

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

Union Pension Transaction Trust 93-2 NM
1110 Pennsylvania NE Ste A
Albuq. NM 87110

April 16, 2001

CERTIFICATION OF ZONING

FILE: 00110 00000 01628(Project #1000662)
DATE OF FINAL ACTION: January 18,2001
LEGAL DESCRIPTION: for Tract 3A3-A, N.
Renaissance Center, located on Mission
Avenue between Alexander Blvd. NE and
Culture Drive NE, containing approximately
7.980 acres. (F-16) Debbie Stover, Staff
Planner

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

FROM SU-1 FOR C-2 TO SU-1 FOR IP

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,


for Robert McCabe
Planning Director

RM/ac
cc: Zoning
Neal Weinberg/AGIS

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

Date: January 19, 2001

Union Pension Transaction Trust 93-2 NM
1110 Pennsylvania NE Ste A
Albuq. NM 87110

OFFICIAL NOTIFICATION OF DECISION

FILE: 00110 00000 01628/00128 00000
01629/00128 00000 01630

LEGAL DESCRIPTION: for Tract 3A3-A, N.
Renaissance Center, located on Mission Avenue
between Alexander Blvd. NE and Culture Drive
NE, containing approximately 7.980 acres. (F-
16) Debbie Stover, Staff Planner

On January 18, 2001, the Environmental Planning Commission voted to approve 00110-00000-01628, a request for a zone map amendment for Tract 3A3-A, Renaissance Center, based on the following Findings.

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The zone map amendment is consistent with areas designated Established Urban by the *Comprehensive Plan* with a Goal "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."
3. The zone map amendment meets the requirements of Resolution 270-1080 under the changed neighborhood conditions in the area.
4. The request is not a spot zone. SU-1 for IP zoning exists to the east, adjacent to the subject site.
5. The site plan submittal that is required to accompany all applications for SU-1 zoning requests a use (contractor's yard) that is prohibited in the Renaissance Master Plan that governs this area.
6. A letter dated January 5, 2001 and received by the Planning Department January 10, 2001, states that the desired use of the property is not a contractor's yard. However, the site plan reflects the prohibited use.

OFFICIAL NOTICE OF DECISION

00110 00000 01628/00128 00000 01629/00128 00000 01630

JANUARY 18, 2001

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On January 18, 2001, the Environmental Planning Commission voted to approve 00128-00000-01629, a request for a site plan for subdivision for Tract 3A3-A, Renaissance Center, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for subdivision for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The site development plan for subdivision is consistent with areas designated Established Urban by the *Comprehensive Plan* with a Goal "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."
3. The site development plan meets the requirements as set forth in the Zoning Code.
4. The site plan submittal that is required to accompany all applications for SU-1 zoning requests a use (contractor's yard) that is prohibited in the Renaissance Master Plan that governs this area.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The Renaissance Master Plan that governs this area prohibits the use of any property as a Contractor's Yard. The site plan submittal shall remove all reference to a contractor's yard.
3. Transportation Development Services provides the following conditions of approval:
 - A) The TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed. An update of the trip generation totals must be provided to determine current level of development in the Renaissance Area.
 - B) All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C) Provision of a public sidewalk easement for the meandering sidewalks on Alexander Boulevard.
 - D) Provision of adequate stacking area and cross-access easements at the Mission Avenue entrance.

OFFICIAL NOTICE OF DECISION

00110 00000 01628/00128 00000 01629/00128 00000 01630

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On January 18, 2001, the Environmental Planning Commission voted to approve 00128-00000-01630, a request for a site plan for building permit for Tract 3A3-A, Renaissance Center, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building permit for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The site plan for building permit furthers the applicable goals and policies of the Comprehensive Plan by proposing 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.
3. The site plan submittal that is required to accompany all applications for SU-1 zoning requests a use (contractor's yard) that is prohibited in the Renaissance Master Plan that governs this area.
4. The submittal is adequate with some minor changes and additions. Specifically, all references to a Contractor's Yard should be removed.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The "yard area", or the open areas to the south and east of the building shall be labeled as to their use. If the area is to be used for parking, striping shall be shown for this area. The area shall not be used for a contractor's yard or any related use.
3. All materials and colors shall be labeled on all building elevations, gates, walls, or other structural elements shown on the site plan.
4. All trees shall be two-inch caliper in size, as per the zone code (F. 1, p. 221). Also, tree planters shall be labeled and built at 6 x 6 feet in size, also per the zone code (G. c, p. 222).
5. Parking for 5 bicycles shall be provided in a convenient, accessible location near the building entrance without compromising pedestrian access or mobility.
6. Transportation Development Services provides the following conditions:

OFFICIAL NOTICE OF DECISION

00110 00000 01628/00128 00000 01629/00128 00000 01630

JANUARY 18, 2001

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- A) Area at the rear of the structure that is to be used for frequent access, parking, loading and refuse must be paved per DPM standards. The areas to be used for stockpiling and storage must be defined and can be graveled.
- B) The areas shown as - future 20-foot access; 10-foot landscape buffer; 20-foot gate; and future building expansion must be clarified as to purpose and relationship to each other.
- C) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- E) Proposed circulation drives and internal parking areas must be paved as per DPM standards.
- F) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- G) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- H) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- I) Coordination with the Solid Waste Department with regard to refuse container location and access.
- J) Street Trees are required along Alexander Boulevard.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 2, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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.

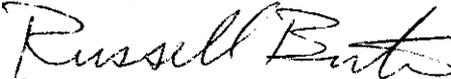
OFFICIAL NOTICE OF DECISION

00110 00000 01628/00128 00000 01629/00128 00000 01630

JANUARY 18, 2001

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Sincerely,


For Robert R. McCabe, AIA, APA
Planning Director

RM/DS/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER SCHWARTZ

MOTION CARRIED
UNANIMOUSLY

11. 00110 00000 01628 Tierra West LLC, agents for Union Pension Transaction Trust 93-2
00128 00000 01629 NM request a zone map amendment from SU-1 for C-2 to SU-1 for
00128 00000 01630 IP plus approval of a site development plan for subdivision purposes
Project # 1000662 and site development plan for building permit for Tract 3A3-A, N.
Renaissance Center, located on Mission Avenue between Alexander
Blvd. NE and Culture Drive NE, containing approximately 7.980
acres. (F-16) Debbie Stover, Staff Planner (**APPROVED ZONE
MAP AMENDMENT. APPROVED SITE DEVELOPMENT PLAN
FOR SUBDIVISION PURPOSES WITH CONDITIONS. APPROVED
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WITH
CONDITIONS**)

STAFF PRESENT:

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

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

MS. STOVER: Reiterated comments made in the staff report in which deferral was recommended for all requests.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110-00000-01628, a request for a zone map amendment for Tract 3A3-A, Renaissance Center, based on the following Findings.

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The zone map amendment is consistent with areas designated Established Urban by the *Comprehensive Plan* with a Goal "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the

metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

3. The zone map amendment meets the requirements of Resolution 270-1080 under the changed neighborhood conditions in the area.
4. The request is not a spot zone. SU-1 for IP zoning exists to the east, adjacent to the subject site.
5. The site plan submittal that is required to accompany all applications for SU-1 zoning requests a use (contractor's yard) that is prohibited in the Renaissance Master Plan that governs this area.
6. A letter dated January 5, 2001 and received by the Planning Department January 10, 2001, states that the desired use of the property is not a contractor's yard. However, the site plan reflects the prohibited use.

MOVED BY COMMISSIONER JOHNSON

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128-00000-01629, a request for a site plan for subdivision for Tract 3A3-A, Renaissance Center, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for subdivision for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The site development plan for subdivision is consistent with areas designated Established Urban by the *Comprehensive Plan* with a Goal “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”
3. The site development plan meets the requirements as set forth in the Zoning Code.
4. The site plan submittal that is required to accompany all applications for SU-1 zoning requests a use (contractor's yard) that is prohibited in the Renaissance Master Plan that governs this area.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The Renaissance Master Plan that governs this area prohibits the use of any property as a Contractor's Yard. The site plan submittal shall remove all reference to a contractor's yard.
3. Transportation Development Services provides the following conditions of approval:
 - A) The TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the **TIS negotiations** between the developer and the City must be completed. An update of the trip generation totals must be provided to determine current level of development in the Renaissance Area.
 - B) All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C) Provision of a public sidewalk easement for the meandering sidewalks on Alexander Boulevard.
 - D) Provision of adequate stacking area and cross-access easements at the Mission Avenue entrance.

MOVED BY COMMISSIONER JOHNSON

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128-00000-01630, a request for a site plan for building permit for Tract 3A3-A, Renaissance Center, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building permit for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The site plan for building permit furthers the applicable goals and policies of the Comprehensive Plan by proposing 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.

3. The site plan submittal that is required to accompany all applications for SU-1 zoning requests a use (contractor's yard) that is prohibited in the Renaissance Master Plan that governs this area.
4. The submittal is adequate with some minor changes and additions. Specifically, all references to a Contractor's Yard should be removed.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The "yard area", or the open areas to the south and east of the building shall be labeled as to their use. If the area is to be used for parking, striping shall be shown for this area. The area shall not be used for a contractor's yard or any related use.
3. All materials and colors shall be labeled on all building elevations, gates, walls, or other structural elements shown on the site plan.
4. All trees shall be two-inch caliper in size, as per the zone code (F. 1, p. 221). Also, tree planters shall be labeled and built at 6 x 6 feet in size, also per the zone code (G. c, p. 222).
5. Parking for 5 bicycles shall be provided in a convenient, accessible location near the building entrance without compromising pedestrian access or mobility.
6. Transportation Development Services provides the following conditions:
 - A) Area at the rear of the structure that is to be used for frequent access, parking, loading and refuse must be paved per DPM standards. The areas to be used for stockpiling and storage must be defined and can be graveled.
 - B) The areas shown as - future 20-foot access; 10-foot landscape buffer; 20-foot gate; and future building expansion must be clarified as to purpose and relationship to each other.
 - C) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - E) Proposed circulation drives and internal parking areas must be paved as per DPM standards.
 - F) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.

- G) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- H) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- I) Coordination with the Solid Waste Department with regard to refuse container location and access.
- J) Street Trees are required along Alexander Boulevard.

MOVED BY COMMISSIONER JOHNSON

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

12. 00128 00000 0638 Herbert M. Denish & Associates, Inc., agents for Newfoundland Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road and Richland Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner
Project # 1000762
(APPROVED WITH CONDITIONS)

STAFF PRESENT:

Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Lawrence Kline, P.O. Box 2001
James Murrar, 16550 Fitzpatrick Ln. Occidental Ca.

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

MR. BRITO: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128 00000 01638, a site development plan for subdivision for Lots 10A1, 10A2, D & portions of Lots B & C, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, based on the following Findings and subject to the following Conditions:

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 3 day of Jan, 2001, and the subsequent consecutive publications on _____, 2001.

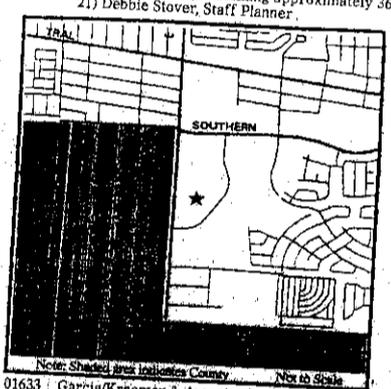
[Signature]

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 3 day Jan of 2001.

PRICE 273.74
Statement to come at end of month.
ACCOUNT NUMBER 080583

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

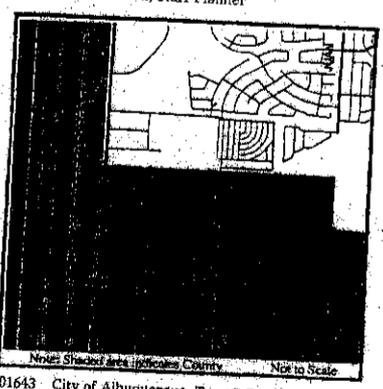
00110 00000 01644
00128 00000 01645
00128 00000 01646
00128 00000 01647
Project # 1000938
Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner.



00128 00000 01633
Project # 1000699
Garcia/Kraemer & Associates, agents for Dr. Sharon Holland request approval of a site development plan for building permit for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Leigh Mathewson, Staff Planner

00114 00000 01634
00110 00000 01635
00138 00000 01636
Project #1000934
Mark Goodwin & Associates, agents for 106th Street Partner, Ltd. request annexation and establishment of R-D/20 du zoning plus an amendment to the Tower Unser Sector Development Plan for Lots 2-5, Block 9, Town of Atrisco Grant, located on 106th Street between Sunset Gardens Road and Eucariz Avenue, containing approximately 19.7 acres. (L-8) Loretta Naranjo-Lopez, Staff Planner

00114 00000 01637
00110 00000 01649
Project #1000935
Consensus Planning, Inc., agents for Albuquerque Public Schools request annexation and establishment of SU-1 for IP zoning for Section 33, T10N, R4E, Tract SE 1/4, NW 1/4, located on Eubank Blvd. SE between Southern SE and KAFB, containing approximately 40 acres. (M-21) Makita Hill, Staff Planner



00114 00000 01643
00110 00000 01650
00128 00000 01641
00128 00000 01642
Project #1000937
City of Albuquerque, Transit Department request annexation and establishment of SU-1 for Transit Facility and Daycare zoning plus approval of a site development plan for building permit for Tracts B-15, B-16, B-17, B-19 and B-19, Town of Atrisco Grant, located on Daytona between Unser and 90th Street, containing approximately 20 acres. (J-9) Debbie Stover, Staff Planner.

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 500 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m. Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

APPROVED
s/Russell Brito, Senior Planner
Development Services Division,
Planning Department

Chuck Gara, Chairman
Environmental Planning Commission

Journal: January 3, 2001

Allen \$9,250. Call 505-434-6064
Camper shell \$3,500. OBO. Call

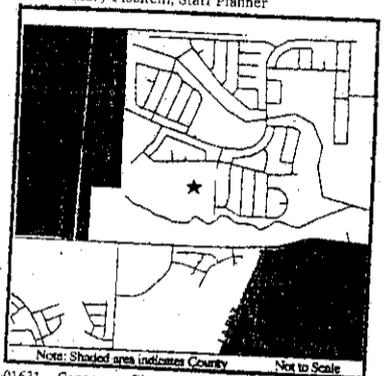
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, January 18, 2001 at 10 a.m. in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 2nd St. NW, Albuquerque, NM to consider the following items: (Note: these items are not in the order they will be heard.)

- 00110 00000 01500 Garcia Kraemer, agents for Charles Benzaquen, request a zone map amendment from SU-2/TH to SU-2/SU-1 Single Family Residence & Restaurant plus an amendment to the Sector Development Plan and approval of a site development plan for building permit for Lots 47 & 48, Perera Addition, located on the northeast corner of Tjyer Avenue and 13th Street, containing approximately .11 acres. (J-13) Simon Shima, Staff Planner
- 00110 00000 01623 Consensus Planning, Inc., agents for Richard Smith request a zone map amendment from R-1 to SU-1 for SU-1 for Mixed Use Development including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities and including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (1.4 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (16 acres), plus approval of a site development plan for subdivision purposes for Paradise Heights, Unit 3, located on the northeast corner of Unser and McMahon, containing approximately 20 acres. (A-11) Russell Brito, Staff Planner
- 00110 00000 01625 Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-LI for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Unser Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner

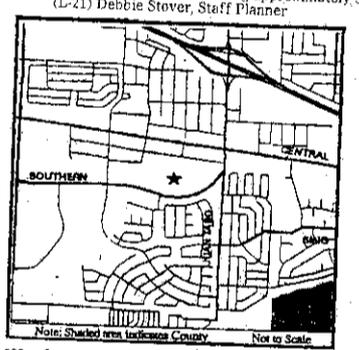
00128 00000 01514
Project # 1000898

00128 00000 01625
Project #1000931



00110 00000 01631 Consensus Planning, Inc., agents for Royalty Investment Company/ Manzano Mesa Limited Partnership request a zone map amendment from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus approval of a site development plan for subdivision purposes for Tract B, Manzano Mesa located on Southern Boulevard between Eubank SE and Juan Tabo SE, containing approximately 37.87 acres. (L-21) Debbie Stover, Staff Planner

00128 00000 01632
Project #1000933



00110 00000 01639 Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin request a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (4.5 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (4.5 acres) located approval of a site development plan for subdivision purposes for the SE 1/4 of NW 1/4 T11S, R2E, and portion of SE 1/4 of NW 1/4 of SE T11N, R2E, located on the northwest corner of Unser and McMahon, containing approximately 21 acres. (A-11) Russell Brito, Staff Planner

00128 00000 01640
Project #1000936

00128 00000 01624 HDR Engineering, agents for Bernalillo County PWD request approval of a site development plan for building permit for Lot B, Tracts A & B Pajarito Elementary School, zoned RO-1, located on Don Felipe Road SW between Coors Boulevard and Don Felipe Court, containing approximately .26 acres. (R-10 & Q-10) Loretta Naranjo-Lopez, Staff Planner

00110 00000 01628
00128 00000 01629
00128 00000 01630
Project # 1000662

00128 00000 0638
Project # 1000762
Tierra West LLC, agents for Union Pension Transaction Trust 93-2 NM request a zone map amendment from SU-1 or C-2 to SU-1 for IP plus approval of a site development plan for subdivision purposes and site development plan for building permit for Tract 3A3-A, N. Renaissance Center, located on Mission Avenue between Alexander Blvd. NE and Culture Drive NE, containing approximately 7.980 acres. (P-16) Debbie Stover, Staff Planner

Herbert M. Denish & Associates, Inc., agents for Newfoundland Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Engle Ranch Road and Richland Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner





ENVIRONMENTAL PLANNING COMMISSION
AMENDED A G E N D A

Thursday, January 18, 2001, 8:00 a.m.

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

MEMBERS

Elizabeth Begay, Chairman
Alan Schwartz, Vice Chair

Chuck Gara
Mick McMahan
Camilla Serrano

Susan Johnson
Larry Chavez

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.
Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

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

1. Call to Order.

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

- 1C. 00138-00000-01761 Recommendation to the City Council of the Mayor's proposed *Decade Plan for Capital Improvements, 2001 - 2010*, including the General Obligation Bond Programs of the Departments of: Cultural Services; Environmental Health, Family and Community Services, Finance and Administrative Services, Fire, Parks and Recreation, Planning, Police, Public Works, Senior Affairs and Transit. Also included are the Enterprise Fund Capital Programs for the Departments of: Aviation, Solid Waste Management and Public Works Water and Wastewater; and the Urban Enhancement Trust Fund two year program. Barbara Taylor, Staff
2. 00128 00000 00915
00128 00000 00917
Project #1000651 Tierra West LLC, agents for SCM Properties Co., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract A-29A, Town of Atrisco Grant Northeast, zoned SU-1 for PDA C-1 Uses and Office located on Coors Boulevard between Redlands Road and Pheasant Avenue, containing approximately 3.4116 acres. (G-11) Bob Torres, Staff Planner **(DEFERRED FROM OCTOBER 19, 2000)**
3. 00128 00000 01383
Project # 1000603 Charles L. Henry, Architect, agent for Furr's Supermarkets, Inc., requests approval of an amendment to a site development plan for building permit for Lots MA & NA, Town of Atrisco Grant, Northeast Unit, zoned C-1, located on Coors Boulevard NW between Sequoia and Redlands Roads, containing approximately 15 acres. (G-11) Russell Brito, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**
4. 00114 00000 01343
00110 00000 01344
Project # 1000824 Lucille Gonzales, agent for Helen Armstrong requests annexation and establishment of zoning A-1 (county) to C-1 (city) for Lot 2, Block 44, Unit 1, Knolls of Paradise Hills, located on Golf Course Road NW between Paradise Boulevard NW and Green Avenue NW, containing approximately .27 acres. (B-12) Debbie Stover, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**
5. 00114 00000 01345
00110 00000 01346
Project # 1000824 Lucille Gonzales requests annexation and establishment of zoning R-1 (county) to C-1 (city) for Lot 1, Block 44, Unit 1, Knolls of Paradise Hills, located on Golf Course Road NW between Paradise Boulevard NW and Green Avenue NW, containing approximately .33 acres. (B-12) Debbie Stover, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**

6. 00110 00000 01022
00128 00000 01023
Project # 1000695
Sites Southwest, agents for Kmart Corp., request a zone map amendment from C-1 to SU-1 for C-1 Uses with sales of liquor for off-premise consumption plus approval of a site development plan for building permit for Tract A, Netherwood Park, second filing, located on Carlisle Boulevard NE between I-40 and Indian School Road, containing approximately 10.06 acres. (H-17) Russell Brito, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**

7. 00128 00000 01512
Project 1000899
George Montgomery, Architect, PC, agents for Mesa View United Methodist Church, Inc., request approval of a site development plan for building permit for Tracts 27-A1 and 27-A2, Taylor Ranch Subdivision, zoned SU-1 for Church and Related Facilities/office and daycare center, located on the northeast corner of Taylor Ranch Road and Montano NW, containing approximately 8.072 acres. (E-11 & E-12) Mary Piscitelli, Staff Planner **(DEFERRED FROM DECEMBER 21, 2000)**

8. 00110 00000 01515
00128 00000 01516
00128 00000 01523
Project # 1000651
Herb Denish and Associates, Inc., agents for Tijeras Place, LLC request a zone map amendment from SU-1 PDA C-1 Uses & Office to SU-1 PDA C-1 Uses & Office & Auto Sales plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract A29A, Town of Atrisco Grant Northeast, located on Coors Boulevard NW between Pheasant Avenue NW and Redlands Road NW, containing approximately 3.41 acres. (G-11) Debbie Stover, Staff Planner **(DEFERRED FROM DECEMBER 21, 2001)**

9. 00110 00000 01500
00138 00000 01501
00128 00000 01502
Project # 1000892
Garcia Kraemer, agents for Charles Benzaquen, request a zone map amendment from SU-2/TH to SU-2/SU-1 Single Family Residence & Restaurant plus an amendment to the Sector Development Plan and approval of a site development plan for building permit for Lots 47 & 48, Perea Addition, located on the northeast corner of Tijeras Avenue and 13th Street, containing approximately .11 acres. (J-13) Simon Shima, Staff Planner

10. 00128 00000 01633
Project # 1000699
Garcia/Kraemer & Associates, agents for Dr. Sharon Holland request approval of a site development plan for building permit for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Leigh Matthewson, Staff Planner

11. 00110 00000 01623
00128 00000 01514
Project # 1000898
- Consensus Planning, Inc., agents for Richard Smith request a zone map amendment from R-1 to SU-1 for SU-1 for Mixed Use Development including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities and including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (1.4 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (16 acres), plus approval of a site development plan for subdivision purposes for Paradise Heights, Unit 3, located on the northeast corner of Unser and McMahan, containing approximately 20 acres. (A-11) Russell Brito, Staff Planner
12. 00110 00000 01639
00128 00000 01640
Project #1000936
- Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin request a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (4.5 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (4.5 acres) located approval of a site development plan for subdivision purposes for the SE ¼ of NW ¼ T115, R2E, and portion of SE ¼ of NW ¼ of SE T11N, R2E, located on the northwest corner of Unser and McMahan, containing approximately 21 acres. (A-11) Russell Brito, Staff Planner
13. 00110 00000 01644
00128 00000 01645
00128 00000 01646
00128 00000 01647
Project # 1000938
- Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner
14. 00110 00000 01626
00128 00000 01625
Project #1000931
- Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-LT for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner

15. 00110 00000 01631
00128 00000 01632
Project #1000933
Consensus Planning, Inc., agents for Royalty Investment Company/
Manzano Mesa Limited Partnership request a zone map amendment
from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus
approval of a site development plan for subdivision purposes for Tract B,
Manzano Mesa located on Southern Boulevard between Eubank SE and
Juan Tabo SE, containing approximately 37.87 acres. (L-21) Debbie
Stover, Staff Planner

16. 00128 00000 01624
Project #1000930
HDR Engineering, agents for Bernalillo County PWD request approval
of a site development plan for building permit for Lot B, Tracts A & B
Pajarito Elementary School, zoned RO-1, located on Don Felipe Road
SW between Coors Boulevard and Don Felipe Court, containing
approximately .26 acres. (R-10 & Q-10) Loretta Naranjo-Lopez, Staff
Planner

17. 00110 00000 01628
00128 00000 01629
00128 00000 01630
Project # 1000662
Tierra West LLC, agents for Union Pension Transaction Trust 93-2 NM
request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus
approval of a site development plan for subdivision purposes and site
development plan for building permit for Tract 3A3-A, N. Renaissance
Center, located on Mission Avenue between Alexander Blvd. NE and
Culture Drive NE, containing approximately 7.980 acres. (F-16) Debbie
Stover, Staff Planner

18. 00128 00000 0638
Project # 1000762
Herbert M. Denish & Associates, Inc., agents for Newfoundland
Investment Company, LLC, request approval of a site development plan
for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B &
F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1,
zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with
Exceptions, located on Paseo del Norte NW between Eagle Ranch Road
and Richland Hills Road, containing approximately 27.3 acres. (C-12)
Russell Brito, Staff Planner

19. 00114 00000 01637
00110 00000 01649
Project #1000935
Consensus Planning, Inc., agents for Albuquerque Public Schools
request annexation and establishment of SU-1 for IP zoning for Section
33, T10N, R4E, Tract SE $\frac{1}{4}$, NW $\frac{1}{4}$, located on Eubank Blvd. SE
between Southern SE and KAFB, containing approximately 40 acres.
(M-21) Makita Hill, Staff Planner

20. 00114 00000 01643
00110 00000 01650
00128 00000 01641
00128 00000 01642
Project #1000937
City of Albuquerque, Transit Department request annexation and establishment of SU-1 for Transit Facility and Daycare zoning plus approval of a site development plan for subdivision purposes and site development plan for building permit for Tracts B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, located on Daytona between Unser and 90th Street, containing approximately 20 acres. (J-9) Debbie Stover, Staff Planner
21. 00114 00000 01634
00110 00000 01635
00138 00000 01636
Project #1000934
Mark Goodwin & Associates, agents for 106th Street Partner, Ltd. request annexation and establishment of R-D/20 du zoning plus an amendment to the Tower Unser Sector Development Plan for Lots 2-5, Block 9, Town of Atrisco Grant, located on 106th Street between Sunset Gardens Road and Eucariz Avenue, containing approximately 19.7 acres. (L-8) Loretta Naranjo-Lopez, Staff Planner
22. Other Matters.



Agenda Number: 17
 Case Number: 00110 00000
 01628/00128 00000 01629/00128
 00000 01630
 January 18, 2000

Staff Report

Agent	Tierra West LLC
Applicant	Union Pension Transaction Trust
Requests	Zone Map Amendment Site Development Plan For Subdivision Site Development Plan for Building Permit
Legal Description	Tract 343-A, North Renaissance Center
Location	Mission Avenue NE between Alexander Boulevard and Culture Drive NE
Size	Approximately 7.9 acres
Existing Zoning	SU-1 for C-2
Proposed Zoning	SU-1 for IP

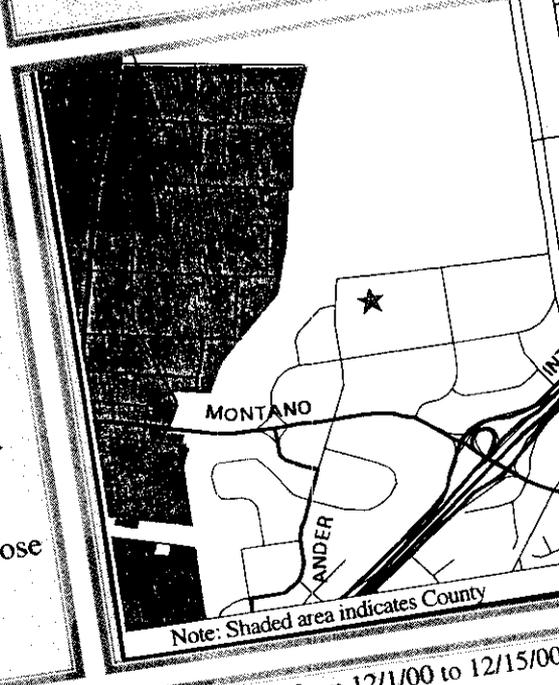
Staff Recommendation

DEFERRAL of 00110 00000 01628, a request for a zone map amendment based on the findings on page 10.
 DEFERRAL of 00128 00000 01629, a request for a site plan for subdivision based on the findings on page 11.
 DEFERRAL of 00110 00000 01630, a request for a site plan for building permit based on the findings on page 11.

Staff Planner
 Deborah L. Stover, Planner

Summary of Analysis

This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 343-A in the North Renaissance Center on Mission Avenue NE. The applicant has justified the zone change under Resolution 270-1980, but the requested use of a contractor's yard is specifically prohibited in the Renaissance Master Plan for this area. Though the zoning may be justified, a site plan that matches the request is required for approval. Staff recommends a 30-day deferral of the zone map amendment and accompanying site plans in order to allow modifications that would allow the site plan to propose an allowable use.



City Departments and other interested agencies reviewed this application from 12/1/00 to 12/15/00. Agency comments were used in the preparation of this report, and begin on page 13.

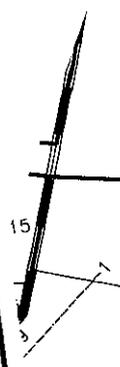
SU FOR SAND & GRAVEL EXTR & REL ACT & U

SP-97-210

MISSION
ELEMENTARY
SCHOOL

SU-1

A



MISSION

RENAISSANCE

3B1A

SU-1

DR

1A1

BLVD

1A2
-3 USES

DR

2A1A

3A1-1A

1000045

SU-1

FOR C-2 USES

FOR IP USES
SP-99-44

3B2A

ICE

UNION WAY

SP-96-224

SU-1

FOR C-2 USES

2A1B

ALEXANDER

3A1-1B

3A4A

3A2-1

SP-99-92

BLVD

CENTER

2B1

SP-99-149

2B2

SU-1

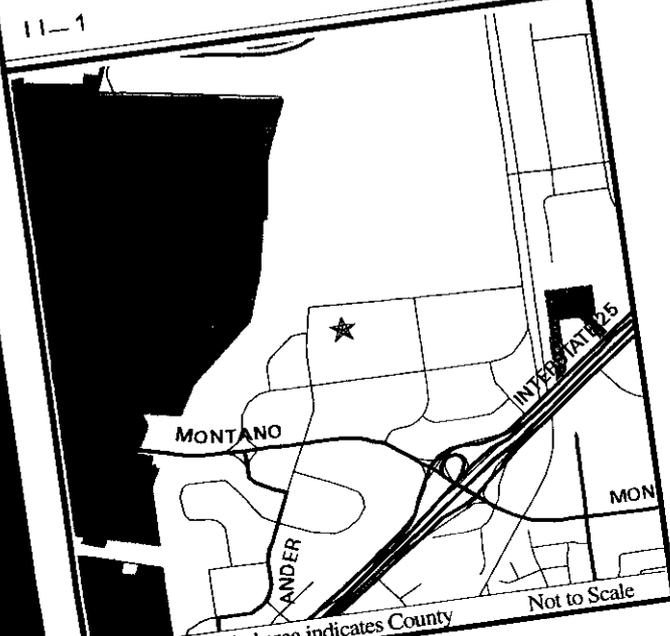
FOR C-2 USES

4A

4B

11-1

ZONING MAP

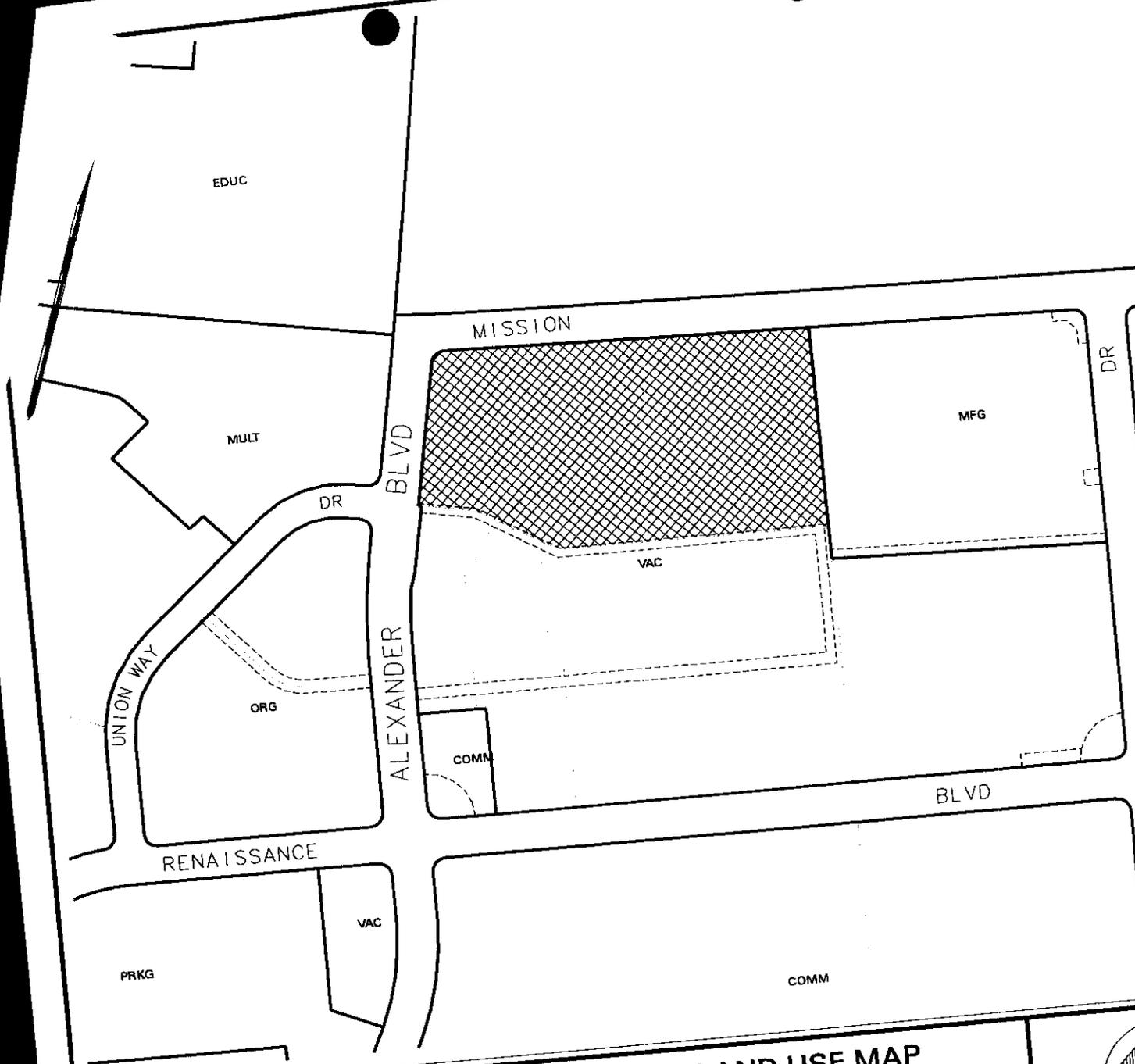


Note: Shaded area indicates County

Not to Scale



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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"=3

PROJECT
10000

HEARING
01-18

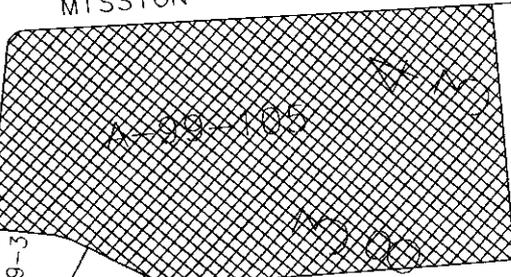
MAP
F-

APPLICA
00110-00
00128-00
00128-00

Z-90
S-99-94

DRB-95-406
DRB-97-353/V-97-95

MISSION



Z-98-122

UNION WAY
V-86-18
V-96-112
84-13-3
SV-96-38
DRB-96-348
Z-94-127

ALEXANDER BLVD

DRB-98-227/V-98-105/S-99-3

DRB-98-227
Z-98-22
S-99-3
S-99-16
Z-84-13-1

AX-84-1 BLVD

RENAISSANCE

DRB-95-204
V-95-56

DRB-95-399
SV-95-44
DRB-99-195

DRB-95-399
SV-95-44

Z-84-13

HISTORY MAP



Scale 1" = 321'

PROJECT
100066

HEARING
01-18-

MAP N
F-16

APPLICATIONS
00110-0000
00128-0000
00128-0000



Note: Shaded area indicates County

Not to Scale

Development Services Report

SUMMARY OF REQUEST

Requests	<p>Zone Map Amendment</p> <p>Site Development Plan for Subdivision</p> <p>Site Development Plan for Building Permit</p>
Location	On Mission Avenue NE between Alexander Boulevard and Culture Drive NE

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 C-2	Established Urban	Vacant
North	SU-1 for Sand & Gravel Extraction & Related Activities & Uses Permissible in M-1 Zones		Gravel Mining
South	SU-1 for C-2 Uses		Commercial Center
East	SU-1 for IP Uses		Manufacturing
West	SU-1 for R-3 Uses		Apartments

Background, History and Context

This is a request for approval of a zone map amendment, a site development plan for subdivision and a site development plan for building permit. The subject site is an approximate 8-acre vacant tract of land situated on the northwest corner of Mission Avenue and Alexander Boulevard NE. North of the site is the sizeable CALMAT gravel-processing site. South of the subject site is vacant land and a small shopping center. West of the site is the Lifestyle Apartment complex. West of the site is a large commercial property called General Technology Corporation.

The larger surrounding area consists of big-box retail, auto sales, offices and take-out food restaurants.

January 18,

Page 2

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

Policy a The Established and Developing Urban Areas . . . shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

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

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

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

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

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

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

Renaissance Master Plan

When the Renaissance area was annexed and zoning established in 1984 the Renaissance Master Plan was reviewed and approved by the Environmental Planning Commission (AX-84-1, Z-84-13)). The Plan is was not approved and adopted by City Council, but rather served as a guide for land uses, zoning and design guidelines for the area. The Master Plan generally encompasses properties north and west of Interstate-25 along Montano Road to Montbel Road with a northern border at Mission Avenue and southern border at the end of Alexander Boulevard. The Master

Plan sets forth policies regarding land use, architectural control, lot use restrictions, maintenance of lots, annexations, and other land use related items covered in Articles 1-15 (pp. 1 – 23).

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 Montano Road as a Principal Arterial.

The Long Range Roadway System designates Alexander as a Collector street.

ANALYSIS

Zone Map Amendment

Conformance to Adopted Plans, Policies, and Ordinances

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The 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.

In this case, the applicant cites the facilitation of elements of the Comprehensive Plan and changed neighborhood conditions as justification for the zone change. The applicant states that the rezoning of the property to the north of the subject site to SU-1 for M-1 (industrial uses) as a changed condition in the neighborhood. In addition, the applicant states that the development will facilitate the implementation of Policy 5 in the Comprehensive Plan by creating employment and service uses located to complement residential areas and sited to minimize the adverse effects of noise, lighting, pollution and traffic on residential communities. The site has been oriented in such a way as to minimize these effects on the residential multi-family development to the west. The proposal does facilitate Policy 5 inasmuch as when commercial development occurs it should generally be located in existing commercially zoned property. This property is currently commercially zoned SU-1 for C-2. The more intense zoning of IP would allow the desired use as a contractor's business and yard.

The requested zone is not a spot zone. SU-1 for IP zoning is located adjacent to the subject site to the east. The uses proposed for this lot would not generate significantly more intense traffic, lighting, pollution or other nuisances to the area than would uses in the C-2 zone.

However, the Renaissance Master Plan specifically prohibits a contractor's yard as a land use in this area. Article 6, page 11 in the Master Plan, lists permitted uses and prohibited uses. On page 12, letter 's' under the prohibited land uses lists Construction yards or heavy equipment storage as one of the uses not allowed in the Renaissance area. This application is clearly a request for a prohibited use. Although the zone change in itself is justified, any SU-1 zone

request must be accompanied by a site plan that shows the planned or expected use of the site. The applicant verbally stated to staff in a telephone conversation that they agree that the contractor's yard use is not allowed, but desire to move ahead with the request for zone change and build the building speculatively, but not as a contractor's yard. Subsequently, staff received a letter from the applicant (included in the packet) clarifying the actual use, which is to be offices, showroom, contractor sales for ceramic tile and drywall, and warehouse for ceramic tile. The yard is to be used for shipping, receiving and storage of panel trucks used in the delivery of the ceramic tiles and drywall offsite. These uses are all allowed in the current SU-1 for C-2 zoning except the warehouse use.

Since this zone map amendment is accompanied by site plans that portray a specific, prohibited use, a deferral of the zone change is recommended so that a site plan with an allowed use may be submitted for review.

Alternatively, the EPC may approve an SU-1 zone, conditioning its approval on a subsequent submittal and approval of a site development plan. Another option is to approve the zoning and the site plans conditionally to remove any reference to 'construction yard' as the proposed use. But, given the nature of the site and its proximity to a school and multi-family residential dwellings, staff believes that all requests, zoning and site plans, should be heard concurrently. The nature of SU-1 zoning is such that the special zone should receive special review and consideration. The Zoning Code states: "This zone (SU-1) provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design." Staff believes that the evaluation of this proposal would be better served if reviewed together as a package rather than one submittal at a time.

ANALYSIS

Site Plan for Subdivision

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

"SITE DEVELOPMENT PLAN.

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

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio." (§14-16-1-5 DEFINITIONS)

The site plan for subdivision proposes to subdivide Tract 3A3-A into 3 lots, proposed to be called Tracts 3A-3-A-1, 3A-3-A-2 and 3A-3-A-3. Only Tract 3A-3-A-1 is proposed for building permit at this time.

The site development plan for subdivision has a scale of 1 inch to 50 feet. This meets the requirement as stated above. The site plan for subdivision shows the site at the southeast corner of Alexander Boulevard and Mission Boulevard. The proposed use is stated as a contractor's yard/office/warehouse. Vehicular ingress and egress are provided both on Alexander Boulevard and Mission Boulevard at the west and north sides of the proposed Tract 3A-3-A-1. An additional access point is provided further east along Mission Boulevard and is located between Tracts 3A-3-A-2 and 3A-3-A-3. This access is proposed as a joint access for the two future Tracts.

Pedestrian access for the site shows a meandering 6-foot sidewalk along Alexander and continuing along Mission Boulevard with connection to the interior of the site. **Internal circulation requirements are not stated.**

Maximum building height for each building is contained within the site plan for building permit and notes the height of the proposed building as 30-feet. Building setbacks are listed in the Site Data Table on the site plan for subdivision. The maximum floor area ratio is listed as .26 for the proposed Tract 3A-3-A-1. The other two proposed tracts are not shown as having a proposed use and do not include a site plan for building request. There is one proposed 19,645 square foot building with a possible 6000 square foot future expansion of that building.

Since the site plan for subdivision is accompanied by site plans that portray a specific, prohibited use, a deferral of the site plan is recommended so that a site plan with an allowed use may be submitted for review.

As stated in the zone amendment analysis, SU-1 zoning could be approved, conditioning its approval on a subsequent submittal and approval of a site development plan that reflects the allowed use. Another option is to approve the zoning and the site plans conditionally to remove any reference to 'construction yard' as the proposed use. Staff believes that the evaluation of this proposal would be better served if reviewed together as a package rather than one submittal at a time.

ANALYSIS

Site Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for site development plan for building permit for a 75,467 square foot office/warehouse/contractor building. It meets the requirements of the applicable city policies and plans for this area with the notable exception of the Renaissance Master Plan which prohibits a contractors yard as a use. There are no adopted sector plans for this area.

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Vehicular Access, Circulation and Parking

Vehicular access to the site is from Alexander Boulevard and Mission Boulevard. The southern portion of the site is accessed from Alexander by a driveway that is 32-feet wide. As the site is entered from this point a drive-aisle splits off to the left and ends at a loading dock area. The use of the open space to the east of this area is not called out on the plans but the applicant stated in a phone conversation that **this area is to be used for parking. If that is the case, striping should be shown for this area.** The entrance along Mission Boulevard is located at the northeastern corner of the site and is 37-feet wide. **These widths are not shown on the site plan and should be noted as such. The entrance on Mission is proposed to be a joint access point with the Tract to the east.** The entrances on Mission will be lined with brick pavers.

Circulation within the site is limited to the north parking area of the site and is within the parking lot only.

Required parking for the site is 31 spaces. The site plan shows an allotment of 27 spaces which includes three small car spaces and two handicap spaces. It is unclear to staff as to whether parking or storage or both will be occurring in the space at the southern portion of the site.

Pedestrian and Bicycle Access and Circulation, Transit Access

A six-foot pedestrian sidewalk meanders along Alexander Boulevard and continues along Mission Boulevard and into the site in two places. The first access from the walkway is at the northwest corner of the building where it joins with the walkway along the front of the building. The second access point for pedestrians is at the north entrance to the site where the sidewalk curves into the site. A 6-foot wide pedestrian path across the drive aisle is shown in this area and will be made of exposed aggregate concrete. This path leads to an outdoor plaza area that is shown planted with ornamental trees in 5 x 5 planters. **Shade trees would provide a more pleasant environment for those choosing to use the plaza area during the hot summer months.**

A bicycle rack is provided near the entrance to the building. The required number of bicycles spaces required is 5. The site plan states that 2 spaces will be provided. A bicycle rack detail is provided on Sheet 2 showing the rack to be made of galvanized pipe. **Space for 5 bicycles should be provided as required.**

Transit Route #16 serves Alexander Boulevard in this area and Route #95 serves Montano in this area Monday through Friday.

Lighting and Security

Site lighting is to be a mixture of building mounted lighting and post mounted lighting. Note #20 on the site plan for subdivision states that "Free standing lighting shall include uniform 16-foot high poles with fully shielded fixtures. All fixtures should be horizontally-mounted. Lenses

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should not project below the housing. Lighting levels must conform to Zoning Code limitations." A note on the lighting detail (sheet 2) states that "post-mounted lighting shall be 18-foot maximum height". These notes should correspond with each other and the maximum height should be 16-foot in consideration of the residential apartment complex to the west. The lighting detail does meet the standards set forth in the Zoning Code and is in conformance with usual conditions set by the EPC.

A 7-foot high wrought iron fence with CMU block, stucco pilasters are shown dividing the property from the east. The stucco will match the color of the building, which are stuccoed in various shades of beige. A five-foot high split-face block wall with a cap is proposed for a portion of the west side of the site. This wall is staggered and runs from the driveway to the building and screens the concrete loading dock from the street and sidewalk. The loading dock appears to be raised 3-feet from ground level to floor level at the overhead doors. The southern edge of the site shows a 6-foot high CMU block wall ending at the loading dock area. The loading dock as well as the equipment are noted at the southern side of the building are shown with 4-foot high CMU block screen walls. In addition, a 2-foot high screen wall is shown at the northern edge of the parking area to screen parked cars from the street and sidewalk. **The materials of this wall are not mentioned in the site plan. Also, a 20-foot wide gate is shown at the east side of the building but no materials have been noted for this feature.**

Landscaping

A landscape plan for the site is included in the submittal. The plan shows a mix of deciduous and evergreen trees as well as shrubs and groundcover. Small trees line the eastern property line with an assortment of native shrubs mixed in. Planting beds are to be mulched with a 2-inch thickness of Santa Ana tan gravel.

An adequate number of shade trees are present along the streets and walkways along with ornamental trees. The trees in this area should all be capable of providing shade for passing pedestrians. If properly pruned, some ornamental trees listed in the plant palette make better shade trees than others. The best choices for these areas are the Flowering Pear and the Golden Raintree.

Under shade tree species the ash is listed. Unfortunately, this tree is currently under attack by the *ash bark beetle*. This information comes from a recent memo sent out by the Bernalillo County Extension Service. The Extension Service is recommending a halt to planting ash trees in the Albuquerque area due to a current local infestation of this beetle. Apparently this insect is prevalent in the area and is causing a significant amount of damage to all types of ash, but especially green ash. If ash trees are planted, there is a high likelihood that they will not become viable street/shade trees. The County Extension is recommending substitutions for ash in the form of London plane trees, Chinese pistache or Honey locust. In this case, since Honey locust trees are also being used for this landscape, Chinese pistache or London Plane or similar shade producing trees are recommended as substitutions.

The landscape plan states that living landscape shall provide 75% coverage at time of maturity as per the zone code. **Trees are listed as 1 ½ inch caliper. This should be changed to two-inch caliper, as per the zone code (F. 1, p. 221). Also, tree planters should be labeled and built at 6 x 6 feet in size, also per the zone code (G. c, p. 222).**

The "yard area", or the open areas to the south and east of the building should be labeled as to their use whether it is landscaping, paving, parking, etc.

Grading, Drainage, Utility Plans

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

Architecture and Signage

The proposed building is a two-story, square structure that is 19, 645 square feet in size. The plan also shows a possible future 6000 square foot building expansion. The building is to be of frame/stucco construction with metal mezzanine frame and ceramic tile accents. The stucco colors are called out as light beige, beige and dark beige while the metal accents painted blue and the ceramic tile is a glazed red.

A large display of glass windows graces the front of the structure. The glass is called out as 1-inch insulated glass framed in anodized aluminum. **Door materials and colors are not called out.** Overhead doors are roll-up types to be painted light beige.

The refuse container is shown on Sheet 2 of the plans and is proposed to be CMU block with beige stucco. **The gate for the refuse container is shown as "painted wooden" but colors are not specified.**

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant was in attendance at the pre-hearing discussion.

Transportation Development Services notes that the area at the rear of the structure that is to be used for frequent access, parking, loading and refuse must be paved per DPM standards. The areas to be used for stockpiling and storage must be defined and can be graveled. Also, the areas shown as future 20-foot access; 10-foot landscape buffer; 20-foot gate; and future building expansion must be clarified as to purpose and relationship to each other.

Neighborhood Concerns

Staff has received no phone calls or questions regarding this request.

Staff did receive a facilitator's report (included in packet) that stated that representatives of the local neighborhood association did not request a meeting, nor did the applicant.

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Conclusions

Although the zone map amendment is justified, any SU-1 zoning requires a site plan to accompany the request. The site plan for subdivision is adequate for this procedure but the site plan for building permit continues to state in certain places that this request is for a contractor's yard. For this reason, and a number of minor details missing in the site plan including the vagueness of the use of the "yard" area which is the open area south and east of the building, staff recommends a 60-day deferral to allow the applicant to amend the site plan for building permit. Staff believes that the evaluation of this proposal would be better served if reviewed together as a package.

FINDINGS -00110-00000-01628, Zone Map Amendment

1. This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The zone map amendment is consistent with areas designated Established Urban by the *Comprehensive Plan* with a Goal "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."
3. The zone map amendment meets the requirements of Resolution 270-1080 under the changed neighborhood conditions in the area.
4. The request is not a spot zone. SU-1 for IP zoning exists to the east, adjacent to the subject site.
5. The site plan submittal that is required to accompany all applications for SU-1 zoning requests a use (contractor's yard) that is prohibited in the Renaissance Master Plan that governs this area.

-
6. A letter dated January 5, 2001 and received by the Planning Department January 10, 2001, states that the desired use of the property is not a contractor's yard. The site plan reflects the prohibited use.

RECOMMENDATION - 00110-00000-01628, Zone Map Amendment, January 18, 2001

DEFERRAL of 00110-00000-01628, a request for a zone map amendment for Tract 3A3-A, Renaissance Center, for 60 days to March 15, 2001, based on the preceding Findings.

FINDINGS -00128-00000-01629, Site Plan for Subdivision

1. This is a request for approval of a site plan for subdivision for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The site development plan meets the requirements as set forth in the Zoning Code.
3. The site plan submittal that is required to accompany all applications for SU-1 zoning requests a use (contractor's yard) that is prohibited in the Renaissance Master Plan that governs this area.

RECOMMENDATION - 00128-00000-01629, Site Plan for Subdivision, January 18, 2001

DEFERRAL of 00128-00000-01629, a request for a site plan for subdivision for Tract 3A3-A, Renaissance Center, for 60 days to March 15, 2001, based on the preceding Findings and subject to the following Conditions of Approval.

FINDINGS -00128-00000-01630, Site Plan for Building Permit

1. This is a request for approval of a site plan for building permit for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.

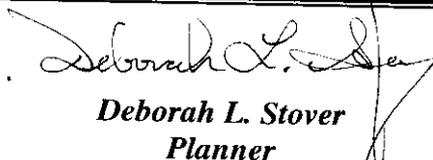
January 18,

Page 12

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2. The site plan for building permit furthers the applicable goals and policies of the Comprehensive Plan by proposing 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.
 3. The site plan submittal that is required to accompany all applications for SU-1 zoning requests a use (contractor's yard) that is prohibited in the Renaissance Master Plan that governs this area.
 4. The submittal is adequate with some minor changes and additions. Specifically, all references to a Contractor's Yard should be removed.

RECOMMENDATION - 00128-00000-01630, January 18, 2001

DEFERRAL of 00128-00000-01630, a request for a site plan for building permit for Tract 3A3-A, Renaissance Center, for 60 days to March 15, 2001, based on the preceding Findings and subject to the following Conditions of Approval.


Deborah L. Stover
Planner

cc: Union Pension Transaction Trust 93-2 NM, 1110 Pennsylvania NE Ste A, Albuquerque, NM 87110
Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113

Attachments

January 18,

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CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

“Reviewed, no comment.”

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comment on the proposed zone change request.

Conditions of approval for the proposed site plan for subdivision purposes request should include:

- A) The TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed. An update of the trip generation totals must be provided to determine current level of development in the Renaissance Area.
- B) All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C) Provision of a public sidewalk easement for the meandering sidewalks on Alexander Boulevard.
- D) Provision of adequate stacking area and cross-access easements at the Mission Avenue entrance.

Conditions of approval for the proposed site plan for building permit request should include:

- A) Area at the rear of the structure that is to be used for frequent access, parking, loading and refuse must be paved per DPM standards. The areas to be used for stockpiling and storage must be defined and can be graveled.
- B) The areas shown as - future 20-foot access; 10-foot landscape buffer; 20-foot gate; and future building expansion must be clarified as to purpose and relationship to each other.
- C) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- E) Proposed circulation drives and internal parking areas must be paved as per DPM standards.
- F) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- G) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- H) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- I) Coordination with the Solid Waste Department with regard to refuse container location and access.
- J) Street Trees are required along Alexander Boulevard.

**CITY OF ALBUQUERQUE
COMMISSION**

ENVIRONMENTAL PLANNING

PLANNING DEPARTMENT *Number: 00110 00000 01628/00128 00000 01629/00128 00000*
01630
DEVELOPMENT SERVICES DIVISION
2000

January 18,

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Transportation Planning:

Utility Development:

“No comment.”

Hydrology:

Traffic Engineering Operations:

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

“No Comment.”

Environmental Services Division

NEIGHBORHOOD SERVICES

“No recognized association. Vineyard was notified.”

PARKS AND RECREATION

Planning and Design

“No Adverse Comment.”

OPEN SPACE DIVISION

POLICE DEPARTMENT/Planning

Burglaries

A higher probability of crimes during evening/weekend hours

Adequate security

Transients

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved - possible relocation of refuse enclosure at time of building permitting. T.L. Baca 761-8142.

FIRE DEPARTMENT/Planning

Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrant(s) shall be installed and operating prior to this construction project. **Our office upon permit stage will conduct its normal plan review for fire department access and structures.**

TRANSIT DEPARTMENT

"No Comment."

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

"No objection. This site is within the AMAFCA excluded area."

ALBUQUERQUE PUBLIC SCHOOLS

"No Adverse Comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

**CITY OF ALBUQUERQUE
COMMISSION**

ENVIRONMENTAL PLANNING

**PLANNING DEPARTMENT
01630**

Number: 00110 00000 01628/00128 00000 01629/00128 00000

**DEVELOPMENT SERVICES DIVISION
2000**

January 18,

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"No Adverse Comment. For information, the Long Range Roadway System designates Alexander Boulevard as a collector.



City of Albuquerque

P.O. BOX 1283 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
EPC
ENVIRONMENTAL PLANNING CENTER



101606129432121035

NORWEST BANK NM N.A. TRUSTEE
1516 SAN PEDRO NE
ALBUQUERQUE NM 87110

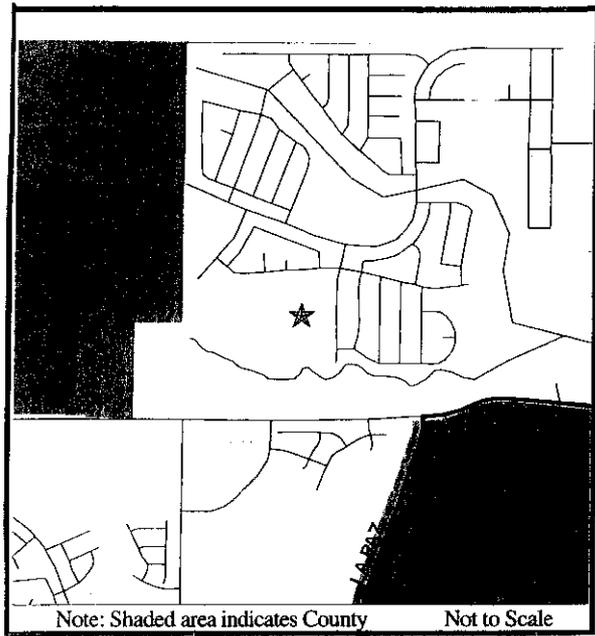
Next day
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NOTICE OF PUBLIC HEARING

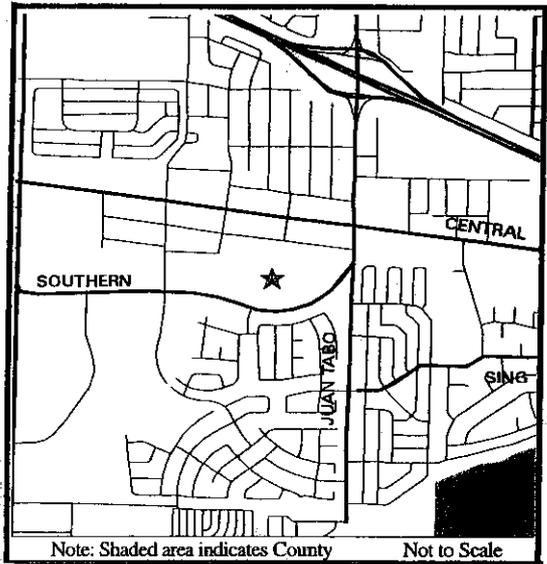
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, January 18, 2001 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:
[Note: these items are not in the order they will be heard]

- 00110 000000 01500 Garcia Kraemer, agents for Charles Benzaquen, request a zone map
00138 00000 01501 amendment from SU-2/TH to SU-2/SU-1 Single Family Residence &
00128 00000 01502 Restaurant plus an amendment to the Sector Development Plan and
Project # 1000892 approval of a site development plan for building permit for Lots 47 & 48, Perea
Addition, located on the northeast corner of Tijeras Avenue and 13th Street,
containing approximately .11 acres. (J-13) Simon Shima, Staff Planner
- 00110 00000 01623 Consensus Planning, Inc., agents for Richard Smith request a zone map
00128 00000 01514 amendment from R-1 to SU-1 for SU-1 for Mixed Use Development
Project # 1000898 including: C-1 Permissive uses excluding automobile related and service uses
and drive up facilities and including package liquor sales ancillary to a retail
grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales
for on-premise consumption (1.4 acres max); O-1 permissive uses; and R-2
permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2
uses (16 acres), plus approval of a site development plan for subdivision
purposes for Paradise Heights, Unit 3, located on the northeast corner of Unser
and McMahan, containing approximately 20 acres. (A-11) Russell Brito, Staff
Planner
- 00110 00000 01626 Consensus Planning, Inc., agents for Curb West, Inc. request a zone map
00128 00000 01625 from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-
Project #1000931 1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with
full service liquor and liquor sales for off site consumption) and R-LT for Tract
B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition,
located on Irving Boulevard between Universe Boulevard and Unser Boulevard,
containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner



00110 00000 01631
 00128 00000 01632
 Project #1000933

Consensus Planning, Inc., agents for Royalty Investment Company/ Manzano Mesa Limited Partnership request a zone map amendment from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus approval of a site development plan for subdivision purposes for Tract B, Manzano Mesa located on Southern Boulevard between Eubank SE and Juan Tabo SE, containing approximately 37.87 acres. (L-21) Debbie Stover, Staff Planner



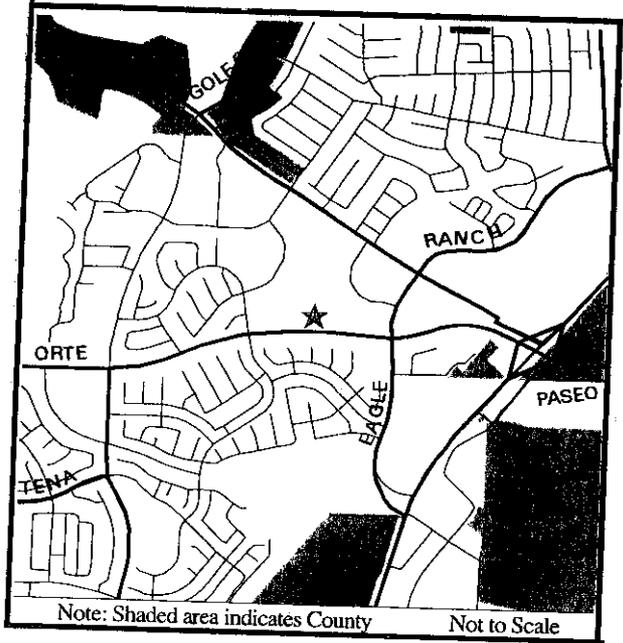
00110 00000 01639
 00128 00000 01640
 Project #1000936

Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin request a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (4.5 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (4.5 acres) located approval of a site development plan for subdivision purposes for the SE ¼ of NW ¼ T115, R2E, and portion of SE ¼ of NW ¼ of SE T11N, R2E, located on the northwest corner of Unser and McMahon, containing approximately 21 acres. (A-11) Russell Brito, Staff Planner

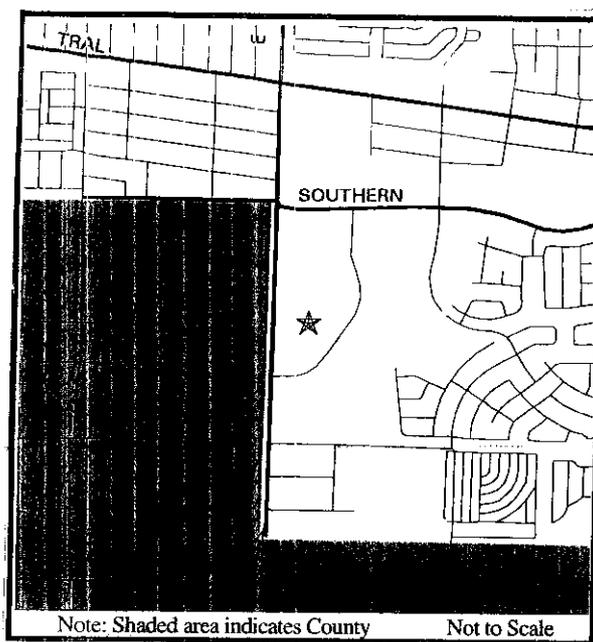
00128 00000 01624 HDR Engineering, agents for Bernalillo County PWD request approval
Project #1000930 of a site development plan for building permit for Lot B, Tracts A & B Pajarito Elementary School, zoned RO-1, located on Don Felipe Road SW between Coors Boulevard and Don Felipe Court, containing approximately .26 acres. (R-10 & Q-10) Loretta Naranjo-Lopez, Staff Planner

00110 00000 01628 Tierra West LLC, agents for Union Pension Transaction Trust 93-2 NM
00128 00000 01629 request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus
00128 00000 01630 approval of a site development plan for subdivision purposes and site
Project # 1000662 development plan for building permit for Tract 3A3-A, N. Renaissance Center, located on Mission Avenue between Alexander Blvd. NE and Culture Drive NE, containing approximately 7.980 acres. (F-16) Debbie Stover, Staff Planner

00128 00000 0638 Herbert M. Denish & Associates, Inc., agents for Newfoundland
Project # 1000762 Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road and Richland Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner



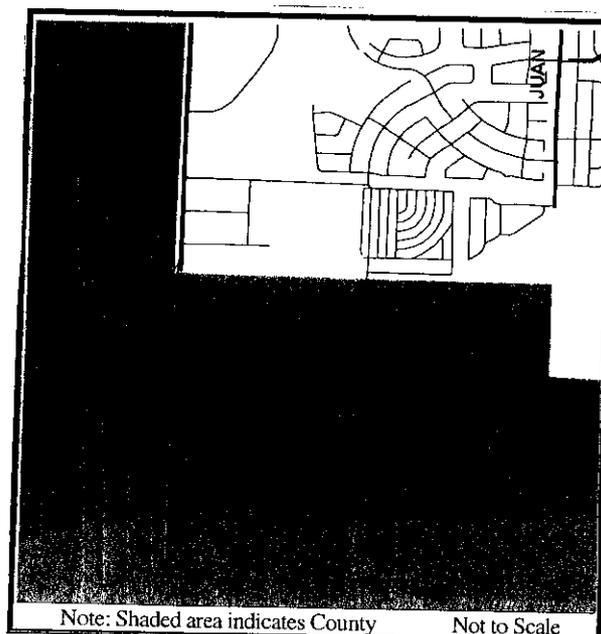
00110 00000 01644 Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone
00128 00000 01645 map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-
00128 00000 01646 1 for R-2 plus approval of a site development plan for subdivision
00128 00000 01647 purposes and approval of a site development plan for building permit for
Project # 1000938 Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner



00128 00000 01633 Garcia/Kraemer & Associates, agents for Dr. Sharon Holland request
 Project # 1000699 approval of a site development plan for building permit for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Leigh Matthewson, Staff Planner

00114 00000 01634 Mark Goodwin & Associates, agents for 106th Street Partner, Ltd.
 00110 00000 01635 request annexation and establishment of R-D/20 du zoning plus an
 00138 00000 01636 amendment to the Tower Unser Sector Development Plan for Lots 2-5,
 Project #1000934 Block 9, Town of Atrisco Grant, located on 106th Street between Sunset Gardens Road and Eucariz Avenue, containing approximately 19.7 acres. (L-8) Loretta Naranjo-Lopez, Staff Planner

00114 00000 01637 Consensus Planning, Inc., agents for Albuquerque Public Schools
 00110 00000 01649 request annexation and establishment of SU-1 for IP zoning for Section
 Project #1000935 33, T10N, R4E, Tract SE ¼, NW ¼, located on Eubank Blvd. SE between Southern SE and KAFB, containing approximately 40 acres. (M-21) Makita Hill, Staff Planner



00114 00000 01643 City of Albuquerque, Transit Department request annexation and
00110 00000 01650 establishment of SU-1 for Transit Facility and Daycare zoning plus
00128 00000 01641 approval of a site development plan for subdivision purposes and site
00128 00000 01642 development plan for building permit for Tracts B-15, B-16, B-17, B-18
Project #1000937 and B-19, Town of Atrisco Grant, located on Daytona between Unser
and 90th Street, containing approximately 20 acres. (J-9) Debbie
Stover, 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 at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Chuck Gara, Chairman
Environmental Planning Commission

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

APPROVED



Russell Brito, Senior Planner
Development Services Division, Planning Department

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

Meeting Date: Jan 18, 2001

Zone Atlas Page: F-10-2

Notification Radius: 100 Ft.

Cross Reference and Location: _____

App#	00110 00000-01018
Proj#	1800662
Other#	00118 00000-01027
	00118 00000-01030

Applicant: Union Pension Transaction Trust 93-2 N/A ✓

Address: 1110 Pennsylvania Ave, 2nd A, 87110

Agent: Tina W. Lee ✓

Address: 2209 Jefferson Ave, 87112

SPECIAL INSTRUCTIONS

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

Date Mailed: 1-3-01

Signature: B Tsethlikai



PROPERTY ADDR: 00000 N/A
OWNER NAME: NORWEST BANK NM N.A. TRUSTEE
OWNER ADDR: 01516 SAN PEDRO

NE ALBUQUERQUE NM 87110

RECORDS WITH

101606129331421030 LEGAL: TR 3 B1 P LAT OF TRS 3A1, 3A2 3A3, 3A4, 3B1 & 3B2 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: NORWEST BANK NM N.A. TRUSTEE
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606129626721025 LEGAL: TR 3 B2 P LAT OF TRS 3A1, 3A2, 3A3, 3A4, 3B1 & 3B2 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: NORWEST BANK NM N.A. TRUSTEE
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606123527221020 LEGAL: TR 3 A4 P LAT OF TRS 3A1, 3A2 3A3, 3A4, 3B1 & 3B2 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: NORWEST BANK NM N.A. TRUSTEE
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606118928121015 LEGAL: TR 3 A1 P LAT OF TRS 3A1, 3A2 3A3, 3A4, 3B1 & 3B2 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: NM REALTY HOLDINGS LLC
OWNER ADDR: 00415 LASALLE ST N CHICAGO IL 60610

101606118125621010 LEGAL: TR 3 A2 P LAT OF TRS 3A1, 3A2 3A3, 3A4, 3B1 & 3B2 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: NM REALTY HOLDINGS LLC
OWNER ADDR: 00415 LASALLE ST N CHICAGO IL 60610

101606114426820915 LEGAL: TR 2 A-1B PLAT OF TRS 2A-1A & 2A-1B OF RENAISSANCE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606115729820910 LEGAL: TR 2 A-1A PLAT OF TRS 2A-1A & 2A-1B OF RENAISSANCE LAND USE:
PROPERTY ADDR: 00000 4921 ALEXANDER NE
OWNER NAME: BUILDING CORPORATION
OWNER ADDR: 04921 ALEXANDER BL NE ALBUQUERQUE NM 87107

101606110831020801 LEGAL: TR 1 A-2 PLAT OF TRACTS 1A-1, 1A-2, & 1B-1 RENAISSA LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606115633920830 LEGAL: TR 1 A-1 PLAT OF TRACTS 1A-1, 1A-2, & 1B-1 RENAISSA LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606115138720406 LEGAL: TRAC T A PLAT OF TRACT A MISSION ELEMENTARY SCHOOL LAND USE:
PROPERTY ADDR: 00000 725 MISSION AVE NE
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: 00000 PO BOX 25704 ALBUQUERQUE NM 87125

101606130542710153CA LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

SP-97-210

SU FOR SAND & GRAVEL EXTR & REL ACT & U

MISSION
ELEMENTARY
SCHOOL

SU-1

M-H
14A
14B
14C
M-H
PERMIT
PARK
14

RN
15

1A1

1A2
-3 USES

ICE
UNION WAY

SU-1
FOR C-2 USES
2A1B

CENTER
2B1
2B2
SP-99-149

11-1

MISSION

RENAISSANCE

1000045
SU-1
FOR C-2 USES

3A1-1A
3A1-1B

3A2-1
3A4A

SP-99-92

3B1A
SU-1

FOR IP USES
SP-99-44
3B2A

BLVD

SU-1
FOR C-2 USES

4B
4A

DR
R

SP-

R

6A1

6A2

ZONING MAP



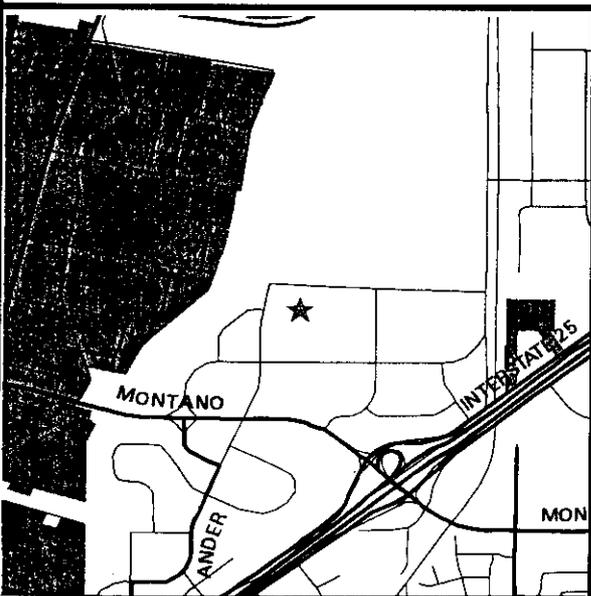
Scale 1"= 321'

PROJECT NO.
1000662

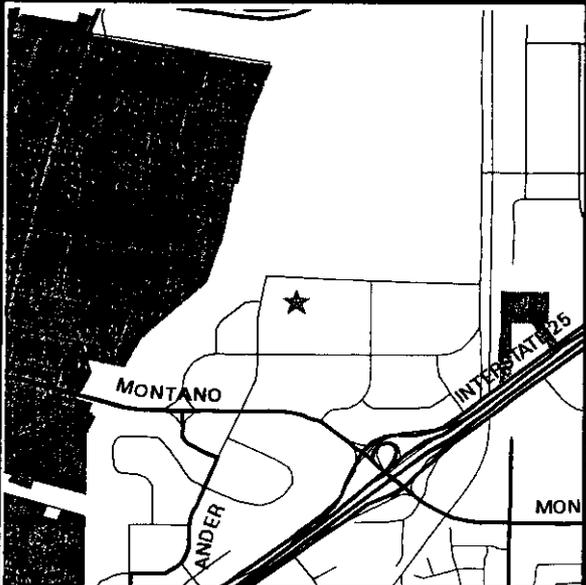
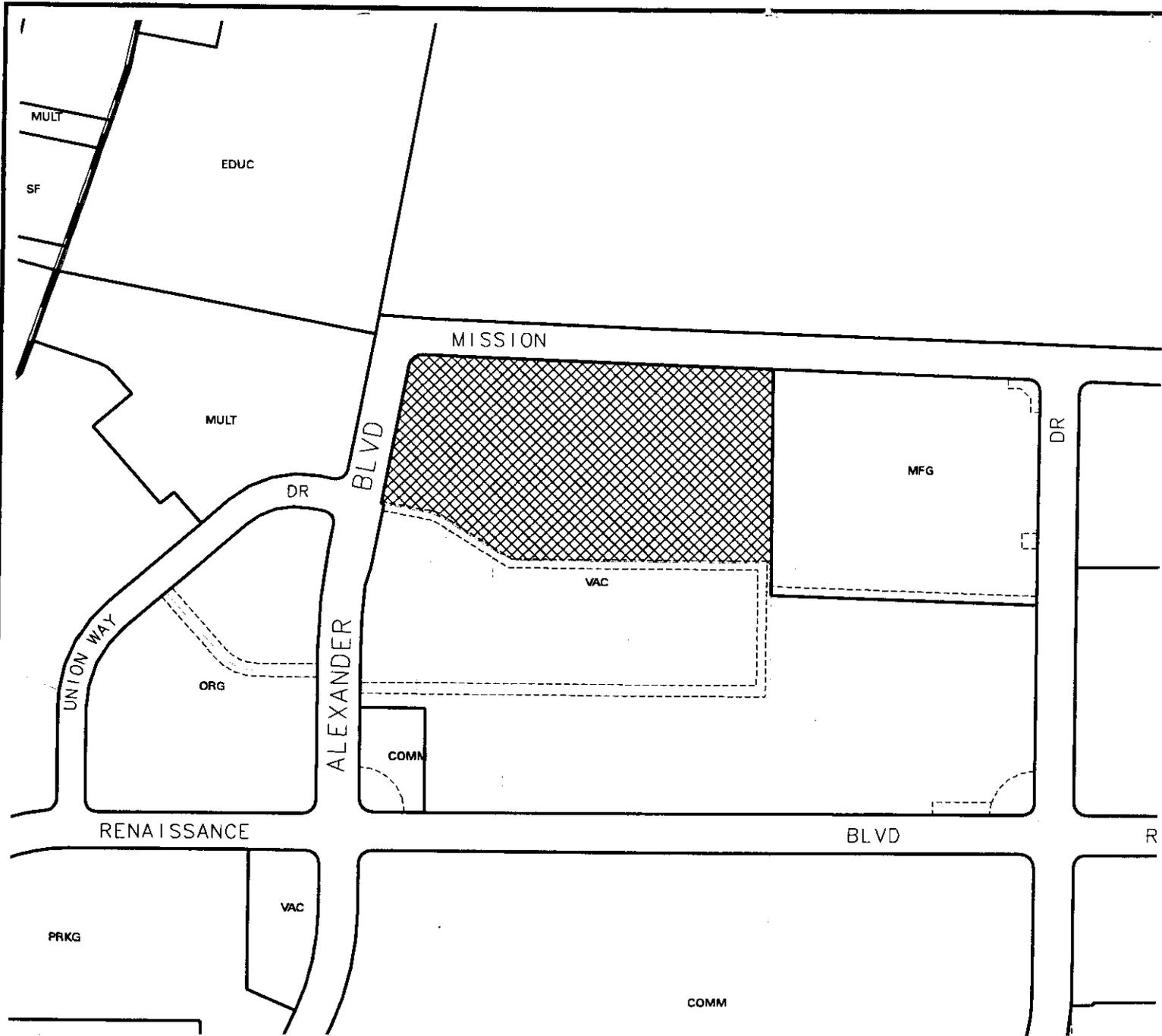
HEARING DATE
01-18-01

MAP NO.
F-16

APPLICATION NO.
00110-00000-01628
00128-00000-01629
00128-00000-01630



Note: Shaded area indicates County Not to Scale



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
- PRK 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" = 321'

PROJECT NO.
1000662

HEARING DATE
01-18-01

MAP NO.
F-16

APPLICATION NO.
00110-00000-01628
00128-00000-01629
00128-00000-01630



Mediation Works, Inc.

Project #1000662

FACILITATOR'S REPORT dated January 8, 2001

NO FACILITATED MEETING HELD

between **Applicant/Agent:** Union Pension Transaction Trust 93-2 NM/
Tierra West LLC-Karen Stewart
and **Neighborhood Association:** Vineyard/Glenn Frazier and
John MacKenzie

re: 00110 00000 01628 00128 00000 01629 00128 00000 016330
Project #1000662

in which Tierra West LLC, agent for Union Pension Transaction Trust 93-2
NM requests a zone map amendment from SU-1 for C-2 to SU-1 for IP plus
approval of a site development plan for subdivision purposes and site
development plan for building permit for Tract 343-A, North Renaissance
center, located on Mission Avenue between Alexander Blvd N.E. and Culture
Drive N.E. Debbie Stover, Staff Planner

Facilitator: Kathleen B. Anthony

Facilitator's Comments: Representatives of Vineyard NA did not contact
facilitator with concerns, problems, or need for more information. Ms.
Stewart in telephone conversation did not request a facilitated meeting.

Kathleen B. Anthony

Need Reductions

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision Plat

Minor Subdivision Plat

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

Special Exception **E**

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: UNION PENSIONAL TRANSACTION TRUST 932 NM PHONE: 268-1200

ADDRESS: 1110 PENNSYLVANIA NE STE A FAX: 268-0449

CITY: ABQ STATE NM ZIP 87110 E-MAIL: JTrump@AOL.com

Proprietary interest in site: OWNER

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: ZONE CHANGE, SITE PLAN FOR SUBDIVISION & SITE PLAN FOR BUILDING PERMIT

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

Lot or Tract No. TR 3A3-A Block: _____ Unit: _____

Subdiv. / Addn. N RENAISSANCE CTR

Current Zoning: SU-1 FOR C-2 Proposed zoning: SU-1 FOR IP

Zone Atlas page(s): F16-Z No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 7.980± Density if applicable: dwellings per gross acre: Ø dwellings per net acre: Ø

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. 101606123432121035 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: MISSION AVE NE

Between: ALEXANDER BLVD NW and CULTURE DR. NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-99-105/DRB 98-227/00420-0000-01283/00420-0000-01284/Prep* 1000662/00440-0000-01418

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

SIGNATURE

(Print) Ronald R. Bohannon, P.E. DATE _____

Applicant Agent

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>00110 - 00000 - 01628</u>	<u>Azm</u>	<u>Z</u>	\$ <u>449.20</u>
<input type="checkbox"/> All checklists are complete	<u>00128 - 00000 - 01629</u>	<u>SDPS</u>	<u>PL</u>	\$ _____
<input type="checkbox"/> All fees have been collected	<u>00128 - 00000 - 01630</u>	<u>SDPS</u>	<u>RT</u>	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>1-18-01</u>				Total

J. Chury 11/22/00 Project # 1000662

Planner signature / date

* Reduced Copies required.

Form revised September 2000

CITY OF ALBUQUERQUE

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

APPLICANT: TIERRA WEST LLC DATE OF REQUEST: 11/20/00 ZONE ATLAS PAGE(S): F-16-Z

CURRENT:
ZONING SU-1 FOR IP

LEGAL DESCRIPTION:
LOT OR TRACT # TR 3A,3-A
BLOCK # _____
SUBDIVISION NAME N. RENAISSANCE CENTER

PARCEL SIZE (AC/SQ. FT.) 7.980 ±AC

REQUESTED CITY ACTION(S):

ANNEXATION [] SECTOR PLAN []
COMP. PLAN [] ZONE CHANGE [X]
AMENDMENT [] CONDITIONAL USE []

SITE DEVELOPMENT PLAN:

A) SUBDIVISION [X] BUILDING PERMIT [X]
B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:¹

OF UNITS: _____
BUILDING SIZE: 19,645 (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 11/20/00
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [] BORDERLINE []
PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL (TONY LOYD)

THRESHOLDS MET? YES [X] NO []

MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]

NOTES: TIS update attached, slight increase in traffic/peak hr.

Additional mitigation may be required.

IF A TIS IS REQUIRED: A SCOPING MEETING (AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL) MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW TIS.

Joseph D. Montaño
TRAFFIC ENGINEER

11/22/2000
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [X] NO [] BORDERLINE []
ENVIRONMENTAL HEALTH DEPT. AIR QUALITY DIV. 3RD FLOOR ROOM 3023 CITY/COUNTY BLDG. 768-2600 (JIM BARR)

THRESHOLDS MET? YES [X] NO []

MITIGATING REASONS FOR NOT REQUIRING AQIA: PREVIOUSLY STUDIED []

NOTES: _____

IF AN AQIA IS REQUIRED: A SCOPING MEETING MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW AQIA.

[Signature]
ENVIRONMENTAL HEALTH

11/22/00
DATE

REQUIRED TIS AND / OR AQIA MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC. ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL 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 1/1/
-FINALIZED 11/19/00

Joseph D. Montaño
TRAFFIC ENGINEER

11/22/00
DATE

AQIA -SUBMITTED 1/1/
-FINALIZED 1/1/

ENVIRONMENTAL HEALTH

DATE

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

ANNEXATION AND ESTABLISHMENT OF ZONING

- 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Property Boundary Survey prepared by a licensed professional surveyor
 - 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.**

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 (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 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 (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.

Ronald R. Behannon, P.E.
Applicant name (print)

[Signature]
Applicant signature / date



Form revised September 2000

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

Application case numbers
00110 - 00000 - 01628

J. Cruz 11/25/00
Planner signature / date
Project # 1000662

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT OF WIRELESS TELECOM FACILITY

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Ronald B Boharwan, P.E.
Applicant name (print)

[Signature]
Applicant signature / date



Form revised September 2000

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

Application case numbers
00128 - 00000 - 011629
00128 - 00000 - 011630

Planner signature / date
Project # 100001de2

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

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

Accompanying Material - Fee payment

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

SHEET #1 - SITE PLAN

A. General Information

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

B. Proposed Development

1. Structural

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

X H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

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

C. Street and Circulation

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

D. Utilities

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

E. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

Ordinance for specific restrictions, regulations, standards, and requirements

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

SHEET #3 - GRADING PLAN

A. General Information

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

B. Proposal

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

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



B. Spot Elevation

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



C. Grade Changes

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Signage

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

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

- N/A A. Samples
 - 1. Presentation Models
 - 2. Photos

TIERRA WEST, LLC

PLANNING
DEPARTMENT
PLANNING DIV.

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3111
fax (505) 858-1118

JAN 10 1 37 PM '01
e-mail: twdms@aol.com
1-800-245-3102

January 5, 2001

Ms. Deborah L. Stover
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Zone Change Request
Tract 3A3A / Renaissance Center**

Dear Ms. Stover:

You called to point out that "Contractors Yards" are not allowed under the Restricted Use section of the Renaissance Center Master Plan. In our haste, we used the definition provided by the architect, but since have clarified the actual use. The proposed building use will contain offices, showroom, contractor sales for ceramic tile and drywall, and warehouse for ceramic tile. The yard is to be used for shipping, receiving and storage of panel trucks used in the delivery operation of the ceramic tiles and drywall offsite. We plan to screen this area as shown on the plans. This use is not a restrictive use of heavy equipment storage as listed.

Thank you for pointing out this discrepancy with our application and we hope this explanation shows that we are still in compliance with the Master Plan and Article Six.

If you have any additional comments, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: James K. Trump, Jr.
Tim Grattan

JN: 990078
RRB/ba

1999Misc#6:9978ds01052001

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

November 21, 2000

Mr. Chuck Gara
Chair - Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: Request for Zone Change from SU-1 for C-2 to SU-1 for IP Uses
and Site Plan Approval for Subdivision Purposes,
Tract 3A3-A, Renaissance Center, Zone Atlas Page F-16**

Dear Mr. Gara:

Tierra West, LLC, on behalf of the Union Pension Transaction Trust 93-2, NM, is requesting a zone change from SU-1 for C-2 uses to SU-1 for IP uses and Site Plan for Subdivision and Building Permit Approval for Tract 3A3-A, Renaissance Center. The purpose is to again promote more employment opportunities in the Center and delete a portion of the commercial property in the area. A portion of Tract 3B was rezoned to allow General Technology to develop and expand the manufacturing center; that project was built and completed. Tract 3A3-A in this request contains 7.980± acres.

Location

Tract 3A3-A is at the southeast corner of Mission Avenue NE and Alexander Boulevard NE in the Renaissance Center situated along Interstate 25 and Montañó Road. This site is near the center of the Renaissance Center and is bordered by SU-1 for C-2 on the south (Costco Wholesale), SU-1 for I-P (General Technology) on the east, and multi-land on the west. On the north, an undeveloped tract of land, adjacent to the CALMAT properties, was recently changed to SU-1 M-1 for industrial uses as well as the General Technology property.

History

The area known as the Renaissance Center was originally a gravel pit until it was platted and given zoning in the latter part of 1983 and early 1984. The predominant zoning in the area south of Montañó Road is M-2 and SU-1 for IP uses. Conditional uses were granted in 1987 for the Price Club's old building (Costco) and Home Base. (Costco has since opened a new store and relocated to the North Renaissance Center.) The area was annexed and zoned in 1984 as part of the Renaissance Center Master Plan (AX-84-1, Z-84-13) and established as predominately commercial and industrial land uses. The users in the center are very diverse. Businesses currently located in the Renaissance Center include Home Depot, Costco Wholesale, FEDEX, International Brotherhood of Electrical Workers (IBEW), Distribution Management Corporation (DMC), Mechanical Contractors Association (MCA), Wendy's, Union Savings Bank, House of Carpets, Frito Lay, Ryder Truck, IKON, Techtonix, Office Depot, Suburban Lodge, and several new users whose projects are in the design and/or construction process at this time.

The original developers of the Center constructed the infrastructure and then filed bankruptcy. The lending institute that acquired the Center after the bankruptcy later became insolvent, and the Center, including all of the assets, was turned over to the Resolution Trust

Corporation. In 1993, funds from the Union Pension Transaction Trust 93-2, NM were used to purchase the Center, and since that time, the Trust has been developing the Center under the approved master plan and restrictive covenants approved by the EPC and the original developers.

Upon purchasing the center, approximately \$300,000 in public street improvements were made to the area - repairing the neglected streets and infrastructure. A new traffic study was prepared by Avid Engineering and accepted by the City. The current offsite traffic mitigation measures being constructed in the area total approximately \$900,000.00.

Proposed SU-1 for IP Zoning

In the original master plan, the center core was for shops, high-end hotel uses and more of a destination retail outlet center. The employment opportunities were more service-orientated with the manufacturing located slightly east of the site. Adequate commercial property exists within the site to locate additional SU-1 for IP within this core tract to bring a larger, non-retail, employment base to the area. The Site Plan for Subdivision Purposes was prepared to expand the manufacturing opportunities and expand the employment portion of the center.

The current C-2 zoning does not allow assembling and/or manufacturing under that zoning designation. The addition of SU-1 for IP use gives the flexibility to allow the employment area in the Renaissance Center to grow while preserving the same criteria established by the Renaissance Center Master Plan. We have attached a copy of the site plan for your review.

Resolution 270-1980

We are proposing a change of zoning based upon the conditions set forth in Resolution 270-1980. Specifically, the change will facilitate the elements of the Albuquerque Comprehensive Plan. The Comprehensive Plan is fairly specific about location of new commercial uses. In addition, the establishment of SU-1 M-1 zoning on the CALMAT properties has constituted a changed neighborhood condition that also satisfies 270-1980.

Policy 5i Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, polluting and traffic on residential communities.

We feel that the site has been oriented in the best possible way to reduce or eliminate all light, noise, traffic, and drainage impacts to a residential area as well as provide a transition to the neighborhoods west of the site.

Policy 5j When new commercial development occurs, it should generally be located in existing commercially zoned property: In larger area-wide shopping centers located at intersections of arterial streets and provide access via mass transit - more than one commercial center should be allowed at an intersection only when transportation problems do not result.

The Renaissance Center is the ideal location for commercial uses and employment. Located next to the Interstate, as well as Montañó Road, this is the best area for the proposed use and additional employment businesses.

Policy 5e 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.

The change in zoning will help to stabilize the land use in the area. This is an ideal site to combine expanding employment and manufacturing in the area. Sufficient commercial land is available to meet the needs of the area. The site is compatible to the C-2 use to the west and south, the IP to the east, and the M-1 to the north.

The change in zoning is also consistent with the health, safety, morals and general welfare of the City. This request does not significantly conflict with adopted plans and actually promotes the Comprehensive Plan. The change in zoning will not constitute a spot zone since it is bordered on two sides with commercial zoning and the two sides with similar or higher intensity uses.

Summary

I hope that this zone change application, along with the request for approval on the Site Development Plan for Subdivision Purposes, has answered all of your questions. Should you or any of your staff have questions concerning this application, please do not hesitate to contact me. I will attend the hearing and plan to provide a detailed explanation to the Commission. Thank you for your time and consideration in this matter.

Sincerely,



Ronald R. Bohannon, PE

Enclosure

cc: James K. Trump, Jr.

JN 990078
RRB:js



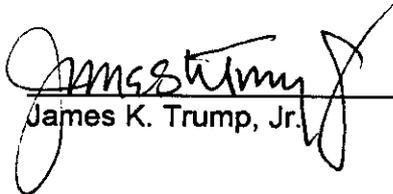
Tierra West, LLC

January 9, 1998

Re: Renaissance Center

To Whom It May Concern:

Acting as agent for the contract owner of said property I hereby grant Ronald R. Bohannon and Tierra West LLC to act as agent on behalf of Union Pension Transcation Trust 93-2 NM on matters pertaining to the development of the Renaissance Center.


James K. Trump, Jr.



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.

November 20, 2000

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

This letter will serve to notify you that on **November 20, 2000:**

CONTACT NAME: KAREN STEWART

COMPANY OR AGENCY: TIERRA WEST LLC
8509 JEFFERSON NE/87113
PHONE: 858-3100/FAX: 858-1118

contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 3A3-A N. RENAISSANCE CENTER** zone map page(s) F-16.

Our records indicate that as of **November 20, 2000**, there were no Recognized Neighborhood Associations in this area.

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

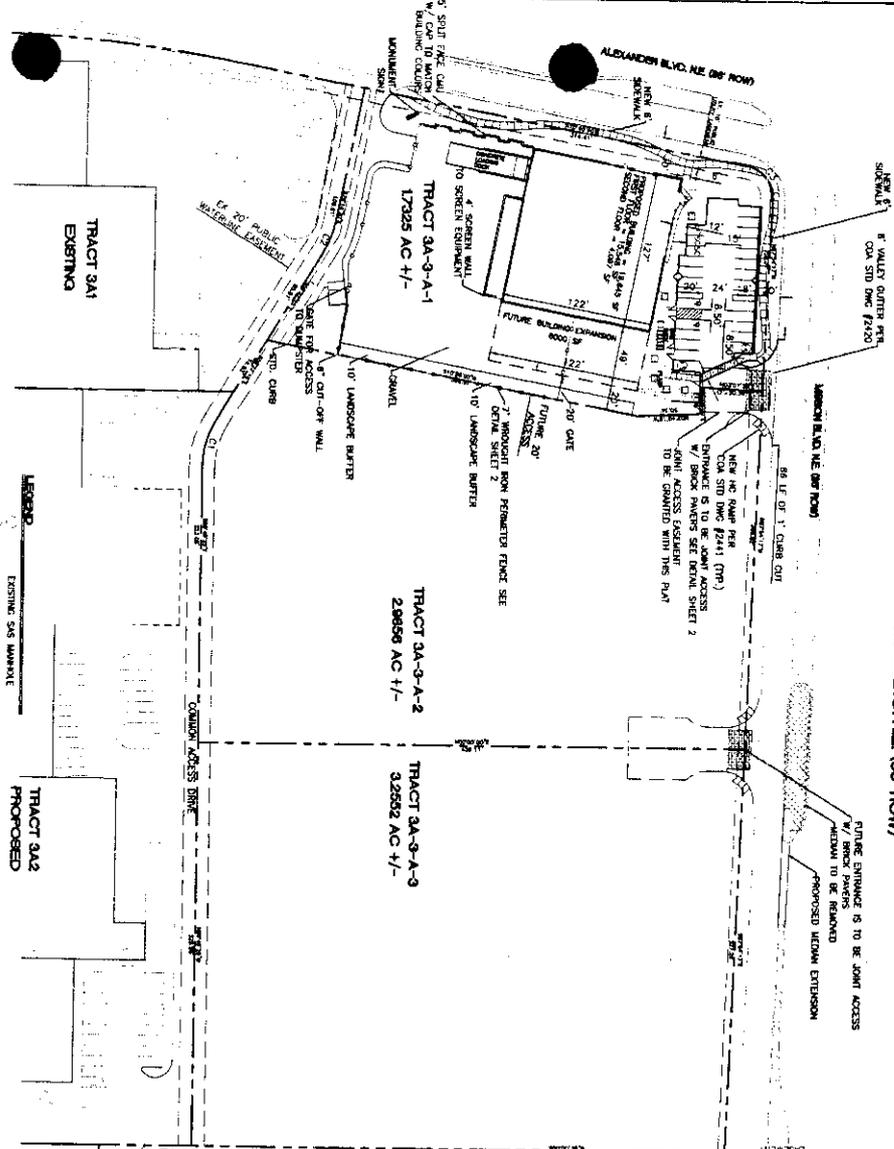
Sincerely,

Stephani Winklepfeck

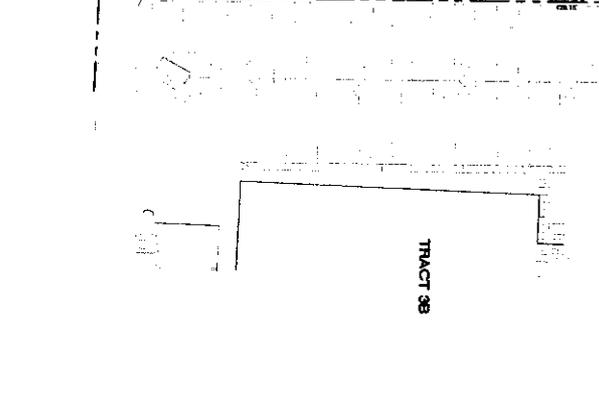
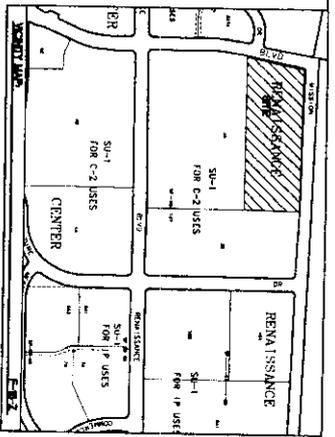
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningnrnaform(11/5/98)

MASSON BLVD. NE (86' ROW)



HARRISON CONTRACTING
 4500 ALEXANDER BLVD. NW
 WASHINGTON, DC 20007
 (703) 438-1111



- GENERAL NOTES:**
1. CROSS SECTIONS SHALL BE OBTAINED BY THE OWNER FOR THE PROPOSED BUILDING, EXISTING BUILDING AND ALL UTILITIES.
 2. CROSS ACCESS & EGRESS EXISTENCES FOR ALL PARKING SHALL BE AS SHOWN ON THIS PLAN AND THE REPORT.
 3. DRIVEWAYS SHALL BE PROVIDED AT ALL DRIVE DRIVINGS.
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EX. SITE DATA - TRACT 3A-1
 PROPOSED ZONING: S-1 FOR P
 PROPOSED LOT AREA: 130,000 SF (2,986 & MORE)
 PROPOSED MAX. HEIGHT: 35 FEET
 PROPOSED MAX. FLOOR AREA: 1,500,000 SF
 PROPOSED MAX. GROUND COVER: 10%
 PROPOSED MAX. PAVEMENT: 10%
 PROPOSED MAX. SIGNAGE: 10%
 PROPOSED MAX. LIGHTING: 10%
 PROPOSED MAX. UTILITIES: 10%

SITE DATA TRACT 3A-1-1
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 PROPOSED MAX. FLOOR AREA: 1,500,000 SF
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 PROPOSED MAX. PAVEMENT: 10%
 PROPOSED MAX. SIGNAGE: 10%
 PROPOSED MAX. LIGHTING: 10%
 PROPOSED MAX. UTILITIES: 10%

SITE DATA TRACT 3A-1-2
 PROPOSED ZONING: S-1 FOR P
 PROPOSED LOT AREA: 130,000 SF (2,986 & MORE)
 PROPOSED MAX. HEIGHT: 35 FEET
 PROPOSED MAX. FLOOR AREA: 1,500,000 SF
 PROPOSED MAX. GROUND COVER: 10%
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 PROPOSED MAX. SIGNAGE: 10%
 PROPOSED MAX. LIGHTING: 10%
 PROPOSED MAX. UTILITIES: 10%

SITE DATA TRACT 3A-1-3
 PROPOSED ZONING: S-1 FOR P
 PROPOSED LOT AREA: 130,000 SF (2,986 & MORE)
 PROPOSED MAX. HEIGHT: 35 FEET
 PROPOSED MAX. FLOOR AREA: 1,500,000 SF
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 PROPOSED MAX. SIGNAGE: 10%
 PROPOSED MAX. LIGHTING: 10%
 PROPOSED MAX. UTILITIES: 10%

PROJECT NUMBER: 141797 SF (1,2502 & MORE)
DATE: 4/99
SCALE: 1"=30'

TRAJECT 3A-3-A
RENAISSANCE CENTER
FOR SUBDIVISION
DATE: 11-27-00
SHEET: 1 OF 6
SCALE: 1"=30'

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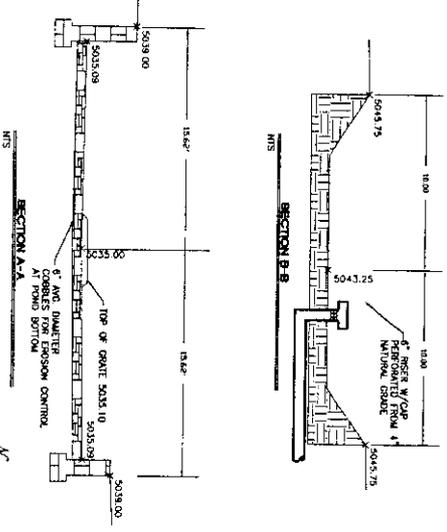
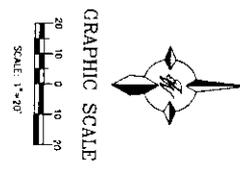
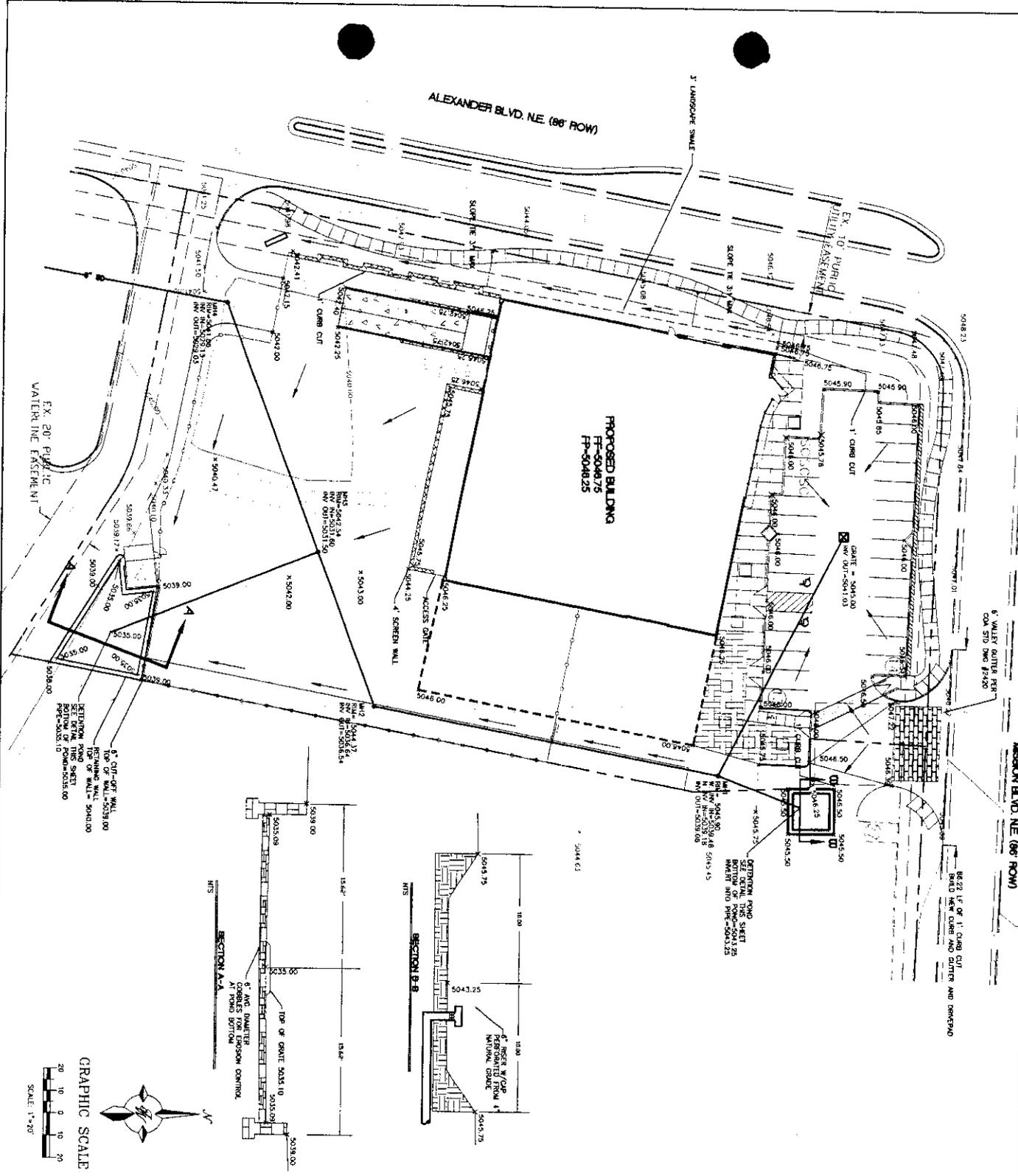
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SCALE: 1"=30'

TRAJECT 3A-3-A
RENAISSANCE CENTER
FOR SUBDIVISION
DATE: 11-27-00
SHEET: 1 OF 6
SCALE: 1"=30'



CONTRACTOR'S YARD

GRADING AND DRAINAGE PLAN

DATE: 1/22/2008

BY: JAMES W. HARRIS, P.E.

FOR: JAMES W. HARRIS, P.E.

PROJECT: 9978/0000/0000

SHEET 4 OF 6

DATE: 9/20/07

- LEGEND**
- PROPOSED SO DRAINAGE
 - EXISTING SO DRAINAGE
 - PROPOSED BUILDING
 - PROPOSED STORM LINE
 - CURB
 - EXISTING CURB & GUTTER
 - BEHAVIOR LINE
 - EXISTENT
 - PROPOSED SPOT ELEVATION
 - EXISTING CONTOUR
 - EXISTING INDEX CONTOUR
 - SLOPE 1%
- EROSION CONTROL PLAN**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING TOP-SOIL DISTRIBUTION PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL EROSION CONTROL DEVICES.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES.
 - REPAIR OR REPLACE EROSION CONTROL DEVICES AS NECESSARY.
 - REPAIR OR REPLACE EROSION CONTROL DEVICES AS NECESSARY.
 - PROTECTED FROM RAIN AND WATER EROSION FROM TO FINAL RESURFACE OF ANY 1.

NOTES

- ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED

FINAL MAP 8

FINAL MAP REVISIONS D

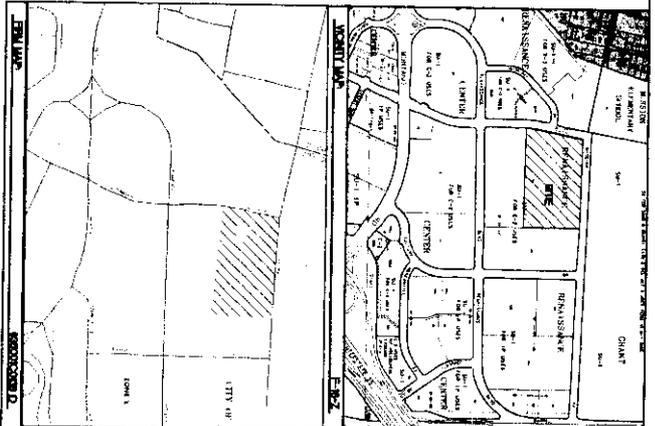
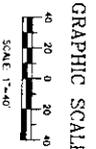
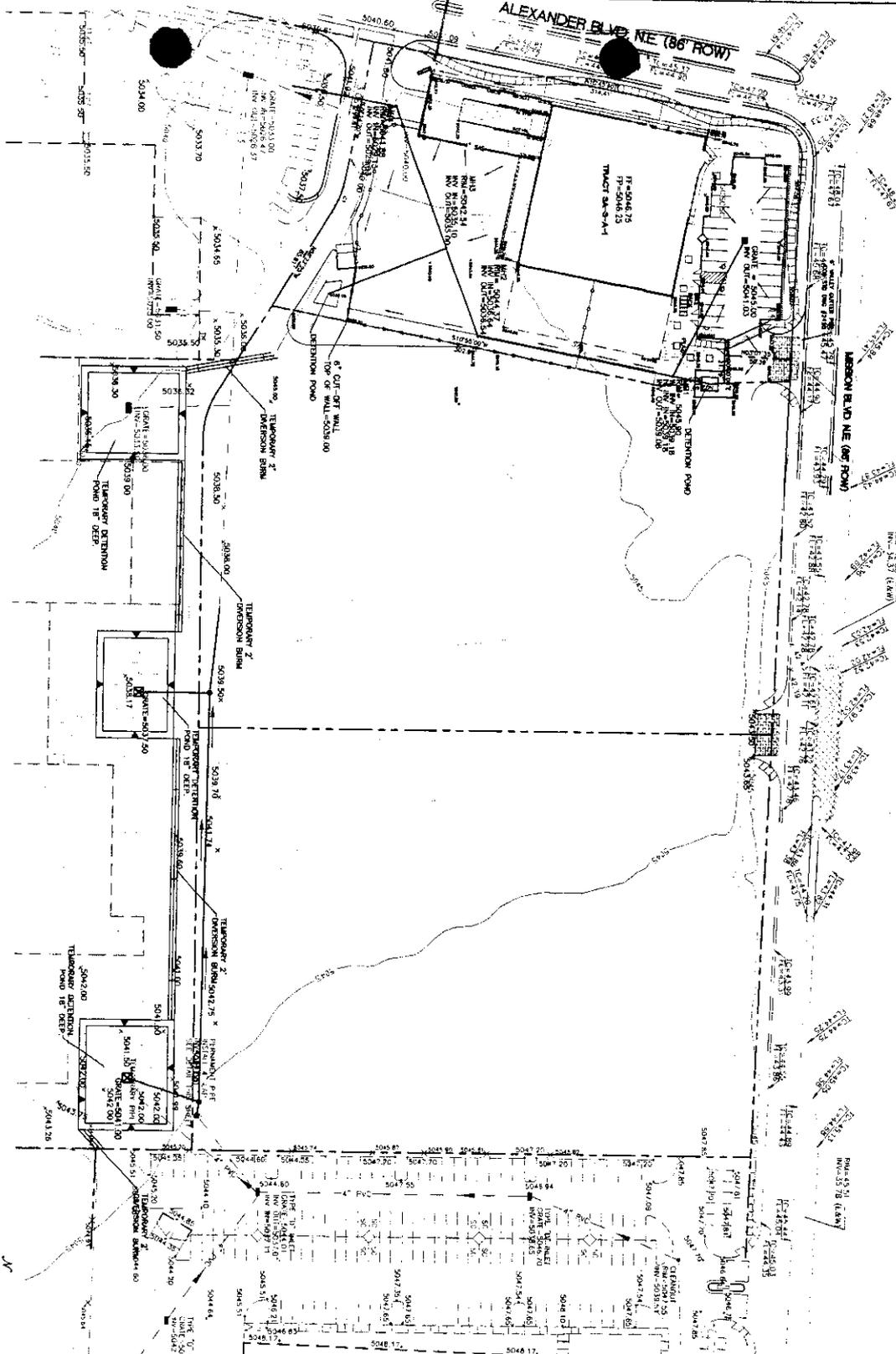
REVISIONS

NO.	DATE	DESCRIPTION
1	1/22/08	ISSUED FOR PERMITS
2	1/22/08	FOR C-2 USES
3	1/22/08	FOR C-2 USES
4	1/22/08	FOR C-2 USES
5	1/22/08	FOR C-2 USES

ALEXANDER BLVD. NE (86' ROW)

MISSION BLVD. NE (86' ROW)

MISSION BLVD. NE (86' ROW)



- LEGEND**
- EXISTING CG MARKER
 - EXISTING SD MARKER
 - PROPOSED BALANCE
 - PROPOSED PARKING SPACE
 - CLUB
 - EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - LANDMARK
 - PROPOSED SIDEWALK

TRACT 3A-3-A
RENAISSANCE CENTER
CONCEPTUAL GRADING
AND DRAINAGE PLAN

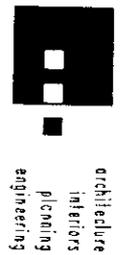
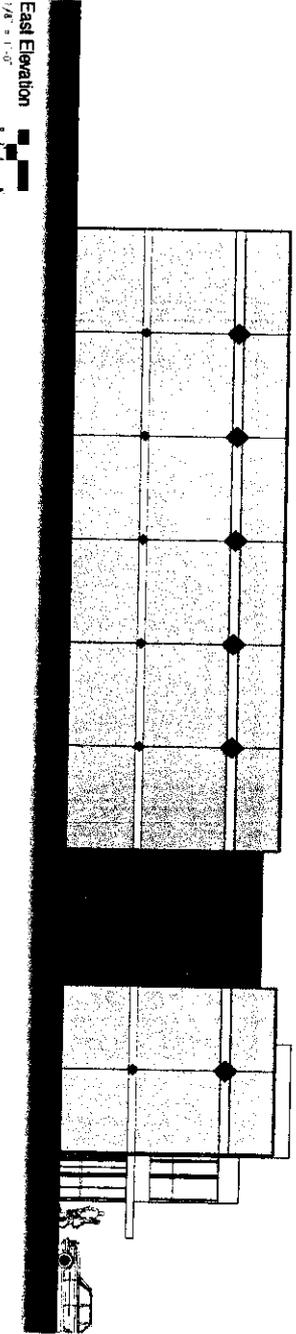
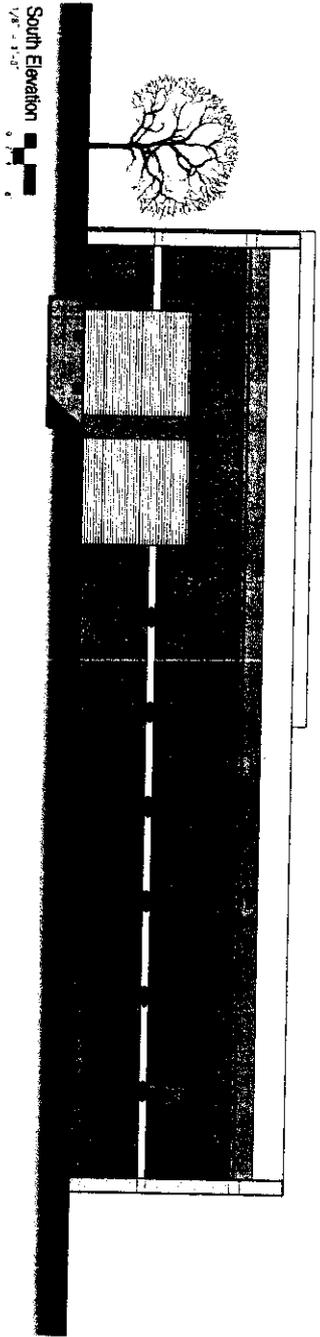
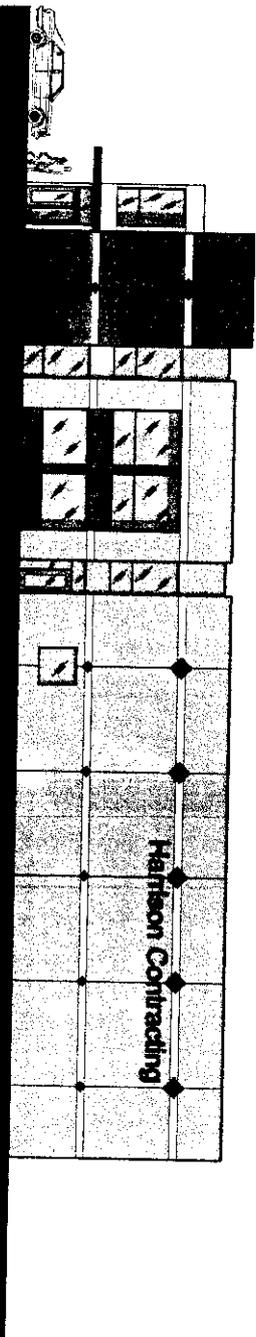
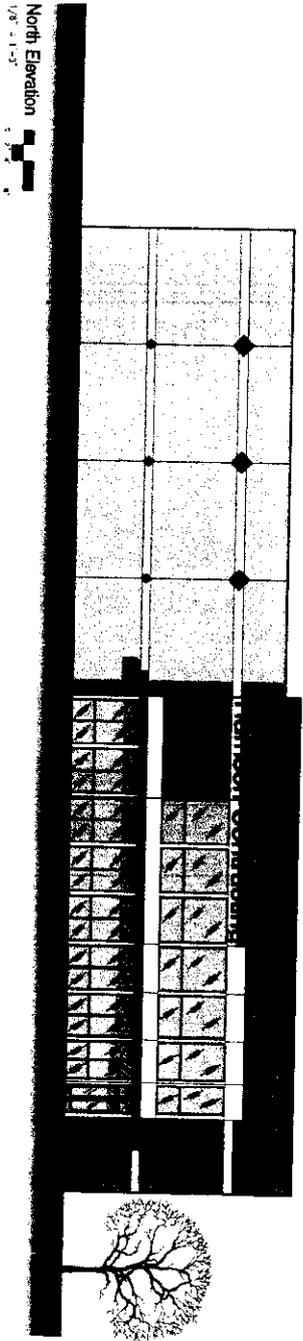
DESIGNED BY
 11-20-00
 9785000/000

5 OF 6
 8800/1



RONALD R. SCHWANINGER
 P.E. 11000

7878/24 WESTLY LLC
 MINNEAPOLIS, MN 55412
 (612) 339-3100



architecture
interiors
planning
engineering

Dekker

Perich

Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9100
101 761-4727
dps@dpsnrg.com

architect

**Harrison Contracting
Alexander & Mission**

Albuquerque, NM

project

date 15 AUG 00

project no. 99093

drawing name

Colored
Exterior
Elevations

TERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KAREN STEWART

Subject: HOMEOWNERS ASSOCIATION INFORMATION JN: 990078

Date: November 20, 2000

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:
TRACT 3A3-A, N. RENAISSANCE CENTER**

LOCATED ON MISSION AVENUE NE
LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN ALEXANDER BLVD AND CULTURE DRIVE
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:
(F-16-Z)
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE
TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.
THANK YOU.

C:NEIGHBORHOOD-NOTIF.WPD

LAST TRANSACTION REPORT FOR HP FAX-700 SERIES VERSION: 01.03

FAX NAME: TIERRA WEST
FAX NUMBER: 505 8581118

DATE: 20-NOV-00
TIME: 11:09

DATE	TIME	REMOTE FAX NAME AND NUMBER	DURATION	PG	RESULT	DIAGNOSTIC
20-NOV	11:07 S	505 924 3913	0:01:26	2	OK	66384010016C

S=FAX SENT
I=POLL IN(FAX RECEIVED)
O=POLLED OUT(FAX SENT)

TO PRINT THIS REPORT AUTOMATICALLY, SELECT AUTOMATIC REPORTS IN THE SETTINGS MENU.
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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Union Pension

AGENT: Tierra West

ADDRESS:
(w/zip code) _____

CASE NUMBER: 1000662/00110 0000001628

AMOUNT DUE: \$ 449.20

- 441006/4981000 (City Cases)
- 441018/4921000 (County)
- 441011/7000110 (LUCC)

6689

TIERRA WEST LLC 05/89
8509 JEFFERSON, NE PH. 858-3100
ALBUQUERQUE, NM 87113

DATE 11/22/00

95-32
1152 1070 NM

\$ 449.20

PAY TO THE
ORDER OF

City of Albuquerque

Four hundred forty nine & 20/100

*****DUPLICATE*****

Bank of America 

City of Albuquerque
Treasury Division

DATE: 11/22/2000 TIME: Panna Bohannon

FOR

⑈006689⑈ ⑆107000327⑆ 00170006238⑈

ACCNTH 441006 ACTUTYH 4981000 0000

FAX TRANSMITTAL

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

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

PAGE 1 of 1

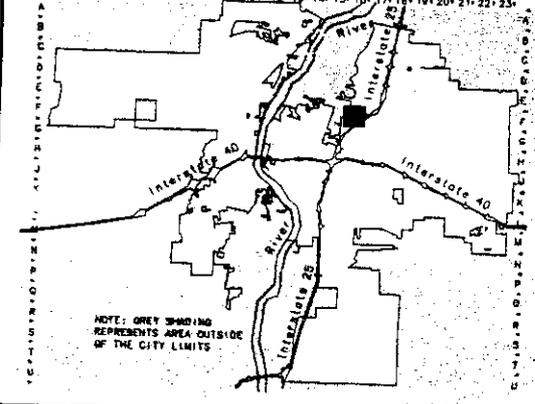
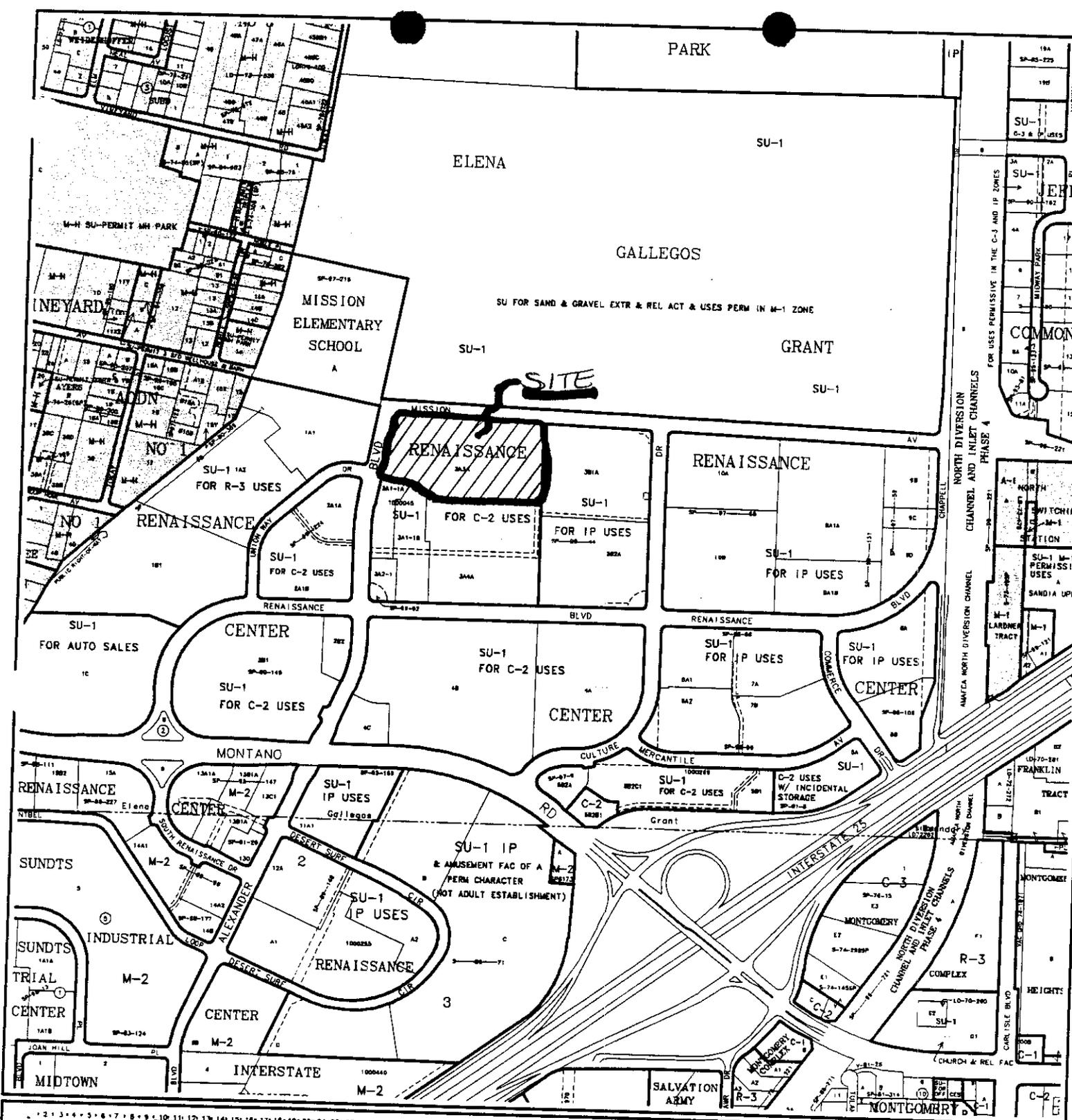
DATE: 11-27-00

TO: Tierra West 258-1118 [BY FAX]
FROM: Planning - 924-3860 (Russell or ...)
SUBJECT: EPC Submitted for January

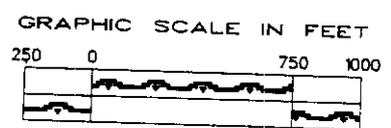
Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on January 18, 2001, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on ~~Wednesday~~ ^{Thursday} 11-30-00. 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 amend application to reflect IP Master Dev. Plan
- Call out max bldg heights for each tract
- Need dimensions of concrete loading dock.
- Need curb to curb dimensions for Alexander & Mission streets
- Need additional curb radii for curb entrances
- Need curb cut sizes
- Future bldg area cannot be counted in landscape calcs.
Re-work calculations to exclude future bldg.
- Trees are not included in 75% coverage. The 75% coverage at maturity must be ground cover ^(living) materials.
- Need to update All vicinity maps to reflect current adjacencies



CITY OF
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
F-16-Z
Map Amended through July 28, 2000

NOTE: ONLY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

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 1-02-01 To 1-18-01

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.

Karen Jewett (Applicant or Agent) 11/22/00 (Date)

I issued 2 signs for this application, 11-22-2000 (Date), J. Chung (Staff Member)