)

**THE FOLLOWING CASE WAS HEARD NEXT INSTEAD OF AT THE END OF THE AGENDA AS
EARLIER STATED**

6. Z-00110 00000 00408 George Rainhart Architect, agents for Las Ventana LTD
00128 00000 00409 Partnership, requests a zone map amendment from C-2 to SU-1
00128 00000 00410 for C-2 Uses with restrictions plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tracts G and H, Ventana Ranch Subdivision, located on Paradise Boulevard NW and Universe Boulevard, containing approximately 38.62 acres. (B-10) Russell Brito, Staff Planner
(APPROVED ZONE MAP AMENDMENT TO SU-1 FORC-2 USES. APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WITH CONDITIONS.)

STAFF PRESENT:

Russell Brito, Planning Department

STAFF PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

George Rainhart, 2325 San Pedro NE

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

MR. BRITO: Reiterated comments made in the staff report in which approval was recommended for the zone map amendment, site development plan for subdivision and site plan for building permit.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 00408, a zone map amendment from C-2 to SU-1 for Restricted C-2 Uses for Tracts G and H, Ventana Ranch Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from C-2 to *SU-1 for Restricted C-2 Uses* for an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW. This zoning excludes specific C-2 Permissive Uses and includes specific C-2 Conditional Uses.
2. The request furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing land uses that will help create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

3. The request furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing zoning which allows a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed by the zoning on the subject site.
4. The request meets all of the policies and requirements of *Resolution 270-1980*: the applicant has demonstrated that the existing zoning is inappropriate because the proposed use category is more advantageous to the community as articulated in the *West Side Strategic Plan*; the subject site is designated a Village Center which calls for a mix of land uses.
5. This request is accompanied by a site development plan for subdivision and a site development plan for building permit. There are additional use restrictions with regards to permitted locations and design, but these are addressed in the site development plans.
6. Permissive C-2 Uses are allowed with the following exceptions:
 - Automobile body shop
 - Automotive sales
 - Bar
 - Carnival, outdoor
 - Circus, outdoor
 - Disco, no liquor
 - Fireworks sales
 - Mobile home sales
 - Mortuary
 - Nightclub
 - Parking lot or structure (as a separate business)
 - Rifle, pistol range, indoor
 - Trailer rental for use elsewhere
 - Trailer sales, mobile home and RV
7. The following C-2 Conditional Uses are allowed as permissive:
 - Apartment, assisted living, community residential program, and/or nursing homes
 - Townhomes
 - Brew pub
 - Printing, publishing, lithography
 - Retail store, business, or shops in which products may be manufactured or treated as an accessory use
 - Drive in restaurant and drive in drug store with prescription pick-up
 - Dry cleaning, laundry, clothes pressing
 - Outdoor vehicle storage as part of the warehouse, self storage use, including manager=s dwelling unit

- Retail sales of alcoholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
 - Sales of alcoholic drinks for consumption on premises in restaurants
8. Freestanding signs are limited to a maximum height of 16 feet.
9. The preceding lists of restricted, permissive C-2 uses and allowed, conditional C-2 uses were arrived at by the applicant in conjunction with the Ventana Ranch Community Association. Letters of support from this neighborhood and from the Paradise Hills Civic Association are have been submitted and are part of the case file.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions.
2. Permissive C-2 Uses are allowed with the following exceptions:
 - Automobile body shop
 - Automotive sales
 - Bar
 - Carnival, outdoor
 - Circus, outdoor
 - Disco, no liquor
 - Fireworks sales
 - Mobile home sales
 - Mortuary
 - Nightclub
 - Nightclub
 - Parking lot or structure (as a separate business)
 - Rifle, pistol range, indoor
 - Trailer rental for use elsewhere
 - Trailer sales, mobile home and RV
3. The following C-2 Conditional Uses are allowed as permissive:
 - Apartment, assisted living, community residential program, and/or nursing homes
 - Townhomes
 - Brew pub
 - Printing, publishing, lithography
 - Retail store, business, or shops in which products may be manufactured or treated as an accessory use
 - Drive in restaurant and drive in drug store with prescription pick-up
 - Dry cleaning, laundry, clothes pressing
 - Outdoor vehicle storage as part of the warehouse, self storage use, including manager's dwelling unit

- Retail sales of alcoholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
 - Sales of alcoholic drinks for consumption on premises in restaurants
4. Freestanding signs are limited to a maximum height of 16 feet.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER L CHAVEZ

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT, the Environmental Planning Commission voted to approve 00128 00000 00409, a site development plan for subdivision for Tracts G and H, Ventana Ranch 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 an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW. The proposal would create fifteen separate lots ranging in size from 0.81 acre to 7.09 acres with retail and service uses.
2. The submittal furthers that applicable Goals and policies of the *Comprehensive Plan* by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers the opportunity for variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The submittal furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed on the subject site.
4. The submittal fulfills the requirements of the *Zoning Code* for a site development plan for subdivision.
5. The submittal furthers the applicable policies of the *Northwest Mesa Escarpment Plan* by allowing only colors that will blend in with the natural colors of the mesa and by limiting the maximum height to below 40'-0".
6. This site development plan for subdivision accompanies the zone map amendment for SU-1 zoning.
7. The submittal will be adequate with some changes and additions as outlined in the Conditions of Approval.

CONDITIONS:

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following 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. Additional design guidelines shall be added to the site development plan, including:
 - a. All Pad and Shops buildings shall have a minimum ten foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum eight foot wide clear path.
 - b. All Major buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path in front of vestibules. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
 - c. An outdoor **patio** space *[that is a minimum of 250 - 500 square feet in size]* with tables and seating shall be provided for each building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
 - d. Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
 - e. For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
 - f. A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) is required along property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
 - g. No chain-link, razor wire or plastic vinyl fencing is permitted.
 - h. No generic franchise building elevations or canopies are permitted.
 - i. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
 - j. No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
 - k. ATM's shall be architecturally integrated with building design.
 - l. Loading docks shall be screened by walls and covers that are architecturally integrated with the building. Covers for loading docks are limited to those docks facing residential zoning.
 - m. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
 - n. Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
 - o. Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.

- p. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 20 feet high within 300 feet of a residential zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
 - q. Building mounted signage shall not be permitted on any elevations adjacent to or facing the residential zoning to the east.
 - r. Off-premise signs are not permitted.
 - s. Screen or garden walls, 2 2 -3 feet high with colors and texture that are contextual with the building materials shall be located along all parking areas that front on a roadway or street.
 - t. Freestanding signs are limited to a maximum height of 16 feet.
3. The following design requirements shall be deleted:
- a. Under "General Architecture", remove the last sentence: "The approval of site plans for building permits for each site will be delegated to the City of Albuquerque planning staff."
 - b. Under "lighting", remove: "Main parking area lighting not to exceed 35' to fixture."
4. Conditions of the Public Works Department:
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. Dedication of right-of-way for Paradise and Universe Boulevards, and Paseo del Norte.
 - c. Construction of Paradise and Universe Boulevards, and Paseo del Norte will occur as the center develops.
 - Development of any pad site within the **northern half** of the center will require the construction of the east half of Universe Boulevard (Paradise to Arroyo).
 - Development of any pad site within the **southern half** of the center will require the construction of all of Universe Boulevard (Paseo del Norte to Paradise); the south half of Paradise Boulevard (Universe to eastern Property Line.); Paseo del Norte (Universe to eastern Property Line.); and the vacation of temporary Paseo del Norte / Paradise connection.
- These facilities will include 6 foot sidewalks and / or 10 or 8 foot bicycle facilities as shown. Location of deceleration lanes will be determined by the Traffic Engineer. The timing and phasing of the construction of the streets must be approved by the Traffic Engineer. Development of Pad UG-4, Self Storage will not require the construction of Universe, Paradies Boulevard or Paseo del North for access.
- d. Details related to 1) access along Paradise Boulevard, and 2) bikeway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.
 - e. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructures must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNAMIOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128 00000 00410, a site development plan for building permit for Tracts G and H, Ventana Ranch 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 building permit for an approximately 39-acre site located at the intersection of Paradise and Universe Boulevards NW.
2. The submittal contains both the definite and alternate use site development plans for building permit with the stipulation that the alternate site plans, if selected for development, are delegated to the Development Review Board for review and approval. If a use is selected which does not conform to the approved site plan or one of the alternate use plans, then a new submittal to the Environmental Planning Commission will be required.
3. The submittal furthers that applicable Goals and policies of the *Comprehensive Plan* by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers the opportunity for variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The submittal furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed on the subject site.
5. The submittal furthers the applicable policies of the *Northwest Mesa Escarpment Plan* by allowing only colors that will blend in with the natural colors of the mesa and by limiting the maximum height to below 40'-0".
6. This site development plan for building permit accompanies the zone map amendment request for SU-1 zoning.
7. The submitted site development plan for building permit should adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 00000 00409).

CONDITIONS:

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

2. The following clarifications and additions to the site development plan submittal shall be addressed:
 - a. The note regarding alternate uses shall be placed on the landscape plan, gathering spaces, grading and drainage plan, utility plan, and all elevation sheets.
 - b. Elevations that are also alternate use elevations shall be clearly labeled as such.
3. The submitted site development plan for building permit shall adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 00000 00409).
4. Pedestrian and bicycle amenities:
 - a. Speed humps/bumps shall be utilized on both sides of the internal pedestrian crossings of drive aisles or each crossing shall be a raised table, three inches above the drive aisle.
 - b. Two additional pedestrian links shall be added to Tract G: one from the northwest corner of the site to Major 4 and another connecting Shops 4 and Major 3.
 - c. These pads shall connect to the residential area to the east. There shall be direct pedestrian connections between Pads 7 and 8 and Shops 2 at the northeast corner of Tract H. The path which begins in the Gathering Space between Major 2 and Shops 2 and then travels around the backside of Shops 2 shall connect to Pads 7 and 8. These paths shall connect to the residential area to the east.
 - d. Adequate bicycle parking shall be shown at Shops 3 and Pads 4 and 6.
5. The height of the lighting poles shall be reduced to 24' maximum and a maximum of 20 feet high within 300 feet of a residential zone.
6. Landscaping:
 - a. The major east-west, pedestrian walkway between Majors 3 and 4 on Tract G shall have additional shade trees planted along its entire length similar to the major east-west pedestrian walkways on Tract H.
 - b. The entire, eastern setback of Lot UG-4 shall be increased to at least ten feet to allow for a ten-foot-wide landscaping buffer between the subject site and the adjacent, residential zoning to the east.
 - c. Any gravel used shall be compatible with the appearance (colors & materials) of the project.
 - d. Screen or garden walls, 2 2 -3 feet high with colors and texture that are is contextual with the building materials shall be located along all parking areas that front on a roadway or street.
7. Elevations and signs:
 - a. the color of the roof tiles shall be specified
 - b. the color of the building cornices shall be specified
 - c. all loading dock and receiving areas shall be visually screened with walls and roofs that integrate with the building architecture; roofs over loading docks are limited to those docks facing residential zoning.
 - d. in addition to a ten foot landscape buffer, the eastern edge of Lot UG-4 shall have a minimum eight foot high, solid wall along its entire length

- e. variations in the surface of the exterior walls and/or display windows as per the additional design requirements shall be added to the building elevations. The areas between the stucco control joints shall have the same medium tan color as the CMU base.
 - f. Colors and materials of the signs shall match those of the buildings and be called out on the detail diagrams.
 - g. Freestanding signs are limited to a maximum height of 16 feet.
8. The comments and conditions of the Parks and Recreation Department shall be addressed:
- a. The applicant shall take the trail design and any landscaping adjacent to Paseo del Norte to the Parks & Recreation Department for review and approval prior to final DRB approval.
 - b. The 10' asphalt trail along Universe, outside the right of way but within a utility easement shall be clarified as either a trail or a sidewalk. In its northern section, between Paradise and the channel, there shall be a 5' separation between the trail and the curb.
 - c. Dedication of adequate right-of-way for Paseo del Norte sufficient to allow for a 10' wide asphalt trail along the north side. Right-of-way dedication and trail construction shall occur as part of final DRB sign-off and/or final plat approval.
9. Conditions of the Public Works Department:
- a. The entrance in the immediate proximity of Major No.4 must be reconfigured and channelized to better define traffic patterns and placement of control devices.
 - b. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - c. Location of walls, fences, refuse containers and signs must meet the clear sight distance requirements for adjacent streets and internal circulation aisles.
 - d. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets, i.e., pedestrian linkages between pads major tenants.
 - e. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - f. Provision of street trees and landscaping on Paseo del Norte, Paradise and Universe Boulevards.
 - g. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - h. Coordination with the Solid Waste Department with regard to refuse container location and access.
 - i. Details related to 1) access along Paradise Boulevard, and 2) bikeway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.
 - j. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructures must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - k. The utility plan will address potential conflicts, including: The sanitary outfall appears to be routed through a storm sewer manhole; Status, operation and maintenance responsibilities for the "temporary lift station" must also be addressed. These issues must be resolved prior to DRB action.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

COMMISSIONER BEGAY HAS LEFT AT THIS TIME

7. Z-00110 00000 00455 Wilson & Company, agents for Argus Development, request a zone map amendment from SU-1/Office to R-D 10 DU/A and amendment to the East Atrisco Sector Development Plan, for portions of Tract 335 and 334, Town of Atrisco Grant, located on Ouray Road NW between Estancia Drive and 57th Street containing approximately 6.824 acres. (H-11) Bob Torres, Staff Planner **(APPROVED ZONE MAP AMENDMENT TO R-D 10 DU/ACRE. APPROVED AMENDMENT TO THE EAST ATRISCO SECTOR DEVELOPMENT PLAN.)**

STAFF PRESENT:

Bob Torres, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Dan Giri, 4900 Lang Ave.

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

MR. TORRES: Reiterated comments made in the staff report in which approval was recommended for the zone map amendment and sector plan amendment.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 00455, a zone map amendment from SU-1 Office to R-D 10/DU/Acre based on the following Findings:

FINDINGS:

1. This is a request for a Zone Map Amendment to change zoning from SU-1 Office to R-D 10 DU/Acre for a vacant 6.8 Acre site located on Ouray Road NW between Estancia Drive and 57th Street more particularly described as Portions of Tract 334 and 335, Town of Atrisco Grant.

ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, May 18, 2000, 8:00 a.m.

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

M E M B E R S

Chuck Gara, Chairman
Robert Heisesr, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

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

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

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

2. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM MARCH 16, 2000)**

3. Z-00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM MARCH 16, 2000)**

4. Z-00110 00000 00002 David B. Starr, agent for Brice and Eleanor Sewell, requests a zone map amendment from RA-2 to C-2 for Lot 107-A-9-B, MRGCD Map 31, located on Rio Grande Boulevard NW between Griegos Road and Elfego Road, containing approximately 0.52 acres. (F-13) Elisa Paster, Staff Planner

5. Z-00225 00000 00328 Harve Weakland, agent for St. Joseph on the Rio Grande Church, requests a street name change (for a portion of a designated minor arterial) from Ladera Drive to St. Joseph Drive for the portion of Ladera Drive NW between Atrisco Drive and Coors Boulevard. (G-11) Bob Paulsen, Staff Planner

6. Z-00225 00000 00442 The City of Albuquerque and National Park Service request site plan review of an extra ordinary facility for Lot 4, Section 6, Township 10 N, Range 2 E, zoned SU-1 for Major Public Open Space, located on Paseo del Volcan NW, 5 miles north of Interstate 40, containing approximately 1 acre (of the 7,236 acre Petroglyph National Monument). (F-7) Russell Brito, Staff Planner

7. Z-00128 00000 00285 Mark Goodwin & Associates, PA, agents for VASA Development request approval of a site development for subdivision plus approval of a site development plan for building permit for Remande Hidden Valley, Hidden Vally Addition, zoned SU-1/PRD, located on Hidden Valley Drive between Sagewood Court and Fennel Court, containing approximately 11 acres. (L-22) Bob Torres, Staff Planner

8. Z-00110 00000 00414 J Construction, agents for Roberta Freid, requests a zone map amendment from R-1 to R-T, for Lot 11-15, Block 23, Thomas Addition, located on Hendrix NE and Hilton Avenue between Parsifal and Hilton Place containing approximately .75 acres. (G-20) Debbie Stover, Staff Planner

9. Z-00110 00000 00458 John Myers, agent for Urban Assets LLC, request a zone map amendment from SU-1/Bakery, Bookstore and Restaurant without Liquor Service (eastern portion of Tract A) and SU-1/PRD/22DU/AC & O-1 Permissive Uses (western portion of Tract A) to SU-1/Bakery, Bookstore & Restaurant with on premise sales of beer and wine, for Tract A, Lands of Double Rainbow, located on Juan Tabo Boulevard NE between Montgomery Boulevard and La Grima de Oro, containing approximately 2.29 acres. (F-21) Debbie Stover, Staff Planner

- 10.Z-00110 00000 00408 George Rainhart Architect, agents for Las Ventana LTD Partnership, requests
00128 00000 00409 a zone map amendment from C-2 to SU-1 for C-2 Uses with restrictions plus
00128 00000 00410 approval of a site development plan for subdivision purposes and approval of a
site development plan for building permit for Tracts G and H, Ventana Ranch
Subdivision, located on Paradise Boulevard NW and Universe Boulevard,
containing approximately 38.62 acres. (B-10) Russell Brito, Staff Planner
11. Z-00128 00000 00294 Resource Technology Inc., agents for 5 B Management, request approval of a
site development plan for building permit for the westerly portion of Lot 4,
Jefferson Commons II, zoned IP, located on Office Boulevard NE between
Singer Boulevard and I-25 Frontage Road, containing approximately 3.52
acres. (F-17) Debbie Stover, Staff Planner
12. 00110 00000 00435 Garcia/Kraemer & Associates, agents for Randall Rael, request a zone map
00138 00000 00436 map amendment from SU-2/TH to SU-2/O-1 plus an amendment to the
Downtown Neighborhood Sector Development Plan for Lots 3, 4, 5, and 6,
Block 25, Perea Addition, located on 11th Street NW between Lomas
Boulevard and Orchard Place, containing approximately 0.27 acre. (J-13)
Debbie Stover, Staff Planner
13. Z-00110 00000 00460 Tierra West LLC, agents for Union Pension Transaction Trust 932 NM,
00128 00000 00461 request a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 & R-
3 Uses plus approval of a site development plan for subdivision purposes for
Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE
between Montano Road and Union Way Road, containing approximately
10.460 acres. (F-16) Russell Brito, Staff Planner
14. Z-00110 00000 00455 Wilson & Company, agents for Argus Development, request a zone map
amendment from SU-1/Office to R-D 10 DU/A and amendment to the East
Atrisco Sector Development Plan, for portions of Tract 335 and 334, Town of
Atrisco Grant, located on Ouray Road NW between Estancia Drive and 57th
Street containing approximately 6.824 acres. (H-11) Bob Torres, Staff Planner
15. Z-00110 00000 00462 Tierra West LLC, agents for Charles Williams & Jim W. Shull Jr., request a
zone map amendment from R-3 & R-1 to R-LT for Remaining Portion, St.
Anthony's Orphanage (Tract 246), and Tracts 222-B, 223-B1, 223-B2 & 223-
B3, MRGCD Map 35, located on Indian School Road NW between Rio
Grande Boulevard and 12th Street, containing approximately 11.61 acres. (H-
13) Russell Brito, Staff Planner

16. Z-00128 00000 00430 Jeff Mortensen & Associates Inc., agents for Arlan Collatz, Collatz, Inc.,
00128 00000 00431 request approval of a site development plan for subdivision and approval of a site development plan for building permit for Lots 26, 27, 28, 29, 33, 34, 35, 36, 37, and 38 (Lava Shadows), Township 11 North, Range 2 East, N.M.P.M., zoned SU-1 Residential, located on Unser Boulevard NW between 71st Street and Western Trail NW, containing approximately 17.1 acres (F-10) Debbie Stover, Staff Planner

17. Z-00110 00000 00365 Michael Conway, agent for George Katsaras Et Al, request a zone map amendment from R-D to C-1 and amendment of the North I-25 Sector Development Plan for Lot 29, Block 11, North Albuquerque Acres, located on Palomas Avenue NE between San Pedro Drive and Louisiana Blvd. containing approximately .9 acres. (D-18) Bob Torres, Staff Planner

18. Z-00114 00000 00341 Martha or Ken Anderson, agents for Janie Moseley, request annexation and establishment of R-1 zoning for Lot 1, Block A, Lee Acres, located on Solar Road NW between 4th Street and Fairway Road, containing approximately 0.5 acre. (E-14) Loretta Narranjo-Lopez, Staff Planner

19. Z-00128 00000 00464 Rick Bennett, agent for Bob Kitts, requests approval of a site development plan for building permit for Tract A and B, Block 29, MRGCD Map 29, zoned SU-1 for IP, located on the corner of Osuna Road NE between the railroad tracks and Edith Boulevard NE, containing 6.428 acres. (E-15) Debbie Stover, Staff Planner

20. Z-00128 00000 00450 Alex Harrison, Architect, agent for Dions, requests approval of a site development plan for building permit for Lot 6, Block 20, Tract 2, Unit 3 of North Albuquerque Acres, located on Paseo del Norte NE between Wyoming Boulevard and Barstow Street containing approximately 0.78 acres. (C-19) Bob Torres, Staff Planner

21. Z-00128 00000 00466 Schuss Clark, an Architectural Corporation, agents for IHOP Corporation, request approval of a site development plan for building permit for Lot 7, La Cueva Town Center, zoned C-2, located on Paseo del Norte NE between Wyoming Boulevard and Barstow Street containing approximately .76 acres. (C-19) Bob Torres, Staff Planner

22. Z-00128 00000 00465 Schuss Clark, an Architectural Corporation, agents for IHOP Corporation, request approval of a site development plan for building permit for Tract C, Cottonwood Corners, zoned SU-1 for IP, located on NM Hwy 528 NW between Coors Boulevard and Ellison Drive containing approximately 1.35 acres. (A-14) Bob Torres, Staff Planner
23. Z-00114 00000 00443 Advanced Engineering & Consulting LLC, agents for Panorama Investment LLC, request annexation and establishment of zoning for Tract 423, Unit 3, Town of Atrisco Grant, located on Tower Road SW between Unser Boulevard SW and 82nd Street SW, containing approximately 5 acres. (L-10) Debbie Stover, Staff Planner
24. Z-00128 00000 00459 Claudio Vigil Architects, agents for Victory Love Fellowship, request an amendment to a site development plan for Tract A-1, Lands of Victory Love Fellowship Church, zoned SU-1 for Church and Related Facilities, located on Central Avenue, between Coors Road and Unser Boulevard, containing approximately 14.5 acres. (K-10) Bob Paulsen, Staff Planner
25. Z-00128 00000 00456 Consensus Planning, agents for Westland Development/Mesa Golf Inc.,
00128 00000 00457 request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for unplatted piece of land, Town of Atrisco Grant, zoned RR, located Northwest of 98th Street NW and Unser Boulevard between Interstate-40 and Ouray Road, containing approximately 550 acres. (H-7-9 & J-7-9) Russell Brito, Staff Planner
26. 00420-00000-00037 Tierra West LLC, agents for Falcon Ridge LLC, appeals the Development
Project #1000109 Review Board's denial of the request for Preliminary Plat approval (includes Grading Plan approval) and Site Development Plan for Subdivision approval for Lots 31 & 32, Block 17, Lots 1-4, 30-32, Block 1, North Albuquerque Acres, Tract 1, Unit 3 and Tract 3, Unit 3 (to be known as Sandia Sunrise) zoned R-T (City) and located on Barstow St NE between Eagle Rock Ave NE and Modesto Ave NE containing approximately 7.33 acres. [REF: DRB-99-280] [DEFERRED FROM 2/23/00] (B-20/C-20) Janet Stephens, DRB Chairperson
27. Other Matters



Agenda Number: 10
 Case Number: 00110 00000 00408/
 00128 00000 00409/
 00128 00000 00410
 May 18, 2000

Staff Report

• <i>Agent</i>	George Rainhart, Architect
• <i>Applicant</i>	Las Ventanas Ltd. Partnership
Requests	Approvals of a Zone Map Amendment and Site Development Plans for Subdivision and Building Permit
• <i>Legal Description</i>	Tracts G and H, Ventana Ranch Subdivision
• <i>Location</i>	at the northeast corner of Paradise and Universe Boulevards NW
• <i>Size</i>	approximately 38.62 acres
• <i>Existing Zoning</i>	C-2
• <i>Proposed Zoning</i>	SU-1 for C-2 Uses with restrictions

Staff Recommendation

APPROVAL of 00110 00000 00408, based on the findings on pages 15 - 16, and subject to the conditions of approval on page 17.
APPROVAL of 00128 00000 00409, based on the findings on page 18, and subject to the conditions of approval on pages 19 - 21.
APPROVAL of 00128 00000 00410, based on the findings on pages 22 - 23, and subject to the conditions of approval on pages 23 - 26.

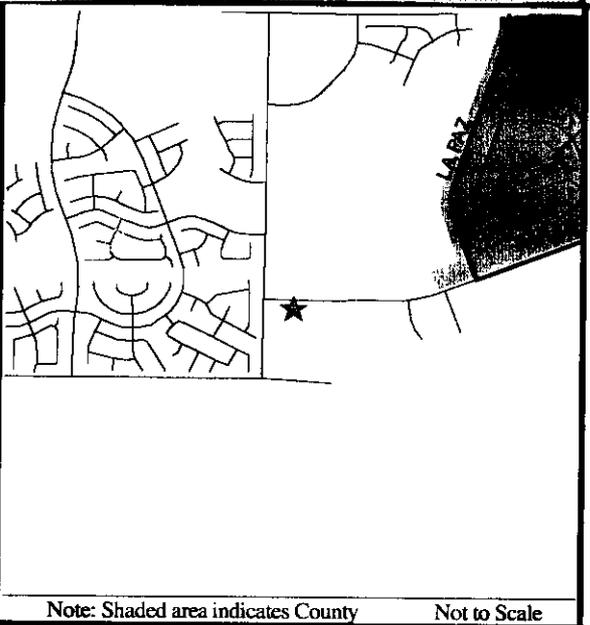
Staff Planner
 Russell Brito, Planner

Summary of Analysis

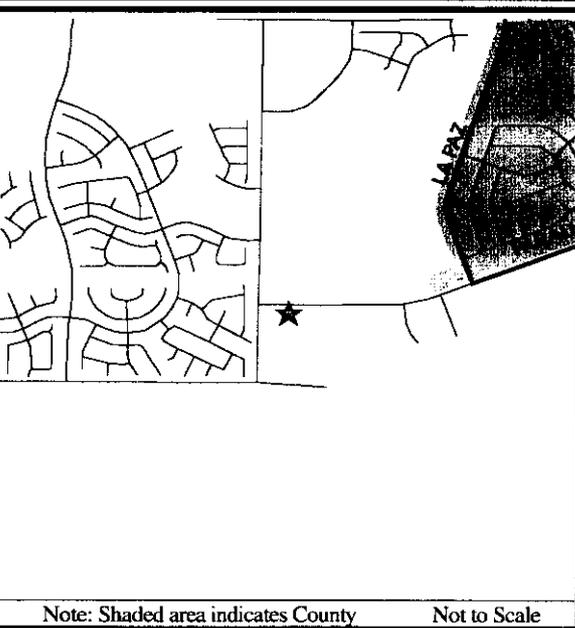
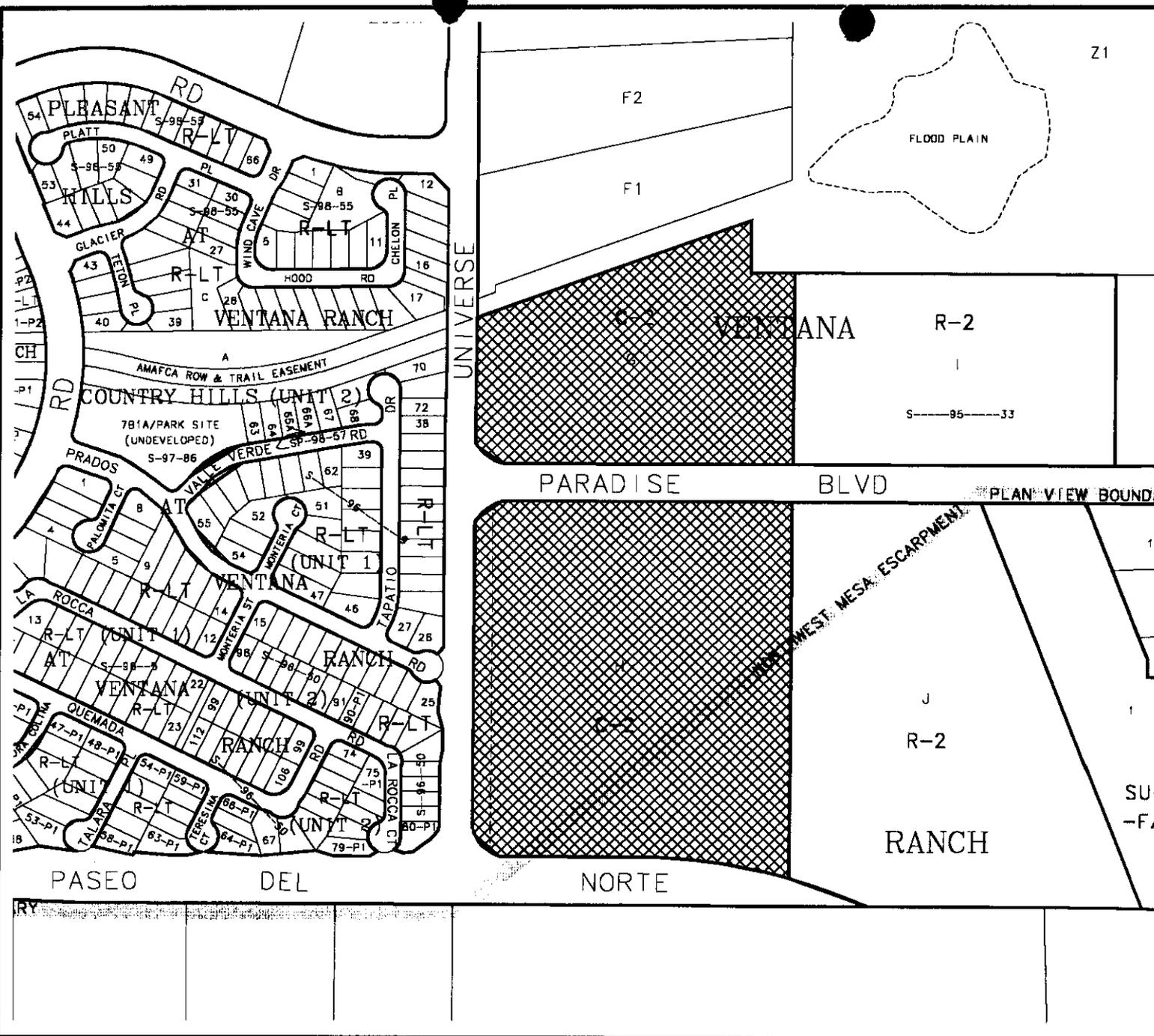
The subject site is designated a Village Center by the *West Side Strategic Plan (WSSP)*. The zone map amendment request furthers the applicable Goals and policies of the *Comprehensive Plan* and the *West Side Strategic Plan*. The request fulfills the policies and requirements of *Resolution 270-1980*. The current C-2 zoning gives the EPC little or no opportunity to mandate a prescriptive amount of office and/or residential uses.

The site development plan for subdivision furthers the applicable Goals and policies of the *Comprehensive Plan* and the *WSSP*. The submittal contains all of the information required by the *Zoning Code*. The submittal will be adequate with some changes and additions.

The site development plan for building permit furthers the applicable Goals and policies of the *Comprehensive Plan* and the *WSSP*. It is clearly an automobile-oriented and dominated development where pedestrian access and circulation, even though it is somewhat thoughtful, is an afterthought. The submittal should be revised to address the additional subdivision guidelines and requirements.



City Departments and other interested agencies reviewed this application from 7 April 2000 to 21 April 2000. Agency comments were used in the preparation of this report, and begin on page 27.



Note: Shaded area indicates County Not to Scale

ZONING MAP



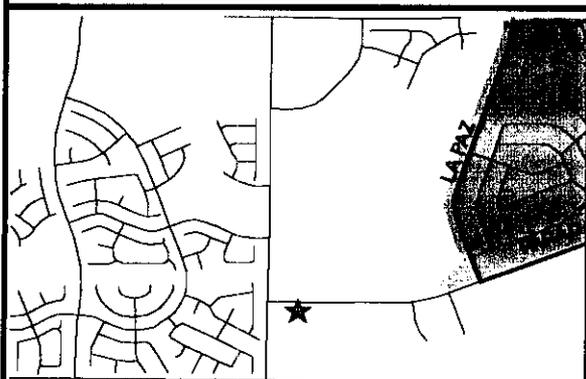
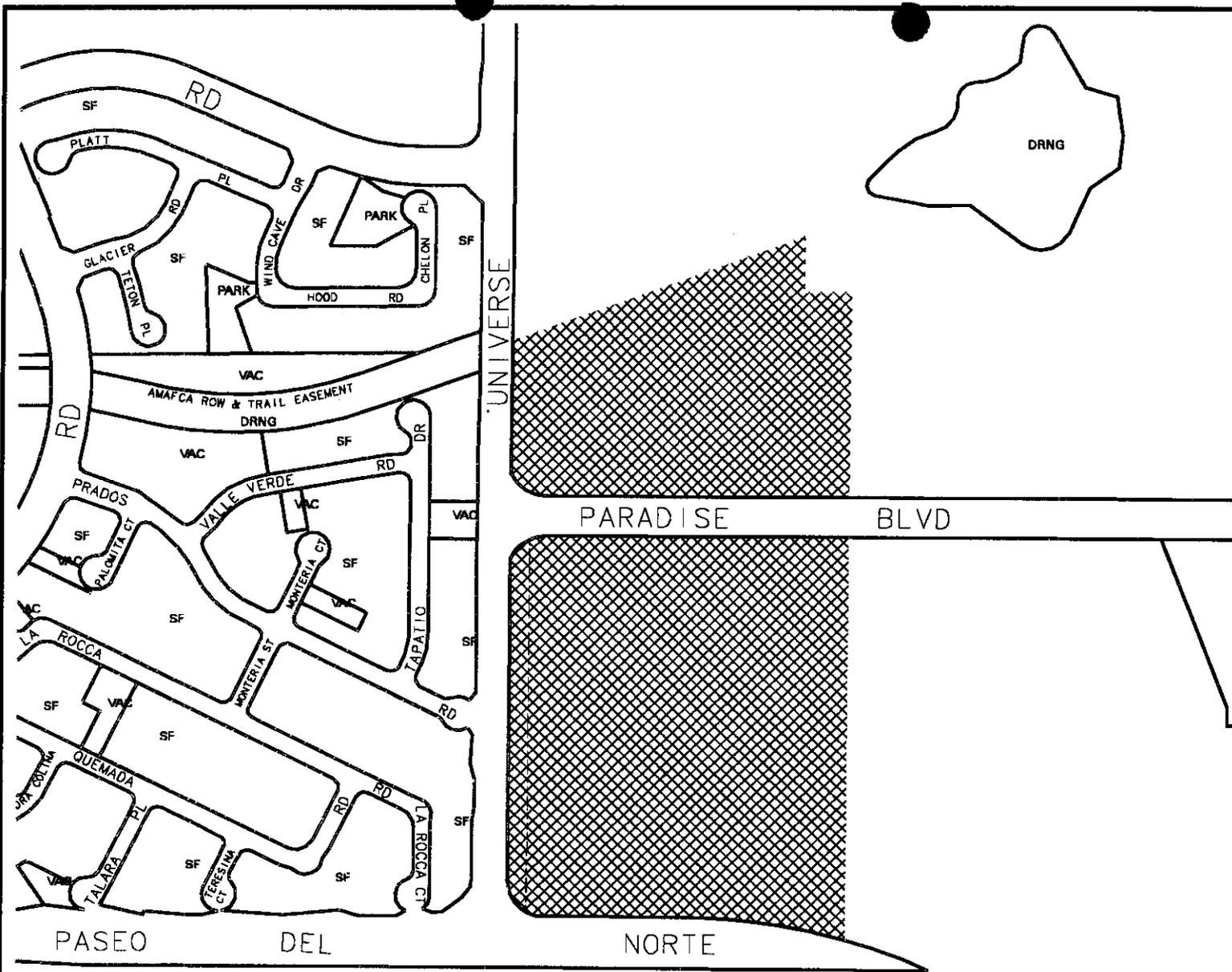
Scale 1" = 406'

PROJECT NO.
1000390

HEARING DATE
05-18-00

MAP NO.
B-10

APPLICATION NO.
00110-00000-00408
00128-00000-00409
00128-00000-00410



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"=406'

PROJECT NO.
1000390

HEARING DATE
05-18-00

MAP NO.
B-10

APPLICATION NO.
00110-00000-00408
00128-00000-00409
00128-00000-00410

Note: Shaded area indicates County Not to Scale

Development Services Report

SUMMARY OF REQUEST

<i>Requests</i>	1. Zone Map Amendment 2. Site Development Plan for Subdivision 3. Site Development Plan for Building Permit
<i>Location</i>	Tracts G and H, Ventana Ranch Subdivision located at the northeast corner of Paradise and Universe Boulevards NW

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>
<i>Site</i>	C-2	Established Urban; West Side Strategic Plan	undeveloped
<i>North</i>	R-LT	"	"
<i>South</i>	R-D	Developing Urban; West Side Strategic Plan	"
<i>East</i>	R-2	Established Urban; West Side Strategic Plan	"
<i>West</i>	R-LT	"	single family homes

Background

This site was annexed and zoned C-2, Community Commercial in 1985-86 as part of a larger 10,136 acre request (Z-85-84 / AX-85-20). At the time of the annexation, there was great opposition from the Paradise Hills community, but the annexation was accomplished without any appeals.

The subject site is undeveloped, as is the adjacent land to the north, south and east. A recent, suburban-type, tract-home development, zoned R-LT, lies to the west of the subject site across Universe Boulevard (Ventana Ranch). The subject site is designated as a Village Center by the *West Side Strategic Plan*. There is only a designated center core area and not an Adjacent Area on the Paradise Community Service Area map shown on page 114 of the Plan. As with other sections of the Plan, the map and the text describing the Village Center (pg. 105) differ

in the acreages of the core area: The map shows nearly 39 acres of center core area while the text denotes only 29 acres of center core area.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is within the Established Urban Area of 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.

Policy m Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

West Side Strategic Plan

The *West Side Strategic Plan* was first adopted by the City Council in 1997. The *West Side Strategic Plan* generally encompasses properties between the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central; specific boundaries are shown on the Plan Boundary Map in the Plan. It includes an applicable policy regarding land use in the Paradise Hills Community (*Policy 3.8*) and language regarding the Village Center designation of the subject site (Ventana Ranch):

Policy 3.8: The largest mix of land uses and the highest density shall develop in the Community Core Area and in Village Centers. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are appropriate along with commercial services in these areas. (Pg. 57)

Ventana Ranch

A retail center and adjacent higher density housing are proposed at the entrance to Ventana Ranch. Retail (C-2) uses are proposed for 29 acres, with approximately the same amount of higher density housing. Projected population and employment for 2020 are lower than needed for a village center with a range of uses. It is possible that this area will develop to near capacity by 2020, providing population to support a village center.

Center core area: 29 acres

Potential uses: Grocery, convenience retail, service, community facilities

This center could potentially become a community center to service the western portion of the Seven Bar and Paradise communities. (Pg. 105)

Northwest Mesa Escarpment Plan

The Northwest Mesa Escarpment Plan was adopted by the City in 1987, establishing "governing concepts which recognize the importance of the escarpment and adjacent areas to both this and the world-wide community." Four areas are mapped and established: the Escarpment Face (the area within the nine percent slope), the Conservation Area which includes the Escarpment Face and the immediately surrounding land, the Impact Area and the View Area. The subject site is within the View Area. Applicable Policies include:

POLICY #20. THE PREDOMINATE COLORS USED ON STRUCTURES WITHIN THE VIEW AREA SHALL BLEND WITH THE NATURAL COLORS OF THE MESA.

20-1 Predominate exterior surfaces of commercial and multi-family buildings shall be Approved Colors (Appendix E). Metal items such as vents, cooling units and other mechanical devices on roofs are subject to this regulation, as are fences. Dish antennae shall not be placed on roofs. Up to 20% of the opaque materials on any facade may be colors other than Approved Colors.

POLICY #21. STRUCTURES ABOVE AND BELOW THE ESCARPMENT SHALL NOT DOMINATE THE VIEWS OF THE ESCARPMENT FROM THE EAST SIDE.

21-1 The height of structures within the View Area shall comply with the requirements of the Comprehensive City Zoning Code, except that no structure shall exceed 40'0" in height.

Resolution 270-1980 (Zone Change Policy)

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

Resolution 91-1998 (R-70)

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

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

Long Range Roadway System

The Long Range Roadway System designates Paradise Boulevard as a Minor Arterial.

The Long Range Roadway System designates Universe Boulevard as a Minor Arterial.

The Long Range Bikeway System proposes a bike trail along Paseo del Norte.

ANALYSIS - Zone Map Amendment

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from C-2 to *SU-1 for Restricted C-2 Uses* for an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW. The applicant wishes to exclude specific C-2 Permissive Uses and include specific C-2 Conditional Uses as listed in Section 14-16-2-17 (A) and (B). Permissive C-2 Uses would be allowed with the following exceptions:

- Automobile body shop
- Automotive sales
- Bar
- Carnival, outdoor
- Circus, outdoor
- Disco, no liquor
- Fireworks sales
- Mobile home sales
- Mortuary
- Nightclub
- Nightclub
- Parking lot or structure (as a separate business)
- Rifle, pistol range, indoor
- Trailer rental for use elsewhere
- Trailer sales, mobile home and RV

The following C-2 Conditional Uses would be allowed as permissive:

- Apartment, assisted living, community residential program, and/or nursing homes
- Townhomes
- Brew pub
- Printing, publishing, lithography
- Retail store, business, or shops in which products may be manufactured or treated as an accessory use
- Drive in restaurant and drive in drug store with prescription pick-up
- Dry cleaning, laundry, clothes pressing
- Outdoor vehicle storage as part of the warehouse, self storage use, including manager's dwelling unit
- Retail sales of alcoholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
- Sales of alcoholic drinks for consumption on premises in restaurants

The preceding lists of restricted, permissive C-2 uses and allowed, conditional C-2 uses were arrived at by the applicant in conjunction with the Ventana Ranch Community Association. Letters of support from this neighborhood and from the Paradise Hills Civic Association are have been submitted and are part of the case file.

Staff conversations with the Zoning Code Services Division (Zoning Enforcement) indicate that the proposed zoning would be enforceable. The restricted, permissive C-2 uses and the allowed, conditional C-2 uses are specific enough in their description for enforcement purposes.

The request furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing land uses that will help create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The request furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing zoning which allows a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed by the zoning on the subject site.

The request meets all of the policies and requirements of *Resolution 270-1980*: the applicant has demonstrated that the existing zoning is inappropriate because the proposed use category is more advantageous to the community as articulated in the *West Side Strategic Plan*; the subject site is designated a Village Center which calls for a mix of land uses. The applicant's proposed SU-1 zone category includes residential and community service uses that will enhance the site's potential for a mix of uses.

There are two Village Center developments that have come before the EPC recently and can be compared and contrasted to the subject proposal in both size and proposed uses. These developments include the *WSSP* designated Unser/McMahon Village Center and Riverside Plaza, a de facto expansion of the Montañño/Coors Community Center.

The Unser/McMahon Village Center is comparable in size to the subject site, but the mix of land uses approved is more descriptive by requiring office and residential development along with the commercial uses. That case differs from the subject site, though, in that site had R-1 zoning prior to being designated as a Village Center while the subject site is currently zoned C-2, giving the Planning Commission little or no opportunity to mandate a prescriptive amount of office and/or residential uses.

The Riverside Plaza development is smaller in size than the subject site and has a mix of office and restricted commercial uses mandated and allowed by the approved zoning. But, as with the Unser/McMahon Village Center, the Planning Commission was in a position to require a mix of uses, as the site was previously zoned County A-1. The subject site before the Commission with the current request is currently zoned C-2 and is designated as a Village Center by the *West Side Strategic Plan*.

The two large tracts of land zoned R-2 which border the subject site on the east (Tracts I and J) make the proposed SU-1 for Restricted C-2 Uses zoning more palatable by acting as a potentially de facto Adjacent Area to complement the Village Center status of the subject site. Also, adjacent to the west of Tract J is a site zoned SU-1 for PRD FAR 0.5, which could potentially be developed as higher density housing as well.

This zone map amendment request is accompanied by a site development plan for subdivision and a site development plan for building permit. There are additional use restrictions with regards to permitted locations and design, but these are addressed in the site development plans.

ANALYSIS - Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW. The proposal would create sixteen separate lots ranging in size from 0.81 acre to 7.09 acres with retail and service uses.

The submittal furthers that applicable Goals and policies of the *Comprehensive Plan* by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers the opportunity for variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

The submittal furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area, though only commercial uses are currently proposed by the site development plan. The potential uses of grocery, convenience retail, service, and community facilities are all allowed on the subject site.

The submittal fulfills the requirements of the *Zoning Code* for a site development plan for subdivision. The site is clearly shown with proposed uses for each lot. Pedestrian and vehicular ingress, egress and internal circulation is specified on the submittal. The maximum building height allowed is 35 feet and the maximum floor area ratio is 0.22 F.A.R. The minimum building setbacks are illustrated, but the setback of the self storage lot, UG-4, along the eastern edge should be increased to at least ten feet to allow for a ten-foot-wide landscaping buffer between the subject site and the adjacent, residential zoning to the east.

The submittal furthers the applicable policies of the *Northwest Mesa Escarpment Plan* by allowing only colors that will blend in with the natural colors of the mesa and by limiting the maximum height to below 40'-0".

This site development plan for subdivision accompanies the zone map amendment for SU-1 zoning. In addition to the overall use restrictions and allowances contained in the proposed zoning, there are permitted locations and design restrictions that were also arrived at with the adjacent Ventana Ranch Community Association. These include:

- Restaurant fast food with drive up:
 - a. Not permitted on pads 3 and 4
 - b. Drive up window must be located only adjacent to Paseo Del Norte and Paradise Boulevard or on east elevation
- Auto repair, tire, battery, accessories, parts and detailing:

- a. Not permitted on pads 2, 3, 4, 5 or M-4
- b. Service areas to face internal to site
- Retail sales of alcoholic drinks for consumption off premises within 500 feet of any residential zone limited to Majors 1, 2, 3 and 4; Pads 1, 2, 5, 6, 7 and 8; Shops 1 & 2.

These additional location and design restrictions are included with the site development plan for subdivision and are evident and enforceable by the City, the developer and the adjacent neighborhood. The subdivision also has "General Architectural Design Requirements" that entail architectural finishes, materials, colors, character, design standards, screening, buffering, signage, landscaping, awnings, glazing, service areas, lighting and parking. These requirements are adequate for a site development plan for subdivision accompanied by a site development plan for building permit.

Additional guidelines should be added to the submittal, including:

- All Pad and Shops buildings shall have a minimum ten foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum eight foot wide clear path.
- All Major buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
- An outdoor patio space [*that is a minimum of 250 - 500 square feet in size*] with tables and seating shall be provided for reach building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
- Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
- A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) is required along property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
- No chain-link, razor wire or plastic vinyl fencing is permitted.
- No generic franchise building elevations or canopies are permitted.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
- ATM's should be architecturally integrated with building design.

- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
- Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 20 feet high within 300 feet of a residential zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
- Building mounted signage shall not be permitted on any elevations adjacent to or facing R-1 zoning.
- Off-premise signs are not permitted.

There are some design guidelines that do not keep with the spirit of this unique request and/or the unique location of the site and should be removed, including:

- Under "General Architecture", remove the last sentence: "The approval of site plans for building permits for each site will be delegated to the city of albuquerque planning staff."
- Under "Lighting", remove: "Main parking area lighting not to exceed 35' to fixture."

ANALYSIS - Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW. The applicant is proposing a unique approval process for building permits on the subject site. This unique proposal entails alternate building site plans and elevations for Pads 1, 2, 5, 8 and Major 4.

The applicant has submitted a definite site development plan for building permit for the entire subject site along with the alternates for the aforementioned lots. The applicant's proposal is for the Environmental Planning Commission to approve both the definite and alternate use site development plans for building permit with the stipulation that the alternate site plans, if selected for development, are delegated to the Development Review Board for review and approval. If a use is selected which does not conform to the approved site plan or one of the alternate use plans, then a new submittal to the EPC will be required.

This proposed strategy for development on the subject site appears to benefit the applicant very well by allowing for greater flexibility and a shorter review process for the aforementioned lots. The proposed strategy benefits the EPC and the Planning Department

by potentially reducing the number of requests that are submitted, reviewed and processed for the subject site. The proposed strategy benefits the adjacent Ventana Ranch neighborhood by delineating, up-front, exactly what uses are approved and where they may be located, as well as alternative uses and configurations.

The proposed strategy is acceptable with some clarifications and additions to the site development plan submittal. These include:

- The note regarding alternate uses should be placed on the landscape plan, gathering spaces, grading and drainage plan, utility plan, and all elevation sheets.
- Elevations that are also alternate use elevations should be clearly labeled as such.

The submittal furthers that applicable Goals and policies of the *Comprehensive Plan* by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers the opportunity for variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

The submittal furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed on the subject site.

The submittal furthers the applicable policies of the *Northwest Mesa Escarpment Plan* by allowing only colors that will blend in with the natural colors of the mesa and by limiting the maximum height to below 40'-0".

This site development plan for building permit accompanies the zone map amendment request for SU-1 zoning. The applicant has reviewed the proposed designs with the adjacent Ventana Ranch Community Association and a letter of support has been submitted by these neighbors as well as from the Paradise Hills Civic Association and are part of the case file.

Site Development Plan for Subdivision Design Guidelines and Requirements

The submitted site development plan for building permit should adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the subdivision Conditions of Approval. The application of the additional guidelines and requirements will enhance the current state of the proposed development.

Site Plan Layout / Configuration

The development and its uses as proposed by the submittal are not far removed from any other shopping center in this or any other city. It is clearly an automobile-oriented and dominated development where pedestrian access and circulation, even though it is somewhat thoughtful, is an afterthought.

The layout of the subject site can safely be described as two independent shopping centers separated by Paradise Boulevard. Tract G lies just to the north of Paradise Boulevard while

Tract H lies on the south side of it; the sheets of the submittal are organized to reflect this division.

Tract G is made up of four lots (Shops 3 and 4, Majors 3 and 4) arranged around the western, northern and eastern edges of the site in a horseshoe-type pattern. The largest parking area is located within the interior of the site and along the southern edge, adjacent to Paradise Boulevard.

Tract H contains twelve lots (Pads 1 - 8, Shops 2, Major 1, Major 2/ Shops 1, and Lot UG-4) arranged around the perimeter of the site with a large parking area in the center of the site. Lot UG-4 runs along most of the eastern edge of the site, providing a buffer for the adjacent, residentially zoned land.

Vehicular Access, Circulation and Parking

Tract G: Vehicular access is available to this northern parcel via one full-access curb cut from Universe Boulevard and three curb cuts from Paradise Boulevard. The main circulation aisles on the site parallel the horseshoe-type pattern of the buildings, looping from Paradise Boulevard and then back to the street. The overall parking space count is above the amount required by the *Zoning Code*. Parking is shared among all lots, necessitating cross-access and cross-parking agreements between them.

Tract H: Vehicular access is available via two, full-access curb cuts from Universe Boulevard and three curb cuts from Paradise Boulevard. Circulation on the site is essentially rectilinear, without a central focus, but access is available to all buildings on the site. Most of the parking is internalized, with an overall parking space count that is just above the amount required by the *Zoning Code*. Parking is shared among all lots, necessitating cross-access and cross-parking agreements between them.

The parking note on the submittal states: "The allowed parking shall be equal to the required parking plus 10% maximum." This note should be adequate to control unnecessary parking.

Both Tracts G and H feature parking aisles with pedestrian walkways that connect to buildings on either end. Speed humps/bumps should be utilized on both sides of the internal pedestrian crossings of drive aisles or each crossing should be a raised table, three inches above the drive aisle; there are eleven, internal pedestrian crossings of drive aisles on Tract G and twenty-four on Tract H.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to both Tracts G and H is available from several points along Paseo del Norte, Universe Boulevard, Paradise Boulevard and the adjacent AMAFCA channel. There are six pedestrian access points from Paradise Boulevard for both Tracts that line up with pedestrian crossings of the street. These crossings act as pedestrian links between the sites on either side of Paradise Boulevard. There are also direct pedestrian links that cross Universe Boulevard that link the development to the existing Ventana Ranch neighborhood.

Pedestrian circulation on both Tracts is comprehensive, providing direct pedestrian access between most buildings and throughout each major parking area. As discussed in the preceding section, speed humps/bumps should be utilized on both sides of the internal pedestrian crossings of drive aisles or each crossing should be a raised table, three inches

above the drive aisle; there are eleven, internal pedestrian crossings of drive aisles on Tract G and twenty-four on Tract H. Two additional pedestrian links should be added to Tract G: one from the northwest corner of the site to Major 4 and another connecting Shops 4 and Major 3.

A notable anomaly in the pedestrian circulation system is the lack of direct pedestrian connections between Pads 7 and 8 and Shops 2 at the northeast corner of Tract H. A path which begins in the Gathering Space between Major 2 and Shops 2 travels around the backside of Shops 2 to end in a "no pedestrian's land" at the junction of the three aforementioned lots. There should be direct pedestrian connections between these three lots.

Four "gathering spaces" are designated on a separate sheet, three on Tract H and one on Tract G. These spaces all include shade trees and bench seating. Though they are not all centralized, they do provide shaded places for pedestrians to sit and/or eat.

Bicycle access is available from all adjacent streets and trails. Bicycle parking is needed at Shops 3 and Pads 4 and 6. Transit access is currently not available on any of the adjacent streets.

Lighting

Lighting on the site is provided by shielded, shoebox fixtures mounted on 35' steel poles. The height of these poles should be reduced to 24' maximum and a maximum of 20 feet high within 300 feet of a residential zone to minimize any adverse affects on the residential lands which surround the subject site.

Landscaping

The subject site's landscape plan shows an adequate coverage of trees, shrubs, and groundcover in strategic locations to provide shade to pedestrians and relief from hard surfaces. The major east-west, pedestrian walkway between Majors 3 and 4 on Tract G should have additional shade trees planted along its length similar to the major east-west pedestrian walkways on Tract H.

The eastern setback of Lot UG-4 should be increased to at least ten feet to allow for a ten-foot-wide landscaping buffer between the subject site and the adjacent, residential zoning to the east.

Grading, Drainage, Utility Plans

Flows for Tract G are shown as directed to the northeast corner of the site and discharged into the AMAFCA facility to the north. Flows for the northern half of Tract H are shown to be collected at the northeast corner of the site and routed north through Tract G for discharge into the AMAFCA facility to the north. Flows for the southern half of Tract H are shown to be collected at the southeast corner of the site and conveyed to a temporary detention facility just to the east.

Water and sanitary sewer utilities are available from Paradise and Universe Boulevards. An interim lift station is shown to the west of the site on Tract J.

Architecture and Signage

Twelve sheets of elevations are included with the applicant's submittal covering every building on the proposed development. The architectural style of the buildings is consistent throughout the subject site. Basically, the each building consists of:

- a base of four courses of medium tan, split face block
- exterior walls of light tan stucco
- a flat roof with mechanical equipment screened by a parapet with a cornice
- entry/portal areas with square, stucco columns topped with mission-style, pitched roofs of a color "to blend with bldg. color"
- bronze colored, aluminum frame windows and doors

The facades of the large Major buildings are expansive and lack articulation to give them a human scale. Variations in the surface of the exterior walls and/or display windows should be added to the building elevations.

Additions or changes that need to be addressed include:

- the color of the roof tiles should be specified
- the color of the building cornices should be specified
- all loading dock and receiving areas should be visually screened with walls and roofs that integrate with the building architecture
- in addition to a ten foot landscape buffer, the eastern edge of Lot UG-4 should have a minimum eight foot high, solid wall along its entire length
- variations in the surface of the exterior walls and/or display windows as per the additional design requirements shall be added to the building elevations

The signage shown on the submittal consists of monument and pylon signs. The monument sign detail is shown as nearly ten feet high, twelve feet wide with 50 square feet of sign area. The pylon sign is shown as twenty-six feet high, twelve feet wide with 150 square feet of sign area. Colors and materials of the signs should match those of the buildings and be called out on the detail diagrams.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Parks & Recreation Department would like to review and approve the trail design and any landscaping adjacent to Paseo del Norte. A condition is dedication of no less than 15' of trail right-of-way, and construction of a 10' wide asphalt trail along the north side of Paseo del Norte. Right-of-way dedication and trail construction shall occur as part of final DRB sign-off and/or final plat approval.

Universe is shown in this submittal as having a 10' asphalt trail outside the right of way but within a utility easement. Is this a trail or sidewalk?. In its northern section, between Paradise and the channel, the trail is shown next to the curb. A 5' separation is recommend by the Parks and Recreation Department.

Neighborhood Concerns

The Ventana Ranch Community Association and the Paradise Hills Civic Association support the applicant's requests.

Conclusions

The subject site is designated a Village Center by the *West Side Strategic Plan*. The zone map amendment request furthers the applicable Goals and policies of the *Comprehensive Plan* and the *West Side Strategic Plan*. The request fulfills the policies and requirements of *Resolution 270-1980* by demonstrating that the proposed zone category is more advantageous to the community as articulated in the *West Side Strategic Plan*. The site's current C-2 zoning gives the Planning Commission little or no opportunity to mandate a prescriptive amount of office and/or residential uses.

The site development plan for subdivision furthers the applicable Goals and policies of the *Comprehensive Plan* and the *West Side Strategic Plan*. The submittal contains all of the information required by the *Zoning Code*. The submittal will be adequate with some changes and additions.

The site development plan for building permit furthers the applicable Goals and policies of the *Comprehensive Plan* and the *West Side Strategic Plan*. It is clearly an automobile-oriented and dominated development where pedestrian access and circulation, even though it is somewhat thoughtful, is an afterthought. The submittal should be revised to address the additional subdivision guidelines and requirements.

FINDINGS - Zone Map Amendment

1. This is a request for a zone map amendment from C-2 to *SU-1 for Restricted C-2 Uses* for an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW. This zoning excludes specific C-2 Permissive Uses and includes specific C-2 Conditional Uses.
2. The request furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing land uses that will help create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The request furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing zoning which allows a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed by the zoning on the subject site.
4. The request meets all of the policies and requirements of *Resolution 270-1980*: the applicant has demonstrated that the existing zoning is inappropriate because the proposed use category is more advantageous to the community as articulated in the *West Side Strategic Plan*; the subject site is designated a Village Center which calls for a mix of land uses.
5. This request is accompanied by a site development plan for subdivision and a site development plan for building permit. There are additional use restrictions with regards to permitted locations and design, but these are addressed in the site development plans.
6. Permissive C-2 Uses are allowed with the following exceptions:
 - Automobile body shop
 - Automotive sales
 - Bar
 - Carnival, outdoor

- Circus, outdoor
- Disco, no liquor
- Fireworks sales
- Mobile home sales
- Mortuary
- Nightclub
- Nightclub
- Parking lot or structure (as a separate business)
- Rifle, pistol range, indoor
- Trailer rental for use elsewhere
- Trailer sales, mobile home and RV

7. The following C-2 Conditional Uses are allowed as permissive:

- Apartment, assisted living, community residential program, and/or nursing homes
- Townhomes
- Brew pub
- Printing, publishing, lithography
- Retail store, business, or shops in which products may be manufactured or treated as an accessory use
- Drive in restaurant and drive in drug store with prescription pick-up
- Dry cleaning, laundry, clothes pressing
- Outdoor vehicle storage as part of the warehouse, self storage use, including manager's dwelling unit
- Retail sales of alcoholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
- Sales of alcoholic drinks for consumption on premises in restaurants

8. The preceding lists of restricted, permissive C-2 uses and allowed, conditional C-2 uses were arrived at by the applicant in conjunction with the Ventana Ranch Community Association. Letters of support from this neighborhood and from the Paradise Hills Civic Association are have been submitted and are part of the case file.

RECOMMENDATION - Zone Map Amendment

APPROVAL of 00110 00000 00408, a zone map amendment from C-2 to SU-1 for Restricted C2 Uses for Tracts G and H, Ventana Ranch Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - Zone Map Amendment

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions.

2. Permissive C-2 Uses are allowed with the following exceptions:
 - Automobile body shop
 - Automotive sales
 - Bar
 - Carnival, outdoor
 - Circus, outdoor
 - Disco, no liquor
 - Fireworks sales
 - Mobile home sales
 - Mortuary
 - Nightclub
 - Nightclub
 - Parking lot or structure (as a separate business)
 - Rifle, pistol range, indoor
 - Trailer rental for use elsewhere
 - Trailer sales, mobile home and RV

3. The following C-2 Conditional Uses are allowed as permissive:
 - Apartment, assisted living, community residential program, and/or nursing homes
 - Townhomes
 - Brew pub
 - Printing, publishing, lithography
 - Retail store, business, or shops in which products may be manufactured or treated as an accessory use
 - Drive in restaurant and drive in drug store with prescription pick-up
 - Dry cleaning, laundry, clothes pressing
 - Outdoor vehicle storage as part of the warehouse, self storage use, including manager's dwelling unit
 - Retail sales of alcoholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
 - Sales of alcoholic drinks for consumption on premises in restaurants

FINDINGS - Site Development Plan for Subdivision

1. This is a request for approval of a site development plan for subdivision for an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW. The proposal would create fifteen separate lots ranging in size from 0.81 acre to 7.09 acres with retail and service uses.
2. The submittal furthers that applicable Goals and policies of the *Comprehensive Plan* by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers the opportunity for variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The submittal furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed on the subject site.
4. The submittal fulfills the requirements of the *Zoning Code* for a site development plan for subdivision.
5. The submittal furthers the applicable policies of the *Northwest Mesa Escarpment Plan* by allowing only colors that will blend in with the natural colors of the mesa and by limiting the maximum height to below 40'-0".
6. This site development plan for subdivision accompanies the zone map amendment for SU-1 zoning.
7. The submittal will be adequate with some changes and additions as outlined in the Conditions of Approval.

RECOMMENDATION - Site Development Plan for Subdivision

APPROVAL of 00128 00000 00409, a site development plan for subdivision for Tracts G and H, Ventana Ranch Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - Site Development Plan for Subdivision

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following 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. Additional design guidelines shall be added to the site development plan, including:
 - a. All Pad and Shops buildings shall have a minimum ten foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum eight foot wide clear path.
 - b. All Major buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
 - c. An outdoor patio space [*that is a minimum of 250 - 500 square feet in size*] with tables and seating shall be provided for each building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
 - d. Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
 - e. For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
 - f. A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) is required along property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.

- g. No chain-link, razor wire or plastic vinyl fencing is permitted.
 - h. No generic franchise building elevations or canopies are permitted.
 - i. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
 - j. No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
 - k. ATM's shall be architecturally integrated with building design.
 - l. Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
 - m. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
 - n. Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
 - o. Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
 - p. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 20 feet high within 300 feet of a residential zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
 - q. Building mounted signage shall not be permitted on any elevations adjacent to or facing R-1 zoning.
 - r. Off-premise signs are not permitted.
3. The following design requirements shall be deleted:
- a. Under "General Architecture", remove the last sentence: "The approval of site plans for building permits for each site will be delegated to the city of albuquerque planning staff."
 - b. Under "Lighting", remove: "Main parking area lighting not to exceed 35' to fixture."

4. Conditions of the Public Works Department:
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. Dedication of right-of-way for Paradise and Universe Boulevards, and Paseo del Norte.
 - c. Construction of Paradise and Universe Boulevards, and Paseo del Norte will occur as the center develops.
 - Development of any pad site within the northern half of the center will require the construction of the east half of Universe Boulevard (Paradise to Arroyo).
 - Development of any pad site within the southern half of the center will require the construction of all of Universe Boulevard (Paseo del Norte to Paradise); the south half of Paradise Boulevard (Universe to eastern Property Line.); Paseo del Norte (Universe to eastern Property Line.); and the vacation of temporary Paseo del Norte / Paradise connection.

These facilities will include 6 foot sidewalks and / or 10 foot bicycle facilities as shown. Location of deceleration lanes will be determined by the Traffic Engineer.

- d. Details related to 1) access along Paradise Boulevard, and 2) bikeway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.
 - e. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructures must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
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FINDINGS - Site Development Plan for Building Permit

1. This is a request for approval of a site development plan for building permit for an approximately 39 acre site located at the intersection of Paradise and Universe Boulevards NW.
2. The submittal contains both the definite and alternate use site development plans for building permit with the stipulation that the alternate site plans, if selected for development, are delegated to the Development Review Board for review and approval. If a use is selected which does not conform to the approved site plan or one of the alternate use plans, then a new submittal to the Environmental Planning Commission will be required.
3. The submittal furthers that applicable Goals and policies of the *Comprehensive Plan* by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers the opportunity for variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The submittal furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a mix of land uses in a designated Village Center. Multifamily housing, public facilities, educational and employment facilities, and other non-single family uses are allowed along with commercial services in this area. The potential uses of grocery, convenience retail, service, and community facilities are all allowed on the subject site.
5. The submittal furthers the applicable policies of the *Northwest Mesa Escarpment Plan* by allowing only colors that will blend in with the natural colors of the mesa and by limiting the maximum height to below 40'-0".
6. This site development plan for building permit accompanies the zone map amendment request for SU-1 zoning.
7. The submitted site development plan for building permit should adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as

the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 00000 00409).

RECOMMENDATION - Site Development Plan for Building Permit

APPROVAL of 00128 00000 00410, a site development plan for building permit for Tracts G and H, Ventana Ranch Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - Site Development Plan for Building Permit

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The following clarifications and additions to the site development plan submittal shall be addressed:
 - a. The note regarding alternate uses shall be placed on the landscape plan, gathering spaces, grading and drainage plan, utility plan, and all elevation sheets.
 - b. Elevations that are also alternate use elevations shall be clearly labeled as such.
3. The submitted site development plan for building permit shall adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 00000 00409).
4. Pedestrian and bicycle amenities:
 - a. Speed humps/bumps shall be utilized on both sides of the internal pedestrian crossings of drive aisles or each crossing shall be a raised table, three inches above the drive aisle.

- b. Two additional pedestrian links shall be added to Tract G: one from the northwest corner of the site to Major 4 and another connecting Shops 4 and Major 3.
 - c. There shall be direct pedestrian connections between Pads 7 and 8 and Shops 2 at the northeast corner of Tract H. The path which begins in the Gathering Space between Major 2 and Shops 2 and then travels around the backside of Shops 2 shall connect to Pads 7 and 8.
 - d. Bicycle parking shall be shown at Shops 3 and Pads 4 and 6.
5. The height of the lighting poles shall be reduced to 24' maximum and a maximum of 20 feet high within 300 feet of a residential zone.
6. Landscaping:
- a. The major east-west, pedestrian walkway between Majors 3 and 4 on Tract G shall have additional shade trees planted along its entire length similar to the major east-west pedestrian walkways on Tract H.
 - b. The entire, eastern setback of Lot UG-4 shall be increased to at least ten feet to allow for a ten-foot-wide landscaping buffer between the subject site and the adjacent, residential zoning to the east.
7. Elevations and signs:
- a. the color of the roof tiles shall be specified
 - b. the color of the building cornices shall be specified
 - c. all loading dock and receiving areas shall be visually screened with walls and roofs that integrate with the building architecture
 - d. in addition to a ten foot landscape buffer, the eastern edge of Lot UG-4 shall have a minimum eight foot high, solid wall along its entire length
 - e. variations in the surface of the exterior walls and/or display windows as per the additional design requirements shall be added to the building elevations
 - f. Colors and materials of the signs shall match those of the buildings and be called out on the detail diagrams.

8. The comments and conditions of the Parks and Recreation Department shall be addressed:
 - a. The applicant shall take the trail design and any landscaping adjacent to Paseo del Norte to the Parks & Recreation Department for review and approval prior to final DRB approval.
 - b. Dedication of no less than 15' of trail right-of-way, and construction of a 10' wide asphalt trail along the north side of Paseo del Norte. Right-of-way dedication and trail construction shall occur as part of final DRB sign-off and/or final plat approval.
 - c. The 10' asphalt trail along Universe, outside the right of way but within a utility easement shall be clarified as either a trail or a sidewalk. In its northern section, between Paradise and the channel, there shall be a 5' separation between the trail and the curb.

9. Conditions of the Public Works Department:
 - a. The entrance in the immediate proximity of Major No.4 must be reconfigured and channelized to better define traffic patterns and placement of control devices.
 - b. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - c. Location of walls, fences, refuse containers and signs must meet the clear sight distance requirements for adjacent streets and internal circulation aisles.
 - d. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets, i.e., pedestrian linkages between pads major tenants.
 - e. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - f. Provision of street trees and landscaping on Paseo del Norte, Paradise and Universe Boulevards.
 - g. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - h. Coordination with the Solid Waste Department with regard to refuse container location and access.
 - i. Details related to 1) access along Paradise Boulevard, and 2) bikeway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be

addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.

- j. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructures must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- k. The utility plan will address potential conflicts, including: The sanitary outfall appears to be routed through a storm sewer manhole; Status, operation and maintenance responsibilities for the "temporary lift station" must also be addressed. These issues must be resolved prior to DRB action.



Russell Brito
Planner

RB/ac

cc: Las Ventana LTD Partnership, #10 Tramway Lp., Albuquerque, NM 87122
George Rainhart Architect, 2325 San Pedro #2B NE Albuquerque, NM 87110
Lisa Kilbreth, #10 Tramway Loop, NE, Albuquerque, NM 87122
Lawrence Weaver, 6001 Unitas Ct. NW, Albuquerque, NM 87114-4938

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Section 14-16-3-10 provides that a special landscape buffer, minimum 10 feet wide and consisting primarily of trees, be created where nonresidential development abuts a residential zone. The landscaping buffer east of the "self storage" does not meet this standard.

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City were completed on May 31, 1998.

PROPOSED ZONE CHANGE REQUEST

No adverse comment on the proposed zone change request.

PROPOSED SITE PLAN FOR SUBDIVISION PURPOSES REQUEST

Conditions of approval should include:

- A) All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- B) Dedication of right-of-way for Paradise and Universe Boulevards, and Paseo del Norte.
- C) Construction of Paradise and Universe Boulevards, and Paseo del Norte will occur as the center develops.
 - Development of any pad site within the northern half of the center will require the construction of the east half of Universe Boulevard (Paradise to Arroyo).
 - Development of any pad site within the southern half of the center will require the construction of all of Universe Boulevard (Paseo del Norte to Paradise); the south half of Paradise Boulevard (Universe to eastern Property Line.); Paseo del Norte (Universe to eastern Property Line.); and the vacation of temporary Paseo del Norte / Paradise connection.

These facilities will include 6 foot sidewalks and / or 10 foot bicycle facilities as shown. Location of deceleration lanes will be determined by the Traffic Engineer.

PROPOSED SITE PLAN FOR BUILDING PERMIT REQUEST

Conditions of approval should include:

- A. The entrance in the immediate proximity of Major No.4 must be reconfigured and channelized to better define traffic patterns and placement of control devices.

- B. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- C. Location of walls, fences, refuse containers and signs must meet the clear sight distance requirements for adjacent streets and internal circulation aisles.
- D. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets, i.e., pedestrian linkages between pads major tenants.
- E. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- F. Provision of street trees and landscaping on Paseo del Norte, Paradise and Universe Boulevards.
- G. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- H. Coordination with the Solid Waste Department with regard to refuse container location and access.

Transportation Planning:

RECOMMENDATION:

Approval of the "site plan for subdivision" and "site plan for building permit" should be deferred until the details related to 1) access along Paradise Boulevard, and 2) bikeway facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte have been worked out to the satisfaction of the Parks & Recreation and Public Works Departments, as more specifically described below.

FINDINGS:

Paseo del Norte is designated a limited access, principal arterial on the Long Range Roadway System map with a minimum right-of-way requirement of 156 feet. Additional right-of-way may be required as determined by the City Engineer.

Paradise Boulevard is designated a minor arterial on the Long Range Roadway System map with a minimum right-of-way requirement of 106 feet. Additional right-of-way may be required as determined by the City Engineer.

Universe Boulevard is designated a minor arterial on the Long Range Roadway System map with a minimum right-of-way requirement of 86 feet.

The Long Range Bikeway Systems map identifies a proposed bike trail on Paseo del Norte, extending from Golf Course Road to Paseo del Volcan. The location of the trail is appropriate on the north side of Paseo del Norte as shown on the applicant's site plan. Additional right-of-way along Paseo may be required by the City Engineer unless the trail is located within the boundaries of the development, as shown on the site plan. The site plan for building permit does not clearly note this commitment. Moreover, the landscaping plan indicates the trail facility is to be provided by others, which without an easement, effectively precludes construction of the trail on-site. Details regarding the trail facility should be worked out with the Parks & Recreation Department Trails Coordinator in advance of site plan approval.

The West Side Strategic Plan and the draft Comprehensive Bike Plan recommend bike lanes on Paradise Boulevard. The extension of bike lanes to this development is consistent with City goals for promoting alternative modes of travel to centers of activity, and for encouraging a reduction in auto use. Additional right-of-way along Paradise may be required by the City Engineer for the addition of bike lanes. Details regarding the bike lanes should be worked out with the Public Works Department Bicycle and Pedestrian Planner in advance of approval of the site plan.

The number of driveway accesses and median openings along Paradise Boulevard is problematic from a traffic operations standpoint, particularly at the intersection of Paradise and Universe. The high number of driveway conflict points will discourage bicycle and pedestrian travel through this development. Details regarding a modified access plan should be worked out with the City Engineer in advance of site plan application.

Utility Development:

The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructures must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI. The utility plan shows some apparent conflicts. The sanitary outfall appears to be routed through a storm sewer manhole. Status, operation and maintenance responsibilities for the >temporary lift station= must also be addressed. These issues must be resolved prior to DRB or DRC action.

Traffic Engineering Operations:

No adverse comment provided we have excellent sight distance at each intersection and that transportation infrastructure is fully adequate before construction is complete.

Hydrology:

The Hydrology Section has no objection to the zone map amendment request. An approved drainage report is required for Site Development Plan sign-off.

Transportation Planning:

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No comment."

Environmental Services Division

"No known landfills in the immediate vicinity."

NEIGHBORHOOD SERVICES

"No association."

PARKS AND RECREATION

Design & Development

Paseo del Norte is a proposed primary trail in the Trails and Bikeways Facility Plan (TBFP). Parks & Recreation would need to review and approve the trail design and any landscaping adjacent to it. A condition is dedication of no less than 15' of trail right-of-way, and construction of a 10' wide asphalt trail along the north side of Paseo del Norte. Right-of-way dedication and trail construction shall occur as part of final DRB sign-off and/or final plat approval.

Universe is shown in this submittal as having a 10' asphalt trail outside the right of way but within a utility easement. Is this a trail or sidewalk?. A trail on Universe is not on the TBFP. In its northern section, between Paradise and the channel, the trail is shown next to the curb. A 5' separation is recommend

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

No comment.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Disapproved-must coordinate with the SWMD for accessibility and refuse enclosure locations. Call T.L. Baca 761-8142."

FIRE DEPARTMENT/Planning

This project needs to come into our office for review by a representative to determine required fire flow and fire hydrant(s) location before any approval is granted. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall be installed and operating prior to this construction project. Our office upon permit stage will conduct its normal plan review."

TRANSIT DEPARTMENT

"No comment."

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

"The proposed project is adjacent to AMAFCA property and coordination with AMAFCA will be required."

ALBUQUERQUE PUBLIC SCHOOLS

"No adverse comment."

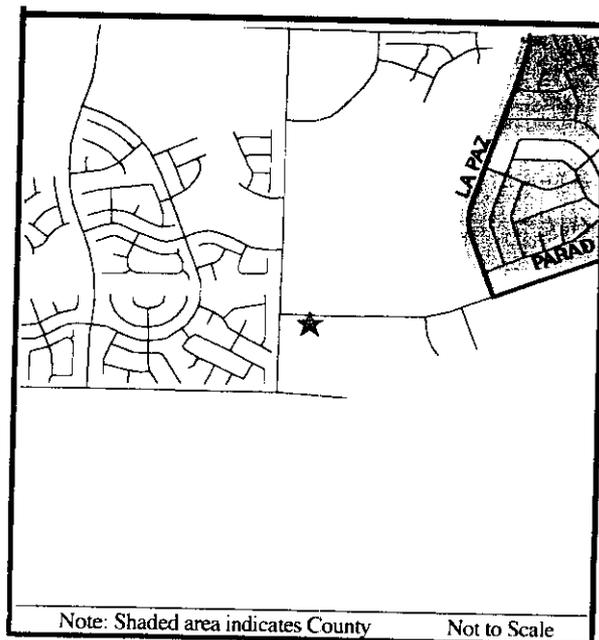
MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No adverse comment. For information, the Long Range Roadway System designates Paradise Boulevard as a minor arterial and proposes Universe Boulevard as a minor arterial. The Long Range Bikeway System proposes a bike trail along Paseo del Norte. Planning for this shopping center should incorporate the future bike trail as well as making provision for potential future transit service."

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, May 18, 2000 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:

- Z-00128 00000 00294 Resource Technology Inc., agents for 5 B Management, request approval of a site development plan for building permit for the westerly portion of Lot 4, Jefferson Commons II, zoned IP, located on Office Boulevard NE between Singer Boulevard and I-25 Frontage Road, containing approximately 3.52 acres. (F-17) Debbie Stover, Staff Planner
- Z-00110 00000 00365 Michael Conway, agent for George Katsaras Et Al, request a zone map amendment from R-D to C-1 and amendment of the North I-25 Sector Development Plan for Lot 29, Block 11, North Albuquerque Acres, located on Palomas Avenue NE between San Pedro Drive and Louisiana Blvd. containing approximately .9 acres. (D-18) Bob Torres, Staff Planner
- Z-00110 00000 00414 J Construction, agents for Roberta Freid, requests a zone map amendment from R-1 to R-T, for Lot 11-15, Block 23, Thomas Addition, located on Hendrix NE and Hilton Avenue between Parsifal and Hilton Place containing approximately .75 acres. (G-20) Debbie Stover, Staff Planner
- Z-00110 00000 00408
00128 00000 00409
00128 00000 00410 George Rainhart Architect, agents for Las Ventana LTD Partnership, requests a zone map amendment from C-2 to SU-1 for C-2 Uses with restrictions plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tracts G and H, Ventana Ranch Subdivision, located on Paradise Boulevard NW and Universe Boulevard, containing approximately 38.62 acres. (B-10) Russell Brito, Staff Planner



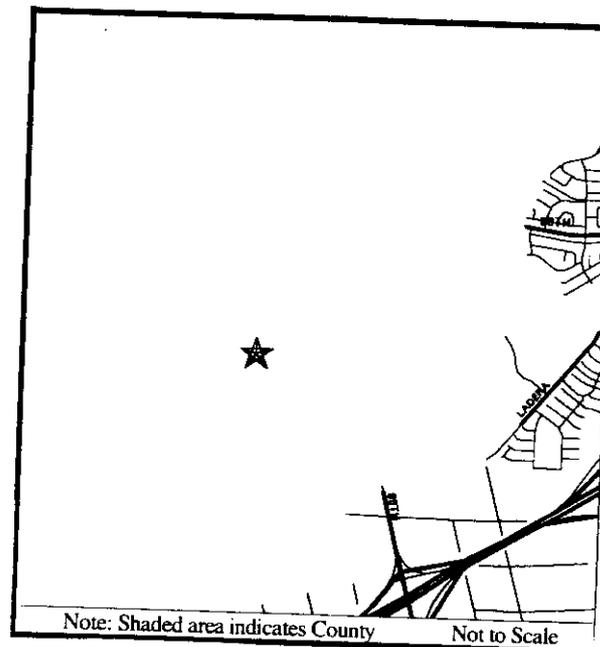
- Z-00110 00000 00435
00138 00000 00436 Garcia/Kraemer & Associates, agents for Randall Rael, request a zone map amendment from SU-2/TH to SU-2/O-1 plus an amendment to the Downtown Neighborhood Sector Development Plan for Lots 3, 4, 5, and 6, Block 25, Perea Addition, located on 11th Street NW between Lomas Boulevard and Orchard Place, containing approximately 0.27 acre. (J-13) Debbie Stover, Staff Planner
- Z-00110 00000 00455 Wilson & Company, agents for Argus Development, request a zone map amendment from SU-1/Office to R-D 10 DU/A and amendment to the East Atrisco Sector Development Plan, for portions of Tract 335 and 334, Town of Atrisco Grant, located on Ouray Road NW between Estancia Drive and 57th Street containing approximately 6.824 acres. (H-11) Bob Torres, Staff Planner
- Z-00110 00000 00458 John Myers, agent for Urban Assets LLC, request a zone map amendment from SU-1/Bakery, Bookstore and Restaurant without Liquor Service (eastern portion of Tract A) and SU-1/PRD/22DU/AC & O-1 Permissive Uses (western portion of Tract A) to SU-1/Bakery, Bookstore & Restaurant with on premise sales of beer and wine, for Tract A, Lands of Double Rainbow, located on Juan Tabo Boulevard NE between Montgomery Boulevard and La Grima de Oro, containing approximately 2.29 acres. (F-21) Debbie Stover, Staff Planner
- Z-00110 00000 00460
00128 00000 00461 Tierra West LLC, agents for Union Pension Transaction Trust 932 NM, request a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 & R-3 Uses plus approval of a site development plan for subdivision purposes for Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road and Union Way Road, containing approximately 10.460 acres. (F-16) Russell Brito, Staff Planner
- Z-00110 00000 00462 Tierra West LLC, agents for Charles Williams & Jim W. Shull Jr., request a zone map amendment from R-3 & R-1 to R-LT for Remaining Portion, St. Anthony's Orphanage (Tract 246), and Tracts 222-B, 223-B1, 223-B2 & 223-B3, MRGCD Map 35, located on Indian School Road NW between Rio Grande Boulevard and 12th Street, containing approximately 11.61 acres. (H-13) Russell Brito, Staff Planner
- Z-00128 00000 00430
00128 00000 00431 Jeff Mortensen & Associates Inc., agents for Arlan Collatz, Collatz, Inc., request approval of a site development plan for subdivision and approval of a site development plan for building permit for Lots 26, 27, 28, 29, 33, 34, 35, 36, 37, and 38 (Lava Shadows), Township 11 North, Range 2 East, N.M.P.M., zoned SU-1 Residential, located on Unser Boulevard NW between 71st Street and Western Trail NW, containing approximately 17.1 acres (F-10) Debbie Stover, Staff Planner

Z-00128 00000 00450

Alex Harrison, Architect, agent for Dions, requests approval of a site development plan for building permit for Lot 6, Block 20, Tract 2, Unit 3 of North Albuquerque Acres, located on Paseo del Norte NE between Wyoming Boulevard and Barstow Street containing approximately 0.78 acres. (C-19) Bob Torres, Staff Planner

Z-00128 00000 00456
00128 00000 00457

Consensus Planning, agents for Westland Development/Mesa Golf Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for unplatted piece of land, Town of Atrisco Grant, zoned RR, located Northwest of 98th Street NW and Unser Boulevard between Interstate-40 and Ouray Road, containing approximately 550 acres. (H-7-9 & J-7-9) Russell Brito, Staff Planner



Z-00128 00000 00459

Claudio Vigil Architects, agents for Victory Love Fellowship, request an amendment to a site development plan for Tract A-1, Lands of Victory Love Fellowship Church, zoned SU-1 for Church and Related Facilities, located on Central Avenue, between Coors Road and Unser Boulevard, containing approximately 14.5 acres. (K-10) Bob Paulsen, Staff Planner

Z-00128 00000 00464

Rick Bennett, agent for Bob Kitts, requests approval of a site development plan for building permit for Tract A and B, Block 29, MRGCD Map 29, zoned SU-1 for IP, located on the corner of Osuna Road NE between the railroad tracks and Edith Boulevard NE, containing 6.428 acres. (E-15) Debbie Stover, Staff Planner

- Z-00128 00000 00465 Schuss Clark, an Architectural Corporation, agents for IHOP Corporation, request approval of a site development plan for building permit for Tract C, Cottonwood Corners, zoned SU-1 for IP, located on NM Hwy 528 NW between Coors Boulevard and Ellison Drive containing approximately 1.35 acres. (A-14) Bob Torres, Staff Planner
- Z-00128 00000 00466 Schuss Clark, an Architectural Corporation, agents for IHOP Corporation, request approval of a site development plan for building permit for Lot 7, La Cueva Town Center, zoned C-2, located on Paseo del Norte NE between Wyoming Boulevard and Barstow Street containing approximately .76 acres. (C-19) Bob Torres, Staff Planner
- Z-00114 00000 00443 Advanced Engineering & Consulting LLC, agents for Panorama Investment LLC, request annexation and establishment of zoning for Tract 423, Unit 3, Town of Atrisco Grant, located on Tower Road SW between Unser Boulevard SW and 82nd Street SW, containing approximately 5 acres. (L-10) Debbie Stover, Staff Planner
- Z-00114 00000 00341 Martha or Ken Anderson, agents for Janie Moseley, request annexation and establishment of R-1 zoning for Lot 1, Block A, Lee Acres, located on Solar Road NW between 4th Street and Fairway Road, containing approximately 0.5 acre. (E-14) Loretta Narranjo-Lopez, Staff Planner
- Z-00225 00000 00328 Harve Weakland, agent for St. Joseph on the Rio Grande Church, requests a street name change (for a portion of a designated minor arterial) from Ladera Drive to St. Joseph Drive for the portion of Ladera Drive NW between Atrisco Drive and Coors Boulevard. (G-11) Bob Paulsen, Staff Planner
- Z-00225 00000 00442 The City of Albuquerque and National Park Service request site plan review of an extra ordinary facility for Lot 4, Section 6, Township 10 N, Range 2 E, zoned SU-1 for Major Public Open Space, located on Paseo del Volcan NW, 5 miles north of Interstate 40, containing approximately 1 acre (of the 7,236 acre Petroglyph National Monument). (F-7) Russell Brito, Staff Planner

00420-00000-00037
Project #1000109

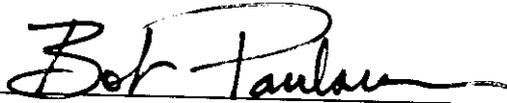
Tierra West LLC, agents for Falcon Ridge LLC, appeals the Development Review Board's denial of the request for Preliminary Plat approval (includes Grading Plan approval) and Site Development Plan for Subdivision approval for Lots 31 & 32, Block 17, Lots 1-4, 30-32, Block 1, North Albuquerque Acres, Tract 1, Unit 3 and Tract 3, Unit 3 (to be known as Sandia Sunrise) zoned R-T (City) and located on Barstow St NE between Eagle Rock Ave NE and Modesto Ave NE containing approximately 7.33 acres. [REF: DRB-99-280] [DEFERRED FROM 2/23/00] (B-20/C-20) Janet Stephens, DRB Chairperson

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

Chuck Gara, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MAY 3, 2000.

APPROVED



Bob Paulsen, Senior Planner, Development Services Division
Planning Department

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

Meeting Date: 5/18/00

Zone Atlas Page: B-10-Z

Notification Radius: 100 Ft.

App#	00110-00000-00408
Proj#	1000390
Other#	00128-00000-00409
	00128-00000-00410

Cross Reference and Location: _____

Applicant: Cas Ventana Ltd Partnership

Address: 10 Tramway COOP NE, 87102

Agent: George Reinhard Arch. & Assoc.

Address: 2325 San Pedro, #2B, 87110

SPECIAL INSTRUCTIONS

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

Date Mailed: _____

Signature: _____

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 22

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-11	1009265	499-073	300-02	✓ mg
		497-157	307-04	✓ mg
		135-069	305-01	✓ mg
		144-159	308-03	✓ mg
		183-257	201-01	✓
B-9	1009265	511-033	467-17	✓
		500-026	18	✓
		492-022	19	✓ mg
		494-018	20	✓
		494-013	21	✓
		513-014	22	✓
		514-023	23	✓
		515-027	24	✓
		515-031	25	✓
		515-035	26	✓
		516-041	27	✓
		513-044	28	✓
		528-047	29	✓
		524-049	30	✓
	1009265	520-521	467	31 ✓
		521-062	465	08 ✓
		510-059		09 ✓ mg
		511-052		10 ✓
		510-054		11 ✓
		510-074		12 ✓
		510-076		13 ✓
		514-083		14 ✓
		515-088		15 ✓
		515-093		16 ✓
		515-098		17 ✓
		515-103		18 ✓
		515-108		19 ✓
		515-113		20 ✓
		515-118		21 ✓
		515-124		22 ✓
		515-128		23 ✓
		515-133		24 ✓
		497-044		27 ✓

1010065

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

101006504907330602

LEGAL: TR H PLA T OF VENTANA RANCH CONT 25.5822 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006504715730704

LEGAL: TR G PLA T OF VENTANA RANCH CONT 12.6840 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006513506930501

LEGAL: TR J PLA T OF VENTANA RANCH CONT 20.4730 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006514415930803

LEGAL: TR I PLA T OF VENTANA RANCH CONT 12.6378 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006518325720101

LEGAL: TR Z -1 B ULK LAND PLAT FOR TRACT Z VENTANA RANCH CO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

100906550103340717

LEGAL: LT 7 5-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 9515 LA ROCCA CT NE
OWNER NAME: OLSON DANNY R & MICHELLE
OWNER ADDR: 09515 LA ROCCA CT NW ALBUQUERQUE NM 87114

100906550002640718

LEGAL: LT 7 6-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 9511 LA ROCCA CT NE
OWNER NAME: MARSHALL CRAIG B & KEELEY D
OWNER ADDR: 09511 LA ROCCA CT NW ALBUQUERQUE NM 87114

100906549702240719

LEGAL: LT 7 7-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 9509 LA ROCCA CT NE
OWNER NAME: LAS VENTANAS LTD PTNS
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906549401840720

LEGAL: LT 7 8-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 9505 LA ROCCA CT NW
OWNER NAME: MILLER MICHEAL K & PATRICIA D
OWNER ADDR: 09505 LA ROCCA CT NW ALBUQUERQUE NM 87114

100906549401340721

LEGAL: LT 7 9-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 9501 LA ROCCA CT NW
OWNER NAME: KIZER BRUCE A & MONTIGNY
OWNER ADDR: 09501 LA ROCCA CT NW ALBUQUERQUE NM 87114

100906551301640722 LEGAL: LT 8 0-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 9500 LA ROCCA CT NE
OWNER NAME: SLOAN HARRY W III
OWNER ADDR: 09500 LA ROCCA CT NW ALBUQUERQUE NM 87114

100906551402340723 LEGAL: LT 8 1-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 9504 LA ROCCA CT NW
OWNER NAME: MATTEWS WILLIAM D & LORI L
OWNER ADDR: 09504 LA ROCCA CT NW ALBUQUERQUE NM 87120

100906551502740724 LEGAL: LT 8 2-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 9508 LA ROCCA CT NW
OWNER NAME: Gwilliam JOHN M & JEAN
OWNER ADDR: 09508 LA ROCCA CT NW ALBUQUERQUE NM 87114

100906551503140725 LEGAL: LT 8 3-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 9512 LA ROCCA CT NW
OWNER NAME: DUNIVAN STACY K
OWNER ADDR: 09512 LA ROCCA CT NW ALBUQUERQUE NM 87114

100906551503540726 LEGAL: LT 8 4-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 9516 LA ROCCA CT NW
OWNER NAME: FISKE SHAWN E & KATHREN ANN
OWNER ADDR: 09516 LA ROCCA CT NW ALBUQUERQUE NM 87120

100906551604140727 LEGAL: LT 8 5-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 9520 LA ROCCA CT NW
OWNER NAME: MORRISON LAWRENCE E & SHARLA D
OWNER ADDR: 09520 LA ROCCA CT NW ALBUQUERQUE NM 87114

100906551304640728 LEGAL: LT 8 6-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 6601 LA ROCCA RD NW
OWNER NAME: DURAN MICHAEL R
OWNER ADDR: 06601 LA ROCCA CT NW ALBUQUERQUE NM 87114

100906550804740729 LEGAL: LT 8 7-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 6605 LA ROCCA RD NE
OWNER NAME: KEMP RICHARD M & VIVA L
OWNER ADDR: 06605 LA ROCCA RD NW ALBUQUERQUE NM 87114

100906550404940730 LEGAL: LT 8 8-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 6609 LA ROCCA RD NE
OWNER NAME: HARTER DANIEL & TINA M KEENAN-
OWNER ADDR: 06609 LA ROCCA RD NW ALBUQUERQUE NM 87114

100906550005140731 LEGAL: LT 8 9-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 6615 LA ROCCA RD NW
OWNER NAME: AGUINO GREGORY A & MARTHA R
OWNER ADDR: 06615 LA ROCCA RD NW ALBUQUERQUE NM 87114

100906550106240508 LEGAL: LT 2 2 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 6608 LOS PRADOS RD NW
OWNER NAME: HAINES MICHAEL G
OWNER ADDR: 06608 LOS PRADOS NW ALBUQUERQUE NM 87114

100906550605940509 LEGAL: LT 2 3 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 6604 LOS PRADOS RD NW
OWNER NAME: LAS VENTANAS LTD PTNS
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906551105640510 LEGAL: LT 2 4 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 6602 LOS PRADOS RD NW
OWNER NAME: MARTINEZ VICTOR A &
OWNER ADDR: 06602 LOS PRADOS NW ALBUQUERQUE NM 87114

100906551605440511 LEGAL: LT 2 5 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 6600 LOS PRADOS RD NW
OWNER NAME: GONZALEZ CESAR A & ALESIA M
OWNER ADDR: 06600 LOS PRADOS RD NW ALBUQUERQUE NM 87114

100906551607440512 LEGAL: LT 2 6 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 6601 LOS PRADOS RD NW
OWNER NAME: WILSON CECIL W & EVELYN Y
OWNER ADDR: 06601 LOS PRADOS RD NW ALBUQUERQUE NM 87114

100906551007640513 LEGAL: LT 2 7 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 6605 LOS PRADOS RD NW
OWNER NAME: ARAGON MATTHEW R & KIM M
OWNER ADDR: 06605 LOS PRADOS RD NW ALBUQUERQUE NM 87114

100906551408340514 LEGAL: LT 2 8 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9704 TAPATIO DR NW
OWNER NAME: ARCHER CYNTHIA L
OWNER ADDR: 09704 TAPATIO DR NW ALBUQUERQUE NM 87114

100906551508840515 LEGAL: LT 2 9 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9708 TAPATIO DR NW
OWNER NAME: POZNANSKI HENRY A & HELEN B
OWNER ADDR: 09708 TAPATIO DR NW ALBUQUERQUE NM 87114

100906551509340516 LEGAL: LT 3 0 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9712 TAPATIO DR NW
OWNER NAME: BARTA ELAINE
OWNER ADDR: 09712 TAPATIO DR NE ALBUQUERQUE NM 87114

100906551509840517 LEGAL: LT 3 1 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9716 TAPATIO DR NW
OWNER NAME: DUNCAN MICHAEL D & THERESA M
OWNER ADDR: 09716 TAPATIO DR NW ALBUQUERQUE NM 87114

100906551510340518 LEGAL: LT 3 2 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9718 TAPATIO DR NW
OWNER NAME: GABALDON RICHARD D
OWNER ADDR: 09718 TAPATIO DR NE ALBUQUERQUE NM 87114

100906551510840519 LEGAL: LT 3 3 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9720 TAPATIO DR NW
OWNER NAME: DOOLEY WILLIAM & STEPHANIE
OWNER ADDR: 09720 TAPATIO DR NW ALBUQUERQUE NM 87114

100906551511340520 LEGAL: LT 3 4 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9724 TAPATIO DR NW
OWNER NAME: GARNER JOSE L & ANN W
OWNER ADDR: 09724 TAPATIO DR NW ALBUQUERQUE NM 87114

100906551511840521 LEGAL: LT 3 5 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9728 TAPATIO DR NW
OWNER NAME: WARD F MARIE
OWNER ADDR: 09728 TAPATIO DR NW ALBUQUERQUE NM 87114

100906551512440522 LEGAL: LT 3 6 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9732 TAPATIO DR NW
OWNER NAME: MILLER RANDY S
OWNER ADDR: 09732 TAPATIO DR NW ALBUQUERQUE NM 87114

100906551512840523 LEGAL: LT 3 7 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9736 TAPATIO DR NW
OWNER NAME: COMPTON JEANETTE
OWNER ADDR: 09736 TAPATIO DR NW ALBUQUERQUE NM 87114

100906551513340524 LEGAL: LT 3 8 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9800 TAPATIO DR NW
OWNER NAME: ORTIZ ANA BELL M
OWNER ADDR: 09800 TAPATIO DR NE ALBUQUERQUE NM 87114

100906549706440507 LEGAL: LT 2 1 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 6612 LOS PRADOS RD NW
OWNER NAME: STEIN JASON & JUNE
OWNER ADDR: 06612 LOS PRADOS NW ALBUQUERQUE NM 87114

100906549605340732 LEGAL: LT 9 0-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 6619 LA ROCCA RD NE
OWNER NAME: SIMMONS BRENT M & ANGELA M
OWNER ADDR: 06619 LA ROCCA RD NW ALBUQUERQUE NM 87114

100906549812440901 LEGAL: LT 3 9 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9731 TAPATIO DR NW
OWNER NAME: ROSS DOROTHY M
OWNER ADDR: 09731 TAPATIO DR NW ALBUQUERQUE NM 87114

100906549811940902 LEGAL: LT 4 0 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9727 TAPATIO DR NW
OWNER NAME: GUYMON RICKY & MYONG
OWNER ADDR: 09727 TAPATIO RD NW ALBUQUERQUE NM 87114

100906549811340903 LEGAL: LT 4 1 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9723 TAPATIO DR NW
OWNER NAME: BRENDEN GERALD S & SANDRA R
OWNER ADDR: 09723 TAPATIO DR NW ALBUQUERQUE NM 87114

100906549810740904 LEGAL: LT 4 2 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9719 TAPATIO DR NW
OWNER NAME: BROWN MARY ELIZABETH
OWNER ADDR: 09719 TAPATIO DR NW ALBUQUERQUE NM 87114

100906549810040905 LEGAL: LT 4 3 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9715 TAPATIO DR NW
OWNER NAME: LAND DARIAN & MONTOYA ANGELA
OWNER ADDR: 09715 TAPATIO DR NW ALBUQUERQUE NM 87114

100906549809440906 LEGAL: LT 4 4 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9709 TAPATIO DR NW
OWNER NAME: LAS VENTANAS LTD PTNS
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

100906549708840907 LEGAL: LT 4 5 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9705 TAPATIO DR NW
OWNER NAME: GALLEGOS GILBERT JR & YVETTE
OWNER ADDR: 09705 TAPATIO DR NW ALBUQUERQUE NM 87114

100906549608140908 LEGAL: LT 4 6 PL AT OF COUNTRY HILLS SUBD UNIT 1 AT VENTANA LAND USE:
PROPERTY ADDR: 00000 9701 TAPATIO DR NW
OWNER NAME: HODSON CHRISTINE AND PATRICK
OWNER ADDR: 09701 TAPATIO DR NW ALBUQUERQUE NM 87114

100906551514540525 LEGAL: LT 7 2 PL AT OF COUNTRY HILLS SUBDIVISION UNIT 2 AT LAND USE:
PROPERTY ADDR: 00000 9804 TAPATIO DR
OWNER NAME: VIERRA CYNTHIA JO
OWNER ADDR: 09804 TAPATIO DR NW ALBUQUERQUE NM 87114

100906551515040526 LEGAL: LT 7 1 PL AT OF COUNTRY HILLS SUBDIVISION UNIT 2 AT LAND USE:
PROPERTY ADDR: 00000 9808 TAPATIO DR
OWNER NAME: COLSON TODD A & ANTOINETTE C
OWNER ADDR: 09808 TAPATIO DR NW ALBUQUERQUE NM 87114

100906551415640527 LEGAL: LT 7 0 PL AT OF COUNTRY HILLS SUBDIVISION UNIT 2 AT LAND USE:
PROPERTY ADDR: 00000 9812 TAPATIO DR
OWNER NAME: LAS VENTANAS LTD PTNS
OWNER ADDR: 00010 TRAMWAY RD NE ALBUQUERQUE NM 87122

100906549614940528 LEGAL: LT 6 9 PL AT OF COUNTRY HILLS SUBDIVISION UNIT 2 AT LAND USE:
PROPERTY ADDR: 00000 9809 TAPATIO DR
OWNER NAME: LUJAN JAMES G & LEIGH ANN
OWNER ADDR: 09809 TAPATIO DR NW ALBUQUERQUE NM 87192

100906549714240529 LEGAL: LT 6 8 PL AT OF COUNTRY HILLS SUBDIVISION UNIT 2 AT LAND USE:
PROPERTY ADDR: 00000 9805 TAPATIO DR
OWNER NAME: ELLENBERGER HUGH & ALTA MAY CA
OWNER ADDR: 09805 TAPATIO DR NW ALBUQUERQUE NM 87114

100906547115240401 LEGAL: DRAI NAGE R.O.W. EASEMENT PLAT OF PLEASANT HILLS SU LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

100906549517240428 LEGAL: LT 2 0 PL AT OF PLEASANT HILLS SUBDIVISION AT VENTAN LAND USE:
PROPERTY ADDR: 00000 6608 HOOD RD NW
OWNER NAME: MURTAGH JOHN F & KELLI A
OWNER ADDR: 06608 HOOD RD NW ALBUQUERQUE NM 87114

100906550017240429 LEGAL: LT 1 9 PL AT OF PLEASANT HILLS SUBDIVISION AT VENTAN LAND USE:
PROPERTY ADDR: 00000 6604 HOOD RD NW
OWNER NAME: WECKER ROBERT L & ERIN C
OWNER ADDR: 06604 HOOD RD NW ALBUQUERQUE NM 87114

100906550617340430 LEGAL: LT 1 8 PL AT OF PLEASANT HILLS SUBDIVISION AT VENTAN LAND USE:
PROPERTY ADDR: 00000 6600 HOOD RD NW
OWNER NAME: RODRIGUE STEVEN & AMY A
OWNER ADDR: 06600 HOOD RD NW ALBUQUERQUE NM 87114

100906550617340431 LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

100906551618540433 LEGAL: LT 1 6 PL AT OF PLEASANT HILLS SUBDIVISION AT VENTAN LAND USE:
PROPERTY ADDR: 00000 9904 CHELON PL NW
OWNER NAME: FARLEY RICHARD J & DEEDRA K
OWNER ADDR: 09904 CHELON PL NW ALBUQUERQUE NM 87114

100906551619040434 LEGAL: LT 1 5 PL AT OF PLEASANT HILLS SUBDIVISION AT VENTAN LAND USE:
PROPERTY ADDR: 00000 9908 CHELON PL NW
OWNER NAME: KIRBY JOSEPH L &
OWNER ADDR: 09908 CHELON PL NW ALBUQUERQUE NM 87114

100906551619540435 LEGAL: LT 1 4 PL AT OF PLEASANT HILLS SUBDIVISION AT VENTAN LAND USE:
PROPERTY ADDR: 00000 9912 CHELON PL NW
OWNER NAME: BISHOP DORSEY E & IRENE D
OWNER ADDR: 09912 CHELON PL NW ALBUQUERQUE NM 87114

100906448642910116 LEGAL: THE W 50 45FT EXC THE W 4595FT & EXC THE S 1320FT O LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: KELLER LOREN W & ANITA E
OWNER ADDR: 03522 HANNETT NE ALBUQUERQUE NM 87106

100906451742510118 LEGAL: PORT OF TR 4 E1/2 NE1/4 T11N R2E SEC 16 CONT 11.40 LAND USE:
PROPERTY ADDR: 00000 UNKNOWN
OWNER NAME: KELLER LOREN W & ANITA E
OWNER ADDR: 03522 HANNETT NE ALBUQUERQUE NM 87106

101006401549220138 LEGAL: TR O F LA ND IN SEC 15 T11N R2E IN W NW NW NW CONT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PIERROT ROBERT C
OWNER ADDR: 01005 GIRARD SE ALBUQUERQUE NM 87106

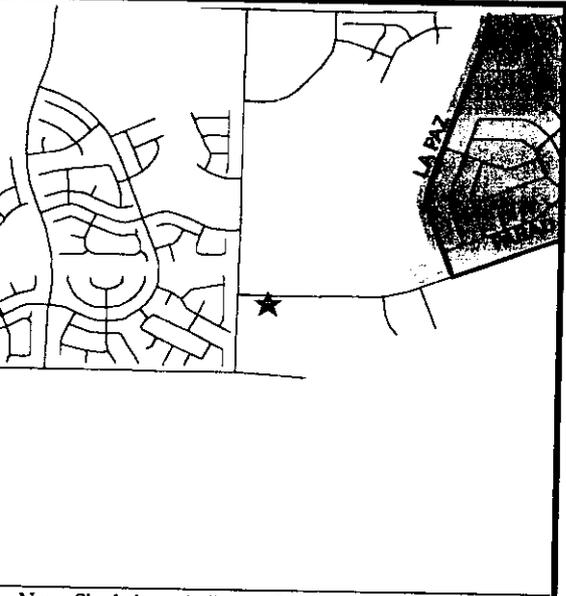
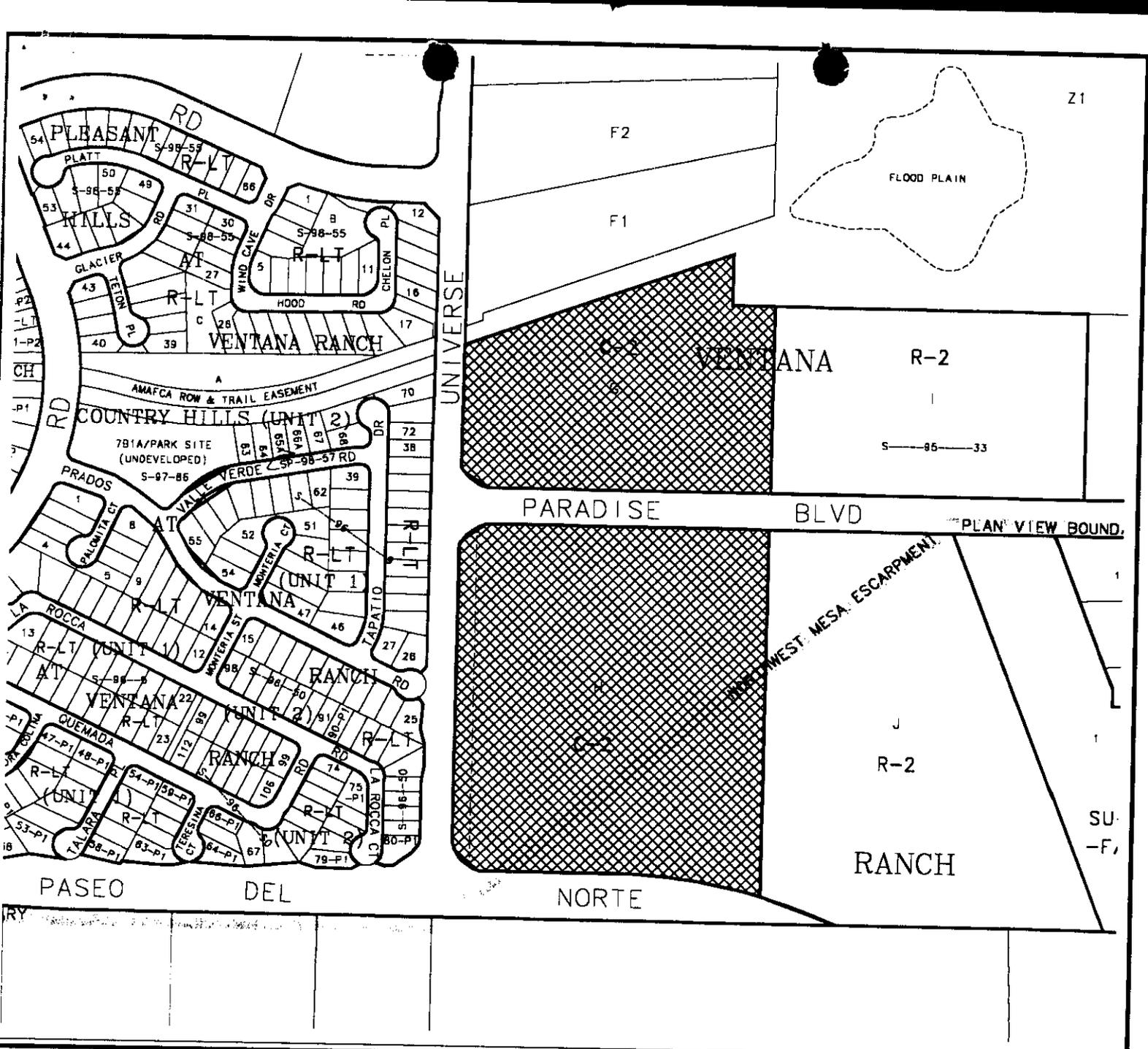
101006405049220122 LEGAL: T11N R2E SEC 15 TR BEING POR OF TR 3 IN E NW NW NW LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CUNNINGHAM NATALIE
OWNER ADDR: 00135 MESILLA NE ALBUQUERQUE NM 87108

101006408350920123 LEGAL: TR O F LA ND IN SEC 15 T11N R2E N POR W NE NW NW CON LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ROGER COX LIMITED PARTNERSHIP
OWNER ADDR: 01717 LOUISIANA NE ALBUQUERQUE NM 87110

101006411850920135 LEGAL: NLY POR E/2 NE/4 NW/4 NW/4 (AKA NLY POR LT 4) SEC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ROGER COX LIMITED PARTNERSHIP
OWNER ADDR: 01717 LOUISIANA NE ALBUQUERQUE NM 87110

101006414950920137 LEGAL: TR O F LA ND IN SEC 15 T11N R2E NLY POR W/2 NW/4 NE/ LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ROGER COX LIMITED PARTNERSHIP
OWNER ADDR: 01717 LOUISIANA NE ALBUQUERQUE NM 87110

100906549605340732 LEGAL: LT 9 0-P1 PLAT OF TERESINA SUBDIVISION UNIT 2 AT VE LAND USE:
PROPERTY ADDR: 00000 6619 LA ROCCA RD NE
OWNER NAME: SIMMONS BRENT M & ANGELA M
OWNER ADDR: 06619 LA ROCCA RD NW ALBUQUERQUE NM 87114



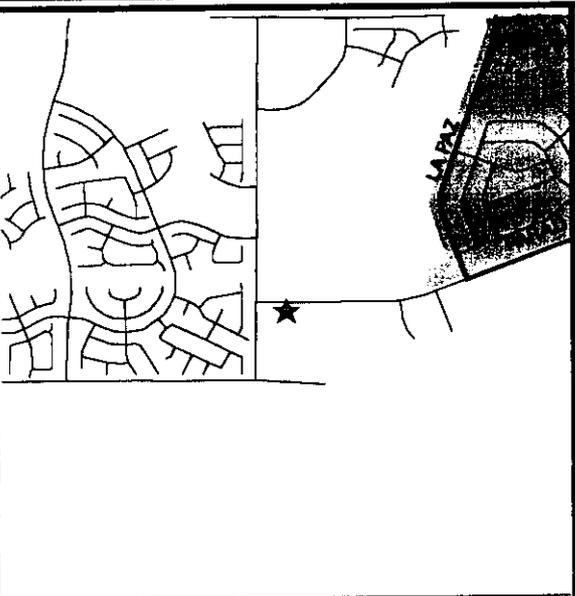
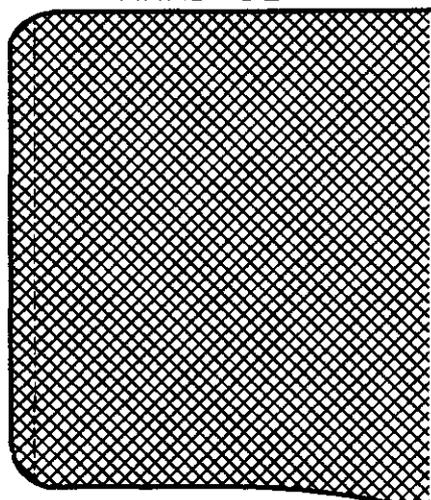
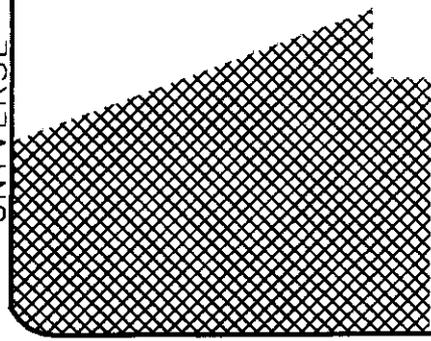
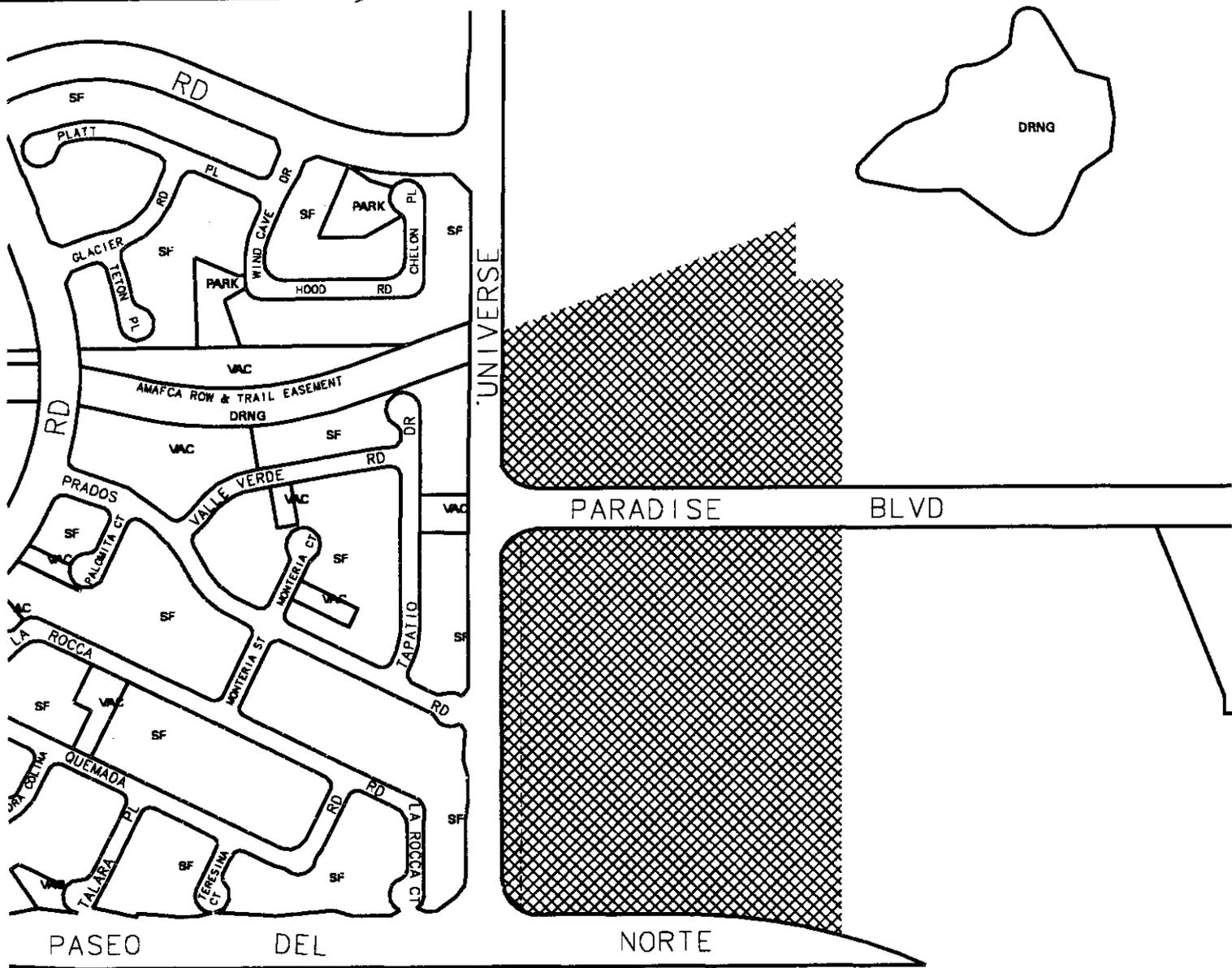
ZONING MAP



Scale 1" = 406'

PROJECT NO. 1000390
HEARING DATE 05-18-00
MAP NO. B-10
APPLICATION NO. 00110-0000-00408 00128-0000-00409 00128-0000-00410

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" = 406'

PROJECT NO.
1000390

HEARING DATE
05-18-00

MAP NO.
B-10

APPLICATION NO.
00110-00000-00408
00128-00000-00409
00128-00000-00410

Note: Shaded area indicates County Not to Scale



CITY OF Albuquerque

DEVELOPMENT REVIEW APPLICATION

ZONING <input checked="" type="checkbox"/> Map Amendment <input type="checkbox"/> Annexation/Establishmt. Of Zoning <input type="checkbox"/> Sector Plan <input type="checkbox"/> Text Amendment <input type="checkbox"/> Special Exception	Supplemental form Z E S V	SITE DEVELOPMENT PLAN <input checked="" type="checkbox"/> for subdivision purposes <input checked="" type="checkbox"/> for Building Permit <input type="checkbox"/> Plan Amendment <input type="checkbox"/> Administrative Amendment
SUBDIVISION <input type="checkbox"/> DRB Major & Minor <input type="checkbox"/> Variance (Non-Zoning) <input type="checkbox"/> Vacation (Public & Private)	S V	APPEAL <input type="checkbox"/> Planning Director, Zoning Enforcement Officer, Zoning Hearing Examiner, DRB, EPC, Zoning Board of Appeals, LUCC

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: LAS VENTANA LTD PARTNERSHIP PHONE: 505 856 6419
 ADDRESS: #10 TRAMWAY LP NE FAX: 505 856 6335
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): GEORGE RAINHART ARCHITECT PHONE: 505 884 9110
 ADDRESS: 2325 SAN PEDRO 2B NE FAX: 505 837 9877
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: rainhart@worldnet.att.net

SITE INFORMATION:

Request Description: Map Amendment / Zone Change / Site Plan for Subdivision & for Building Permit
 Current Zoning: C-2 Proposed Zoning: SU-1 for C-2 Zone Atlas Page: B-10-Z
 Lot or Tract No. TRACTS G and H Block / MRGCD Map No. _____
 Subdiv. / Addn. Ventana Ranch
 UPC No. 101006504715730704 / 101006504907330602 Total area of site (acres): 38.62 A.C.
 Number of Lots Existing: 2 Number Proposed: 16
 Within city limits? Yes. No but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD UNIVERSE BLVD & ALBOS DELUPTES
 Between: _____ and _____

SIGNATURE Cleve Matthew Date 3/27/00
 (Print) Cleve Matthew Applicant Agent

SUPPLEMENT INFORMATION

- Site not in 1000' or 1000' buffer.
 (A) List Cross Reference to Environmental Planning Commission Case (Z-) if applicable: _____
 (B) List Cross Reference to Development Review Board Cases (DRB-) if applicable: _____
 (C) List any Variance Granted (ZA-) If applicable Case No.: _____ City _____ County _____

Fees	Case #'s	Fees	Hearing Date	Post Hearing Status
	<u>00110-00000-00408</u>	<u>\$1001.50</u>	<u>5-18-2000</u>	
<u>SP</u>	<u>00128-00000-00409</u>	\$		
<u>BP</u>	<u>00128-00000-00410</u>	\$		
		\$		
		\$		

Total fees \$ 1001.50

Application and fees accepted by: J. Perez Date: 3-27-2000

CITY OF ALBUQUERQUE

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

APPLICANT: LAS VENTANAS Limited Partnership Date of request: 3/15/00 Zone atlas page(s): B-10-2

CURRENT: Zoning C-2

Legal Description - Lot or Tract # G and H Block # _____

Parcel Size (acres / sq.ft.) 38,2662

Subdivision Name VENTANA SQUARE

REQUESTED CITY ACTION(S):

Annexation [] Sector Plan []
Comp. Plan [] Zone Change [X]
Amendment [] Conditional Use []

Site Development Plan:
a) Subdivision [X] Building Permit [X]
b) Build'g Purposes [X] Access Permit []
c) Amendment [] Other []

PROPOSED DEVELOPMENT:

No construction / development []
New Construction [X]
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 Clare E. Matthews Date 3/27/00
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] 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 [X] NO [] Mitigating reasons for not requiring TIS: Previously studied: []

Notes: Mitigation measures have been accomplished -

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 3/15/00
TRAFFIC ENGINEER DATE

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

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

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

Notes: Based on a review of the proposed site plan and transportation characteristics of the project area an AQIA is not being required. Mitigation has been applied to prior subdivisions. Additional mitigation for the

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.

Daniel Warren 3/16/00
ENVIRONMENTAL HEALTH DATE

Proposed site plan may be appropriate

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 7/1/95 Joseph D. Montano 3/15/00
- FINALIZED 7/1/95 Sos TRAFFIC ENGINEER DATE

AQIA - SUBMITTED 1/1 ENVIRONMENTAL HEALTH
- FINALIZED 1/1 DATE

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

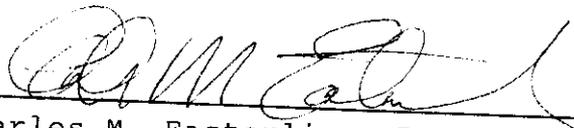
PROJECT NAME Ventana Square at Ventana Ranch, Tracts G & H

AGIS MAP # _____

LEGAL DESCRIPTION Ventana Ranch, Tracts G & H, Albuquerque,
Bernalillo County, New Mexico

x **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on March 27, 2000 [date].



Charles M. Easterling, P.E. Applicant / Agent

March 27, 2000 |
Date



Hydrology Division Representative

3/27/00
Date

x **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on N/A [date].
see attached letter from New Mexico Utilities, Inc.

N/A CME

Applicant / Agent

Date

N/A

Utilities Division Representative

Date

DRB# _____

April 18, 2000

Mr. Chuck Gara, Chairman
Environmental Planning Commission
600 N. Second Street
Albuquerque, NM 87102

RE: EPC Project # 1000390 (Ventana Square)

Dear Chairman Gara:

The purpose of this letter is to provide a narrative regarding the proposed Ventana Square commercial development within the Ventana Ranch Development Plan in northwest Albuquerque.

This submittal is the result of numerous discussions and meetings with the adjacent neighbors to organize and control this commercial area in a manner that will benefit the property owner and the neighborhood. There are three requests being considered simultaneously; 1) a proposed zone change from straight C-2 to SU-1 for restricted C-2 permissive and conditional uses, 2) a site plan for subdivision, and 3) a Site Plan for Building Permit Purposes. These three requests compliment one another and work together to ensure that the uses not only are appropriate, but that the location and site design considerations ensure neighborhood compatibility. The approved document is to be a clear detailed record of the requirements to develop the property providing a high level of assurance for both the users and the neighborhood.

The site plan for subdivision controls uses and restricted uses on specific portions of the site, architectural finishes and colors, signage, buffering, building heights, building setbacks, and lighting. All of these elements were major issues of the neighborhood. The alternate user site plans are intended to allow development flexibility which has the concurrence of the neighborhood.

The applicant requests EPC approval of the alternate use site plan with the following understanding:

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: rainhart@worldnet.att.net

Purpose: To provide the developer with some flexibility and a shorter DRB review process for a limited number of neighborhood and EPC approved alternatives.

We look forward to continuing our positive working relationship with City staff, the Planning Commission, and the neighborhood to make Ventana Ranch a truly great place to "live, work, and play". The three requests are attached and provide detailed information for your review.

Thank you for consideration of these requests.

Sincerely,

A handwritten signature in black ink, appearing to read "George Rainhart", with a long horizontal line extending to the right.

George Rainhart Architect & Associates

Cc:/ Russell Brito, Staff Planner, City of Albuquerque
Kurt Browning, Las Ventanas Limited Partnership
Cleve Matthews, Las Ventanas Limited Partnership
Chuck Easterling, Easterling & Associates

March 7, 2000

Mr. Chuck Gara, Chairman
Environmental Planning Commission
600 N. Second Street
Albuquerque, New Mexico 87102

Dear Chairman Gara:

The purpose of this letter is to transmit several requests with regards to the proposed Ventana Square commercial development within the Ventana Ranch Development Plan in northwest Albuquerque

This submittal is the result of numerous discussions and meetings with the adjacent neighbors to organize and control this commercial area in a manner that will benefit the property owner and the neighborhood. There are three requests being considered simultaneously; 1) a proposed zone change from straight C-2 to SU-1 for restricted C-2 permissive and conditional uses, 2) a site plan for subdivision, and 3) a conceptual site plan for building purposes (with requested delegation to the DRB). These three requests compliment one another and work together to ensure that the uses not only are appropriate, but that the location and site design considerations ensure neighborhood compatibility.

We look forward to continuing our positive working relationship with City staff, the Planning Commission, and the neighborhood to make Ventana Ranch a truly great place to "live, work, and play". The three requests are attached and provide detailed information for your review.

Thanks you for consideration of these requests.

Sincerely,



George Rainhart Architect & Associates

c: Kurt Browning, Las Ventanas Ltd. Partnership
Cleve Mathews, Las Ventanas Limited Partnership
George Rainhart, George Rainhart Architects
Chuck Easterling, Easterling & Associates



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
3325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE 505-884-9110 ■ FAX: 505-837-9877 ■ Email: rainhart@worldnet.att.net

VENTANA SQUARE

A Master Planned Commercial Development

**Zone Map Amendment: C-2 to SU-1 for C-2
permissive and conditional uses for Tracts G and
H, Ventana Ranch**

Prepared For:

Las Ventanas Limited Partnership
No. 10 Tramway Loop, NE
Albuquerque, New Mexico 87122



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: rainhart@worldnet.att.net



March, 2000

INTRODUCTION

This zone map amendment request covers approximately 38.26 gross acres, Tracts G and H at Ventana Ranch on Albuquerque's West Side. The property is located on the eastern edge of the Ventana Ranch community at the northeast corner of the future Paseo del Norte Boulevard and Universe Boulevard intersection. Paradise Boulevard bisects the property north of the Paseo del Norte/Universe intersection. Both tracts have sanitary sewer and storm sewer outfall constraints. The property is currently zoned C-2 and this request proposes to change the zoning to SU-1 for restricted C-2 uses including specific conditional uses. Conditional uses permitted include convenience/drug/grocery store with package liquor sales, recreational vehicle storage, self storage, apartments, and town homes. This request is being submitted in conjunction with a site development plan for subdivision and a conceptual site plan for building permit for Tracts G and H, of the Ventana Ranch community. We have attached a zone atlas page with the property marked as well as the Ventana Ranch Development Plan.

Specifically, we are requesting that the zoning be revised from C-2 to SU-1 for restricted C-2 uses as follows:

The following permissive C-2 uses are not permitted:

- Automobile body shop
- Automotive sales
- Bar
- Carnival, outdoor
- Circus, outdoor
- Disco, no liquor
- Firework sales
- Mobile home sales
- Mortuary
- Nightclub
- Parking lot or structure (as separate business)
- Rifle, pistol range, indoor
- Trailer rental for use elsewhere
- Trailer sales, mobile home and RV

The following conditional uses within the C-2 zone are included as permissive uses, no other conditional uses within the C-2 zone shall be permitted:

- Apartments, assisted living, community residential program, and/or nursing homes
- Townhomes
- Brew pub
- Printing, publishing, lithography
- Retail store, business, or shops in which products may be manufactured or treated as an accessory use
- Drive in restaurant and drive in drug store with prescription pick-up
- Dry cleaning, laundry, clothes pressing (see restrictions below)
- Outdoor vehicle storage as part of the warehouse, self storage use, including manager's dwelling unit

- Retail sales of alcoholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
- Sales of alcoholic drinks for consumption on premises shall be in restaurants only

In addition to the restrictions proposed by the requested zoning, the site plan that accompanies this request provides additional restrictions with regards to permitted locations and design restrictions for the following:

1. Restaurant fast food with drive up
 - a. Not permitted on pads 3 and 4
 - b. Drive up window must be located only adjacent to Paseo Del Norte and Paradise Boulevard or on east elevation.
2. Auto repair, tire, battery, accessories, parts and detailing
 - a. Not permitted on pads 2, 3, 4, 5 or M-4
 - b. Service areas to face internal to site
3. Retail sales of alcoholic drinks for consumption off premises within 500 feet of any residential zone
 - a. Limited to Major 1,2,3 and 4; Pads 1,2,5,6,7 and 8; Shops 1 and 2

SU-1 for restricted C-2 permissive and conditional uses is an appropriate zone designation for this property given the unique nature of the uses and manner in which the property will be developed. These uses will serve the growing Ventana Ranch community to the west of the property as well as the Paradise Hills community to the east. Significant time and effort has been taken to work closely with the adjacent neighbors to develop these restrictions.

SITE CHARACTERISTICS

The property is comprised of two tracts totaling 38.26 gross acres. Tract G is located at the northern portion of the property and is made up of 12.68 gross acres. Tract H is comprised of 25.58 gross acres. The Ventana Ranch community is primarily zoned residential R-LT. Ventana Ranch does contain special use zoning for community related uses such as commercial, church, multi-family housing, and community center. The area will need a mix of commercial uses present in this project to accommodate and complement the area's residential growth.

All structures located on the site will reflect a contemporary mission style character. The Building walls will be offset from adjacent buildings and articulated with pilasters and roof elements to provide a sense of scale and architectural character for all building elevations.

Placement of large format buildings on the east side of the site will limit the potential impact on the views of the Sandia Mountains. As a result, the finish floor elevations will be at or below the elevation of Universe Boulevard due to the site's natural topography falling to the east. Smaller structures along Universe Boulevard will be clustered to provide view corridors between these buildings. Building heights are controlled to mitigate impacts on views.

This area is undergoing significant change and is emerging as a major residential center, largely associated with the Ventana Ranch community. At full build out, there will be approximately 3,226 single family and 1,374 multi-family units. Sales of the lots in the Ventana Ranch community have been successful indicating that there is a market demand for residential units in Ventana Ranch. At present, 725 homes are occupied and between 100-150 more are under construction. It is advantageous to the entire community to have commercial uses in close proximity to a large residential community since it will prevent residents from driving longer distances to obtain goods and services, thus reducing vehicle trips. This, in turn, will protect the regions air quality and infrastructure.

Ventana Ranch is part of the larger Paradise community identified in the *West Side Strategic Plan*. The community, comprising 3,100 acres, is projected to have a full buildout population of 21,700. This population could attract up to 7,200 jobs. The 1994 population of the community stood at 7,600 but the area has seen significant growth since.

This zone change request is based on the changed conditions of the surrounding area mentioned above and the fact that the SU-1 for C-2 uses will allow greater flexibility in uses and allow conditional uses in appropriate locations. The request is consistent with the *West Side Strategic Plan's* desire to create village centers since this property is designated as the Ventana Ranch village center. The SU-1 will provide a more appropriate zoning category to facilitate the achievement of the *West Side Strategic Plan's* Village Center concept since it will promote the mixing of appropriate uses.

The Ventana Ranch Community Association supports this requested zone map amendment, site plan for subdivision, and site plan for building permit and recommends approval. The proposed design guidelines and uses as a drug/convenience/grocery store with package liquor sales, multi-family housing, recreational vehicle storage, self storage, and town homes were presented to the Association and the residents living adjacent to the property at two separate meetings on September 21, 1999 and October 19, 1999. The Association had an additional opportunity to review the proposed plan and uses at its annual meeting held on October 25, 1999.

ZONE MAP AMENDMENT JUSTIFICATION - APPLICABLE PLANS AND POLICIES

Comprehensive City Zoning Code

The SU-1 for C-2 uses provides suitable zoning for most commercial and office activities and some institutional uses which are special due to their nature such as size, types of use, or character of design. This project identifies areas within the site for different use groups on the property including several uses that are conditional in C-2, which represents a unique design that is not suited for straight C-2.

Albuquerque/Bernalillo County Comprehensive Plan

This property is located in the Developing Urban Area of the 1988 *Albuquerque/Bernalillo County Comprehensive Plan*, which outlines goals and policies that support this zone map amendment request, specifically:

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

- 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 integrity of existing neighborhoods can be ensured.
- 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.

This property adheres to the policies noted above and will help to further the Comprehensive Plan goal for the Developing Urban Area.

West Side Strategic Plan

The West Side Strategic Plan's intent is to guide future growth and development on Albuquerque's West Side through a framework of goals and strategic policies. The Plan states that, since Indian and Federal lands surround the City of Albuquerque on three sides, the West Side will continue to accommodate the future growth needs of the Metro area. This zone map amendment request is consistent with the Plan, as specified by the following Plan goals:

- Goal 6 Protecting significant natural assets of the West Side (escarpment, bosque, open space, views, clean air and water) is a primary goal of the Plan.
- Goal 10 The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources of West Side residents.
- Objective 8 Promote job opportunities and business growth in appropriate areas of the West Side.

Northwest Mesa Escarpment Plan

The Northwest Mesa Escarpment Plan continues to implement the Comprehensive Plan by including policies that promote maintenance of the volcanic escarpment, as well as defining the urban form in the study area. An important element of the Plan are the View Area Regulations that seek to preserve views of the escarpment. The applicable policy related to this zone map amendment request is:

Policy 21 Structures above and below the escarpment shall not dominate the views of the escarpment from the east side

A small portion of the site falls within the View Area. As illustrated by the site plan, this request conforms to the requirements of the Northwest Mesa Escarpment Plan.

Resolution 270-1980

The SU-1 for C-2 uses zoning for this property meets the requirements set forth in Resolution 270-1980.

- A. The proposed SU-1 for C-2 zoning is consistent with the health, safety, morals, and general welfare of the City. Establishment of special use zoning and subsequent development will serve to remove hazards on the property, particularly the accumulation and/or illegal dumping of trash that pose threats to the community as the area's population increases.
- B. This zone map amendment will promote stability of land use and zoning and is consistent with the existing zoning for the majority of the Ventana Ranch community. The establishment of village centers is desired in the *West Side Strategic Plan*. The land uses proposed for the property will function as the Ventana Ranch Village Center. The zone change to SU-1 for C-2 uses will be more appropriate for the conditional uses of a drug/convenience/grocery store with package liquor sales, multi-family housing, recreational vehicle storage, and town homes.
- C. The proposed amendment is not in conflict with adopted plans and policies and, in fact, provides for the implementation of adopted City of Albuquerque policies. It does advance the goals of the *West Side Strategic Plan* by creating a Village Center that accommodates a mix of permitted and conditional uses in a unique design.
- D2. The existing zoning is inappropriate because of the changed community and neighborhood conditions. The area is expected to see continued increased residential growth, which will need commercial goods and services. The property will be at the intersection of a major and minor arterial and will be more appropriate for commercial development. The requested SU-1 for C-2 uses zoning will be more advantageous to the community by offering goods and services to a major residential area, an improvement for the entire community. The adoption of the *West Side Strategic Plan* also represents a changed condition since it calls for the establishment of Village Centers comprised of mixed use developments. Additionally, all offsite transportation requirements have been satisfied in accordance with the agreement between the City of Albuquerque and Las Ventanas Limited Partnership dated May 31, 1998.

- E. The permitted and conditional uses of a drug/convenience/grocery store with package liquor sales, multi-family housing, recreational vehicle storage, and town homes allowed by the SU-1 for C-2 uses will not be harmful to the community, the neighborhood, or the community. Development of the property into an attractive mixed-use commercial center is very advantageous to the community, and will provide residents of the surrounding area goods and services in close proximity to where they live. The uses such as grocery stores, medical offices, day care, and banks in the area will lessen on trips to other parts of the City for these services. The conditional uses will also meet the needs of the growing residential area by offering apartments and town homes. In close proximity to a major residential area development of the property will reduce nuisances like trash and weed accumulation that is typical of vacant lots. As stated earlier, the Ventana Ranch Community Association supports the zone map amendment, site plan for subdivision, and conceptual site plan for building permit (with delegation to the DRB) and recommends approval. The Association has reviewed the proposed uses on three different occasions.

Regarding this site plan every effort has been made to ensure adequate neighborhood interface. This will be controlled through the placement of building masses and vehicular, bicycle, and pedestrian transportation linkages. Ventana Square has direct linkages to the existing trail network and connections to the existing neighborhoods and community facilities located to the north and west. The uses on the site will be pedestrian friendly with various pedestrian facilities planned for the site. Pedestrian gathering spaces have been located adjacent to small formal retail clusters to encourage these locations for use as food service shops. Benches and tables will be provided for public use at each gathering area. Pedestrian walkways will be screened from public rights of way by garden walls, berms, and wide landscape buffering.

- F. The zone change and proposed permitted and conditional uses will not require major and unprogrammed capital expenditures by the City of Albuquerque. As part of the Ventana Ranch project, needed or required is being provided by the developer and New Mexico Utilities, Inc.
- G. The cost of land or other economic considerations are not the factors initiating this zone map amendment request.
- H. Commercial uses for this location exist presently, are recognized by *the West Side Strategic Plan*, and thus are appropriate for this location. The fact that the sites are located at the intersections of future major and minor arterials is not the basis of this zone change.
- I. This request does not constitute spot zoning since it includes a mixed-use development that includes some residential. The property is also part of the larger Ventana Ranch Development Plan, which calls for commercial uses at this site.
- J. This request does not constitute a strip zone. Although the property will contain commercial establishments, it will also contain a mix of residential and institutional uses in a unique Village Neighborhood/Center design.

ADJACENT LAND USES AND ZONING

Direction	Zoning	Land Use
North	R-LT	Vacant
South	RD	Vacant
East	R-2	Vacant
West	R-LT	Single Family Homes

Currently, the land surrounding the property are lands zoned for residential uses. The land to the west of the property represent the only the developed land.

CONCLUSION

- The property is divided into two tracts that consist of approximately 38.3 gross acres. The current zoning is C-2 and the requested zoning is SU-1 for restricted C-2 permitted and conditional uses. It is part of the Ventana Ranch community.
- The zone category proposed in this request will allow a mix of commercial, residential, and some institutional uses in a unique design. The commercial uses will serve the growing Ventana Ranch Community.
- The property owners have worked closely with the adjacent neighbors to develop the proposed restrictions and this request has neighborhood association support.
- The area is undergoing significant change and is emerging as a major residential area. Successful sales of lots and homes in the area indicate that there is a market demand for residential units, which, in turn, creates a demand for commercial goods and services.
- The requested SU-1 for restricted C-2 zoning will be more advantageous to the community by offering goods and services within close proximity to a major residential center. The conditional uses of a drug/convenience/grocery store with package liquor sales, recreational vehicle storage, self storage, apartments, and town homes are all establishments desired by the residents of this fast growing community. Having these establishments close to a major residential area will lessen the need for vehicle trips throughout the West Side and the City in general.
- The requested zoning is consistent with *the Albuquerque/Bernalillo County Comprehensive Plan* and the *West Side Strategic Plan*. It will not be harmful to the adjacent properties or the community at large.
- The uses on the subject property are consistent with the West Side Strategic Plan's desires for the development of Village Centers. The permitted and conditional uses on this property will serve as the Ventana Ranch Village Center. Without this zone map amendment, the village center concepts cannot be applied.

The applicant respectfully requests approval of this zone map amendment request concurrently with the approval of the site plan for subdivision and conceptual site plan for building purposes, with delegation of the site plan for building permit to the Development Review Board.



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.

March 6, 2000

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

This letter will serve to notify you that on **March 6, 2000:**

CONTACT NAME: STEPHEN DUNBAR

COMPANY OR AGENCY: GEORGE RAINHART, ARCHITECT AND ASSOCIATES, P.C.
2325 SAN PEDRO NE, SUITE 2-B/87110
PHONE: 884-9110, FAX: 837-9877

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 **TRACTS G AND H AT VENTANA RANCH** zone map page(s) **B-10**.

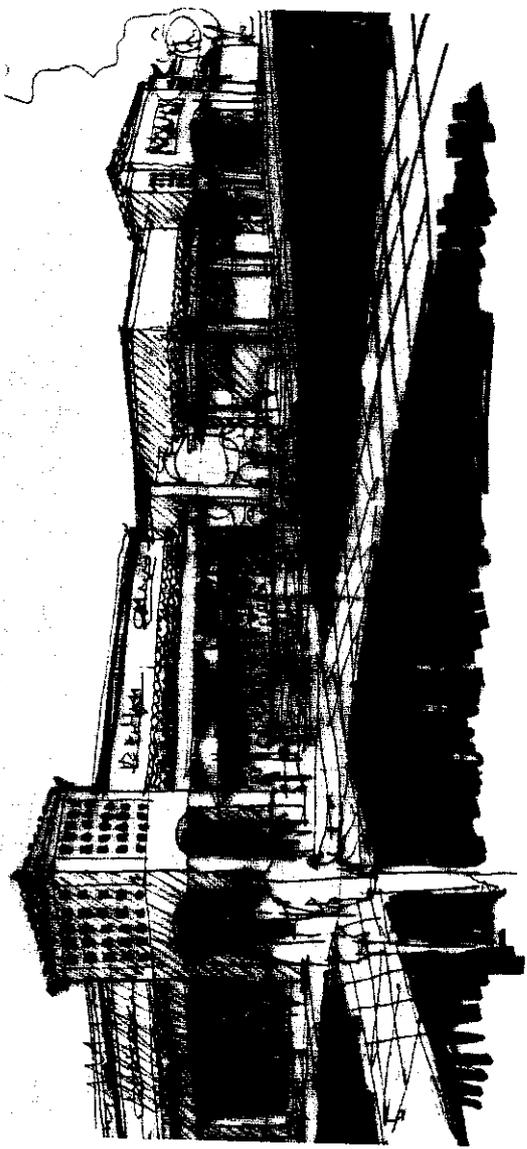
Our records indicate that as of **March 6, 2000**, there were no Recognized Neighborhood Associations in this area.

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

Sincerely,

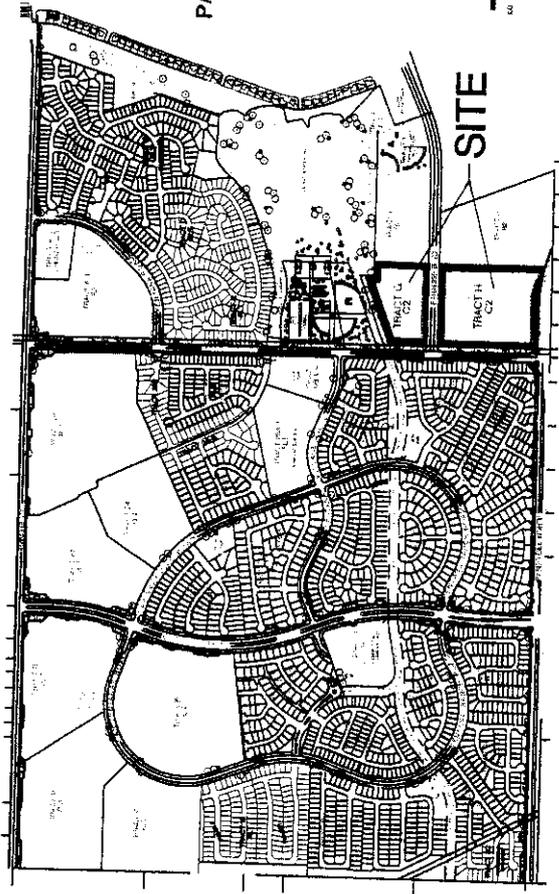
Stephani Winklepleck

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION



VENTANA SQUARE

TRACTS G AND H AT VENTANA RANCH



PARADISE HILLS
COMMUNITY

SITE

VENTANA RANCH VICINITY MAP

GEORGE RANHART, ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-8110 FAX (505) 837-9877



ARCHITECTURAL DRAWINGS

- A1 CONCEPTUAL SITEPLAN
- A2 TRACT G SITEPLAN FOR SUBDIVISION
- A2.1 TRACT H SITEPLAN FOR SUBDIVISION
- A2.2 TRACT G CONCEPTUAL SITEPLAN FOR BUILDING PERMIT
- A2.3 TRACT H CONCEPTUAL SITEPLAN FOR BUILDING PERMIT
- A2.4 ALTERNATE USE PLAN
- A3 MAJOR 1
- A4 MAJOR 2
- A5 MAJOR 3
- A6 MAJOR 4
- A7 SHOPS 1
- A8 SHOPS 2/3/4
- A9 PAD 1/8
- A10 PAD2
- A11 PAD 3/4
- A12 PAD 5
- A13 PAD 8/7
- A14 SELF-STORAGE
- GATHERING SPACES (ENLARGED PLAN) SEE L-2



LANDSCAPE ARCHITECTS AND CONTRACTORS
7809 EDITH NE P.O. BOX 10830 ALBUQUERQUE NEW MEXICO 87184
PHONE (505) 898-9680 FAX (505) 898-7737

LANDSCAPE

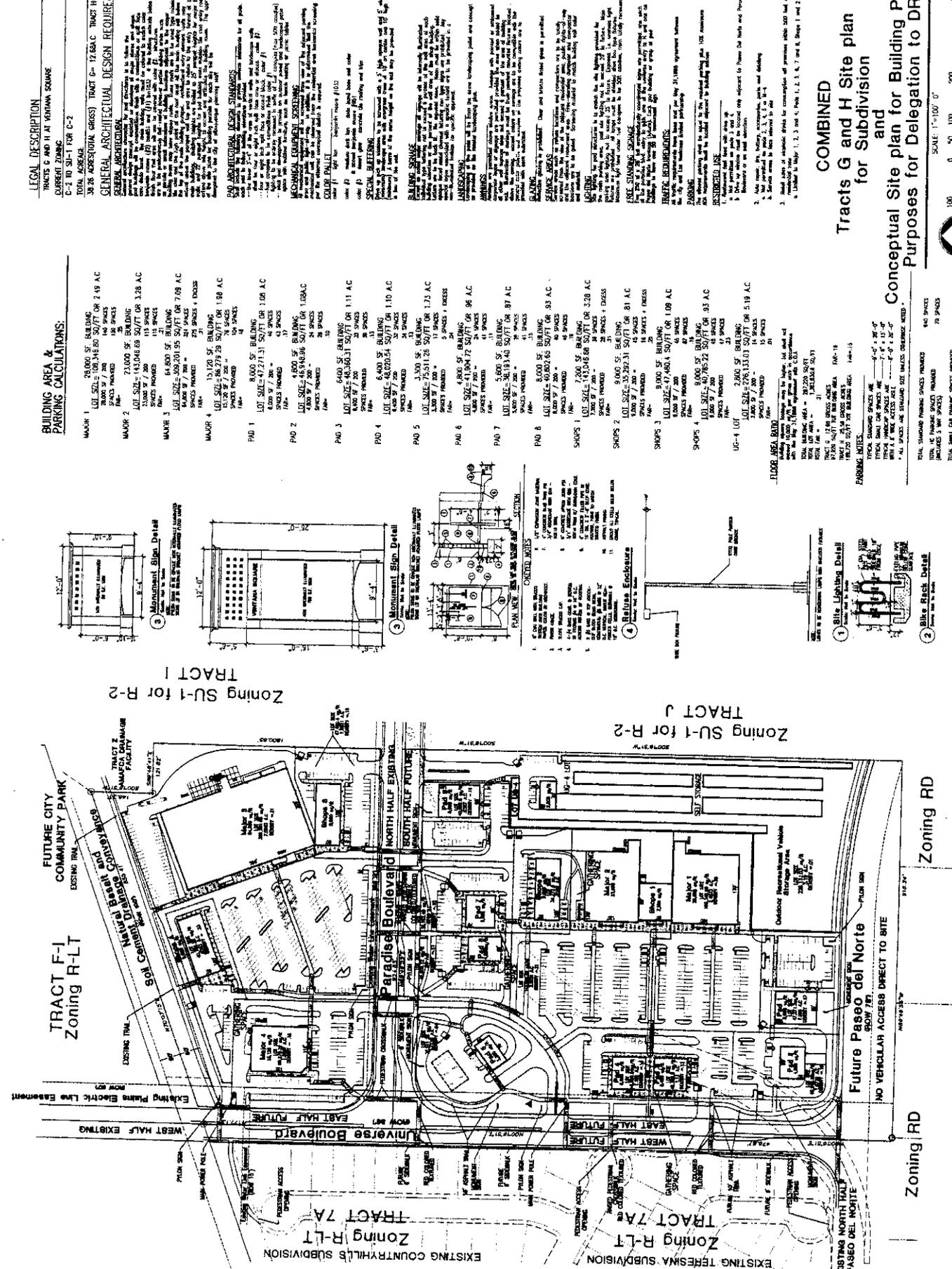
- L1 LANDSCAPE TRACT G
- L1.2 LANDSCAPE TRACT H
- L2 GATHERING SPACES

Easterling & Associates, Inc.
CONSULTING ENGINEERS

2800 The American Rd., SE, Suite 100
Phoenix, New Mexico 87124
(505) 898-8021 FAX (505) 898-8501

CIVIL

- C1 AND C2 CONCEPTUAL GRADING AND DRAINAGE
- C3 AND C4 CONCEPTUAL UTILITY PLAN



LEGAL DESCRIPTION

TRACTS G AND H AT VERMONT SQUARE
C-2 TO SUI-1 FOR C-2

TOTAL ADDRESS
3028 ADELAIDE GROSS TRACT G-17.68 AC TRACT H-25.56 AC

GENERAL ARCHITECTURAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURE
All buildings shall be designed in accordance with the following requirements:
1. Buildings shall be designed to be aesthetically pleasing and compatible with the surrounding area.
2. Buildings shall be designed to be functional and efficient.
3. Buildings shall be designed to be safe and sound.
4. Buildings shall be designed to be durable and long-lasting.
5. Buildings shall be designed to be energy-efficient and environmentally friendly.

ENVIRONMENTAL DESIGN STANDARDS

1. Buildings shall be designed to be energy-efficient and environmentally friendly.
2. Buildings shall be designed to be safe and sound.
3. Buildings shall be designed to be durable and long-lasting.

MATERIALS AND FINISHES

1. Buildings shall be designed to be aesthetically pleasing and compatible with the surrounding area.
2. Buildings shall be designed to be functional and efficient.
3. Buildings shall be designed to be safe and sound.

UTILITIES

1. Buildings shall be designed to be safe and sound.
2. Buildings shall be designed to be durable and long-lasting.

LANDSCAPING

1. Buildings shall be designed to be aesthetically pleasing and compatible with the surrounding area.
2. Buildings shall be designed to be functional and efficient.

ACCESSIBILITY

1. Buildings shall be designed to be safe and sound.
2. Buildings shall be designed to be durable and long-lasting.

PAVING

1. Buildings shall be designed to be aesthetically pleasing and compatible with the surrounding area.
2. Buildings shall be designed to be functional and efficient.

WATER REQUIREMENTS

1. Buildings shall be designed to be safe and sound.
2. Buildings shall be designed to be durable and long-lasting.

PARKING

1. Buildings shall be designed to be aesthetically pleasing and compatible with the surrounding area.
2. Buildings shall be designed to be functional and efficient.

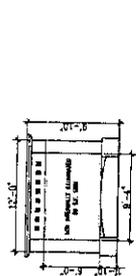
RESTRICTED USE

1. Buildings shall be designed to be safe and sound.
2. Buildings shall be designed to be durable and long-lasting.

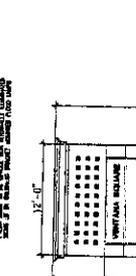
BUILDING AREA & PARKING CALCULATIONS:

MARK	LOT SIZE	BLDG. AREA	SPACES
MARK 1	25,000 SF	108,148.80 SQ/FT OR 2.49 AC	146 SPACES
MARK 2	23,000 SF	113,046.69 SQ/FT OR 2.58 AC	155 SPACES
MARK 3	64,800 SF	549,201.85 SQ/FT OR 12.58 AC	775 SPACES
MARK 4	15,120 SF	96,279.29 SQ/FT OR 2.20 AC	125 SPACES
PAV 1	8,000 SF	47,460.14 SQ/FT OR 1.08 AC	60 SPACES
PAV 2	4,800 SF	28,476.08 SQ/FT OR 0.65 AC	36 SPACES
PAV 3	6,400 SF	37,280.00 SQ/FT OR 0.85 AC	48 SPACES
PAV 4	3,200 SF	18,640.00 SQ/FT OR 0.42 AC	24 SPACES
PAV 5	3,200 SF	18,640.00 SQ/FT OR 0.42 AC	24 SPACES
PAV 6	4,800 SF	28,476.08 SQ/FT OR 0.65 AC	36 SPACES
PAV 7	5,800 SF	34,194.40 SQ/FT OR 0.78 AC	42 SPACES
PAV 8	8,000 SF	47,460.14 SQ/FT OR 1.08 AC	60 SPACES
SHOPS 1	7,200 SF	41,046.88 SQ/FT OR 0.93 AC	54 SPACES
SHOPS 2	33,760 SF	202,336.00 SQ/FT OR 4.63 AC	270 SPACES
SHOPS 3	9,000 SF	51,480.00 SQ/FT OR 1.17 AC	72 SPACES
SHOPS 4	6,000 SF	34,320.00 SQ/FT OR 0.78 AC	48 SPACES
UG-1 LOT	2,800 SF	15,680.00 SQ/FT OR 0.36 AC	22 SPACES
UG-2 LOT	2,800 SF	15,680.00 SQ/FT OR 0.36 AC	22 SPACES
UG-3 LOT	2,800 SF	15,680.00 SQ/FT OR 0.36 AC	22 SPACES
UG-4 LOT	2,800 SF	15,680.00 SQ/FT OR 0.36 AC	22 SPACES

MONUMENT SIGN DETAIL



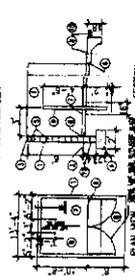
MAINLAND SIGN DETAIL



SITE LIGHTING DETAIL



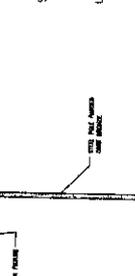
BIKE RACK DETAIL



CEILING DETAIL



RELIEF ENCLOSURE DETAIL



FLOOR LEVEL DETAIL



PARKING NOTES

1. All spaces are standard size UNLESS OTHERWISE NOTED.
2. All spaces are standard size UNLESS OTHERWISE NOTED.
3. All spaces are standard size UNLESS OTHERWISE NOTED.

TRACT F-1 Zoning R-LT

Future City Community Park
Existing Tract
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TRACT G-1 Zoning SU-1 for R-2

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TRACT H-1 Zoning SU-1 for R-2

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TRACT 7A Zoning R-LT

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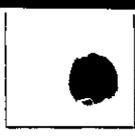
TRACT 7BV Zoning R-LT

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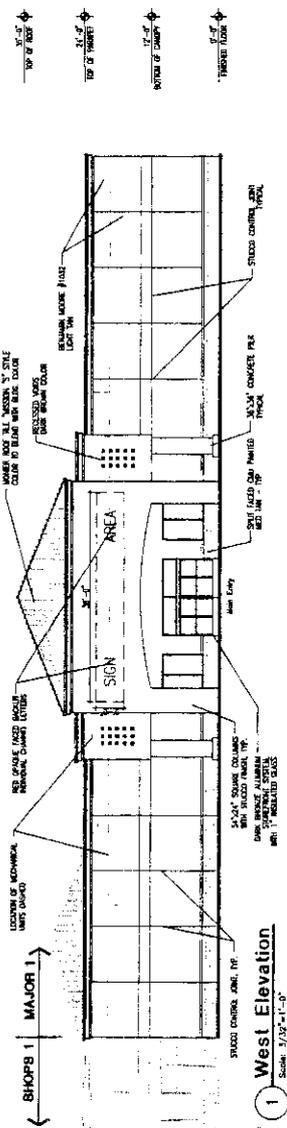
TRACT 7BW Zoning R-LT

REV	DATE	BY	REASON

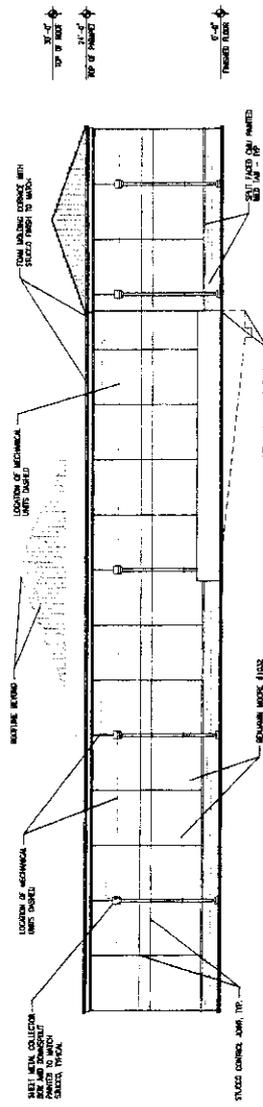
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2326 SAN PEDRO NE SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9710 FAX (505) 837-9877



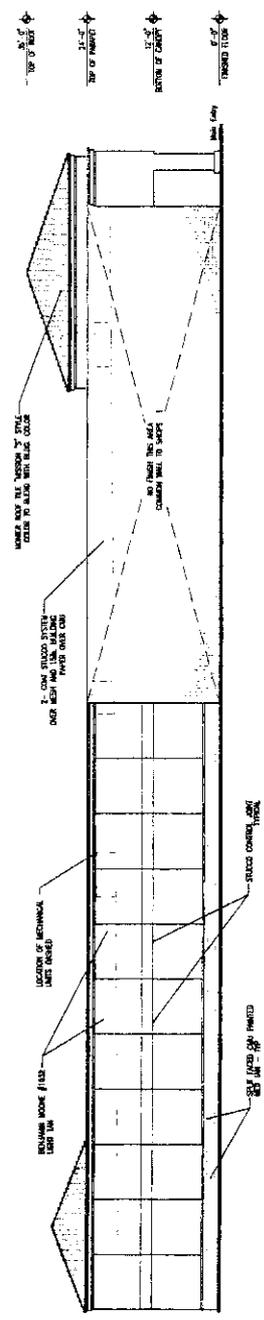
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PROJECT NUMBER	AA
JOB NO.	89052
DRAWN BY	SM
DATE	11/16/00
SCALE	1/8" = 1'-0"



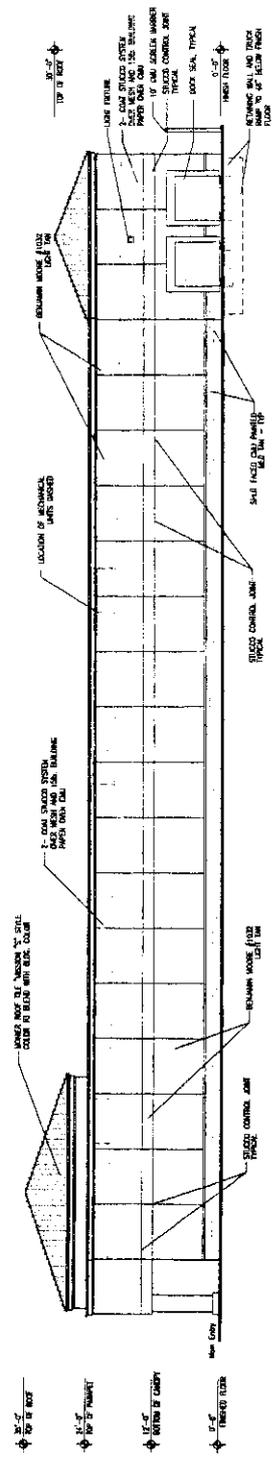
1 West Elevation
 Scale: 3/32" = 1'-0"



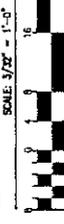
2 East Elevation
 Scale: 3/32" = 1'-0"



3 North Elevation
 Scale: 3/32" = 1'-0"



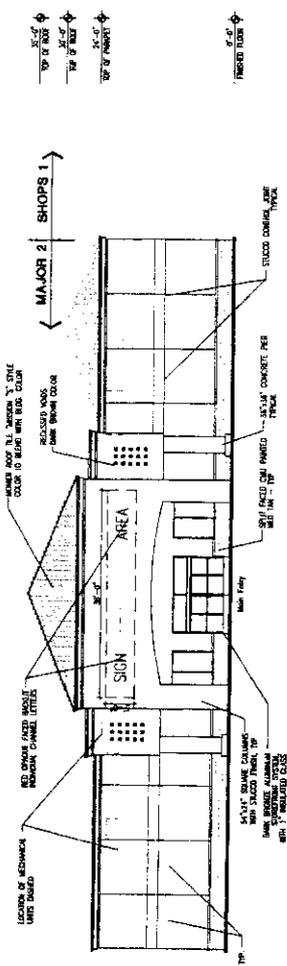
4 South Elevation
 Scale: 3/32" = 1'-0"



REV	DATE	BY	REVISION

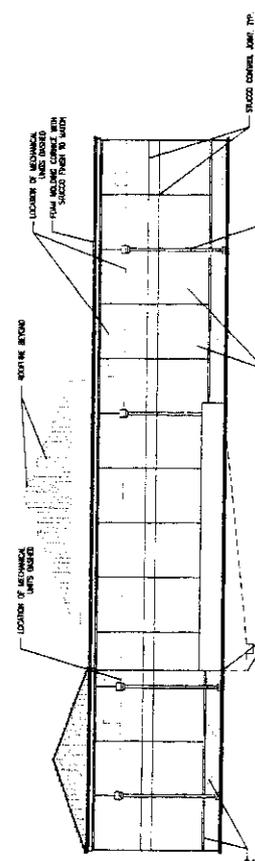
GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
 ALBUQUERQUE, NEW MEXICO 87110
 2326 SAN PEDRO N.E. SUITE 2-B
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE	VENTANA SQUARE
PROJECT LOCATION	Corner of Broadway, N.W.
DATE	3/17/00
SCALE	3/32" = 1'-0"
DATE	3/28/00
SCALE	3/32" = 1'-0"
DATE	4/1/00
SCALE	3/32" = 1'-0"



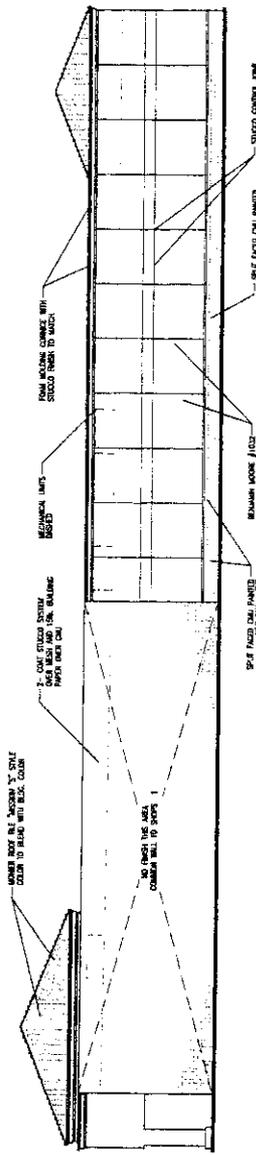
1 West Elevation
 Scale: 3/32" = 1'-0"

- 3'-0" TOP OF ROOF
- 3'-0" TOP OF FINISH



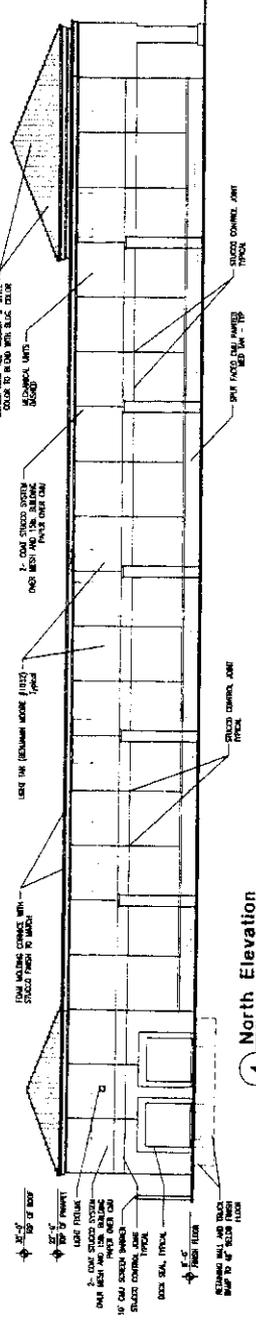
2 East Elevation
 Scale: 3/32" = 1'-0"

- 3'-0" TOP OF ROOF
- 3'-0" TOP OF FINISH



3 South Elevation
 Scale: 3/32" = 1'-0"

- 3'-0" TOP OF ROOF
- 3'-0" TOP OF FINISH



4 North Elevation
 Scale: 3/32" = 1'-0"

- 3'-0" TOP OF ROOF
- 3'-0" TOP OF FINISH



**TRACT G
SITE PLAN FOR SUBMISSION**

- Site G contains 15.68 acres of land. The site plan is proposed to be changed to SU-1 for residential C-2 uses.
- PEDESTRIAN AND VEHICULAR CIRCULATION**
See sheet A.1 for pedestrian and vehicular connections to the surrounding Ventura Ranch road and trail system.
- INTERNAL CIRCULATION**
See sheet A.2A for internal circulation.
- BUILDING HEIGHTS AND SETBACKS**
The maximum height of buildings within Tract G shall be 35'-0". See plan A.1 for additional restrictions. Setbacks are shown on sheet A.2A.
- FLOOR AREA RATIOS**
The overall FAR for tract G shall not exceed 10.0000/sf. The gross area in accordance with the May 21, 1998 agreement with the City of Albuquerque.
- LANDSCAPE**
See sheet L1 and L2.

**TRACT F-I
Zoning R-LT**

- INTERNAL CIRCULATION**
See sheet A.2A for internal circulation.
- BUILDING HEIGHTS AND SETBACKS**
The maximum height of buildings within Tract G shall be 35'-0". See plan A.1 for additional restrictions. Setbacks are shown on sheet A.2A.
- FLOOR AREA RATIOS**
The overall FAR for tract G shall not exceed 10.0000/sf. The gross area in accordance with the May 21, 1998 agreement with the City of Albuquerque.
- LANDSCAPE**
See sheet L1 and L2.

**TRACT Z
MAMAFCA DRAINAGE FACILITY**

- INTERNAL CIRCULATION**
See sheet A.2A for internal circulation.
- BUILDING HEIGHTS AND SETBACKS**
The maximum height of buildings within Tract G shall be 35'-0". See plan A.1 for additional restrictions. Setbacks are shown on sheet A.2A.
- FLOOR AREA RATIOS**
The overall FAR for tract G shall not exceed 10.0000/sf. The gross area in accordance with the May 21, 1998 agreement with the City of Albuquerque.
- LANDSCAPE**
See sheet L1 and L2.

**TRACT 3
Shops 3**

- INTERNAL CIRCULATION**
See sheet A.2A for internal circulation.
- BUILDING HEIGHTS AND SETBACKS**
The maximum height of buildings within Tract G shall be 35'-0". See plan A.1 for additional restrictions. Setbacks are shown on sheet A.2A.
- FLOOR AREA RATIOS**
The overall FAR for tract G shall not exceed 10.0000/sf. The gross area in accordance with the May 21, 1998 agreement with the City of Albuquerque.
- LANDSCAPE**
See sheet L1 and L2.

**TRACT 4
Major 4**

- INTERNAL CIRCULATION**
See sheet A.2A for internal circulation.
- BUILDING HEIGHTS AND SETBACKS**
The maximum height of buildings within Tract G shall be 35'-0". See plan A.1 for additional restrictions. Setbacks are shown on sheet A.2A.
- FLOOR AREA RATIOS**
The overall FAR for tract G shall not exceed 10.0000/sf. The gross area in accordance with the May 21, 1998 agreement with the City of Albuquerque.
- LANDSCAPE**
See sheet L1 and L2.

**TRACT 5
Shops 5**

- INTERNAL CIRCULATION**
See sheet A.2A for internal circulation.
- BUILDING HEIGHTS AND SETBACKS**
The maximum height of buildings within Tract G shall be 35'-0". See plan A.1 for additional restrictions. Setbacks are shown on sheet A.2A.
- FLOOR AREA RATIOS**
The overall FAR for tract G shall not exceed 10.0000/sf. The gross area in accordance with the May 21, 1998 agreement with the City of Albuquerque.
- LANDSCAPE**
See sheet L1 and L2.

**TRACT 6
Major 6**

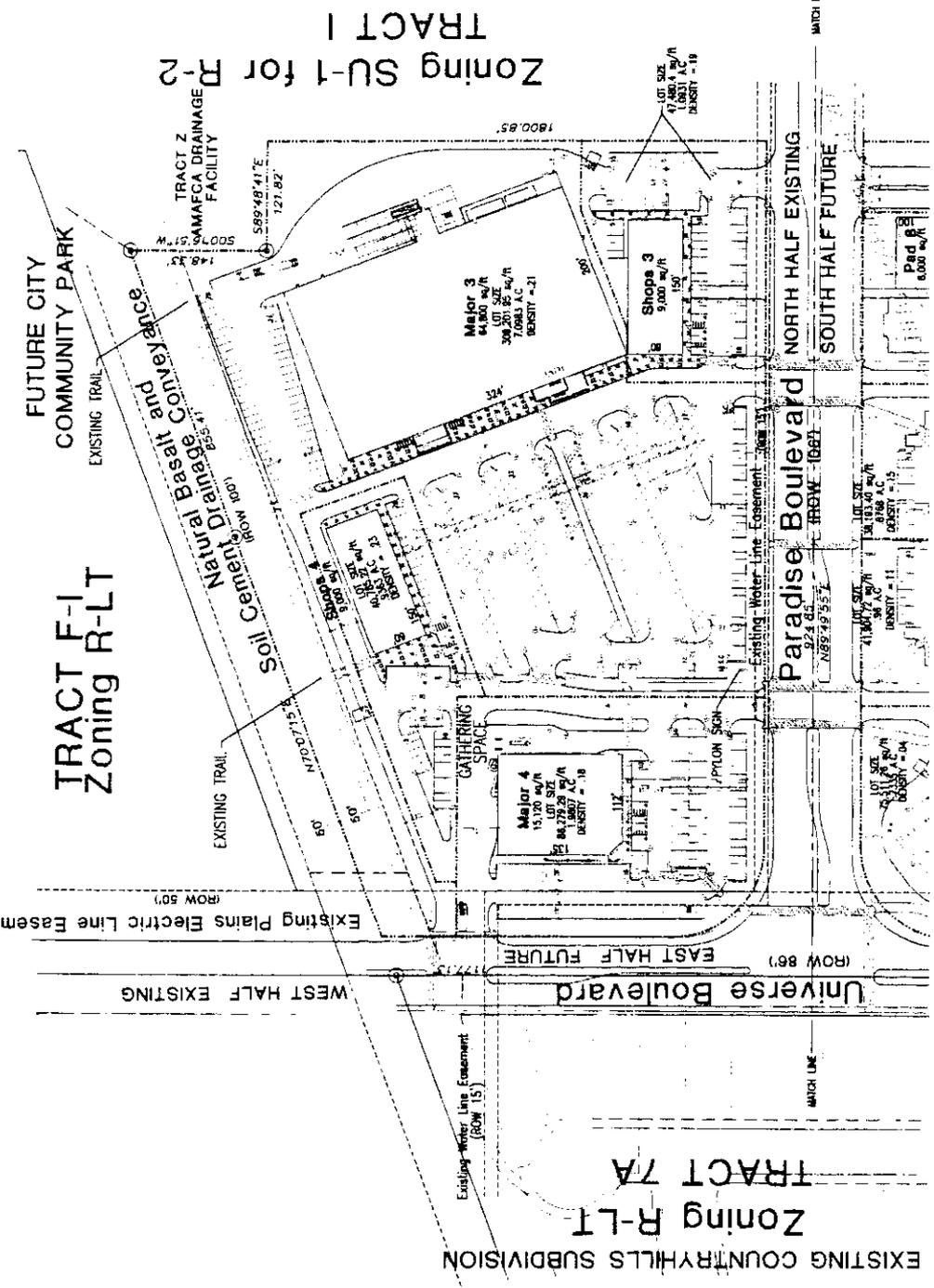
- INTERNAL CIRCULATION**
See sheet A.2A for internal circulation.
- BUILDING HEIGHTS AND SETBACKS**
The maximum height of buildings within Tract G shall be 35'-0". See plan A.1 for additional restrictions. Setbacks are shown on sheet A.2A.
- FLOOR AREA RATIOS**
The overall FAR for tract G shall not exceed 10.0000/sf. The gross area in accordance with the May 21, 1998 agreement with the City of Albuquerque.
- LANDSCAPE**
See sheet L1 and L2.

**TRACT 7A
Zoning R-LT**

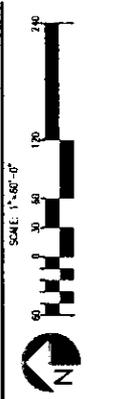
- INTERNAL CIRCULATION**
See sheet A.2A for internal circulation.
- BUILDING HEIGHTS AND SETBACKS**
The maximum height of buildings within Tract G shall be 35'-0". See plan A.1 for additional restrictions. Setbacks are shown on sheet A.2A.
- FLOOR AREA RATIOS**
The overall FAR for tract G shall not exceed 10.0000/sf. The gross area in accordance with the May 21, 1998 agreement with the City of Albuquerque.
- LANDSCAPE**
See sheet L1 and L2.

**TRACT 8
Ped 8**

- INTERNAL CIRCULATION**
See sheet A.2A for internal circulation.
- BUILDING HEIGHTS AND SETBACKS**
The maximum height of buildings within Tract G shall be 35'-0". See plan A.1 for additional restrictions. Setbacks are shown on sheet A.2A.
- FLOOR AREA RATIOS**
The overall FAR for tract G shall not exceed 10.0000/sf. The gross area in accordance with the May 21, 1998 agreement with the City of Albuquerque.
- LANDSCAPE**
See sheet L1 and L2.



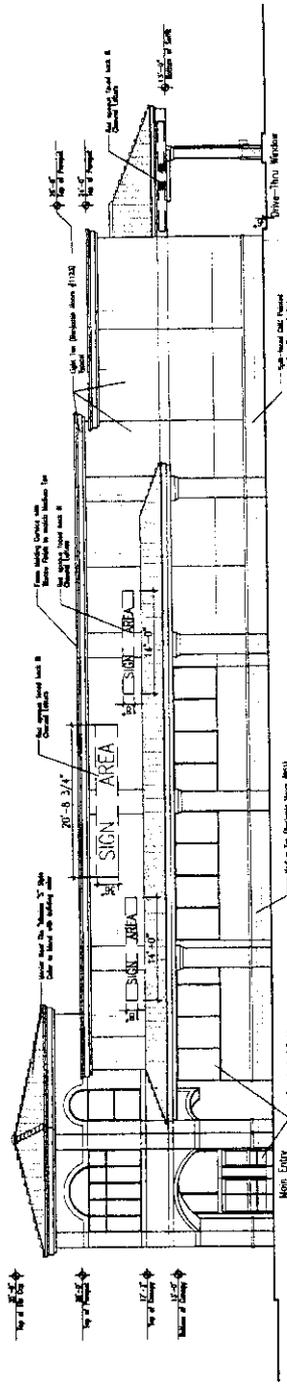
**TRACT G SITE PLAN
FOR SUBDIVISION**



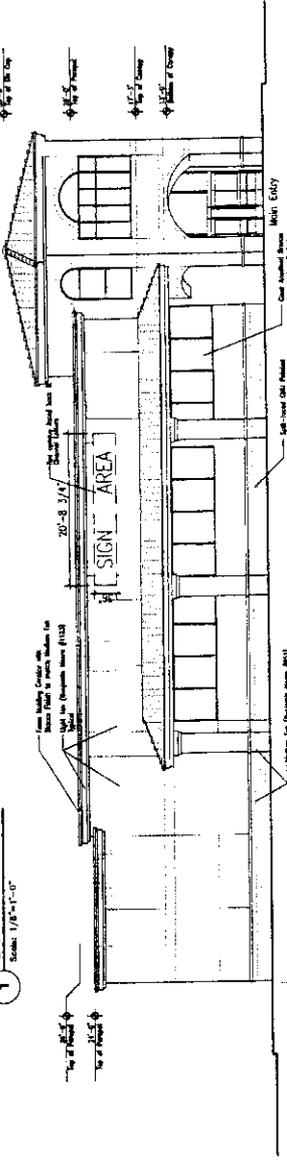
REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO NE SUITE 2-B
 ALBUQUERQUE NEW MEXICO 87110
 PHONE (505) 844-9410 FAX (505) 837-9877

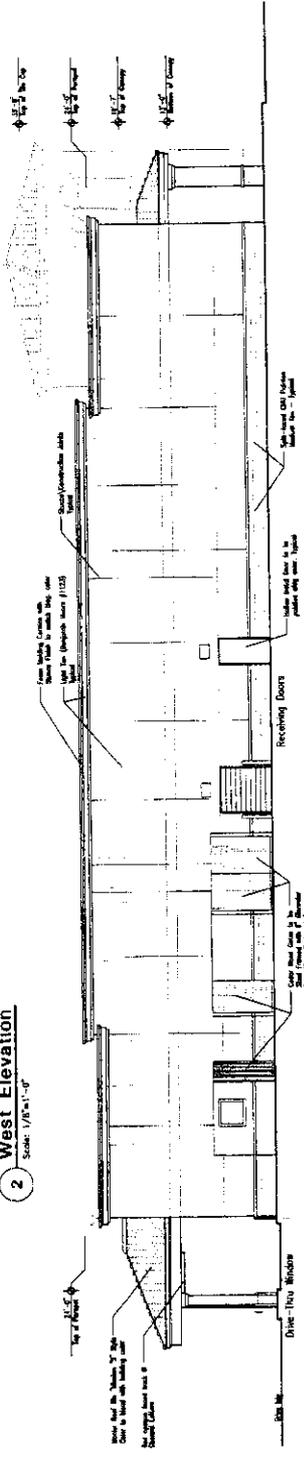
PROJECT TITLE	VENTANA SQUARE
PROJECT NUMBER	59052
DRAWN BY	RMS
DATE	2/28/00
SCALE	1/8" = 1'-0"



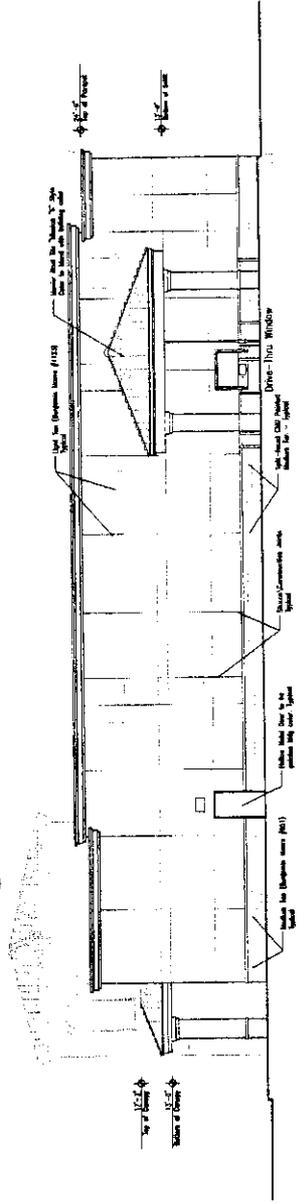
1 South Elevation
Scale: 1/8" = 1'-0"



2 West Elevation
Scale: 1/8" = 1'-0"



3 North Elevation
Scale: 1/8" = 1'-0"



4 East Elevation
Scale: 1/8" = 1'-0"



REV	DATE	BY	REVISION

GEORGE RANHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-8110 FAX (505) 837-8977

PROJECT TITLE: VENTANA SQUARE
 S/W. of Blvd. C and H. at Virginia Road
 Albuquerque, New Mexico
 PROJECT MANAGER: George Ranhart, AIA
 JOB NO.: 99052
 DRAWN BY: SD

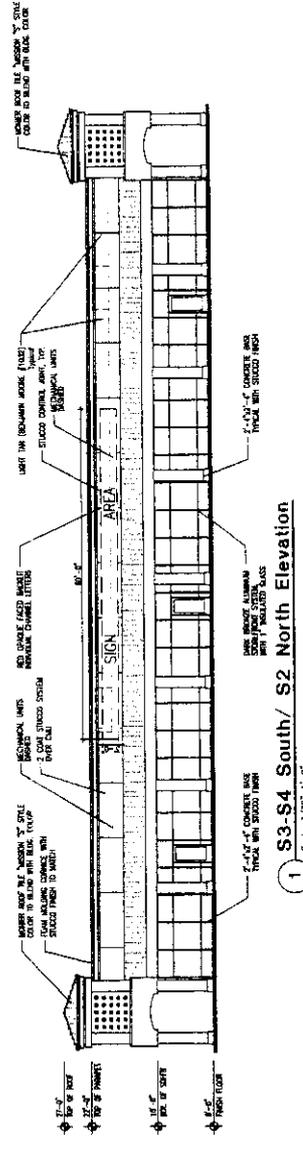
SHEET TITLE: DATE: 3/1/00
 SCALE: 3/32" = 1'-0"
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REV	DATE	BY	REVISION

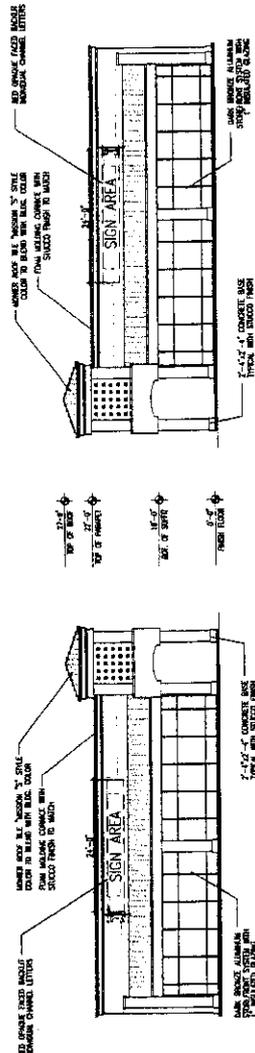
GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 FAX (505) 837-9877
 PHONE (505) 894-9710



PROJECT TITLE	VENTANA SQUARE
PROJECT MANAGER	SMC of Project 6 and 14 of Ventana Square
PROJECT ADDRESS	Albuquerque, New Mexico
DATE	3/17/00
SCALE	3/32"=1'-0"
DATE	3/17/00
SCALE	3/32"=1'-0"

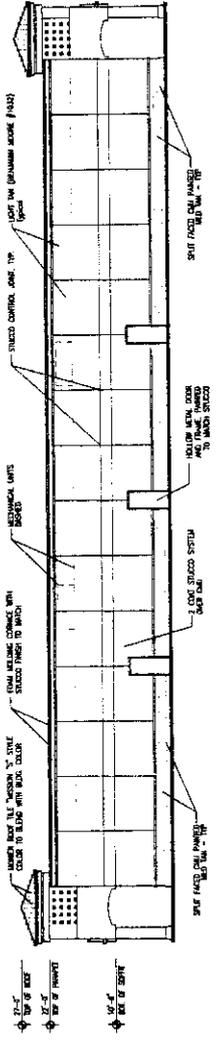


1 S3-S4 South/ S2 North Elevation
 Scale: 3/32"=1'-0"

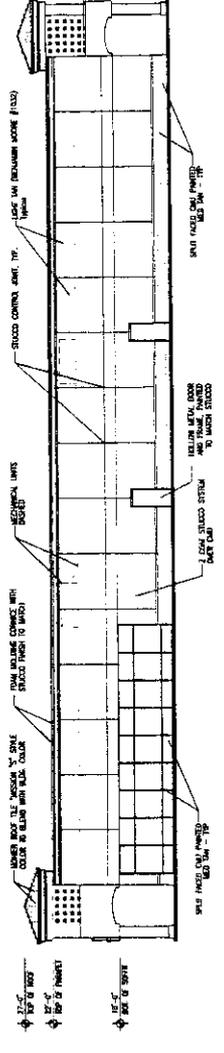


2 S3-S4 West/ S2 East Elevation
 Scale: 3/32"=1'-0"

3 S3-S4 East/ S2 West Elevation
 Scale: 3/32"=1'-0"



4 S3-S4 North Elevation
 Scale: 3/32"=1'-0"

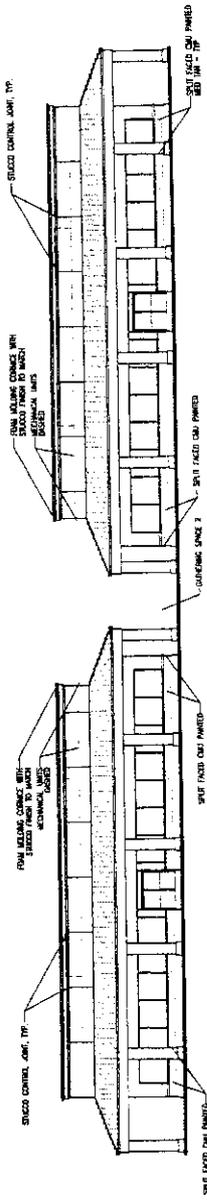


5 S2 South Elevation
 Scale: 3/32"=1'-0"

REV.	DATE	BY	REVISION

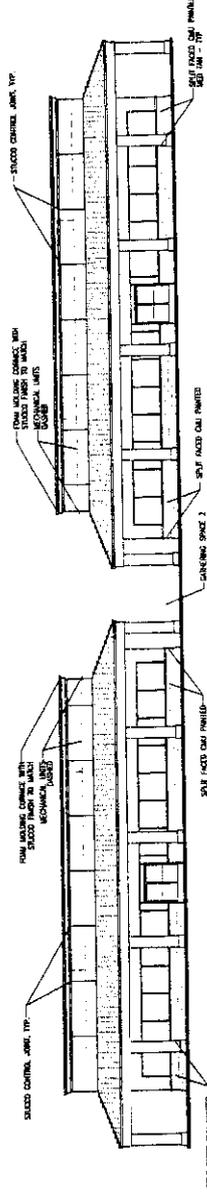
GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE SUITE 2-B
 ALBUQUERQUE NEW MEXICO 87110
 PHONE (505) 884-8110 FAX (505) 837-9877

PROJECT TITLE: VENTANA SQUARE
 PROJECT MANAGER: GEORGE RAINHART
 ARCHITECTURE: 3000 W. GARDEN BLVD. SUITE 200 ALBUQUERQUE, NM 87102
 SHEET NO.: 50
 DATE: 3/17/00
 SCALE: 3/32" = 1'-0"



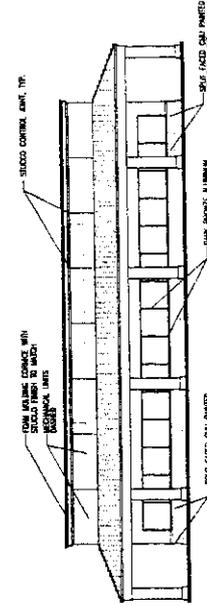
1 P3/P4 East Elevation
 Scale: 3/32" = 1'-0"

- 1'-0" TOP OF FINISH
- 1'-0" FINISH FLOOR
- 1'-0" FINISH FLOOR



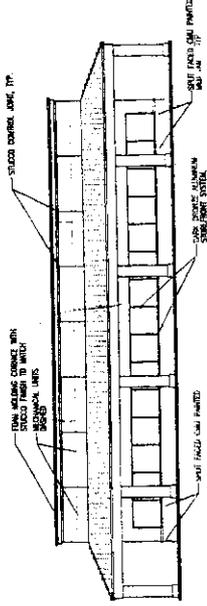
2 P3/P4 West Elevation
 Scale: 3/32" = 1'-0"

- 1'-0" TOP OF FINISH
- 1'-0" FINISH FLOOR
- 1'-0" FINISH FLOOR



3 P3/P4 North Elevation
 Scale: 3/32" = 1'-0"

- 1'-0" TOP OF FINISH
- 1'-0" FINISH FLOOR
- 1'-0" FINISH FLOOR



4 P3/P4 South Elevation
 Scale: 3/32" = 1'-0"



PROJECT TITLE: VENTANA SQUARE
 PROJECT MANAGER: GEORGE RAINHART
 ARCHITECTURE: 3000 W. GARDEN BLVD. SUITE 200 ALBUQUERQUE, NM 87102
 SHEET NO.: 50
 DATE: 3/17/00
 SCALE: 3/32" = 1'-0"

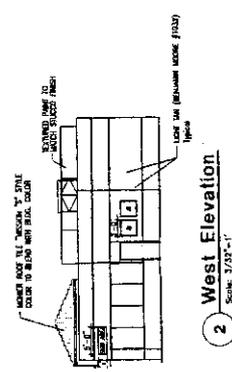
REV.	DATE	BY	REVISION



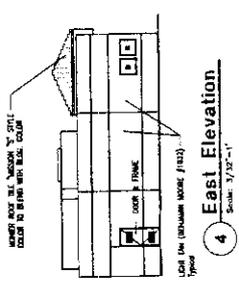
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO NE SUITE 2-B
 ALBUQUERQUE NEW MEXICO 87110
 PHONE (505) 854-9110 FAX (505) 837-9877



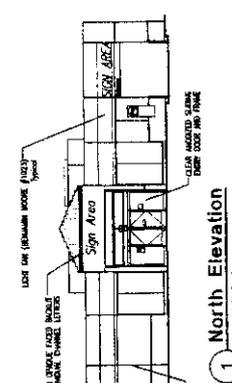
PROJECT TITLE	VENTANA SQUARE
PROJECT NUMBER	19052
DRAWN BY	SD
DATE	7/29/00
SCALE	3/32"=1'
SHEET	A1



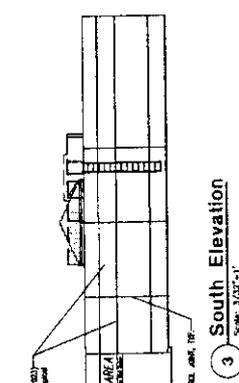
2 West Elevation
 Scale: 3/32"=1'



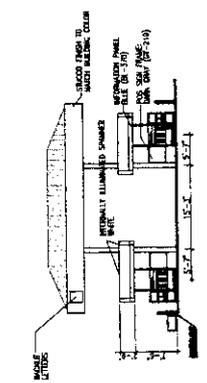
4 East Elevation
 Scale: 3/32"=1'



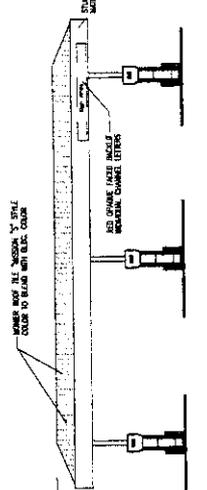
1 North Elevation
 Scale: 3/32"=1'



3 South Elevation
 Scale: 3/32"=1'



6 West Elevation
 Scale: 3/32"=1'



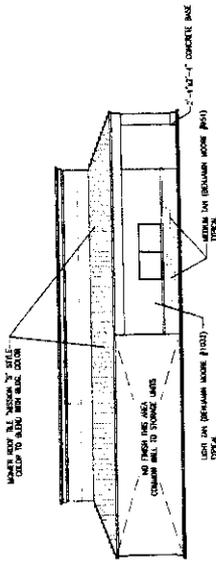
5 North Elevation
 Scale: 3/32"=1'

REV	DATE	BY	REVISION

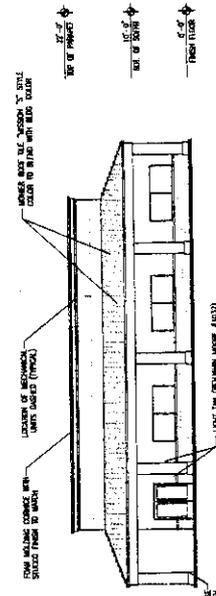
GEORGE RAINHART ARCHITECT AND ASSOCIATES P
 ALBUQUERQUE, NEW MEXICO 87110
 FAX (505) 837-9877



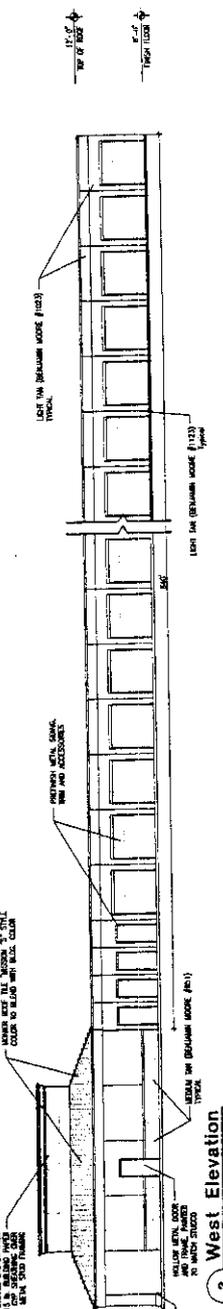
PROJECT TITLE	VENTANA SQUARE
DATE	5/17/00
SCALE	1/32" = 1'-0"
PROJECT MANAGER	GEORGE RAINHART, AIA
JOB NO.	59002
DRAWN BY	DD
ADDRESS	3201 S. 10TH AVENUE, N.W. ALBUQUERQUE, N.M. 87105
OWNER	SNC OF TRUST S AND H OF WASHINGTON, RICHMOND, VA



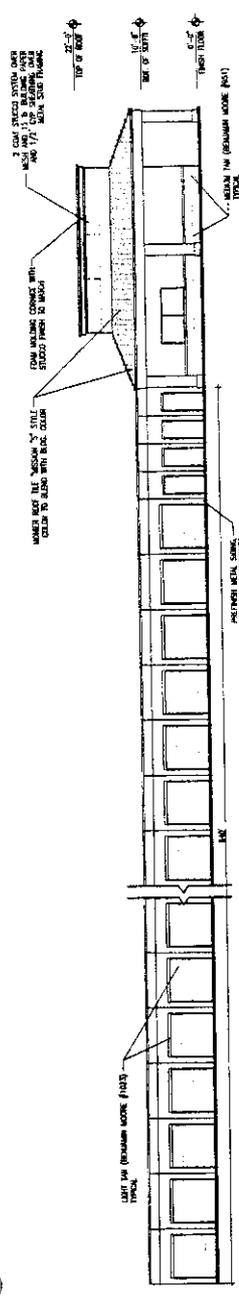
2 South Elevation
 Scale: 1/32" = 1'-0"



1 North Elevation (Office and Managers Residence)
 Scale: 1/32" = 1'-0"



3 West Elevation
 Scale: 1/32" = 1'-0"



4 East Elevation
 Scale: 1/32" = 1'-0"





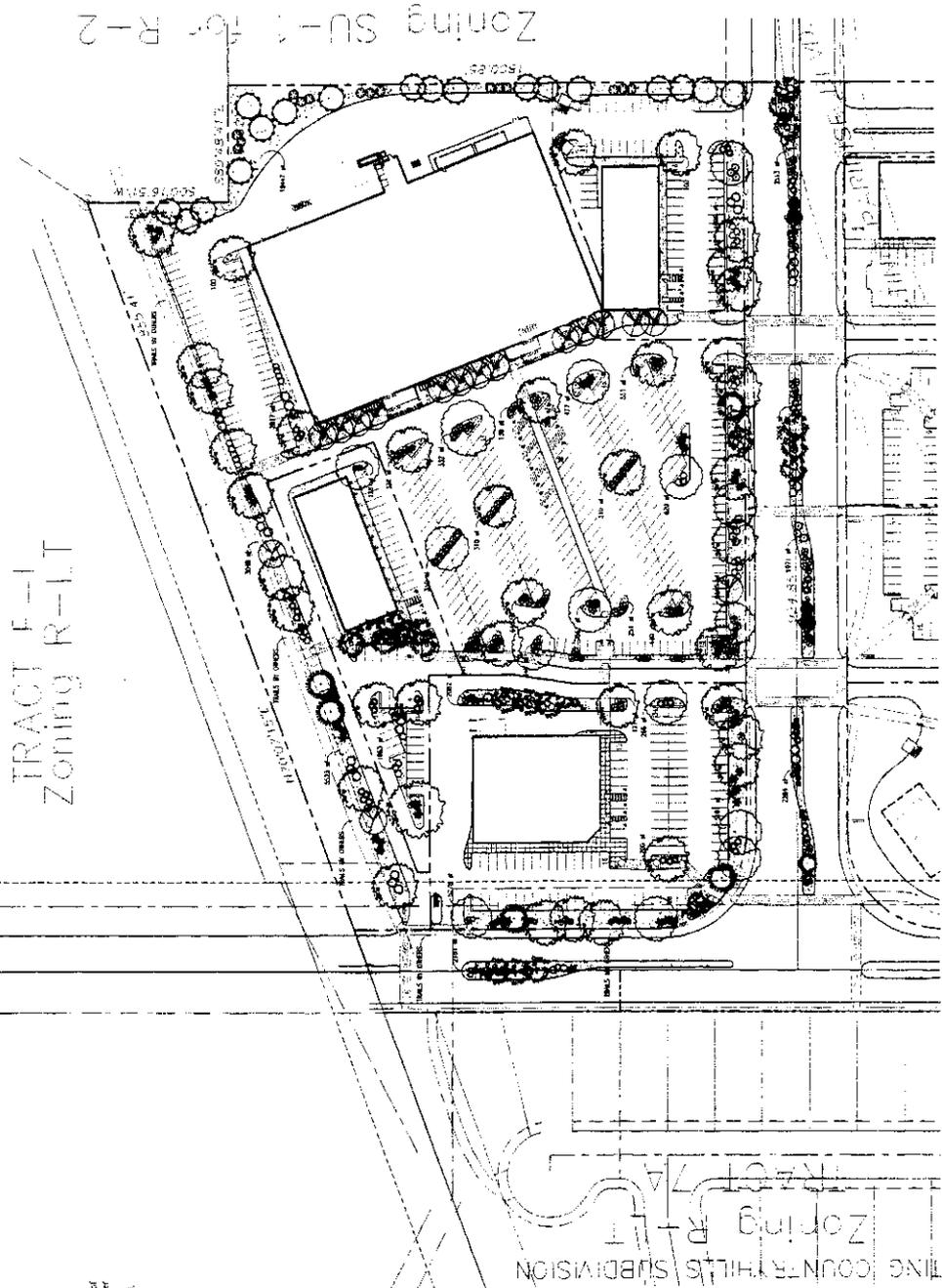
The Hilltop

11100 N. 111th Ave., Scottsdale, AZ 85258
 11100 N. 111th Ave., Scottsdale, AZ 85258
 11100 N. 111th Ave., Scottsdale, AZ 85258

PLANT LEGEND

- ARIZONA ASH (H) 38
Forsythia viridula
7' tall
- PAVING ASPH (H) 11
Pavement
7' tall
- AUSTRIAN PINE (H) 5
Pinus nigra
5' tall
- MEXICAN SILVER CHERRY (H) 21
Eucalyptus macrocarpa
California photograph
5' tall
- SECRET WILLOW (H) 18
Salix nigra
5' tall
- FLORIDA PALM (H) 17
Palm
1 1/2' tall
- PRUNE PALM 2
Prunella
5' tall
- PALM TREES (L) 4
Palm trees
- MADON CRASS (L) 44
Madon crassula
5' tall
- RUSSIAN SAGE (H) 11
Perovskia atrorubra
5' tall
- BIRCH BARK BUSH (H) 38
Betula
5' tall
- ROSEMARY (H) 53
Rosmarinus officinalis
5' tall
- 5 GAL
5' tall
- AUTUMN SAGE (H) 80
Salvia greggii
5' tall
- SAVBERBERRY (H) 20
Savberberry
5' tall
- CHRYSALIS (L) 15
Chrysalis
1' tall
- CHRYSALIS, variegated
1' tall
- WITTLINGER 112
1' tall

- UNPAVED GRAVEL AND BARRIERS
- 3/4" CURET DRAIN OR
SINK TO DRAIN GRAVEL W/IT
- 200



LANDSCAPE PLAN



LANDSCAPE NOTE:
 1. All plantings shall be installed within the City of Scottsdale's 7000' Cook Street tree allowance. Proper water management is required for all plantings. Water flows indicated in diagram, water collection, and/or drainage shall be installed in accordance with the City of Scottsdale's landscape irrigation code.

IRRIGATION NOTE:
 1. Irrigation shall be a complete automatic system with backflow preventer, pressure regulator, and backflow preventer. All irrigation systems shall be installed in accordance with the City of Scottsdale's landscape irrigation code.

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	1,229,708	30,000,000	1.94
TOTAL LOT AREA	793,773	1,000,000	1.26
TOTAL BUILDINGS AREA	0	1,000,000	0.00
OFFSITE AREA	1,110,236	1,000,000	1.11
NET LOT AREA	167,417	1,000,000	0.17
LANDSCAPE REQUIREMENT	27,261	1,000,000	0.03
TOTAL LANDSCAPE PROVIDED	27,261	1,000,000	0.03
TOTAL SOD PROVIDED	27,261	1,000,000	0.03

HYDROLOGY SUMMARY

TRACTS G & H
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EXISTING CONDITIONS

TRACT G consists of approximately 10.18 acres. The site is mostly undeveloped and generally drains from northwest to the southeast. The site is bounded by Interstate 805 to the west, the Los Ventanos Drainage Facility to the east, and the Los Ventanos Drainage Facility to the south. Existing conditions consist of all points at the northeast corner of the site. No significant utilities are located on the site.

TRACT H consists of approximately 20.84 acres. The site is mostly undeveloped, with the exception of a few scattered buildings. The site is bounded by Interstate 805 to the west, the Los Ventanos Drainage Facility to the east, and the Los Ventanos Drainage Facility to the south. Existing conditions consist of all points at the northeast corner of the site. No significant utilities are located on the site.

DESIGN CONDITIONS

The grading and drainage plans submitted are for conceptual approval. Each phase/tract will be required to submit an individual grading and drainage plan prior to issuance of a building permit. It is proposed to develop Tract G for commercial use, in accordance with the Los Ventanos Drainage Facility. The site is bounded by Interstate 805 to the west, the Los Ventanos Drainage Facility to the east, and the Los Ventanos Drainage Facility to the south. Existing conditions consist of all points at the northeast corner of the site. No significant utilities are located on the site.

DESIGN CONDITIONS

The grading and drainage plans submitted are for conceptual approval. Each phase/tract will be required to submit an individual grading and drainage plan prior to issuance of a building permit. It is proposed to develop Tract H for commercial use, in accordance with the Los Ventanos Drainage Facility. The site is bounded by Interstate 805 to the west, the Los Ventanos Drainage Facility to the east, and the Los Ventanos Drainage Facility to the south. Existing conditions consist of all points at the northeast corner of the site. No significant utilities are located on the site.

DESIGN CONDITIONS

The grading and drainage plans submitted are for conceptual approval. Each phase/tract will be required to submit an individual grading and drainage plan prior to issuance of a building permit. It is proposed to develop Tract I for commercial use, in accordance with the Los Ventanos Drainage Facility. The site is bounded by Interstate 805 to the west, the Los Ventanos Drainage Facility to the east, and the Los Ventanos Drainage Facility to the south. Existing conditions consist of all points at the northeast corner of the site. No significant utilities are located on the site.

DESIGN CONDITIONS

The grading and drainage plans submitted are for conceptual approval. Each phase/tract will be required to submit an individual grading and drainage plan prior to issuance of a building permit. It is proposed to develop Tract J for commercial use, in accordance with the Los Ventanos Drainage Facility. The site is bounded by Interstate 805 to the west, the Los Ventanos Drainage Facility to the east, and the Los Ventanos Drainage Facility to the south. Existing conditions consist of all points at the northeast corner of the site. No significant utilities are located on the site.

DESIGN CONDITIONS

The grading and drainage plans submitted are for conceptual approval. Each phase/tract will be required to submit an individual grading and drainage plan prior to issuance of a building permit. It is proposed to develop Tract K for commercial use, in accordance with the Los Ventanos Drainage Facility. The site is bounded by Interstate 805 to the west, the Los Ventanos Drainage Facility to the east, and the Los Ventanos Drainage Facility to the south. Existing conditions consist of all points at the northeast corner of the site. No significant utilities are located on the site.

DESIGN CONDITIONS

The grading and drainage plans submitted are for conceptual approval. Each phase/tract will be required to submit an individual grading and drainage plan prior to issuance of a building permit. It is proposed to develop Tract L for commercial use, in accordance with the Los Ventanos Drainage Facility. The site is bounded by Interstate 805 to the west, the Los Ventanos Drainage Facility to the east, and the Los Ventanos Drainage Facility to the south. Existing conditions consist of all points at the northeast corner of the site. No significant utilities are located on the site.

DESIGN CONDITIONS

The grading and drainage plans submitted are for conceptual approval. Each phase/tract will be required to submit an individual grading and drainage plan prior to issuance of a building permit. It is proposed to develop Tract M for commercial use, in accordance with the Los Ventanos Drainage Facility. The site is bounded by Interstate 805 to the west, the Los Ventanos Drainage Facility to the east, and the Los Ventanos Drainage Facility to the south. Existing conditions consist of all points at the northeast corner of the site. No significant utilities are located on the site.

DESIGN CONDITIONS

The grading and drainage plans submitted are for conceptual approval. Each phase/tract will be required to submit an individual grading and drainage plan prior to issuance of a building permit. It is proposed to develop Tract N for commercial use, in accordance with the Los Ventanos Drainage Facility. The site is bounded by Interstate 805 to the west, the Los Ventanos Drainage Facility to the east, and the Los Ventanos Drainage Facility to the south. Existing conditions consist of all points at the northeast corner of the site. No significant utilities are located on the site.

AS BUILT INFORMATION

NO. DATE
 DESIGN
 BY
 DATE

FIELD NOTES

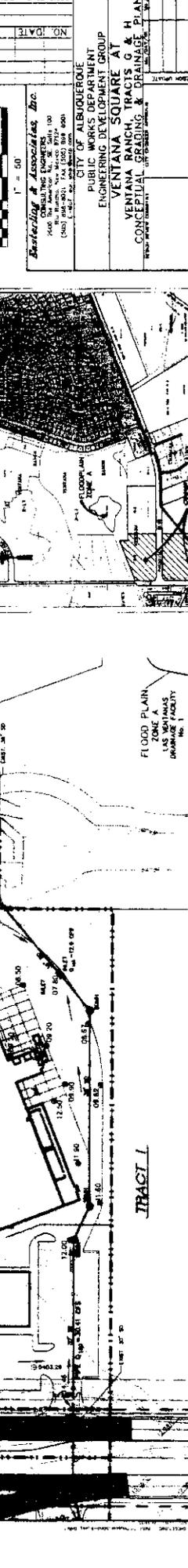
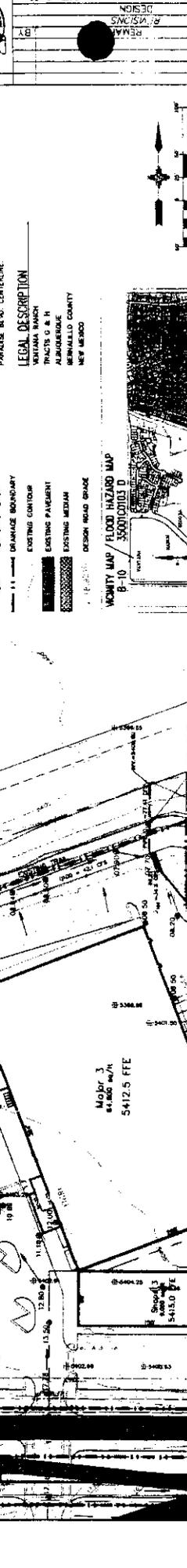
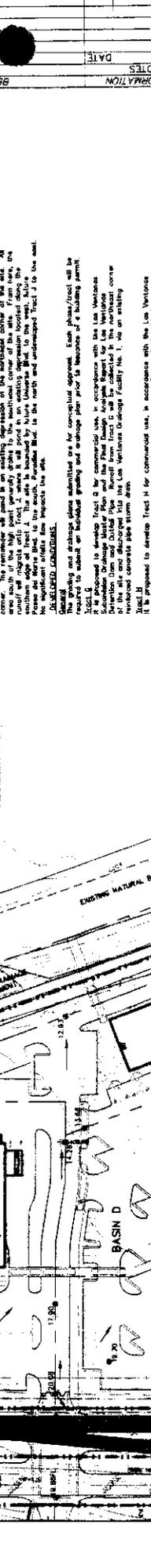
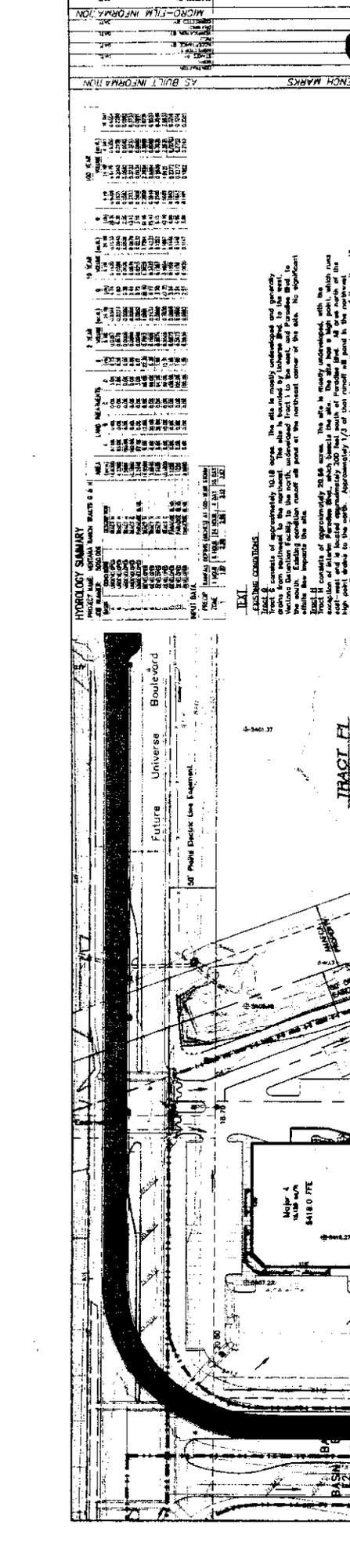
NO. DATE
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ENGINEER'S SEAL

NO. DATE
 BY
 DATE

AS BUILT INFORMATION

NO. DATE
 BY
 DATE



SEE SHEET 2

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

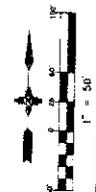
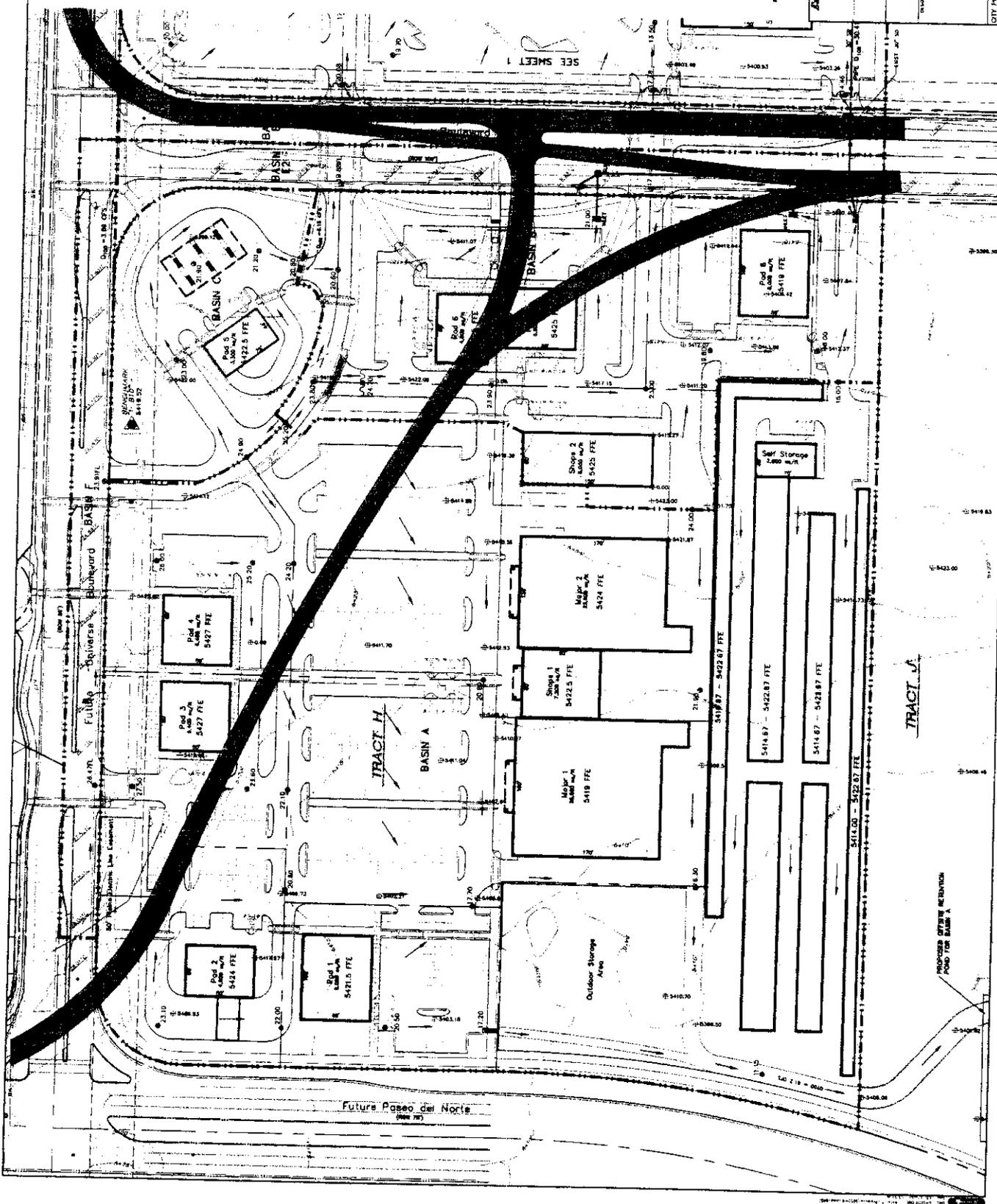
SEE SHEET 6

SEE SHEET 7

CITY PROJECT NO. _____ SHEET B-10

ENGINEERING & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1000 S. MICHIGAN, SUITE 2000
 LOS ANGELES, CALIFORNIA 90071

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
 VENTANA SQUARE AT
 VENTANA RANCH TRACTS G & H
 CONCEPTUAL DRAINAGE PLAN



CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
 VENTANA SQUARE AT
 VENTANA RANCH, TRACTS G & H
 CONCEPTUAL SITE AND DRAINAGE PLAN
 ENGINEER'S SEAL
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW MEXICO
 No. 10,000
 Exp. 12/31/2000
 (FEE) \$ 1,000.00 (SHEET) \$ 100.00
 Eastman & Associates, Inc.
 2000 Capital Plaza Building, Suite 100
 1000 University Avenue, NE
 Albuquerque, NM 87102-1000
 (505) 243-1000
 (FAX) 505-243-1001

SEE SHEET 1
 BASIN A
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VENTANA RANCH

April 3, 2000

Mr. Chuck Gara, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87102

Re: Environmental Planning Commission Project #1000390

Dear Mr. Chairman:

The Ventana Ranch Community Association is in favor of and supports Las Ventanas Limited Partnership's request for a zone map amendment and site plan for subdivision and building permit for Tracts G and H, Ventana Ranch for a commercial development.

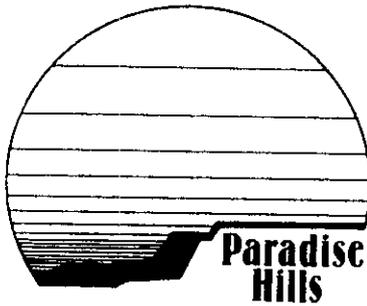
The Las Ventanas Limited Partnership met with the residents that live nearest the proposed project on two (2) separate occasions and once at the Association's annual meeting. Most of the suggestions of the residents were incorporated into the site plan and use restrictions accommodated.

We respectfully request approval of Project #1000390.

Sincerely,

Lisa Kilbreth
Secretary
Ventana Ranch Community Association, Inc.

/lk



**Paradise Hills
Civic Association, Inc.**

6001 Unitas Ct, NW
Albuquerque, New Mexico 87114
April 17, 2000

Mr. Chuck Gara, Chairman
Environmental Planning Commission
City of Albuquerque
600 2nd Street, NW
Albuquerque, New Mexico 87102

Re: EPC Project #1000390

Dear Mr. Chairman:

This letter is to inform you that the developers of this project made a presentation on the proposed commercial development at Ventana Ranch to the Board of Directors of our association on April 4, 2000. The presentation included both the Zone Map Amendment and the proposed Site Plan.

It was the consensus of our Board that having a commercial center in this area would benefit both Ventana Ranch and the Paradise Hills neighborhood. Although not adopted by the City Council, we appreciate the developer's effort in incorporating some of the design features in the planning document "How to Create Village and Community Centers".

If you have any questions, please do not hesitate to call.

Sincerely,

Larry Weaver
President

cc: Russell Brito, Planner
City of Albuquerque Planning Department
600nd Street, NW
Albuquerque, NM 87102

Cleve Matthews, Las Ventas Limited Partnership
10 Tranway Loop, NE
Albuquerque, NM 87122

FORM P: SITE DEVELOPMENT PLAN

PN# _____ - _____ - _____

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW APPLICATION FOR SITE PLAN APPROVAL. CHECK-OFF THE SECTION BELOW CORRESPONDING TO THE ACTION YOU REQUEST. APPLICANTS MUST BE AWARE THAT APPROVED SITE DEVELOPMENT PLANS MAY EXPIRE AND SHOULD READ CAREFULLY ZONING CODE SECTION: 14-16-3-11 REGARDING THIS MATTER. A PRE-APPLICATION DISCUSSION WITH A PLANNER FROM DEVELOPMENT SERVICES IS RECOMMENDED.

____ SKETCH PLAN REVIEW AND COMMENT. You must submit,

- ___ 6 copies of the proposed plan (folded to 8.5" by 14")
- ___ Zone Atlas page showing the property clearly marked

YOUR ATTENDANCE IS NOT REQUIRED AT DRB MEETINGS. COMMENTS CAN BE FORWARDED.

X SITE DEVELOPMENT PLAN APPROVAL ____ OR AMENDMENT ____ . You must submit for,

- X EPC public hearing ___ DRB public hearing ___ DRB staff approval
- Administrative Amendment: ___ DRB ___ Planning staff AA# _____ - _____ - _____

- X EPC: 30 copies of the site plan (folded to 8.5" by 14")
- ___ DRB: 24 copies of Site Plan if a public hearing case (folded to 8.5" by 14")
- ___ DRB: 6 copies of Site Plan if a staff approval case (folded to 8.5" by 14")
- ___ AA: 3 copies of Site Plan if an Administrative Amendment case (folded to 8.5" by 14")

- X Zone Atlas map showing the property clearly marked
- X Site plan checklist

- X Traffic Impact Study / Air Quality Statement if a public hearing case (one copy)
- ___ FORM DRWS (Drainage Report / Water & Sewer Availability) if a public hearing case (one copy)
- ___ Neighborhood Notification if a public hearing case
- ___ Sign Posting Agreement if a public hearing case
- ___ Reductions (8.5" x 11") of site plans if an EPC case
- ___ Infrastructure List, if relevant to the site plan and a DRB case
- ___ fee (see schedule)

If your case requires an EPC HEARING, hearings are approximately SEVEN WEEKS after the filing deadline.
 If your case requires a DRB PUBLIC HEARING, hearings are approximately ONE MONTH after filing deadline.
 If your case requires DRB STAFF APPROVAL, meetings are ONE WEEK after the Tuesday noon filing deadline.
IN ALL CASES, YOUR ATTENDANCE IS REQUIRED.

____ FINAL SIGN-OFF FOR E.P.C. APPROVED PLAN PN# _____ - _____ - _____. You must submit,

- ___ Six complete sets of the plan (folded to 8.5" by 14")
- ___ Zone Atlas map showing the property clearly marked
- ___ E.P.C. Official Notification of Decision with conditions for site development
- ___ letter outlining how you have met each condition of the Notification of Decision
- ___ Infrastructure List, if relevant to the site plan
- ___ Drainage Report submitted to Hydrology Division, (date submitted _____)
- ___ blue print with the Fire Marshall's signature

DRB MEETINGS ARE ONE WEEK AFTER THE TUESDAY NOON FILING DEADLINE. YOUR ATTENDANCE IS REQUIRED.

All original and related case numbers must be listed here! (Zone change, variance, etc.)

2-94-105

All necessary information has been submitted and checked at the time of application

(Sign) Cleve Matthews

L. Chavez

(Print) Cleve Matthews

J. Chavez

3-27-2000

Applicant or Agent / Date

Planner / Date

Project # 1000370 / 00128 00000 00409
00128 00004 00410

REV. 9/97

FORM Z: ZONING

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW APPLICATION FOR A ZONING ACTION. CHECK-OFF THE SECTION BELOW CORRESPONDING TO THE ACTION YOU REQUEST. A PRE-APPLICATION DISCUSSION WITH A PLANNER FROM DEVELOPMENT SERVICES IS RECOMMENDED.

7 **MAP AMENDMENT. You must submit for,**

- Annexation / Establishment of Zoning
- Zone Change (Map Amendment)
- Property owner's signature on application or written permission
- Written explanation of reasons for amendment
- Zone Atlas page showing the property clearly marked
- If an annexation, submit a survey of the property to be annexed and a sketch of any current uses.
- If a Site Development Plan is also being submitted for approval, attach Form-P to submittal package.
- Traffic Impact Study (TIS) / Air Quality Form
- Neighborhood notification
- Sign Posting Agreement
- Fee (see schedule)

AX# _____ - _____ - _____
Z# _____ - _____ - _____

YOUR CASE REQUIRES AN EPC PUBLIC HEARING. HEARINGS ARE APPROXIMATELY SEVEN WEEKS AFTER THE FILING DEADLINE. YOUR ATTENDANCE IS REQUIRED.

_____ **SECTOR PLAN. You must submit for,**

- Phase I -Conceptual Plan review
- Phase II -Final review & approval
- Phase II -Final DRB sign-off
- Adoption
- Amendment
- See Map Amendment requirements and consult Planning Dept. Staff
- Fee for final review and approval only (see schedule)

SD# _____ - _____ - _____

PHASE I -CONCEPTUAL PLAN REVIEW requires a DRB meeting and an EPC public hearing. YOUR ATTENDANCE IS REQUIRED.

PHASE II -FINAL REVIEW & APPROVAL Requires a DRB public hearing, an EPC public hearing, and in some cases, City Council approval. YOUR ATTENDANCE IS REQUIRED.

PHASE II -FINAL DRB SIGN-OFF requires a DRB meeting. Your attendance is recommended.

_____ **ZONE CODE TEXT AMENDMENT. You must submit for,**

- 30 copies of the amendment. Include title and enactment number of the document to be amended.
- Fee (see schedule)

TA# _____ - _____ - _____

YOUR CASE REQUIRES AN EPC PUBLIC HEARING. HEARINGS ARE APPROXIMATELY SEVEN WEEKS AFTER THE FILING DEADLINE. YOUR ATTENDANCE IS REQUIRED.

_____ **SPECIAL PROJECTS REVIEW.**

- Consult with a City planner for the requirements specific to your project.

SPR# _____ - _____ - _____

All original and related case numbers must be listed here! (Zone change, variance, etc.)

Z-94-105

All necessary information has been submitted and checked at the time of application

(Sign) Cleve Matthews

(Print) Cleve Matthews

Applicant or Agent / Date

Project # 1000390 / 00110 00000 00408

L. Chung

L. Chung

Planner / Date

REV. 9/97

3/27/2000

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

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

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

Accompanying Material - Fee payment

- A. Complete application with summary.
- B. 8 1/2" x 11" reductions

SHEET #1 - SITE PLAN

A. General Information

- 1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.
- 6. Property lines
- 7. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.

- F. Dimensions of all principal site elements
- G. Loading facilities
- H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle.
 - 1. Location
 - 2. Arrangements
 - 3. Dimensions and curve radii
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required: _____
 - 10. Handicapped parking, spaces required: _____
- B. Bicycle racks, spaces required: _____
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

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

D. Utilities

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

E. Phasing

- 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al., the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

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

SHEET #3 - GRADING PLAN

A. General Information

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

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

- A. **Cross Sections**
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.
- B. **Spot Elevation**
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.
- C. **Grade Changes**
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. **Scale** (minimum of 1/8" or as approved by Planning Staff).
- 2. **Bar Scale**
- 3. **Facade orientation** (elevation of all sides of the buildings)
- 4. **Dimensions**, to scale including overall height and width, and dimensions of major facade elements.
- 5. **Location, material and colors** of windows, doors and framing.
- 6. **Materials and colors** of all building elements and structures.

B. Signage

- 1. **Elevations**
- 2. **Location**
- 3. **Height and width**
- 4. **Sign face area - dimensions and square footage**
- 5. **Lighting**
- 6. **Materials and Colors** for sign face and structural elements.

C. Additional information, including, renderings and perspective drawings may be submitted.

- A. **Samples**
 - 1 **Presentation Models**
 - 2. **Photos**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Las Ventanas LTD Partnership

AGENT: _____

ADDRESS:
(w/zip code)

George Rainhart Architect

CASE NUMBER:

Project # 1000390 | 00110 00000 00408
00128 00000 00409
00128 00000 00410

AMOUNT DUE:

\$ 1001.50

- 441006/4921000 (City Cases)
- 441018/4921000 (County)
- 441011/7000110 (LUCC)

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND-NOT A WHITE BACKGROUND

Las Ventanas LTD Partnership
10 Tramway Loop NE (505) 856-6419
Albuquerque, NM 87122

Wells Fargo Bank
11199 Montgomery Blvd NE
Albuquerque, NM 87111
(505) 858-4636

95-219/1070

CHECK NO.
06536

DATE
03/22/2000

AMOUNT
\$1,001.50

PAY One Thousand One Dollars And 50 Cents

CITY OF ALBUQUERQUE
TREASURY DIVISION
P O BOX 27801
ALBUQUERQUE NM 87125-7801

Jawn Weaver

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE
⑈006536⑈ ⑆107002192⑆ 1060291592⑈

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 may be 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 staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 5-3-2000 to 5-18-2000

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 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 15 days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Michael Salvador 5/3/00
(Applicant or Agent) (Date)

I need 2 signs for this application, 5-27-2000 J. Chir
(Date) (Staff Member)

CASE NUMBER Projet # 1000390

00110 00000 00408
00128 00000 00409
00128 00000 00410