



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

Date: June 20, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000501 ***
03EPC-00707 EPC Site Development Plan-Building
Permit
03EPC-00731 EPC Site Development Plan-
Subdivision

New Mexico Vietnamese Buddhist Assoc.
420 Pennsylvania SE
Albuq. NM 87108

LEGAL DESCRIPTION: for all or a portion of
Lot(s) 5, 6, 17 and Lot 18, **Casas Serenas
Subdivision**, zoned SU-1 for Church, located on
PENNSYLVANIA SE, between BELL AVE SE and
TRUMBELL AVE. SE, containing approximately 1
acre(s). (L-19) Deborah Stover, Staff Planner

On June 19, 2003 the Environmental Planning Commission voted to approve Project 1000501/ 03EPC 00731, a request for site development plan for subdivision, for Lots 5, 6, 17 & 18, Block 8, Casas Serenas Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for a .60-acre site located on Pennsylvania Street SE. The site consists of 4 existing lots that are partially developed with a Buddhist temple and are to be joined to create one large lot to be known as Lot 5A.
2. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by locating new development that respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Policy d, Established Urban Area).
3. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by accommodating new growth through development in areas where land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured (Policy e, Established Urban Area).

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PROJECT #1000501
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4. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by encouraging quality and innovation in design in all new development (Policy 1, Established Urban Area).
5. The request is in compliance with the goals of the Trumbull Neighborhood Sector Development Plan by emphasizing the mix of various types of land uses such as businesses, residences, churches, schools, parks and employment in compatible ways so as to lessen travel distances and make access to these activities more convenient (Trumbull Neighborhood Sector Development Plan, E., Page 6)
6. The request is in compliance with the goals of the Trumbull Neighborhood Sector Development Plan in keeping with the Comprehensive Plan to build a quality environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and lifestyles, while creating visually pleasing architecture, landscaping and vistas to enhance the appearance of the community (Trumbull Neighborhood Sector Development Plan, E., Page 6).
7. The existing Buddhist temple has been in this location for 16 years. There is no known neighborhood opposition to this request.

CONDITIONS:

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

On June 19, 2003 the Environmental Planning Commission voted to approve Project 1000501/ 03EPC 00707, a request for site development plan for building permit, for Lots 5, 6, 17 & 18, Block 8, Casas Serenas Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for a .60-acre site located on Pennsylvania Street SE. The request is to demolish an existing structure and build a new 6,680 square foot temple on the eastern portion of Lot 5A.

2. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by locating new development that respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Established Urban Area, Policy d).
3. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by accommodating new growth through development in areas where land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured (Established Urban Area, Policy e).
4. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by encouraging quality and innovation in design in all new development (Established Urban Area, Policy l).
5. The request is in compliance with the goals of the Trumbull Neighborhood Sector Development Plan by emphasizing the mix of various types of land uses such as businesses, residences, churches, schools, parks and employment in compatible ways so as to lessen travel distances and make access to these activities more convenient (Trumbull Neighborhood Sector Development Plan, E., Page 6)
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7. The existing Buddhist temple has been in this location for 16 years. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A minimum of two bicycle parking spaces shall be provided and designated as such on the site plan.
3. Fast growing vine such as Silver Lace or Virginia Creeper shall be planted along the perimeter chain link fence areas at a minimum distance of 5 feet apart.

4. Additional shrubs and groundcover shall be added to the planting areas north and east of the proposed new structure to ensure 75% coverage at time of maturity of the plants.
5. The exact species of each proposed new tree shall be shown with a corresponding symbol on the plant palette.
6. This material of the roof shall be specified.
7. The site plan shall show dimensions of the width of the building as well as typical dimensions of doors and windows.
8. City Engineer and Public Works:
 - a. Fire protection requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals office and Utility Development prior to site plan sign off at DRB.

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

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

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).

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

Sincerely,


for Victor J. Chavez
Planning Director

VJC/DS/ac

cc: Shiver Const. Co., 1412 Broadway Blvd. NE, Albuquerque, NM 87102
Rose Sena, Trumbull Village, P.O. Box 5191, Albuquerque, NM 87185
Patrick S. Herring, Trumbull Village, P.O. Box 11667, Albuquerque, NM 87192

18. CITY ENGINEER and PUBLIC WORKS:
- a. Traffic Impact study (TIS) is required (has been submitted).
 - b. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - d. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - e. Provide cross access agreement between all tracts.
 - f. Show access/driving aisles to tract 2-A-2(C) on site plan for subdivision and building permit to demonstrate good circulation between tracts 2-A-2(A), 2-A-2(B) and 2-A-2(C).
 - g. 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. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - h. An approved amended conceptual grading and drainage plan is required for amended Preliminary Plat approval/Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
 - i. Platting should be a concurrent DRB action.
19. Any site plan changes are required to be reviewed by the EPC.

MOVED BY COMMISSIONER BRISCOE
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY

8. **Project # 1000501 ***
03EPC-00707 EPC Site Development
Plan-Building Permit
03EPC-00731 EPC Site Development
Plan-Subdivision

SHIVER CONSTRUCTION COMPANY agent(s)
for NEW MEXICO VIETMANESE BUDDHIST
ASSOC. request the above action(s) for all or a
portion of Lot(s) 5, 6, 17 and Lot 18, **Casas
Serenas Subdivision**, zoned SU-1 for Church,
located on PENNSYLVANIA SE, between BELL
AVE SE and TRUMBELL AVE. SE, containing
approximately 1 acre(s). (L-19) Deborah Stover,
Staff Planner (**APPROVED WITH CONDITIONS**)

STAFF PRESENT:

Deborah Stover, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Richard Bills, 1412 Broadway Blvd. NE

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

MS. STOVER: Reiterated comments made in the staff report in which approval was recommended for the site plan for building permit and site plan for subdivision.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000501/ 03EPC 00731, a request for site development plan for subdivision, for Lots 5, 6, 17 & 18, Block 8, Casas Serenas Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for a .60-acre site located on Pennsylvania Street SE. The site consists of 4 existing lots that are partially developed with a Buddhist temple and are to be joined to create one large lot to be known as Lot 5A.
2. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by locating new development that respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Policy d, Established Urban Area).
3. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by accommodating new growth through development in areas where land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured (Policy e, Established Urban Area).
4. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by encouraging quality and innovation in design in all new development (Policy l, Established Urban Area).
5. The request is in compliance with the goals of the Trumbull Neighborhood Sector Development Plan by emphasizing the mix of various types of land uses such as businesses, residences, churches, schools, parks and employment in compatible ways so as to lessen travel distances and make access to these activities more convenient (Trumbull Neighborhood Sector Development Plan, E., Page 6)

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2. A replat of the property is required prior to final sign-off at the DRB.

MOVED BY COMMISSIONER DEICHMANN
SECONDED BY COMMISSIONER SERRANO

MOTION PASSED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000501/ 03EPC 00707, a request for site development plan for building permit, for Lots 5, 6, 17 & 18, Block 8, Casas Serenas Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for a .60-acre site located on Pennsylvania Street SE. The request is to demolish an existing structure and build a new 6,680 square foot temple on the eastern portion of Lot 5A.
2. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by locating new development that respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Established Urban Area, Policy d).
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4. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by encouraging quality and innovation in design in all new development (Established Urban Area, Policy I).
5. The request is in compliance with the goals of the Trumbull Neighborhood Sector Development Plan by emphasizing the mix of various types of land uses such as businesses, residences, churches, schools, parks and employment in compatible ways so as to lessen travel distances and make access to these activities more convenient (Trumbull Neighborhood Sector Development Plan, E., Page 6)
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5. The exact species of each proposed new tree shall be shown with a corresponding symbol on the plant palette.
6. This material of the roof shall be specified.
7. The site plan shall show dimensions of the width of the building as well as typical dimensions of doors and windows.

8. City Engineer and Public Works:
a. Fire protection requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals office and Utility Development prior to site plan sign off at DRB.

MOVED BY COMMISSIONER DEICHMANN
SECONDED BY COMMISSIONER SERRANO

MOTION PASSED UNANIMOUSLY

9. Project # 1002421
03EPC-00692 EPC Site Development
Plan-Building Permit

GARRETT SMITH LTD. agent(s) for NEWLIFE HOMES INC. request the above action(s) for all or a portion of Tract 111, **Town of Atrisco Grant, Unit 6**, zoned SU-1 PRD 20 du/a, located on GWIN ROAD SW, between 69TH STREET SW and BATAAN DR SW, containing approximately 1 acre. (K-10) Juanita Vigil, Staff Planner **(APPROVED WITH CONDITIONS)**

STAFF PRESENT:

Juanita Vigil, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Ron Jacob, 514 Central SW
Jim Strozier, 924 Park Ave. SW

PERSONS PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

Klarissa Pena, 6525 Sunset Gardens SW
Robert Hall, 609 Bataan SW

MS. VIGIL: Good morning Mr. Chair, Commissioners, this is item number twelve, project 1002421, New Life Homes Incorporated represented by Garrett Smith Ltd. is requesting approval for a site development plan for building permit for a .75 acre site, the westerly portion of Tract 111, Town of Atrisco Grant, Unit 6 located on Gwin Road Southwest between 69th and Bataan Drive Southwest. The subject is an undeveloped property zoned SU-1 PRD 20 du's per acre. The applicant is proposing to develop the site with fifteen single story single bedroom apartment units with 554 square feet for each unit. The site plan depicts small clusters of three units surrounded by outdoor landscaping and open space areas. The applicant is proposing to use a portion of Tract 111 and will be replatting the tract to separate the proposed site from the remaining tract. The applicant has provided information pertinent to a site development plan for subdivision such as building setback height so that an opportunity is given to determine if the site meets the standards. A recommended condition of approval requires the applicant to provide a site development plan for subdivision to the Development Review Board for approval, which must contain information as

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

Bill Tafoya

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

PRICE 136.88
Statement to come at end of month.
ACCOUNT NUMBER CS6583

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



OFFICIAL SEAL
Samantha Williams
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/27/04

Samantha Williams



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, June 12, 2003, 3:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM to consider the following:

- 1. Distribution & Review - Current Land Use Matters for the June 19, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, June 19, 2003, 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM to consider the following items. (Note: these items are not in the order they will be heard)

Project # 1002571
03EPC-00672 Zone Map Amendment
03EPC-00672 Zone Map Amendment
STEVEN WILLIAMS agents for JAMES GUTHRIE request amendment and establishment of M-3 zoning for Lots 11, 12, 13, 14, 15, and 17. Sunlight Heights Addition, zoned County-wide (MONTANO ROAD NE and east of the ALAMEDA LATERAL, containing approximately 2.68 acres. (P-15) Russell Brito, Staff Planner

Project # 1001208
03EPC-00685 Zone Map Amendment
CONSENSUS PLANNING agents for BLACK DEVELOPMENT TWO request the above action(s) for all or a portion of Tracts 2E1 & 2A. Black Ranch Subdivision, a zone map amendment from SU-1 for C-1 & SU-1 for C-1 to SU-1 for C-1 Uses w/Package Liquor within 500 feet of a Residential Zone and Restaurant with Full Service Liquor located on COORS BLVD. NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-13) Makia Hill, Staff Planner

Project # 1002630
03EPC-00688 EPC Site Development
Plan Amendment to Building Permit
KEVIN GEORGES AND ASSOCIATES agents for PRESBYTERIAN HEALTH CARE SERVICES request the above action(s) for all or a portion of Lots 1, 1, Terrace Addition, zoned SU-2 IMC, located on CEDAR ST. SE, between LEAD AVE. SE and COAL AVE. SE, containing approximately 2 acres. (K-2) Cynthia Borrego, Staff Planner

Project # 1002632
03EPC-00690 Zone Map Amendment
TIERRA WEST, LLC agents for BUILDERS INVESTMENT CO. OF NEW MEXICO request the above action for Tracts 1 & 2, Paragon Resources, a zone map amendment from SU-1 IP Uses to include Helicopter RD for RLT, located on PARADISE BLVD. NW, between UNIVERSE BLVD. NW and 1700 NW, containing approximately 122 acres. (B-10) Carmen Marrone, Staff Planner

Project # 1002421
03EPC-00692 EPC Site Development
Plan-Building Permit
GARRETT SMITH LTD. agent(s) for NEWLIFE HOMES INC. request the above action(s) for all or a portion of Tract 111. Town of Artesco, Grant, Unit 6, zoned SU-4 PRD-20 du/a, located on GWIN ROAD SW, between 69TH STREET SW and BATAAN DR SW, containing approximately 1 acre. (K-10) Juanita Vigil, Staff Planner

Project # 1002633
03EPC-00694 EPC Site Development
Plan-Building Permit
03EPC-00693 EPC Site Development
Plan-Subdivision
ADVANCED ENGINEERING AND CONSULTING, LLC agent for JAYEFF CONSTRUCTION request the above action(s) for all or a portion of Lots 9-24, Block 10, Tract 3, Unit 3, North Albuquerque Acres, zoned SU-2 Mixed Use, located on HOLLY AVE. NE, between VENTURA ST. NE and BARSTOW STREET NE, containing approximately 11 acres. (C-20) Carmen Marrone, Staff Planner

Project # 1002634
03EPC-00695 EPC Site Development
Plan-Building Permit
KELLS & CRAIG ARCHITECTS, INC. agents for CITY OF ALBUQUERQUE OPEN SPACE DIVISION request the above action(s) for all or a portion of Lots 1, 602, 159 Poblano Ranch Addition, zoned SU-1 MPOSA, located on TIERRA VIVA PL. NW, between MONTANO ROAD NW and GREGG DR NW, containing approximately 138 acres. (P-13) Chris Hyer, Staff Planner

Project # 1001208
03EPC-00697 EPC Site Development
Plan-Subdivision
03EPC-00698 EPC Site Development
Plan-Building Permit
03EPC-00700 Zone Map Amendment
GEORGE RAINHART ARCHITECTS & ASSOCIATES agent for ENTERPRISE RENTALS request the above actions from SU-1 for C-1 Permissive Uses and Restaurants with full service liquor and 2 stories, and SU-1 for C-1 Permissive Uses, restaurants, with full service liquor and limited auto sales, for all or a portion of Tracts 2A-2(B) Black Ranch, located on COORS BLVD. NW, between PASEO DEL NORTE NW and VALLEY VIEW PLACE NW, containing approximately 3 acres. (C-13) Deborah Slover, Staff Planner

Project # 1001209
03EPC-00699 EPC Site Development

Project # 1001208
03EPC-00699 EPC Site Development
Plan-Subdivision
03EPC-00704 EPC Site Development
Plan-Building Permit
GEORGE RAINHART & ASSOC. agent for JACK CLIFFORD, request the above action(s) for all or a portion of zoned SU-1 for Neighborhood Commercial, located on URSER BLVD. NW, between WESTERN TRAIL NW and ATRISCO ROAD NW, containing approximately 8 acres. (P-10) Simon Shima, Staff Planner

Project # 1001157
03EPC-00705 EPC Site Development
Plan-Amendment to Building Permit
URS CORPORATION agent(s) for CITY OF ALBUQUERQUE AVIATION DEPT. request the above action(s) for all or a portion of Tract(s) NA. Unleaded, zoned SU-1 Airport and Related Facilities, located on CLARK CARR BLVD. SE, between SPIRIT DRIVE SE and ACCESS ROAD SE, containing approximately 6 acres. (N-15) Chris Hyer, Staff Planner

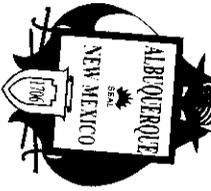
Project # 1002633
03EPC-00708 EPC Site Development
Plan-Building Permit
CONSENSUS PLANNING, INC. agent for TRICOR SOUTHWEST CORPORATION request the above action(s) for all or a portion of Lots 15 & 16, Block 10, Tract 3, Unit 3, North Albuquerque Acres, zoned SU-2 Mixed Use, located on Holy NE, between VENTURA ST. NE and BARSTOW ST. NE, containing approximately 2 acres. (C-20) Carmen Marrone, Staff Planner

Project # 1000501
03EPC-00707 EPC Site Development
Plan-Building Permit
03EPC-00731 EPC Site Development
Plan-Subdivision
SHIVER CONSTRUCTION COMPANY PANAY agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOC. request the above action(s) for all or a portion of Lots 5, 6, 17 and Lot 18, SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE. SE, containing approximately 1 acre(s). (L-19) Deborah Slover, Staff Planner

Project # 1002622
03EPC-00695 EPC Amend.
RODNEY DICKASON, SLOAN AKIN & ROBB, PA agent(s) for TIM ALLEN & GREGG ALLEN request the above action(s) for all or a portion of Tract(s) B-1C & 1E, NETHERWOOD PARK ADDN, zoned SU-3 Heavy Commercial, located on W. OF WASHINGTON ST. NE, between S. SIDE OF CUTLER AV. NE and containing approximately 3 acres(s). (H-17)

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza del Sol Building, 600 2nd St. NW, between 10:00 a.m. and 12:00 p.m. and between 2:00 and 4:00 p.m., Monday through Friday; if you may call 311 or contact Candela at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance should contact April Candela at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by dialing 1-800-859-8341. Jeff Gellonowski, Chairman Environmental Planning Commission

APPROVED:
Russell Brito, Senior Planner
Planning Department
Journal: May 28, 2003



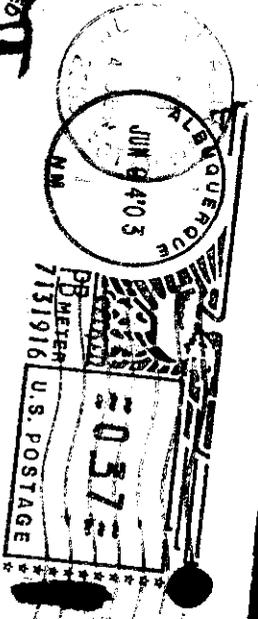
City of Albuquerque

P.O. BOX 1283 ALBUQUERQUE, NEW MEXICO 87103
PLANNING DEPARTMENT

101900628444011114

HANSRAJ KARIM
CANDELARIA DA
408 PENNSYLVANIA ST SE
ALBUQUERQUE NM 87108

87103#4293





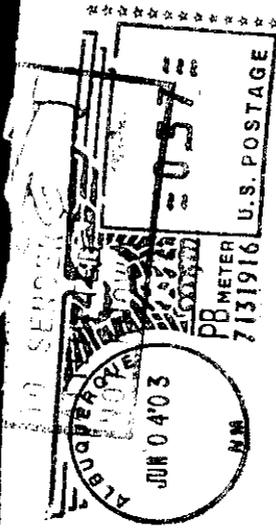
City of Albuquerque

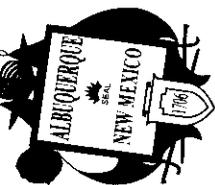
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

101905631743211216

HOLE JAMES W & MARY R STARK
11608 SINGING ARROW SE
ALBUQUERQUE NM 87123





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

Handwritten signature

10190562/044021809

LERMA RAMONA & JOSE
415 PENNSYLVANIA NE
ALBUQUERQUE NM 87108

67108x5260366233





ENVIRONMENTAL PLANNING COMMISSION
A G E N D A

Thursday, June 19, 2003, 8:30 a.m.

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

MEMBERS

**Jeffery Jesionowski, Chairman
Mick McMahan, Vice Chair**

**John Briscoe
Camilla Serrano
Jens Deichmann**

**Bevin Owens
Larry Chavez
David Steele**

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

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

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

All written materials - including petitions, legal analysis and other documents - should be submitted at least 10 days prior to the public hearing ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly-submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

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

2. Project # 1002571 *
03EPC-00671 Annexation
03EPC-00672 Zone Map Amendment

STEVEN WILLIAMS agents for JAMES GUTHRIE request annexation and establishment of M-1 zoning for Lots 11, 12, 13, 14, 16, and 17, **Sunrise Heights Addition**, zoned County M-1, located on TAHOE PL NW, south MONTANO ROAD NE and east of the ALAMEDA LATERAL, containing approximately 2.66 acres. (F-15) Russell Brito, Staff Planner

3. Project # 1001206 *
03EPC-00685 Zone Map Amendment

CONSENSUS PLANNING agents for BLACK DEVELOPMENT TWO, LLC request the above action(s) for all or a portion of Tract(s) 3E1 & 2A, **Black Ranch Subdivision**, a zone map amendment from SU-1 for C-2 & SU-1 for C1 to SU-1 for C-1 Uses w/Package Liquor within 500 feet of a Residential Zone and Restaurant with Full Service Liquor, located on COORS BLVD. NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-13) Makita Hill, Staff Planner

4. Project # 1002630 *
03EPC-00688 EPC Site Development Plan-
Amendment to Building Permit

KEVIN GEORGES AND ASSOCIATES agent(s) for PRESBYTERIAN HEALTH CARE SERVICES request the above action(s) for all or a portion of Lot(s) A-1, **Terrace Addition**, zoned SU-2 MC, located on CEDAR ST. SE, between LEAD AVE. SE and COAL AVE. SE, containing approximately 2 acres. (K-15) Cynthia Borrego, Staff Planner

5. Project # 1002632 *
03EPC-00690 Zone Map Amendment

TIERRA WEST LLC agents for BUILDERS INVESTMENT CO. OF NEW MEXICO request the above action for of Tracts 1 & 2, **Paragon Resources Inc.**, a zone map amendment from SU-1 IP Uses to include Heliport to RD for R-LT, located on PARADISE BLVD. NW, between UNIVERSE BLVD. NW and LYON NW, containing approximately 122 acres. (B-10) Janet Stephens, Staff Planner

6. Project # 1002634 *

03EPC-00695 EPC Site Development Plan-
Building Permit

KELLS & CRAIG ARCHITECTS, INC. agents for CITY OF ALBUQUERQUE/OPEN SPACE DIVISION request the above action(s) for all or a portion of Lot(s) 6B2, **Los Poblanos Ranch Addition**, zoned SU-1 MPOS/A-1, located on TIERRA VIVA PL. NW, between MONTANO ROAD NW and GRIEGOS DRAIN, containing approximately 138 acres. (F-13) Chris Hyer, Staff Planner

7. Project # 1001206 *

03EPC-00697 EPC Site Development Plan-
Subdivision
03EPC-00698 EPC Site Development Plan-
Building Permit
03EPC-00700 Zone Map Amendment

GEORGE RAINHART ARCH. & ASSOCIATES agent for ENTERPRISE RENTAL CAR request the above actions from SU-1 for C-1 Permissive Uses and Hotel not to exceed 2 stories and restaurant with full service liquor to SU-1 C-1 Permissive Uses, restaurants with full service liquor and limited auto sales, for all or a portion of Tract(s) 2-A-2(B), **Black Ranch**, located on COORS BLVD. NW, between PASEO DEL NORTE NW and VALLEY VIEW PLACE NW, containing approximately 1 acre. (C-13) Deborah Stover, Staff Planner

8. Project # 1001157 *

03EPC-00705 EPC Site Development Plan-
Amendment to Building Permit

URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPT. request the above action(s) for all or a portion of Tract(s) NA, **Unplatted**, zoned SU-1 Airport and Related Facilities, located on CLARK CARR BLVD. SE, between SPIRIT DRIVE SE and ACCESS ROAD SE, containing approximately 6 acre(s). (N-15) Chris Hyer, Staff Planner

9. Project # 1000501 *

03EPC-00707 EPC Site Development Plan-
Building Permit
03EPC-00731 EPC Site Development Plan-
Subdivision

SHIVER CONSTRUCTION COMPANAY agent(s) for NEW MEXICO VIETMANESE BUDDHIST ASSOC. request the above action(s) for all or a portion of Lot(s) 5, 6, 17 and Lot 18, **Casas Serenas Subdivision**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE. SE, containing approximately 1 acre(s). (L-19) Deborah Stover, Staff Planner

10. Project # 1002633

03EPC-00694 EPC Site Development Plan-
Building Permit
03EPC-00693 EPC Site Development Plan-
Subdivision

ADVANCED ENGINEERING AND CONSULTING, LLC agent for JAYEFF CONSTRUCTION request the above actions for all or a portion of Lots 9-24, Block 10, Tract 3, Unit 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on HOLLY AVE NE, between VENTURA STREET NE and BARSTOW STREET NE, containing approximately 11 acres. (C-20) Carmen Marrone, Staff Planner

11. Project # 1002633

03EPC-00706 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agent for TRICOR SOUTHWEST CORPORATION request the above action(s) for all or a portion of Lots 15 & 16, Block 10, Tract 3, Unit 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on Holly NE, between VENTURA ST. NE and BARSTOW ST. NE, containing approximately 2 acres. (C-20) Carmen Marrone, Staff Planner

12. Project # 1002421

03EPC-00692 EPC Site Development Plan-
Building Permit

GARRETT SMITH LTD. agent(s) for NEWLIFE HOMES INC. request the above action(s) for all or a portion of Tract 111, **Town of Atrisco Grant, Unit 6**, zoned SU-1 PRD 20 du/a, located on GWIN ROAD SW, between 69TH STREET SW and BATAAN DR SW, containing approximately 1 acre. (K-10) Juanita Vigil, Staff Planner

13. Project # 1002622

03EPC-00665 EPC Appeal

RODEY, DICKASON, SLOAN, AKIN & ROBB, PA agent(s) for TIM ALLEN & GREGG ALLEN request the above action(s) for all or a portion of Tract(s) B- 1C& 1E, **NETHERWOOD PARK ADDN**, zoned C-3 heavy commercial zone, located on W. OF WASHINGTON ST NE, between S. SIDE OF CUTLER AV. NE and, containing approximately 3 acre(s). (H-17)

14. Project # 1002194

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

CHRISTOPHER CALOTT agent for MARIA R. COSTA requests the above action(s) for all or a portion of the Northerly Portion of Tract 2, **Sunport Lodgings Addition**, a zone map amendment from R-2 to SU-1/PRD, located on WELLESLEY DRIVE SE, between KATHRYN AVENUE SE and SMITH AVENUE SE, containing approximately 2 acre(s). (L-16) Makita Hill, Staff Planner
(DEFERRED FROM DECEMBER 19, 2002)

15. Project # 1000891

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

CONSENSUS PLANNING, INC. agent(s) for HIGH DESERT REAL ESTATE INVESTMENT, LLC request the above action(s) for all or a portion of Tract(s) 3A & 232A1, MRGCD Map #43, **San Jose Arenal**, a zone map amendment from R-1 to SU-1 for R-2 Permissive Uses, located on ARENAL SW, between COORS BLVD. SW and AMOLE DIVERSION CHANNEL, containing approximately 5 acre(s). (M-10) Cynthia Borrego, Staff Planner **(DEFERRED FROM APRIL 17, 2003)**

16. Project # 1000418

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

SMPC ARCHITECTS agents for VICTORY LOVE FELLOWSHIP request the above action(s) for all or a portion of Lot(s) A1, **VICTORY LOVE FELLOWSHIP**, zoned SU-1 FOR CHURCH/RELATED FACILITIES, located on CENTRAL AVENUE NW, between COORS BLVD. NW and UNSER BLVD. NW, containing approximately 14 acres. (K-10) Makita Hill, Staff Planner **(DEFERRED FROM APRIL 17, 2003)**

17. Project # 1002565

03EPC-00505 EPC Site Development Plan-
Subdivision
03EPC-00506 Zone Map Amendment
03EPC-00509 EPC Sector Plan Amendment

MARK GOODWIN & ASSOCIATES, PA agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request the above action(s) for all or a portion of Tract(s) 161-A and Tracts 161-B-1, 161-B-2, 162-A, 162-B, 163-A, 166-A, 167-A, **Los Prados de Griegos**, a zone map amendment from RA-2 to SU-1 for PRD, located on GRIEGOS ROAD NW, between SAN ISIDRO NW and GRIEGOS DRAIN, containing approximately 5 acre(s). (F-13) Simon Shima, Staff Planner **(DEFERRED FROM MAY 15, 2003)**

18 Project # 1002458

03EPC-00508 Sector Plan Amendment

CITY OF ALBUQUEQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUEQUE request the above action(s) for LA CUEVA SECTOR PLAN, located on LOUISIANA, between PASEO DEL NORTE NE and FLORENCE AVE. NE. Carmen Marrone, Staff Planner **(DEFERRED FROM MAY 15, 2003)**

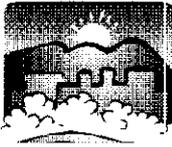
19. Project # 1001209

03EPC-00699 EPC Site Development Plan-
Subdivision

03EPC-00701 EPC Site Development Plan-
Building Permit

GEORGE RAINHART & ASSOC. agent for JACK CLIFFORD, request the above actions for all or a portion of Tract A, **Lava Trails Subdivision**, zoned SU-1 for Neighborhood Commercial, located on UNSER BLVD. NW, between WESTERN TRAIL NW and ATRISCO ROAD NW, containing approximately 6 acres. (F-10) Simon Shima, Staff Planner

20. Other Matters



Staff Report

Agent	Shiver Construction Company
Applicant	New Mexico Vietnamese Buddhist Association
Requests	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Lot 5, 6, 17 & 18, Block 8, Casas Serenas Subdivision
Location	Pennsylvania between Bell Avenue and Trumbull Avenue SE
Size	Approximately 0.60 acres
Existing Zoning	SU-1 for Church
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of 03EPC 00731, a site development plan for subdivision, based on the findings on page 7, and subject to the conditions of approval on page 8.

APPROVAL of 03EPC 00707, a site development plan for building permit, based on the findings on page 8, and subject to the conditions of approval on page 10.

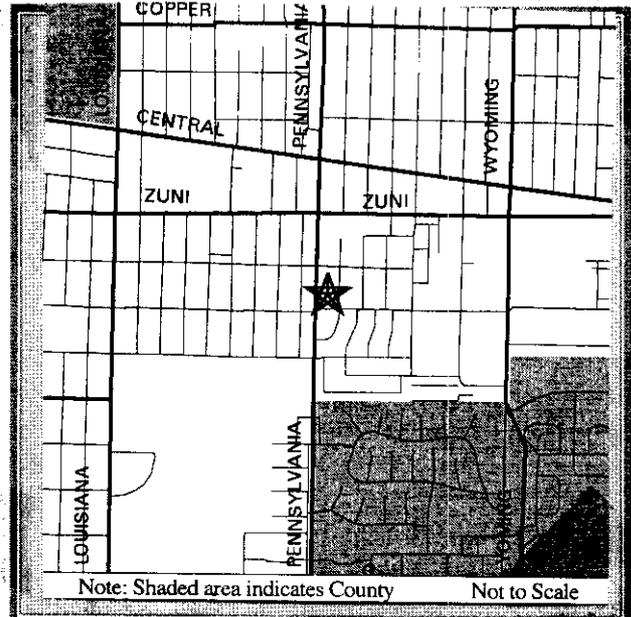
Staff Planner

Deborah L. Stover, Planner

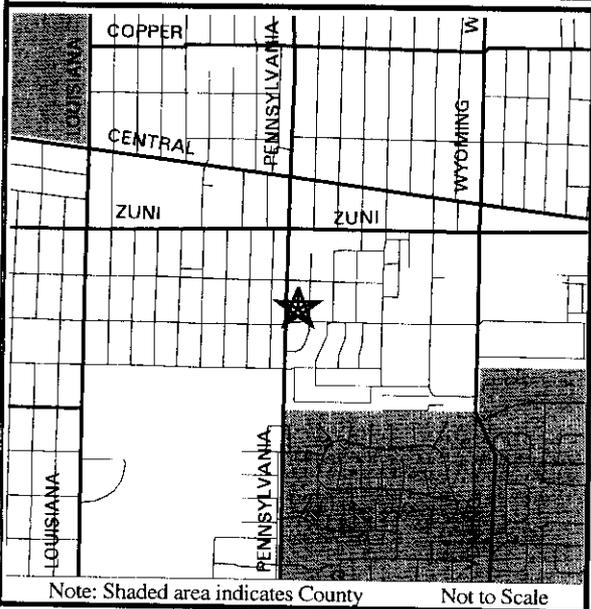
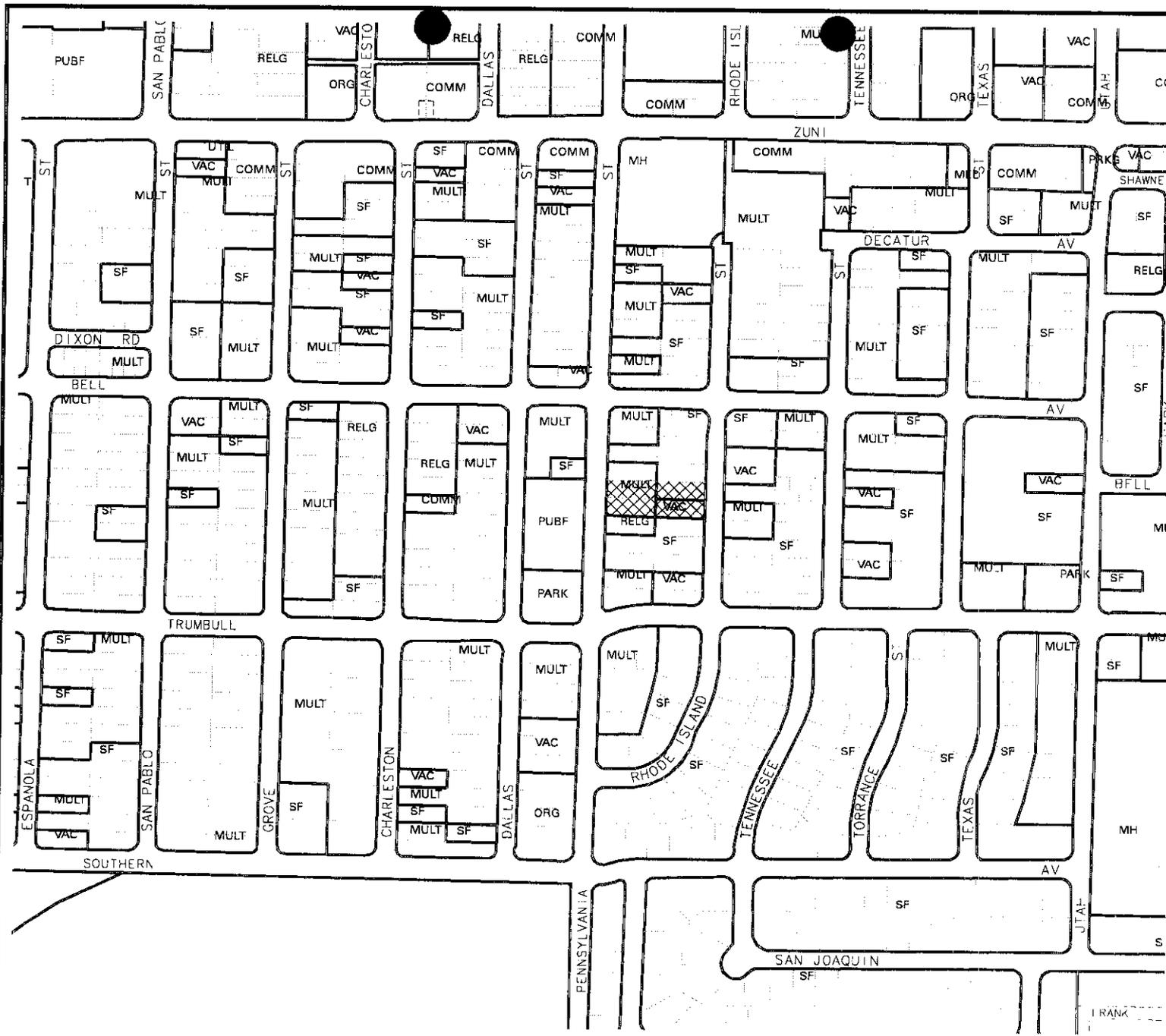
Summary of Analysis

This is a request for site plan for subdivision to consolidate four lots into one lot and for site development plan for building permit to demolish one structure and to build a new 6,680 square foot temple for the New Mexico Vietnamese Buddhist Association, located on Pennsylvania Avenue SE. This request was heard by the EPC in August 2000 and was approved for a zone map amendment, a sector plan amendment to the Trumbull Neighborhood Sector Development plan and a site plan for subdivision. The site plan was never signed-off by the DRB and due to the time lapse of over a year, the applicant is required to get approval again before proceeding.

Staff recommends approval of this request.



City Departments and other interested agencies reviewed this application from 5/5/03 to 5/16/03. Agency comments were used in the preparation of this report, and begin on page 12.



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" = 396'

PROJECT NO.
1000501

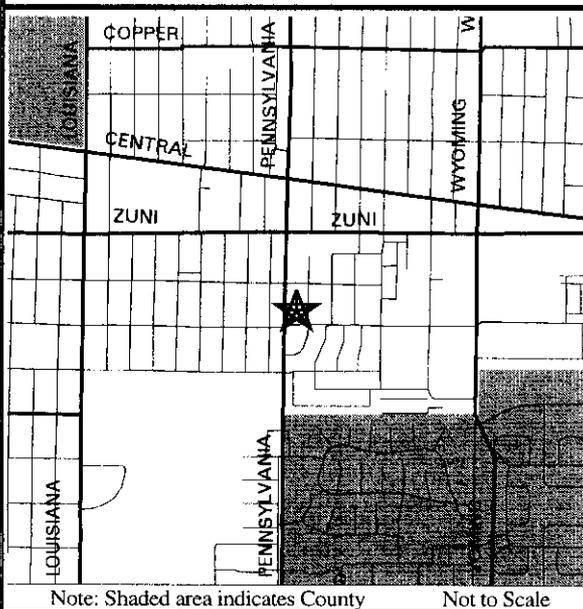
HEARING DATE
6-19-03

MAP NO.
L-19

ADDITIONAL CASE NUMBER(S)
03EPC-00707



1000546



HISTORY MAP



Scale 1" = 396'

PROJECT NO.
1000501

HEARING DATE
6-19-03

MAP NO.
L-19

ADDITIONAL CASE NUMBER(S)
03EPC-00707

Note: Shaded area indicates County Not to Scale

Development Services Report

SUMMARY OF REQUEST

<i>Requests</i>	<i>Site Development Plan for Subdivision Site Development Plan for Building Permit</i>
<i>Location</i>	<i>Pennsylvania between Bell Avenue and Trumbull Avenue SE</i>

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for Church	Established Urban	Buddhist Temple/Undeveloped
<i>North</i>	RT	Trumbull Neighborhood Sector Development Plan	Multi-Family Dwelling (Duplex)
<i>South</i>	RT		Single-Family House
<i>East</i>	RT		Single-Family House
<i>West</i>	SU-1 for Public Recreation Center and Park		Trumbull Community Center

Background, History and Context

The subject site is a .60-acre site located at 420 Pennsylvania and 419 Rhode Island SE. There are four lots involved that are to be combined into one lot called Lot 5A. A zone map amendment and amendment to the Trumbull Neighborhood Sector Development Plan were approved for this site in 2000 to allow for the expansion of the temple facilities. A site development plan for subdivision was also approved at that time. A zoning certification was inadvertently issued prior to the final approval of the site development plan, so the applicant is now back before the commission to obtain approval of site plans for subdivision and building permit.

The congregation of this temple for the Chua Quang Minh, the New Mexico Vietnamese Buddhist Association, has been crowded into the existing temple since 1987. The congregation would now like to expand their facilities and build a space that is more conducive to their activities. The single family dwelling on Lot 18 is proposed to be demolished and replaced with a 6,680 square foot, two-story temple. A site development plan for subdivision is required to replat the existing four lots into one lot.

Directly north of the subject site is a single-family dwelling zoned RT. Across the street to the east is a duplex, also zoned RT. South of the subject site is another single-family dwelling zoned RT and to the west, across Pennsylvania, is the Trumbull Community Center which is zoned SU-1 for Community Center. The larger surrounding area is made up of largely single-family homes, duplexes and small apartments. There is a small City park on the corner of Trumbull and Pennsylvania called Trumbull Park.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Developing Urban by the *Comprehensive Plan* with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

- Policy a: The Established and Developing Urban Areas as shown by the plan map 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 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.

Trumbull Neighborhood Sector Development Plan

The Trumbull Neighborhood Sector Plan was first adopted in 1981, and revised in 2000 and 2002. The Plan generally encompasses properties between Central to the north, Wyoming to the east, Louisiana to the west, and Kirtland Air Force Base to the south; specific boundaries are shown on Map1 (Page 2) in the Plan. It sets forth objectives regarding land use.

The Plan also reiterates the Comprehensive Plan policies for this area and states as a Goal the following:

The Goal is a quality environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and lifestyles, while creating visually pleasing architecture, landscaping and vistas to enhance the appearance of the community.

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 Pennsylvania as a Local street.

ANALYSIS – Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a site development plan for subdivision for a .60-acre site located on Pennsylvania Street SE. The site consists of 4 existing lots that are partially developed with a Buddhist temple. The request proposes to consolidate the four lots into one large lot to be known as Lot 5A and to demolish existing structures and construct an expansion of the temple. As required by section 14-16-2-22 of the Zoning Code, the applicant has submitted a site development plan for subdivision. The site plan meets the requirements of the Zoning Code by specifying all of the elements of a site development plan for subdivision. The site plan provides a scale of at least 1 inch to 100 feet, which covers the four lots under consideration and specifies the site, proposed use, pedestrian and vehicular ingress and egress, internal circulation requirements and, for each lot, nonresidential uses' maximum floor area ratio. Approval of this request will consolidate 4 lots into one lot.

The request conforms with the Trumbull Sector Development Plan by meeting the objectives regarding land use. These objectives include maintaining a quality environment that perpetuates the tradition of identifiable and individual communities. The existing Buddhist temple has been in this location for 16 years. From testimony in the previous EPC hearing on this case, the neighborhood has appreciated the temple as a good neighbor during this time. The existence of the facility has helped establish the character of the neighborhood as a distinct community while offering a variety in lifestyles. The creation of the additional building for the temple would help maximize these offerings for the community.

ANALYSIS – Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a site development plan for building permit for a .60-acre site located on Pennsylvania Street SE. The site consists of 4 existing lots that will be combined into one large lot with the accompanying site plan for subdivision request. The lots are partially developed as an 1800 square foot Buddhist temple. After the consolidation of the four lots into one large lot the property will be known legally as Lot 5A, Block 8, Casas Serenas Addition. The proposal is to demolish an existing residential structure and construct an expansion of the temple.

Site Plan Layout / Configuration

The site plan shows the existing structures on the site as well as the proposed new structure. The existing 1800 square foot temple is to remain, as will the landscaping and parking on Lots 5 and 6. A new 6,680 square foot temple is to be built on the eastern portion of the site, on Lots 17 and 18 with new landscaping to be installed in this area. The old temple building will be used for fellowship and overflow activities.

Vehicular Access, Circulation and Parking

Currently access is available to the site from both Pennsylvania and Rhode Island Avenues. The 30-foot wide curb cut on Pennsylvania will be retained while the 8-foot wide access on Rhode Island will be closed to future use. This will allow traffic to remain on Pennsylvania and keep the neighborhood traffic on Rhode Island at the same levels it now experiences. Vehicles will enter the site from Pennsylvania, where the parking area provides 13 parking spaces. Although this number of spaces seems small, it has served the temple in the past, and the new structure is not anticipated to attract additional vehicles to the site. The expansion of the temple is only to accommodate existing worshipers who have been using a facility that has been too small for their needs. In any case, the EPC has the authority to approve a variance of parking spaces for the SU-zoned site.

Pedestrian and Bicycle Access and Circulation, Transit Access

Existing 4-foot wide sidewalks serve the site along Pennsylvania and Rhode Island Avenues. A 4-foot wide internal sidewalk runs the length of the existing temple and connects to a proposed concrete patio area that contains planter areas and connects the old temple to the new temple.

There are no designated bike routes to this area. However, bicycle parking should be provided. In addition, this site is within a ¼ mile of Route 97.

Lighting and Security

A 6-foot high chain link fence protects the existing site and a rolling, padlocked gate provides security at the entrance on Pennsylvania. The Environmental Planning Commission has typically not allowed new chain link fence to be installed. However, existing chain link fencing has been allowed to remain in some cases, particularly if screened by hedges, vines or other landscape treatment. In addition, structures, including fences, should be no higher than 3 feet within the setback area of a property, but the EPC has the authority to grant a variance to this requirement and allow the existing fence. The transitional nature of this neighborhood and the fact that it is occupied only at certain times during the week may require such a fence to ensure the security of the property.

Lighting is shown on the site and a detail of the lighting standard is also provided. The light pole is 15-foot tall, which is appropriate for this site.

Landscaping

A landscape plan has been included in the site plan. This plan shows both existing landscape as well as proposed. A plant palette is provided that shows existing and proposed vegetation. In addition, the plan contains statements that provided intent to comply with the City's Water Waste Ordinance as well as irrigation and maintenance statements.

The western half of the site has existing street trees as well as shrubs and groundcover around the perimeter of the site. A lily pond with a statue of Buddha and a dragon is featured within a small courtyard area just west of the existing temple. Additional vegetation should be shown in the 6-foot setback along the southern edge of the site between the building and the fence.

The eastern half of the site contains the single-family dwelling slated for demolition. The proposed landscape for this section of the site relies heavily on gravel and does not comply with the requirement that landscape areas shall provide 75% coverage of living materials at the time of maturity, although there is a note to this effect on the site plan. Additional shrubs and groundcover should be added to the areas north and east of the proposed new structure. Street trees have been provided along Rhode Island Avenue, but the exact species of the trees is unknown. This should be corrected on the plan. A large area on the southern side of the site is called out as an outdoor activity area. This is shown as planted with Standard City of Albuquerque Seed Mix. This mix should be specified as to species to ensure appropriate water conserving materials are planted. In addition, this area should be noted as to square footage, as should all new planting areas. This is required and used to ascertain the appropriate density of vegetation.

Grading, Drainage, Utility Plans

A grading and drainage plan has been submitted for review by the Hydrology Division.

Architecture and Signage

Elevations of the existing and proposed structures are included with the submittal. The existing 1800 square foot structure has been presented in photos. The temple is a rectangular frame stucco structure with cream-colored stucco and red brick trim. The entrance facing west is overhung by a traditional torana gateway. A porch with red trim covers the entrance facing north. The courtyard consists of cream and red brick pavers with an elaborate pond and several statues, as mentioned in the landscape section of this report. A 3-foot block wall stuccoed to match the building separates the parking area from the existing temple. The back portion of the temple appears to be an addition which reaches almost to the midway point of the property.

The proposed 6,680 square foot temple is 25-feet tall at the highest point of the roofline. The structure is two-stories with a red clay tile type roof. This exact material should be specified. Two stairways, one each on the north and south ends of the temple, lead to a second story balcony that surrounds the entire building. The stairs and balcony are to be painted white and the body of the temple is made of red brick. Some of the doors on the temple are made of wood and will be finished with a clear stain. Other doors are shown as white metal doors. The elevations do not show dimensions of the width of the building, nor do they show dimensions of doors or windows. This must be added to the site plan prior to final approval.

No additional signage is shown on the site plan.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The agent and applicant were in attendance at the pre-hearing discussion.

Although Solid Waste comments that the site plan is disapproved for lack of a refuse enclosure, the applicant has since sent a letter requesting alternate means of refuse disposal and has received permission for that request from Solid Waste. A letter to that effect is included with this report. The site will be required to provide a typical refuse container that rolls to the curb on pick-up day. The applicant provided evidence that the facility does not generate the amount of trash that would require a large, commercial-size refuse container.

Neighborhood Concerns

Staff has received no comments from neighbors regarding this request.

Conclusions

This request meets the expectations of a site plan for subdivision and building permit and the use of the property shows promise as a stabilizing factor for the neighborhood. The existing temple has resided in its current location for 16 years and there is no evidence that it has not been a good neighbor. The request meets the goals of the Trumbull Sector Development Plan, as well as the Albuquerque/Bernalillo County Comprehensive Plan. Staff recommends approval of this request with conditions to be met prior to DRB final sign-off.

FINDINGS – 03EPC 00731, June 19, 2003 (Site Development Plan for Subdivision)

1. This is a request for a site development plan for subdivision for a .60-acre site located on Pennsylvania Street SE. The site consists of 4 existing lots that are partially developed with a Buddhist temple and are to be joined to create one large lot to be known as Lot 5A.
2. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by locating new development that respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Policy d, Established Urban Area).
3. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by accommodating new growth through development in areas where land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured (Policy e, Established Urban Area).
4. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by encouraging quality and innovation in design in all new development (Policy l, Established Urban Area).
5. The request is in compliance with the goals of the Trumbull Neighborhood Sector Development Plan by emphasizing the mix of various types of land uses such as businesses, residences, churches, schools, parks and employment in compatible ways so as to lessen travel distances and make access to these activities more convenient (Trumbull Neighborhood Sector Development Plan, E., Page 6)
6. The request is in compliance with the goals of the Trumbull Neighborhood Sector Development Plan in keeping with the Comprehensive Plan to build a quality environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and lifestyles, while creating visually pleasing architecture, landscaping and vistas to enhance the appearance of the community (Trumbull Neighborhood Sector Development Plan, E., Page 6).

-
7. The existing Buddhist temple has been in this location for 16 years. There is no known neighborhood opposition to this request.

RECOMMENDATION - 03EPC 00731, June 19, 2003 (Site Development Plan for Subdivision)

APPROVAL of 03EPC 00731, a request for site development plan for subdivision, for Lots 5, 6, 17 & 18, Block 8, Casas Serenas Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 03EPC 00731, June 19, 2003 (Site Development Plan for Subdivision)

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

FINDINGS - 03 EPC 00707, June 19, 2003 (Site Development Plan for Building Permit)

1. This is a request for a site development plan for building permit for a .60-acre site located on Pennsylvania Street SE. The request is to demolish an existing structure and build a new 6,680 square foot temple on the eastern portion of Lot 5A.
2. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by locating new development that respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Established Urban Area, Policy d).

-
3. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by accommodating new growth through development in areas where land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured (Established Urban Area, Policy e).
 4. This request meets the policies of the Albuquerque Bernalillo County Comprehensive Plan by encouraging quality and innovation in design in all new development (Established Urban Area, Policy l).
 5. The request is in compliance with the goals of the Trumbull Neighborhood Sector Development Plan by emphasizing the mix of various types of land uses such as businesses, residences, churches, schools, parks and employment in compatible ways so as to lessen travel distances and make access to these activities more convenient (Trumbull Neighborhood Sector Development Plan, E., Page 6)
 6. The request is in compliance with the goals of the Trumbull Neighborhood Sector Development Plan to build a quality environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and lifestyles, while creating visually pleasing architecture, landscaping and vistas to enhance the appearance of the community (Trumbull Neighborhood Sector Development Plan, E., Page 6).
 7. The existing Buddhist temple has been in this location for 16 years. There is no known neighborhood opposition to this request.

RECOMMENDATION - 03 EPC 00707, June 19, 2003 (Site Development Plan for Building Permit)

APPROVAL of 03 EPC 00707, a request for site development plan for building permit, for Lots 5, 6, 17 & 18, Block 8, Casas Serenas Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 03 EPC 00707, June 19, 2003 (Site Development Plan for Building Permit)

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A minimum of two bicycle parking spaces shall be provided and designated as such on the site plan.
3. Fast growing vine such as Silver Lace or Virginia Creeper shall be planted along the perimeter chain link fence areas at a minimum distance of 5 feet apart.
4. Additional shrubs and groundcover shall be added to the planting areas north and east of the proposed new structure to ensure 75% coverage at time of maturity of the plants.
5. The exact species of each proposed new tree shall be shown with a corresponding symbol on the plant palette.
6. This material of the roof shall be specified.
7. The site plan shall show dimensions of the width of the building as well as typical dimensions of doors and windows.
8. City Engineer and Public Works:
 - a. Fire protection requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals office and Utility Development prior to site plan sign off at DRB.

June 19, 2003

Page 11



Deborah L. Stover
Planner

cc: New Mexico Vietnamese Buddhist Assoc., 420 Pennsylvania SE, Albuquerque, NM 87108
Shiver Const. Co., 1412 Broadway Blvd. NE, Albuquerque, NM 87102
Rose Sena, Trumbull Village, P.O. Box 5191, Albuquerque, NM 87185
Patrick S. Herring, Trumbull Village, P.O. Box 11667, Albuquerque, NM 87192

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comment.

Office of Neighborhood Coordination

Trumbull Village ®

PUBLIC WORKS DEPARTMENT

Transportation Development:

- No comments.

Utility Development:

- Fire protection requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals office and Utility Development prior to site plan sign off at DRB.

Traffic Engineering Operations:

- No comments.

Hydrology:

- No adverse comments.

Transportation Planning:

- No adverse comments regarding on-street bikeway or roadway system facilities.

Street Maintenance:

- No comments.

Water Resources, Water Utilities and Wastewater Utilities:

- No comments.

New Mexico State Highway and Transportation Department:

- No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

Conditions of approval for the proposed Site Development Plan for Building Permit and Site Development Plan for Subdivision shall include:

- a. Fire protection requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals office and Utility Development prior to site plan sign off at DRB.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no comment.

Open Space Division

No adverse comment.

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved, show refuse enclosure location on site plan

FIRE DEPARTMENT/Planning

New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by AFD will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections. New additions will require a fire flow statement prior to DRB.

TRANSIT DEPARTMENT

This site is within a ¼ mile of Route 97

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments to the above requests (0.6198 acres zoned SU-1 for Church) for **Chua Quang Minh Vietnamese Buddhist Temple** located on Pennsylvania SE between Bell SE and Trumbull SE.

MID-REGION COUNCIL OF GOVERNMENTS

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based upon the information provided to date.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, June 12, 2003, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the June 19, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, June 19, 2003, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1002571

03EPC-00671 Annexation

03EPC-00672 Zone Map Amendment

STEVEN WILLIAMS agents for JAMES GUTHRIE request annexation and establishment of M-1 zoning for Lots 11, 12, 13, 14, 16, and 17, **Sunrise Heights Addition**, zoned County M-1, located on TAHOE PL NW, south MONTANO ROAD NE and east of the ALAMEDA LATERAL, containing approximately 2.66 acres. (F-15) Russell Brito, Staff Planner

Project # 1001206

03EPC-00685 Zone Map Amendment

CONSENSUS PLANNING agents for BLACK DEVELOPMENT TWO, LLC request the above action(s) for all or a portion of Tract(s) 3E1 & 2A, **Black Ranch Subdivision**, a zone map amendment from SU-1 for C-2 & SU-1 for C1 to SU-1 for C-1 Uses w/Package Liquor within 500 feet of a Residential Zone and Restaurant with Full Service Liquor, located on COORS BLVD. NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-13)
Makita Hill, Staff Planner

Project # 1002630
03EPC-00688 EPC Site Development Plan-
Amendment to Building Permit

KEVIN GEORGES AND ASSOCIATES agent(s) for PRESBYTERIAN HEALTH CARE SERVICES request the above action(s) for all or a portion of Lot(s) A-1, **Terrace Addition**, zoned SU-2 MC, located on CEDAR ST. SE, between LEAD AVE. SE and COAL AVE. SE, containing approximately 2 acres. (K-15) Cynthia Borrego, Staff Planner

Project # 1002632
03EPC-00690 Zone Map Amendment

TIERRA WEST LLC agents for BUILDERS INVESTMENT CO. OF NEW MEXICO request the above action for of Tracts 1 & 2, **Paragon Resources Inc.**, a zone map amendment from SU-1 IP Uses to include Heliport to RD for R-LT, located on PARADISE BLVD. NW, between UNIVERSE BLVD. NW and LYON NW, containing approximately 122 acres. (B-10) Carmen Marrone, Staff Planner

Project # 1002421
03EPC-00692 EPC Site Development Plan-
Building Permit

GARRETT SMITH LTD. agent(s) for NEWLIFE HOMES INC. request the above action(s) for all or a portion of Tract 111, **Town of Atrisco Grant, Unit 6**, zoned SU-1 PRD 20 du/a, located on GWIN ROAD SW, between 69TH STREET SW and BATAAN DR SW, containing approximately 1 acre. (K-10) Juanita Vigil, Staff Planner

Project # 1002633
03EPC-00694 EPC Site Development Plan-
Building Permit
03EPC-00693 EPC Site Development Plan-
Subdivision

ADVANCED ENGINEERING AND CONSULTING, LLC agent for JAYEFF CONSTRUCTION request the above actions for all or a portion of Lots 9-24, Block 10, Tract 3, Unit 3, **North Albuq. Acres**, zoned SU-2 Mixed Use, located on HOLLY AVE NE, between VENTURA STREET NE and BARSTOW STREET NE, containing approximately 11 acres. (C-20) Carmen Marrone, Staff Planner

Project # 1002634
03EPC-00695 EPC Site Development Plan-
Building Permit

KELLS & CRAIG ARCHITECTS, INC. agents for CITY OF ALBUQUERQUE/OPEN SPACE DIVISION request the above action(s) for all or a portion of Lot(s) 6B2, **Los Poblanos Ranch Addition**, zoned SU-1 MPOS/A-1, located on TIERRA VIVA PL. NW, between MONTANO ROAD NW and GRIEGOS DRAIN, containing approximately 138 acres. (F-13) Chris Hyer, Staff Planner

Project # 1001206

03EPC-00697 EPC Site Development Plan-Subdivision

03EPC-00698 EPC Site Development Plan-Building Permit

03EPC-00700 Zone Map Amendment

GEORGE RAINHART ARCH. & ASSOCIATES agent for ENTERPRISE RENTAL CAR request the above actions from SU-1 for C-1 Permissive Uses and Hotel not to exceed 2 stories and restaurant with full service liquor to SU-1 C-1 Permissive Uses, restaurants with full service liquor and limited auto sales, for all or a portion of Tract(s) 2-A-2(B), **Black Ranch**, located on COORS BLVD. NW, between PASEO DEL NORTE NW and VALLEY VIEW PLACE NW, containing approximately 1 acre. (C-13) Deborah Stover, Staff Planner

Project # 1001209

03EPC-00699 EPC Site Development Plan-Subdivision

03EPC-00701 EPC Site Development Plan-Building Permit

GEORGE RAINHART & ASSOC. agent for JACK CLIFFORD, request the above actions for all or a portion of Tract A, **Lava Trails Subdivision**, zoned SU-1 for Neighborhood Commercial, located on UNSER BLVD. NW, between WESTERN TRAIL NW and ATRISCO ROAD NW, containing approximately 6 acres. (F-10) Simon Shima, Staff Planner

Project # 1001157

03EPC-00705 EPC Site Development Plan-Amendment to Building Permit

URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPT. request the above action(s) for all or a portion of Tract(s) NA, **Unplatted**, zoned SU-1 Airport and Related Facilities, located on CLARK CARR BLVD. SE, between SPIRIT DRIVE SE and ACCESS ROAD SE, containing approximately 6 acre(s). (N-15) Chris Hyer, Staff Planner

Project # 1002633

03EPC-00706 EPC Site Development Plan-Building Permit

CONSENSUS PLANNING, INC. agent for TRICOR SOUTHWEST CORPORATION request the above action(s) for all or a portion of Lots 15 & 16, Block 10, Tract 3, Unit 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on Holly NE, between VENTURA ST. NE and BARSTOW ST. NE, containing approximately 2 acres. (C-20) Carmen Marrone, Staff Planner

Project # 1000501

03EPC-00707 EPC Site Development Plan-Building Permit

03EPC-00731 EPC Site Development Plan-Subdivision

SHIVER CONSTRUCTION COMPANAY agent(s) for NEW MEXICO VIETMANESE BUDDHIST ASSOC. request the above action(s) for all or a portion of Lot(s) 5, 6, 17 and Lot 18, **Casas Serenas Subdivision**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE. SE, containing approximately 1 acre(s). (L-19) Deborah Stover, Staff Planner

Project # 1002622
03EPC-00665 EPC Appeal

RODEY, DICKASON, SLOAN, AKIN & ROBB, PA agent(s) for TIM ALLEN & GREGG ALLEN request the above action(s) for all or a portion of Tract(s) B- 1C& 1E, **NETHERWOOD PARK ADDN**, zoned C-3 heavy commercial zone, located on W. OF WASHINGTON ST NE, between S. SIDE OF CUTLER AV. NE and, containing approximately 3 acre(s). (H-17)

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

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MAY 28, 2003.

APPROVED


Russell Brito, Senior Planner
Planning Department

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

Meeting Date: 6-19-03

Zone Atlas Page: C-19-E

Notification Radius: 100 Ft.

App#	<u>03ERC-10707</u>
Proj#	<u>100501</u>
Other#	<u>03ERC-10731</u>

Cross Reference and Location: _____

Applicant: New Mexico Vietnamese Buddhist Association

Address: 420 Pennsylvania SE, 87108

Agent: Shaver Construction Company

Address: 1412 Broadway Blvd NE, 87102

SPECIAL INSTRUCTIONS

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

Date Mailed: 6/4/03

Signature: KST

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	1019051	290-434	11-17	✓
		298-412	23	✓ m
		298-416	14	✓ m
		298-422	05	✓ m
		298-426	06	✓ m
		298-442	05	✓
		298-446	12	✓
		298-449	23	✓
		294-449	22	✓
		291-449	21	✓
		288-449	11	✓
		284-452	12	✓
		284-452	13	✓
		284-452	14	✓
		284-452	15	✓
		284-424	18	✓
		284-417	19	✓
		284-412	20	✓
		285-414	218-21	✓ m
	1019052	200-446	218-09	✓
		215-445	12	✓
		317-452	11	✓ m
		317-451	12	✓ m
		317-446	13	✓ m
		317-442	14	✓ m
		317-434	15	✓
		317-432	14	✓
		317-426	17	✓ m
		317-422	18	✓ m
		317-416	19	✓
		317-412	20	✓
		330-416	04	✓
		330-422	04	✓
		330-426	03	✓
		330-432	02	✓
		319-432	16	✓
		330-444	17	✓
		330-451	28	✓

303-430

1019056 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101905629843411117
 LEGAL: LOTS 5, 6, 17 & 18 BLOCK 8 CASAS SERENAS ADDITION LAND USE:
 PROPERTY ADDR: 00000 420 PENNSYLVANIA AVE SE
 OWNER NAME: NEW MEXICO VIETNAMESE BUDDHIST
 OWNER ADDR: 00420 PENNSYLVANIA
 SE ALBUQUERQUE NM 87108

101905629841211103
 LEGAL: * 01 3 00 BCASAS SERENAS
 PROPERTY ADDR: 00000 RHODE ISLAND ST SE
 OWNER NAME: ZEPEDA DONALDO & SANDRA LUZ
 OWNER ADDR: 00433 RHODE ISLAND
 SE ALBUQUERQUE NM 87108

101905629841611104
 LEGAL: * 01 4 00 BCASAS SERENAS
 PROPERTY ADDR: 00000 433 RHODE ISLAND ST SE
 OWNER NAME: ZEPEDA DONALDO & SANDRA LUZ
 OWNER ADDR: 00433 RHODE ISLAND
 SE ALBUQUERQUE NM 87108

101905629842211105
 LEGAL: * 01 5 00 BCASAS SERENAS
 PROPERTY ADDR: 00000 429 RHODE ISLAND ST SE
 OWNER NAME: GURULE LARRY R ETUX
 OWNER ADDR: 01212 PROPPS
 NE ALBUQUERQUE NM 87112

101905629842611106
 LEGAL: *001 6000 BCASAS SERENAS ADDN
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GURULE LARRY R ETUX
 OWNER ADDR: 01212 PROPPS
 NE ALBUQUERQUE NM 87112

101905629844211109
 LEGAL: * 01 9 00 BCASAS SERENAS
 PROPERTY ADDR: 00000 417 RHODE ISLAND ST SE
 OWNER NAME: NOWLIN RUSSELL B
 OWNER ADDR: 00417 RHODE ISLAND
 SE ALBUQUERQUE NM 87108

101905629844611110
 LEGAL: TR 8 A R EPL OF LTS 20 & S1/2 OF LT 21 CASAS SERENA LAND USE:
 PROPERTY ADDR: 00000 409 RHODE ISLAND SE
 OWNER NAME: MARTINEZ ANSELMO & REYES J & L
 OWNER ADDR: 00900
 EDGEWOOD NM 87015

101905629844911123
 LEGAL: *A 8 BEI NG A REPL OF LT 22 & THE N/2 OF LT 21 BLK LAND USE:
 PROPERTY ADDR: 00000 7936 BELL SE
 OWNER NAME: GARCIA RICHARD J & DINA M
 OWNER ADDR: 07936 BELL
 SE ALBUQUERQUE NM 87108

101905629844911122
 LEGAL: *B 8 BEI NG A REPL OF LT 22 & THE N/2 OF LT 21 BLK LAND USE:

PROPERTY ADDR: 00000 7934 BELL SE
OWNER NAME: SENA PROPERTIES INC
OWNER ADDR: 00000

ALBUQUERQUE

NM 87185

101905629144911121

LEGAL: *C 8 BEI NG A REPL OF LT 22 & THE N/2 OF LT 21 BLK LAND USE:
PROPERTY ADDR: 00000 7932 BELL SE
OWNER NAME: HAVERLAND RICHARD A & VIVIAN M
OWNER ADDR: 07932 BELL

SE ALBUQUERQUE

NM 87103

101905628844911111

LEGAL: *D 8 BEI NG A REPL OF LT 22 & THE N/2 OF LT 21 BLK LAND USE:
PROPERTY ADDR: 00000 7930 BELL DR
OWNER NAME: MARTINEZ SABINO R & REINA L
OWNER ADDR: 07930 BELL

AV SE ALBUQUERQUE

NM 87108

101905628445611112 LEGAL: * 00 1 00 8CASAS SERENAS LAND USE:
 PROPERTY ADDR: 00000 400 PENNSYLVANIA AVE SE
 OWNER NAME: SANCHEZ JUSTO & TERESITA
 OWNER ADDR: 00003 SYLVANDELL TIJERAS NM 87059

1019056284452111113 LEGAL: * 00 2 00 8CASAS SERENAS LAND USE:
 PROPERTY ADDR: 00000 406 PENNSYLVANIA AVE SE
 OWNER NAME: SKINNER KENNETH G & LORRAINE C
 OWNER ADDR: 00406 PENNSYLVANIA SE ALBUQUERQUE NM 87108

05628446111114 LEGAL: * 00 3 00 8CASAS SERENAS LAND USE:
 PROPERTY ADDR: 00000 408 PENNSYLVANIA AVE SE
 OWNER NAME: HANSRAJ KARIM % CANDELARIA DAV
 OWNER ADDR: 00408 PENNSYLVANIA ST SE ALBUQUERQUE NM 87108

1019056284442111115 LEGAL: * 00 4 00 8CASAS SERENAS LAND USE:
 PROPERTY ADDR: 00000 412 PENNSYLVANIA AVE SE
 OWNER NAME: HARRISON RALPH
 OWNER ADDR: 03717 DEL MAR NE ALBUQUERQUE NM 87111

1019056284424111118 LEGAL: * 00 7 00 8CASAS SERENAS & N25FT LB LAND USE:
 PROPERTY ADDR: 00000 424 PENNSYLVANIA AVE SE
 OWNER NAME: REGINO MIGUEL A & JESUS MIRIAM
 OWNER ADDR: 00424 PENNSYLVANIA ST SE ALBUQUERQUE NM 87108

1019056284417111119 LEGAL: 008T HE S OUTH 25 FT OF LOT 8 AND ALL OF LOT 9 CASAS LAND USE:
 PROPERTY ADDR: 00000 428 PENNSYLVANIA AVE SE
 OWNER NAME: EATON C NORMAN & KATHLEEN N
 OWNER ADDR: 00428 PENNSYLVANIA SE ALBUQUERQUE NM 87108

1019056284412111120 LEGAL: * 01 0 00 8CASAS SERENAS LAND USE:
 PROPERTY ADDR: 00000 432 PENNSYLVANIA AVE SE
 OWNER NAME: BONING TERRY R & MARY R
 OWNER ADDR: 04408 SOMBRA PL NW ALBUQUERQUE NM 87114

101905628441421801 LEGAL: LT 1 2-A BLK 18 PLAT OF LT 12-A BLK 18 EMIL MANN AD LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101905627044021809 LEGAL: TRAC T B OF SUMMARY REPLAT OF EMIL MANN ADDITION BL LAND USE:
 PROPERTY ADDR: 00000 415 PENNSYLVANIA AVE SE
 OWNER NAME: LERMA RAMONA & JOSE

OWNER ADDR: 00415 PENNSYLVANIA

NE ALBUQUERQUE

NM 87108

101905626544521812

LEGAL: TRAC T A OF SUMMARY REPLAT OF EMIL MANN ADDITION BL LAND USE:
PROPERTY ADDR: 00000 7900 BELL AVE SE

OWNER NAME: RURAL HOUSING INC A NEW MEXICO

OWNER ADDR: 05101 COPPER

NE ALBUQUERQUE

NM 87108

1019056531745611211

LEGAL: * 00 1 00 TCASAS SEREMAS
PROPERTY ADDR: 00000 400 RHODE ISLAND ST SE

OWNER NAME: SANCHEZ CURTIS J & GUADALUPE

OWNER ADDR: 00400 RHODE ISLAND

SE ALBUQUERQUE

NM 87108

LAND USE:

10190563174511212

LEGAL: * 00 2 00 TCASAS SERENAS SUBD
PROPERTY ADDR: 00000 404 RHODE ISLAND ST SE
OWNER NAME: SANCHEZ CURTIS J & GUADALUPE
OWNER ADDR: 00400 RHODE ISLAND

LAND USE:

SE ALBUQUERQUE NM 87108

101905631744611213

LEGAL: * 00 3 00 TCASAS SERENAS
PROPERTY ADDR: 00000 RHODE ISLAND ST SE
OWNER NAME: MORALES OSCAR & MORALES FRANCI
OWNER ADDR: 00232 FLIP

LAND USE:

LN SW ALBUQUERQUE NM 87121

05631744211214

LEGAL: * 00 4 00 TCASAS SERENAS
PROPERTY ADDR: 00000 412 RHODE ISLAND ST SE
OWNER NAME: MORALES OSCAR & MORALES FRANCI
OWNER ADDR: 00232 FLIP

LAND USE:

LN SW ALBUQUERQUE NM 87121

101905631743611215

LEGAL: * 00 5 00 TCASAS SERENAS
PROPERTY ADDR: 00000 416 RHODE ISLAND ST SE
OWNER NAME: NQMLIN THOMAS C
OWNER ADDR: 00416 RHODE ISLAND

LAND USE:

ST SE ALBUQUERQUE NM 87108

101905631743211216

LEGAL: * 00 6 00 TCASAS SERENAS
PROPERTY ADDR: 00000 420 RHODE ISLAND ST SE
OWNER NAME: HOLE JAMES W & MARY R % STARK
OWNER ADDR: 11608 SINGING ARROW

LAND USE:

SE ALBUQUERQUE NM 87123

101905631742611217

LEGAL: * 00 7 00 TCASAS SERENAS
PROPERTY ADDR: 00000 424 RHODE ISLAND ST SE
OWNER NAME: HOLLIDAY DARLENE W TRUSTEE HOL
OWNER ADDR: 09618 ELVIN

LAND USE:

NE ALBUQUERQUE NM 87112

101905631742211218

LEGAL: * 00 8 00 TCASAS SERENAS
PROPERTY ADDR: 00000 RHODE ISLAND ST SE
OWNER NAME: HOLLIDAY DARLENE W TRUSTEE HOL
OWNER ADDR: 09618 ELVIN

LAND USE:

NE ALBUQUERQUE NM 87112

101905631741611219

LEGAL: * 00 9 00 TCASAS SERENAS
PROPERTY ADDR: 00000 432 RHODE ISLAND ST SE
OWNER NAME: FUENTES PATRICK R
OWNER ADDR: 00475 ABBEY

LAND USE:

PL BOSQUE FARMS NM 87068

101905631741211220

LEGAL: * 01 0 00 TCASAS SERENAS
PROPERTY ADDR: 00000 436 RHODE ISLAND ST SE
OWNER NAME: SHARMA PARBHAKAR C/O ALDERETE J

LAND USE:

OWNER ADDR: 05316 ANCHO COURT SW ALBUQUERQUE NM 87105

101905633041611204 LEGAL: * 01 4 00 TCASAS SERENAS PROPERTY ADDR: 00000 433 TENNESSEE ST SE LAND USE: OWNER NAME: PACHECO JOYCE ANA & ANGELO OWNER ADDR: 00433 TENNESSEE SE ALBUQUERQUE NM 87108

101905633042211224 LEGAL: *001 5000 TCASAS SERENAS ADDN PROPERTY ADDR: 00000 425 TENNESSEE SE LAND USE: OWNER NAME: ~~HER CALVIN JR & DORRINE J~~ *Herbert & Doris* OWNER ADDR: 00000 *740 Terracotta Pl SW* ALBUQUERQUE NM ~~87103~~ *87121*

New ownership

LEGAL: *001 6000 TCASAS SERENAS ADDN
PROPERTY ADDR: 00000 425 TENNESSEE SE
OWNER NAME: HYER CALVIN JR & DARLENE J
OWNER ADDR: 00000

ALBUQUERQUE NM 87103

LEGAL: *001 7000 TCASAS SERENAS ADDN
PROPERTY ADDR: 00000 421 TENNESSEE SE
OWNER NAME: CRUZ BOBBY R
OWNER ADDR: 02700 VISTA GRANDE

ALBUQUERQUE NM 87120

LEGAL: LOT A-1 LAND DIVISION PLAT LOTS A1, A2, A3 & A4 LO LAND USE:
PROPERTY ADDR: 00000 411 TENNESSEE SE
OWNER NAME: ALLENBAUGH DREW J
OWNER ADDR: 10209 LAUREL

AV NORTH HUNTINGDON PA 15642

LEGAL: * B 7 LD DIV PLAT LTS A & B OF CASAS SERENAS IN SE LAND USE:
PROPERTY ADDR: 00000 409 TENNESSEE ST SE
OWNER NAME: BULLARD JAMES H & BULLARD GAIL
OWNER ADDR: 00000

CORRALES NM 87048

LEGAL: LOT A-2 LAND DIVISION PLAT LOTS A1, A2, A3 & A4 LO LAND USE:
PROPERTY ADDR: 00000 411 TENNESSEE AVE SE
OWNER NAME: ALLENBAUGH DREW J
OWNER ADDR: 10209 LAUREL

AV NO HUNTINGDON PA 15642

101905633044411207

101905633043211222

05631943011206

101905633044411207

1019056332343011208



City of Albuquerque

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

Date: April 28, 2003

TO CONTACT NAME: Richard Bills - or - Bruce Ross
 COMPANY/AGENCY: Shires Construction Co.
 ADDRESS/ZIP: 1412 Broadway Blvd NE 87107
 PHONE/FAX #: 344-3461 / 764-8198

Thank you for your inquiry of 4-28-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 5, 6, 7 & 18, block 8, Casa Serenas Addition located on 420 Pennsylvania SE zone map page(s) L-19.

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

Drumbull Village
 Neighborhood Association
 Contacts: Rose Sera
PO Box 5191 / 87185
266-1033 (N)
Patrick S. Herring
PO Box 11467 / 87192
260-0332 (N)

Neighborhood Association
 Contacts: _____

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

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

Sincerely,
Apr-28-03 12:54P COA/PLANNING/OCNC

Dalana S. Carmona

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

505.924.3913.....P.02

Attention: Both contacts per neighborhood association need to be notified

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under

Shiver Construction, Co.

1412 BROADWAY BLVD. NE
ALBUQUERQUE, NM 87102
PH: 505-344-3461
FAX: 505-764-8198

5-01-03

City of Albuquerque, Planning Department
Plaza Del Sol
Albuquerque, New Mexico 87102

**Re: Application for Site Development Plan for Building Permit
& Site Development Plan for Subdivision (simultaneous submittal)**

**Subject Property: 420 Pennsylvania SE
Lots 5,6,17,18 Block 8
Casas Serenas Subdivision**

Zone Map: (L-19) Zoned: "SU-1 FOR CHURCH"

**Previous Applications: Project Number 1000501
00EPC - 00604
Certificate of Zoning File 0110-00604**

To Whom This May Concern,

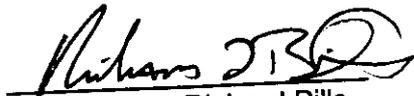
Transmitted herewith is a Development Review Application, along with completed checklists and copies of documents required for submittal to the EPC for review and approval for a Site Development Plan for Building Permit, and Site Plan for Subdivision. We are requesting at this time that these documents be submitted and our project being added to the agenda for the next EPC Hearing scheduled for June 19, 2003.

Our client, The Vietnamese Buddhist Association, is currently occupying the site and it is their intentions to further develop the site by removing existing buildings (see plans), constructing a new place of worship, adding landscaping, and meeting the future needs of their congregation while complying with City Code and Ordinances.

A Re-Plat of the properties has been submitted to DRB by Brasher & Lorenz, Inc., and is on deferral pending approval of this application. (see case 03DRB-00546)

If there is any questions or comments needing to be addressed, please don't hesitate to call me at (505) 344-3461. We look forward to meeting with you on June 19.

Sincerely,



Richard Bills
Shiver Construction Co.

Proj# 1000501

New Mexico Vietnamese Buddhist Assoc.
420 Pennsylvania SE
Albuquerque NM 87108

PATRICK S. HERRING
Trumbull Village Neigh. Assoc.
PO BOX 11667
ALBUQUERQUE NM 87192

101905629844211109

NOWLIN RUSSELL B
417 RHODE ISLAND SE
ALBUQUERQUE NM 87108

101905629444911122

SENA PROPERTIES INC
PO BOX 5191
ALBUQUERQUE NM 87185

101905628445611112

SANCHEZ JUSTO & TERESITA
3 SYLVANDELL
TIJERAS NM 87059

101905628444211115

HARRISON RALPH
3717 DEL MAR NE
ALBUQUERQUE NM 87111

101905628441211120

BONING TERRY R & MARY R
4408 SOMBRA PL NW
ALBUQUERQUE NM 87114

101905631745611211

SANCHEZ CURITS J & GUADALUPE
400 RHODE ISLAND SE
ALBUQUERQUE NM 87108

101905631743211216

HOLE JAMES W & MARY R STARK
11608 SINGING ARROW SE
ALBUQUERQUE NM 87123

101905631741211220

SHARMA PARBHAR C/O ALDERETE
5316 ANCHO COURT SW
ALBUQUERQUE NM 87105

Proj# 1000501

Shiver Construction Company
1412 Broadway Blvd NE
Albuquerque NM 87102

101905629841211103

ZEPEDA DONALDO & SANDRA LUZ
433 RHODE ISLAND SE
ALBUQUERQUE NM 87108

101905629844611110

MARTINEZ ANSELMO & REYES J &
PO BOX 592
EDGEWOOD NM 87015

101905629144911121

HAVERLAND RICHARD A & VIVIAN
7932 BELL SE
ALBUQUERQUE NM 87103

101905628445211113

SKINNER KENNETH G & LORRAINE
406 PENNSYLVANIA SE
ALBUQUERQUE NM 87108

101905628442411118

REGINO MIGUEL A & JESUS MIRIA
424 PENNSYLVANIA ST SE
ALBUQUERQUE NM 87108

101905627044021809

LERMA RAMONA & JOSE
415 PENNSYLVANIA NE
ALBUQUERQUE NM 87108

101905631744611213

MORALES OSCAR & MORALES
FRANCI FRANCISCA
232 FLIP LN SW
ALBUQUERQUE NM 87121
101905631742611217

HOLLIDAY DARLENE W TRUSTEE HO
9618 ELVIN NE
ALBUQUERQUE NM 87112

101905633041611204

PACHECO JOYCE ANA & ANGELO
433 TENNESSEE SE
ALBUQUERQUE NM 87108

ROSE SENA
Trumbull Village Neigh. Assoc.
PO BOX 5191
ALBUQUERQUE NM 87185

101905629842211105

GURULE LARRY R ETUX
1212 PROPPS NE
ALBUQUERQUE NM 87112

101905629844911123

GARCIA RICHARD J & DINA M
7936 BELL SE
ALBUQUERQUE NM 87108

101905628844911111

MARTINEZ SABINO R & REINA L
7930 BELL AV SE
ALBUQUERQUE NM 87108

101905628444611114

HANSRAJ KARIM
CANDELARIA DA
408 PENNSYLVANIA ST SE
ALBUQUERQUE NM 87108
101905628441711119

EATON C NORMAN & KATHLEEN N
428 PENNSYLVANIA SE
ALBUQUERQUE NM 87108

101905626544521812

RURAL HOUSING INC A NEW MEXIC
5101 COPPER NE
ALBUQUERQUE NM 87108

101905631743611215

NOWLIN THOMAS C
416 RHODE ISLAND ST SE
ALBUQUERQUE NM 87108

101905631741611219

FUENTES PATRICK R
475 ABBEY PL
BOSQUE FARMS NM 87068

101905633042211224

PIMENTEL HECTOR L & CARA K & C
THEDFORD & VONDA
740 TERROCOTTA PL. SW
ALBUQUERQUE NM 87121

101905633043211222

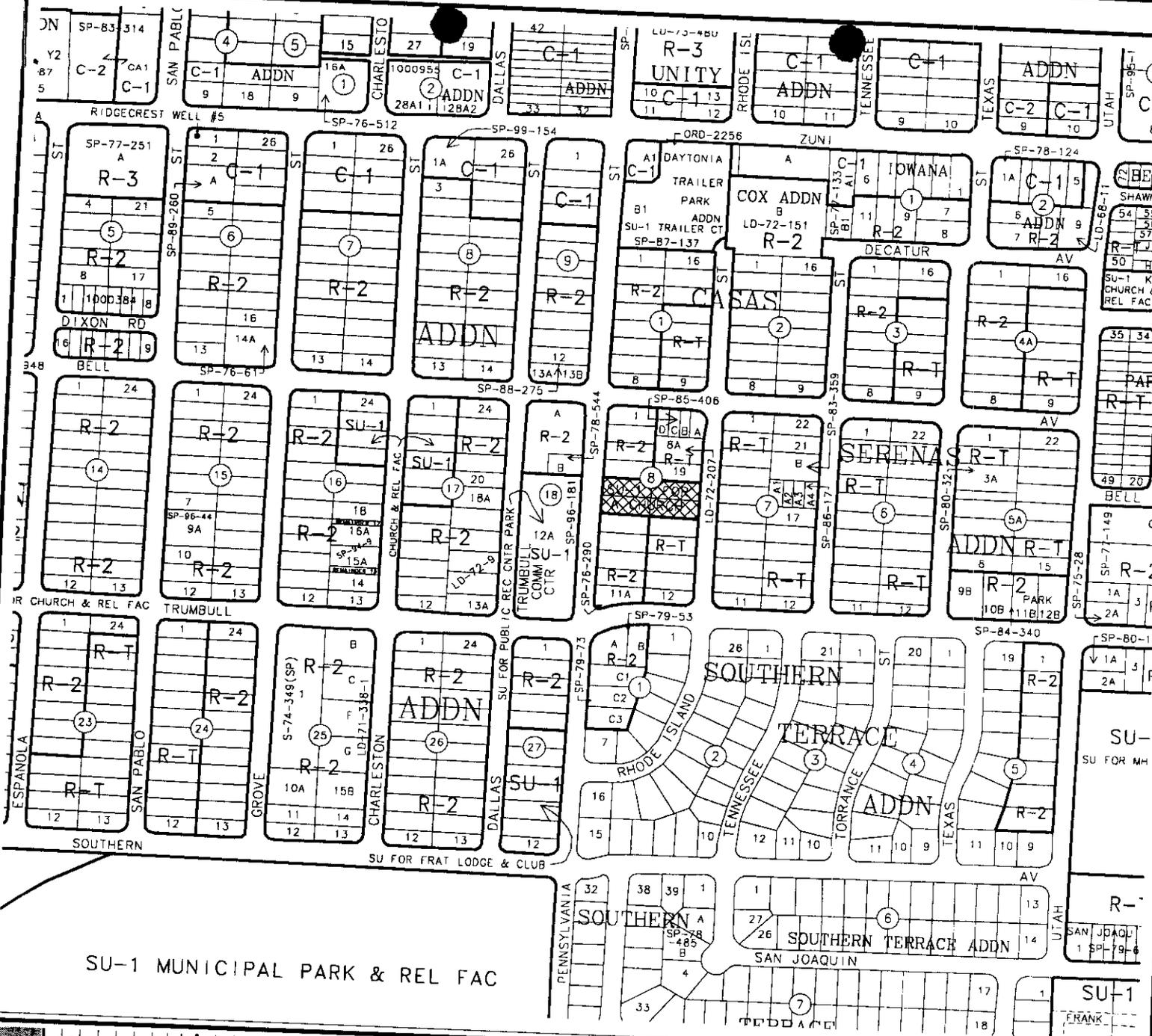
CRUZ BOBBY R
2700 VISTA GRANDE NW
ALBUQUERQUE NM 87120

101905631943011206

ALLENBAUGH DREW J
10209 LAUREL AV
NORTH HUNTINGDON PA 15642

101905633044411207

BULLARD JAMES H & BULLARD GA
PO BOX 656
CORRALES NM 87048



SU-1 MUNICIPAL PARK & REL FAC

ZONING MAP



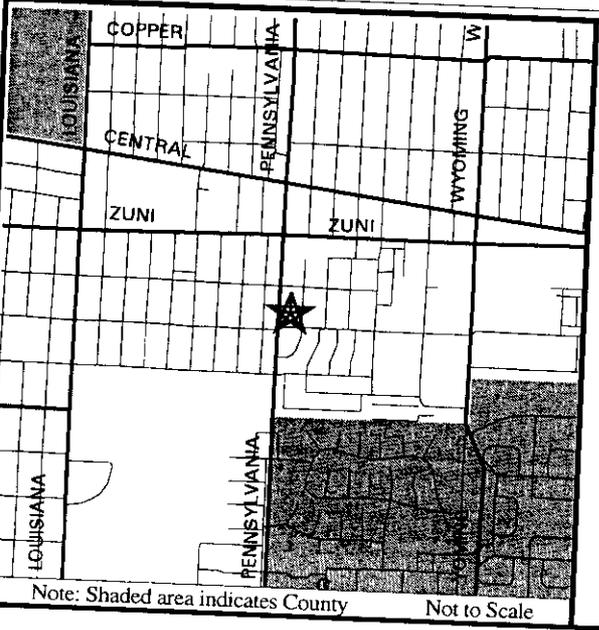
Scale 1" = 396'

PROJECT NO.
1000501

HEARING DATE
6-19-03

MAP NO.
L-19

ADDITIONAL CASE NUMBER(S)
03EPC-00707

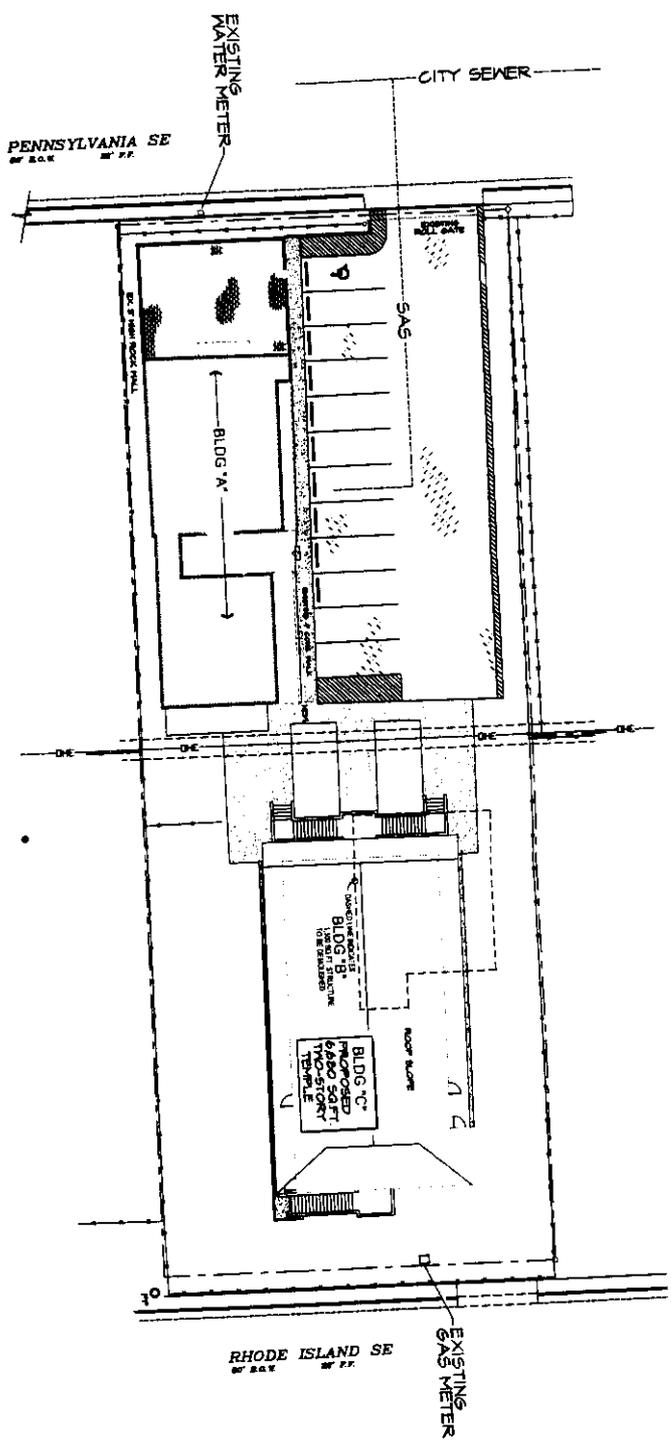


Note: Shaded area indicates County Not to Scale

CONCEPTUAL UTILITY LAYOUT
 NOT TO SCALE



ALL SITE UTILITIES ARE EXISTING



PLANNING

SHEET 1	A NEW TEMPLE FOR CHUA QUANG MINH THE NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION 420 PENNSYLVANIA SE ALBUQUERQUE, NEW MEXICO 87108	SHIVER CONSTRUCTION CO. DESIGN BUILD 142 BROADWAY BLVD NE ALBUQUERQUE, NEW MEXICO 87102 PHONE (505) 244-3461 FAX (505) 764-8196 www.ShiverConstructionCompany.com	DESIGNER'S NOTE: THIS PLAN AND OTHER INSTRUMENTS OF SERVICE ARE THE PROPERTY OF SHIVER CONSTRUCTION COMPANY AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THESE INSTRUMENTS WITHOUT THE WRITTEN CONSENT OF SHIVER CONSTRUCTION COMPANY IS STRICTLY PROHIBITED.
	2/10/04 H-08-BL H-08-BL	7 UNDESIGNED	

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ... for Subdivision Purposes
- ... for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

Z

A

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

APPLICANT INFORMATION:

NAME: NEW MEXICO VIETMANESE BUDDHIST ASSOCIATION

ADDRESS: 420 PENNSYLVANIA SE

CITY: ALBUQUERQUE

Proprietary interest in site: OWNER

AGENT (if any): SHIVER CONSTRUCTION COMPANY

ADDRESS: 1412 BROADWAY BLVD NE

CITY: ALBUQUERQUE

STATE NM ZIP 87108

STATE NM ZIP 87102

PHONE: 853-0989

FAX:

E-MAIL:

PHONE: 344-3461

FAX: 764-8198

E-MAIL: RICH.SHIVER@SANDIA.NET

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR SUBDIVISION & SITE PLAN FOR BUILDING PERMIT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. LOTS 5,6,17&18

Block: 8

Unit:

Subdiv. / Addn. CASAS SERENAS SUBDIVISION

Current Zoning: SU-1 FOR CHURCH

Proposed zoning: SAME

Zone Atlas page(s): L-19

No. of **existing** lots: 4

No. of **proposed** lots: 1

Total area of site (acres): 0.6198

Density if applicable: dwellings per gross acre: NA

dwellings per net acre: NA

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

Within 1000FT of a landfill? NO

UPC No. 101905629043411117

MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: PENNSYLVANIA SE

Between: BELL AVE SE

and TRUMBELL AVE SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): PROJECT 1000501

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

SIGNATURE

DATE 05-30-03

(Print) RICHARD BILLS (SHIVER CONSTRUCTION)

Applicant Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

03ER - 00707

03ER - 00731

Action

SPR

Adv. Fee

S.F.

Fees

\$ 385.00

\$ 255.00

\$

\$ 75.00

\$

Total

\$ 715.00

Hearing date June 19, 2003

Project # 1000501

Planner signature / date

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Richard Bilik
Applicant name (print)

Richard Bilik
Applicant signature / date



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

Application case numbers

03ER - - 00707

Form revised September 2001

Paul Carder 5-1-03
Planner signature / date

Project # 1000501

CITY OF ALBUQUERQUE

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

APPLICANT: VIETNAMESE BUDDHISTS Date of request: 5/1/03 Zone atlas page(s): L-19

CURRENT: Zoning SU-1
Parcel Size (acres / sq.ft.) _____

Legal Description -
Lot or Tract # 5,6,17,18 Block # 8
Subdivision Name CASAS SOLENAS

REQUESTED CITY ACTION(S):
Annexation [] Sector Plan []
Comp. Plan [] Zone Change []
Amendment [] Conditional Use []

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

PROPOSED DEVELOPMENT:
No construction / development []
New Construction []
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1
of units - 1
Building Size - 6,680 (sq. ft.)

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PLANNING DEPT. Dev./Bldg. Services Div. Transportation Dev. Sec. 2nd Fl. 600 2nd St. NW Plaza Del Sol Bldg. 924-3994

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

Notes:

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

Tony J. [Signature]
TRAFFIC ENGINEER

5-1-03
DATE

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

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

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

Notes:

PER ZONING CODE # 14-16-3-14

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

ENVIRONMENTAL HEALTH

DATE

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

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

TRAFFIC ENGINEER

DATE

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

ENVIRONMENTAL HEALTH

DATE

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY DEVELOPMENT

- Chua Quang Minh -
The New Mexico Vietnamese Buddhist Association
420 Pennsylvania SE
Albuquerque, New Mexico 87108

April 30, 2003

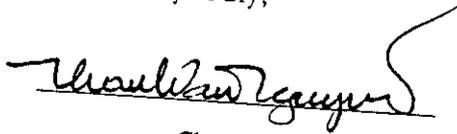
City Of Albuquerque, Planning Department
Plaza Del Sol
Albuquerque, New Mexico 87102

Dear Sirs,

Please accept this letter as our written authorization designating Richard Bills and Bruce Ross of Shiver Construction Company as our representatives. This will enable them to submit our project for EPC and DRB hearings and obtain necessary permits for the development and construction of our project.

As our representative, they are hereby authorized to make any modifications or additions to construction documents as required for issuance of approvals or permits.

Yours very truly,



Chua Quang Minh
The New Mexico Vietnamese Buddhist Association

Shiver Construction, Co.

1412 BROADWAY BLVD. NE
ALBUQUERQUE, NM 87102

PH: 505-344-3461

FAX: 505-764-8198

5-01-03

City of Albuquerque, Planning Department
Plaza Del Sol
Albuquerque, New Mexico 87102

**Re: Application for Site Development Plan for Building Permit
& Site Development Plan for Subdivision (simultaneous submittal)**

**Subject Property: 420 Pennsylvania SE
Lots 5,6,17,18 Block 8
Casas Serenas Subdivision**

Zone Map: (L-19) Zoned: "SU-1 FOR CHURCH"

**Previous Applications: Project Number 1000501
00EPC - 00604
Certificate of Zoning File 0110-00604**

To Whom This May Concern,

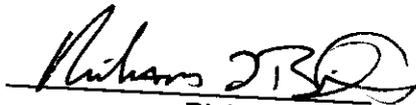
Transmitted herewith is a Development Review Application, along with completed checklists and copies of documents required for submittal to the EPC for review and approval for a Site Development Plan for Building Permit, and Site Plan for Subdivision. We are requesting at this time that these documents be submitted and our project being added to the agenda for the next EPC Hearing scheduled for June 19, 2003.

Our client, The Vietnamese Buddhist Association, is currently occupying the site and it is their intentions to further develop the site by removing existing buildings (see plans), constructing a new place of worship, adding landscaping, and meeting the future needs of their congregation while complying with City Code and Ordinances.

A Re-Plat of the properties has been submitted to DRB by Brasher & Lorenz, Inc., and is on deferral pending approval of this application. **(see case 03DRB-00546)**

If there is any questions or comments needing to be addressed, please don't hesitate to call me at (505) 344-3461. We look forward to meeting with you on June 19.

Sincerely,



Richard Bills
Shiver Construction Co.

Shiver Construction, Co.
1412 BROADWAY BLVD. NE
ALBUQUERQUE, NM 87102
505-344-3461 FAX: 505-764-8198
www.ShiverConstructionCompany.com

5-22-03

City of Albuquerque, Solid Waste Dept.
Attn: Michael Holton, Refuse Division
Plaza Del Sol
Albuquerque, New Mexico 87102

Re: Site Development Plan for Building Permit
For: Chua Quang Minh, The New Mexico Vietnamese Buddhist Association

Subject Property: 420 Pennsylvania SE
Lots 5,6,17,18 Block 8
Casas Serenas Subdivision

Zone Map: (L-19), Zoning: SU-1 "FOR CHURCH"

Previous Applications: Project #1000501, 03EPC 00707/00731

Dear Mr. Holton,

In reference to the above EPC case scheduled for hearing on June 19, 2003, this letter is in response to the City Solid Waste Department comments received at the EPC Pre-discussion hearing held on May 21, 2003.

Our client, The New Mexico Vietnamese Buddhist Association, currently occupying the above referenced site, has been utilizing a standard residential type refuse cart issued by the City of Albuquerque. The use of this cart has always been an adequate means of solid waste disposal for this small congregation of 30-40 members.

The site is occupied only some hours during the week, and the site remains locked and inaccessible during normal refuse collection times. In the past, the Temple has left the cart outside for collections, but do to the inactivity of the site and the small amount of waste being disposed of, some carts have had to be replaced due to theft. In fact, The City's Trumbull Child Development Center, located directly across the street at 419 Pennsylvania Ave., has given our client access to that parking lot for the use of that facilities refuse container.

Please consider these conditions submitted for your review, and do not hesitate to call us with any further comments or questions.

Sincerely,



Richard Bills
Shiver Construction Company

Cc: Thanh Nguyen, NMVBA
Ms. Debbie Stover, City Planning

ATTN: Debbie STOVER

Approved 5-29-03
Michael Holton SUMO
761-8142
924-3631



City of Albuquerque

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

Date: April 28, 2003

TO CONTACT NAME: Richard Bills - or - Bruce Ross
 COMPANY/AGENCY: Smith Construction Co.
 ADDRESS/ZIP: 1412 Broadway Blvd NE 87102
 PHONE/FAX #: 344-3461 / 764-8198

Thank you for your inquiry of 4-28-03 (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 5, 6, 7, 18, Block 8, Camino Serenas Addition located on 420 Pennsylvania SE zone map page(s) L-19.

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

Drumbull Village
 Neighborhood Association
 Contacts: Rose Sera
PO Box 5191 / 87185
246-1033 (W)
Patrick S. Herring
PO Box 11467 / 87192
246-0332 (W)

Neighborhood Association
 Contacts: _____

See reverse side for additional Neighborhood Association information: YES () NO

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

Sincerely, Apr-28-03 12:54P COA/PLANNING/OCNC

Dalaina S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

505.924.3913.....P.02

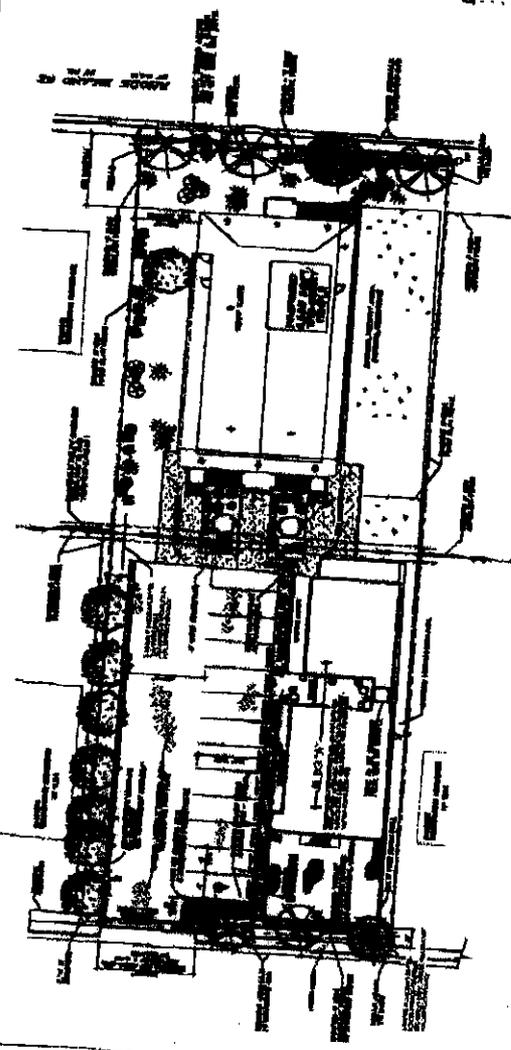
Attention: Both contacts per neighborhood association need to be notified

NOTICE TO APPLICANTS

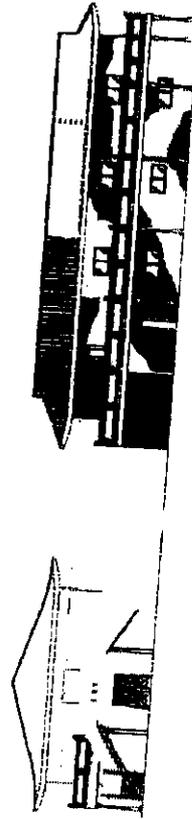
SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under

PLANNING
 ALL UTILITIES ARE EXISTING
 TO REMAIN AS-IS



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 (INFORMATION PROVIDED FOR SUBDIVISION ZONE MAP ADOPTION, TEL. 1 BUILDING PERMIT) SCALE: 1" = 30'-0"



PROPOSED NEW TEMPLE ELEVATIONS

LANDSCAPE LEGEND

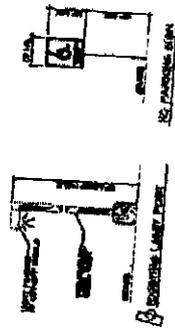
	TREE
	SHRUB
	LAWN
	PATH
	FENCE
	WALL
	UTILITY

ALL UTILITIES ARE EXISTING AND TO REMAIN AS-IS. THE PLANNING ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT. THE PLANNING ENGINEER HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT.

LANDSCAPE CALCULATIONS
 TOTAL LANDSCAPE AREA: 10,000 SQ. FT.
 TOTAL PLANTING: 100 TREES, 200 SHRUBS, 10,000 SQ. FT. LAWN
 TOTAL COST: \$100,000

LOCATION MAP 1-10-7

LEGAL DESCRIPTION
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



PARKING CRITERIA

TOTAL SPACES PROVIDED: 100
 TOTAL SPACES REQUIRED: 100
 ACCORDING TO THE ADOPTED ZONING ORDINANCE

PROJECT NUMBER: _____
APPLICATION NUMBER: _____
APPLICANT NAME: _____
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____



Looking East ↑
-ROSS PENNSYLVANIA

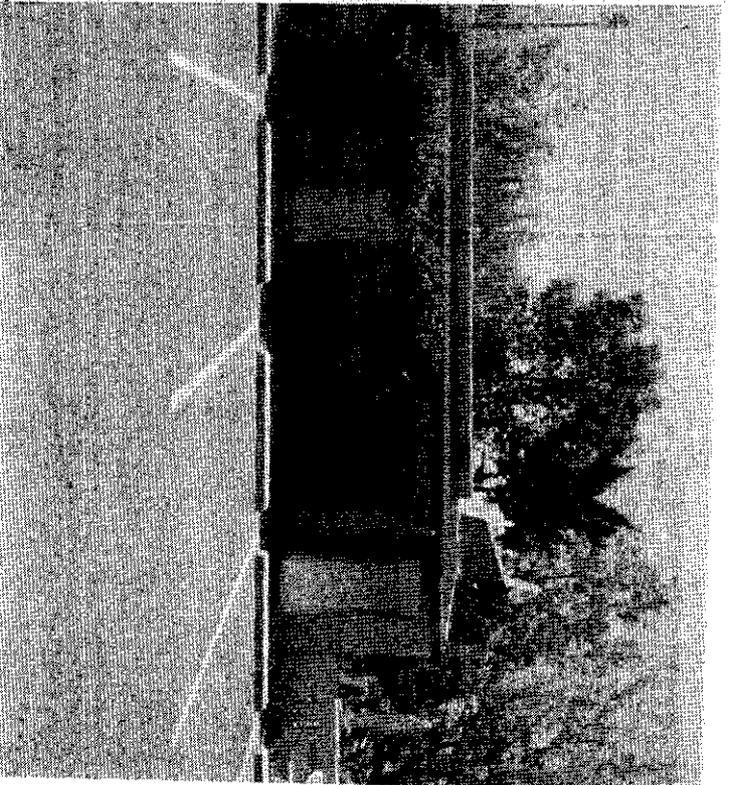
↑
Statue Garden
Looking South
St. 15 Pennsylvania



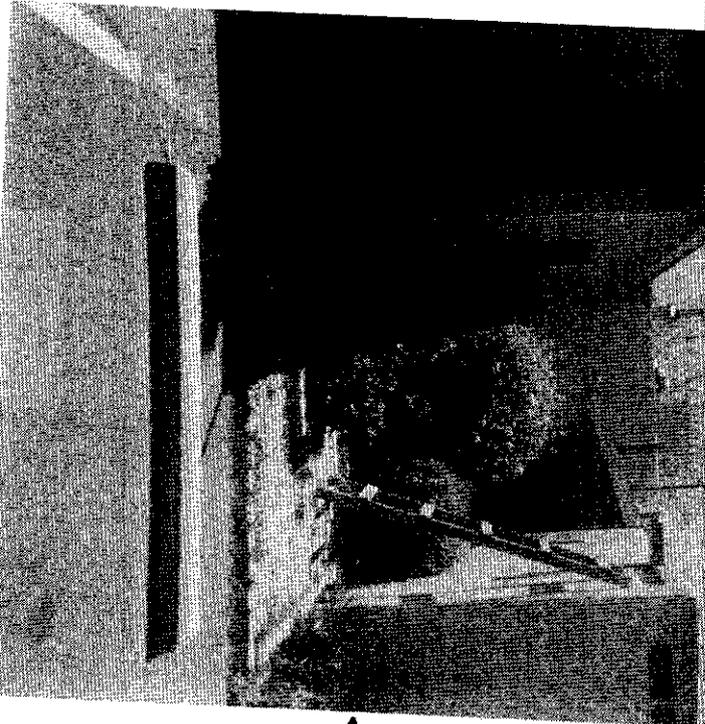
← Looking South
At Statue Garden



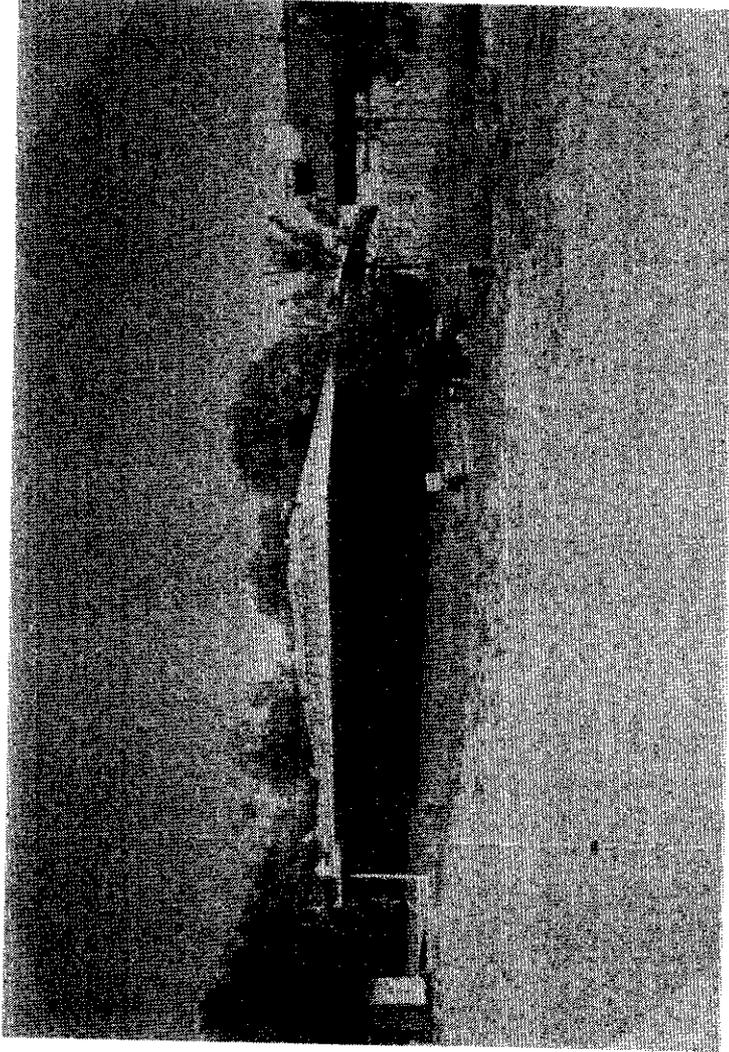
Stopline Garden ↓
 w/ Existing Staircase
 No New Staircase
 This Project
 Building - A - on Right



↓
 Looking South
 @ North Side
 of Building - A -

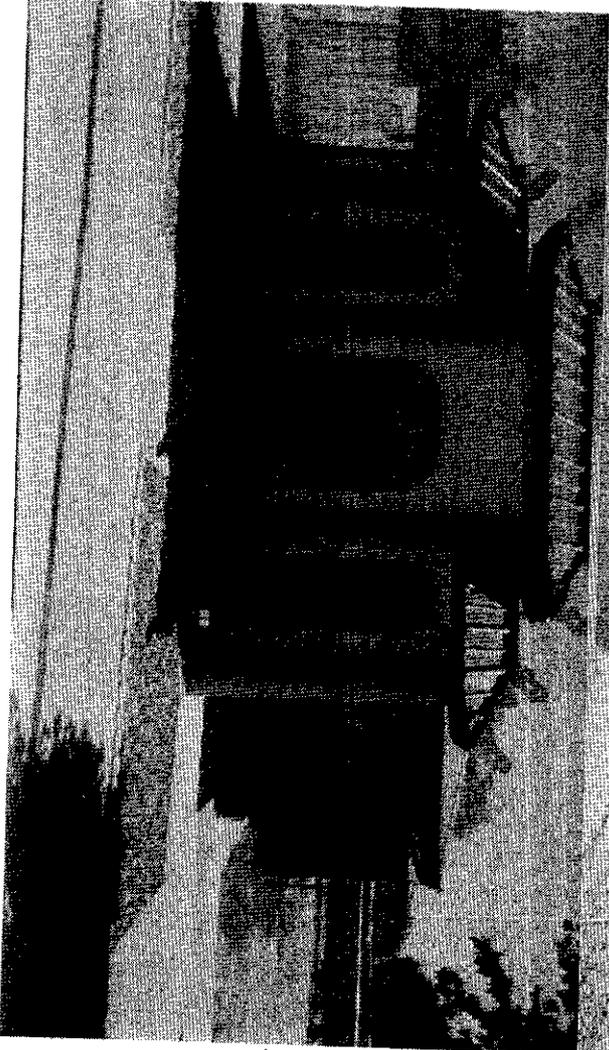
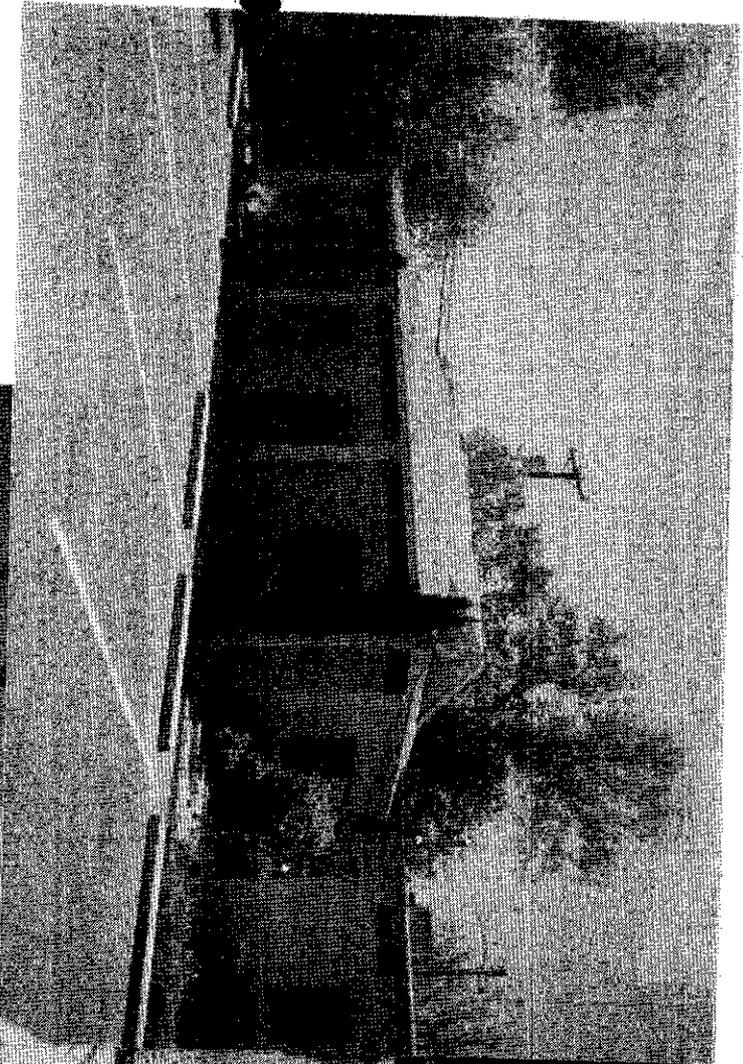


←
 Looking South
 @ Courtyard ?
 HVAC TO BE SCREENED
 on Bldg. - A.



BUILDING "B"
LOOKING NW
BLDG. TO BE DEMOLISHED

EAST SIDE
Bldg. A

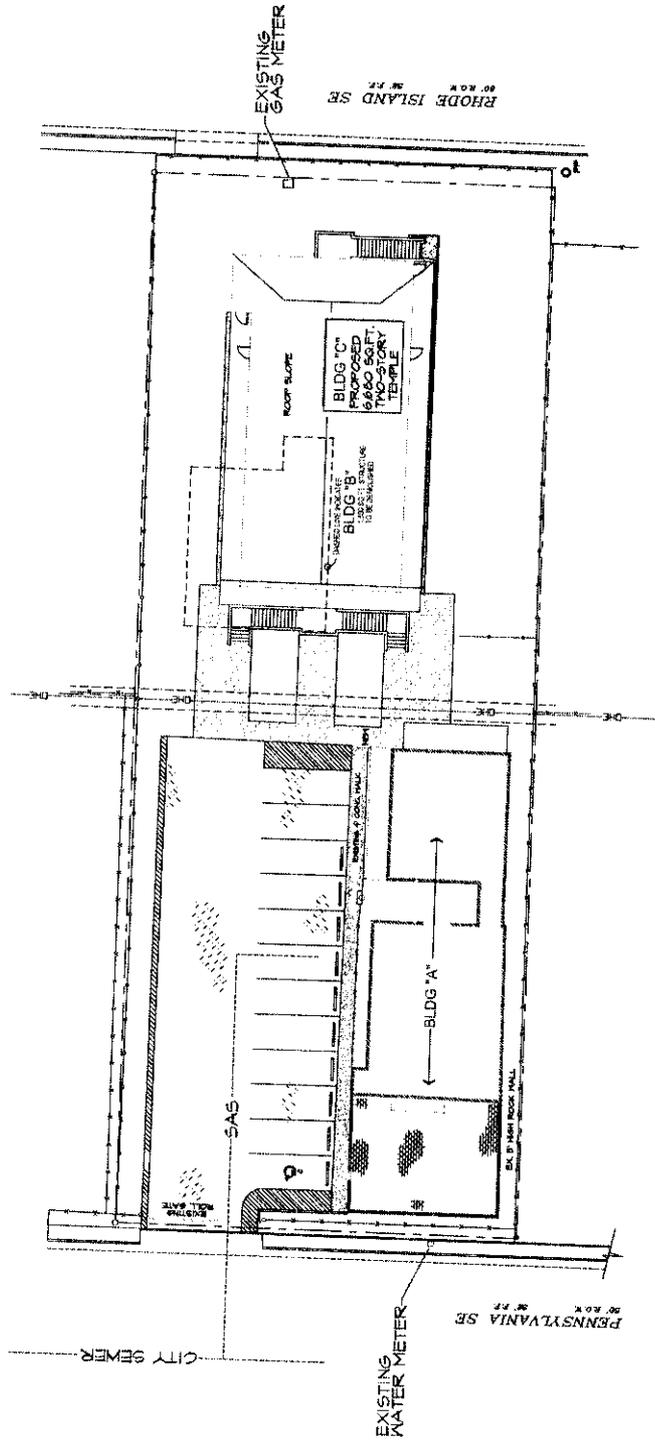


North Prop Line
Near Bldg. B.

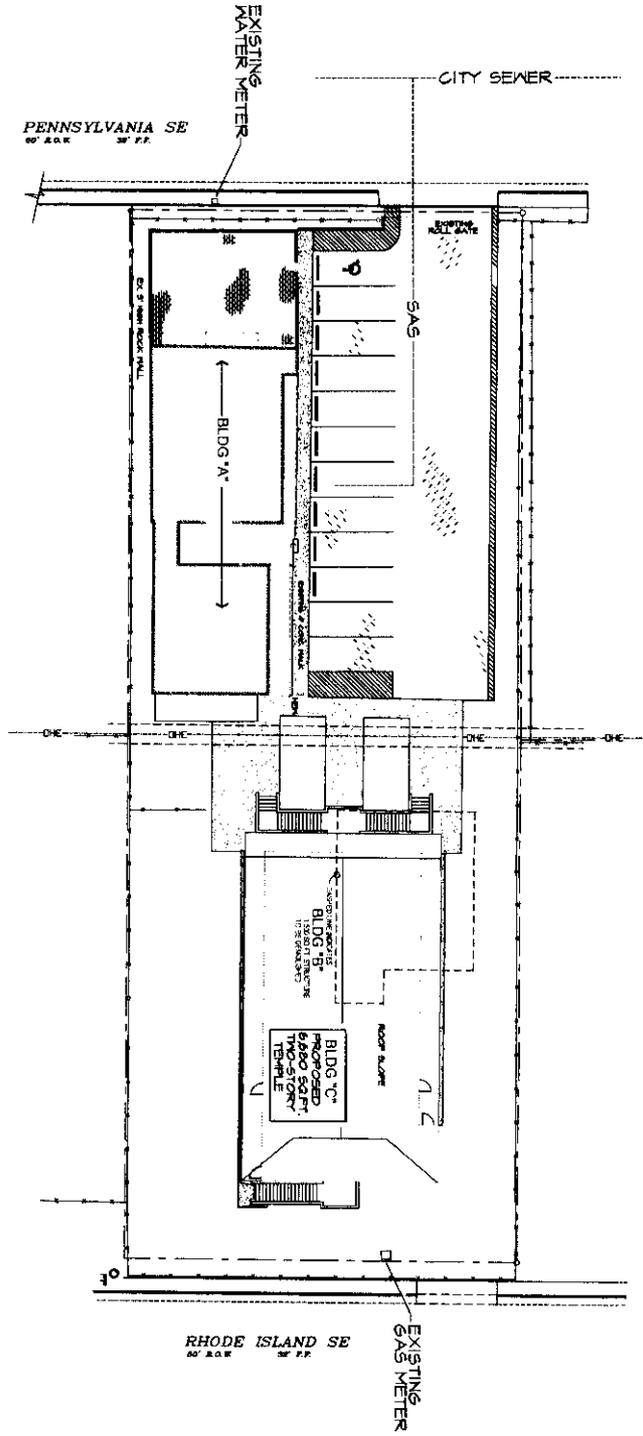


Front of
Building B.
To Be Demolished





CONCEPTUAL UTILITY LAYOUT
 NOT TO SCALE
 ALL SITE UTILITIES ARE EXISTING



CONCEPTUAL UTILITY LAYOUT

NOT TO SCALE



ALL SITE UTILITIES ARE EXISTING

PLANNING

	<p>1 SHEET</p>	<p>A NEW TEMPLE FOR CHUA QUANG MINH THE NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION 420 PENNSYLVANIA SE ALBUQUERQUE, NEW MEXICO 87108</p>	<p>SHIVER CONSTRUCTION CO. DESIGN BUILD 1412 BRADWAY BLVD NE ALBUQUERQUE, NEW MEXICO 87102 PHONE (505) 341-3461 FAX (505) 764-8958 www.ShiverConstructionCompany.com</p>	<p>FIELD PLAN WITH PROVISIONS FOR THE USE OF PROPERTY AND CONCEPT CONSTRUCTION FOR CONCEPTUAL DESIGN. THIS PLAN IS NOT TO BE USED FOR PERMITS OR CONTRACTS. CONSULT THE ENGINEER FOR ANY CHANGES TO THE PLAN.</p>
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7002 3150 0005 6593 9809

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87192		UNIT ID: 0101
Postage	\$ 0.37	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	05/01/03

Sent To: **TRUMBULL VILLAGE / PATRICK HERRING**
 Street, Apt. No., or PO Box No.: **PO Box 11667**
 City, State, ZIP+4: **ALBUQUERQUE, NM 87192**

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0005 6593 9830

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87185		UNIT ID: 0101
Postage	\$ 0.37	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	05/01/03

Sent To: **TRUMBULL VILLAGE % ROSE SENA**
 Street, Apt. No., or PO Box No.: **PO Box 5191**
 City, State, ZIP+4: **ALBUQUERQUE, NM 87185**

PS Form 3800, June 2002 See Reverse for Instructions

Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 4-28-03 Time Entered: 2pm OCNC Rep. Initials: RL

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

DUPLICATE
City Of Albuquerque
Treasury Division

05/01/2003 1:24PM LOC: ANNX
RECEIPT# 00006657 WSH 006 TRANSH 0040
Account 441018 Fund 0110 TRSKDM
Activity 4971000 \$460.00
Trans Amt \$75.00
J24 Misc \$460.00
CK \$0.00
CHANGE \$0.00

PAID RECEIPT

APPLICANT NAME AM Vietmanese
AGENT Shiver Const. Co.
ADDRESS _____
PROJECT NO. 1000501
APPLICATION NO. 03EPC 00707

\$ _____ 441006 / 4983000 (DRB Cases)
\$ 385⁰⁰ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75⁰⁰ 441018 / 4971000 (Notification)
\$ 460⁰⁰ **Total amount due**

Shiver Construction Co
100 Iron Ave SE
Albuquerque, NM 87102
(505) 344-3461
(505) 764-8196

WELLS FARGO BANK
NEW MEXICO NA
ALBUQUERQUE, NM 87102
95-219/1070

15544

5/1/2003

Pay to the City Of Albuquerque
Order of

\$ 460⁰⁰

FOUR HUNDRED SIXTY DOLLARS even

Dollars

City Of Albuquerque
PO Box 1313
Albuquerque NM 87103

DUPLICATE
City Of Albuquerque
Treasury Division

EPC SUBMITTAL / BUDDHIST TEMPLE

05/01/2003 1:23PM LOC: ANNX
RECEIPT# 00006656 WSH 006 TRANSH 0040
Account 441006 Fund 0110
Activity 4971000 TRSKDM
Trans Amt \$460.00
J24 Misc \$385.00

⑈015544⑈ ⑆107002192⑆106103⑆

10/28/02
Thank You

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

AM Vietmanese

AGENT

Shiner Const Co

ADDRESS

PROJECT NO.

1000501

APPLICATION NO.

\$ _____ 441006 / 4983000 (DRB Cases)

\$ 255⁰⁰ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ _____ 441018 / 4971000 (Notification)

\$ 255⁰⁰ **Total amount due**

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 6/4/03 To 6/19/03

5. REMOVAL

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

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

Richard T. De 5-1-03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 5/1/03 *Paul Carder*
(Date) (Staff Member)