



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

July 31, 2003

West Mesa Mini Storage
11 Koontz Road
Corrales, NM 87048

CERTIFICATE OF ZONING

FILE: 03EPC 00312 (Project 1000610)

DATE OF FINAL ACTION: April 17, 2003

LEGAL DESCRIPTION: for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT**, a zone map amendment from O-1 office and institution zone to SU-1 FOR O-1 AND SELF STORAGE, located on MIAMI ST. NW, between 57TH STREET NW and MIAMI ST. NW, containing approximately 2 acre(s). (H-11) Makita Hill, Staff Planner

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

FROM *SU-1 for Office*
TO *SU-1 for Office and Self Storage*

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

Sincerely,

Victor Chavez
Planning Director

VC/ac

cc: Zoning Code Services Division
Neal Weinberg, AGIS Division



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

Date: April 18, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000610**
03EPC-00315 EPC Site Development Plan-
Amendment to Building Permit
03EPC-00312 Zone Map Amendment
03EPC-00314 EPC Sector Development Plan

West Mesa Mini Storage
11 Koontz Road
Corrales, NM 87048

LEGAL DESCRIPTION: for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT**, a zone map amendment from O-1 office and institution zone to SU-1 FOR O-1 AND SELF STORAGE, located on MIAMI ST. NW, between 57TH STREET NW and MIAMI ST. NW, containing approximately 2 acre(s). (H-11) Makita Hill, Staff Planner

On April 17, 2003, the Environmental Planning Commission voted to approve Project 1000610, 03EPC 00312, a request for zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage, for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant.
2. This proposed zone map amendment is accompanied by a required map amendment to the East Atrisco Sector Development Plan (EASDP).
3. The subject site is bordered by single-family residential development (R-D 10 du/ac) to the north and west.

4. The request is generally consistent with the Developing Urban goal and policies of the Comprehensive Plan in that the proposed zone map amendment to SU-1 for Office and Self Storage will facilitate development that respects the existing neighborhood (Policy d) by the relatively low profile of the proposed self storage buildings and the landscape buffer provided to the north and west of the subject site. The proposed SU-1 zoning and self-storage development will utilize vacant land (Policy e), and will otherwise be of minimal impact to the adjacent residential area (Policy i).
5. Policy 3.25 of the Ladera Community Area of the West Side Strategic Plan (WSSP) calls for careful analysis of proposals for new development and rezonings to minimize impacts of new development on surrounding properties. Potential impacts of the proposed SU-1 for Office and Self Storage zoning on adjacent properties are addressed in the previous analysis regarding policies in the Comprehensive Plan. The general consistency of the request with the Comprehensive Plan policies adequately addresses the WSSP Policy 3.25 for the Ladera Community.
6. The Coors Corridor Sector Development Plan (CCSDP) recommends residential land use for the subject site (Issue 3, Land Use and Intensity of Development, Figure 30, p. 71). As the CCSDP does not establish zoning, and as the SU-1 for Office zoning on the subject site was established by the East Atrisco Sector Development Plan (EASDP), the land use recommendations for the subject site in the CCSDP are not relevant to this request.
7. The request is consistent with the East Atrisco Sector Development Plan (EASEDP) in that the request will facilitate development that contributes to the stability of the existing neighborhood, and facilitates non-residential development in the vicinity of the intersection of 57th Street and Ouray Road (EASDP, p. 27).
8. The request is consistent with the requirements of R-270-1980 in that applicant has identified applicable changed neighborhood conditions surrounding the subject site that justify the request for SU-1 for Office and Self Storage, and as articulated in the Comprehensive Plan (Policies d, e, I), West Side Strategic Plan (Policy 3.25, Ladera Community), and the East Atrisco Sector Development Plan zoning as required by R-270-1980.
9. There is no neighborhood opposition to this request.

On April 17, 2003, the Environmental Planning Commission voted to approve Project 1000610, 03EPC 00312, a request for a map amendment to the East Atrisco Sector Development Plan for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW, based on the following Findings:

FINDINGS:

1. This is a request for a map amendment to the East Atrisco Sector Development Plan (EASDP) for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant.
 2. The proposed map amendment to the EASDP is intended to facilitate a request for a zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage.
 3. The subject site is bordered by single-family residential development (R-D 10 du/ac) to the north and west.
 4. The request is generally consistent with the Developing Urban goal and policies of the Comprehensive Plan in that the proposed amendment to the EASDP, intended to facilitate a zone map amendment to SU-1 for Office and Self Storage, will facilitate development that respects the existing neighborhood (Policy d) by the relatively low profile of the proposed self storage buildings and the landscape buffer provided to the north and west of the subject site. The proposed SU-1 zoning and self-storage development will utilize vacant land (Policy e), and will otherwise be of minimal impact to the adjacent residential area (Policy i).
 5. Policy 3.25 of the Ladera Community Area of the West Side Strategic Plan (WSSP) calls for careful analysis of proposals for new development and rezonings to minimize impacts of new development on surrounding properties. Potential impacts of the proposed amendment to the EASDP, intended to facilitate a zone map amendment to SU-1 for Office and Self Storage, are addressed in the previous analysis regarding policies in the Comprehensive Plan. The general consistency of the request with the Comprehensive Plan policies adequately addresses the WSSP Policy 3.25 for the Ladera Community.
 6. The Coors Corridor Sector Development Plan (CCSDP) recommends residential land use for the subject site (Issue 3, Land Use and Intensity of Development, Figure 30, p. 71). As the CCSDP does not establish zoning, and as the SU-1 for Office zoning on the subject site was established by the East Atrisco Sector Development Plan (EASDP), the land use recommendations for the subject site in the CCSDP are not relevant to this request.
 7. The request for a map amendment to the EASDP is consistent with the EASDP in that the request will facilitate development that contributes to the stability of the existing neighborhood, and facilitates non-residential development in the vicinity of the intersection of 57th Street and Ouray Road (EASDP, p. 27).
 8. There is no neighborhood opposition to this request.
-

On April 17, 2003, the Environmental Planning Commission voted to approve Project 1000610, of 03EPC 00312, a request for an amendment to a site development plan for building permit, for Tracts 333A1A, 333A1B, 333A1C1 and 334, SLY Portion, Town of Atrisco Grant and the intervening, vacated portion of 57th Street (02DRB-01104), on the northwest corner of 57th Street NW and Miami Street NW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site development plan for building permit for Tracts 333A1A, 333A1B, 333A1C1 and 334, SLY Portion, Town of Atrisco Grant and the intervening, vacated portion of 57th Street (02DRB-01104), on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant.
2. The proposed site plan amendment requires a zone map amendment to SU-1 for Office and Self Storage and an amendment to the East Atrisco Sector Development Plan (EASDP).
3. The subject site is bordered by single-family residential development (R-D 10 du/ac) to the north and west.
4. The request is generally consistent with the Developing Urban goal and policies of the Comprehensive Plan in that the proposed site plan amendment will facilitate development that respects the existing neighborhood (Policy d) by the relatively low profile of the proposed self storage buildings and the landscape buffer provided to the north and west of the subject site. The proposed SU-1 zoning and self-storage development will utilize vacant land (Policy e), and will otherwise be of minimal impact to the adjacent residential area (Policy i).
5. Additional landscape buffering on the west side of the vacated portion of 57th Street will be needed along the west side of the vacated 57th Street portion of the site to conform fully with Comprehensive Plan Policy d and the City Zoning Code (Section 14-16-3-10(E)(4)).
6. Information on off-site luminance for these light fixtures should be indicated on the site plan. Full cut-off fixtures should also be required to prevent glare and light spillage onto adjacent properties and rights-of-way.
7. Policy 3.25 of the Ladera Community Area of the West Side Strategic Plan (WSSP) calls for careful analysis of proposals for new development and rezonings to minimize impacts of new development on surrounding properties. Potential impacts of the proposed site plan amendment are addressed in the previous analysis regarding policies in the Comprehensive Plan. The general consistency of the request with the Comprehensive Plan policies adequately addresses the WSSP Policy 3.25 for the Ladera Community.

8. The request to amend the EASDP is consistent with the EASDP in that the request will facilitate development that contributes to the stability of the existing neighborhood, and facilitates non-residential development in the vicinity of the intersection of 57th Street and Ouray Road (EASDP, p. 27).
9. There is no 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. Conditions of approval from the City Engineer for the proposed amendment to the existing site development plan for building permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - c. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - d. Provide cross access agreement between all tracts.
 - e. Based on turning templates, draw turning radii of recreational vehicles (RV's) on site plan to demonstrate to the satisfaction of the Traffic Engineer that RV's can circulate throughout the site without running into other vehicles or buildings.
 - f. Provide for gates (at main entrance) that slide as opposed to swing out and away so as not to block access easement to existing buildings A through G.
 - g. Re-plat.
 - h. All Transportation Development comments are based on the vacation of 57th Street. Should vacation action be denied at the DRB, the site plan will need to be re-submitted for further review and comment.

- i. Fire protection may not meet current standards. Existing public hydrants do not appear to meet distance and access requirements, and the site plan does not seem to show any private facilities on site. DRB sign off will be contingent on verification of development specific requirements with the Fire Marshals Office and Development Services. Any improvements required must be constructed and / or financially guaranteed as a condition of approval.
3. Previous requests at this site required the development of a trail on Coors to connect with the I-40 trail. This portion of the trail shall be reflected on the site plan as a designated Arterials and Bikeways Facility Plan.
4. The applicant shall indicate off-site luminance for light fixtures on the site plan, and provide full cut-off fixtures for the site to prevent glare and light spillage onto adjacent properties and rights-of-way.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 2, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

OFFICIAL NOTICE OF DECISION
APRIL 17, 2003
PROJECT 1000610
PAGE 7

Sincerely,


For Victor J. Chavez
Planning Director

VJC/MH/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87103
Claude Luisada, SR Marmon, 1519 Stoneway Dr. NW, Albuquerque, NM 87120
Julian Morales, SR Marmon, 6328 Keswick Pl. NW, Albuquerque, NM 87120

5. As stated by the Public Works Utility Division the subdivision and / or development will be contingent on construction of on and off-site public infrastructure. See correspondence of February 13, 2003.
6. Park and Recreation Department, future development will also have infrastructure requirements for trail improvements on Juan Tabo and Southern.
7. The APS owns the subject site and their comments state that the current APS school facilities in the area should be able to accommodate students potentially generated by the development. A new elementary school is slated to open in this area in the fall of 2004.
8. On March 20, the Metropolitan Transportation Board of the Mid-Region Council of Government approved local access (Resolution R-03-11) to the subject site through a signalized intersection at Juan Tabo Boulevard and Southern Blvd. (Gibson Corridor).
9. There is no neighborhood opposition of this request.

MOVED BY COMMISSIONER SERRANO

SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY
(COMMISSIONER CHAVEZ DID NOT
VOTE)

NOTE: COMMISSIONER CHAVEZ HAS RETURNED AT THIS TIME

6. Project # 1000610

03EPC-00315 EPC Site Development
Plan-Amendment to Building Permit
03EPC-00312 Zone Map Amendment
03EPC-00314 EPC Sector Development
Plan

CONSENSUS PLANNING INC. agent(s) for WEST MESA MINI STORAGE request the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT**, a zone map amendment from O-1 office and institution zone to SU-1 FOR O-1 AND SELF STORAGE, located on MIAMI ST. NW, between 57TH STREET NW and MIAMI ST. NW, containing approximately 2 acre(s). (H-11) Makita Hill, Staff Planner (**ZONE MAP AMENDMENT APPROVED TO SU-1 FOR 01 AND SELF STORAGE. APPROVED SITE DEVELOPMENT PLAN WITH CONDITIONS. APPROVED SECTOR PLAN AMENDMENT**)

STAFF PRESENT:

Makita Hill, Planning Department
Jack Bayse, Zoning Enforcement

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Ave. SW

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

MR. HILL: Reiterated comments made in the staff report in which approval was recommended for the site plan for building permit, zone map amendment, and amendment to the East Atrisco Sector Development Plan.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000610, 03EPC 00312, a request for zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage, for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant.
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3. The subject site is bordered by single-family residential development (R-D 10 du/ac) to the north and west.
4. The request is generally consistent with the Developing Urban goal and policies of the Comprehensive Plan in that the proposed zone map amendment to SU-1 for Office and Self Storage will facilitate development that respects the existing neighborhood (Policy d) by the relatively low profile of the proposed self storage buildings and the landscape buffer provided to the north and west of the subject site. The proposed SU-1 zoning and self-storage development will utilize vacant land (Policy e), and will otherwise be of minimal impact to the adjacent residential area (Policy i).
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6. The Coors Corridor Sector Development Plan (CCSDP) recommends residential land use for the subject site (Issue 3, Land Use and Intensity of Development, Figure 30, p. 71). As the CCSDP does not establish zoning, and as the SU-1 for Office zoning on the subject site was established by the East Atrisco Sector Development Plan (EASDP), the land use recommendations for the subject site in the CCSDP are not relevant to this request.
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8. The request is consistent with the requirements of R-270-1980 in that applicant has identified applicable changed neighborhood conditions surrounding the subject site that justify the request for SU-1 for Office and Self Storage, and as articulated in the Comprehensive Plan (Policies d, e, I), West Side Strategic Plan (Policy 3.25, Ladera Community), and the East Atrisco Sector Development Plan zoning as required by R-270-1980.
9. There is no neighborhood opposition to this request.

MOVED BY COMMISSIONER BRISCOE

SECONDED BY COMMISSIONER SERRANO

MOTION PASSED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000610, 03EPC 00312, a request for a map amendment to the East Atrisco Sector Development Plan for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW, based on the following Findings:

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1. This is a request for a map amendment to the East Atrisco Sector Development Plan (EASDP) for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant.
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MOVED BY COMMISSIONER BRISCOE

SECONDED BY COMMISSIONER SERRANO

MOTION PASSED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000610, of 03EPC 00312, a request for an amendment to a site development plan for building permit, for Tracts 333A1A, 333A1B, 333A1C1 and 334, SLY Portion, Town of Atrisco Grant and the intervening, vacated portion of 57th Street (02DRB-01104), on the northwest corner of 57th Street NW and Miami Street NW, based on the following Findings and subject to the following Conditions:

FINDINGS:

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2. The proposed site plan amendment requires a zone map amendment to SU-1 for Office and Self Storage and an amendment to the East Atrisco Sector Development Plan (EASDP).
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5. Additional landscape buffering on the west side of the vacated portion of 57th Street will be needed along the west side of the vacated 57th Street portion of the site to conform fully with Comprehensive Plan Policy d and the City Zoning Code (Section 14-16-3-10(E)(4)).
6. Information on off-site luminance for these light fixtures should be indicated on the site plan. Full cut-off fixtures should also be required to prevent glare and light spillage onto adjacent properties and rights-of-way.
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9. There is no 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. Conditions of approval from the City Engineer for the proposed amendment to the existing site development plan for building permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - c. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - d. Provide cross access agreement between all tracts.
 - e. Based on turning templates, draw turning radii of recreational vehicles (RV's) on site plan to demonstrate to the satisfaction of the Traffic Engineer that RV's can circulate throughout the site without running into other vehicles or buildings.
 - f. Provide for gates (at main entrance) that slide as opposed to swing out and away so as not to block access easement to existing buildings A through G.
 - g. Re-plat.
 - h. All Transportation Development comments are based on the vacation of 57th Street. Should vacation action be denied at the DRB, the site plan will need to be re-submitted for further review and comment.
 - i. Fire protection may not meet current standards. Existing public hydrants do not appear to meet distance and access requirements, and the site plan does not seem to show any private facilities on site. DRB sign off will be contingent on verification of development specific requirements with the Fire Marshals Office and Development Services. Any improvements required must be constructed and / or financially guaranteed as a condition of approval.
3. Previous requests at this site required the development of a trail on Coors to connect with the I-40 trail. This portion of the trail shall be reflected on the site plan as a designated Arterials and Bikeways Facility Plan.
4. The applicant shall indicate off-site luminance for light fixtures on the site plan, and provide full cut-off fixtures for the site to prevent glare and light spillage onto adjacent properties and rights-of-way.

MOVED BY COMMISSIONER BRISCOE
SECONDED BY COMMISSIONER SERRANO

MOTION PASSED UNANIMOUSLY



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, April 17, 2003, 8:30 a.m.

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

MEMBERS

Jeffery Jesionowski, Chairman
Alan Schwartz, Vice Chair

John Briscoe
Mick McMahan
Camilla Serrano
Jens Deichmann

Bevin Owens
Larry Chavez
Elizabeth Begay

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.

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

2. **Project # 1002498**
03EPC-00280 Annexation
03EPC-00281 Zone Map Amendment

GABRIEL & DULCES RIOS agent(s) for DULCES & GABRIEL RIOS, ET AL request the above action(s) for all or a portion of Lot(s) 40, A, B, C, D & E **Town of Atrisco Grant, Unit 2**, a zone map amendment from A-1 and A-1 SU Permit (for mobile homes) to RD 9 DU/Acre, located on SUNSET GARDENS SW, between 94TH STREET SW and 90TH STREET SW, containing approximately 6 acre(s). (L-9) Juanita Vigil, Staff Planner

3. **Project # 1002506**
03EPC-00300 Annexation
03EPC-00301 Zone Map Amendment

MARK GOODWIN & ASSOCIATES agent(s) for SIVAGE THOMAS HOMES request the above action(s) for all or a portion of Tract(s) 6C & 12, **Partition of the Black Ranch**, a zone map amendment from A-1 to RA-1, located on COORS BLVD. NW, between PASEO DEL NORTE NW and WESTSIDE DRIVE NW, containing approximately 68 acre(s). (B-13) Makita Hill, Staff Planner

4. **Project # 1002479**
03EPC-00308 EPC Site Development Plan-Subdivision
03EPC-00309 EPC Site Development Plan-Building Permit

CHRISOPHER CALOTT agent(s) for CHRISTOPHER CALOTT request the above action(s) for all or a portion of Lot(s) 6, **Riverside Plaza**, zoned SU-1 PRD 8 du acre, located on WINTER HAVEN ROAD NW, between MONTANO ROAD NW and LA ORILLA ROAD NW, containing approximately 4 acre(s). (E-12) Deborah Stover, Staff Planner

5. **Project # 1000933**
03EPC-00311 Zone Map Amendment

CONSENSUS PLANNING, INC. agent(s) for CENTEX HOMES request the above action(s) for all or a portion of Lot(s) B5, **Manzano Mesa**, a zone map amendment from SU-1 for Limited C-2 Uses to R-T, located on the Northwest corner Juan Tabo Blvd. and Southern Blvd. SE, containing approximately 13 acre(s). (L-21) Manjeet Tangri, Staff Planner

6. Project # 1000610

03EPC-00315 EPC Site Development Plan-
Amendment to Building Permit
03EPC-00312 Zone Map Amendment
03EPC-00314 EPC Sector Development Plan

CONSENSUS PLANNING INC. agent(s) for WEST MESA MINI STORAGE request the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT**, a zone map amendment from O-1 office and institution zone to SU-1 FOR O-1 AND SELF STORAGE, located on MIAMI ST. NW, between 57TH STREET NW and MIAMI ST. NW, containing approximately 2 acre(s). (H-11) Makita Hill, Staff Planner

7. Project # 1002513

03EPC-00318 EPC Site Development Plan-
Amendment to Building Permit

DEKKER PERICH SABATINI agent(s) for SANDIA FOUNDATION request the above action(s) for all or a portion of Tract(s) A-1 & A-2, **Triangle Realty Co.**, zoned C-3, located on SAN MATEO NE, between OSUNA NE and I-25 NE, containing approximately 9 acre(s). (E-17) Cynthia Borrego, Staff Planner

8. Project # 1001712

03EPC-00323 Annexation
03EPC-00325 Zone Map Amendment
03EPC-00361 Site Development Plan for
Subdivision

TIERRA WEST LLC agent(s) for E. BLAUGRUND & ASSOC., C/O JOHN MYERS request the above action(s) for all or a portion of Lot(s) A, B, C, **Taylor Ranch**, zone map amendment from A-1 SU-Permit for C-1 & R-2 to R-T & SU-1 for C-1, located on LA ORILLA ROAD NW, between VIA CORTE DEL SUR NW and COORS BLVD. NW, containing approximately 16 acre(s). (E-12) Chris Hyer, Staff Planner

9. Project # 1002512

03EPC-00320 EPC Site Development Plan-
Building Permit
03EPC-00319 Zone Map Amendment
03EPC 00317 Sector Development Plan
Amendment

CONSENSUS PLANNING, INC. agent(s) for SOUTHWEST SELF STORAGE LLC request the above action(s) for all or a portion of Lot(s) 2, **Town of Atrisco Grant(NLY & SLY portion)**, a zone map amendment from O-1 to SU-1 for O-1 and Self Storage, located on EAST SIDE OF 98TH ST. SW, between TOWER ROAD SW and SAN YGNACIO SW, containing approximately 4 acre(s). (L-9) Janet Cunningham-Stephens, Staff Planner

10. Project # 1002475

03EPC-00210 EPC Appeal of a ZEO Ruling

DONALD & SHARLEEN GUOLD agent(s) for DONALD & SHARLEEN GOULD request the above action relating to the Zoning Enforcement Officer's interpretation of the Residential Programs & Emergency Shelters (City Ordinance 41-1987) and NM State statute Article 60A (MRA) (Zoning)

11. Project # 1001206

03EPC-00313 EPC Site Development Plan-
Amendment to Building Permit

GEORGE RAINHART ARCH. agent(s) for LUBRICAR, INC. request the above action(s) for all or a portion of Tract 3C-1, **Black Ranch**, zoned SU-1 for C-1, located on COORS BLVD. NW, between VALLEY VIEW PLACE NW and IRVING BLVD. NW, containing approximately 1 acre. (C-13) Simon Shima, Staff Planner

12. Project # 1002501

03EPC-00268 SPR Special Planning Request

The Zoning, Building and Planning Department, agent for the County of Bernalillo, requests an amendment of the Albuquerque/Bernalillo County Comprehensive Plan changing the development area designation from Established Urban and Developing Urban to Semi-Urban for the area located between Second Street (east), the Rio Grande (west), Woodward Road (north, and Prosperity Avenue (south), containing approximately 1184 acre(s). (M-14) Jon P. Messier, Staff Planner

13. Project # 1002511

03EPC-00316 Zone Map Amendment

CONSENSUS PLANNING, INC. agent(s) for GARRETT GROUP, INC. request the above action(s) for all or a portion of Lot 2A, **Unser Diversion Channel Corridor**, a zone map amendment from IP to R-T, located on SOUTH SIDE OF BLUEWATER NW, between UNSER NW and UNSER DIVERSION CHANNEL, containing approximately 29 acre(s). (K-9) Simon Shima, Staff Planner

14. Project # 1002515

03EPC-00329 EPC Sector Development Plan

CITY OF ALBUQUERQUE PLANNING DEPARTMENT, ALBUQUERQUE DEVELOPMENT SERVICES DIVISION request an amendment to the Downtown 2010 Sector Development Plan to include MRA and to provide tax increment funding. Loretta Naranjo-Lopez, Staff Planner

15. Project # 1001620

03EPC-00330 EPC Zoning Code Text
Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE CITY COUNCIL request amending Section 14-16-2-19(4) ROA 1994, a portion of the Zoning Code to allow a radio and/or television station as a permissive use in the Industrial Park (IP) zone. Cynthia Borrego, Staff Planner

16. Project # 1002555
03EPC-00465 EPC Sector Plan Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT is proposing a text amendment to the Coors Corridor Sector Development Plan, Issue 4, Section d, Signage, for Segments 3 and 4 of the Coors Corridor Plan area along Coors Boulevard between Western Trail NW and NM 528. (B-13 & 14, C-12, 13, 14, D-14, E-11, 12, F-11. 12) Makita Hill, Staff Planner

17. Project # 1001323
02EPC-01159 EPC Site Development
Plan-Amendment to Building Permit

BILL BURK, THIRD, ARCHITECT agent(s) for WILLIAM & EDNA MCIVER request the above action(s) for all or a portion of Lot(s) 1A,2A,3,4,, Block(s) 32 Lots 1A, 2A, 3, 4, 5 & 6, **Terrace Addition**, zoned MD-2, located on SOUTH SIDE OF LEAD AVE SE, between CEDAR STREET SE and SPRUCE STREET SE, containing approximately 1 acre(s). (K-15) Deborah Stover, Staff Planner (**DEFERRED FROM JANUARY 16, 2003**)

18. Project # 1000418
02EPC-01952 EPC Site Development Plan
-Amendment to Building Permit

SMPC ARCHITECTS agent(s) for VICTORY LOVE FELLOWSHIP request the above action(s) for all or a portion of Lot(s) A1, **VICTORY LOVE FELLOWSHIP**, zoned SU-1 FOR CHURCH/RELATED FACILITIES, located on CENTRAL AVENUE NW, between COORS BLVD. NW and UNSER BLVD. NW, containing approximately 14 acre(s). (K-10) Makita Hill, Staff Planner (**DEFERRED FROM FEBRUARY 20, 2003**)

19. 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 MARCH 20, 2003**)

20. OTHER MATTERS



Staff Report

Agent	Consensus Planning, Inc.
Applicant	West Mesa Mini Storage
Request	Zone Map Amendment Sector Plan Amendment Amendment to Site Development Plan for Building Permit
Legal Description	Tract 334/SLY Portion, Town of Atrisco Grant
Location	57 th Street and Miami Street NW
Size	Approximately 1.94 acres
Existing Zoning	SU-1 for Office Uses
Proposed Zoning	SU-1 for Office Uses and Self Storage

Staff Recommendation

APPROVAL of 03EPC 00312, based on the findings on pages 9-10.

APPROVAL of 03EPC 00314, based on the findings on pages 10-12.

APPROVAL of 03EPC 00315, based on the findings on pages 12-13, and subject to the conditions of approval on page 14.

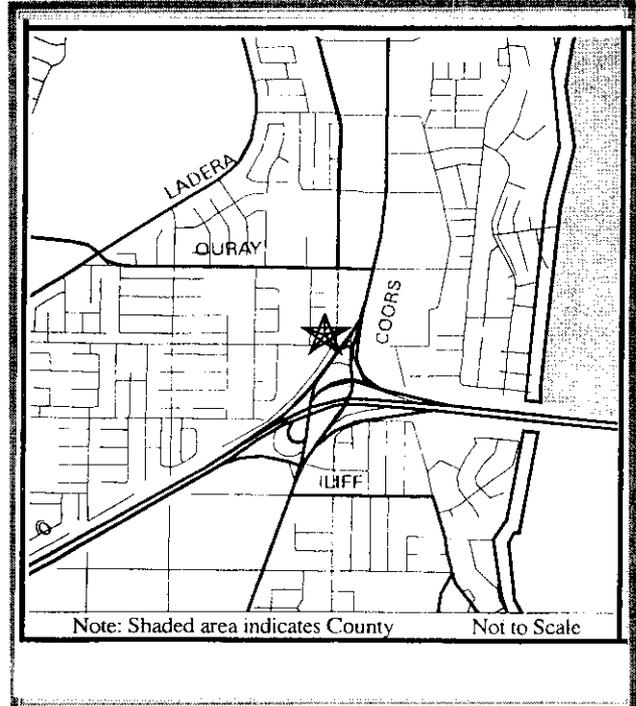
Staff Planner

Makita Hill, Planner

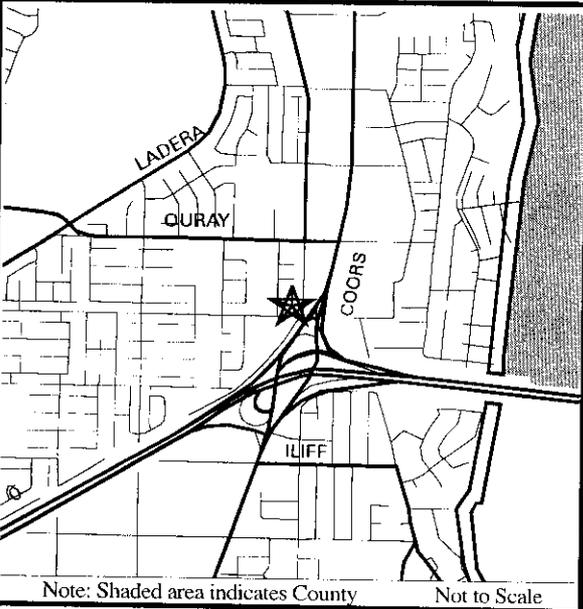
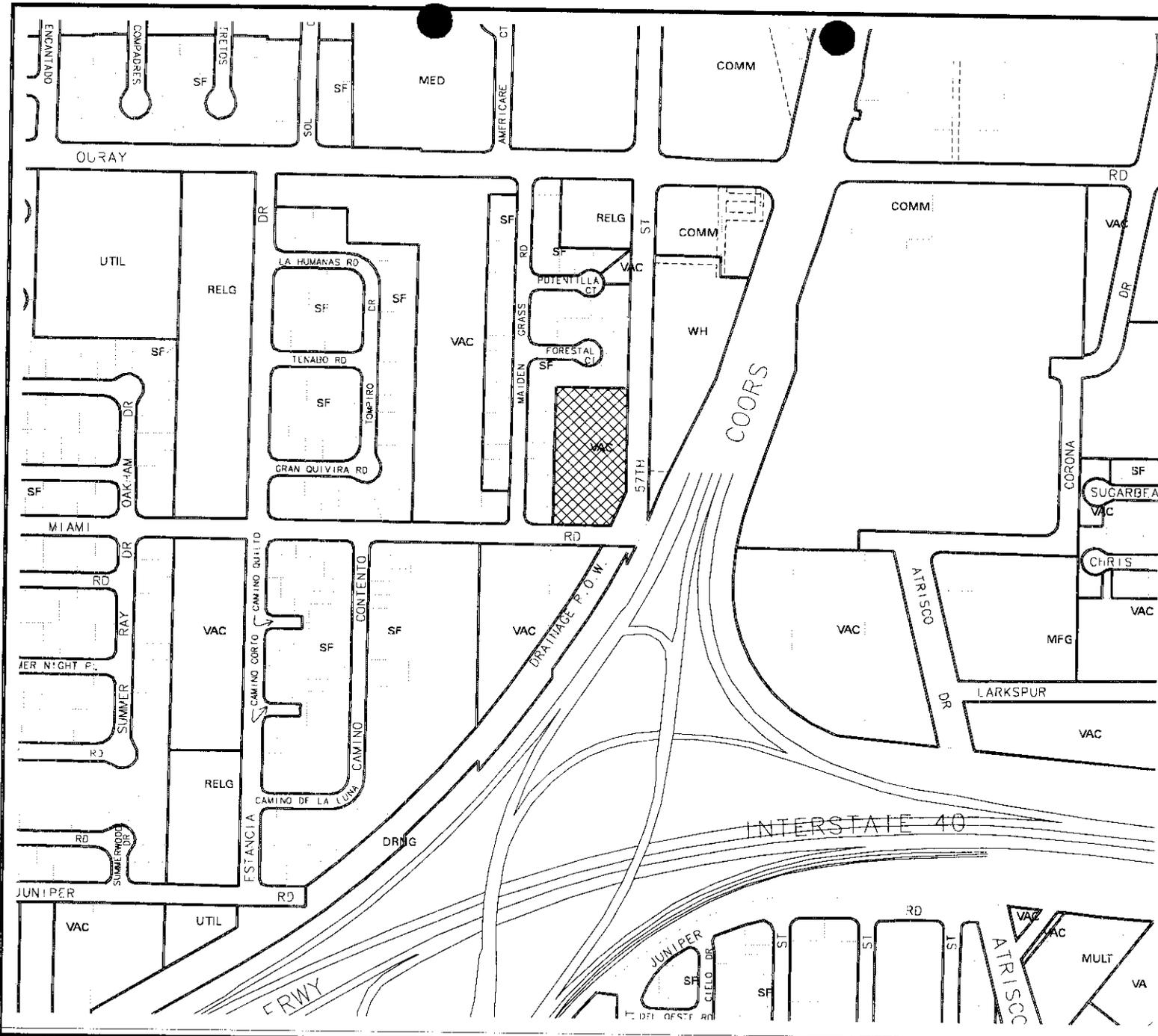
Summary of Analysis

This is a request for a zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage, a map amendment to the East Atrisco Sector Development Plan, and an amendment to an existing site development plan for building permit, for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant. The subject site is bordered by single-family residential development (R-D 10 du/ac) to the north and west.

Staff recommends approval of this request as it is generally consistent with policies in the Comprehensive Plan, West Side Strategic Plan, and the East Atrisco Sector Development Plan. Minor modifications are needed to the site plans to bring the request into full compliance with the City's policies.



City Departments and other interested agencies reviewed this application from 3/7/03 to 3/21/03. Agency comments were used in the preparation of this report, and begin on page 16.



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" = 425'

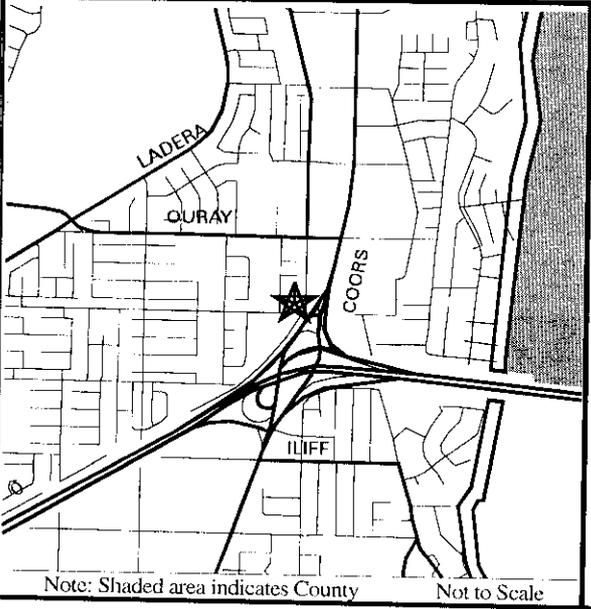
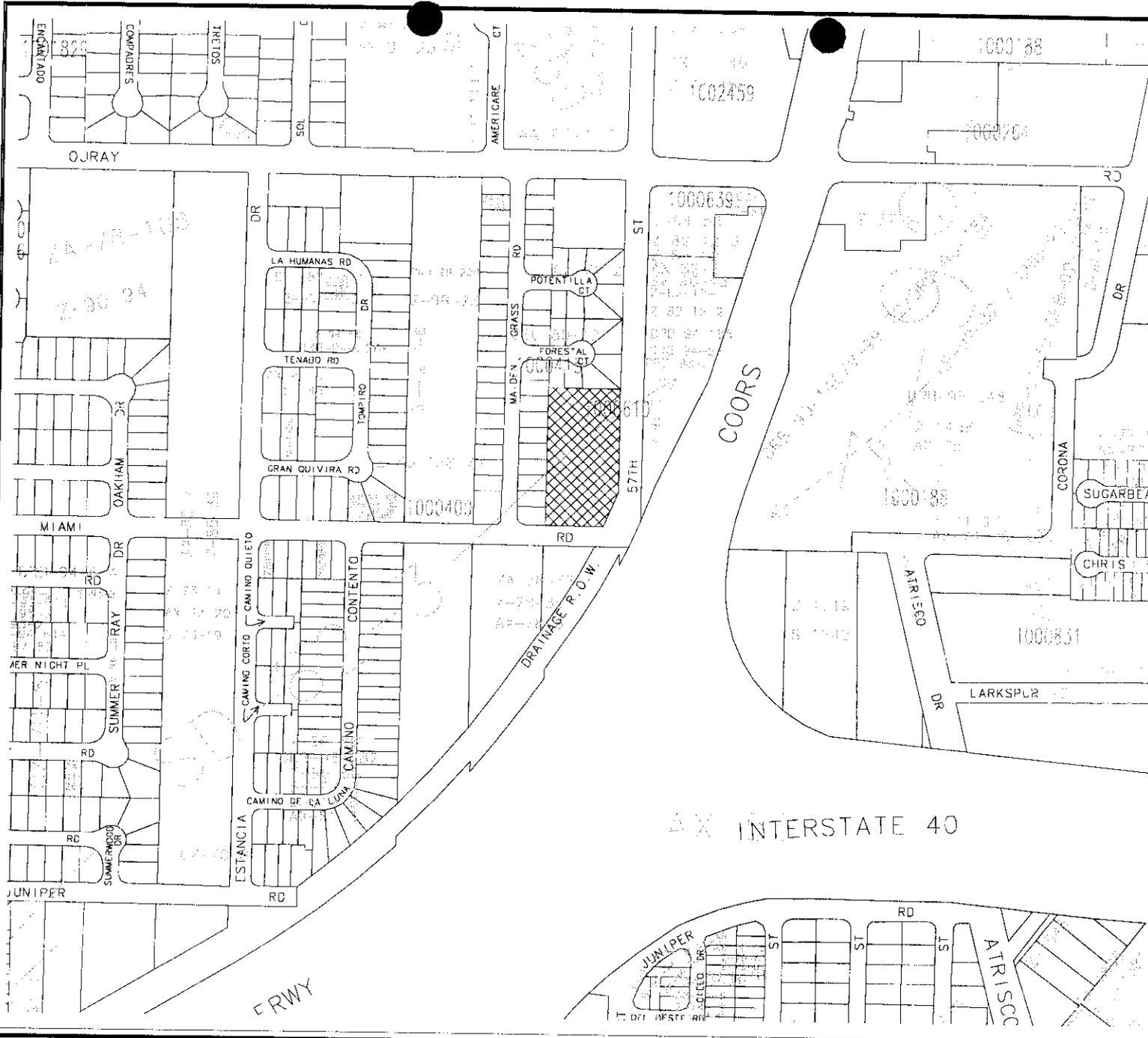
PROJECT NO.
1000610

HEARING DATE
4-17-03

MAP NO.
H-11

ADDITIONAL CASE NUMBER(S)
03EPC-00312
03EPC-00314
03EPC-00315

Note: Shaded area indicates County Not to Scale



HISTORY MAP



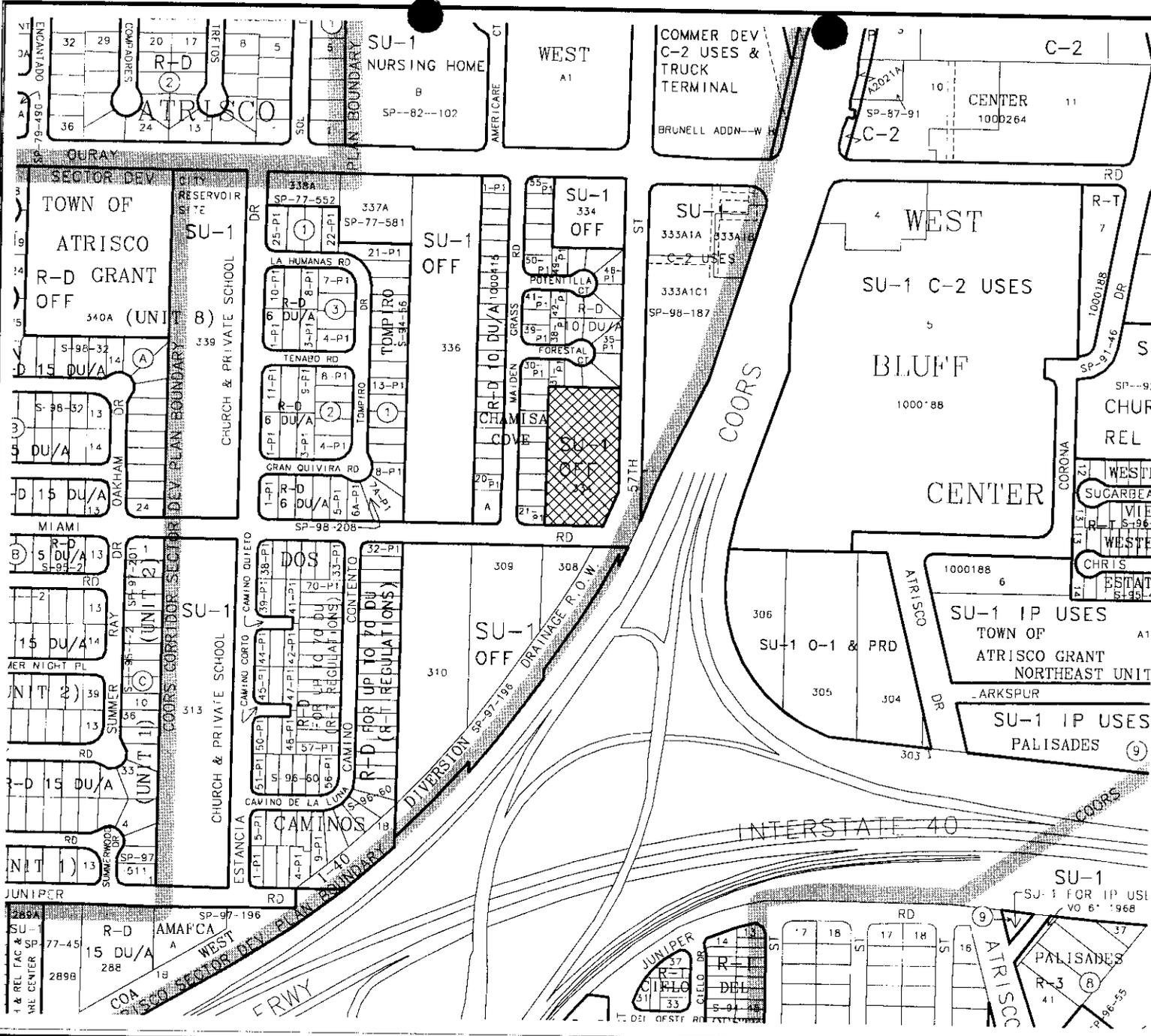
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PROJECT NO.
1000610

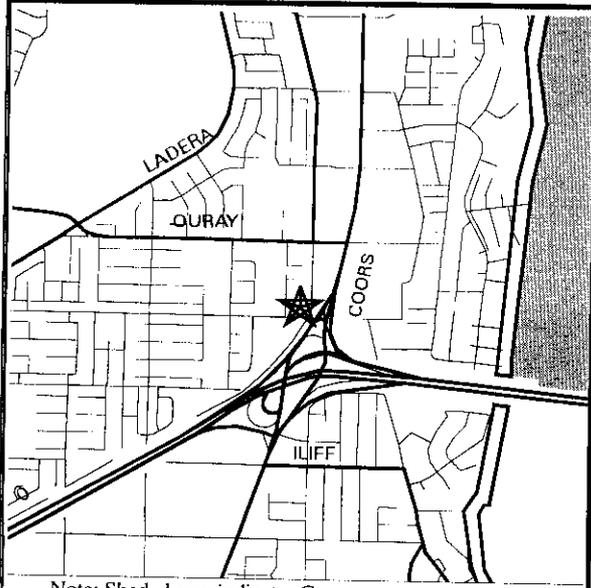
HEARING DATE
4-17-03

MAP NO.
H-11

ADDITIONAL CASE NUMBER(S)
03EPC-00312
03EPC-00314
03EPC-00315



ZONING MAP



Scale 1" = 425'

PROJECT NO.
1000610

HEARING DATE
4-17-03

MAP NO.
H-11

ADDITIONAL CASE NUMBER(S)
03EPC-00312
03EPC-00314
03EPC-00315

Note: Shaded area indicates County Not to Scale

Development Services Report

SUMMARY OF REQUEST

<i>Request</i>	<i>Zone Map Amendment from SU-1 for Office to SU-1 for Office and Self Storage Map amendment to East Atrisco Sector Development Plan Amendment to Site Development Plan for Building Permit</i>
<i>Location</i>	<i>57th Street NW and Miami St. NW</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 Office	Developing Urban; West Side Strategic Plan; East Atrisco Sector Development Plan	Vacant
<i>North</i>	R-D 10 du/ac	"	Single Family Residential
<i>South</i>	SU-1 for Office	"	Vacant
<i>East</i>	SU-1 for C-2	"	Self Storage
<i>West</i>	R-D 10 du/ac	"	Single Family Residential

Background, History and Context

This is a request for a zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage, a map amendment to the East Atrisco Sector Development Plan, and an amendment to an existing site development plan for building permit, for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant. The subject site is bordered by single-family residential development (R-D 10 du/ac) to the north and west.

The East Atrisco Sector Development Plan (EASDP) was adopted by the City Council in 1984 and to date has not been amended. The EASDP established direction for annexation and establishment of zoning within the EASDP area between Interstate 40 to the south, Coors Boulevard to the east, Ladera Road to the north, and Unser Boulevard to the west (see EASDP map). The subject site was rezoned under the EASDP to SU-1 for Office Uses (see EASDP land use map). The adjacent site to the east and the existing West Mesa Mini Storage business is currently zoned SU-1 for C-2 uses per the EASDP. A site development plan for building permit for the existing West Mesa Mini Storage business was approved by the EPC in March 1994 (Z-94-53).

The subject site is in an area where the West Side Strategic Plan (WSSP), Coors Corridor Sector Development Plan (CCSDP), and the East Atrisco Sector Development Plan (EASDP) apply. The subject site is also in an area where the CCSDP and the EASDP overlap.

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 environment.” Applicable policies include:

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

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

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

West Side Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP), a Rank 2 plan, was first adopted in 1997 and revised in 1999 and 2002. The Plan generally encompasses the area of the City and Bernalillo County that is to the west of the Rio Grande, specifically the Bernalillo County line to the north, the Rio Grande to the east, the Atrisco Grant Line to the south, and the Rio Puerco Valley and Ceja Escarpment to the west. The WSSP encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan boundary map on p. 29 in the WSSP.

The WSSP is based on a Community Concept that identified seven communities in the plan and established a community-based urban form which defines areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each community is comprised of villages and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is located within the Ladera Community Area of the WSSP. This community lies between Western Trail to the north, Coors Boulevard to the east, Unser Boulevard and the Petroglyph National Monument to the west, and Interstate 40 to the south. Policy 3.25 of the Ladera Community Area states the following: “Proposals for new development and rezoning in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site

layout implications of any new development on surrounding properties" (WSSP p. 59). The subject site is not located within a designated Community or Neighborhood Center.

Coors Corridor Sector Development Plan (Rank 3)

The Coors Corridor Sector Development Plan (CCSDP) was first adopted in 1984, and revised in 1989 and 1995. The CCSDP generally encompasses properties along Coors Boulevard between Central Avenue and NM 528; specific boundaries are shown on Figure 1 in the Plan. It sets forth goals and policies regarding traffic, environmental concerns, land use, and urban design.

The subject site is located in Segment 2 of the Plan area, bordered by Juniper Road NW to the south and Western Trail NW to the north. Under Issue 3, Land Use and Intensity of Development, residential land use is recommended for the subject site (Figure 30, p. 71). The site of the existing West Mesa Mini Storage is recommended for commercial use in the CCSDP.

East Atrisco Sector Development Plan (Rank 3)

The East Atrisco Sector Development Plan (EASDP) was adopted by the City Council in 1984 and to date has not been amended. The EASDP established direction for annexation and establishment of zoning within the EASDP area between Interstate 40 to the south, Coors Boulevard to the east, Ladera Road to the north, and Unser Boulevard to the west (see EASDP map). The subject site was zoned SU-1 for Office under the EASDP. The adjacent site to the east and the existing West Mesa Mini Storage business is currently zoned SU-1 for C-2 uses per the EASDP. Under the Land Use and Zoning section of the EASDP, the following is stated regarding the land use plan:

"The intent of the land use plan is to encourage the creation of stable neighborhoods, consisting of a mix of townhouse and low-density apartment uses" (p. 27).

"Under the plan, non-residential uses are concentrated close to the intersection of 57th Street and Ouray, and along Ouray" (p. 27).

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

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

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

Resolution 91-1998 (R-70)

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

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

Long Range Roadway System

The Long Range Roadway System designates Miami Road NW as a Major Local street, with a right-of-way of 56-60'.

ANALYSIS – ZONE MAP/SECTOR PLAN AMENDMENT

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage, an amendment to the East Atrisco Sector Development Plan, and an amendment to an existing site development plan for building permit, for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant. The subject site is in an area where the West Side Strategic Plan (WSSP), Coors Corridor Sector Development Plan (CCSDP), and the East Atrisco Sector Development Plan (EASDP) apply. The subject site is also in an area where the CCSDP and the EASDP overlap.

The request is generally consistent with the Developing Urban goal and policies of the Comprehensive Plan in that the proposed zone map amendment to SU-1 for Office and Self

Storage will facilitate development that respects the existing neighborhood (Policy d) by the relatively low profile of the proposed self storage buildings and the landscape buffer provided to the north and west of the subject site. Additional buffering will be needed along the west side of the vacated 57th Street portion of the site to conform fully with this policy. The proposed SU-1 zoning and self-storage development will utilize vacant land (Policy e), and will otherwise be of minimal impact to the adjacent residential area (Policy i).

Applicable policy for the Ladera Community Area of the WSSP calls for careful analysis of proposals for new development and rezonings to minimize impacts of new development on surrounding properties (WSSP Policy 3.25, p. 59). Potential impacts of the proposed SU-1 for Office and Self Storage zoning on adjacent properties are addressed in the previous analysis regarding policies in the Comprehensive Plan. The general consistency of the request with the Comprehensive Plan policies adequately addresses the WSSP Policy 3.25 for the Ladera Community.

The request is not consistent with recommended land use policy for this site as illustrated in the Coors Corridor Sector Development Plan (CCSDP) in that the CCSDP recommends residential land use for the subject site (Issue 3, Land Use and Intensity of Development, Figure 30, p. 71). As the CCSDP does not establish zoning, and as the SU-1 for Office zoning on the subject site was established by the East Atrisco Sector Development Plan (EASDP), the land use recommendations for the subject site in the CCSDP are not relevant to this request.

The request for a zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage requires a map amendment to the zone map of the EASDP. The subject site was zoned SU-1 for Office under the EASDP. The adjacent site to the east and the existing West Mesa Mini Storage business is currently zoned SU-1 for C-2 uses per the EASDP. Under the Land Use and Zoning section of the EASDP, the following is stated regarding the land use plan for the EASDP:

“The intent of the land use plan is to encourage the creation of stable neighborhoods, consisting of a mix of townhouse and low-density apartment uses” (p. 27).

“Under the plan, non-residential uses are concentrated close to the intersection of 57th Street and Ouray, and along Ouray” (p. 27).

The request for a zone map amendment to SU-1 for Office and Self Storage is accompanied by a site development plan that proposes to extend the existing West Mesa Mini Storage into the subject site. The request is generally consistent with the Developing Urban goals and policies of the Comprehensive Plan (Policies d, e, i) and Policy 3.25 of the Ladera Community Area of the WSSP, which cite a need for minimal impacts of new development on existing residential area and/or surrounding properties. While the request does not propose new residential development, the relatively low profile of the proposed self storage buildings and the landscape buffering on the north and west edges of the subject site will contribute to the stability of the existing adjacent residential neighborhood (EASDP p. 27). Additional landscape buffering will be needed along the west side of the vacated 57th Street portion to be in full compliance with policies in the Comprehensive Plan. The request is also consistent with policies in the EASDP in that the

requested SU-1 for Office and Self Storage will facilitate non-residential development near the intersection of 57th Street and Ouray Road (EASDP p. 27). As such, the requested map amendment to the EASDP regarding the request for SU-1 for Office and Self Storage is consistent with policies in the EASDP and is supported by consistency of the request with policies in the Comprehensive Plan and the WSSP.

The applicant has argued that changed neighborhood conditions surrounding the subject site justify the request for SU-1 for Office and Self Storage zoning as required by R-270-1980. The EASDP land use map indicates that the subject site is located in an area with the number 4 bordered by Ouray Road to the north, 57th Street to the east, Juniper Road to the south, and Estancia Road to the west. Residential land uses are dominant in this area, with R-D zoning and densities ranging from 6 du/ac to 70 du/ac. Prior to adoption of the EASDP in 1984, annexations were made in 1981 in the area 4 vicinity of the subject site that resulted in the establishment of SU-1 for O-1 (Z-81-18) and R-D 6 du/ac (Z-81-43) zoning. Following the adoption of the EASDP, zone map amendments were approved in the area 4 vicinity of the subject site for R-D 6 du/ac (Z-94-3) and R-D up to 70 du/ac (Z-96-86). Thus, recent changes in the area have fostered new residential development. Although the proposed SU-1 for Office and Self Storage would facilitate a self storage facility and not office or residential development, the proposed self-storage facility design, with minor landscape modifications, will be in full compliance with policies in the Comprehensive Plan, WSSP, EASDP, and the City Zoning Code. The request meets the requirements of R-270-1980 regarding changed conditions and is compatible with the subject site as articulated in these plans.

ANALYSIS – AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for an amendment to an existing site development plan for building permit for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant. The proposed site plan amendment is accompanied by a request for a zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage, and a map amendment to the East Atrisco Sector Development Plan. The subject site is in an area where the West Side Strategic Plan (WSSP), Coors Corridor Sector Development Plan (CCSDP), and the East Atrisco Sector Development Plan (EASDP) apply. The subject site is also in an area where the CCSDP and the EASDP overlap.

The adjacent site to the east and the existing West Mesa Mini Storage business is currently zoned SU-1 for C-2 uses per the EASDP. A site development plan for building permit for the existing West Mesa Mini Storage business was approved by the EPC in March 1994 (Z-94-53). Vacation of a portion of 57th Street was approved by the City in June 2000 (Project 100610 03DRB 00829). The proposed amendment to the site plan seeks to extend the West Mesa Mini Storage facility southward along the vacated 57th Street to the subject site.

Site Plan Layout / Configuration

The site plan proposes an extension of the existing West Mesa Mini Storage facility southward along the vacated portion of 57th Street southward to Miami Street. Three new structures are proposed for the subject site, with additional structures proposed for the vacated 57th Street portion of the site. Miami Street is proposed for conversion into a cul-de-sac street that terminates at the subject site.

Vehicular Access, Circulation and Parking

Vehicular access to the site is facilitated from 57th Street to the north. Two-way circulation will be retained on the vacated portion of 57th Street. No access to the Miami Street cul-de-sac is proposed. There are also no parking spaces proposed for the subject site. The City Zoning Code does not have specific requirements for off-street parking for a self-storage facility. An office space is located on the original West Mesa Mini Storage site to the east where parking is provided.

Pedestrian and Bicycle Access and Circulation, Transit Access

The submitted site plans do not make specific provisions for pedestrian or bicycle access to the subject site. Northbound and southbound transit service on Coors Boulevard is available at the intersection of Coors and Ouray Road.

Lighting and Security

No light pole lighting is proposed for the subject site. The site plans indicate use of wall-mounted security lighting. The applicant should indicate off-site luminance for these light fixtures on the site plan. Full cut-off fixtures should also be required to prevent glare and light spillage onto adjacent properties and rights-of-way.

Landscaping

The original site development plan for the West Mesa Mini Storage indicated a landscape buffer on the east side of 57th Street adjacent to storage buildings. In the proposed site plan amendment, this buffer is replaced with additional storage buildings. New 10-foot landscape buffers are proposed on the subject site along Miami Street and along the west and north edges of the site consisting of pine, ash, and a variety of accent trees with shrubs and groundcover, adjacent to the single-family residential area. The west side of the vacated portion of 57th Street is required to have a 10-foot landscape buffer as this portion also adjacent to a residential area per Section 14-16-3-10(E)(4). The 8,250 square feet of proposed landscaping exceeds 15% of the net lot area.

Grading, Drainage, Utility Plans

The grading plan for the subject site indicates a relatively flat terrain. A new 20-foot public drainage easement is proposed for the southeast corner of the site, and a new 15-foot easement for the Comcast Cable company. No new utilities are indicated.

Architecture and Signage

Self-storage buildings are proposed for the subject site and on either side of the vacated portion of 57th Street. Height of the storage buildings range from 8 feet to 10 feet with roll-up metal doors, and the depths of the buildings range from 10 feet and 25 feet for single-row units, to 50 feet for double-row units. No new signage is indicated on the site plans.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Comments from the Public Works Department, Transportation Services Division, address issues including requirements of previous actions taken by the EPC and/or the DRB, permanent improvements to the transportation facilities turning templates, RV circulation throughout the site without running, provision of sliding gates rather than swing out gates, and questions on the vacation action of 57th Street. Comments from the Utilities Division raise concern regarding adequate fire protection for the subject site. The Planning and Design Division of the Parks and Recreation Department comments that previous requests at this site required the development of a trail on Coors to connect with the I-40 trail. This portion of the trail should be reflected on the site plan.

Neighborhood Concerns

The S.R. Marmon and West Bluff neighborhood associations were notified regarding this case. No objections have been received from an association or from an individual.

Conclusions

This is a request for a zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage, a map amendment to the East Atrisco Sector Development Plan, and an amendment to an existing site development plan for building permit, for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant. Staff recommends approval of this request as it is generally consistent with policies in the Comprehensive Plan, West Side Strategic Plan, and the East Atrisco Sector Development Plan.

FINDINGS – 03EPC 00312, APRIL 17, 2003

1. This is a request for a zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant.
2. This proposed zone map amendment is accompanied by a required map amendment to the East Atrisco Sector Development Plan (EASDP).
3. The subject site is bordered by single-family residential development (R-D 10 du/ac) to the north and west.
4. The request is generally consistent with the Developing Urban goal and policies of the Comprehensive Plan in that the proposed zone map amendment to SU-1 for Office and Self Storage will facilitate development that respects the existing neighborhood (Policy d) by the relatively low profile of the proposed self storage buildings and the landscape buffer provided to the north and west of the subject site. The proposed SU-1 zoning and self-storage development will utilize vacant land (Policy e), and will otherwise be of minimal impact to the adjacent residential area (Policy i).
5. Policy 3.25 of the Ladera Community Area of the West Side Strategic Plan (WSSP) calls for careful analysis of proposals for new development and rezonings to minimize impacts of new development on surrounding properties. Potential impacts of the proposed SU-1 for Office and Self Storage zoning on adjacent properties are addressed in the previous analysis regarding policies in the Comprehensive Plan. The general consistency of the request with the Comprehensive Plan policies adequately addresses the WSSP Policy 3.25 for the Ladera Community.
6. The Coors Corridor Sector Development Plan (CCSDP) recommends residential land use for the subject site (Issue 3, Land Use and Intensity of Development, Figure 30, p. 71). As the CCSDP does not establish zoning, and as the SU-1 for Office zoning on the subject site was established by the East Atrisco Sector Development Plan (EASDP), the land use recommendations for the subject site in the CCSDP are not relevant to this request.

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7. The request is consistent with the East Atrisco Sector Development Plan (EASDP) in that the request will facilitate development that contributes to the stability of the existing neighborhood, and facilitates non-residential development in the vicinity of the intersection of 57th Street and Ouray Road (EASDP, p. 27).

 8. The request is consistent with the requirements of R-270-1980 in that applicant has identified applicable changed neighborhood conditions surrounding the subject site that justify the request for SU-1 for Office and Self Storage, and as articulated in the Comprehensive Plan (Policies d, e, I), West Side Strategic Plan (Policy 3.25, Ladera Community), and the East Atrisco Sector Development Plan zoning as required by R-270-1980.

 9. There is no neighborhood opposition to this request.

RECOMMENDATION – 03EPC 00312, APRIL 17, 2003

APPROVAL of 03EPC 00312, a request for zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage, for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW, based on the preceding Findings.

FINDINGS – 03EPC 00314, APRIL 17, 2003

1. This is a request for a map amendment to the East Atrisco Sector Development Plan (EASDP) for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant.

2. The proposed map amendment to the EASDP is intended to facilitate a request for a zone map amendment from SU-1 for Office to SU-1 for Office and Self Storage.

3. The subject site is bordered by single-family residential development (R-D 10 du/ac) to the north and west.

4. The request is generally consistent with the Developing Urban goal and policies of the Comprehensive Plan in that the proposed amendment to the EASDP, intended to facilitate a zone map amendment to SU-1 for Office and Self Storage, will facilitate development that respects the existing neighborhood (Policy d) by the relatively low profile of the proposed self storage buildings and the landscape buffer provided to the north and west of the subject site. The proposed SU-1 zoning and self-storage development will utilize vacant land (Policy e), and will otherwise be of minimal impact to the adjacent residential area (Policy i).

5. Policy 3.25 of the Ladera Community Area of the West Side Strategic Plan (WSSP) calls for careful analysis of proposals for new development and rezonings to minimize impacts of new development on surrounding properties. Potential impacts of the proposed amendment to the EASDP, intended to facilitate a zone map amendment to SU-1 for Office and Self Storage, are addressed in the previous analysis regarding policies in the Comprehensive Plan. The general consistency of the request with the Comprehensive Plan policies adequately addresses the WSSP Policy 3.25 for the Ladera Community.

6. The Coors Corridor Sector Development Plan (CCSDP) recommends residential land use for the subject site (Issue 3, Land Use and Intensity of Development, Figure 30, p. 71). As the CCSDP does not establish zoning, and as the SU-1 for Office zoning on the subject site was established by the East Atrisco Sector Development Plan (EASDP), the land use recommendations for the subject site in the CCSDP are not relevant to this request.

7. The request for a map amendment to the EASDP is consistent with the EASDP in that the request will facilitate development that contributes to the stability of the existing neighborhood, and facilitates non-residential development in the vicinity of the intersection of 57th Street and Ouray Road (EASDP, p. 27).

8. There is no neighborhood opposition to this request.

RECOMMENDATION – 03EPC 00314, APRIL 17, 2003

APPROVAL of 03EPC 00312, a request for a map amendment to the East Atrisco Sector Development Plan for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW, based on the preceding Findings.

FINDINGS – 03EPC 00315, APRIL 17, 2003

1. This is a request for an amendment to a site development plan for building permit for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW. The site contains approximately 1.94 acres and is currently vacant.
2. The proposed site plan amendment requires a zone map amendment to SU-1 for Office and Self Storage and an amendment to the East Atrisco Sector Development Plan (EASDP).
3. The subject site is bordered by single-family residential development (R-D 10 du/ac) to the north and west.
4. The request is generally consistent with the Developing Urban goal and policies of the Comprehensive Plan in that the proposed site plan amendment will facilitate development that respects the existing neighborhood (Policy d) by the relatively low profile of the proposed self storage buildings and the landscape buffer provided to the north and west of the subject site. The proposed SU-1 zoning and self-storage development will utilize vacant land (Policy e), and will otherwise be of minimal impact to the adjacent residential area (Policy i).
5. Additional landscape buffering on the west side of the vacated portion of 57th Street will be needed along the west side of the vacated 57th Street portion of the site to conform fully with Comprehensive Plan Policy d and the City Zoning Code (Section 14-16-3-10(E)(4)).
6. Information on off-site luminance for these light fixtures should be indicated on the site plan. Full cut-off fixtures should also be required to prevent glare and light spillage onto adjacent properties and rights-of-way.

-
7. Policy 3.25 of the Ladera Community Area of the West Side Strategic Plan (WSSP) calls for careful analysis of proposals for new development and rezonings to minimize impacts of new development on surrounding properties. Potential impacts of the proposed site plan amendment are addressed in the previous analysis regarding policies in the Comprehensive Plan. The general consistency of the request with the Comprehensive Plan policies adequately addresses the WSSP Policy 3.25 for the Ladera Community.

 8. The request to amend the EASDP is consistent with the EASDP in that the request will facilitate development that contributes to the stability of the existing neighborhood, and facilitates non-residential development in the vicinity of the intersection of 57th Street and Ouray Road (EASDP, p. 27).

 9. There is no neighborhood opposition to this request.

RECOMMENDATION – 03EPC 00315, APRIL 17, 2003

APPROVAL of 03EPC 00312, a request for an amendment to a site development plan for building permit, for Tract 334, SLY Portion, Town of Atrisco Grant, on the northwest corner of 57th Street NW and Miami Street NW, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 03EPC 00315, APRIL 17, 2003

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. Conditions of approval from the City Engineer for the proposed amendment to the existing site development plan for building permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - c. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - d. Provide cross access agreement between all tracts.
 - e. Based on turning templates, draw turning radii of recreational vehicles (RV's) on site plan to demonstrate to the satisfaction of the Traffic Engineer that RV's can circulate throughout the site without running into other vehicles or buildings.
 - f. Provide for gates (at main entrance) that slide as opposed to swing out and away so as not to block access easement to existing buildings A through G.
 - g. Re-plat.
 - h. All Transportation Development comments are based on the vacation of 57th Street. Should vacation action be denied at the DRB, the site plan will need to be re-submitted for further review and comment.
 - i. Fire protection may not meet current standards. Existing public hydrants do not appear to meet distance and access requirements, and the site plan does not seem to show any private facilities on site. DRB sign off will be contingent on verification of development specific requirements with the Fire Marshals Office and Development Services. Any improvements required must be constructed and / or financially guaranteed as a condition of approval.
3. Previous requests at this site required the development of a trail on Coors to connect with the I-40 trail. This portion of the trail shall be reflected on the site plan.
4. The applicant shall provide a 10-foot landscape buffer along the west side of the vacated portion of 57th Street to provide buffering between the mini storage use and the single family residential area (Section 14-16-3-10(E)(4) of the City Zoning Code).

April 17, 2003

Page 15

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5. The applicant shall indicate off-site luminance for light fixtures on the site plan, and provide full cut-off fixtures for the site to prevent glare and light spillage onto adjacent properties and rights-of-way.
-

Makita Hill
**Makita Hill
Planner**

cc: West Mesa Mini Storage, 11 Koontz Road, Corrales , NM 87048
Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87103
Claude Luisada, SR Marmon, 1519 Stoneway Dr. NW, Albuquerque, NM 87120
Julian Morales, SR Marmon, 6328 Keswick Pl. NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comment.

Office of Neighborhood Coordination

S.R. Marmon ®

West Bluff ®

PUBLIC WORKS DEPARTMENT

Transportation Development:

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- Site shall comply and be designed per DPM Standards and current COA Zoning Code.
- Provide cross access agreement between all tracts.
- Based on turning templates, draw turning radii of recreational vehicles (RV's) on site plan to demonstrate, to the satisfaction of the Traffic Engineer, that RV's can circulate throughout the site without running into other vehicles or buildings.
- Provide for gates (at main entrance) that slide as opposed to swing out and away so as not to block access easement to existing buildings A through G.
- Re-plat.
- All Transportation Development comments are based on vacation of 57th St. Should vacation action be denied at the DRB, the site plan will need to be re-submitted for further review and comment.

Utility Development:

- Fire protection may not meet current standards. Existing public hydrants do not appear to meet distance and access requirements, and the site plan does not seem to show any private facilities on site. DRB sign off will be contingent on verification of development specific requirements with the Fire Marshals Office and Development Services. Any improvements required must be constructed and / or financially guaranteed as a condition of approval.

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.

Comments continued on next page:

New Mexico State Highway and Transportation Department:

- No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

Conditions of approval for the proposed Amendment to Site Development Plan for Building Permit, Zone Map Amendment and Sector Development Plan shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- c. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
- d. Provide cross access agreement between all tracts.
- e. Based on turning templates, draw turning radii of recreational vehicles (RV's) on site plan to demonstrate to the satisfaction of the Traffic Engineer that RV's can circulate throughout the site without running into other vehicles or buildings.
- f. Provide for gates (at main entrance) that slide as opposed to swing out and away so as not to block access easement to existing buildings A through G.
- g. Re-plat.
- h. All Transportation Development comments are based on the vacation of 57th Street. Should vacation action be denied at the DRB, the site plan will need to be re-submitted for further review and comment.
- i. Fire protection may not meet current standards. Existing public hydrants do not appear to meet distance and access requirements, and the site plan does not seem to show any private facilities on site. DRB sign off will be contingent on verification of development specific requirements with the Fire Marshals Office and Development Services. Any improvements required must be constructed and / or financially guaranteed as a condition of approval.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Previous requests at this site required the development of a trail on Coors to connect with the I-40 trail. This portion of the trail should be reflected on the site plan.

Open Space Division

No adverse comment.

POLICE DEPARTMENT/Planning

Lighting issues

Maintenance of landscaping

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will coordinate with SWMD staff.

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

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments to the above requests (1.94 acres zoned SU-1 O-1 Uses RV & Self Storage) for **West Side Mini Storage Phase III** located on Miami NW between 57th NW and Miami NW.

MID-REGION COUNCIL OF GOVERNMENTS

Consistent with established transportation plans and policies.

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, April 10, 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 April 17, 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, April 17, 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 # 1002475

03EPC-00210 EPC Appeal of a ZEO ruling

DONALD & SHARLEEN GUOLD agent(s) for DONALD & SHARLEEN GOULD request the above action(s) for all or a portion of Tract(s) NA Zoning Code Interpretation of Residential Programs & Emergency Shelters (City Ordinance 41-1987 and NM State statute Article 60A (MRA) (Zoning)

Project # 1002501

03EPC-00268 SPR Special Planning Request

The Zoning, Building and Planning Department, agent for the County of Bernalillo, requests an amendment of the Albuquerque/Bernalillo County Comprehensive Plan changing the development area designation from Established Urban and Developing Urban to Semi-Urban for the area located between Second Street (east), the Rio Grande (west), Woodward Road (north, and Prosperity Avenue (south), containing approximately 1184 acre(s). (M-14) Jon P. Messier, Staff Planner

Project # 1002498

03EPC-00280 Annexation
03EPC-00281 Zone Map Amendment
03EPC-00282 EPC Sector Development Plan

GABRIEL & DULCES RIOS agent(s) for DULCES & GABRIEL RIOS request the above action(s) for all or a portion of Lot(s) 40, A, B, C, **Town of Atrisco Grant, Unit 2**, zoned A-1 and A-1 SU-1 Permit 2MH, located on SUNSET GARDENS SW, between 94TH STREET SW and 90TH STREET SW, containing approximately 6 acre(s). (L-9) Juanita Vigil, Staff Planner

Project # 1002506
03EPC-00300 Annexation
03EPC-00301 Zone Map Amendment

MARK GOODWIN & ASSOCIATES agent(s) for SIVAGE THOMAS HOMES request the above action(s) for all or a portion of Tract(s) 6C & 12, **Partition of the Black Ranch**, a zone map amendment from A-1 to RA-1, located on COORS BLVD. NW, between PASEO DEL NORTE NW and WESTSIDE DRIVE NW, containing approximately 68 acre(s). (B-13) Makita Hill, Staff Planner

Project # 1002479
03EPC-00308 EPC Site Development Plan-Subdivision
03EPC-00309 EPC Site Development Plan-Building Permit

CHRISOPHER CALOTT agent(s) for CHRISTOPHER CALOTT request the above action(s) for all or a portion of Lot(s) 6, **Riverside Plaza**, zoned SU-1 PRD 8 du acre, located on WINTER HAVEN ROAD NW, between MONTANO ROAD NW and LA ORILLA ROAD NW, containing approximately 4 acre(s). (E-12) Deborah Stover, Staff Planner

Project # 1000933
03EPC-00311 Zone Map Amendment

CONSENSUS PLANNING, INC. agent(s) for CENTEX HOMES request the above action(s) for all or a portion of Lot(s) B5, **Manzano Mesa**, a zone map amendment from SU-1 for Limited C-2 Uses to R-T, located on the Northwest corner Juan Tabo Blvd. and Southern Blvd. SE, containing approximately 13 acre(s). (L-21) Manjeet Tangri, Staff Planner

Project # 1001206
03EPC-00313 EPC Site Development Plan-Amendment to Building Permit

GEORGE RAINHART ARCH. agent(s) for LUBRICAR, INC. request the above action(s) for all or a portion of Tract 3C-2, **Black Ranch**, zoned SU-1 for C-1, located on COORS BLVD. NW, between VALLEY VIEW PLACE NW and IRVING BLVD. NW, containing approximately 1 acre. (C-13) Simon Shima, Staff Planner

Project # 1000610
03EPC-00315 EPC Site Development Plan-Amendment to Building Permit
03EPC-00312 Zone Map Amendment
03EPC-00314 EPC Sector Development Plan

CONSENSUS PLANNING INC. agent(s) for WEST MESA MINI STORAGE request the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT**, a zone map amendment from O-1 office and institution zone to SU-1 FOR O-1 AND SELF STORAGE, located on MIAMI ST. NW, between 57TH STREET NW and MIAMI ST. NW, containing approximately 2 acre(s). (H-11) Makita Hill, Staff Planner

Project # 1002511
03EPC-00316 Zone Map Amendment

CONSENSUS PLANNING, INC. agent(s) for GARRETT GROUP, INC. request the above action(s) for all or a portion of Lot 2A, **Unser Diversion Channel Corridor**, a zone map amendment from IP to R-T, located on SOUTH SIDE OF BLUEWATER NW, between UNSER NW and UNSER DIVERSION CHANNEL, containing approximately 29 acre(s). (K-9) Simon Shima, Staff Planner

Project # 1002513

03EPC-00318 EPC Site Development Plan-
Amendment to Building Permit

DEKKER PERICH SABATINI agent(s) for SANDIA FOUNDATION request the above action(s) for all or a portion of Tract(s) A-1 & A-2, **Triangle Realty Co.**, zoned C-3, located on SAN MATEO NE, between OSUNA NE and I-25 NE, containing approximately 9 acre(s). (E-17) Cynthia Borrego, Staff Planner

Project # 1002512

03EPC-00320 EPC Site Development Plan-
Building Permit
03EPC-00319 Zone Map Amendment
03EPC 00317 Sector Development Plan
Amendment

CONSENSUS PLANNING, INC. agent(s) for SOUTHWEST SELF STORAGE LLC request the above action(s) for all or a portion of Lot(s) 2, **Town of Atrisco Grant(NLY & SLY portion)**, a zone map amendment from O-1 to SU-1 for O-1 and Self Storage, located on EAST SIDE OF 98TH ST. SW, between TOWER ROAD SW and SAN YGNACIO SW, containing approximately 4 acre(s). (L-9) Janet Cunningham-Stephens, Staff Planner

Project # 1001712

03EPC-00323 Annexation
03EPC-00325 Zone Map Amendment
03EPC-00361 Site Development Plan for
subdivision

TIERRA WEST LLC agent(s) for E. BLAUGRUND & ASSOC., C/O JOHN MYERS request the above action(s) for all or a portion of Lot(s) A, B, C, **Taylor Ranch**, zoned A-1 SU-Permit for C-1 & R-2, located on LA ORILLA ROAD NW, between VIA CORTE DEL SUR NW and COORS BLVD. NW, containing approximately 16 acre(s). (E-12) Chris Hyer, Staff Planner

Project # 1002515

03EPC-00329 EPC Sector Development Plan

CITY OF ALBUQUERQUE PLANNING DEPARTMENT, ALBUQUERQUE DEVELOPMENT SERVICES DIVISION request an amendment to the Downtown 2010 Sector Development Plan to include MRA and to provide tax increment funding. Loretta Naranjo-Lopez, Staff Planner

Project # 1001620

03EPC-00330 EPC Zoning Code Text
Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE CITY COUNCIL request amending Section 14-16-2-19(4) ROA 1994, a portion of the Zoning Code to allos a radio and/or television station as a permissive use in the Industrial Park (IP) zone. Cynthia Borrego, Staff Planner

Project # 1002555

03EPC-00465 EPC Sector Plan Amendment

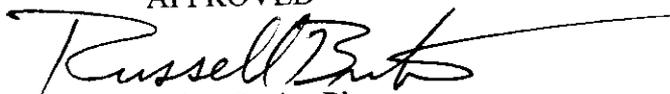
CITY OF ALBUQUERQUE PLANNING DEPARTMENT is proposing a text amendment to the Coors Corridor Sector Development Plan, Issue 4, Section d, Signage, for Segments 3 and 4 of the Coors Corridor Plan area along Coors Boulevard between Western Trail NW and NM 528. (B-13 & 14, C-12, 13, 14, D-14, E-11, 12, F-11. 12) Makita Hill, Staff Planner

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

Alan Schwartz, Chairman
Environmental Planning Commission

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

APPROVED

A handwritten signature in black ink that reads "Russell Brito". The signature is written in a cursive style with a long horizontal line extending to the right.

Russell Brito, Senior Planner
Planning Department

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

Meeting Date: April 17, 2005

Zone Atlas Page: H-11-2

Notification Radius: 100 Ft.

App#	<u>03 EPC - 00312</u>
Proj#	<u>1000610</u>
Other#	<u>03 EPC - 00314</u>
	<u>03 EPC - 00315</u>

Cross Reference and Location: _____

Applicant: West Mesa Mini Storage ✓

Address: 11 Koontz Rd, Cerritos NM 87048

Agent: Consensus Planning, Inc. ✓

Address: 924 Park Ave SW, 87102

SPECIAL INSTRUCTIONS

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

Date Mailed: 3/31/03

Signature: K Tseth/Alai

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
14-111	1011055	120-293	221-02	✓	1011055	141-304	201	19 ✓
		140-292	37	✓		140-329		18 ✓
		140-295	36	✓		144-284		43 ✓
		140-280	35	✓		147-294	202	11 ✓
		140-285	34	✓		147-280		37 ✓
		140-285	33	✓		147-284		38 ✓
		140-294	32	✓		147-284		59 ✓
		140-299	31	✓		147-294		40 ✓
		140-304	30	✓		148-298		41 ✓
		140-305	29	✓		147-303		42 ✓
		141-314	28	✓		147-308		43 ✓
		142-312	27	✓		147-322		44 ✓
		172-312	26	✓		148-317		45 ✓
		182-315	24	✓		148-322		46 ✓
		182-322	23	✓		141-304	203	03 ✓
		178-324	22	✓		142-258	342	05 ✓
		172-324	21	✓		152-242		08 ✓
		147-325	20	✓		151-254		06 ✓
						172-254		07 ✓

10/17/11

1011059 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105917029322107 LEGAL: SLY 414, 80 FT OF TR 334 TOWN OF ATRISCO GRANT UNIT LAND USE:
PROPERTY ADDR: 00000

OWNER NAME: ALMAGER THERESE D & HERRERA MA
OWNER ADDR: 01436 GATEWOOD AV SW ALBUQUERQUE NM 87105

101105916027022137 LEGAL: LOT 21-P 1 CHAMISA COVE SUBDIVISION CONT .1007 AC LAND USE:
PROPERTY ADDR: 00000 2300 MAIDEN GRASS RD NW

OWNER NAME: STILLBROOKE HOMES INC
OWNER ADDR: 08901 ADAMS ST NE ALBUQUERQUE NM 87113

101105916027522136 LEGAL: LOT 22-P 1 CHAMISA COVE SUBDIVISION CONT .0903 AC LAND USE:
PROPERTY ADDR: 00000 2304 MAIDEN GRASS RD NW

OWNER NAME: CLEARBROOK INVESTMENTS INC
OWNER ADDR: 08909 ADAMS ST NE ALBUQUERQUE NM 87113

101105916028022135 LEGAL: LOT 23-P 1 CHAMISA COVE SUBDIVISION CONT .0903 AC LAND USE:
PROPERTY ADDR: 00000 2308 MAIDEN GRASS RD NW

OWNER NAME: CLEARBROOK INVESTMENTS INC
OWNER ADDR: 08909 ADAMS ST NE ALBUQUERQUE NM 87113

101105916028522134 LEGAL: LOT 24-P 1 CHAMISA COVE SUBDIVISION CONT .0904 AC LAND USE:
PROPERTY ADDR: 00000 2312 MAIDEN GRASS RD NW

OWNER NAME: CLEARBROOK INVESTMENTS INC
OWNER ADDR: 08909 ADAMS NE ALBUQUERQUE NM 87113

101105916028922133 LEGAL: LOT 25-P 1 CHAMISA COVE SUBDIVISION CONT .0905 AC LAND USE:
PROPERTY ADDR: 00000 2316 MAIDEN GRASS RD NW

OWNER NAME: CLEARBROOK INVESTMENTS INC
OWNER ADDR: 08909 ADAMS NE ALBUQUERQUE NM 87113

101105916029422132 LEGAL: LOT 26-P 1 CHAMISA COVE SUBDIVISION CONT .0906 AC LAND USE:
PROPERTY ADDR: 00000 2320 MAIDEN GRASS RD NW

OWNER NAME: CLEARBROOK INVESTMENTS INC
OWNER ADDR: 08909 ADAMS NE ALBUQUERQUE NM 87113

101105916029922131 LEGAL: LOT 27-P 1 CHAMISA COVE SUBDIVISION CONT .0907 AC LAND USE:
PROPERTY ADDR: 00000 2324 MAIDEN GRASS RD NW

OWNER NAME: CLEARBROOK INVESTMENTS INC
OWNER ADDR: 08909 ADAMS NE ALBUQUERQUE NM 87113

101105916030422130 LEGAL: LOT 28-P 1 CHAMISA COVE SUBDIVISION CONT .0908 AC LAND USE:

PROPERTY ADDR: 00000 2328 MAIDEN GRASS RD NW
OWNER NAME: CLEARBROOK INVESTMENTS INC
OWNER ADDR: 08909 ADAMS ST NE ALBUQUERQUE NM 87113

101105916030922129
LEGAL: LOT 29-P 1 CHAMISA COVE SUBDIVISION CONT .0909 AC LAND USE:
PROPERTY ADDR: 00000 2332 MAIDEN GRASS CT NW
OWNER NAME: SANDOVAL KRISHANA R RD NW ALBUQUERQUE NM 87120
OWNER ADDR: 02332 MAIDEN GRASS

101105916131422128
LEGAL: LOT 30-P 1 CHAMISA COVE SUBDIVISION CONT .1110 AC LAND USE:
PROPERTY ADDR: 00000 2336 MAIDEN GRASS CT NW
OWNER NAME: MONTROYA DOROTHY RD NW ALBUQUERQUE NM 87120
OWNER ADDR: 02336 MAIDEN GRASS

101105916731222127 LEGAL: LOT 31-P 1 CHAMISA COVE SUBDIVISION CONT .0847 AC LAND USE:
 PROPERTY ADDR: 00000 5712 FORESTAL CT NW
 OWNER NAME: ROMERO EDDIE J & CAROL L
 OWNER ADDR: 05712 FORESTAL CT NW ALBUQUERQUE NM 87120

101105917231222126 LEGAL: LOT 32-P 1 CHAMISA COVE SUBDIVISION CONT .0857 AC LAND USE:
 PROPERTY ADDR: 00000 5708 FORESTAL CT NW
 OWNER NAME: CLEARBROOK INVESTMENTS INC
 OWNER ADDR: 08909 ADAMS ST NE ALBUQUERQUE NM 87113

105917731222125 LEGAL: LOT 33-P 1 CHAMISA COVE SUBDIVISION CONT .1152 AC LAND USE:
 PROPERTY ADDR: 00000 5704 FORESTAL CT NW
 OWNER NAME: STILLBROOKE HOMES INC
 OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105918231522124 LEGAL: LOT 34-P 1 CHAMISA COVE SUBDIVISION CONT .1289 AC LAND USE:
 PROPERTY ADDR: 00000 5700 FORESTAL CT NW
 OWNER NAME: STILLBROOKE HOMES INC
 OWNER ADDR: 08901 ADAMS ST NE ALBUQUERQUE NM 87113

10110591823222123 LEGAL: LOT 35-P 1 CHAMISA COVE SUBDIVISION CONT .1291 AC LAND USE:
 PROPERTY ADDR: 00000 5701 FORESTAL CT NW
 OWNER NAME: CALABAZA DAPHNE L
 OWNER ADDR: 05701 FORESTAL CT NW ALBUQUERQUE NM 87120

101105917832622122 LEGAL: LOT 36-P 1 CHAMISA COVE SUBDIVISION CONT .1154 AC LAND USE:
 PROPERTY ADDR: 00000 5705 FORESTAL CT NW
 OWNER NAME: CLEARBROOK INVESTMENTS INC
 OWNER ADDR: 08909 ADAMS ST NE ALBUQUERQUE NM 87113

101105917232622121 LEGAL: LOT 37-P 1 CHAMISA COVE SUBDIVISION CONT .0857 AC LAND USE:
 PROPERTY ADDR: 00000 5709 FORESTAL CT NW
 OWNER NAME: CLEARBROOK INVESTMENTS INC
 OWNER ADDR: 08909 ADAMS ST NE ALBUQUERQUE NM 87113

101105916732522120 LEGAL: LOT 38-P 1 CHAMISA COVE SUBDIVISION CONT .0850 AC LAND USE:
 PROPERTY ADDR: 00000 5715 FORESTAL CT NW
 OWNER NAME: STILLBROOKE HOMES INC
 OWNER ADDR: 08901 ADAMS ST NE ALBUQUERQUE NM 87113

101105916132422119 LEGAL: LOT 39-P 1 CHAMISA COVE SUBDIVISION CONT .1096 AC LAND USE:
 PROPERTY ADDR: 00000 5719 FORESTAL CT NW
 OWNER NAME: STILLBROOKE HOMES INC

OWNER ADDR: 08901 ADAMS ST NE ALBUQUERQUE NM 87113

101105916032922118 LEGAL: LOT 40-P 1 CHAMISA COVE SUBDIVISION CONT .0854 AC LAND USE:
PROPERTY ADDR: 00000 2404 MAIDEN GRASS RD NW

OWNER NAME: STILLBROOKE HOMES INC
OWNER ADDR: 08901 ADAMS ST NE ALBUQUERQUE NM 87113

101105919428622140 LEGAL: PARC EL 1 -A PLAT OF PARCEL 1-A DRAINAGE RIGHT-OF-W LAND USE:
PROPERTY ADDR: 00000

OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT AV NE ALBUQUERQUE NM 87107

101105914727420211 LEGAL: TRAC T A CHAMISA COVE SUBDIVISION CONT .1822 AC LAND USE:
 PROPERTY ADDR: 00000 5717 MIAMI RD NW
 OWNER NAME: BARRAGAN CATHERINE & TORREZ TO
 OWNER ADDR: 04506 CHETWOOD SW ALBUQUERQUE NM 87105

101105914728020237 LEGAL: LOT 20-P 1 CHAMISA COVE SUBDIVISION CONT .0878 AC LAND USE:
 PROPERTY ADDR: 00000 2305 MAIDEN GRASS RD NW
 OWNER NAME: CLEARBROOK INVESTMENTS INC
 OWNER ADDR: 08909 ADAMS ST NE ALBUQUERQUE NM 87113

101105914728420238 LEGAL: LOT 19-P 1 CHAMISA COVE SUBDIVISION CONT .0884 AC LAND USE:
 PROPERTY ADDR: 00000 2309 MAIDEN GRASS RD NW
 OWNER NAME: CLEARBROOK INVESTMENTS INC
 OWNER ADDR: 08909 ADAMS ST NE ALBUQUERQUE NM 87113

101105914728920239 LEGAL: LOT 18-P 1 CHAMISA COVE SUBDIVISION CONT .0884 AC LAND USE:
 PROPERTY ADDR: 00000 2315 MAIDEN GRASS RD NW
 OWNER NAME: CLEARBROOK INVESTMENTS INC
 OWNER ADDR: 08909 ADAMS ST NE ALBUQUERQUE NM 87113

101105914729420240 LEGAL: LOT 17-P 1 CHAMISA COVE SUBDIVISION CONT .0884 AC LAND USE:
 PROPERTY ADDR: 00000 2319 MAIDEN GRASS RD NW
 OWNER NAME: STILLBROOKE HOMES INC
 OWNER ADDR: 08901 ADAMS ST NE ALBUQUERQUE NM 87113

101105914829820241 LEGAL: LOT 16-P 1 CHAMISA COVE SUBDIVISION CONT .0884 AC LAND USE:
 PROPERTY ADDR: 00000 2323 MAIDEN GRASS RD NW
 OWNER NAME: CLEARBROOK INVESTMENTS INC
 OWNER ADDR: 08909 ADAMS ST NE ALBUQUERQUE NM 87113

101105914730320242 LEGAL: LOT 15-P 1 CHAMISA COVE SUBDIVISION CONT .0884 AC LAND USE:
 PROPERTY ADDR: 00000 2327 MAIDEN GRASS RD NW
 OWNER NAME: STILLBROOKE HOMES INC
 OWNER ADDR: 02327 MAIDEN GRASS RD NW ALBUQUERQUE NM 87120

101105914730820243 LEGAL: LOT 14-P 1 CHAMISA COVE SUBDIVISION CONT .0884 AC LAND USE:
 PROPERTY ADDR: 00000 2331 MAIDEN GRASS RD NW
 OWNER NAME: STILLBROOKE HOMES INC
 OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

10110591473220244 LEGAL: LOT 13-P 1 CHAMISA COVE SUBDIVISION CONT .0884 AC LAND USE:
 PROPERTY ADDR: 00000 2335 MAIDEN GRASS RD NW
 OWNER NAME: STILLBROOKE HOMES INC

OWNER ADDR: 02335 MAIDEN GRASS RD NW ALBUQUERQUE NM 87120

101105914831720245
LEGAL: LOT 12-P 1 CHAMISA COVE SUBDIVISION CONT .0884 AC LAND USE:
PROPERTY ADDR: 00000 2339 MAIDEN GRASS RD NW
OWNER NAME: SCHERRER ROBERT K & CHARLENE E
OWNER ADDR: 02339 MAIDEN GRASS RD NW ALBUQUERQUE NM 87120

101105914832220246
LEGAL: LOT 11-P 1 CHAMISA COVE SUBDIVISION CONT .0884 AC LAND USE:
PROPERTY ADDR: 00000 2401 MAIDEN GRASS RD NW
OWNER NAME: STILLBROOKE HOMES INC
OWNER ADDR: 08901 ADAMS ST NE ALBUQUERQUE NM 87113

101105919430420303 LEGAL: TR 3 33-A -1-C-1 CORRECTED PLAT OF TR 333-A-1-C-1 TO LAND USE:
 PROPERTY ADDR: 00000 2559 COORS BLV NW
 OWNER NAME: DOS PIEDRAS LIMITED LIABILITY
 OWNER ADDR: 00110 INDUSTRIAL PARK LP RIO RANCHO NM 87124

101105914225831605 LEGAL: ATR GRT UNIT 8 OUT OF TRACT 309 D288 P194 LAND USE:
 PROPERTY ADDR: 00000 MIAMI RD NW
 OWNER NAME: DASKALOS PETE & FRED GALLEY
 OWNER ADDR: 05321 MENAUL BL NE ALBUQUERQUE NM 87110

5915024231608 LEGAL: REMA ININ G PORTION OF TRACT 309 PLAT OF PARCEL 1-A, LAND USE:
 PROPERTY ADDR: 00000 MIAMI RD NW
 OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101105915125431606 LEGAL: ATRI SCO GT U 8 NE POR OF TR 309 LAND USE:
 PROPERTY ADDR: 00000 2228 MIAMI RD NW
 OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101105917025631607 LEGAL: N'LY POR T TRACT 308 PLAT OF PARCEL 1-A, DRAINAGE R LAND USE:
 PROPERTY ADDR: 00000 MIAMI RD NW
 OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101105916622631612 LEGAL: PARC EL 1 -B PLAT OF PARCEL 1-A, DRAINAGE RIGHT-OF-W LAND USE:
 PROPERTY ADDR: 00000 MIAMI RD NW
 OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101105922024331701 LEGAL: REMA ININ G PORTION OF TRACT 306 TOWN OF ATRISCO GR LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: WEST BLUFF CENTER LLC
 OWNER ADDR: 04408 CANYON CT NE ALBUQUERQUE NM 87111

101105927231411301 LEGAL:
 PROPERTY ADDR: 00000 LAND USE:
 OWNER NAME:
 OWNER ADDR: 00000



City of Albuquerque

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

Date: January 27, 2003

TO CONTACT NAME: John Valdez
 COMPANY/AGENCY: Consensus Planning
 ADDRESS/ZIP: 924 Park Ave 87102
 PHONE/FAX #: 842 5495

Thank you for your inquiry of 1-27-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at portion of tract 334, town of uninc
Grant, unit 8
 zone map page(s) H 11

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

J. R. Marmor
 Neighborhood Association
 Contacts: Claude G. Gussada
1519 Stoneway Dr NW
839-0832 (h) 87120
Julian Morales
6328 Rawick Pl NW
839-1727 (h) 87120

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

Dalana S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 22, 2003

Gregory J. Krenik, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

**Re: West Mesa Mini Storage and 57th St. Vacation Drainage Report
Engineer's Stamp dated 12-10-02 (H11/D21)**

Dear Mr. Krenik,

Based upon the information provided in your submittal dated 12-10-02, the above referenced site is approved for Preliminary Plat and R/W vacation action by the DRB. Prior to Final Plat approval, please address the following comments:

- The plat must be signed by AMAFCA. Please provide any easement requirements desired.
- Financial guarantees should be posted or Work Order completion is required for plat signoff.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

Proj# 1000610

WEST MESA MINI STORAGE
11 KOONTZ RD
CORRALES NM 87048

JULIAN MORALES
S.R. Marmon Neigh. Assoc.
6328 KESWICK PL. NW
ALBUQUERQUE NM 87120

101105916027522136

CLEARBROOK INVESTMENTS INC
8909 ADAMS ST NE
ALBUQUERQUE NM 87113

101105916731222127

ROMERO EDDIE J & CAROL L
5712 FORESTAL CT NW
ALBUQUERQUE NM 87120

101105914727420211

BARRAGAN CATHERINE & TORREZ T
4506 CHETWOOD SW
ALBUQUERQUE NM 87105

101105914225831605

DASKALOS PETE & FRED GALLEY
5321 MENAUL BL NE
ALBUQUERQUE NM 87110

CONSENSUS PLANNING, INC
924 PARK AVE SW
ALBUQUERQUE NM 87102

101105917029322107

ALMAGER THERESE D & HERRERA M
1436 GATEWOOD AV SW
ALBUQUERQUE NM 87105

101105916030922129

SANDOVAL KHRISHANA R
2332 MAIDEN GRASS RD NW
ALBUQUERQUE NM 87120

101105918232222123

CALABAZA DAPHNE L
5701 FORESTAL CT NW
ALBUQUERQUE NM 87120

101105914831720245

SCHERRER ROBERT K & CHARLENE
2339 MAIDEN GRASS RD NW
ALBUQUERQUE NM 87120

101105922024331701

WEST BLUFF CENTER LLC
4408 CANYON CT NE
ALBUQUERQUE NM 87111

CLAUDE G. LUISADA
S.R. Marmon Neigh. Assoc.
1519 STONEWAY DR NW
ALBUQUERQUE NM 87120

101105916027022137

STILLBROOKE HOMES INC
8901 ADAMS ST NE
ALBUQUERQUE NM 87113

101105916131422128

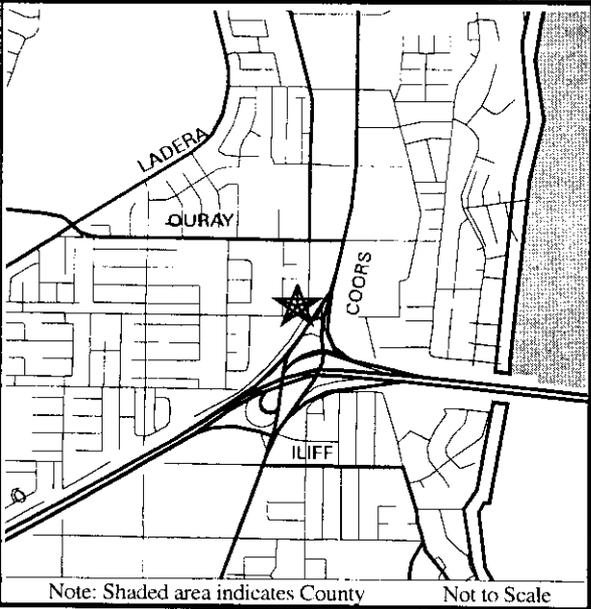
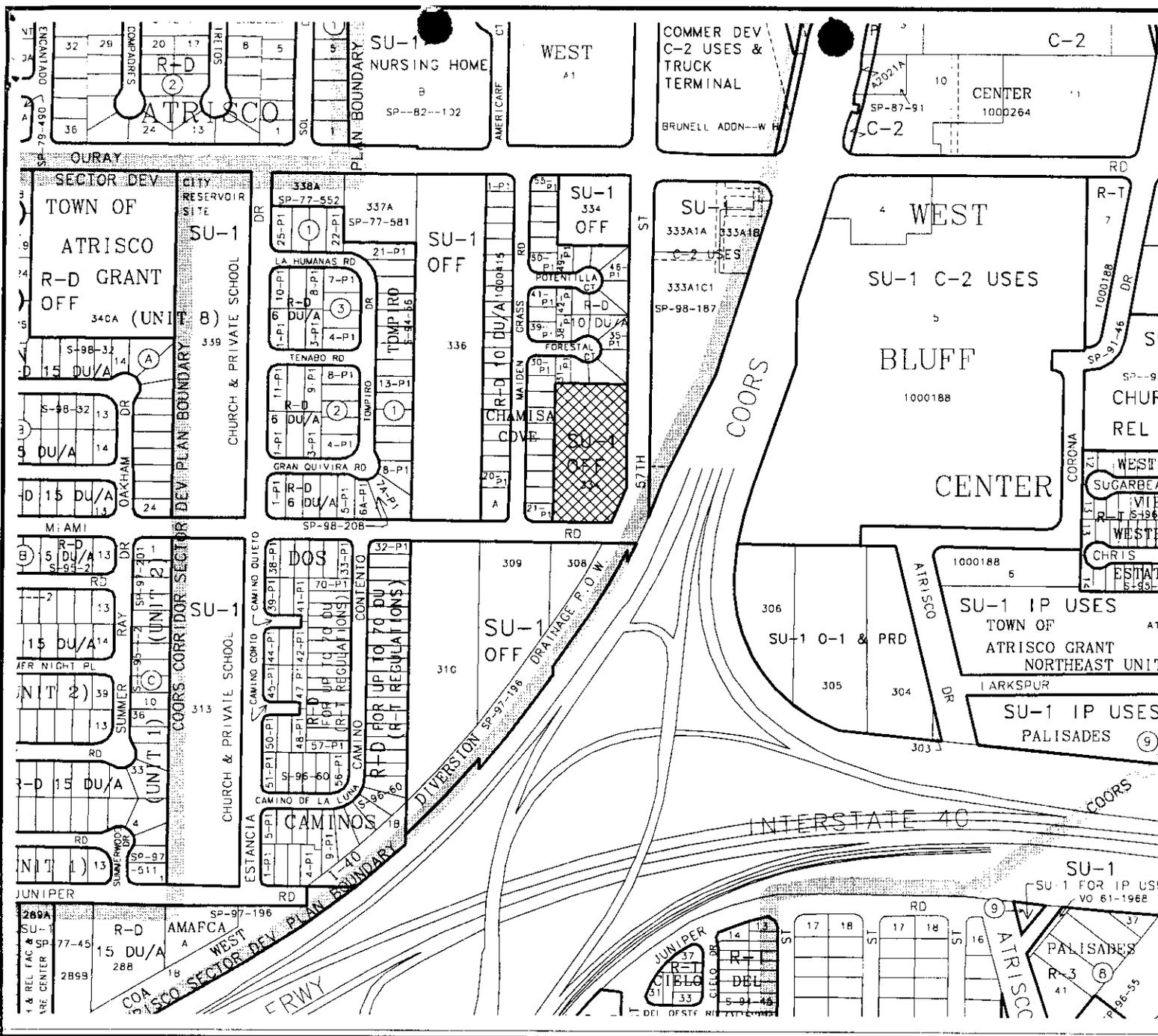
MONTOYA DOROTHY
2336 MAIDEN GRASS RD NW
ALBUQUERQUE NM 87120

101105919428622140

AMAFCA
2600 PROSPECT AV NE
ALBUQUERQUE NM 87107

101105919430420303

DOS PIEDRAS LIMITED LIABILITY
110 INDUSTRIAL PARK LP
RIO RANCHO NM 87124



ZONING MAP



Scale 1"=425'

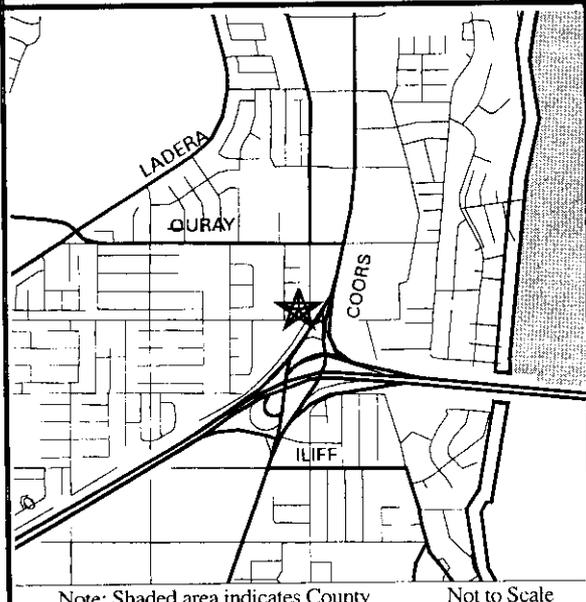
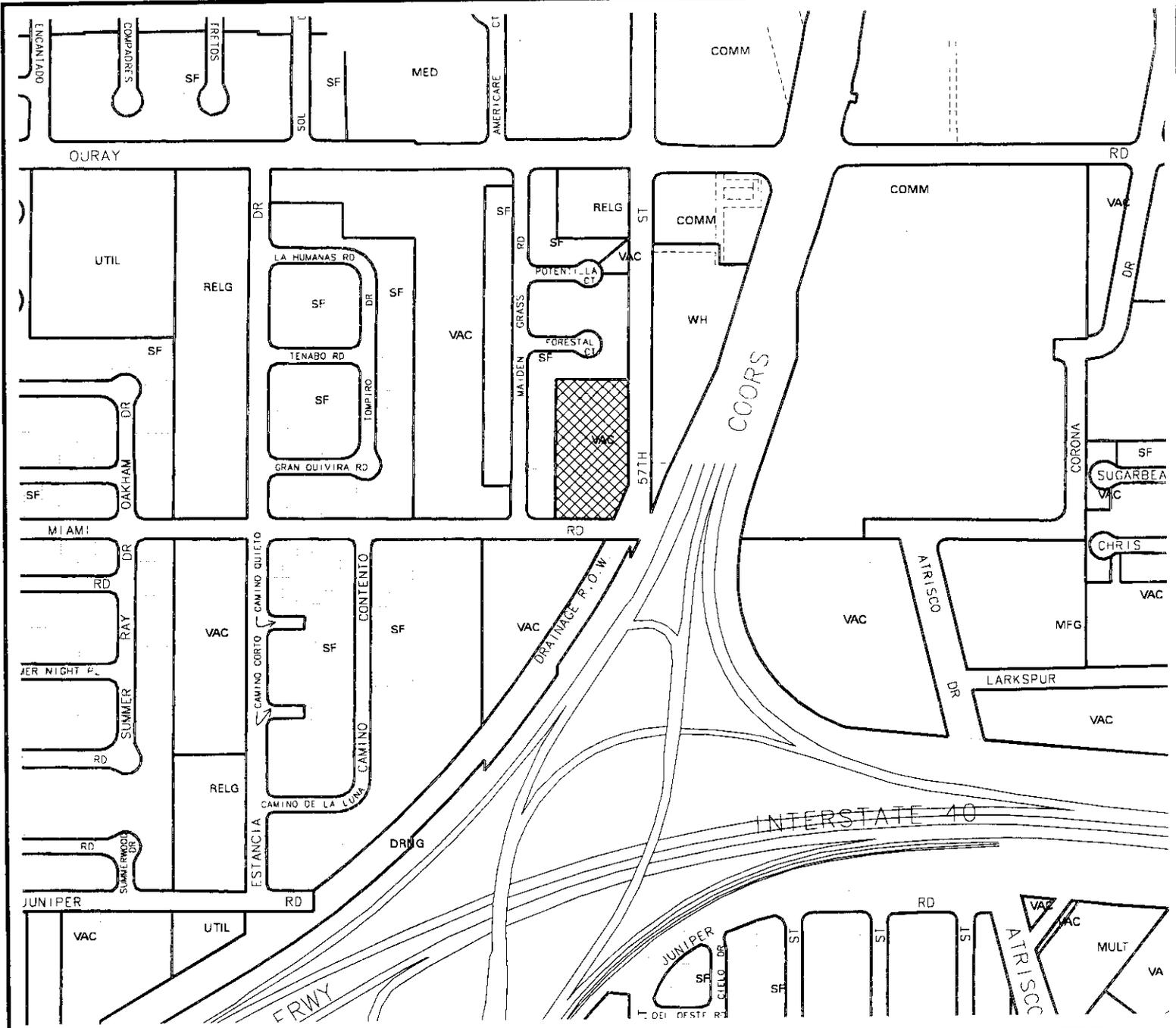
PROJECT NO.
1000610

HEARING DATE
4-17-03

MAP NO.
H-11

ADDITIONAL CASE NUMBER(S)
03EPC-00312
03EPC-00314
03EPC-00315

Note: Shaded area indicates County Not to Scale



LAND USE MAP

KEY to Land Use Abbreviations

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



Scale 1" = 425'

PROJECT NO.
1000610

HEARING DATE
4-17-03

MAP NO.
H-11

ADDITIONAL CASE NUMBER(S)

03EPC-00312
03EPC-00314
03EPC-00315

Peace Builders

PROJECT #100610

FACILITATOR'S REPORT dated April 9, 2003

NO FACILITATED MEETING HELD

between Applicant/Agent: West Mesa Mini Storage/Consensus Planning

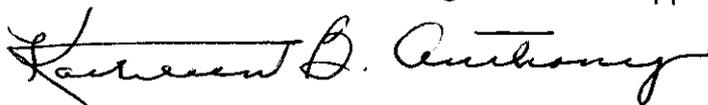
and Neighborhood Association: S. R. Marmon

re: Project #1000610 in which Consensus Planning, agent for West Mesa Mini Storage, requests EPC approval of a Site Development Plan-Amendment to Building Permit, a Zone Map Amendment, and an EPC Sector Development Plan approval for all or a portion of Tract 334/SLY, Town of Atrisco Grant; the zone map amendment from O-1 Office and Institution to SU-1 for O-1 and Self Storage, located on Miami Street N.W. between 57th Street and Miami Street N.W. Makita Hill, Staff Planner

Facilitator: Kathleen Burke Anthony

Comment:

Neither James Strozier nor facilitator received a request to set a facilitated meeting about this application.



City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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: West Mesa Mini Storage PHONE: 898-5214
 ADDRESS: 11 Koontz Road FAX: _____
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: _____
 Proprietary interest in site: _____
 AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
 ADDRESS: 924 Park Avenue SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.

DESCRIPTION OF REQUEST: A zone map and sector plan amendment from O-1 to SU-1 for O-1 Uses and Self Storage, Includes amendment to an existing SPBP for the new area

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. 334/SLY Portion Block: _____ Unit: 8
 Subdiv. / Adn. Town of Atrisco Grant
 Current Zoning: SU-1 Office Proposed zoning: SU-1 O-1 Uses and Self & RV Storage
 Zone Atlas page(s): H-11 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.94 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. 101105917029322107 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Northwest Corner
 Between: Miami and 57th Street

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1000610 - Original Site Plan and Vacation, Z-94-53

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: January 31, 03
 SIGNATURE James E. Strozier DATE January 31, 03
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>ZOMA 03110 - 00000 - 00312</u>			\$ <u>350.00</u>
<input type="checkbox"/> All fees have been collected	<u>SPA 03138 - 00000 - 00314</u>			\$ <u>70.00</u>
<input type="checkbox"/> All case #s are assigned	<u>Amend SDP 03128 - 00000 - 00315</u>			\$ <u>255.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$ <u>35.00</u>
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>April 17 2003</u>			Total \$ <u>750.00</u>

Michelle Hill
 Planner signature / date

Project # 1000610

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

ANNEXATION

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

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

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

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

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

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

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

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

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

AMENDMENT TO SECTOR DEVELOPMENT PLAN

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

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

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

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

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

James K. Strozier, AICP

Applicant name (print)

Applicant signature / date

.pdf Form revised Sept. 2001



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

Application case numbers

05112 - 05000 - 00512

Me... ..

Planner signature / date

Project # 1000610

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION**
- IP MASTER DEVELOPMENT PLAN**

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY**

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

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

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

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

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

- ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
- ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
- ~~NA~~ 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.

James K. Strozier, AICP

[Handwritten Signature]

Applicant name (print)

2/26/03

Applicant signature / date

Form revised September 2001



Maureen Hill

Planner signature / date

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

Application case numbers

03138 - 0000 - 00314

03128 - 0000 - 00315

Project # 1000610

CITY OF ALBUQUERQUE

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

APPLICANT: West Mesa Mini Storage Date of request: 1/28/03 Zone atlas page(s): H-11

CURRENT:

Zoning SU-1 for office
Parcel Size (acres / sq.ft.) 1.94 acres

Legal Description -

Lot or Tract # 334 SLY Portion Block # _____
Subdivision Name Town of Atrisco Grant
Unit 8

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - RV Storage for ± 84 spaces
Building Size - _____ (sq. ft.)

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

Applicant or Representative [Signature] Date 1.28.03
(To be signed upon completion of) processing by Traffic Engineer and Environmental Health

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

Notes:

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

[Signature]
TRAFFIC ENGINEER

1-28-03
DATE

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

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

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

Notes: Per City Zone Code 14-16-14-3

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

ENVIRONMENTAL HEALTH

DATE

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

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

TRAFFIC ENGINEER

DATE

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

ENVIRONMENTAL HEALTH

DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS - AMENDMENT

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

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

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

SHEET #1 - SITE PLAN

A. General Information

1. Scale 1" = 40'
- | | |
|-----------------------------------|-----------|
| Under 1.0 acre | 1" = 10' |
| 1.0 - 5.0 acres | 1" = 20' |
| Over 5 acres | 1" = 50' |
| Over 20 acres | 1" = 100' |
| Other scales as approved by staff | |
2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.
6. Property lines
7. Existing and proposed easement (identify each)

B. Proposed Development

1. Structural
 - A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls
 - B. Square footage of each structure
 - C. Proposed of each structure
 - D. Temporary structures, sign and other improvements
 - E. Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.
 - F. Dimensions of all principal site elements
 - G. Loading facilities
 - H. Site lighting (height, type, and intensity) *To match existing*

2. **Non-Structural and Parking**

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

C. **Street and Circulation**

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

D. **Utilities**

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

E. **Phasing**

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 - GRADING PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan *1" = 50' Required to show off site improvements/facilities*
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- NA 8. Retaining walls

B. Proposal

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

NA A. Cross Sections

Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point

B. Spot Elevation

Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

C. Grade Changes

Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information *From Existing Approved Site Plan - To Match*

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale - *none provided on original*
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.
- 5. Location materials and colors of windows and building entrances
- 6. Materials and colors of buildings and structures

B. Signage - *No new signage proposed*

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

INTRODUCTION

This zone map amendment seeks a change from SU-1 for Office to SU-1 for Office and RV and Self Storage for 1.94 acres on Albuquerque's West Side within the Ladera community. The proposal is for this property to be an addition to the existing West Mesa Mini Storage, the property consists of Tract 334 SLY Portion, Town of Atrisco Grant Unit 8 and is bordered by Miami Road to the south, the former 57th Street to the west, and the existing West Mesa Mini Storage to the east.

The purpose of this request is to provide for appropriate zoning for this area based upon changed neighborhood conditions, highly constrained access, and area-wide zoning. Relevant plans and policies are presented from the City Zoning Code, the Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the East Atrisco Sector Development Plan, and Resolution 270-1980. This request also includes an amendment to the East Atrisco Sector Development Plan and an amendment to the existing Site Development Plan for the West Mesa Mini Storage facility.

ALBUQUERQUE ZONING ORDINANCE

Section 30. SU-1 Special Use Zone - "This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons."

30.A.5. "The Planning Commission may review the application, plan, and progress of development at least every four years until it is fully implemented to determine if it should be amended."

The East Atrisco Sector Development Plan established the SU-1 for Office zoning for this property and several others upon adoption in 1984, and to the best of our knowledge the appropriateness of this zoning has never been reviewed. As indicated in the Resolution 270-1980 section of this report, the designation of this area for office use is inappropriate and would cause serious traffic and access problems for the area. The expansion of the West Mesa Mini Storage facility is the logical addition to this zoning category for this property since it is consistent with and will serve the residential in the immediate area. A majority of the planned office development has been converted to residential over the past several years.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

Comprehensive Plan Policies

West Mesa Mini Storage is within the Developing Urban designation of the Comprehensive Plan.

B.5., p. 60 "The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area

and which offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment."

5. Policy b.1) "Use land development regulations including annexation, zoning, and sector planning to achieve appropriate densities and design."

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

5. Policy p. 2) "Emphasize private investment as a primary means of achieving redevelopment objectives."

WEST SIDE STRATEGIC PLAN

West Mesa Mini Storage is within the Ladera Community as designated in the West Side Strategic Plan. This community is continuing to build out, though the supply of vacant parcels is diminishing. Policy 3.23 states that

"Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties."

The proposed zone change will allow expansion of an existing use that serves the surrounding residential areas. The proposed use also generates far less traffic than traditional office development and will minimize impact upon the surrounding transportation network that is extremely constrained. The portion of 57th Street adjacent to this property was recently vacated and all access is proposed to be at the exiting entrance to West Mesa Mini Storage and not back through the surrounding neighborhoods. Finding #6 from Z-94-3 states in part "the transportation infrastructure in this area is not available for the ultimate development of over 40 acres of office uses."

Resolution 270-1980

This zone change request complies with Resolution 270-1980 as follows:

- A. The proposed zone change is consistent with the health, safety, morals, and general welfare of the City.
- B. This request recognizes that stability of land use is desirable. The land uses in the general area are residential with a great deal of residential development occurring to the west. The proposed used is designed to serve the surrounding residential neighborhoods.

C. The proposed zone change is not in significant conflict with existing plans. The EPC, and other City representatives, have noted in the past that the East Atrisco Sector Development Plan is in need of revision. In fact the West Side Strategic Plan recommended that this plan be rescinded. Compliance with this outdated plan is not necessarily in the City's best interests. The change to allow RV and self storage for this site will more efficiently implement the intent for the area, respond to the increase in residential development, and ensure compatibility with the developed residential neighborhoods to the north and west.

D. 1) The existing zoning of SU-1 for Office is inappropriate because this area has poor access, poor visibility, and thus none of the factors necessary to make this property a viable location for office development. Finding #1 from Z-94-3 states, "the existing zoning is inappropriate for the property due to extreme constraints of access and visibility." As an addition to the existing storage facility the property will be developed so as to minimize any negative impacts from traffic to the surrounding neighborhoods.

a) Access: The transportation system as designated within the East Atrisco Sector Development Plan is completely inadequate for high intensity office development with the only major local in the area designated as Estancia and the only Collectors being Ouray and 57th Street north of Ouray. There are no minor arterials that connect this area to Coors Boulevard. All traffic would have to travel on a series of local, major local, and collector roads to get to Coors Boulevard. The proposed use would be accessed through the existing entrance at the north end of the facility with no access to Miami.

b) Surrounding Neighborhoods: The proposed zoning and use is more advantageous to the community as indicated by the Comprehensive Plan and Zone Code references included herein, and for reasons outlined above. RV and self storage is compatible with the Church/School property to the northwest and the existing neighborhoods to the west.

2) The neighborhood has changed since the East Atrisco Sector Development Plan was prepared in the early 1980s. Most of the area adjacent to this site has changed from Office to residential.

3) Providing an expansion of an existing use that serves the adjacent single-family residential development is more advantageous to the community because it will generate less traffic, less air pollution, and be more compatible with the surrounding neighborhoods. Since this area is not well served with the existing transportation network, the higher intensity office development would place undue and unwarranted pressure on the system that would ultimately impact the quality of life and health, safety, and welfare of the surrounding residents.

- E. None of the permissive uses of the proposed zone would be harmful to adjacent property, neighborhoods, or the community.
- F. The proposed zone change does not require additional capital expenditure by the City. In fact, it will help to alleviate a potential for transportation improvements that could be forced by development under the current zoning.
- G.-J. The zone change does not create spot or strip zoning since the proposed zoning will allow for the expansion of an existing use.

For all the reasons listed above, the requested zone change from SU-1 for Office to SU-1 for Office and RV and Self Storage is justified. We respectfully request that the Environmental Planning Commission approve the request for a zone map amendment, sector plan amendment, and the amendment to the existing site plan for building permit.

January 28, 2003

Mr. Jeff Jessionowski, Chairman
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

RE: West Mesa Mini Storage Expansion

Dear Chairman Jessionowski:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for zone map amendment and site plan for building permit amendment application to the City of Albuquerque. The property is located at the northwest corner of Miami and 57th Street and consists of approximately 1.94 acres. Specifically, The property is located immediately west of the existing West Mesa Mini Storage facility. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Stone". The signature is stylized with loops and a long horizontal stroke.

Randy Stone



**REALTORS® ASSOCIATION OF NEW MEXICO
ADDENDUM TO PURCHASE AGREEMENT
ADDENDUM NO. 1**

This Addendum is part of the Residential Commercial Vacant Land Farm and Ranch Purchase Agreement dated _____ between Dos Piedras, LLC ("Buyer") and Theresa Almager & Martin Herrera Trustee ("Seller") and relating to the following Property:

Address _____ City _____
 Legal Description Tract 334 of the Town of Atrisco Grant Unit 8 containing approximately 1.9310 acres
 or see metes & bounds description attached as Exhibit _____ County, New Mexico.

Buyer and Seller agree as follows:

- Buyer and Seller agree and warrant that no brokers are involved in this transaction and each party agrees to indemnify the other of any such claims.
- DUE DILIGENCE/ZONE CHANGE:** Buyer shall have one hundred eighty (180) days from the date of this contract to perform due diligence to determine if the property is suitable for the development intended. During this period of time, Buyer may for any reason provide the Seller and the Title Company with a written notice of termination, and within five (5) days of the date of notice, forfeit all earnest money deposited. During the due diligence period, Buyer, at Buyer's sole cost and expense shall apply to the EPC for a change in zoning from SU-1 for Office to SU-1 for C-2 uses. Additionally, Buyer shall apply to the Development Review Board for a vacation of 57th street. Seller shall fully cooperate with Buyer in this approval process. Buyer may extend the due diligence period for an additional 90 days by depositing an additional \$5,000 in earnest money at which time all earnest money shall become non-refundable.

The Purchase Agreement referred to above is incorporated by reference into this Addendum.

Buyer	<u>Randy Roney Sr</u>	<u>7/29/02</u>	<u>14:00</u>
Buyer		Date	Time
Seller	<u>Martin Herrera</u>	<u>8-2-02</u>	<u>9:30 AM</u>
Seller	<u>Theresa Almager</u>	<u>8-2-02</u>	<u>9:30 AM</u>
Seller		Date	Time

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WEST MESA MINI STORAGE - PHASE THREE
 ALBUQUERQUE, NEW MEXICO
 MASTER GRADING AND DRAINAGE PLAN

REVISION DATE	
DATE	1-30-03
SHEET NUMBER	9-1

CONSENSUS PLANNING, INC.
 Planning / Architecture
 1400 Rock Avenue SW
 Albuquerque, NM 87102
 (505) 764-5801 Fax: 842-5495
 e-mail: gpl@consensusplanning.com

CONSISTENT ENGINEERS, P.A.
 1400 Rock Avenue SW
 Albuquerque, NM 87102
 (505) 764-5801 Fax: 842-5495
 e-mail: gpl@consensusplanning.com

PROPERTY LINE
 EXISTING CONTOUR
 PROPOSED SPOT ELEVATION
 PROPOSED CONTOUR
 FINISHED FLOOR
 FLOW ARROW
 CURB LINE
 TYPE "D" SLOTTED INLET
 GRADE "T" CATCH BASIN
 SINKHOLE/FRONT & REAR W/ SWALE

LEGEND

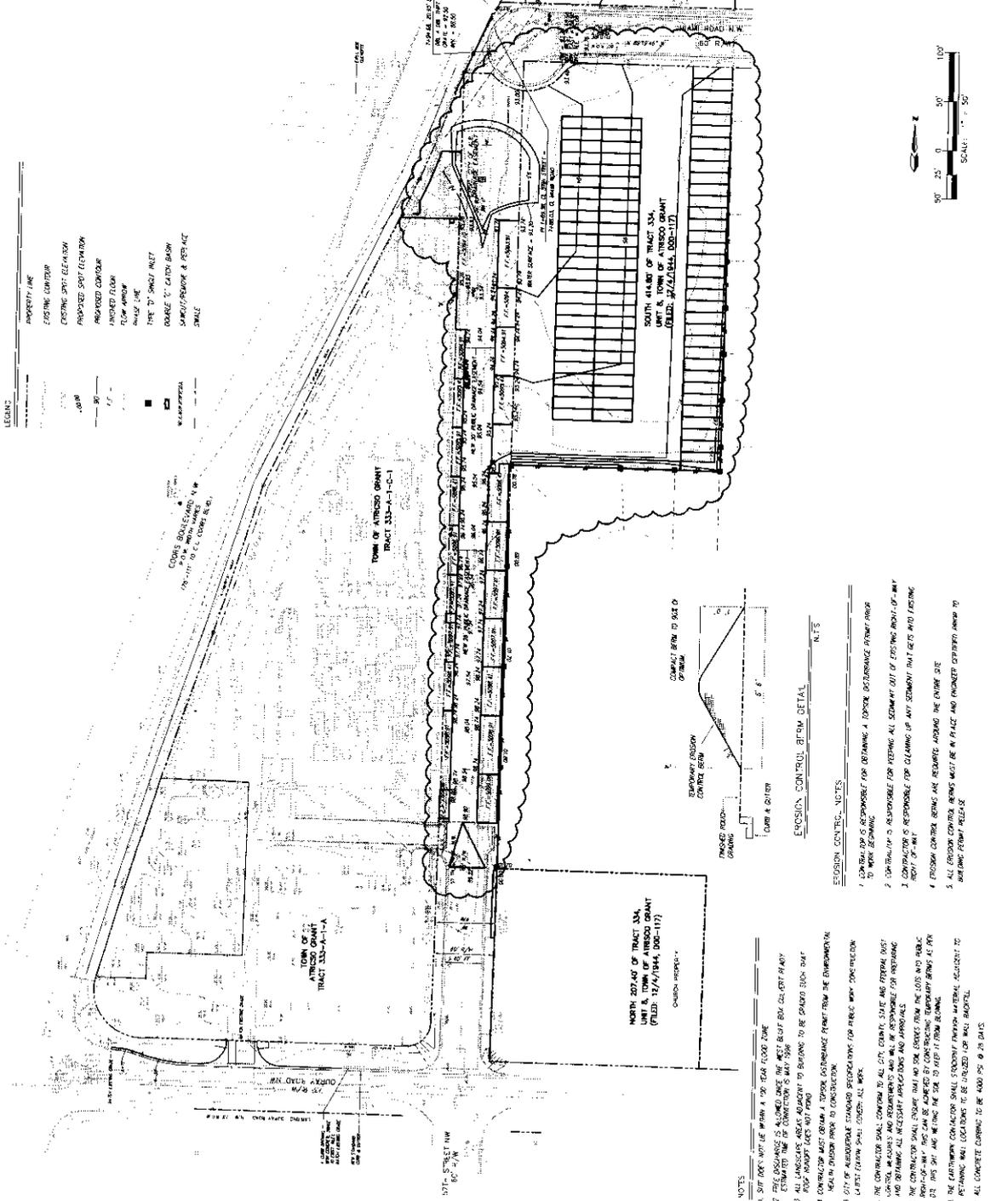
PROPERTY LINE
 EXISTING CONTOUR
 PROPOSED SPOT ELEVATION
 PROPOSED CONTOUR
 FINISHED FLOOR
 FLOW ARROW
 CURB LINE
 TYPE "D" SLOTTED INLET
 GRADE "T" CATCH BASIN
 SINKHOLE/FRONT & REAR W/ SWALE

LOCAL DESCRIPTION
 A PORTION OF PLOT 122-4-1, TOWN OF ATRISCO GRANT, ALBUQUERQUE, N.M. & MEXICO, MARCH 1891

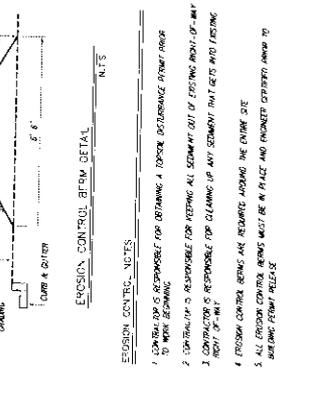
SECTIONAL DESCRIPTION
 1/4 SECTION 34, TOWNSHIP 36N, RANGE 12W, COUNTY 10E, STATE OF NEW MEXICO, MARCH 1891

SECTIONAL DESCRIPTION
 1/4 SECTION 34, TOWNSHIP 36N, RANGE 12W, COUNTY 10E, STATE OF NEW MEXICO, MARCH 1891

SECTIONAL DESCRIPTION
 1/4 SECTION 34, TOWNSHIP 36N, RANGE 12W, COUNTY 10E, STATE OF NEW MEXICO, MARCH 1891



- NOTES
1. SEE SHEET 9-1 FOR YEAR FLOOR ZONE
 2. THE ASSURANCE IS ALLOWED UNDER THE WEST BUILT BUILD CONTRACT PLAN
 3. ALL FINISHING OF CONSTRUCTION IS 441.558
 4. CONSTRUCTION SHALL OBTAIN A TROPICAL DISTANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DEPARTMENT FOR CONSTRUCTION
 5. ALL CONSTRUCTION SHALL COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION AND FINISHING
 6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS
 7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR ALL CONSTRUCTION AND FINISHING
 8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR ALL CONSTRUCTION AND FINISHING
 9. ALL CONSTRUCTION SHALL COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION AND FINISHING
 10. ALL CONSTRUCTION SHALL COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION AND FINISHING



- EROSION CONTROL NOTES
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TROPICAL DISTANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DEPARTMENT FOR CONSTRUCTION
 2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS
 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS
 4. EROSION CONTROL MEASURES ARE REQUIRED AROUND THE ENTIRE SITE
 5. ALL EROSION CONTROL MEASURES MUST BE IN PLACE AND MAINTAINED THROUGHOUT CONSTRUCTION



City of Albuquerque

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

Date: January 27, 2003

TO CONTACT NAME: John Valdez
 COMPANY/AGENCY: Consensus Planning
 ADDRESS/ZIP: 924 Park Ave 87108
 PHONE/FAX #: 842 5495

Thank you for your inquiry of 1-27-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at portion of tract 334, town of arisco
Grant, unit 8
 zone map page(s) A-11

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

J R Marmor
 Neighborhood Association
 Contacts: Claude G. Susada
1519 Stoneway Dr NW
839-0832 (h) 87120
Julian Morales
6328 Keswick Pl NW
839-1727 (h) 87120

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

Dalana S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planning.recognized.na.form(05/08/01)

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



City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 22, 2003

Gregory J. Krenik, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

**Re: West Mesa Mini Storage and 57th St. Vacation Drainage Report
Engineer's Stamp dated 12-10-02 (H11/D21)**

Dear Mr. Krenik,

Based upon the information provided in your submittal dated 12-10-02, the above referenced site is approved for Preliminary Plat and R/W vacation action by the DRB. Prior to Final Plat approval, please address the following comments:

- The plat must be signed by AMAFCA. Please provide any easement requirements desired.
- Financial guarantees should be posted or Work Order completion is required for plat signoff.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham
Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9891
Fax 842-5193
cp@consensusplanning.com
www.consensusplanning.com

February 26, 2003

Julian Morales
SR Marmon Neighborhood Association
6328 Keswick Place, NW
Albuquerque, NM 87120

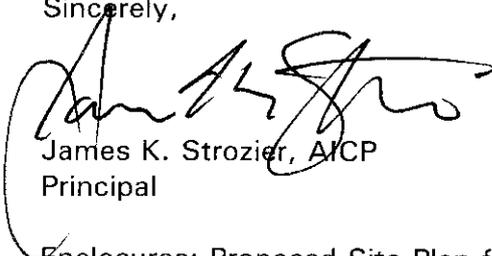
Dear Ms. Morales:

The purpose of this letter is to inform you and the members of the SR Marmon Neighborhood Association that Consensus Planning, Inc. has submitted an application for site development plan for building permit (amendment) and a zone map/sector plan amendment to the City of Albuquerque. The request covers approximately two acres of property located just west of the existing West Mesa Mini Storage, along Coors Boulevard. Please see enclosed site plan for subdivision and zone atlas sheets.

The legal description of the property is Lot 334, SLY Portion, Town of Atrisco Grant, Unit 8. The current zoning is SU-1 for Office and the requested zoning is SU-1 for O-1 Uses and RV and Self Storage. The subject site is designed to be an expansion and part of the existing West Mesa Mini Storage property. The Site Plan proposal retains the SU-1 designation, which will provide the City greater site plan control over the property in order to ensure a quality development is built. The site plan calls for the storage of approximately 84 RVs on the site.

The EPC Hearing for this case is scheduled for April 17, 2003 at 8:30 AM. The Hearing takes at the Plaza Del Sol Building, 600 2nd St. NW. Please feel free to call me if you have any questions or desire additional information.

Sincerely,



James K. Strozier, AICP
Principal

Enclosures: Proposed Site Plan for Building Permit (11 x17") and Zone Atlas Sheet H-11

02/26/03

James K. Strozier, AICP
Principal
2600 2nd St. NW, Suite 200



Landscape Architecture
Urban Design
Planning Services

924 Piedra Avenue SW
Albuquerque, NM 87102

(505) 764-9000
Fax 800-549-7777
cp@consensusplanning.com
www.consensusplanning.com

February 26, 2003

Claude G Luisada
SR Marmon Neighborhood Association
1519 Stoneway Drive, NW
Albuquerque, NM 87120

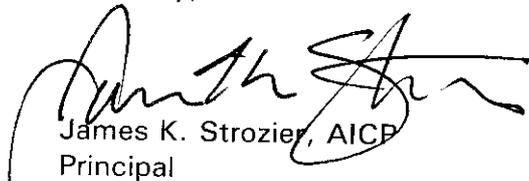
Dear Mr. Luisada:

The purpose of this letter is to inform you and the members of the SR Marmon Neighborhood Association that Consensus Planning, Inc. has submitted an application for site development plan for building permit (amendment) and a zone map/sector plan amendment to the City of Albuquerque. The request covers approximately two acres of property located just west of the existing West Mesa Mini Storage, along Coors Boulevard. Please see enclosed site plan for subdivision and zone atlas sheets.

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Sincerely,



James K. Strozier, AICP
Principal

Enclosures: Proposed Site Plan for Building Permit (11 x17") and Zone Atlas Sheet H-11

REPLACEMENT

Consensus Planning, Inc.
Landscape Architecture
Urban Design
Planning Services

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

7001 2510 0009 0792 1150

ALBUQUERQUE, NM 87120		UNIT ID: 0104
Postage	\$ 3.37	Postmark Here
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Clerk: KPTVZT
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	02/27/03

Sent To Claude Luisada
 Street, Apt. No., or PO Box No. 1519 Stoneyway Dr.
 City, State, ZIP+4 Alb 87120

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 2510 0009 0792 1143

ALBUQUERQUE, NM 87120		UNIT ID: 0104
Postage	\$ 30.37	Postmark Here
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Clerk: KPTVZT
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	02/27/03

Sent To Julian Morales
 Street, Apt. No., or PO Box No. 6328 Marmon Place
 City, State, ZIP+4 Alb Nm 87120

PS Form 3800, January 2001 See Reverse for Instructions

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 West Mesa Mini Storage
AGENT Consensus Planning
ADDRESS 924 Park Ave SW RT02
PROJECT NO. 1000610
APPLICATION NO. 03110 00512
03128 00514
03128 00515

\$ 675 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75 441018 / 4971000 (Notification)

\$ 750.⁰⁰ **Total amount due**

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1470
CONNECTION TEL 98425495
SUBADDRESS
CONNECTION ID
ST. TIME 02/28 12:10
USAGE T 00'48
PGS. 2
RESULT OK

FAX TRANSMITTAL

PAGE 1 of

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

DATE: _____

rev. 2/2000 x:\share\epcstuff\siteplan\Faxlist

TO: James Strozier / Consensus [BY FAX] 842-5425
FROM: Melita Hill 924-3879
SUBJECT: Project 1000660 - Comments on Submittal

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on April 17, 2003, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, March 5, 2003. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

- Need to include tract 333A1C1 as part of the request, increase acreage to reflect adjacent tract
- Need to show existing structures on adjacent residential lots
- Need square footage of each structure, for existing and proposed structures.
- Need dimensions of all site elements.

FAX TRANSMITTAL

PAGE 1 of

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

DATE: _____

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

TO: James Strozzi / Consensus [BY FAX] 842-5445
FROM: Melita Hill 924-3879
SUBJECT: Project 1000610 - Comments on Submittal

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on April 17, 2003, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, March 5, 2003. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

- Need to include tract 333A1C1 as part of the request, increase acreage to reflect adjacent tract
- Need to show existing structures on adjacent residential lots
- Need square footage of each structure, for existing and proposed structures.
- Need dimensions of all site elements, existing and proposed.
- Need location, height, type, of site lighting
- Need dimensions of RV parking spaces.
- Need dimensions of drive isles, ingress and egress
- Need parking calculations for entire site.
- Need ROW and pavement width for Coors Blvd
- What is curb cut size from 57th Street

James Stobier, Consultant
FX 842-5445

Page 2

- Five hydrants?
- Need to identify existing and proposed landscaping
- Identify 10-foot landscape buffer adjacent to residential area.
- Need Landscape Calculations.
- ~~Need~~ Elevations need a bar scale, facade orientation, height and width dimensions, dimensions of major facade elements, colors and materials for all buildings.

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 West Mesa Mini Storage
AGENT Consensus Planning
ADDRESS 924 Park Ave SW 87102
PROJECT NO. 1000610
APPLICATION NO. 03110 00512
03128 00514
03128 00515

\$ 675 441006 / 4983000 (DRB Cases)
 \$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
 \$ 75 441018 / 4971000 (Notification)

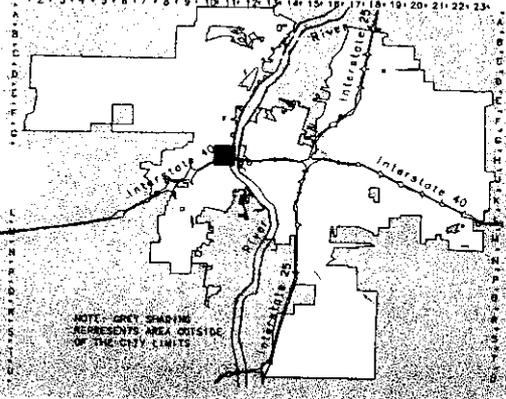
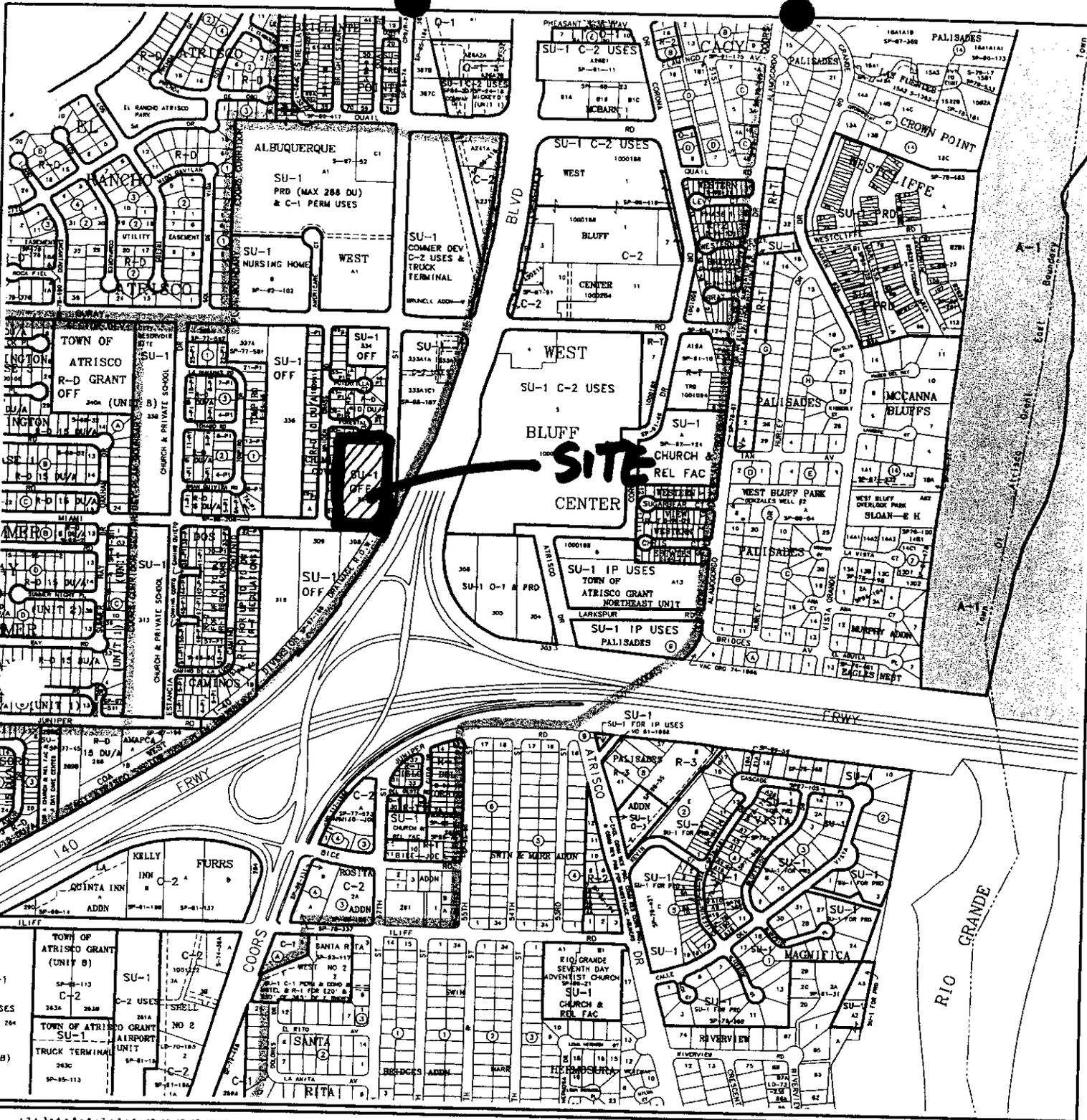
 \$ 750.⁰² **Total amount due**

DUPLICATE
 City Of Albuquerque
 Treasury Division

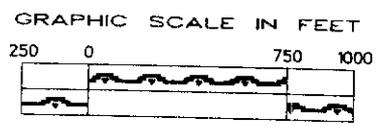
City Of Albuquerque
 Treasury Division

02/27/2003 12:06PM LOC: ANN
 X
 RECEIPT# 00004906 WS# 008 TRANS# 0023
 Account 441006 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$750.00
 J24 Misc \$675.00

02/27/2003 12:06PM LOC: ANN
 X
 RECEIPT# 00004907 WS# 008 TRANS# 0023
 Account 441018 Fund 0110
 Activity 4971000 TRSDMM
 Trans Amt \$750.00
 J24 Misc \$75.00
 VI \$750.00
 CHANGE \$0.00



CITY OF
Albuquerque
A b u q u e r q u e G e o g r a p h i c I n f o r m a t i o n S y s t e m
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

H-11-Z

Map Amended through April 03, 2002

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 April 2 03 To April 17 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.

[Signature] 2/27/03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 2 (26 03) McGee to the U
(Date) (Staff Member)