

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

Curb West, Inc.
6301 Indian School NE, Suite 208
Albuq. NM 87110

May 3, 2001

CERTIFICATION OF ZONING

FILE: 00110 00000 01626 (Project #1000931)
DATE OF FINAL ACTION: February 15, 2001
LEGAL DESCRIPTION: 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


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

**FROM R-1
TO**

R-LT, R-1 AND SU-1 FOR C-1 USES TO SU-1 FOR C-1 USES (INCLUDING RESTAURANTS WITH FULL-SERVICE LIQUOR AND LIQUOR SALES FOR OFF-PREMISE CONSUMPTION ANCILLARY TO FULL SERVICE GROCERY STORE AND LIMITED TO THE BUILDING AREA WHERE DRIVE-UP WINDOWS, SALE OF MINIATURES, SINGLES, 40 OZ. CONTAINERS, AND FORTIFIED WINES ARE PROHIBITED)/O-1 AND R-2 USES, AND FROM R-1 TO SU-1 FOR CHURCH AND RELATED FACILITIES RESTRICTED TO OFFICE, DAY CARE, AND SCHOOL USES NOT TO EXCEED 25% OF THE BUILDING SQUARE FOOTAGE/O-1/R-2, FOR TRACT B-2 & LOTS 1-28 & LOTS 1-29, BLOCK 15 & 16, UNIT FIVE, PARADISE HEIGHTS ADDITION

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,


Robert McCabe
Planning Director

RM/ac
cc: Zoning
Neal Weinberg/AGIS

3. 00110 00000 01626 Consensus Planning, Inc., agents for Curb West, Inc. request a
00128 00000 01625 zone map from SU-1 for C-1 and R-1 to SU-1 for Church and
Project #1000931 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 **(APPROVED ZONE MAP AMENDMENT
TO SU-1 FOR CHURCH & RELATED FACILITIES O-1, AND R-2
PERMISSIVE USES; SU-1 FOR C-1 O-1 & R-2 (WITH
RESTAURANTS WILL FULL SERVICE LIQUOR AND LIQUOR
SALES FOR OFF SITE CONSUMPTION & R-LT). (APPROVED
SITE DEVELOPMENT PLAN WITH CONDITIONS.)**

STAFF PRESENT:

Mary Piscitelli, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Ave. SW

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

MS. PISCITELLI: Reiterated comments made in the staff report in which approval was recommended for the zone map amendment and site plan for subdivision.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 01626, a request for zone map amendments from R-1 to R-LT, R-1 and SU-1 for C-1 Uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to full service grocery store and limited to the building area where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1 and R-2 uses, and from R-1 to SU-1 for Church and Related Facilities restricted to office, day care, and school uses not to exceed 25% of the building square footage/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from existing R-1 to R-LT, from existing R-1 and SU-1 for C-1 uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for consumption off-premises ancillary to a full-service grocery store with restaurants with full-service liquor and liquor sales for off-premise consumption and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2 Uses, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. The existing zoning of R-1 was established as part of the Northwest Mesa Annexation. The existing zoning of SU-1 for C-1 uses was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
3. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the mixed-use goals of the *Comprehensive Plan*.
5. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
6. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
7. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of C-1, O-1, R-2, and SU-1 for Church and Related Facilities are appropriate choices for a neighborhood center to serve the surrounding community.

8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the neighborhood center near programmed transit, bike, and pedestrian facilities. By location near the programmed multi-modal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
9. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
10. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that a neighborhood center is designated at McMahon and Westside. This request is adjacent to that intersection.
11. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
12. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across Universe. The zone changes are justified as more advantageous to the community, in that the proposed zoning will provide flexibility for the new development of a mixed-use neighborhood center to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the *Westside/McMahon Land Use and Transportation Guide* has changed the community conditions to a more transit-oriented low to medium intensity development in this area.
13. The zone changes are justified as more advantageous to the community, in that this center will serve the residential development in the Seville parcel and the adjacent parcels, which do not have any retail, service, or office development planned at this time.
14. This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of land, not individual lots. This request is not in conflict with the adopted policies of the *Comprehensive Plan*, but in fact supports the goals for established and developing urban areas, transportation and transit, economic development, and education.

15. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this neighborhood center conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of residents closer to their homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
16. The zone category specifies C-1 Uses, with the uses of restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store use. The restaurant with full-service liquor use is a C-1 conditional use in the Comprehensive City Zoning Code. The liquor sales for off-premise consumption is a permissive and conditional use in C-2. The request would allow these uses to be permissive in the SU-1 for C-1 zone.
17. The zone category of SU-1 for C-1 uses, with the liquor sales for off-premise consumption is in accordance with the permissive use of C-2 as per the Zoning Code language. The harmful impact of the liquor sales for off-premise consumption use is mitigated by: the prohibition of sale of miniatures, 40 oz. Containers, and fortified wines and the prohibition of drive-up windows, and mandating that the liquor use is limited to building area .
18. This request does not specify the maximum square footage, number, or percentages for the related facilities in relation to the proposed SU-1 for Church and Related Facilities.
19. In accordance to the EPC's request at the January 21, 2001 public hearing, a request has been submitted to City Council to designate this center in the *West Side Strategic Plan*. The request will incorporate this center into the Planning Department's request for text amendments to the *West Side Strategic Plan* and the map amendments of the neighborhood centers in the *West Side Strategic Plan*.

MOVED BY COMMISSIONER GARA

SECONDED BY COMMISSIONER SERRANO

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 01625, a request for a site plan for subdivision, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the following Findings, with the subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for subdivision, for a vacant parcel located at the northeast quadrant of Irving Boulevard and Universe Boulevard.

2. A portion of this site, where Tract A-1 is proposed, was platted as part of the Paradise Heights Unit 5 Subdivision in 1983. The remainder of the site has not been platted.
3. The goal of this site plan is to separate the vehicular and pedestrian circulation in order to support the creation a pedestrian-*friendly* atmosphere throughout the site.
4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the surrounding community, including the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.
6. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
7. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant tract, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of SU-1 for Church and Related Facilities, O-1, and R-2 are appropriate choices for a neighborhood area with a center that serves the surrounding community.
9. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the church, office, and residential uses near programmed transit, bike, and pedestrian facilities. By location near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
10. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the church, office, and residentially zoned tract.

11. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning of SU-1 for Church and Related Facilities/O-1/R-2 provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
12. The City Council-approved *Land Use and Transportation Guide for McMahon Boulevard* (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the adopted *Land Use and Transportation Guide for McMahon Boulevard*. The exception being the proposed O-1 uses request in Tract A-2.
13. Although relocation of Tract A-2 to be adjacent to the Tract A-1 was suggested by the Public Works Department, to be more in keeping with the spirit of the *Westside/McMahon Land Use and Transportation Guide*, it was not mandated by the EPC at the January 21, 2001 public hearing.
14. Universe Boulevard is designated on the *Long Range Roadway System* map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
15. Irving Boulevard is designated on the *Long Range Roadway System* map as a minor arterial with a minimum right-of-way of 86 feet.
16. Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
17. Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
18. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this parcel conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential areas, and with residents closer to their homes or employment, it will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
19. The site plan for subdivision provides design guidelines for Tracts A-1 and A-2.
20. A maximum FAR of .35 for the non-residential uses is proposed for Tracts A-1 and A-2. Residential uses in these tracts are proposed to have a maximum density of 24 du/acre.

21. The landscape requirement of 15% in the Zoning Code is proposed in this site development plan for subdivision. The Zoning Code requires that 75% of that 15% is living landscape.
22. Primary vehicular access to the neighborhood center at Tract A-2 is aligned with the proposed entry to the TVI. Vehicular access to Tract A-2 is off of Universe Boulevard and Irving.
23. Pedestrian and bike paths are proposed to be provided on all interior streets; however, this site development plan for subdivision does not show these paths. Instead, the request proposes that these paths be developed with future site development plans for building permits.
24. A parallel trail along the Calabacillas Arroyo is proposed in the West Side Strategic Plan and the Facility Plan for Arroyos. This trail is mentioned in the request for site development plan for subdivision; however, it is not located on the site development plan for subdivision. Connections from the internal pedestrian and bike paths to this trail are proposed, but not shown on this site development plan for subdivision.
25. This request for site plan for subdivision can be supported by staff with the proposed modification to the SU-1 for C-1 zone change as it pertains to liquor sales (see findings #16-17 for the zone map amendments). The EPC has approved similar modifications to zone change requests at McMahon and Unser.
26. In accordance to the EPC's request at the January 21, 2001 public hearing, a request has been submitted to City Council to designate this center in the *West Side Strategic Plan*. The request will incorporate this center into the Planning Department's request for text amendments to the *West Side Strategic Plan* and the map amendments of the neighborhood centers in the *West Side Strategic Plan*.

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. Site plan will be replatted to reflect new zone boundary lines.
3. The design guidelines, as provided with the site development plan for subdivision, shall be considered mandatory for further development of the site. These design guidelines shall be mandated for all portions of the site, including Tract A-1 and Tract A-2.

4. Schematic internal pedestrian paths and bikeways, connecting to the major site entries and the Calabacillas trail, shall be shown on the site plan for subdivision, as part of the DRB submittal.
5. Schematic vehicular ingress and egress shall be shown for Tracts A-2 on the site development plan for subdivision, as part of the DRB submittal.
6. As per the Public Works Department comments:
 - a. The first 150 single family units may proceed to construction without a TIS initially; however, these units will be included as part of the over TIS when performed.
 - b. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determined as part of the required TIS.
 - c. Development of the McMahon Facility must be analyzed as part of the TIS.
 - d. Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike lanes.
 - e. A water and sewer availability statement from New Mexico Utilities will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque Standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - f. This project shall not proceed without proper transportation infrastructure in place.
 - g. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.
 - h. Consider the relocation of O-1 uses in Tract A-2 to a tract adjacent to Tract A-1, consistent with the adopted Land Use and Transportation Guide for McMahon Boulevard.
 - i. Dedication of right-of-way for Universe Boulevard per the *Long Range Roadway System* map, 43-foot minimum from the street centerline.
 - j. Dedication of right-of-way for Irving Boulevard per the *Long Range Roadway System* map, 43-foot minimum from the street centerline.
 - k. Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide for bicycle lanes.
7. As per the Open Space Division comments:
 - a. The R-LT detached open-space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units.
 - b. Open Space Division requires preservation of significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452-5207 to coordinate a site visit.

- c. Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization.
 - d. General policies (pp. 16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp. 1-61) as detailed in the *Facility Plan for Arroyos* should be complied with.
8. As per the Parks and Recreation Department Comments:
- a. Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance, which includes:
 - b. The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.
 - c. The Parks & Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI campus.
 - d. The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As this development proceeds towards design, the Parks & Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.
 - e. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.
 - f. With regard to the Pedestrian Connections and Trails in the Design Guidelines, any asphalt trail connections in-lieu of sidewalk to city trails will be the maintenance responsibility of the property owner."
9. As per the Solid Waste Department Comments: Approved on condition will comply with all Solid Waste Management Department residential and commercial requirements and specifications.
10. As per AMAFCA Comments: If proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will also be required. The prudent line shown along the arroyo is based on a draft report and may be modified when the final is received.

MOVED BY COMMISSIONER GARA

SECONDED BY COMMISSIONER SERRANO

MOTION CARRIED UNANIMOUSLY

NOTE: THE FOLLOWING TWO ITEMS 01221 00000 00126 AND 01221 00000 00136 WERE HEARD TOGETHER

B. Approval of the Amended Agenda. **(APPROVED.)**

C. Approval of Minutes for December 21, 2000. **(APPROVED)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission approved the minutes for December 21, 2000.

MOVED BY COMMISSIONER SCHWARTZ
SECONDED BY COMMISSIONER CHAVEZ

MOTION CARRIED UNANIMOUSLY

**NOTE: THE AGENT WAS NOT PRESENT SO THE FOLLOWING CASE WAS MOVED
AFTER 00114 00000 01727/00110 00000 01728 ON THE AGENDA**

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 **(APPROVED ZONE MAP AMENDMENT TO SU-1 FOR CHURCH & RELATED FACILITIES O-1, AND R-2 PERMISSIVE USES; SU-1 FOR C-1 O-1 & R-2 (WITH RESTAURANTS WILL FULL SERVICE LIQUOR AND LIQUOR SALES FOR OFF SITE CONSUMPTION & R-LT). (APPROVED SITE DEVELOPMENT PLAN WITH CONDITIONS.)**

NOW, THEREFORE, BE IT RESOLVED THAT 00110 0000 01626/00128 00000 01625 was moved on the agenda to follow 00114 00000 01727/00110 00000 01728.

MOVED BY COMMISSIONER CHAVEZ
SECONDED BY COMMISSIONER SCHWARTZ

MOTION CARRIED UNANIMOUSLY

CHAIR BEGAY: Motion and a second. All those in favor? Motion passes unanimously.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue 00110 00000 01644/00128 00000 01645/00128 00000 01646/00128 00000 01647 to the Environmental Planning Commission Public Hearing on February 8, 2001.

MOVED BY COMMISSIONER GARA

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

8. 00110 00000 01626 Consensus Planning, Inc., agents for Curb West, Inc. request a zone
00128 00000 01625 map from SU-1 for C-1 and R-1 to SU-1 for Church and related
Project #1000931 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
 (CONTINUED TO FEBRUARY 15, 2001)

STAFF PRESENT:

Mary Piscitelli, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park SW

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

MS. PISCITELLI: Reiterated comments made in the staff report in which denial was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue 00110 00000 01626/00128 00000 01625 to the Environmental Planning Commission Public Hearing on February 15, 2001.

MOVED BY COMMISSIONER GARA
SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY

9. 00110 00000 01631 Consensus Planning, Inc., agents for Royalty Investment Company/
00128 00000 01632 Manzano Mesa Limited Partnership request a zone map amendment
Project #1000933 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 **(APPROVED ZONE
MAP AMENDMENT. APPROVED SITE PLAN FOR SUBDIVISION
PURPOSES WITH CONDITIONS)**

STAFF PRESENT:

Debbie Stover, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park SW

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

MS. STOVER: Reiterated comments made in the staff report in which approval was recommended for both the zone map amendment and site plan for subdivision.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110-00000-01631, a zone map amendment from SU-1 for Limited IP to SU-1 for C-1, SU-1 for C-2 with exceptions, and R-T, for Tract B, Manzano Mesa, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a zone map amendment for Tract B, Manzano Mesa, located on Southern Boulevard SE, from SU-1 for IP to SU-1 for C-1, SU-1 for C-2 Uses with Exclusions and R-T.
2. The request meets the requirements of applicable City plans and policies.



ENVIRONMENTAL PLANNING COMMISSION A G E N D A

Thursday, February 15, 2001, 9:00 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.
- C. Approval of Minutes for December 21, 2000.

- 1D. 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 **(RESCHEDULED FROM FEBRUARY 8, 2000 DUE TO LACK OF A QUORUM)**
2. 00114 00000 01184
00138 00000 01185
Project # 1000 766
- Mark Goodwin & Associates, PA, agents for Unite-Us, LLC, request annexation and establishment of RD zoning plus an amendment to the Tower-Unser Sector Development Plan for Tracts 3-7, Unit 2, Town of Atrisco Grant, located on Tower Road NW between Unser Boulevard and 75th Street, containing approximately 20 acres. (L-10) Debbie Stover, Staff Planner **(DEFERRED FROM DECEMBER 21, 2000)**
3. 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 JANUARY 18, 2001)**
4. 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 **(DEFERRED FROM JANUARY 18, 2001)**
5. 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 **(CONTINUED FROM JANUARY 18, 2001)**
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6. 00114 00000 01727
00110 00000 01728
Project # 1000960
Consensus Planning, Inc., agents for NM State Land Office request annexation and establishment of IP zoning for A certain tract of land containing 24.4972 acres and situate being the S1/2 SW1/4 NW1/4 together with the northerly 140 feet of NW1/4 NW1/4 of Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico and also being the same as the Public Service Sub-Station tract as shown and designated on the Summary Plat for annexation to the City of Albuquerque of NW1/4 NE1/4, S1/2 NE1/4, NW1/4 & SW1/4 & NW1/4 SW1/4 of Section 33, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico, County, New Mexico on August 24, 1982, in Volume C20, Folio 24 as Document No. 82-44125 , located on Eubank Boulevard SE between Southern SE and KAFB, containing approximately 100 acres. (M-21) Makita Hill, Staff Planner
7. 01221 00000 00126
Project #1001032
The City of Albuquerque request an amendment to the Comprehensive, City Zoning Code Section 14-16-2-22, Special Use Zone, (B)(31)(e), ROA 1994, a portion of the Zoning Code to allow for concealed wireless telecommunication facilities as permissive. Cynthia Borrego-Archuleta, Staff Planner
8. 01221 00000 00136
Project #1001032
The City of Albuquerque request an amendment to the Comprehensive, City Zoning Code Section 14-16-3-17, (11) (b) Wireless Telecommunications Regulations, ROA 1994, a portion of the Zoning Code allowing for collocation on PNM power poles restricting the size of the poles to not less than KV-46 poles (as defined by the City of Albuquerque Facilities Plan) and allowing for collocation only in commercial areas. Cynthia Borrego-Archuleta, Staff Planner
9. 00114 00000 01742
00128 00000 01743
01110 00000 00006
Project #1000965
Consensus Planning, Inc., agents for Ray A. Graham III request annexation and establishment of SU-1 C-1, O-1, PRD zoning plus approval of a site development plan for subdivision purposes for a Tract of land located in the south of 1/2 Section 25, the east 1/2 and NE 1/4 of Section 35 and the west 1/2 of Section 36, T11N, R2E, located on Coors Boulevard between Montano Road and Namaste Road, containing approximately 229.2 acres. (E-12, F-11, F-12) Debbie Stover, Staff Planner

10. 00114 00000 01763
00110 00000 01764
01110 00000 00007
Project #1000976
ABQ Engineering Inc., agents for Tony Sena request annexation and establishment of M-H zoning for Tract A, Lands of Tony Sena, Section 34, T10N, R2E Atrisco Grant and Lands of George Sena, Section 34, T10N, R2E and Section 3, T9N, R2E Atrisco Grant, located on Ervien Lane SW between Coors SW and the Amole Diversion Channel, containing approximately 40 acres. (M-10) Russell Brito, Staff Planner
11. 00114 00000 01780
00128 00000 01781
Project # 1000984
Consensus Planning, Inc., agents for Bluewater North LLC, Curb Inc. West and Ninety-Eighth Street Land Company LLC, request annexation and establishment of SU-1 for IP and C-2 zoning plus a site development plan for subdivision purposes for Tract A, B, B-38, Unit 5, Block 37, Unit 5, B-36, Unit 5, B-35, Unit 5, B-34, Unit 5, Town of Atrisco Grant, located on Bluewater NW between Interstate 40 and Central, containing approximately 57 acres. (K-9) Loretta Naranjo-Lopez, Staff Planner
12. 00110 00000 01779
Project #1000983
James F. Crabtree, agent for Virginia Entley-Moore request a zone map amendment from O-1 to RT for Lots 9 & 10, Block 10, Unit 3, Volcano Cliffs Addition, located on the south east corner of Mojave and Unser Boulevard between Montano and Mojave NW, containing approximately 1 acre. (E-10) Lola Bird, Staff Planner
13. 00110 00000 01778
Project #1000982
Scott Steinberg request a zone map amendment from R-1 to M-1 for Lot A, Block 7, Unit 2, Mandell Addition #2, located on 3rd Street between Woodland and La Poblana, containing approximately .9 acre. (H-14) Loretta Naranjo-Lopez, Staff Planner
14. 00110 00000 01784
00138 00000 01785
Project #1000985
Consensus Planning, Inc., agents for New Mexico Activities Association request an amendment to the North I-25 Sector Development Plan plus a zone map amendment from SU-2 for O-1 to SU-2 C-1 for Lot 1-A, Block 12, Unit A, North Albuquerque Acres, located on the SE corner of San Pedro NE and Palomas NE, containing approximately 2.5 acres. (D-18) Debbie Stover, Staff Planner
15. OTHER MATTERS



Staff Report

Agent	Consensus Planning
Applicant	Curb West
Request(s)	1. Zone Map Amendment from R-1 to R-LT, from SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption)/O-1/R-2, and R-1 to SU-1 for Church and Related Facilities/O-1/R-2. 2. Site Plan for Subdivision
Legal Description	Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition
Location	Northeast quadrant of Irving Boulevard and Universe Road, between Universe Road and Unser Boulevard, between Westside Boulevard and Irving Boulevard
Size	Approximately 146.8 acres
Existing Zoning	SU-1 for C-1 and R-1
Proposed Zoning	R-LT, SU-1 for C-1 (with restaurants with full service liquor and full service liquor sales for off-premise consumption ancillary to a full-service grocery store and limited to the building area which is not within 500 feet of a residential zone, and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/ and R-2 Permissive Uses, SU-1 for Church and Related Facilities/O-1/ and R-2 Permissive Uses

Staff Recommendation

1. **APPROVAL** of 00110-00000 01626, a request for zone map amendment from R-1 to R-LT, SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store and limited to the building area which is not within 500 feet of a residential zone, and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2, and R-1 to SU-1 for Church and Related Facilities/O-1/R-2, based on the Alternate Findings, beginning on page 28.
2. **APPROVAL** of 00128 00000 01625, a request for a site plan for subdivision, based on the Alternate Findings beginning on page 31, and subject to the Conditions of Approval beginning on page 35.

Staff Planner
Mary Piscitelli

Summary of Analysis

This is a request for a series of zone map amendments for a vacant 146.8 acre site located at the northeastern quadrant of Irving Boulevard and Universe Road. Existing zoning is SU-1 for C-1 and R-1. The intent of these requests is to create a new mixed-use neighborhood center adjacent to the new TVI campus. Full service liquor and liquor sales for off-site consumption is proposed for the request that includes C-1.

The major changed condition that justifies this request is the creation of the TVI campus, which will be a large employment and institutional use. Commercial uses and residential development to serve the large employment institution are important components for the mixed-use concept.

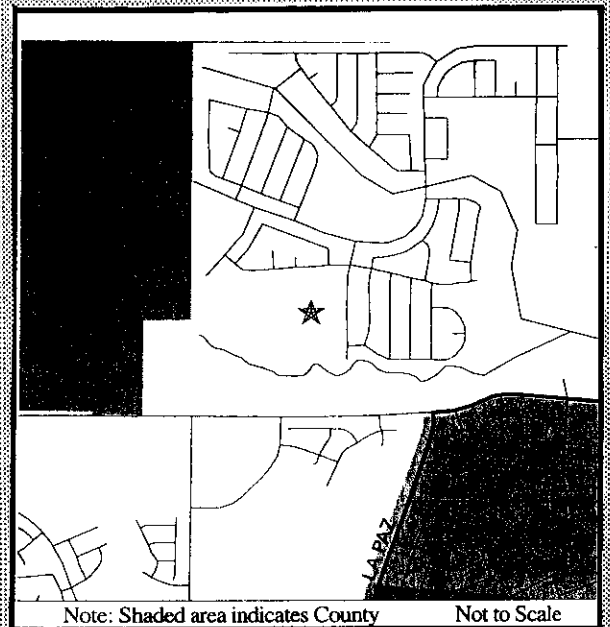
The applicant has provided amendments to the zone map requests to minimize harmful permissive uses in the SU-1 for C-1 uses zoning.

Amendments to the design guidelines to be inclusive of the proposed R-LT zoned area have been provided per the EPC's request from the January 21, 2001 public hearing.

A request has been submitted to City Council to include this neighborhood center as a designated center in the *West Side Strategic Plan*. This designation has been requested to be incorporated into the Planning Department's request for text amendments to the *WSSP*.

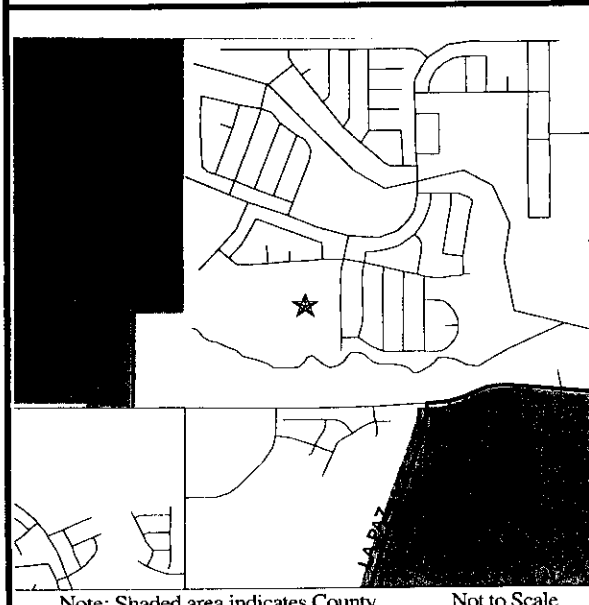
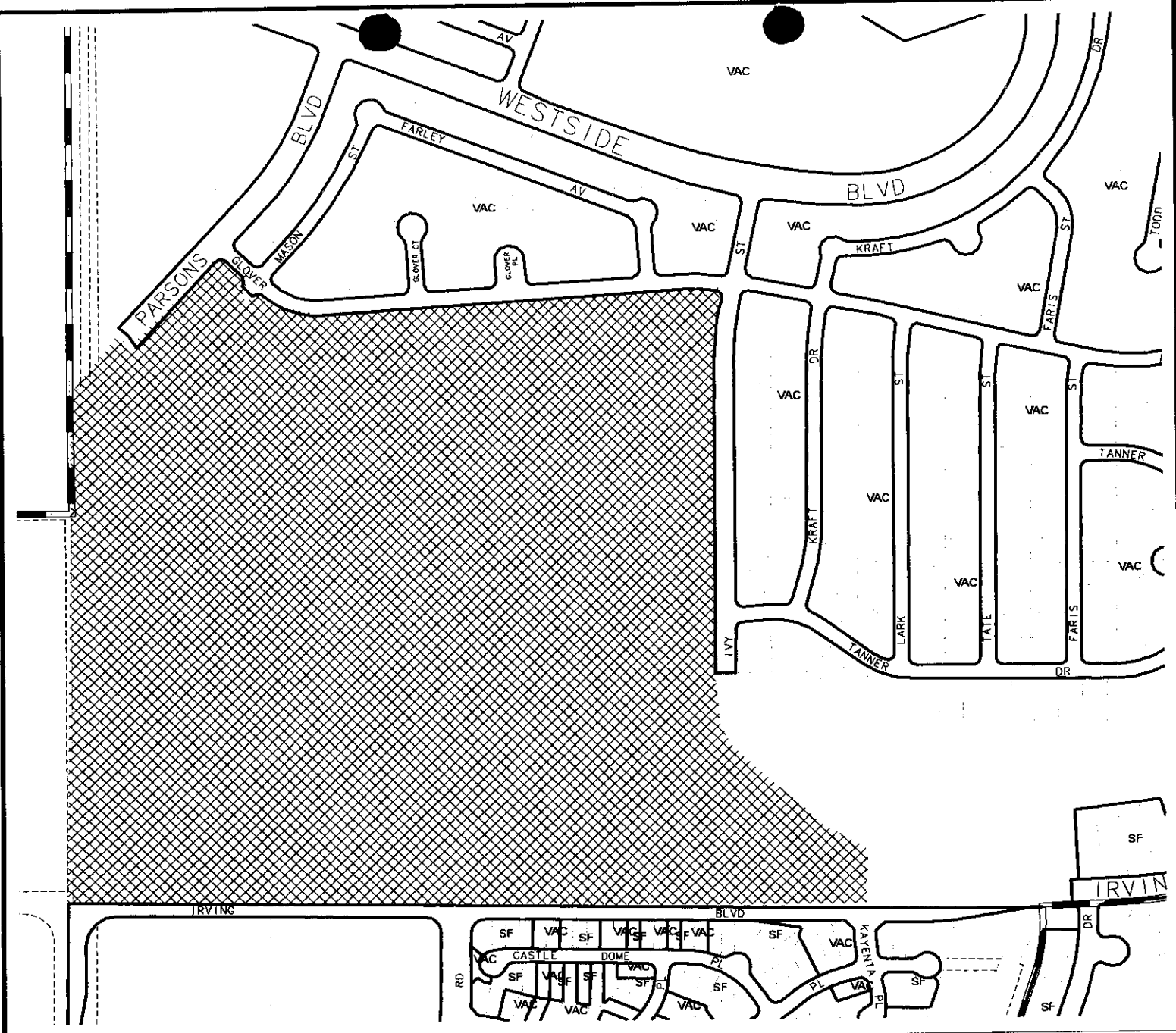
Staff recommends approval of these zone map requests and site plan for subdivision, based on the Alternate Findings and with Conditions for Approval.

Additional Staff comments begin on page 26.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 1/12/00 to 1/15/00.
Agency comments were used in the preparation of this report, and begin on page 40.



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

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



Scale 1"= 490'

PROJECT NO.
1000931

HEARING DATE
01-18-01

MAP NO.
A-10

APPLICATION NO.
00128-00000-01625
00110-00000-01626

DRB-95-291



HISTORY MAP



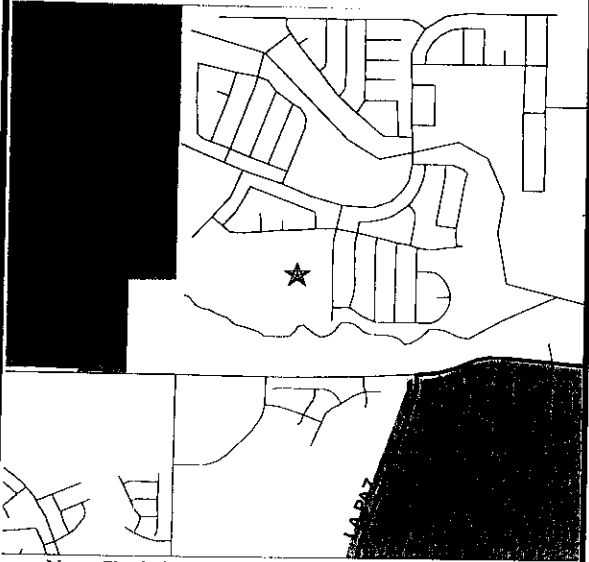
Scale 1"= 490'

PROJECT NO.
1000931

HEARING DATE
01-18-01

MAP NO.
A-10

APPLICATION NO.
00128-00000-01625
00110-00000-01626



Note: Shaded area indicates County Not to Scale

Development Services Report

SUMMARY OF REQUEST

Request(s)	1. Zone Map Amendments: from R-1 to R-LT, from SU-1 for C-1 to SU-1 for C-1 (with restaurants with full service liquor and full service liquor sales for off-premise consumption ancillary to a full-service grocery store and limited to the building area which is not within 500 feet of a residential zone, and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/ and R-2 Permissive Uses, SU-1 for Church and Related Facilities/ and from R-1 to SU-1 for Church and Related Facilities/O-1/R-2 Permissive Uses 2. Site Plan for Subdivision
Location	Northeast quadrant of Irving Boulevard and Universe Road, between Universe Road and Unser Boulevard

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 for C-1, R-1	Comprehensive Plan (Established Urban Area),	Vacant, zoned for commercial and single family development
North	SU-1 for C-1, R-1	West Side Strategic Plan,	Vacant commercial and single family development
South	SU-1 for Church and Related Uses, and O-1 Uses, SU-1 for R-2, R-LT	Facility Plan for Arroyos,	Vacant, zoned for Church and related uses, office, multi-unit and developing single-family development
East	R-1 (in process of replat for development)	Westside/McMahon Corridor Study	Single-family development
West	A-1 (County) and R-LT		Vacant, zoned for new TVI West campus, and vacant limited-townhouse residential development

Background, History and Context

This is a request for a group of zone map amendments to form a mixed-use neighborhood center at the northeast quadrant of the intersection of Irving Boulevard and Universe Boulevard. This vacant site is bounded generally by Westside Boulevard on the north, Universe Boulevard on the west, Irving Boulevard on the south, and Ivy Street on the east. Westside, Universe, and Irving are unimproved in this location. Ivy is unimproved where it defines the site south of the Seville subdivision Units 1&2.

The majority of the site is proposed to be developed as a single-family residential development, with the commercial mixed-use node and a church/office/residential node. A site plan for subdivision is also requested for this parcel including proposed design guidelines for the two tracts.

The site has development to the south only. All other scheduled development is programmed, but not under construction at this time. To the south is the Ventana Ranch subdivision, with limited townhouse zoning. A site at the southeast corner of Irving and Universe is zoned for SU-1 for Church and Related Facilities and SU-1 for R-2, but remains vacant. On the west, the parcels within the City limits are zoned R-LT, and the parcels that are in Bernalillo County are zoned A-1. The County parcel west of Universe is programmed to host the new West Side TVI Campus. To the north are parcels zoned R-1, of which two blocks of platted land may be vacated at a future time. This vacation would increase the size of proposed Tract A-1.

This parcel was annexed as a portion of the Northwest Mesa Annexation (AX-84-20) and was zoned R-1 at that time. The case report for the annexation indicates that the City's intent on the zoning was to parallel the existing master plan zoning of Paradise Heights Unit 5 and the Eagle Ranch Subdivision. The Planning Department recommended at that time that, due to topography, soils, and the uncertainty of the major street system, all non-residential uses be zoned SU-1 to ensure a more thorough review and analysis of development proposals in the future.

It should be noted that the case report from the annexation indicates that there may be instances where some of the zoning designations being proposed may be inappropriate due to changes in the transportation system or drainage, etc. At that time, it was anticipated that sector planning efforts would resolve these problems. This site has not been included in a Rank III Sector Plan area; however, it is included in both the *West Side Strategic Plan (WSSP)* and the *Facility Plan for Arroyos*.

This site is within the Seven Bar Ranch Community Service Area, described in the *WSSP*. The Seven Bar Ranch Community Service Area contains the regional center of the West Side, Cottonwood Mall, and several programmed village and community centers. This site is not one of the programmed centers specified in the *WSSP*.

The site has the west branch of the Calabacillas Arroyo cutting through the central area of the parcel. The Calabacillas is designated as a Major Open Space Arroyo and a Major Open Space Link in the *Facility Plan for Arroyos*. Specific development guidelines are contained within the *Facility Plan*.

Transportation Development has allowed that a portion of the site be developed for single family residential uses, a maximum of 150 single family units, without a Traffic Impact Analysis or Air Quality Impact Analysis. However, Transportation Development has specified that the TIA/AQIA requirement will need to be fulfilled prior to any further development on the parcel. The transportation needs from that future development will be determined at that time.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

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

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

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

Policy f Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

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

Policy h Higher density housing is most appropriate in the following situations:

- In designated urban centers.
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominately zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

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

Policy j Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

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

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

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

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

Transportation and Transit

The Goal is to provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit / paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Applicable policies include:

Policy b. Travel needs shall be reduced and alternative mobility, including transit, shall be promoted through management of land use, transportation, demand, and building and site design.

Policy g. Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Policy h. A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among activity centers shall be constructed and promoted.

Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Applicable policies include:

Policy a. New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Education

The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age, and educational groups.

Applicable policies include:

Policy b. Stronger communication and planning links with area schools and educational institutions shall be established.

West Side Strategic Plan (WSSP) (Rank II) Current Version

The *West Side Strategic Plan* was adopted in March 1997. This plan places this subject site within the Seven Bar Ranch Community Service Area. This Area encompasses 5000 acres, of which approximately 57% was vacant at the time of the adoption of the *WSSP*. In the Introduction, Purpose, and Intent of the *Plan* (pp. 2-3), it states:

The *West Side Strategic Plan* is inclusive of the diverse needs and desires of the many people involved in the process, and includes the following:

- The West Side is where new patterns of living will be formed, which will lead the way into the next century for the entire community.
- The West Side will develop in concentrated centers rather than in strip developments. Open spaces will provide scenic buffers between new planned communities, and major landforms (arroyos, rivers, and escarpments) provide the framework for existing communities.

In the Plan Objectives, it states:

8. Promote job opportunities and business growth in appropriate areas of the West Side.

In the Plan, regarding villages, village centers, and regional centers in the established areas (pp. 87-89):

Partially developed communities on the West Side include Seven Bar, Paradise... [and others]. These communities are designated as Priority 1 city service areas in the phasing plan for Decade I and II (1995-2015)...

The challenge of the *West Side Strategic Plan* is to determine how the concept of neighborhood, village, community, and regional centers can best be fitted into the established and developing urban fabric of these communities.

Summary of Findings (p. 89)

Existing non-residential land in the Paradise and Seven Bar communities is concentrated along Coors Boulevard. Zoning for public / institutional uses and higher density housing may be needed to support the development of village centers in the western portions of these communities.

The *Plan* sets forth policies regarding land use including:

Policy 3.4 Several Villages will develop within the Seven Bar Ranch Community. These Villages shall each be served by a Village Center, so neighborhood commercial, public, and quasi-public uses, and other uses appropriate for Village Centers shall be encouraged. The lowest density single family residential development shall not occur within Village Centers, but must have safe pedestrian and bicycle access to them.

Policy 3.5 The Calabacillas Arroyo is one of the most defining features of the West Side. A setback for trails and public open space shall be required along the entire length of this arroyo. As a Major Open Space Arroyo and a Major Open Space Link, it is designated for

trail and public open space uses in several other adopted plans. While much of the area near the arroyo has already been developed, there is still an opportunity for sensitive design and site planning to maintain connections to this feature. Performance-based criteria being developed as a follow-up to this Plan will include arroyo setback criteria to accompany this policy.

Policy 3.6 Bernalillo County, the City of Albuquerque, the NMSHTD, and the City of Rio Rancho shall continue to work cooperatively with the MRGCOG to define the rights-of-way, acquire said rights-of-way immediately, and finish design for the completion of Westside Boulevard, McMahon, Universe, Rainbow, Unser, Golf Course, the Coors Bypass, and NM528. These roads are all critical to serving a Regional Center and the growing population on both sides of the Bernalillo / Sandoval County line. Additional transit opportunities associated with these transportation facilities must be incorporated in any road design or right-of-way acquisition.

Bikeways and Trails, p. 168-9

A primary trail is proposed along the west branch of the Calabacillas Arroyo which will cut through the center of the residential area.

Trails and Bikeways Facility Plan (Rank II)

This *Plan* was adopted in 1993 and provides policies for the development of a complete trail and bikeway system throughout Albuquerque. The west branch of the Calabacillas Arroyo is specified for a secondary trail parallel to the arroyo. In this *Plan*, the west branch is referred to as the north branch.

Facility Plan for Arroyos: Multiple Use of Arroyos and Their Floodplains (Rank II)

This *Facility Plan* establishes guidelines and procedures for implementing the goals of the *Comprehensive Plan* in order to create a multi-purpose network of recreational trails and open space along arroyos. The Calabacillas Arroyo is ranked as a Major Open Space Arroyo and a Major Open Space Link. The *Plan* sets general policies on the functionality of the arroyos as drainage facilities. No interference on the drainage function of the arroyos can be tolerated. Specific policies are contained in the *Facility Plan*, on the use of the arroyos, which include design controls for trail development along the arroyos, preservation of the arroyos and their floodplains, and design guidelines for site design of parcels that contain arroyos.

Westside / McMahon Corridor Land Use and Transportation Guide

This resolution was passed in November 1999 to establish a policy for key decisions on land use and transportation for the Westside / McMahon Corridor. The policy envisions a corridor and a village center that are closely linked by alternate modes of travel, and establishes a density in both residential and non-residential development. The policies focus on safe and efficient connections, with a multi-modal emphasis on transit, pedestrian and bicycle modes. The village center core area is specified as the southwest quadrant of the Unser Boulevard / McMahon Boulevard intersection. The policy also details a trail facility parallel to the Calabacillas Arroyo and a trail crossing at the Arroyo and McMahon Boulevard crossing. A commercial node is identified in this corridor study at

the southeast corner of Universe and McMahon. The land use guide suggests that the remainder of this site be low to medium density residential uses (7-15 du/acre).

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.

A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community.

A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone". Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any other applicable adopted sector development plan or area development plan, or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

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 Universe Boulevard as a Study Corridor containing a Minor Arterial, with a right-of-way of 86'.

The Long Range Roadway System designates Irving Boulevard as a Minor Arterial, with a right-of-way of 86'.

The *Comprehensive On-Street Bicycle Plan* designates Universe Boulevard to include bicycle lanes.

The *Comprehensive On-Street Bicycle Plan* designates Irving Boulevard to include bicycle lanes.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This request is for a series of zone map amendments and a site development plan for subdivision for a 146.8-acre site, generally located between Ivy Street and Universe Boulevard, Irving Boulevard and Westside Boulevard.

A schedule of the tract, size of tract, the existing zoning, and the proposed zoning is illustrated as follows:

Tract	Size	Current Zoning	Proposed Zoning
A-1 (composed of Tracts B-1 and B-2, and Lots 1-28, Block 15, and Lots 1-29, Block 16, Paradise Heights Unit 5)	20 acres	SU-1 for C-1 R-1	SU-1 for C-1 (with restaurants with full service liquor and liquor sales for of-premise consumption) / O-1 / R-2 Permissive Uses
A-2	9.2 acres (with approximately 1.2 acres in arroyo)	R-1	SU-1 for Church and Related Facilities / O-1 / R-2 Permissive Uses
No Tract Number	117.6 acres	R-1	R-LT

It should be noted that the site plan for subdivision outlines only the tracts containing the proposed SU-1 zoning. Further platting of the proposed R-LT zoned 117.6-acre portion of the site will be necessary for development.

These zone change requests use the SU-1 Zone category, Section 31, as a basis for their development. This section indicates that a special use may be a combination of uses not adequately allowed and controlled in other zones, relative to a specific site. Signage is to be permitted and regulated by the Planning Commission.

The proposed amendments to the site development plan for subdivision changes the site areas for existing Tract B-1, Lots 1-28, Block 15, and Lots 1-29, Block 16, Paradise Heights Unit #5. These two tracts are proposed to be created in the site plan for subdivision, totaling about 29.2 acres. These proposed zone map amendments are substantially different from the existing R-1 zoning, with more intensive uses proposed. This zone change request may be considered a further specification of the existing zoning of SU-1 for C-1 uses. It is unclear from the proposed site plan for subdivision and zone map why these tracts are separated by the R-LT zoning. Clustering of similar uses may buffer the less intensively zoned residential areas from traffic, noise, etc. emanating from both the center and TVI.

The amendments seek to alter the existing R-1 and SU-1 for C-1 Uses so that a neighborhood center can be established in Tract A-1. SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption), O-1, and R-2 permissive uses are requested for Tract A-1. The proposed neighborhood center is located at the northwest portion of the site, in Tract A-1. The platted portion of the site, on the north, is proposed for a vacation of the rights-of-way, so that a portion of that platted area can be incorporated with Tract A-1. It should be noted that the northwest corner of the quadrant, at the intersection of the proposed McMahon Boulevard and Universe Boulevard is not part of this request. It is zoned SU-1 for C-1. It is a logical assumption to incorporate this smaller site, which is excluded from this request, in the planning and development of the neighborhood center; however, it is not specified in this request.

This request uses an existing platted roadway as the northwestern boundary of the subject site. An approximate entry to the center is aligned with the proposed entry alignment for the TVI, forming a cross intersection.

The *WSSP* does not call out for this location as a neighborhood center, and the *WSSP* does not contain policies indicating criteria for establishing other new centers. Specified new neighborhood (village) centers within the Seven Bar Ranch Community Service Area are the McMahon/Unser center and the Westside/Paradise Heights center, both of which are east of this proposed new center. The only indication of a new center, not specified in the *WSSP*, is west of Unser Boulevard. However, the *Westside/McMahon Land Use and Transportation Guide* recommends a commercial node at the southeast corner of Universe and McMahon, adjacent to the location of Tract A-1. This recommendation strengthens the applicant's position of locating a neighborhood center in this area.

The amendment for SU-1 for C-1 Uses, to include restaurants with full service liquor and liquor sales for off-premise consumption, seeks to provide the center with uses found in activity areas,

specifically, restaurants, grocery stores, and possibly package liquor. In the *Comprehensive City Zoning Code*, the full-service liquor in restaurants is found to be a conditional use in the C-1 zoning category, and a permissive use in the more intensive zoning of C-2. The full-service liquor sale for off-premise consumption is found in the *Code* as a permissive C-2 use. These two specific uses, allowing a conditional use to be permissive and to allow a permissive use in a higher intensity zone to be permissive in the lower intensity zone, may be inconsistent with the neighborhood values and integrity of single family residential areas. The *Comprehensive Plan* contains Policy d, which states that the location, intensity, and design of new development shall respect existing neighborhood values.

In addition, R-270-1980 states that a change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. Full service liquor sales for off-premise consumption could allow a stand-alone liquor store that may be harmful to adjacent properties, specifically residential uses.

A solution to this issue may be to request the applicant to consider a change of zoning, to SU-1 for C-1 uses (with restaurants with full service liquor and liquor sales for off-premise consumption ancillary to a full service grocery store)/O-1/R-2. Conditions to that suggested change would include prohibiting drive-up windows for liquor sales, and prohibit the sale of miniatures, singles, 40 oz. containers, or fortified wines. A buffer, between the C-1 with liquor uses and any residential area, such as 500 feet (as specified in the C-2 zone), may also be a condition for ensuring the preservation of the residential neighborhood integrity. The EPC has approved similar uses at McMahon/Unser. Staff cannot support the zone change as requested, but could support the request as modified with the conditions.

A new tract is proposed as Tract A-2, at the southwestern corner of the quadrant. Tract A-2 is proposed for rezoning to establish a church, office, and/or multi-family housing, using SU-1 for Church and Related Uses, O-1, and R-2 Permissive Uses. This zoning provides a location of a church outside of the neighborhood center. The site is proposed to be used for a church, with the related uses of office(s), day care, classroom(s) and meeting room(s) with kitchen facilities. While many of these uses are typical of church activities, it is not specified whether these activities will be income-producing, e.g. will the meeting rooms be leased for conferences or piano sales, or the offices leased for monthly income production? This issue will need clarification.

It may be advisable to cluster all of the non-residential uses within and adjacent to the proposed neighborhood center, (i.e. cluster Tracts A-1 and A-2), so that the residential areas are buffered with either higher density housing or with uses appropriate to the centers, such as churches, parks, small commercial, and retail. This suggestion conforms to the *Westside/McMahon Land Use and Transportation Guide*, which suggests a commercial node in the area of Tract A-1. The Guide recommends the remainder of the site to be low to medium density residential (7-15 du/acre). The Transportation Planning Division of the Public Works Department has recommended that the non-residential uses of Tract A-2 be moved to be adjacent to Tract A-1, which would be consistent with the *Land Use and Transportation Guide*.

These zone map amendments further the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable,

individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.

The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit route, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the subject site development.

These amendments further the intent and policies of the *West Side Strategic Plan* by proposing higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low intensity uses of C-1, O-1 and R-2 are appropriate choices for a neighborhood center. These zone change requests conform to the *WSSP* in that the proposed neighborhood center is located near programmed transit, bike, and pedestrian facilities. The neighborhood center will be located near the intersection of two minor arterials. In the *WSSP*, higher density housing should occur within ¼ mile of transit corridors, so the proposed R-2 uses in Tract A-1 meet this criteria. Tract A-2 proposes R-2 uses as well, but will not be served by transit unless Irving is incorporated into existing routes or is designated in a separate route in the future.

Densities are higher than what is suggested in the *Westside / McMahon Corridor Land Use and Transportation Guide*. The *Guide* proposes the residential uses of the site to be low to medium density (7-15 du/acre.) and the proposed residential densities of Tracts A-1 and A-2 is 24 du/acre. Although this proposed density is higher than the *Guide*'s recommendation, it is in conformance to the *WSSP* policies on higher density housing.

These zone map amendments further the intent and policies of the *West Side Strategic Plan* in that cross-metro trips will be reduced, as local business development and job opportunities will be located adjacent to the residential areas.

These amendments further the intent and policies of the *West Side Strategic Plan*, the *Trails and Bikeways Facility Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.

The proposed zoning and subsequent development will meet the criteria, as approved by the EPC, as specified in the *West Side Strategic Plan* amendments, in that the neighborhood center will provide much needed businesses that can be used on a daily basis by residents and TVI students and staff. The zoning will allow a development to be pedestrian oriented due to the

linkages to the TVI campus, the transportation network, and the Calabacillas trail network. The neighborhood center will have clustered parking, outdoor gathering areas that include pedestrian and bicycle access. The TVI West Side Campus will be a major facility on the West Side, will act as a major employer, and will, by its nature, create a focus and stimulus for both economic and social activity.

The applicant recognizes that the stability of land use and zoning is desirable. This request provides flexibility for the development of a mixed-use neighborhood center to serve the TVI Campus and the adjacent residential areas without a series of individual zone change requests.

These requests meet the criteria established in R-270-1980, in that the location of the new TVI West Side Campus has changed the community conditions. The subject site, due to its proximity to the new TVI Campus, is a prime location for the provision of commercial, office, and multi-family housing uses serving the campus and the surrounding neighborhood.

Another changed condition for this site is the adoption of the *Westside / McMahon Corridor Land Use and Transportation Guide*, in that the zoning allows for a commercial center to be established directly east of the TVI Campus, offering a transition from higher to lower residential densities, and strong access to both bicycle and pedestrian facilities.

These requests are more advantageous and beneficial to the community, excepting the liquor sales for off-premise consumption permissive use. This use may be harmful to residential areas in the community. R-270-1980 specifically prohibits approval of a zone change where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. The liquor sales for off-premise consumption could allow a stand-alone liquor store that may be harmful to the adjacent residential properties.

The other zone changes enable the provision of much needed services adjacent to the public institution. This provision of services will reduce the need for similar services within the campus environment. The agent claims that with more private sector service delivery, less public expenditure will be necessary at this campus to provide those services, and, therefore, a more efficient use of public funds for educational facilities is enabled.

The requests prove that the zone changes do not create spot zones. The zone change requests clearly facilitate the realization of the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Facility Plan for Arroyos*, and the *Westside / McMahon Land Use and Transportation Guide*. Tract A-1, specifically, can function as a transition area between the institutional use of the TVI Campus, and the adjacent residential areas on the subject site.

These amendments further the policies containing in the *Westside / McMahon Corridor Land Use and Transportation Guide*, which establishes a desirable direction for promoting the opportunity for reducing automobile travel and encourage the use of transit, bicycle, and pedestrian modes. Excepting the location of Tract A-2 separate from the neighborhood center, the request conforms to the *Westside / McMahon Corridor Land Use and Transportation Guide*.

ANALYSIS – Site Plan for Subdivision

Site Plan Layout / Configuration

This request includes a site plan for subdivision request. Two tracts of land are proposed, with the recommended zone map amendments. The site plan shows a general boundary for each of the tracts.

Tract A-1 is 20 acres, bounded by an existing platted road and a new road cutting through the site. The proposed use is for a neighborhood center consisting of convenience shopping related to the adjacent TVI Campus (i.e. copies, coffee shops, etc.), offices, and multi-family housing, possibly in mixed-use developments. A minimum of 35% of the property is planned to be developed with residential or office uses. A minimum of 15% of the site (minus the building square footage) is proposed for landscape materials. The Zoning Code requires 75% of that 15% to be living landscape.

Tract A-1 will have a maximum .35 FAR for the office and retail uses. A maximum density of 24 du/acre is proposed for residential development in this tract. The *Westside/McMahon Land Use and Transportation Guide* defines this residential density as medium to high density.

Tract A-2 is at the northeast corner of the Irving Boulevard / Universe Boulevard intersection. Both of these streets are not improved at this time. Tract A-2 is 9.2 acres, of which 1.2 acres are within the arroyo. The site is proposed to be used for a church, with the related uses of office(s), day care, classroom(s) and meeting room(s) with kitchen facilities. While many of these uses are typical of church activities, it is not specified whether these activities will be income-producing, e.g. will the meeting rooms be leased for conferences or piano sales, or the offices leased for monthly income production? This issue will need clarification.

A maximum FAR is proposed of .35 for the office and church and related facilities uses. A maximum residential density of 24 du/acre is proposed for residential development. A minimum of 15% of the site (minus the building square footage) is proposed for landscape materials. The Zoning Code requires that 75% of that 15% is living landscape.

The west branch of the Calabacillas Arroyo cuts through this site from west to east. The Calabacillas Arroyo is considered a Major Open Space Arroyo and a Major Open Space Link in the *Facility Plan for Arroyos*. This arroyo carries an approximated 2500 cubic feet / second drainage. Much of the water comes from the free discharge from Black Ranch. It should be noted that the policies in the *Facility Plan* pertain to the Calabacillas Arroyo, with the West Branch not specifically called out. It is inferred that any policies pertaining to the Calabacillas Arroyo also pertain to the West Branch of that arroyo.

The *Facility Plan for Arroyos* contains goals and policies for the preservation and multiple use of the arroyos. Specific development regulations are listed in the *Facility Plan* for the treatment of the arroyo and its floodplain. The agent has proposed a prudent line for the arroyo and floodplain. This prudent line would prevent further development within the floodplain. A trail parallel to the arroyo is suggested in the *Facility Plan*.

The *Trails and Bikeways Facility Plan* proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As the development proceeds, the Parks and Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.

The *WSSP* states that the Calabacillas Arroyo is one of the most defining features of the West Side. A setback for trails and public open space along the entire length of the arroyo is required. The site plan for subdivision does not show a trail; however, it could be incorporated when the rest of the site is platted.

The site planning objective, as developed in the submittal, states that the creation of a pedestrian friendly environment with the Seville Neighborhood Center will depend on creative site and architectural design. The goal is to separate vehicular and pedestrian circulation in order to support the creation of such an atmosphere throughout the site. The specific site plan guidelines are:

- All pedestrian paths shall be designed to be handicapped accessible (using ADA Criteria for Barrier-Free Design)
- The minimum parking required by the Zoning Code plus ten percent shall be the maximum parking allowed.
- There shall be no freestanding cellular antenna or towers; cellular antennas shall be integrated with the building architecture.
- Long stretches of parking facilities adjacent to the roadways are prohibited.
- Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.
- Parking areas should be designed so that pedestrians walk parallel to moving cars. The need for pedestrians to cross parking aisles and landscaped islands shall be minimized.
- Parking areas shall be designed to include a pedestrian link to site structures.
- Entryways shall be clearly defined.

The specific development guidelines, as documented in the site plan, build on the above-listed site guidelines to facilitate realization of the expressed goal of a pedestrian-friendly environment.

Many of the design guidelines included in the site plan for subdivision are typical conditions set by the EPC. It is recommended that the set of design guidelines is specified as a condition for development of the site.

Due to the nature of the request for liquor sales for off-premise consumption as a permissive use in the SU-1 for C-1 uses, staff cannot support the site development plan for subdivision.

Vehicular Access, Circulation and Parking

Access to the site will be from the four boundary roadways of Westside to the north, Ivy to the east, Irving to the south, and Universe to the west. Further access for Tract A-1 will be provided at the neighborhood center, aligning with the approximate TVI entry alignment. Primary access to Tract A-2 will be from Universe Boulevard and Irving Boulevard.

The *Westside / McMahon Corridor Land Use and Transportation Guide* designates McMahon as a high transit corridor. Although no funding is available at this time for service, this route should be programmed into the transit service as development proceeds in this community.

Pedestrian and Bicycle Access and Circulation, Transit Access

For Tract A-1, the primary access point to/from Universe Boulevard is proposed to be aligned with the entry to the TVI campus west of Universe Boulevard. Additional access points are proposed from McMahon Boulevard and from the neighborhood to the east. Pedestrian connections are proposed from the TVI campus, from adjacent neighborhood locations, and the Calabacillas Arroyo trail.

The internal network for pedestrian and bikeway pathways is proposed to be included in future site plans for building permit purposes, as stated in the Seville Neighborhood Center Design Guidelines (as submitted for this request). Connections to the proposed Calabacillas Arroyo trail will be provided in those future site plans for building permit requests.

For Tract A-2, there are proposed pedestrian and bicycle access on all interior streets. Connections are proposed to be provided to the proposed Calabacillas trail. The internal network of pedestrian and bikeway pathways is proposed to be provided as part of future site plan for building permit requests, following the Seville Neighborhood Center Design Guidelines (as submitted for this request).

The site plan for subdivision is not developed for the interior of the parcel, which is proposed for a zone change from R-1 to R-LT. Vehicular, pedestrian, and bike access should be developed as part of the platting for that portion of the subject site.

Grading, Drainage, Utility Plans

The Calabacillas Arroyo West Branch provides drainage from the north and west to the Rio Grande. The Swinbourne Detention Basin is east of the site to collect the water. A conceptual drainage and grading plan will be necessary for site plan for building permit. It may also be required for platting.

AMAFCA has stated that if the proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will be required. The prudent line shown on the site plan along the arroyo is based on a draft report, and may need to be modified when the final report is received.

Parks

The Parks and Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI Campus.

The agent discussed park location with staff in a field visit. Although a park location is not shown on the site plan for subdivision, the applicant is considering locating a park adjacent to the west branch of the Calabacillas Arroyo, since there will be undevelopable land within the prudent line, and siting with the required open space of the arroyo may increase the park size visually. This consideration is hypothetical at this time, but will need to be developed concretely as this project moves forward.

Architecture and Signage

The site plan for subdivision provides design criteria for buildings and signage. Although architectural style is not specified, building form opportunities, in terms of height, visual character, articulation, offsets, and detailing are listed in the design guidelines. Entryways, materials, site lighting, edge characteristics, signage, perimeter walls and setbacks are also included in the design criteria for the two tracts on this parcel. The design guidelines were not developed to apply to the proposed R-LT portion of the site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Comments from reviewing agencies are included as an attachment to this report. Specific conditions by those reviewing agencies are attached as conditions for approval of the site plan for subdivision.

Neighborhood Concerns

No correspondence has been received as of the writing of this report.

Conclusions

This is a group of zone map amendment requests to change existing zoning, established when the site was annexed to the City, to zoning that will allow a neighborhood center to develop, and allow church, office, and higher density residential development in the proposed Tracts A-1 and A-2, and low density residential development for the remainder of this vacant parcel, located at the northeast quadrant of the intersection of Irving Boulevard and Universe Boulevard.

These SU-1 zones, with uses specific to this site, conform to the Zoning Code SU-1 Category, Section 31, use combinations not adequately allowed and controlled in other zones, relative to a specific site. This section specifies that signage is permitted and regulated by the Planning Commission.

These requests further the Goals and policies of the *Comprehensive Plan* and the *WSSP*, in that higher density residential and non-residential development is located within areas designated as centers and in areas where a transition is needed between single-family development and more intensive development. The TVI Campus will be a large employer in this community, and will need to have adjacent services for the students and staff of the Campus. Planning for those services to occur in this center is advantageous to the community.

These requests further the policies stated in the *Westside / McMahon Land Use and Transportation Guide*, in that the center is located in an area projected for a high transit corridor, with strong pedestrian and bicycle connections both within the site and to the street network.

The agent has demonstrated that the proposed zone map amendments follow the criteria for R-270-1980, in that the location of the TVI West Side Campus is a changed neighborhood and community condition, which justifies the changes to the existing zoning. The different uses, as

specified in the SU-1 zones, also has been shown to be more advantageous to the community, by providing an area for services to the neighborhoods, the community, and the new TVI Campus.

However, the use of liquor sales for off-premise consumption as permissive in the SU-1 for C-1 uses may be harmful to adjacent property, the neighborhood, or the community. R-270-1980 specifies that a change of zone shall not be approved in this situation.

This is also a site plan for subdivision, with a goal of separate vehicular and pedestrian circulation in order to support the creation of a pedestrian-friendly atmosphere throughout the site.

The site plan for subdivision shows the two tracts of SU-1 zoning, with the specific land uses within each. Tract A-1 is proposed to be SU-1 for C-1 uses (with restaurants with full-service liquor and liquor sales for off-premise consumption), O-1 and R-2 Permissive uses. The restaurant with full-service liquor is considered conditional in the C-1 zoning category. The liquor sales for off-premise consumption are permissive in the C-2 zoning category. This request proposes to make those specific uses permissive in this tract. EPC has approved a modification of SU-1 zones of this type, to make the liquor sales for off-premise consumption an ancillary use to a permissive full-service grocery store. Further conditions to this kind of zone would prohibit drive-up windows for liquor sales, the sale of miniatures, 40 oz. Singles, or fortified wines in Tract A-1. A 500' buffer between the liquor uses and any residential area, as specified in the C-2 zone, is also suggested. Staff could support a modification of the zone change request of this nature, with the specific prohibitions and buffer area. The O-1 and R-2 uses are appropriate choices for lower intensity uses in a neighborhood center.

Tract A-2 is proposed to be SU-1 for Church and Related Facilities, O-1, and R-2 uses. This zoning would allow maximum development opportunities on this 9-acre tract. Although specific "related facilities", such as meeting rooms with kitchens, classrooms, offices, and day care are listed, maximum quantity or square footages for the proposed offices, day care, classrooms, and meeting rooms are not listed. Although this SU-1 for Church and Related Facilities/O-1/R-2 use provides maximum choice and variety of land uses, as specified in the Comprehensive Plan, the zone should specify maximums, in either percentages, quantity, or square footage, of the related facilities so that the church use is not a secondary use to the related facilities.

The site plan for subdivision contains design guidelines for the future development of the site. Design criteria has been developed for site edges, buildings, pedestrian and trail connection, road design, setbacks, landscape, lighting, and signage. These design guidelines apply to Tracts A-1 and A-2, but not to the proposed R-LT portion of the site.

The *WSSP* specifies neighborhood centers at Westside/Unser and Paradise Heights/McMahon, plus an undesignated center west of Unser. This new neighborhood center is outside the currently adopted centers, but is possible with proposed changes to the *WSSP* approved by the EPC, but not adopted by the City Council, as yet. The zone changes would provide a vehicle for the neighborhood center at Seville to happen. This site appears, by the location of the TVI Campus and the alignments of McMahon, Westside, and Universe, to be a prime location for a center of this type. The other zone changes are in keeping with developing the whole parcel as a community.

FINDINGS - (00110-000000-01626) (January 18, 2001)

1. This is a request for a zone map amendments: from existing R-1 to R-LT, existing SU-1 for C-1 to SU-1 for C-1 (with restaurants with full service liquor and full service liquor sales for off-premise consumption)/O-1/R-2, and R-1 to SU-1 for Church and Related Facilities/O-1/R-2, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. The existing zoning of R-1 was established under the annexation of the parcel as part of the Northwest Mesa Annexation in 1984.
3. The existing zone of SU-1 for C-1 was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a denser, single-family style development, corresponding to Policy a, where the Established and Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.
6. This request furthers the *Comprehensive Plan* Policy f, where clustering of homes to provide larger shared open areas and houses oriented toward pedestrian or bikeways shall be encouraged. R-LT is a zone of townhouse development, where, by its nature, the houses are clustered.
6. This request furthers the *Comprehensive Plan* Policy e, where 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.

7. This request furthers the *Comprehensive Plan* Policy h, where higher density housing is most appropriate in areas where a mixed density pattern is already established by zoning or use, and where it is compatible with existing area land uses and where adequate infrastructure is or will be available. The mixed density pattern is both already established with the adjacent existing SU-1 for C-1, SU-1 for Church and Related Uses, and A-1 zoning, and will be further established with the proposed SU-1 for C-1 (including restaurants with full-service liquor and liquor sales for off-premise consumption)/O-1/R-2 and SU-1 for Church and Related Facilities/O-1/R-2 uses.
8. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing development with access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
9. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating residential uses adjacent to the TVI campus. This location of residential uses will provide a stronger communication and planning link with the educational institution and the development of this site.
10. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a higher density housing than R-1 on this vacant parcel, which places the R-LT and R-2 residential uses near programmed transit, bike, and pedestrian facilities. By locating near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
11. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
12. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning provides opportunities for reducing

automobile travel and encourages transit use; higher densities are encouraged in neighborhood-scaled development.

13. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across Universe. The zone changes are justified as more advantageous to the community, in that the proposed zoning will provide flexibility for the new development of a mixed-use neighborhood center to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the Westside/McMahon Land Use and Transportation Guide has changed the community conditions to a more transit-oriented, low to medium intensity development in this area.
14. This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of land, not individual lots. This request is not in conflict with the adopted policies of the *Comprehensive Plan*, but in fact supports the goals for established and developing urban areas, transportation and transit, economic development, and education.
15. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this neighborhood center conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential development on the parcel, providing services closer to the residents' homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
16. This request for a zone change including full service liquor for off-premise consumption as a permissive use in SU-1 for C-1 shall not be approved under R-270-1980, in that some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. Specifically, this use would be harmful to the adjacent residential areas.
17. Staff could support a modification of the zone change request to read: SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption ancillary to a full service grocery store, where drive-up windows are prohibited, and sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited, and where a buffer of 500 feet from this use to any residential area is provided))/O-1/R-2. The EPC has approved similar modifications to zone requests in this community.

RECOMMENDATION - (00110-00000-01626)(January 18, 2001)

DENIAL of 00110-00000-01626, a request for zone map amendments: from R-1 to R-LT, from SU-1 for C-1 to SU-1 for C-1 (with restaurants with full service liquor and full service liquor sales for off-premise consumption)/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Findings, specifically Finding #16.

FINDINGS - (00128-000000-01625) (January 18, 2001)

1. This is a request for a site plan for subdivision, for a vacant parcel located at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. A portion of this site, where Tract A-1 is proposed, was platted as part of the Paradise Heights Unit 5 Subdivision in 1983. The remainder of the site has not been platted.
3. The goal of this site plan is to separate the vehicular and pedestrian circulation in order to support the creation a pedestrian-*friendly* atmosphere throughout the site.
4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the surrounding community, including the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.
6. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of

transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

7. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant tract, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of SU-1 for Church and Related Facilities, O-1, and R-2 are appropriate choices for a neighborhood area with a center that serves the surrounding community.
9. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the church, office, and residential uses near programmed transit, bike, and pedestrian facilities. By location near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
10. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the church, office, and residentially zoned tract.
11. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning of SU-1 for Church and Related Facilities/O-1/R-2 provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
12. The City Council-approved *Land Use and Transportation Guide for McMahon Boulevard* (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the

adopted *Land Use and Transportation Guide for McMahon Boulevard*. The exception being the proposed O-1 uses request in Tract A-2.

13. Relocation the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 would be more consistent with the guiding principle of clustering trip ends (in this case a vicinity proximate to the above commercial node and adjacent TVI campus) in an effort to promote alternative modes of travel.
14. Universe Boulevard is designated on the *Long Range Roadway System* map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
15. Irving Boulevard is designated on the *Long Range Roadway System* map as a minor arterial with a minimum right-of-way of 86 feet.
16. Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
17. Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
18. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this parcel conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential areas, and with residents closer to their homes or employment, it will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
19. The site plan for subdivision provides design guidelines for Tracts A-1 and A-2. These design guidelines are not applicable to the remainder of the site, proposed to be zoned R-LT.

20. A maximum FAR of .35 for the non-residential uses is proposed for Tracts A-1 and A-2. Residential uses in these tracts are proposed to have a maximum density of 24 du/acre.
21. The landscape requirement of 15% in the Zoning Code is proposed in this site development plan for subdivision. The Zoning Code requires that 75% of that 15% is living landscape.
22. Primary vehicular access to the neighborhood center at Tract A-2 is aligned with the proposed entry to the TVI. Vehicular access to Tract A-2 is off of Universe Boulevard and Irving.
23. Pedestrian and bike paths are proposed to be provided on all interior streets; however, this site development plan for subdivision does not show these paths. Instead, the request proposes that these paths be developed with future site development plans for building permits.
24. A parallel trail along the Calabacillas Arroyo is proposed in the West Side Strategic Plan and the Facility Plan for Arroyos. This trail is mentioned in the request for site development plan for subdivision; however, it is not located on the site development plan for subdivision. Connections from the internal pedestrian and bike paths to this trail are proposed, but not shown on this site development plan for subdivision.
25. This request for site plan for subdivision cannot be approved, as per R-270-1980, where some of the permissive uses in the zone would be harmful to adjacent property. Specifically, the use of full service liquor sales for off-premise consumption may be harmful to adjacent residential areas.
26. Staff could support a modification of the site plan for subdivision, that shows Tract A-1 to have SU-1 for C-1 uses (with restaurants with full service liquor and full service liquor sales for off-premise consumption ancillary to a full-service grocery store, where drive-up windows are prohibited, and sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited, and where a buffer of 500 feet from this use to any residential area is provided)/O-1/R-2. The EPC has approved similar modifications to zone change requests at McMahon and Unser.

RECOMMENDATION - (00128-00000-01625)(January 18, 2001)

DENIAL of 00128-00000-01625, a request for a site development plan for subdivision, located at Tracts B-1 and B-2, Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Finding #25.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON JANUARY 18, 2001.

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue 00110 00000 01626/00128 00000 01625 to the Environmental Planning Commission Public Hearing on February 15, 2001

MOVED BY COMMISSIONER GARA
SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY

ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR FEBRUARY 15, 2001.

The applicant has agreed to make certain changes, as presented to the EPC on January 21, 2001 public hearing, for the SU-1 for C-1 zone map amendment, for design guidelines to the R-LT portion of the site, and for a text amendment to be included with the Planning Department's request for amendments to the *West Side Strategic Plan*.

The zone map amendment, as presented to EPC, changes the submittal from SU-1 for C-1 (with restaurants with full-service liquor and liquor sales for off-premise consumption)/O-1/R-2, to SU-1 for C-1 (with restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store, and limited to the building area which is not within 500 feet of a residential zone, and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2 uses.

This amended request for zone map amendments can be supported by staff, as the criteria for minimizing any potential harmful effects of the permissive uses has been met. R-270-1980 policies (specifically Section 1.E., governing the potentially harmful permissive uses in the zone) will be met with the recommended change. The applicant and agent have been very agreeable to make these changes, as they are interested in furthering the development of a neighborhood center, with uses specific to the TVI West Side Campus, the neighborhood and the surrounding community that will benefit, not harm, these areas.

The site plan for subdivision has also been modified to accommodate these changes. The EPC had requested the applicant to provide design guidelines for the largest portion of the site, proposed to be zoned R-LT. These design guidelines were developed using guidelines that were approved by the EPC for

the Unser/McMahon Neighborhood Center as a basis. The approved guidelines for that center were modified and added to for this neighborhood center.

The guidelines have been modified to be inclusive of the R-LT area. No separate section is identified for that area. Staff suggests for ease of following these design guidelines, that it is clarified on the site plan for subdivision and on the design guidelines that these guidelines also apply to the R-LT zoning on this site. Usually, design guidelines are developed for the SU-1 zones, but are not necessary for the straight-zoned areas. In this circumstance, the EPC has requested design guidelines for the straight-zoned R-LT segment. It is not evident under first examination that these guidelines apply to the residential areas outside Tracts A-1 and A-2.

Certain guidelines were eliminated from the original design guidelines packet, such as a guideline to provide pedestrian entries at key locations in perimeter walls. Guidelines such as this one should be inserted back into the set of guidelines for the entire parcel.

New guidelines include a separate section for the accessibility requirements, enhanced building design guidelines, sign guidelines, specific landscape guidelines.

Although these guidelines are fairly basic and not too site-specific, they will enable a higher level of design on this parcel, both within the Tracts A-1 and A-2 and in the R-LT area.

Staff can support the site plan for subdivision, with the modifications to the SU-1 for C-1 zoning as it pertains to liquor sales and the modifications to the design guidelines as requested by the EPC. Staff recommends that the site plan for subdivision reflect a specific distance from the liquor sales for off-premise consumption and any residential area in the SU-1 for C-1 zone on Tract A-1. Staff also recommends some additional language on the site plan and in the design guidelines to clarify that the guidelines apply to the R-LT zoning on the parcel.

At the EPC's request, the applicant has submitted a letter to Laura Mason, chief policy analyst for the City Council, to request an amendment to the Planning Department's request for text amendments to *the West Side Strategic Plan*. The amendments submitted by the Planning Department suggest certain changes to the community and neighborhood (village) centers criteria, location, size, core area, etc. The request for the Seville Neighborhood Center to be included as a designated center within the *West Side Strategic Plan* is appropriate, given the changed conditions of the location of the TVI West Side Campus and the adoption of the *Westside/McMahon Land Use and Transportation Guide*, which specifies development in this area.

The agent offers specific policies that indicate that the Seville neighborhood center is an appropriate amendment to the *West Side Strategic Plan*, by conforming to the criteria established in the Planning Department's requested amendments to the *WSSP*.

This inclusion of Seville as a neighborhood center furthers the applicable goals and policies of the *Comprehensive Plan*, by proposing an urban environment which perpetuates the tradition of identifiable,

individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Alternate Findings for Approval for Zone Map Amendments - (00110-000000-01626) (February 15, 2001)

1. This is a request for a zone map amendment from existing R-1 to R-LT, from existing R-1 and SU-1 for C-1 uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for consumption off-premises ancillary to a full-service grocery store with restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store, and limited to the building area which is not within 500 feet of a residential zone, and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2 Uses, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. The existing zoning of R-1 was established as part of the Northwest Mesa Annexation. The existing zoning of SU-1 for C-1 uses was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
3. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the mixed-use goals of the *Comprehensive Plan*.
5. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

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6. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
 7. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of C-1, O-1, R-2, and SU-1 for Church and Related Facilities are appropriate choices for a neighborhood center to serve the surrounding community.
 8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the neighborhood center near programmed transit, bike, and pedestrian facilities. By location near the programmed multi-modal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
 9. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
 10. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that a neighborhood center is designated at McMahon and Westside. This request is adjacent to that intersection.
 11. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
 12. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across Universe. The zone changes are justified as more advantageous to the

community, in that the proposed zoning will provide flexibility for the new development of a mixed-use neighborhood center to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the Westside/McMahon Land Use and Transportation Guide has changed the community conditions to a more transit-oriented low to medium intensity development in this area.

13. The zone changes are justified as more advantageous to the community, in that this center will serve the residential development in the Seville parcel and the adjacent parcels, which do not have any retail, service, or office development planned at this time.
14. This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of land, not individual lots. This request is not in conflict with the adopted policies of the *Comprehensive Plan*, but in fact supports the goals for established and developing urban areas, transportation and transit, economic development, and education.
15. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this neighborhood center conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of residents closer to their homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
16. The zone category specifies C-1 Uses, with the uses of restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store use. The restaurant with full-service liquor use is a C-1 conditional use in the Comprehensive City Zoning Code. The liquor sales for off-premise consumption is a permissive and conditional use in C-2. The request would allow these uses to be permissive in the SU-1 for C-1 zone.
17. The zone category of SU-1 for C-1 uses, with the liquor sales for off-premise consumption is in accordance with the permissive use of C-2 as per the Zoning Code language. The harmful impact of the liquor sales for off-premise consumption use is mitigated by: the prohibition of sale of miniatures, 40 oz. Containers, and fortified wines and the prohibition of drive-up windows, and mandating that the liquor use is limited to building area which is not within 500 feet of a residential zone.

18. This request does not specify the maximum square footage, number, or percentages for the related facilities in relation to the proposed SU-1 for Church and Related Facilities.
18. In accordance to the EPC's request at the January 21, 2001 public hearing, a request has been submitted to City Council to designate this center in the *West Side Strategic Plan*. The request will incorporate this center into the Planning Department's request for text amendments to the *West Side Strategic Plan* and the map amendments of the neighborhood centers in the *West Side Strategic Plan*.

RECOMMENDATION - (00110-00000-01626)(February 15, 2001)

APPROVAL of 00110-00000-01626, a request for zone map amendments from R-1 to R-LT, R-1 and SU-1 for C-1 Uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to full service grocery store, and limited to the building area which is not within 500 feet of a residential zone, and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1 and R-2 uses, and from R-1 to SU-1 for Church and Related Facilities/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Findings.

Alternate Findings for Approval for Site Plan for Subdivision - (00128-000000-01625) (February 15, 2001)

1. This is a request for a site plan for subdivision, for a vacant parcel located at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. A portion of this site, where Tract A-1 is proposed, was platted as part of the Paradise Heights Unit 5 Subdivision in 1983. The remainder of the site has not been platted.
3. The goal of this site plan is to separate the vehicular and pedestrian circulation in order to support the creation a pedestrian-friendly atmosphere throughout the site.
4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated

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

5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the surrounding community, including the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.
6. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
7. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant tract, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of SU-1 for Church and Related Facilities, O-1, and R-2 are appropriate choices for a neighborhood area with a center that serves the surrounding community.
9. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the church, office, and residential uses near programmed transit, bike, and pedestrian facilities. By location near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.

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10. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the church, office, and residentially zoned tract.
 11. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning of SU-1 for Church and Related Facilities/O-1/R-2 provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
 12. The City Council-approved *Land Use and Transportation Guide for McMahon Boulevard* (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the adopted *Land Use and Transportation Guide for McMahon Boulevard*. The exception being the proposed O-1 uses request in Tract A-2.
 13. Although relocation of Tract A-2 to be adjacent to the Tract A-1 was suggested by the Public Works Department, to be more in keeping with the spirit of the *Westside/McMahon Land Use and Transportation Guide*, it was not mandated by the EPC at the January 21, 2001 public hearing.
 14. Universe Boulevard is designated on the *Long Range Roadway System* map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
 15. Irving Boulevard is designated on the *Long Range Roadway System* map as a minor arterial with a minimum right-of-way of 86 feet.
 16. Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.

17. Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
18. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this parcel conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential areas, and with residents closer to their homes or employment, it will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
19. The site plan for subdivision provides design guidelines for Tracts A-1 and A-2. Revisions to the design guidelines provide for the application of these guidelines to both tracts and the R-LT zoned areas.
20. A maximum FAR of .35 for the non-residential uses is proposed for Tracts A-1 and A-2. Residential uses in these tracts are proposed to have a maximum density of 24 du/acre.
21. The landscape requirement of 15% in the Zoning Code is proposed in this site development plan for subdivision. The Zoning Code requires that 75% of that 15% is living landscape.
22. Primary vehicular access to the neighborhood center at Tract A-2 is aligned with the proposed entry to the TVI. Vehicular access to Tract A-2 is off of Universe Boulevard and Irving.
23. Pedestrian and bike paths are proposed to be provided on all interior streets; however, this site development plan for subdivision does not show these paths. Instead, the request proposes that these paths be developed with future site development plans for building permits.
24. A parallel trail along the Calabacillas Arroyo is proposed in the West Side Strategic Plan and the Facility Plan for Arroyos. This trail is mentioned in the request for site development plan for subdivision; however, it is not located on the site development plan for subdivision. Connections from the internal pedestrian and bike paths to this trail are proposed, but not shown on this site development plan for subdivision.

25. This request for site plan for subdivision can be supported by staff with the proposed modification to the SU-1 for C-1 zone change as it pertains to liquor sales (see findings #16-17 for the zone map amendments). The EPC has approved similar modifications to zone change requests at McMahon and Unser.
26. The design guidelines have been revised to be inclusive of the proposed R-LT zoned areas. The design guidelines will be mandatory for the entire parcel (Tract A-1, Tract A-1, and R-LT).
27. In accordance to the EPC's request at the January 21, 2001 public hearing, a request has been submitted to City Council to designate this center in the *West Side Strategic Plan*. The request will incorporate this center into the Planning Department's request for text amendments to the *West Side Strategic Plan* and the map amendments of the neighborhood centers in the *West Side Strategic Plan*.

RECOMMENDATION - (00110-00000-01625)(February 15, 2001)

APPROVAL of 00110-00000-01625, a request for a site plan for subdivision, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Alternate Findings, with the following Conditions of Approval:

CONDITIONS OF APPROVAL - (00128-00000-01625)(February 15, 2001)

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. Site plan will be replatted to reflect new zone boundary lines.
3. The design guidelines, as provided with the site development plan for subdivision, shall be considered mandatory for further development of the site. These design guidelines shall be mandated for all portions of the site, including Tract A-1, Tract A-2 and the R-LT zoned areas.

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4. Schematic internal pedestrian paths and bikeways, connecting to the major site entries and the Calabacillas trail, shall be shown on the site plan for subdivision, as part of the DRB submittal.
 5. Schematic vehicular ingress and egress shall be shown for Tracts A-2 on the site development plan for subdivision, as part of the DRB submittal.
 6. As per the Public Works Department comments:
 - a. The first 150 single family units may proceed to construction without a TIS initially; however, these units will be included as part of the over TIS when performed.
 - b. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determines as part of the required TIS.
 - c. Development of the McMahon Facility must be analyzed as part of the TIS.
 - d. Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike lanes.
 - e. A water and sewer availability statement from New Mexico Utilities will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque Standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - f. This project shall not proceed without proper transportation infrastructure in place.
 - g. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

- h. Consider the relocation of O-1 uses in Tract A-2 to a tract adjacent to Tract A-1, consistent with the adopted Land Use and Transportation Guide for McMahon Boulevard.
 - i. Dedication of right-of-way for Universe Boulevard per the *Long Range Roadway System* map, 43-foot minimum from the street centerline.
 - j. Dedication of right-of-way for Irving Boulevard per the *Long Range Roadway System* map, 43-foot minimum from the street centerline.
 - k. Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide for bicycle lanes.
7. As per the Open Space Division comments:
- a. The R-LT detached open-space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units.
 - b. Open Space Division requires preservation of significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452-5207 to coordinate a site visit.
 - c. Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization.
 - d. General policies (pp. 16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp. 1-61) as detailed in the *Facility Plan for Arroyos* should be complied with.

8. As per the Parks and Recreation Department Comments:
- a. Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance, which includes:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.
 - b. The Parks & Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI campus.
 - c. The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As this development proceeds towards design, the Parks & Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.
 - d. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.
 - e. With regard to the Pedestrian Connections and Trails in the Design Guidelines, any asphalt trail connections in-lieu of sidewalk to city trails will be the maintenance responsibility of the property owner."
9. As per the Solid Waste Department Comments: Approved on condition will comply with all Solid Waste Management Department residential and commercial requirements and specifications.
11. As per AMAFCA Comments: If proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will also be required. The prudent line shown along the arroyo is based on a draft report and may be modified when the final is received.


Mary Dischelli
Planner

cc: Curb West, Inc., 6301 Indian School NE, Suite 208, Albuquerque, NM 87110
Consensus Planning, Inc., 924 Park Avenue SW, Albuquerque, NM 87102

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments.

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comments on the proposed zone change request.

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

- a. The first 150 single family units may proceed to construction without a TIS initially; however, these units will be included as part of the over TIS when performed.
- b. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determines as part of the required TIS.
- c. Development of the McMahon Facility must be analyzed as part of the TIS.
- d. Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike

Transportation Planning:

FINDINGS:

- The City Council-approved *Land Use and Transportation Guide for McMahon Boulevard* (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the adopted *Land Use and Transportation Guide for McMahon Boulevard*. The exception being the proposed O-1 uses request in Tract A-2. Relocation the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 would be more consistent with the guiding principle of clustering trip ends

(in this case a vicinity proximate to the above commercial node and adjacent TVI campus) in an effort to promote alternative modes of travel.

- Universe Boulevard is designated on the *Long Range Roadway System* map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
- Irving Boulevard is designated on the *Long Range Roadway System* map as a minor arterial with a minimum right-of-way of 86 feet.
- Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
- Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.

CONDITIONS of Approval of site plan for subdivision:

- Relocation of the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 consistent with the adopted "Land Use and Transportation Guide for McMahon Boulevard."
- Dedication of right-of-way for Universe Boulevard per the Long Range Roadway System map, 43-foot minimum from the street centerline.
- Dedication of right-of-way for Irving Boulevard per the Long Range Roadway System map, 43-foot minimum from the street centerline.
- Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide bicycle lanes.

Utility Development:

The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

Hydrology:

The Hydrology Section has no objection to the zone map amendment request. An approved conceptual grading and drainage plan is required for the site plan sign-off by the City Engineer / AMAFCA.

Traffic Engineering Operations:

This large project will tend to affect Irving and likely Paradise traffic as well as other locations. Irving needs to be made four lanes as does Paradise. Suggest this project not proceed without proper transportation infrastructure in place.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No Adverse Comment."

Environmental Services Division

NEIGHBORHOOD SERVICES

No association."

PARKS AND RECREATION

Planning and Design

Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.

The Parks & Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI campus.

The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As this development proceeds towards design, the Parks & Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

With regard to the Pedestrian Connections and Trails in the Design Guidelines, any asphalt trail connections in-lieu of sidewalk to city trails will be the maintenance responsibility of the property owner."

OPEN SPACE DIVISION

The subject property includes a significant reach of the Calabacillas Arroyo, which is designated as a Major Public Open Space Arroyo and Major Public Open Space Link in the both the Albuquerque/Bernalillo County Comprehensive Plan and in the Rank II Facility Plan for Arroyos.

1. The R-LT detached open space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units.
2. Open Space Division requires preservation of significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452-5207, to coordinate a site visit.
3. Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization.
4. General policies (pp. 16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp. 55-61) as detailed in *the Facility Plan for Arroyos* should be complied with.

POLICE DEPARTMENT/Planning

"No comments at this time."

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition will comply with all Solid Waste Management Department residential and commercial requirements and specifications.

FIRE DEPARTMENT/Planning
"No Adverse Comment."

TRANSIT DEPARTMENT

McMahon Blvd is designated for high transit use by the Transportation and Land Use Guide for the Westside/ McMahon Corridor, there is not any fixed route service currently and funding limitations may not allow any expansion in the near future. The closest existing local route (Route 90) is approximately 4 miles away. The closest peak hour service (Route 92) is approximately 3 miles away.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

No objection to requested action. AMAFCA will require an approved Grading and Drainage Plan. If proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will also be required. The prudent line shown along the arroyo is based on a draft report and may be modified when the final is received.

ALBUQUERQUE PUBLIC SCHOOLS

"No Adverse Comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

The Long Range Roadway System designates Irving Boulevard as a minor arterial and designates a Location Study Corridor for Universe Boulevard which is expected to contain a minor arterial. Currently there is not a final alignment for Universe and no money for construction has been programmed.

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

Date: January 19, 2001


OFFICIAL NOTIFICATION OF DECISION

Curb West, Inc.
6301 Indian School NE, Suite 208
Albuq. NM 87110

FILE: 00110 00000 01626/00128 00000 01625
LEGAL DESCRIPTION: 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

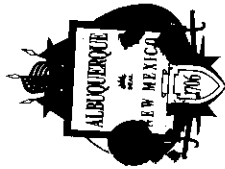
On January 18, 2001, the Environmental Planning Commission voted to continue 00110 00000
01626/00128 00000 01625 to the Environmental Planning Commission Public Hearing on February 15,
2001.

Sincerely,


For Robert R. McCabe, AIA, APA
Planning Director

RM/MP/ac

cc: Consensus Planning, Inc., 924 Park Avenue SW, Albuq. NM 87102



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

EPC



Forwarded to

5506 Furman Dr.

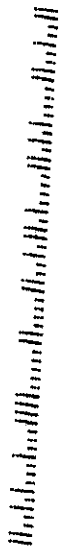
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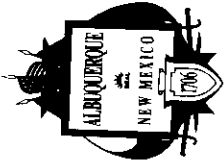
FINDLAY YARD
6147 BISBEE PLNW
ALBUQUERQUE NM 87114

Albuquerque

FINDLAY
8/1142025 1000 10 01/13/01
FORWARD TIME EXP RTN TO SEND
FINDLAY YURI
3443 FM 1750
ABILENE TX 79602-3301

67103/1293



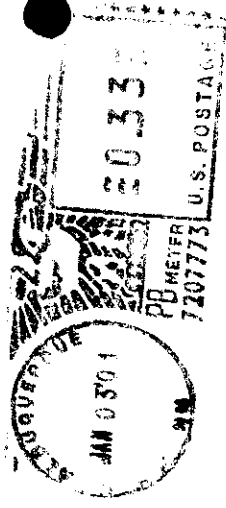


City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PLANNING DEPARTMENT

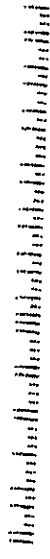
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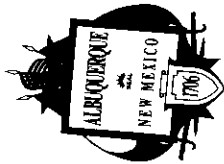
101006526249320615

PADILLA JOHN D &
15009 KAYENTA NW
ALBUQUERQUE NM 87114



87114/5353





City of Albuquerque

P.O. BOX 1283 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

EPC



1010000120100504
UNKNOWN AT THIS
ADDRESS
WEST FORK, OK
PO BOX 87 BOX 87103
ALBUQUERQUE, NM 87103
ALBUQUERQUE, NM 87103

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.

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)

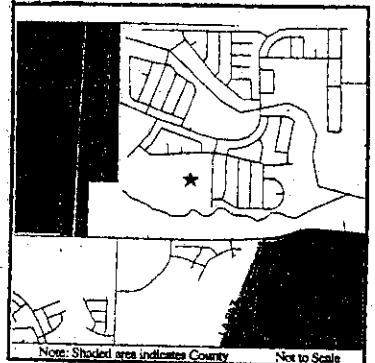
NOTICE OF PUBLIC HEARING

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)

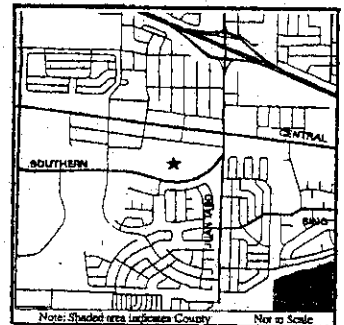
00110 00000 01500 Garcia Kraemer, agents for Charles Benzaguen, request a zone map amendment from SU-2/TH to SU-2(SU-1 Single Family Residence & Restaurant plus an amendment to the Sector Development Plan and approval of a site development plan for building permit for Lots 47 & 48, Perea Addition, located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

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 01626 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-1T 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 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

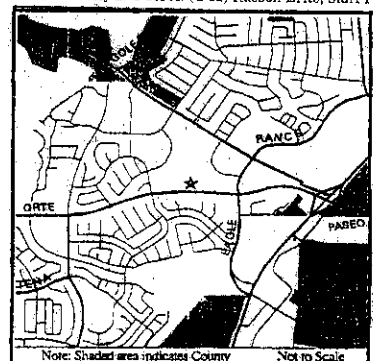


00110 00000 01639 Consensus Planning, Inc., agents for Bob Runath and Howard Zolin request a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities including package liquor sales ancillary 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

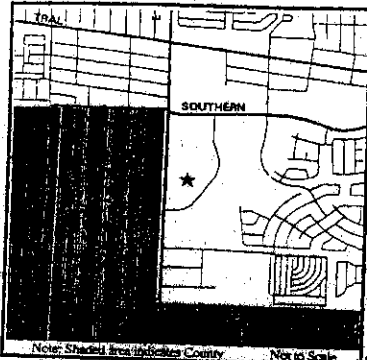
00128 00000 01624 HDR Engineering, agents for Bernalillo County PWD request approval of a site development plan for building permit for Lot B, Tracts A & B Pajarito Elementary School, zoned RO-1, located on Don Felipe Road SW between Coors Boulevard and Don Felipe Court, containing approximately .26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

00110 00000 01628 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. (F-16) Debbie Stover, Staff Planner

00128 00000 0638 Herbert M. Denish & Associates, Inc., agents for New-foundland 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, zone 3 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



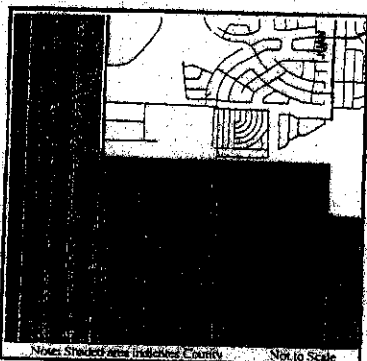
00110 00000 01644 Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract 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 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

00114 00000 01634 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 Arisco 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 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



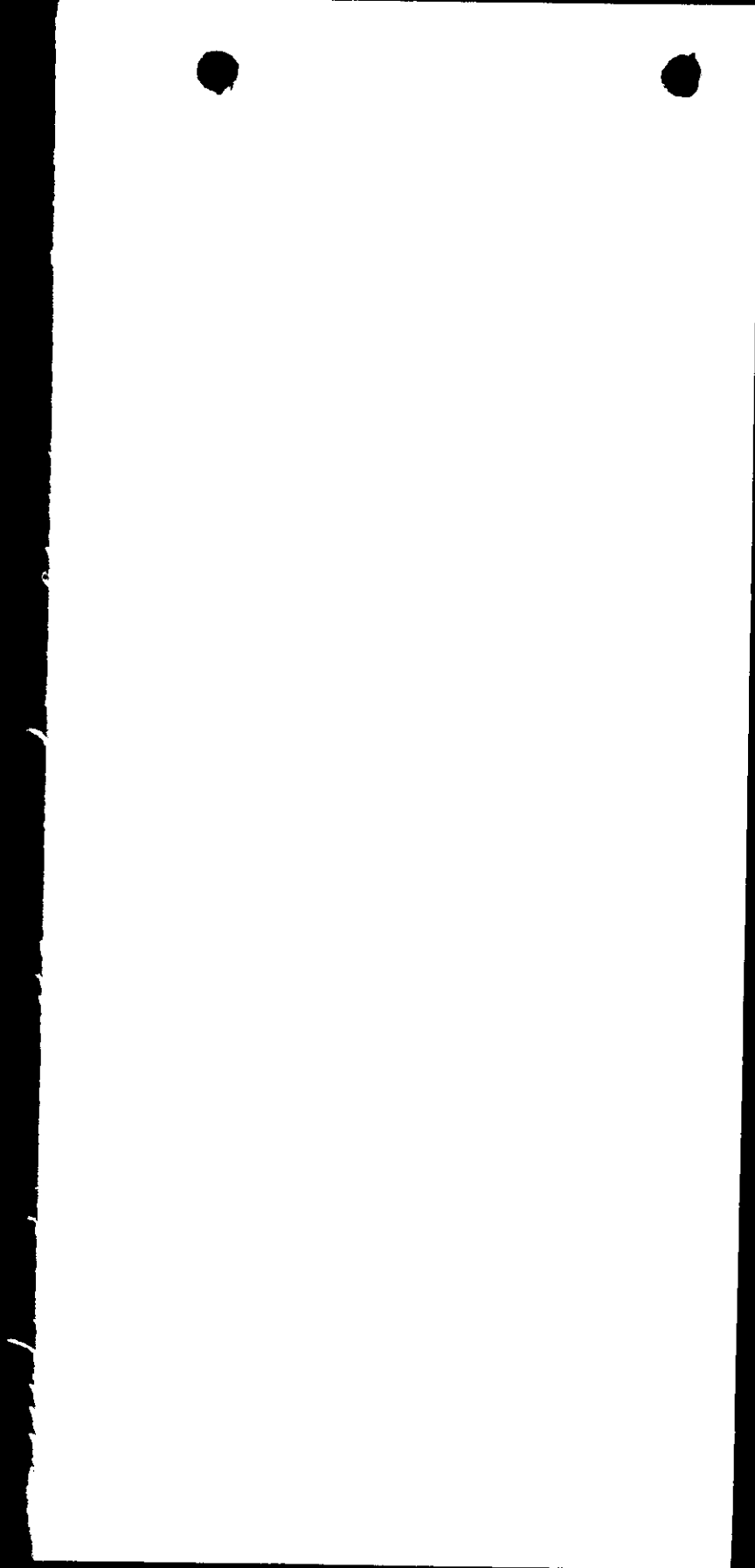
00114 00000 01643 City of Albuquerque, Transit Department request annexation and establishment of SU-1 for Transit Facility and Daycare zoning plus approval of a site development plan for building permit for Tracts B-15, B-16, B-17, B-19 and B-19, Town of Arisco Grant, located on Daytona between Unser 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
APPROVED
s/Russell Brito, Senior Planner
Development Services Division,
Planning Department

Journal: January 3, 2001

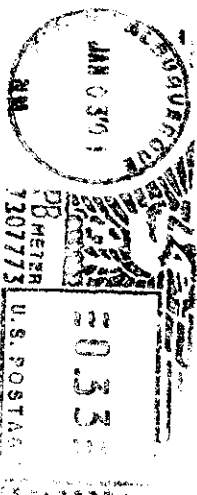
Camper shell, \$3,500. OBO. Call 505-434-6064





City of Albuquerque
PO. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PLANNING DEPARTMENT
EPC

101-1009025010230201
PARADISE HEIGHTS LLC
PO BOX 817
ALBUQUERQUE NM 87103





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)**
-

EPC AMENDED AGENDA
JANUARY 18, 2001
PAGE 3 OF 6

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 McMahon, 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 T11S, 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
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

EPC AMENDED AGENDA
JANUARY 18, 2001
PAGE 5 OF 6

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 ¼, NW ¼, 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.
-



Staff Report

Agent	Consensus Planning
Applicant	Curb West
Request(s)	1. Zone Map Amendment from R-1 to R-LT, from SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption)/O-1/R-2, and R-1 to SU-1 for Church and Related Facilities/O-1/R-2. 2. Site Plan for Subdivision
Legal Description	Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition
Location	Northeast quadrant of Irving Boulevard and Universe Road, between Universe Road and Unser Boulevard, between Westside Boulevard and Irving Boulevard
Size	Approximately 146.8 acres
Existing Zoning	SU-1 for C-1 and R-1
Proposed Zoning	R-LT, SU-1 for C-1 (with restaurants with full service liquor and full service liquor sales for off-premise consumption)/O-1/ and R-2 Permissive Uses, SU-1 for Church and Related Facilities/O-1/ and R-2 Permissive Uses

Staff Recommendation

1. DENIAL of 00110-00000 01626, a request for zone map amendment from R-1 to R-LT, SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption)/O-1/R-2, and R-1 to SU-1 for Church and Related Facilities/O-1/R-2, based on the finding #16. Findings begin on page 19.
2. DENIAL of 00128 00000 01625, a request for a site plan for subdivision, based on the finding #25. Findings begin on page 22.

Staff Planner
Mary Piscitelli

Summary of Analysis

This is a request for a series of zone map amendments for a vacant 146.8 acre site located at the northeastern quadrant of Irving Boulevard and Universe Road. Existing zoning is SU-1 for C-1 and R-1. The intent of these requests is to create a new mixed-use neighborhood center adjacent to the new TVI campus. Full service liquor and liquor sales for off-site consumption is proposed for the request that includes C-1.

The major changed condition that justifies this request is the creation of the TVI campus, which will be a large employment and institutional use. Commercial uses and residential development to serve the large employment institution are important components for the mixed-use concept.

Although these uses may be more advantageous to the TVI campus and the surrounding community, the request for full service liquor sales for off-site consumption is too intensive for a neighborhood center, and may be harmful to adjacent properties, specifically residential areas. R-270-1980 specifically prohibits approval of zone changes where permissive uses may be harmful to the adjacent neighborhood and community.

Staff recommends denial of these zone map requests.



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

Development Services Report

SUMMARY OF REQUEST

Request(s)	1. Zone Map Amendments: from R-1 to R-LT, from SU-1 for C-1 to SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption)/O-1/R-2 Permissive Uses, and from R-1 to SU-1 for Church and Related Facilities/O-1/R-2 Permissive Uses 2. Site Plan for Subdivision
Location	Northeast quadrant of Irving Boulevard and Universe Road, between Universe Road and Unser Boulevard

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 for C-1, R-1	Comprehensive Plan (Established Urban Area).	Vacant, zoned for commercial and single family development
North	SU-1 for C-1, R-1	West Side Strategic Plan.	Vacant commercial and single family development
South	SU-1 for Church and Related Uses, and O-1 Uses, SU-1 for R-2, R-LT	Facility Plan for Arroyos.	Vacant, zoned for Church and related uses, office, multi-unit and developing single-family development
East	R-1 (in process of replat for development)	Westside/McMahon Corridor Study	Single-family development
West	A-1 (County) and R-LT		Vacant, zoned for new TVI West campus, and vacant limited-townhouse residential development

Background, History and Context

This is a request for a group of zone map amendments to form a mixed-use neighborhood center at the northeast quadrant of the intersection of Irving Boulevard and Universe Boulevard. This vacant site is bounded generally by Westside Boulevard on the north, Universe Boulevard on the west, Irving

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

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

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

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

Policy f Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

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

Policy h Higher density housing is most appropriate in the following situations:

- In designated urban centers.
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominately zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

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

Policy j Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

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

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

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

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

Transportation and Transit

The Goal is to provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit / paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Applicable policies include:

Policy b. Travel needs shall be reduced and alternative mobility, including transit, shall be promoted through management of land use, transportation, demand, and building and site design.

Policy g. Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Policy h. A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among activity centers shall be constructed and promoted.

Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Applicable policies include:

Policy a. New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Education

The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age, and educational groups.

Applicable policies include:

Policy b. Stronger communication and planning links with area schools and educational institutions shall be established.

West Side Strategic Plan (WSSP) (Rank II) Current Version

The *West Side Strategic Plan* was adopted in March 1997. This plan places this subject site within the Seven Bar Ranch Community Service Area. This Area encompasses 5000 acres, of which approximately 57% was vacant at the time of the adoption of the *WSSP*. In the Introduction, Purpose, and Intent of the *Plan* (pp. 2-3), it states:

The *West Side Strategic Plan* is inclusive of the diverse needs and desires of the many people involved in the process, and includes the following:

- The West Side is where new patterns of living will be formed, which will lead the way into the next century for the entire community.
- The West Side will develop in concentrated centers rather than in strip developments. Open spaces will provide scenic buffers between new planned communities, and major landforms (arroyos, rivers, and escarpments) provide the framework for existing communities.

In the Plan Objectives, it states:

8. Promote job opportunities and business growth in appropriate areas of the West Side.

In the Plan, regarding villages, village centers, and regional centers in the established areas (pp. 87-89):

Partially developed communities on the West Side include Seven Bar, Paradise...[and others]. These communities are designated as Priority 1 city service areas in the phasing plan for Decade I and II (1995-2015)...

The challenge of the *West Side Strategic Plan* is to determine how the concept of neighborhood, village, community, and regional centers can best be fitted into the established and developing urban fabric of these communities.

Summary of Findings (p. 89)

Existing non-residential land in the Paradise and Seven Bar communities is concentrated along Coors Boulevard. Zoning for public / institutional uses and higher density housing may be needed to support the development of village centers in the western portions of these communities.

The *Plan* sets forth policies regarding land use including:

Policy 3.4 Several Villages will develop within the Seven Bar Ranch Community. These Villages shall each be served by a Village Center, so neighborhood commercial, public, and quasi-public uses, and other uses appropriate for Village Centers shall be encouraged. The lowest density single family residential development shall not occur within Village Centers, but must have safe pedestrian and bicycle access to them.

Policy 3.5 The Calabacillas Arroyo is one of the most defining features of the West Side. A setback for trails and public open space shall be required along the entire length of this arroyo. As a Major Open Space Arroyo and a Major Open Space Link, it is designated for

trail and public open space uses in several other adopted plans. While much of the area near the arroyo has already been developed, there is still an opportunity for sensitive design and site planning to maintain connections to this feature. Performance-based criteria being developed as a follow-up to this Plan will include arroyo setback criteria to accompany this policy.

Policy 3.6 Bernalillo County, the City of Albuquerque, the NMSHTD, and the City of Rio Rancho shall continue to work cooperatively with the MRGCOG to define the rights-of-way, acquire said rights-of-way immediately, and finish design for the completion of Westside Boulevard, McMahon, Universe, Rainbow, Unser, Golf Course, the Coors Bypass, and NM528. These roads are all critical to serving a Regional Center and the growing population on both sides of the Bernalillo / Sandoval County line. Additional transit opportunities associated with these transportation facilities must be incorporated in any road design or right-of-way acquisition.

Bikeways and Trails, p. 168-9

A primary trail is proposed along the west branch of the Calabacillas Arroyo which will cut through the center of the residential area.

Trails and Bikeways Facility Plan (Rank II)

This *Plan* was adopted in 1993 and provides policies for the development of a complete trail and bikeway system throughout Albuquerque. The west branch of the Calabacillas Arroyo is specified for a secondary trail parallel to the arroyo. In this *Plan*, the west branch is referred to as the north branch.

Facility Plan for Arroyos: Multiple Use of Arroyos and Their Floodplains (Rank II)

This *Facility Plan* establishes guidelines and procedures for implementing the goals of the *Comprehensive Plan* in order to create a multi-purpose network of recreational trails and open space along arroyos. The Calabacillas Arroyo is ranked as a Major Open Space Arroyo and a Major Open Space Link. The *Plan* sets general policies on the functionality of the arroyos as drainage facilities. No interference on the drainage function of the arroyos can be tolerated. Specific policies are contained in the *Facility Plan*, on the use of the arroyos, which include design controls for trail development along the arroyos, preservation of the arroyos and their floodplains, and design guidelines for site design of parcels that contain arroyos.

Westside / McMahon Corridor Land Use and Transportation Guide

This resolution was passed in November 1999 to establish a policy for key decisions on land use and transportation for the Westside / McMahon Corridor. The policy envisions a corridor and a village center that are closely linked by alternate modes of travel, and establishes a density in both residential and non-residential development. The policies focus on safe and efficient connections, with a multi-modal emphasis on transit, pedestrian and bicycle modes. The village center core area is specified as the southwest quadrant of the Unser Boulevard / McMahon Boulevard intersection. The policy also details a trail facility parallel to the Calabacillas Arroyo and a trail crossing at the Arroyo and McMahon Boulevard crossing. A commercial node is identified in this corridor study at

the southeast corner of Universe and McMahon. The land use guide suggests that the remainder of this site be low to medium density residential uses (7-15 du/acre).

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.

A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community.

A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone". Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any other applicable adopted sector development plan or area development plan, or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

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 Universe Boulevard as a Study Corridor containing a Minor Arterial, with a right-of-way of 86'.

The Long Range Roadway System designates Irving Boulevard as a Minor Arterial, with a right-of-way of 86'.

The *Comprehensive On-Street Bicycle Plan* designates Universe Boulevard to include bicycle lanes.

The *Comprehensive On-Street Bicycle Plan* designates Irving Boulevard to include bicycle lanes.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This request is for a series of zone map amendments and a site development plan for subdivision for a 146.8-acre site, generally located between Ivy Street and Universe Boulevard, Irving Boulevard and Westside Boulevard.

A schedule of the tract, size of tract, the existing zoning, and the proposed zoning is illustrated as follows:

Tract	Size	Current Zoning	Proposed Zoning
A-1 (composed of Tracts B-1 and B-2, and Lots 1-28, Block 15, and Lots 1-29, Block 16, Paradise Heights Unit 5)	20 acres	SU-1 for C-1 R-1	SU-1 for C-1 (with restaurants with full service liquor and liquor sales for of-premise consumption) / O-1 / R-2 Permissive Uses
A-2	9.2 acres (with approximately 1.2 acres in arroyo)	R-1	SU-1 for Church and Related Facilities / O-1 / R-2 Permissive Uses
No Tract Number	117.6 acres	R-1	R-LT

It should be noted that the site plan for subdivision outlines only the tracts containing the proposed SU-1 zoning. Further platting of the proposed R-LT zoned 117.6-acre portion of the site will be necessary for development.

These zone change requests use the SU-1 Zone category, Section 31, as a basis for their development. This section indicates that a special use may be a combination of uses not adequately allowed and controlled in other zones, relative to a specific site. Signage is to be permitted and regulated by the Planning Commission.

The proposed amendments to the site development plan for subdivision changes the site areas for existing Tract B-1, Lots 1-28, Block 15, and Lots 1-29, Block 16, Paradise Heights Unit #5. These two tracts are proposed to be created in the site plan for subdivision, totaling about 29.2 acres. These proposed zone map amendments are substantially different from the existing R-1 zoning, with more intensive uses proposed. This zone change request may be considered a further specification of the existing zoning of SU-1 for C-1 uses. It is unclear from the proposed site plan for subdivision and zone map why these tracts are separated by the R-LT zoning. Clustering of similar uses may buffer the less intensively zoned residential areas from traffic, noise, etc. emanating from both the center and TVI.

The amendments seek to alter the existing R-1 and SU-1 for C-1 Uses so that a neighborhood center can be established in Tract A-1. SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption), O-1, and R-2 permissive uses are requested for Tract A-1. The proposed neighborhood center is located at the northwest portion of the site, in Tract A-1. The platted portion of the site, on the north, is proposed for a vacation of the rights-of-way, so that a portion of that platted area can be incorporated with Tract A-1. It should be noted that the northwest corner of the quadrant, at the intersection of the proposed McMahon Boulevard and Universe Boulevard is not part of this request. It is zoned SU-1 for C-1. It is a logical assumption to incorporate this smaller site, which is excluded from this request, in the planning and development of the neighborhood center; however, it is not specified in this request.

This request uses an existing platted roadway as the northwestern boundary of the subject site. An approximate entry to the center is aligned with the proposed entry alignment for the TVI, forming a cross intersection.

The *WSSP* does not call out for this location as a neighborhood center, and the *WSSP* does not contain policies indicating criteria for establishing other new centers. Specified new neighborhood (village) centers within the Seven Bar Ranch Community Service Area are the McMahon/Unser center and the Westside/Paradise Heights center, both of which are east of this proposed new center. The only indication of a new center, not specified in the *WSSP*, is west of Unser Boulevard. However, the *Westside/McMahon Land Use and Transportation Guide* recommends a commercial node at the southeast corner of Universe and McMahon, adjacent to the location of Tract A-1. This recommendation strengthens the applicant's position of locating a neighborhood center in this area.

The amendment for SU-1 for C-1 Uses, to include restaurants with full service liquor and liquor sales for off-premise consumption, seeks to provide the center with uses found in activity areas,

specifically, restaurants, grocery stores, and possibly package liquor. In the *Comprehensive City Zoning Code*, the full-service liquor in restaurants is found to be a conditional use in the C-1 zoning category, and a permissive use in the more intensive zoning of C-2. The full-service liquor sale for off-premise consumption is found in the *Code* as a permissive C-2 use. These two specific uses, allowing a conditional use to be permissive and to allow a permissive use in a higher intensity zone to be permissive in the lower intensity zone, may be inconsistent with the neighborhood values and integrity of single family residential areas. The *Comprehensive Plan* contains Policy d, which states that the location, intensity, and design of new development shall respect existing neighborhood values.

In addition, R-270-1980 states that a change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. Full service liquor sales for off-premise consumption could allow a stand-alone liquor store that may be harmful to adjacent properties, specifically residential uses.

A solution to this issue may be to request the applicant to consider a change of zoning, to SU-1 for C-1 uses (with restaurants with full service liquor and liquor sales for off-premise consumption ancillary to a full service grocery store)/O-1/R-2. Conditions to that suggested change would include prohibiting drive-up windows for liquor sales, and prohibit the sale of miniatures, singles, 40 oz. containers, or fortified wines. A buffer, between the C-1 with liquor uses and any residential area, such as 500 feet (as specified in the C-2 zone), may also be a condition for ensuring the preservation of the residential neighborhood integrity. The EPC has approved similar uses at McMahon/Unser. Staff cannot support the zone change as requested, but could support the request as modified with the conditions.

A new tract is proposed as Tract A-2, at the southwestern corner of the quadrant. Tract A-2 is proposed for rezoning to establish a church, office, and/or multi-family housing, using SU-1 for Church and Related Uses, O-1, and R-2 Permissive Uses. This zoning provides a location of a church outside of the neighborhood center. The site is proposed to be used for a church, with the related uses of office(s), day care, classroom(s) and meeting room(s) with kitchen facilities. While many of these uses are typical of church activities, it is not specified whether these activities will be income-producing, e.g. will the meeting rooms be leased for conferences or piano sales, or the offices leased for monthly income production? This issue will need clarification.

It may be advisable to cluster all of the non-residential uses within and adjacent to the proposed neighborhood center, (i.e. cluster Tracts A-1 and A-2), so that the residential areas are buffered with either higher density housing or with uses appropriate to the centers, such as churches, parks, small commercial, and retail. This suggestion conforms to the *Westside/McMahon Land Use and Transportation Guide*, which suggests a commercial node in the area of Tract A-1. The Guide recommends the remainder of the site to be low to medium density residential (7-15 du/acre). The Transportation Planning Division of the Public Works Department has recommended that the non-residential uses of Tract A-2 be moved to be adjacent to Tract A-1, which would be consistent with the *Land Use and Transportation Guide*.

These zone map amendments further the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable,

individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.

The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit route, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the subject site development.

These amendments further the intent and policies of the *West Side Strategic Plan* by proposing higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low intensity uses of C-1, O-1 and R-2 are appropriate choices for a neighborhood center. These zone change requests conform to the *WSSP* in that the proposed neighborhood center is located near programmed transit, bike, and pedestrian facilities. The neighborhood center will be located near the intersection of two minor arterials. In the *WSSP*, higher density housing should occur within ¼ mile of transit corridors, so the proposed R-2 uses in Tract A-1 meet this criteria. Tract A-2 proposes R-2 uses as well, but will not be served by transit unless Irving is incorporated into existing routes or is designated in a separate route in the future.

Densities are higher than what is suggested in the *Westside / McMahon Corridor Land Use and Transportation Guide*. The *Guide* proposes the residential uses of the site to be low to medium density (7-15 du/acre.) and the proposed residential densities of Tracts A-1 and A-2 is 24 du/acre. Although this proposed density is higher than the *Guide's* recommendation, it is in conformance to the *WSSP* policies on higher density housing.

These zone map amendments further the intent and policies of the *West Side Strategic Plan* in that cross-metro trips will be reduced, as local business development and job opportunities will be located adjacent to the residential areas.

These amendments further the intent and policies of the *West Side Strategic Plan*, the *Trails and Bikeways Facility Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.

The proposed zoning and subsequent development will meet the criteria, as approved by the EPC, as specified in the *West Side Strategic Plan* amendments, in that the neighborhood center will provide much needed businesses that can be used on a daily basis by residents and TVI students and staff. The zoning will allow a development to be pedestrian oriented due to the

linkages to the TVI campus, the transportation network, and the Calabacillas trail network. The neighborhood center will have clustered parking, outdoor gathering areas that include pedestrian and bicycle access. The TVI West Side Campus will be a major facility on the West Side, will act as a major employer, and will, by its nature, create a focus and stimulus for both economic and social activity.

The applicant recognizes that the stability of land use and zoning is desirable. This request provides flexibility for the development of a mixed-use neighborhood center to serve the TVI Campus and the adjacent residential areas without a series of individual zone change requests.

These requests meet the criteria established in R-270-1980, in that the location of the new TVI West Side Campus has changed the community conditions. The subject site, due to its proximity to the new TVI Campus, is a prime location for the provision of commercial, office, and multi-family housing uses serving the campus and the surrounding neighborhood.

Another changed condition for this site is the adoption of the *Westside / McMahon Corridor Land Use and Transportation Guide*, in that the zoning allows for a commercial center to be established directly east of the TVI Campus, offering a transition from higher to lower residential densities, and strong access to both bicycle and pedestrian facilities.

These requests are more advantageous and beneficial to the community, excepting the liquor sales for off-premise consumption permissive use. This use may be harmful to residential areas in the community. R-270-1980 specifically prohibits approval of a zone change where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. The liquor sales for off-premise consumption could allow a stand-alone liquor store that may be harmful to the adjacent residential properties.

The other zone changes enable the provision of much needed services adjacent to the public institution. This provision of services will reduce the need for similar services within the campus environment. The agent claims that with more private sector service delivery, less public expenditure will be necessary at this campus to provide those services, and, therefore, a more efficient use of public funds for educational facilities is enabled.

The requests prove that the zone changes do not create spot zones. The zone change requests clearly facilitate the realization of the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Facility Plan for Arroyos*, and the *Westside / McMahon Land Use and Transportation Guide*. Tract A-1, specifically, can function as a transition area between the institutional use of the TVI Campus, and the adjacent residential areas on the subject site.

These amendments further the policies containing in the *Westside / McMahon Corridor Land Use and Transportation Guide*, which establishes a desirable direction for promoting the opportunity for reducing automobile travel and encourage the use of transit, bicycle, and pedestrian modes. Excepting the location of Tract A-2 separate from the neighborhood center, the request conforms to the *Westside / McMahon Corridor Land Use and Transportation Guide*.

ANALYSIS – Site Plan for Subdivision

Site Plan Layout / Configuration

This request includes a site plan for subdivision request. Two tracts of land are proposed, with the recommended zone map amendments. The site plan shows a general boundary for each of the tracts.

Tract A-1 is 20 acres, bounded by an existing platted road and a new road cutting through the site. The proposed use is for a neighborhood center consisting of convenience shopping related to the adjacent TVI Campus (i.e. copies, coffee shops, etc.), offices, and multi-family housing, possibly in mixed-use developments. A minimum of 35% of the property is planned to be developed with residential or office uses. A minimum of 15% of the site (minus the building square footage) is proposed for landscape materials. The Zoning Code requires 75% of that 15% to be living landscape.

Tract A-1 will have a maximum .35 FAR for the office and retail uses. A maximum density of 24 du/acre is proposed for residential development in this tract. The *Westside/McMahon Land Use and Transportation Guide* defines this residential density as medium to high density.

Tract A-2 is at the northeast corner of the Irving Boulevard / Universe Boulevard intersection. Both of these streets are not improved at this time. Tract A-2 is 9.2 acres, of which 1.2 acres are within the arroyo. The site is proposed to be used for a church, with the related uses of office(s), day care, classroom(s) and meeting room(s) with kitchen facilities. While many of these uses are typical of church activities, it is not specified whether these activities will be income-producing, e.g. will the meeting rooms be leased for conferences or piano sales, or the offices leased for monthly income production? This issue will need clarification.

A maximum FAR is proposed of .35 for the office and church and related facilities uses. A maximum residential density of 24 du/acre is proposed for residential development. A minimum of 15% of the site (minus the building square footage) is proposed for landscape materials. The Zoning Code requires that 75% of that 15% is living landscape.

The west branch of the Calabacillas Arroyo cuts through this site from west to east. The Calabacillas Arroyo is considered a Major Open Space Arroyo and a Major Open Space Link in the *Facility Plan for Arroyos*. This arroyo carries an approximated 2500 cubic feet / second drainage. Much of the water comes from the free discharge from Black Ranch. It should be noted that the policies in the *Facility Plan* pertain to the Calabacillas Arroyo, with the West Branch not specifically called out. It is inferred that any policies pertaining to the Calabacillas Arroyo also pertain to the West Branch of that arroyo.

The *Facility Plan for Arroyos* contains goals and policies for the preservation and multiple use of the arroyos. Specific development regulations are listed in the *Facility Plan* for the treatment of the arroyo and its floodplain. The agent has proposed a prudent line for the arroyo and floodplain. This prudent line would prevent further development within the floodplain. A trail parallel to the arroyo is suggested in the *Facility Plan*.

The *Trails and Bikeways Facility Plan* proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As the development proceeds, the Parks and Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.

The *WSSP* states that the Calabacillas Arroyo is one of the most defining features of the West Side. A setback for trails and public open space along the entire length of the arroyo is required. The site plan for subdivision does not show a trail; however, it could be incorporated when the rest of the site is platted.

The site planning objective, as developed in the submittal, states that the creation of a pedestrian friendly environment with the Seville Neighborhood Center will depend on creative site and architectural design. The goal is to separate vehicular and pedestrian circulation in order to support the creation of such an atmosphere throughout the site. The specific site plan guidelines are:

- All pedestrian paths shall be designed to be handicapped accessible (using ADA Criteria for Barrier-Free Design)
- The minimum parking required by the Zoning Code plus ten percent shall be the maximum parking allowed.
- There shall be no freestanding cellular antenna or towers; cellular antennas shall be integrated with the building architecture.
- Long stretches of parking facilities adjacent to the roadways are prohibited.
- Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.
- Parking areas should be designed so that pedestrians walk parallel to moving cars. The need for pedestrians to cross parking aisles and landscaped islands shall be minimized.
- Parking areas shall be designed to include a pedestrian link to site structures.
- Entryways shall be clearly defined.

The specific development guidelines, as documented in the site plan, build on the above-listed site guidelines to facilitate realization of the expressed goal of a pedestrian-friendly environment.

Many of the design guidelines included in the site plan for subdivision are typical conditions set by the EPC. It is recommended that the set of design guidelines is specified as a condition for development of the site.

Due to the nature of the request for liquor sales for off-premise consumption as a permissive use in the SU-1 for C-1 uses, staff cannot support the site development plan for subdivision.

Vehicular Access, Circulation and Parking

Access to the site will be from the four boundary roadways of Westside to the north, Ivy to the east, Irving to the south, and Universe to the west. Further access for Tract A-1 will be provided at the neighborhood center, aligning with the approximate TVI entry alignment. Primary access to Tract A-2 will be from Universe Boulevard and Irving Boulevard.

The *Westside / McMahon Corridor Land Use and Transportation Guide* designates McMahon as a high transit corridor. Although no funding is available at this time for service, this route should be programmed into the transit service as development proceeds in this community.

Pedestrian and Bicycle Access and Circulation, Transit Access

For Tract A-1, the primary access point to/from Universe Boulevard is proposed to be aligned with the entry to the TVI campus west of Universe Boulevard. Additional access points are proposed from McMahon Boulevard and from the neighborhood to the east. Pedestrian connections are proposed from the TVI campus, from adjacent neighborhood locations, and the Calabacillas Arroyo trail.

The internal network for pedestrian and bikeway pathways is proposed to be included in future site plans for building permit purposes, as stated in the Seville Neighborhood Center Design Guidelines (as submitted for this request). Connections to the proposed Calabacillas Arroyo trail will be provided in those future site plans for building permit requests.

For Tract A-2, there are proposed pedestrian and bicycle access on all interior streets. Connections are proposed to be provided to the proposed Calabacillas trail. The internal network of pedestrian and bikeway pathways is proposed to be provided as part of future site plan for building permit requests, following the Seville Neighborhood Center Design Guidelines (as submitted for this request).

The site plan for subdivision is not developed for the interior of the parcel, which is proposed for a zone change from R-1 to R-LT. Vehicular, pedestrian, and bike access should be developed as part of the platting for that portion of the subject site.

Grading, Drainage, Utility Plans

The Calabacillas Arroyo West Branch provides drainage from the north and west to the Rio Grande. The Swinbourne Detention Basin is east of the site to collect the water. A conceptual drainage and grading plan will be necessary for site plan for building permit. It may also be required for platting.

AMAFCA has stated that if the proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will be required. The prudent line shown on the site plan along the arroyo is based on a draft report, and may need to be modified when the final report is received.

Parks

The Parks and Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI Campus.

The agent discussed park location with staff in a field visit. Although a park location is not shown on the site plan for subdivision, the applicant is considering locating a park adjacent to the west branch of the Calabacillas Arroyo, since there will be undevelopable land within the prudent line, and siting with the required open space of the arroyo may increase the park size visually. This consideration is hypothetical at this time, but will need to be developed concretely as this project moves forward.

Architecture and Signage

The site plan for subdivision provides design criteria for buildings and signage. Although architectural style is not specified, building form opportunities, in terms of height, visual character, articulation, offsets, and detailing are listed in the design guidelines. Entryways, materials, site lighting, edge characteristics, signage, perimeter walls and setbacks are also included in the design criteria for the two tracts on this parcel. The design guidelines were not developed to apply to the proposed R-LT portion of the site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Comments from reviewing agencies are included as an attachment to this report. Specific conditions by those reviewing agencies are attached as conditions for approval of the site plan for subdivision.

Neighborhood Concerns

No correspondence has been received as of the writing of this report.

Conclusions

This is a group of zone map amendment requests to change existing zoning, established when the site was annexed to the City, to zoning that will allow a neighborhood center to develop, and allow church, office, and higher density residential development in the proposed Tracts A-1 and A-2, and low density residential development for the remainder of this vacant parcel, located at the northeast quadrant of the intersection of Irving Boulevard and Universe Boulevard.

These SU-1 zones, with uses specific to this site, conform to the Zoning Code SU-1 Category, Section 31, use combinations not adequately allowed and controlled in other zones, relative to a specific site. This section specifies that signage is permitted and regulated by the Planning Commission.

These requests further the Goals and policies of the *Comprehensive Plan* and the *WSSP*, in that higher density residential and non-residential development is located within areas designated as centers and in areas where a transition is needed between single-family development and more intensive development. The TVI Campus will be a large employer in this community, and will need to have adjacent services for the students and staff of the Campus. Planning for those services to occur in this center is advantageous to the community.

These requests further the policies stated in the *Westside / McMahon Land Use and Transportation Guide*, in that the center is located in an area projected for a high transit corridor, with strong pedestrian and bicycle connections both within the site and to the street network.

The agent has demonstrated that the proposed zone map amendments follow the criteria for R-270-1980, in that the location of the TVI West Side Campus is a changed neighborhood and community condition, which justifies the changes to the existing zoning. The different uses, as

specified in the SU-1 zones, also has been shown to be more advantageous to the community, by providing an area for services to the neighborhoods, the community, and the new TVI Campus.

However, the use of liquor sales for off-premise consumption as permissive in the SU-1 for C-1 uses may be harmful to adjacent property, the neighborhood, or the community. R-270-1980 specifies that a change of zone shall not be approved in this situation.

This is also a site plan for subdivision, with a goal of separate vehicular and pedestrian circulation in order to support the creation of a pedestrian-friendly atmosphere throughout the site.

The site plan for subdivision shows the two tracts of SU-1 zoning, with the specific land uses within each. Tract A-1 is proposed to be SU-1 for C-1 uses (with restaurants with full-service liquor and liquor sales for off-premise consumption), O-1 and R-2 Permissive uses. The restaurant with full-service liquor is considered conditional in the C-1 zoning category. The liquor sales for off-premise consumption are permissive in the C-2 zoning category. This request proposes to make those specific uses permissive in this tract. EPC has approved a modification of SU-1 zones of this type, to make the liquor sales for off-premise consumption an ancillary use to a permissive full-service grocery store. Further conditions to this kind of zone would prohibit drive-up windows for liquor sales, the sale of miniatures, 40 oz. Singles, or fortified wines in Tract A-1. A 500' buffer between the liquor uses and any residential area, as specified in the C-2 zone, is also suggested. Staff could support a modification of the zone change request of this nature, with the specific prohibitions and buffer area. The O-1 and R-2 uses are appropriate choices for lower intensity uses in a neighborhood center.

Tract A-2 is proposed to be SU-1 for Church and Related Facilities, O-1, and R-2 uses. This zoning would allow maximum development opportunities on this 9-acre tract. Although specific "related facilities", such as meeting rooms with kitchens, classrooms, offices, and day care are listed, maximum quantity or square footages for the proposed offices, day care, classrooms, and meeting rooms are not listed. Although this SU-1 for Church and Related Facilities/O-1/R-2 use provides maximum choice and variety of land uses, as specified in the Comprehensive Plan, the zone should specify maximums, in either percentages, quantity, or square footage, of the related facilities so that the church use is not a secondary use to the related facilities.

The site plan for subdivision contains design guidelines for the future development of the site. Design criteria has been developed for site edges, buildings, pedestrian and trail connection, road design, setbacks, landscape, lighting, and signage. These design guidelines apply to Tracts A-1 and A-2, but not to the proposed R-LT portion of the site.

The *WSSP* specifies neighborhood centers at Westside/Unser and Paradise Heights/McMahon, plus an undesignated center west of Unser. This new neighborhood center is outside the currently adopted centers, but is possible with proposed changes to the *WSSP* approved by the EPC, but not adopted by the City Council, as yet. The zone changes would provide a vehicle for the neighborhood center at Seville to happen. This site appears, by the location of the TVI Campus and the alignments of McMahon, Westside, and Universe, to be a prime location for a center of this type. The other zone changes are in keeping with developing the whole parcel as a community.

FINDINGS - (00110-000000-01626) (January 18, 2001)

1. This is a request for a zone map amendments: from existing R-1 to R-LT, existing SU-1 for C-1 to SU-1 for C-1 (with restaurants with full service liquor and full service liquor sales for off-premise consumption)/O-1/R-2, and R-1 to SU-1 for Church and Related Facilities/O-1/R-2, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. The existing zoning of R-1 was established under the annexation of the parcel as part of the Northwest Mesa Annexation in 1984.
3. The existing zone of SU-1 for C-1 was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a denser, single-family style development, corresponding to Policy a, where the Established and Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.
6. This request furthers the *Comprehensive Plan* Policy f, where clustering of homes to provide larger shared open areas and houses oriented toward pedestrian or bikeways shall be encouraged. R-LT is a zone of townhouse development, where, by its nature, the houses are clustered.
6. This request furthers the *Comprehensive Plan* Policy e, where 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.

7. This request furthers the *Comprehensive Plan* Policy h, where higher density housing is most appropriate in areas where a mixed density pattern is already established by zoning or use, and where it is compatible with existing area land uses and where adequate infrastructure is or will be available. The mixed density pattern is both already established with the adjacent existing SU-1 for C-1, SU-1 for Church and Related Uses, and A-1 zoning, and will be further established with the proposed SU-1 for C-1 (including restaurants with full-service liquor and liquor sales for off-premise consumption)/O-1/R-2 and SU-1 for Church and Related Facilities/O-1/R-2 uses.
8. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing development with access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
9. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating residential uses adjacent to the TVI campus. This location of residential uses will provide a stronger communication and planning link with the educational institution and the development of this site.
10. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a higher density housing than R-1 on this vacant parcel, which places the R-LT and R-2 residential uses near programmed transit, bike, and pedestrian facilities. By locating near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
11. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
12. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning provides opportunities for reducing

automobile travel and encourages transit use; higher densities are encouraged in neighborhood-scaled development.

13. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across Universe. The zone changes are justified as more advantageous to the community, in that the proposed zoning will provide flexibility for the new development of a mixed-use neighborhood center to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the Westside/McMahon Land Use and Transportation Guide has changed the community conditions to a more transit-oriented, low to medium intensity development in this area.
14. This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of land, not individual lots. This request is not in conflict with the adopted policies of the *Comprehensive Plan*, but in fact supports the goals for established and developing urban areas, transportation and transit, economic development, and education.
15. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this neighborhood center conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential development on the parcel, providing services closer to the residents' homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
16. This request for a zone change including full service liquor for off-premise consumption as a permissive use in SU-1 for C-1 shall not be approved under R-270-1980, in that some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. Specifically, this use would be harmful to the adjacent residential areas.
17. Staff could support a modification of the zone change request to read: SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption ancillary to a full service grocery store, where drive-up windows are prohibited, and sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited, and where a buffer of 500 feet from this use to any residential area is provided))/O-1/R-2. The EPC has approved similar modifications to zone requests in this community.

RECOMMENDATION - (00110-00000-01626)(January 18, 2001)

DENIAL of 00110-00000-01626, a request for zone map amendments: from R-1 to R-LT, from SU-1 for C-1 to SU-1 for C-1 (with restaurants with full service liquor and full service liquor sales for off-premise consumption)/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Findings, specifically Finding #16.

FINDINGS - (00128-000000-01625) (January 18, 2001)

1. This is a request for a site plan for subdivision, for a vacant parcel located at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. A portion of this site, where Tract A-1 is proposed, was platted as part of the Paradise Heights Unit 5 Subdivision in 1983. The remainder of the site has not been platted.
3. The goal of this site plan is to separate the vehicular and pedestrian circulation in order to support the creation a pedestrian-friendly atmosphere throughout the site.
4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the surrounding community, including the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.
6. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of

transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

7. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant tract, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of SU-1 for Church and Related Facilities, O-1, and R-2 are appropriate choices for a neighborhood area with a center that serves the surrounding community.
9. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the church, office, and residential uses near programmed transit, bike, and pedestrian facilities. By location near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
10. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the church, office, and residentially zoned tract.
11. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning of SU-1 for Church and Related Facilities/O-1/R-2 provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
12. The City Council-approved *Land Use and Transportation Guide for McMahon Boulevard* (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the

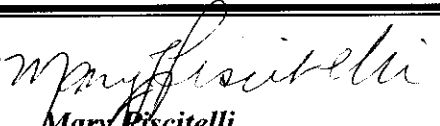
adopted *Land Use and Transportation Guide for McMahon Boulevard*. The exception being the proposed O-1 uses request in Tract A-2.

13. Relocation the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 would be more consistent with the guiding principle of clustering trip ends (in this case a vicinity proximate to the above commercial node and adjacent TVI campus) in an effort to promote alternative modes of travel.
14. Universe Boulevard is designated on the *Long Range Roadway System* map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
15. Irving Boulevard is designated on the *Long Range Roadway System* map as a minor arterial with a minimum right-of-way of 86 feet.
16. Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
17. Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
18. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this parcel conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential areas, and with residents closer to their homes or employment, it will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
19. The site plan for subdivision provides design guidelines for Tracts A-1 and A-2. These design guidelines are not applicable to the remainder of the site, proposed to be zoned R-LT.

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20. A maximum FAR of .35 for the non-residential uses is proposed for Tracts A-1 and A-2. Residential uses in these tracts are proposed to have a maximum density of 24 du/acre.
 21. The landscape requirement of 15% in the Zoning Code is proposed in this site development plan for subdivision. The Zoning Code requires that 75% of that 15% is living landscape.
 22. Primary vehicular access to the neighborhood center at Tract A-2 is aligned with the proposed entry to the TVI. Vehicular access to Tract A-2 is off of Universe Boulevard and Irving.
 23. Pedestrian and bike paths are proposed to be provided on all interior streets; however, this site development plan for subdivision does not show these paths. Instead, the request proposes that these paths be developed with future site development plans for building permits.
 24. A parallel trail along the Calabacillas Arroyo is proposed in the West Side Strategic Plan and the Facility Plan for Arroyos. This trail is mentioned in the request for site development plan for subdivision; however, it is not located on the site development plan for subdivision. Connections from the internal pedestrian and bike paths to this trail are proposed, but not shown on this site development plan for subdivision.
 25. This request for site plan for subdivision cannot be approved, as per R-270-1980, where some of the permissive uses in the zone would be harmful to adjacent property. Specifically, the use of full service liquor sales for off-premise consumption may be harmful to adjacent residential areas.
 26. Staff could support a modification of the site plan for subdivision, that shows Tract A-1 to have SU-1 for C-1 uses (with restaurants with full service liquor and full service liquor sales for off-premise consumption ancillary to a full-service grocery store, where drive-up windows are prohibited, and sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited, and where a buffer of 500 feet from this use to any residential area is provided)/O-1/R-2. The EPC has approved similar modifications to zone change requests at McMahon and Unser.

RECOMMENDATION - (00128-00000-01625)(January 18, 2001)

DENIAL of 00128-00000-01625, a request for a site development plan for subdivision, located at Tracts B-1 and B-2, Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Finding #25.


Mary Piscitelli
Planner

cc: Curb West, Inc., 6301 Indian School NE, Suite 208, Albuquerque, NM 87110
Consensus Planning, Inc., 924 Park Avenue SW, Albuquerque, NM 87102

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments.

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comments on the proposed zone change request.

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

- a. The first 150 single family units may proceed to construction without a TIS initially; however, these units will be included as part of the over TIS when performed.
- b. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determined as part of the required TIS.
- c. Development of the McMahon Facility must be analyzed as part of the TIS.
- d. Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike

Transportation Planning:

FINDINGS:

- The City Council-approved *Land Use and Transportation Guide for McMahon Boulevard* (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the adopted *Land Use and Transportation Guide for McMahon Boulevard*. The exception being the proposed O-1 uses request in Tract A-2. Relocation of the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 would be more consistent with the guiding principle of clustering trip ends

(in this case a vicinity proximate to the above commercial node and adjacent TVI campus) in an effort to promote alternative modes of travel.

- Universe Boulevard is designated on the *Long Range Roadway System* map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
- Irving Boulevard is designated on the *Long Range Roadway System* map as a minor arterial with a minimum right-of-way of 86 feet.
- Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
- Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.

CONDITIONS of Approval of site plan for subdivision:

- Relocation of the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 consistent with the adopted "Land Use and Transportation Guide for McMahon Boulevard."
- Dedication of right-of-way for Universe Boulevard per the Long Range Roadway System map, 43-foot minimum from the street centerline.
- Dedication of right-of-way for Irving Boulevard per the Long Range Roadway System map, 43-foot minimum from the street centerline.
- Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide bicycle lanes.

Utility Development:

The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

Hydrology:

The Hydrology Section has no objection to the zone map amendment request. An approved conceptual grading and drainage plan is required for the site plan sign-off by the City Engineer / AMAFCA.

Traffic Engineering Operations:

This large project will tend to affect Irving and likely Paradise traffic as well as other locations. Irving needs to be made four lanes as does Paradise. Suggest this project not proceed without proper transportation infrastructure in place.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No Adverse Comment."

Environmental Services Division

NEIGHBORHOOD SERVICES

No association."

PARKS AND RECREATION

Planning and Design

Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.

The Parks & Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI campus.

The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As this development proceeds towards design, the Parks & Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

With regard to the Pedestrian Connections and Trails in the Design Guidelines, any asphalt trail connections in-lieu of sidewalk to city trails will be the maintenance responsibility of the property owner."

OPEN SPACE DIVISION

The subject property includes a significant reach of the Calabacillas Arroyo, which is designated as a Major Public Open Space Arroyo and Major Public Open Space Link in the both the Albuquerque/Bernalillo County Comprehensive Plan and in the Rank II Facility Plan for Arroyos.

1. The R-LT detached open space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units.
2. Open Space Division requires preservation of significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452-5207, to coordinate a site visit.
3. Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization.
4. General policies (pp.16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp. 55-61) as detailed in *the Facility Plan for Arroyos* should be complied with.

POLICE DEPARTMENT/Planning

"No comments at this time."

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition will comply with all Solid Waste Management Department residential and commercial requirements and specifications.

FIRE DEPARTMENT/Planning

"No Adverse Comment."

TRANSIT DEPARTMENT

McMahon Blvd is designated for high transit use by the Transportation and Land Use Guide for the Westside/ McMahon Corridor, there is not any fixed route service currently and funding limitations may not allow any expansion in the near future. The closest existing local route (Route 90) is approximately 4 miles away. The closest peak hour service (Route 92) is approximately 3 miles away.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

No objection to requested action. AMAFCA will require an approved Grading and Drainage Plan. If proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will also be required. The prudent line shown along the arroyo is based on a draft report and may be modified when the final is received.

ALBUQUERQUE PUBLIC SCHOOLS

"No Adverse Comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

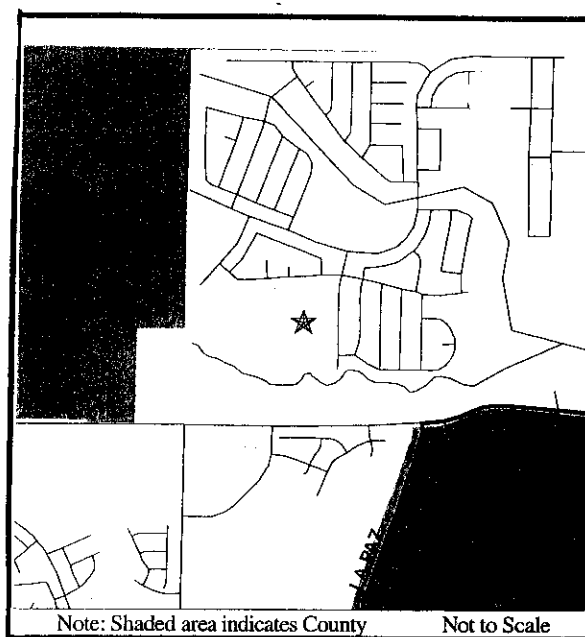
The Long Range Roadway System designates Irving Boulevard as a minor arterial and designates a Location Study Corridor for Universe Boulevard which is expected to contain a minor arterial. Currently there is not a final alignment for Universe and no money for construction has been programmed.



NOTICE OF PUBLIC HEARING

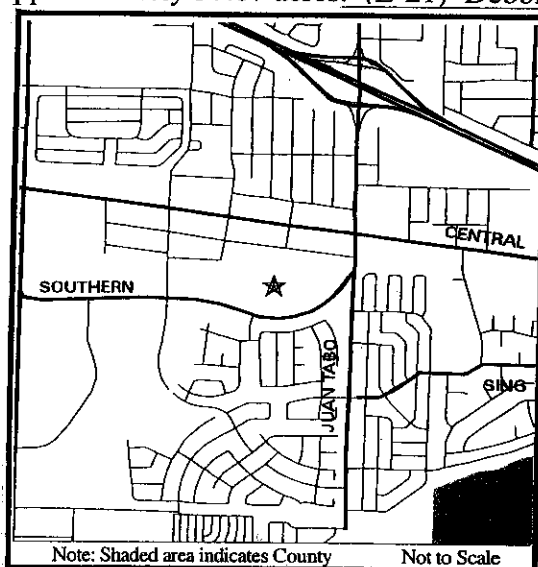
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, January 18, 2001 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:
[Note: 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 McMahon, 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
Project #1000930

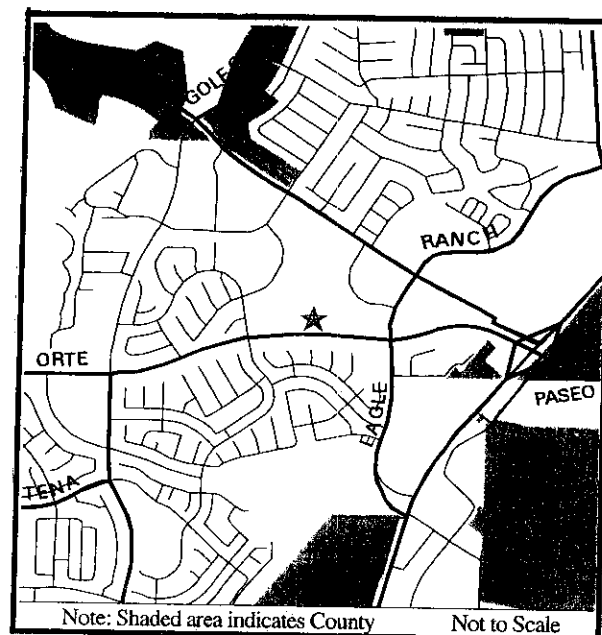
HDR Engineering, agents for Bernalillo County PWD request approval of a site development plan for building permit for Lot B, Tracts A & B Pajarito Elementary School, zoned RO-1, located on Don Felipe Road SW between Coors Boulevard and Don Felipe Court, containing approximately .26 acres. (R-10 & Q-10)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

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

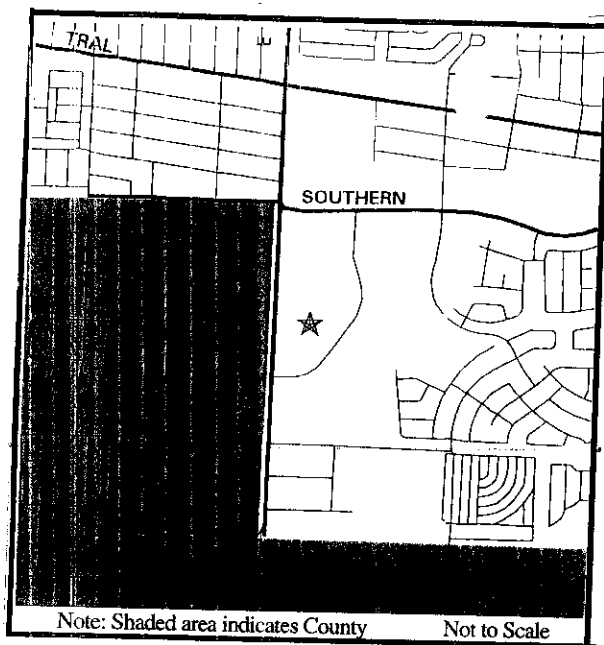
00128 00000 0638
Project # 1000762

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



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

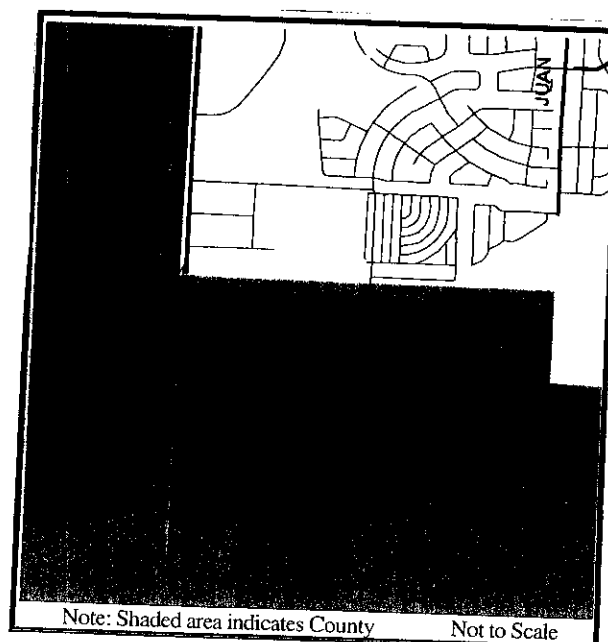
Garcia/Kraemer & Associates, agents for Dr. Sharon Holland request approval of a site development plan for building permit for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Leigh Matthewson, Staff Planner

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 ¼, NW ¼, located on Eubank Blvd. SE between Southern SE and KAFB, containing approximately 40 acres. (M-21) Makita Hill, Staff Planner



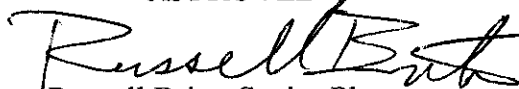
00114 00000 01643 City of Albuquerque, Transit Department request annexation and
00110 00000 01650 establishment of SU-1 for Transit Facility and Daycare zoning plus
00128 00000 01641 approval of a site development plan for subdivision purposes and site
00128 00000 01642 development plan for building 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 12, 2001

Zone Atlas Page: A-10-E

Notification Radius: 100 Ft.

Cross Reference and Location:

App#	001230111 01625
Proj#	1000931
Other#	00110 00110 01624

Applicant: Curb, Inc. ✓

Address: 6201 Indian School NE, #208, 82110

Agent: Consensus Planning, Inc. ✓

Address: 944 Park SW, 82102

SPECIAL INSTRUCTIONS

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

Date Mailed: 1-3-01

Signature: K. Tseethlikaj

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 1 of 5

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
A-10	10100000	120-100	301-40	✓ m ²	10100000	140-213	303 12 ✓ m ²
		037-280	302-01	✓ m ²		140-225	13 ✓ m ²
		033-225	05	✓ m ²		150-230	14 ✓ m ²
		065-222	304 01	✓ m ²		160-225	15 ✓ m ²
		071-228	02	✓ m ²		163-215	16 ✓ m ²
		070-234	03	✓ m ²		172-213	17 ✓ m ²
		081-240	04	✓ m ²		180-217	18 ✓ m ²
		078-213	303-01	✓ m ²		189-216	19 ✓ m ²
		072-211	02	✓ m ²		198-229	20 ✓ m ²
		101-213	03	✓ m ²		199-221	21 ✓ m ²
		112-210	00	✓ m ²		172-234	22 ✓ m ²
		110-219	05	✓ m ²		104 236	23 ✓ m ²
		105-225	04	✓ m ²		208-237	304 23 ✓ m ²
		095-232	33	✓ m ²		214-227	24 ✓ m ²
		070-225	34	✓ m ²		205 218	25 ✓ m ²
		085-218	35	✓ m ²		218 216	26 ✓ m ²
		130 232	00	✓ m ²		270 224	27 ✓ m ²
		103 210	✓	✓ m ²		222 230	28 ✓ m ²
		129 212	11	✓ m ²		230-105	305 01 ✓ m ²

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 2 of 5

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
A-10	10100640	240-105	305-02	✓ m ²	10100640	230-140	305-21
		242-115	03	✓ m ²		230-131	22 ✓
		242-123	04	✓ m ²		230-123	23 ✓
		242-131	05	✓ m ²		230-115	24 ✓
		242-140	06	✓ m ²		230-085	405 01 ✓
		242-147	07	✓ m ²		230-080	02 ✓
		242-155	08	✓ m ²		240-045	03 ✓
		242-163	09	✓ m ²		249-044	04 ✓
		242-171	10	✓ m ²		254-009	05 ✓
		242-175	11	✓ m ²		204-094	16 ✓
		242-183	12	✓ m ²		272-009	07 ✓
		244-104	13	✓ m ²		240-017	08 ✓
		232-177	14	✓ m ²		209-047	09 ✓
		230-104	15	✓ m ²		298-447	10 ✓
		230-179	16	✓ m ²		305-667	11 ✓
		230-171	17	✓ m ²		323-055	402 12 ✓
		230-163	18	✓ m ²		238-233	411 01 ✓
		242-155	19	✓ m ²		230-044	02 ✓
		230-147	20	✓ m ²		255-215	03 ✓

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 3 Of 5

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
A-10	10100041	246-213	411-04	✓ m ^d	10100045	221-523	205 13 ✓
		246-224	05	✓ m ^d		216-524	14 ✓ m ^d
A-9	10090040	490-007	461-25	✓		212-525	15 ✓ m ^d
		397-157	41	✓ m ^d		202-525	16 ✓ m ^d
		397-423	40	✓ m ^d		203-525	17 ✓ m ^d
		390-241	60	✓ m ^d		198-525	18 ✓ m ^d
B-9	10090045	438-423	101-01	✓ m ^d		194-525	19 ✓ m ^d
B-10	10100045	042-484	202-01	✓ n/o owner		187-525	20 ✓ m ^d
		245-521	205-01	✓ D ^d		185-525	21 ✓ m ^d
		240-520	02	✓ m ^d		180-525	22 ✓ m ^d
		255-518	03	✓ m ^d		170-525	23 ✓ m ^d
		251-514	04	✓		171-525	24 ✓ m ^d
		248-511	05	✓ m ^d		167-525	25 ✓ m ^d
		244-509	06	✓		162-525	26 ✓ m ^d
		240-506	07	✓		158-525	27 ✓ m ^d
		242-517	08	✓ m ^d		153-524	28 ✓
		238-522	09	✓		149-524	29 ✓ m ^d
		231-524	11	✓		143-524	30 ✓
		225-523	12	✓		153-510	32 ✓

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
Proj# _____

Date: _____

Page 4 of 5

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
B-10	1010065	159-510	303 33	✓ m ⁸	1010015	292-513	206 04 ✓ m ⁸
		163-509	34	✓ m ⁸		297-523	05 ✓ m ⁸
		168-509	35	✓		292-504	07 ✓ m ⁸
		172-508	36	✓ m ⁸		286-504	08 ✓ m ⁸
		177-508	37	✓ m ⁸		281-504	09 ✓ m ⁸
		181-508	38	✓ m ⁸		286-496	10 ✓ m ⁸
		186-509	39	✓ m ⁸		284-489	11 ✓ m ⁸
		194-512	40	✓ m ⁸		278-486	12 ✓ m ⁸
		194-507	41	✓		271-484	13 ✓
		223-494	207-06	✓ m ⁸		265-488	14 ✓
		227-498	07	✓		262-483	15 ✓
		232-500	08	✓		268-500	16 ✓
		223-505	09	✓		266-506	17 ✓ m ⁸
		218-507	10	✓		259-500	18 ✓ m ⁸
		213-509	12	✓		255-497	19 ✓ m ⁸
		208-510	13	✓ m ⁸		251-495	20 ✓ m ⁸
		208-522	206-01	✓ m ⁸		249-492	21 ✓ m ⁸
		283-572	02	✓ m ⁸		245-488	22 ✓ m ⁸
		288-522	03	✓ m ⁸		240-487	23 ✓

App# _____
Proj# _____

Page 5 of 5[illegible]

1010066 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006612010030140 LEGAL: T11N R2E SEC 3 PORTION OF SW 1/4 CONT 117.0 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WEST FORK LIMITED
OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103

101006603728030201 LEGAL: TRAC T B- 1 PLAT FOR TRS B-1 & B-2 PARADISE HEIGHTS LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GARCIA LOUIS F & FRANCES J
OWNER ADDR: 01437 LAFAYETTE DR NE ALBUQUERQUE NM 87106

101006603322530205 LEGAL: TRAC T B- 2 PLAT FOR TRS B-1 & B-2 PARADISE HEIGHTS LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WEST FORK LIMITED
OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103

101006606522230401 LEGAL: *1 1 5 PA RADISE HEIGHTS UNIT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GEILENFELDT ROBERT & JUDY
OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006607122830402 LEGAL: *2 1 5 PA RADISE HEIGHTS UNIT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GEILENFELDT ROBERT & JUDY
OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006607623430403 LEGAL: *3 1 5 PA RADISE HEIGHTS UNIT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GEILENFELDT ROBERT & JUDY
OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006608124030404 LEGAL: *4 1 5 PA RADISE HEIGHTS UNIT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GEILENFELDT ROBERT & JUDY
OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006607821330301 LEGAL: *30 16 P ARADISE HEIGHTS UNIT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GEILENFELDT ROBERT & JUDY
OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006609221130302 LEGAL: *29 16 P ARADISE HEIGHTS UNIT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GEILENFELDT ROBERT & JUDY
OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006610121230303 LEGAL: *28 16 P ARADISE HEIGHTS UNIT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GEILENFELDT ROBERT & JUDY
OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006611221030304 LEGAL: *27 16 P ARADISE HEIGHTS UNIT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GEILENFELDT ROBERT & JUDY
OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

		LAND USE:
101006611021930305	LEGAL: *26 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM 87123
101006610522530306	LEGAL: *25 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM 87123
101006609523230333	LEGAL: *33 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM 87123
101006609022530334	LEGAL: *32 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM 87123
101006608521830335	LEGAL: *31 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM 87123
101006613023230309	LEGAL: *22 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM 87123
101006612822030310	LEGAL: *21 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM 87123
101006612921230311	LEGAL: *20 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM 87123
101006614021330312	LEGAL: *19 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM 87123
101006614022530313	LEGAL: *18 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM 87123
101006615023030314	LEGAL: *17 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM 87123

101006616022530315	LEGAL: *16 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006616321530316	LEGAL: *15 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006617321830317	LEGAL: *14 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006618021730318	LEGAL: *13 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006618921630319	LEGAL: *12 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006618822930320	LEGAL: *11 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006617923130321	LEGAL: *10 16 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006617223430322	LEGAL: *9 1 6 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006616423630323	LEGAL: *8 1 6 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006620823730423	LEGAL: *23 15 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006620622730424	LEGAL: *24 15 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123

101006620521830425	LEGAL: *25 15 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006621821830426	LEGAL: *26 15 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006622022830427	LEGAL: *27 15 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006622223630428	LEGAL: *28 15 P ARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE NM 87123
101006623010530501	LEGAL: *12 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624010530502	LEGAL: *13 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624211530503	LEGAL: *14 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624212330504	LEGAL: *15 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624213130505	LEGAL: *16 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624214030506	LEGAL: *17 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624214730507	LEGAL: *18 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103

101006624215530508	LEGAL: *19 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624216330509	LEGAL: *20 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624217130510	LEGAL: *21 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624217930511	LEGAL: *22 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624218830512	LEGAL: *23 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624419830513	LEGAL: *24 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623219930514	LEGAL: *1 1 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623018930515	LEGAL: *2 1 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623017930516	LEGAL: *3 1 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623017130517	LEGAL: *4 1 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623016330518	LEGAL: *5 1 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103

101006623015530519	LEGAL: *6 1 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623014730520	LEGAL: *7 1 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623014030521	LEGAL: *8 1 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623013130522	LEGAL: *9 1 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623012330523	LEGAL: *10 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623011530524	LEGAL: *11 11 P ARADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623008940501	LEGAL: *76 6 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623008040502	LEGAL: *77 6 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624008540503	LEGAL: *75 6 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624908440504	LEGAL: *74 6 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006625807940505	LEGAL: *73 6 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103

101006626407440506	LEGAL: *72 6 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006627206940507	LEGAL: *71 6 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006628006740508	LEGAL: *70 6 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006628906740509	LEGAL: *69 6 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006629806740510	LEGAL: *68 6 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006630506740511	LEGAL: *67 6 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006637305540212	LEGAL: TRAC T OF LAND WITHIN S/2 SE/4 SEC 3 T11N R2E CONT PROPERTY ADDR: 00000 N/A OWNER NAME: HORIZON CORP OWNER ADDR: 00000 PO BOX 17795	LAND USE: FOUNTAIN HILLS AZ 85268
101006623823341101	LEGAL: *21 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623622441102	LEGAL: *20 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006623521541103	LEGAL: *19 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103
101006624621341104	LEGAL: *18 1 PA RADISE HEIGHTS UNIT 6 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817	LAND USE: ALBUQUERQUE NM 87103

101006624822441105	LEGAL: *17 1 PA RADISE HEIGHTS UNIT 6	LAND USE:
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: PARADISE HEIGHTS LLC	
	OWNER ADDR: 00000 PO BOX 817	ALBUQUERQUE NM 87103
100906649606740125	LEGAL: TR " B" L AND DIVISION PLAT "LANDS OF MASSACHUSETTS	LAND USE:
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: MORALES REYNALDO	
	OWNER ADDR: 00000 PO BOX 249	LOS ALAMOS NM 87544
100906639715740141	LEGAL: A TR BEI NG POR OF N/2 SE & POR S/2 SE OF SEC 4 T11	LAND USE:
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: ALB TECHNICAL VOCATIONAL INST	
	OWNER ADDR: 00525 BUENA VISTA	SE ALBUQUERQUE NM 87106
100906639720340140	LEGAL: A TR BEI NG POR OF N/2 SE OF SEC 4 T11N R2E CONT 15	LAND USE:
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: ALB TECHNICAL VOCATIONAL INST	
	OWNER ADDR: 00525 BUENA VISTA	SE ALBUQUERQUE NM 87106
100906639626140160	LEGAL: POR OF N 1/2 N1/2 SE & POR OF S1/2 S1/2 NEF SEC 4 T	LAND USE:
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: ALB TECHNICAL VOCATIONAL INST	
	OWNER ADDR: 00525 BUENA VISTA	SE ALBUQUERQUE NM 87106
100906543842310101	LEGAL: TR X -1-A BULK LAND PLAT FOR TRS 25A, 25B, 26B-1-A	LAND USE:
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: LAS VENTANAS LTD PARTNERSHIP	
	OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM 87122
101006506248420201	LEGAL:	LAND USE:
	PROPERTY ADDR: 00000	
	OWNER NAME:	
	OWNER ADDR: 00000	
101006526552120501	LEGAL: LT 6 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH	LAND USE:
	PROPERTY ADDR: 00000 6127 BISBEE PL NW	
	OWNER NAME: LAS VENTANAS LTD PARTNERSHIP	
	OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM 87122
101006526052020502	LEGAL: LT 7 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH	LAND USE:
	PROPERTY ADDR: 00000 6131 BISBEE PL NW	
	OWNER NAME: LAS VENTANAS LTD PARTNERSHIP	
	OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM 87122
101006525551820503	LEGAL: LT 8 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH	LAND USE:
	PROPERTY ADDR: 00000 6135 BISBEE PL NW	
	OWNER NAME: LAS VENTANAS LTD PARTNERSHIP	
	OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE NM 87122
101006525151420504	LEGAL: LT 9 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH	LAND USE:
	PROPERTY ADDR: 00000 6139 BISBEE PL NW	
	OWNER NAME: BALDONADO HERMAN L JR &	
	OWNER ADDR: 06139 BISBEE	PL ALBUQUERQUE NM 87114

101006524851120505	LEGAL: LT 1 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6143 BISBEE PL NW OWNER NAME: LAIRSEY SARAH N OWNER ADDR: 06143 BISBEE	PL NW ALBUQUERQUE	NM	87114
101006524450920506	LEGAL: LT 1 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6147 BISBEE PL NW OWNER NAME: FINDLAY YARI D OWNER ADDR: 06147 BISBEE	PL NW ALBUQUERQUE	NM	87114
101006524050620507	LEGAL: LT 1 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6151 BISBEE PL NW OWNER NAME: SKINNER WILLIAM B & COLLEEN D OWNER ADDR: 06151 BISBEE	PL NW ALBUQUERQUE	NM	87114
101006524251720508	LEGAL: LT 1 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6205 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006523852220509	LEGAL: LT 1 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6209 CASTLE DOME PL NW OWNER NAME: HATHAWAY DEBORA L OWNER ADDR: 06209 CASTLE DOME	PL NW ALBUQUERQUE	NM	87114
101006523152420511	LEGAL: LT 1 5 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6215 CASTLE DOME PL NW OWNER NAME: STEVENS MARK A & OWNER ADDR: 06215 CASTLE DOME	PL NW ALBUQUERQUE	NM	87114
101006522552320512	LEGAL: LT 1 6 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6219 CASTLE DOME PL NW OWNER NAME: GARCIA LEROY & WENDY E OWNER ADDR: 06219 CASTLE DOME	PL NW ALBUQUERQUE	NM	87114
101006522152320513	LEGAL: LT 1 7 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6223 CASTLE DOME PL NW OWNER NAME: FLYNN MARK D OWNER ADDR: 06223 CASTLE DOME	PL NW ALBUQUERQUE	NM	87114
101006521652420514	LEGAL: LT 1 8 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6227 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006521252520515	LEGAL: LT 1 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6231 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006520752520516	LEGAL: LT 2 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6235 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122

101006520352520517	LEGAL: LT 2 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6239 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006519852520518	LEGAL: LT 2 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6301 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006519452520519	LEGAL: LT 2 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6305 CASTLE DOME PL NW OWNER NAME: GASSEL HOLLY & JAKE OWNER ADDR: 06305 CASTLE DOME	PL NE ALBUQUERQUE	NM	87114
101006518952520520	LEGAL: LT 2 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6309 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006518552520521	LEGAL: LT 2 5 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6315 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006518052520522	LEGAL: LT 2 6 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6319 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006517652520523	LEGAL: LT 2 7 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6323 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006517152520524	LEGAL: LT 2 8 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6327 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006516752520525	LEGAL: LT 2 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6331 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006516252520526	LEGAL: LT 3 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6335 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006515852520527	LEGAL: LT 3 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6339 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122

101006515352420528	LEGAL: LT 3 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6343 CASTLE DOME PL NW OWNER NAME: GUTIERREZ NICOLAS & EVA G OWNER ADDR: 06343 CASTLE DOME PL NW ALBUQUERQUE NM 87114
101006514952420529	LEGAL: LT 3 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6347 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006514352420530	LEGAL: LT 3 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6351 CASTLE DOME PL NW OWNER NAME: SOUZA DONALD J JR & TRICIA L OWNER ADDR: 06351 CASTLE DOME PL NW ALBUQUERQUE NM 87120
101006515351020532	LEGAL: LT 3 5 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6342 CASTLE DOME PL NW OWNER NAME: VIALPANDO FRANKIE D & OWNER ADDR: 06342 CASTLE DOME PL NW ALBUQUERQUE NM 87114
101006515951020533	LEGAL: LT 3 6 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6338 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006516350920534	LEGAL: LT 3 7 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6334 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006516850920535	LEGAL: LT 3 8 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6330 CASTLE DOME PL NW OWNER NAME: MALDONADO DELMER J & PAMELA J OWNER ADDR: 06330 CASTLE DOME PL NE ALBUQUERQUE NM 87114
101006517250820536	LEGAL: LT 3 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6326 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006517750820537	LEGAL: LT 4 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6322 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006518150820538	LEGAL: LT 4 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6318 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006518650920539	LEGAL: LT 4 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6314 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006519451220540	LEGAL: LT 4 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 10527 SAFFORD PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006519450720541	LEGAL: LT 4 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 10523 SAFFORD PL NW OWNER NAME: GRIEGO FRANK J & OWNER ADDR: 10523 SAFFORD	PL NW ALBUQUERQUE	NM	87114
101006522349620706	LEGAL: LT 9 5 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6209 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006522749820707	LEGAL: LT 9 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6205 BISBEE PL NW OWNER NAME: PEREZ OSVALDO J OWNER ADDR: 06205 BISBEE	PL NW ALBUQUERQUE	NM	87114
101006523250020708	LEGAL: LT 9 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6201 BISBEE PL NW OWNER NAME: ONTIVEROS JOEL & SANDY ANN OWNER ADDR: 06201 BISBEE	PL NW ALBUQUERQUE	NM	87114
101006522350520709	LEGAL: LT 9 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6208 CASTLE DOME PL NW OWNER NAME: WILSON JOHN H & MICHAEL OWNER ADDR: 06208 CASTLE DOME	PL ALBUQUERQUE	NM	87114
101006521850720710	LEGAL: LT 9 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6224 CASTLE DOME PL NW OWNER NAME: MILLICAN LOVIE P OWNER ADDR: 06224 CASTLE DOME	PL NW ALBUQUERQUE	NM	87114
101006521350920712	LEGAL: LT 9 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6228 CASTLE DOME PL NW OWNER NAME: RAMSAUER STEVEN L & OWNER ADDR: 06228 CASTLE DOME	PL NW ALBUQUERQUE	NM	87114
101006520851020713	LEGAL: LT 8 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6234 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006527852220601	LEGAL: LT 5 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6119 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006528352220602	LEGAL: LT 4 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6115 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122

101006528852220603	LEGAL: LT 3 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6109 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006529252320604	LEGAL: LT 2 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6105 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006529752320605	LEGAL: LT 1 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6101 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006529250420607	LEGAL: LT 1 20 P LAT OF SEDONA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006528650420608	LEGAL: LT 1 19 P LAT OF SEDONA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 6114 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006528150420609	LEGAL: LT 1 18 P LAT OF SEDONA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 6118 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006528649620610	LEGAL: LT 1 17 P LAT OF SEDONA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 10508 KAYENTA PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006528448920611	LEGAL: LT 1 16 P LAT OF SEDONA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 10504 KAYENTA PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006527848620612	LEGAL: LT 1 15 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 10500 KAYENTA PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122
101006527148620613	LEGAL: LT 1 14 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 10501 KAYENTA PL NW OWNER NAME: TAAFFE THOMAS F & CHERYL L OWNER ADDR: 06209 SUNRAY RD NW ALBUQUERQUE NM 87120
101006526548820614	LEGAL: LT 1 13 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 10505 KAYENTA PL NW OWNER NAME: ROMISHER JOHN M & LYDIA CAMACH OWNER ADDR: 00000 PO BOX 66595 ALBUQUERQUE NM 87193

101006526249320615	LEGAL: LT 1 12 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 10509 KAYENTA PL NW OWNER NAME: PADILLA JOHN D & OWNER ADDR: 15009 KAYENTA	NW ALBUQUERQUE	NM	87114
101006526850020616	LEGAL: LT 1 11 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 10515 KAYENTA PL NW OWNER NAME: MORGAN WILLIAM P & KATHRYN J OWNER ADDR: 05905 BUENA VISTA	NW ALBUQUERQUE	NM	87114
101006526650620617	LEGAL: LT 1 10 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 10519 KAYENTA PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006525950020618	LEGAL: LT 1 09 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6140 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006525549720619	LEGAL: LT 1 08 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6144 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006525149520620	LEGAL: LT 1 07 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6148 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006524949220621	LEGAL: LT 1 07 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6159 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006524548820622	LEGAL: LT 1 05 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6156 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY	LP NE ALBUQUERQUE	NM	87122
101006524048720623	LEGAL: LT 1 04 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6200 BISBEE PL NW OWNER NAME: VALERIO JONATHAN A & OWNER ADDR: 06200 BIBEE	PL NW ALBUQUERQUE	NM	87114
101006523648520624	LEGAL: LT 1 03 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6284 BISBEE PL NW OWNER NAME: BURTNETT WILLIAM W & ERIN J OWNER ADDR: 06204 BISBEE	PL NW ALBUQUERQUE	NM	87114
101006523148320625	LEGAL: LT 1 02 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6208 BISBEE PL NW OWNER NAME: LAURADUNN GAYLE D OWNER ADDR: 06208 BISBEE	PL NW ALBUQUERQUE	NM	87114

101006530550720109 LEGAL: TR B 1A P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006528644520107 LEGAL: TR B 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006521840720104 LEGAL: TR C PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

PARADISE
SU-1 C-1 USES
HEIGHTS

SP-99-223
(UNIT 5)

B2

(UNIT 5)

(UNIT 6)

HEIGHTS

ITAL

VENTANA

A2
R-2

ZONING MAP



Scale 1" = 490'

PROJECT NO.
1000931

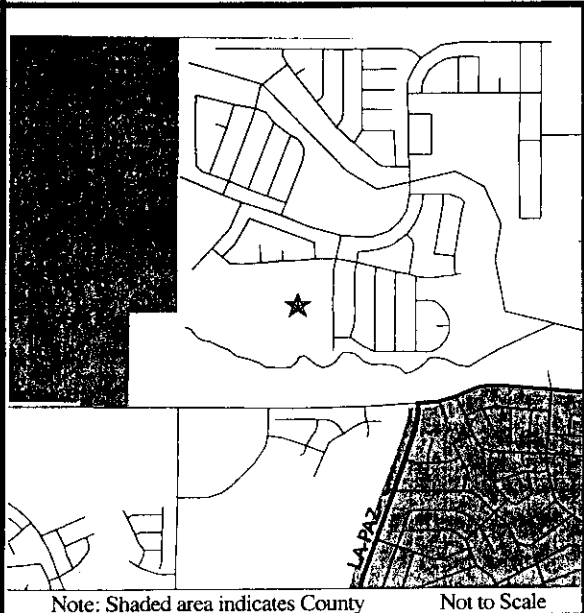
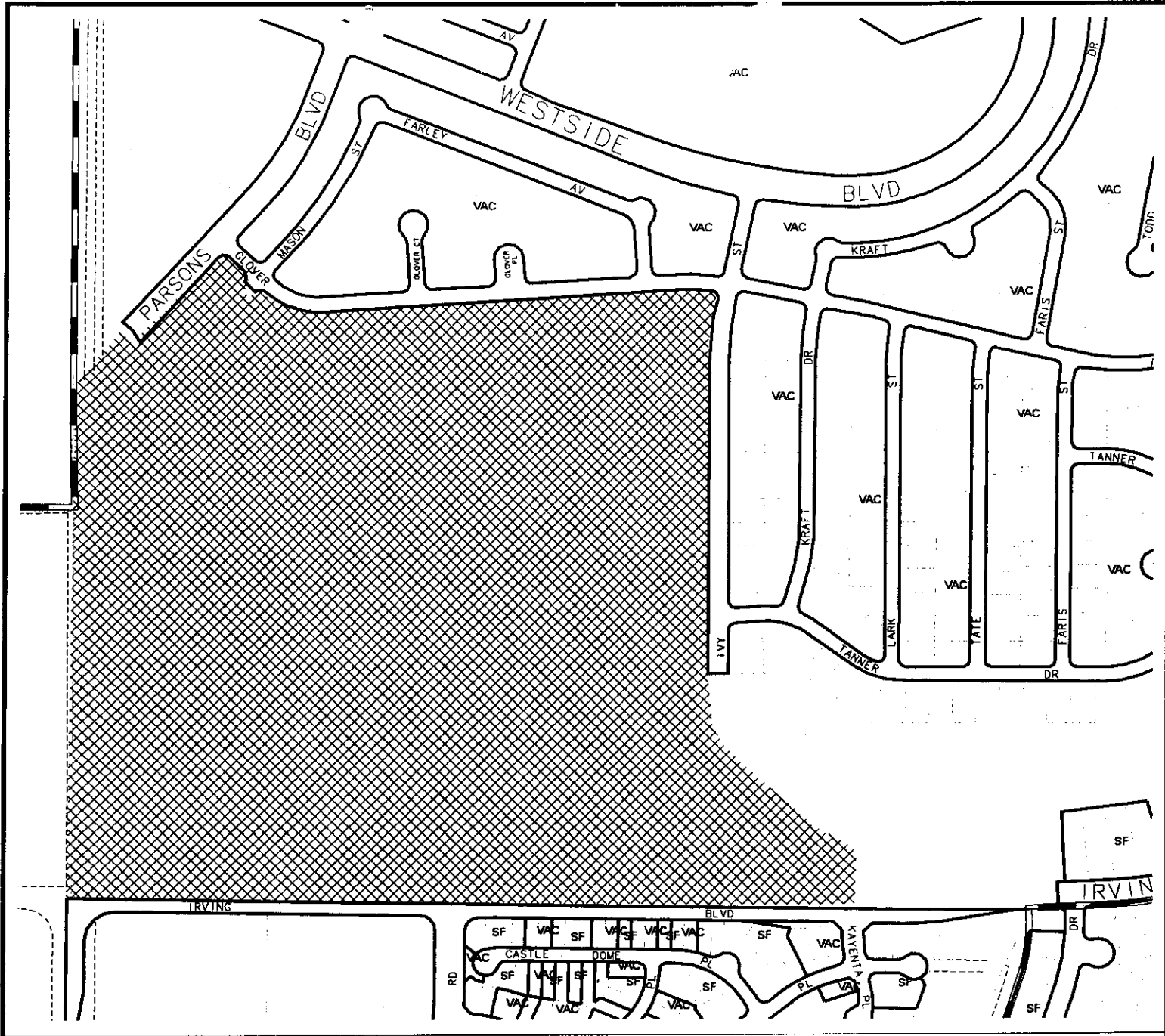
HEARING DATE
01-18-01

MAP NO.
A-10

APPLICATION NO.
00128-00000-01625
00110-00000-01626

Note: Shaded area indicates County

Not to Scale



LAND USE MAP

KEY to Land Use Abbreviations

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



Scale 1"= 490'

PROJECT NO.
1000931

HEARING DATE
01-18-01

MAP NO.
A-10

APPLICATION NO.
00128-00000-01625
00110-00000-01626

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Curb West, Inc. PHONE: (505) 875-1721
 ADDRESS: 6301 Indian School NE, Suite 208 FAX: (505) 875-1723
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: trailsmgt@aol.com

Proprietary interest in site: owner

AGENT (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
 ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: [Zone Map amendment for 146.8 acres & Site Plan for subdivision for tracts A-1 and A-2 (29.2 acres)] (SDP to SUD & ZMA)

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

Lot or Tract No. Tract B-2 & Lots 1-28 & Lots 1-29 Block: 15 & 16 Unit: Five

Subdiv. / Addn. Paradise Heights

Current Zoning: SU-1 for C-1 and R-1 Proposed zoning: See attached

Zone Atlas page(s): See attached A10 No. of existing lots: 2 No. of proposed lots: 3

Total area of site (acres): 146.8 Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? ☒ Yes. No ☐ , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? ☐ N

UPC No. See attached MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Irving Boulevard

Between: Universe Boulevard and Unser Boulevard

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):

See PRT form in file 2-85-84 AX 85-20

Check-off if project was previously reviewed by Sketch Plat/Plan ☐ , or Pre-application Review Team ☐ . Date of review: 11/22/00

SIGNATURE [Signature] DATE 11/22/00
 (Print) James K. Strozier Applicant ☒ Agent

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING EPC	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	SDP/S 00128 - 00000 - 01625		P	\$ 270.
<input checked="" type="checkbox"/> All fees have been collected	ZMA 00110 - 00000 - 01626		Z	\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>JAN 18, 2001</u>			Total
				\$

Form revised September 2000

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

Hearing date JAN 18, 2001

[Signature] 11/22/00
 Planner signature / date

Project # 1000931

☒ 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.

James K. Strozier (agent)
Applicant name (print)

11/22/00
Applicant signature / date

Form revised September 2000



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

Application case numbers

00128 - 00000 - 01625
00110 - 00000 - 01626

Project #

11/22/00
Planner signature / date

1000931

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.

James K. Strozier (agent)
Applicant name (print)

11/22/00
Applicant signature / date

Form revised September 2000



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

Application case numbers

00128 - 00000 - 01625
00110 - 00000 - 01626

11/22/02
Planner signature / date

Project # 1000931

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**
 _____ Major Subdivision Plat
 _____ Minor Subdivision Plat
 _____ Vacation **V**
 _____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**
☒ ...for Subdivision Purposes
 _____ ...for Building Permit
 _____ IP Master Development Plan
 _____ Cert. of Appropriateness (LUCC) **L**

ZONING Supplemental form **Z**
 _____ 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: Curb West, Inc. PHONE: (505) 875-1721
 ADDRESS: 6301 Indian School NE, Suite 208 FAX: (505) 875-1723
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: trailsmgt@aol.com
 Proprietary interest in site: owner
 AGENT (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
 ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Zone Map amendment for 146.8 acres & Site Plan for .com
subdivision for tracts A-1 and A-2 (29.2 acres)] (SDP for Subd & ZMA)

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

Lot or Tract No. Tract B-2 & Lots 1-28 & Lots 1-29 Block: 15 & 16 Unit: Five
 Subdiv. / Addn. Paradise Heights
 Current Zoning: SU-1 for C-1 and R-1 Proposed zoning: See attached
 Zone Atlas page(s): See attached A10 No. of existing lots: 2 No. of proposed lots: 3
 Total area of site (acres): 146.8 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? ☒ Yes. No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? ☒ N
 UPC No. See attached MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Irving Boulevard
 Between: Universe Boulevard and Unser Boulevard

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
See PRT form in file Z-85-84 AX 85-20

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

SIGNATURE [Signature] DATE 11/22/00
 (Print) James R. Strozier Applicant ☒ Agent

FOR OFFICIAL USE ONLY

Form revised September 2000

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING EPC				
<input checked="" type="checkbox"/> All checklists are complete	SDP/S 00128 - 00000 - 01625		PO	\$ 270.-
<input checked="" type="checkbox"/> All fees have been collected	ZMA 00110 - 00000 - 01626		Z	\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$

Hearing date JAN 18, 2001

[Signature] 11/22/00
 Planner signature / date

Project # 1000931

☒ **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.

James K. Strozier (agent)

Applicant name (print)

[Signature] 11/22/00

Applicant signature / date

Form revised September 2000



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

Application case numbers

00128 - 00000 - 01625

00110 - 00000 - 01626

Project #

Planner signature / date

[Signature] 11/22/00

1000931

CITY OF ALBUQUERQUE

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

APPLICANT: Curb West, Inc.Date of request: 11/16/00 Zone atlas page(s) A-10-Z

CURRENT:

Zoning SU-1 for C-1; R-1

Legal Description - Tract B

Lot or Tract # 1-28; 1-29 Block # 15;16Parcel Size (acres / sq.ft.) approx. 46.8 ac.Subdivision Name Pardise Hts Unit Five

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - see attached memo of 11/20/00
 Building Size - _____ (sq. ft.)

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

Applicant or Representative [Signature]Date 11/16/00

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes:

Study to be required for the SU-1 developments, and for RLT units above 150. A new determination will 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 P. Mentore
 for TRAFFIC ENGINEER

DATE

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

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

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

Notes:

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

DATE

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

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE



Memorandum

To: Joe David Montañó

From: Jim Strozier 

Date: November 15, 2000

Re: Traffic Study Issues

The purpose of this memo is to confirm our earlier conversation and provide backup to the TIS/AQIA form for the proposed Zone Map Amendment for 146.8 acres at the northeast corner of Universe and Irving on Albuquerque's West Side that is within the Established Urban area of the Comprehensive Plan.

The request is to change the existing zoning from R-1 – 141.14 acres and SU-1 for C-1 – 5.66 acres (Established Urban) to:

<u>Proposed Zoning</u>	<u>Acres</u>	<u>DU's/Square Footage</u>
R-LT	117.6	±675 @ 6 du's per acre
SU-1 for C-1/O-1/ and R-2 Permissive Uses (minimum of 35% O-1 or R-2)	20.0	±200,000 Square Feet Retail ±100,000 Square Feet Office or ±150 apartment units
SU-1 for Church/O-1/ and R-2 Permissive Uses	9.2	±100,000 Square Feet Church or ±100,000 Square Feet Office or ±200 apartment units

The Traffic Impact Analyses for the two SU-1 sites would be deferred until such time that a Site Development Plan is proposed. The development program is unknown for these two sites and the decisions regarding the potential traffic impacts is appropriate to be delayed until actual development proposals are made.

The proposal for the R-LT portion of the property is similar to that negotiated for the Seville Subdivision immediately to the east of the subject property. In the case of Seville, the City and Developer have negotiated a per lot fee for off-site transportation facilities (approximately \$400 per lot). Since these two properties are in almost identical situations with regards to the off-site transportation system, a similar approach is warranted. As a requirement of this zone change, if approved by the Environmental Planning Commission, we recommend that the Developer enter into an agreement with the City for off-site traffic mitigation similar to (approximately \$400 per lot) that of the Seville Subdivision to the east.

Thank you for your assistance on this matter.

c: Stan Strickman, Trails Management, Inc.

TL

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.

James K. Strozier (agent)

Applicant name (print)

Applicant signature / date

Form revised September 2000



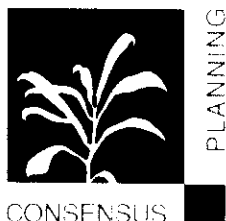
- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers

00128 - 00000 - 01625
00110 - 00000 - 01626

Planner signature / date

Project # 1000931



Landscape Architecture
Urban Design
Planning Services

924 Boylston Avenue SW
Albuquerque, NM 87102

(505) 764-9811
fax 505-541-0101
cp@consensusplanning.com
www.consensusplanning.com

January 30, 2001

Ms. Mary Piscitelli
City of Albuquerque Planning Department
600 North 2nd Street
Albuquerque, New Mexico 87102

Re: 00110 00000 001626/ 00128 00000 001625

Dear Ms. Piscitelli:

We have modified the attached Design Guidelines for Seville Neighborhood Center in accordance with the comments made at the January 18th EPC hearing. Generally, we have reviewed the Unser/McMahon Neighborhood Center Design Guidelines and either modified our previous guidelines or added additional guidelines appropriate given that the two projects are not entirely similar.

We have provided 12 copies of the revised Design Guidelines to be distributed prior to the February hearing.

Thank you again for your assistance on this project. Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,



James K. Strozio, AICP
Principal

Attachment: Letter to City Council regarding WSSP changes

c: Stan Strickman, Curb West, Inc.
Joe David Montañó, Development Services, Public Works

PRINCIPAL:

Karen L. Van der Valk
James K. Strozio, AICP
City of Albuquerque, NM

UPC NUMBERS

Paradise Heights Unit 5

Mason Street NW	101006606522230401	Lot 1	Block 15
"	101006607122830402	Lot 2	Block 15
"	101006607623430403	Lot 3	Block 15
"	101006608124030404	Lot 4	Block 15
"	101006608524730405	Lot 5	Block 15
"	101006609025430406	Lot 6	Block 15
"	101006609326130407	Lot 7	Block 15
"	101006609526930408	Lot 8	Block 15
"	101006610025630409	Lot 9	Block 15
Farley Avenue NW	101006611027530410	Lot 10	Block 15
"	101006611727130411	Lot 11	Block 15
"	101006612426930412	Lot 12	Block 15
"	101006613226530413	Lot 13	Block 15
"	101006614026330414	Lot 14	Block 15
"	101006614726030415	Lot 15	Block 15
"	101006615425830416	Lot 16	Block 15
"	101006616125530417	Lot 17	Block 15
"	101006616925230418	Lot 18	Block 15
"	101006617624930419	Lot 19	Block 15
"	101006618524730420	Lot 20	Block 15
"	101006619124430421	Lot 21	Block 15
"	101006620024230422	Lot 22	Block 15
"	101006620823730423	Lot 23	Block 15
"	101006620622730424	Lot 24	Block 15
"	101006620521830425	Lot 25	Block 15
Ivy Street NW	101006621821830426	Lot 26	Block 15
"	101006622022830427	Lot 27	Block 15
"	101006622223630428	Lot 28	Block 15
Mason Street NW	101006611025630330	Lot 1	Block 16
Farley Avenue NW	101006611925330329	Lot 2	Block 16
"	101006612525030328	Lot 3	Block 16
"	101006613324830327	Lot 4	Block 16
"	101006614124530326	Lot 5	Block 16
"	101006614824230325	Lot 6	Block 16
"	101006615723930324	Lot 7	Block 16
"	101006616423630323	Lot 8	Block 16
"	101006617223430322	Lot 9	Block 16
"	101006617923130321	Lot 10	Block 16
"	101006618822930320	Lot 11	Block 16

Glover Avenue NW	101006618921630319	Lot 12	Block 16
"	101006618021730318	Lot 13	Block 16
"	101006617321830317	Lot 14	Block 16
"	101006616321530316	Lot 15	Block 16
Glover Place NW	101006616022530315	Lot 16	Block 16
"	101006615023030314	Lot 17	Block 16
"	101006614022530313	Lot 18	Block 16
"	101006614021330312	Lot 19	Block 16
Glover Court NW	101006612921230311	Lot 20	Block 16
"	101006612822030310	Lot 21	Block 16
"	101006613023230309	Lot 22	Block 16
"	101006612124030308	Lot 23	Block 16
"	101006611223830307	Lot 24	Block 16
"	101006610522530306	Lot 25	Block 16
"	101006611021930305	Lot 26	Block 16
"	101006611021930304	Lot 27	Block 16
"	101006610121230303	Lot 28	Block 16
"	101006609221130302	Lot 29	Block 16
Mason Street NW	101006607821330301	Lot 30	Block 16
"	101006608521830335	Lot 31	Block 16
"	101006609022530334	Lot 32	Block 16
"	101006609523230333	Lot 33	Block 16
"	101006610024030332	Lot 34	Block 16
"	101006610524730331	Lot 35	Block 16
Parsons Blvd NW	101006603322530205	Tract B-2	



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 16, 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 16, 2000:

CONTACT NAME: KARIN PITMAN

COMPANY OR AGENCY: CONSENSUS PLANNING
924 PARK AVENUE SW/87102
PHONE: 764-9801/FAX: 842-5495

contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT B-2, PARADISE HEIGHTS UNIT FIVE, BLOCKS 15-16, PARADISE HEIGHTS UNIT FIVE, A PORTION OF F, OTTO AND DOROTHY W. HASS, PARCEL 1 SPECIAL MASTER'S DEED** zone map page(s) A-10.

Our records indicate that as of November 16, 2000, there were no Recognized Neighborhood Associations in this area.

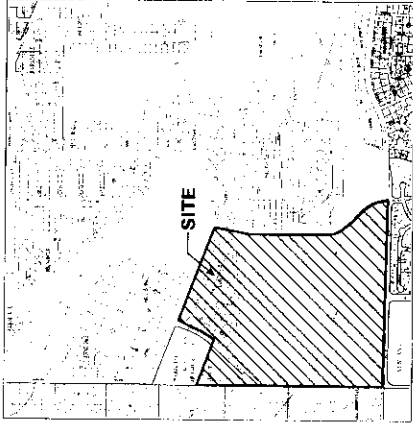
If you have any questions about the information provided, please contact our office at (505) 924-3914.

Sincerely,

Stephani Winklepleck

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningnrmaform(11/5/98)

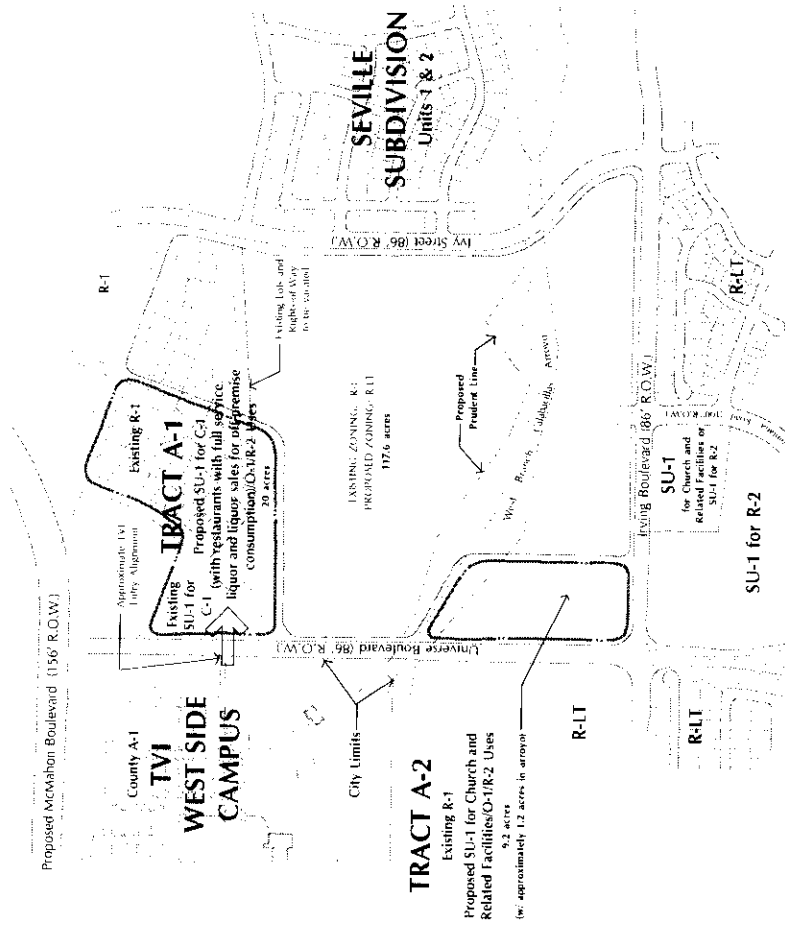


SITE VICINITY

N.T.S.

Zone Map Amendment:

Existing Zoning	Proposed Zoning	Acres
Tract A-1 SU-1 for C-1 uses / R-1	SU-1 for C-1 with restaurants, with full service liquor and liquor sales for off premise consumption / C-1 / R-1	5.06 / 14.14
Tract A-2 R-1	SU-1 for Church and Related Facilities / SU-1 / R-2	9.2
R-1	R-1	117.6
Total acreage covered by this request:		146.8 acres



SITE PLAN AND ZONE MAP AMENDMENT

1" = 300'



APPROVALS

Planning Director	_____	Date	_____
Transportation Development	_____	Date	_____
City Engineer/AMCA	_____	Date	_____
Utility Development	_____	Date	_____
Parks and Recreation Development	_____	Date	_____

Site Development Plan for Subdivision

Required Information for Tract A-1, 20.0 acres

110. SITE: The site consists of 1 lot containing 20.0 acres.
- PROPOSED USE: The proposed zoning is SU-1 for C-1 with restaurants, with full service liquor and liquor sales for off premise consumption/O-1R-2 Uses. The planned land use is Seville Neighborhood Center consisting of convenience shopping related to the adjacent TVI campus (off campus, office shops, etc.), offices and multifamily housing. The site shall be developed with a minimum of 15% of the property 2' or less shall be developed with residential or office uses.
- PEDESTRIAN AND VEHICULAR FACILITIES AND GREENS: The primary access point for from University Boulevard will be aligned with entry to the TVI campus west of University Boulevard. Additional access points will be from McMahon Boulevard and from the proposed trail along the Calabacilla Arroyo. The proposed trail will be provided from the TVI campus, from adjacent neighborhood facilities, and the Calabacilla Arroyo trail.
- INTERNAL CIRCULATION REQUIREMENTS: An internal network of pedestrian and bicycle pathways shall be provided and included in future site plans for building representation. The Seville Neighborhood Center Design Guidelines (Sheets 2 to 5) shall be provided for the proposed trail along the Calabacilla Arroyo.
- MAXIMUM DENSITY: A maximum of 15 FAR shall be allowed for the office and retail uses. A maximum density of 24 density will be allowed if developed as residential.
- LANDSCAPE PLAN: The Design Guidelines, Sheets 2 to 5, provide for landscaping, site plan, and landscape plan. The proposed site plan shall be provided for the proposed trail along the Calabacilla Arroyo. The proposed site plan shall be provided for the proposed trail along the Calabacilla Arroyo.
- REQUIRED INFORMATION FOR TRACT A-2, 9.2 acres.
110. SITE: The site is currently zoned R-1.
- PROPOSED USE: The proposed zoning is SU-1 for Church and Related Facilities/O-1R-2 Uses. Related facilities shall be deemed to include offices, Day Care, Classrooms, and Meeting Rooms, with related facilities.
- PEDESTRIAN AND VEHICULAR FACILITIES AND GREENS: The primary access point for the site shall be off of University and Irving Boulevard. There will be no internal bicycle access provided on all interior streets. Accessions shall be provided to the proposed trail along the Calabacilla Arroyo.
- INTERNAL CIRCULATION REQUIREMENTS: An internal network of pedestrian and bicycle pathways shall be provided and included in future site plans for building representation. The Seville Neighborhood Center Design Guidelines (Sheets 2 to 5) shall be provided for the proposed trail along the Calabacilla Arroyo.
- MAXIMUM DENSITY: A maximum of 15 FAR shall be allowed for the office and church uses. A maximum density of 24 density will be allowed if developed as residential.
- LANDSCAPE PLAN: The Design Guidelines (Sheet 2) to provide for landscaping, site plan, and landscape plan. The proposed site plan shall be provided for the proposed trail along the Calabacilla Arroyo. The proposed site plan shall be provided for the proposed trail along the Calabacilla Arroyo.

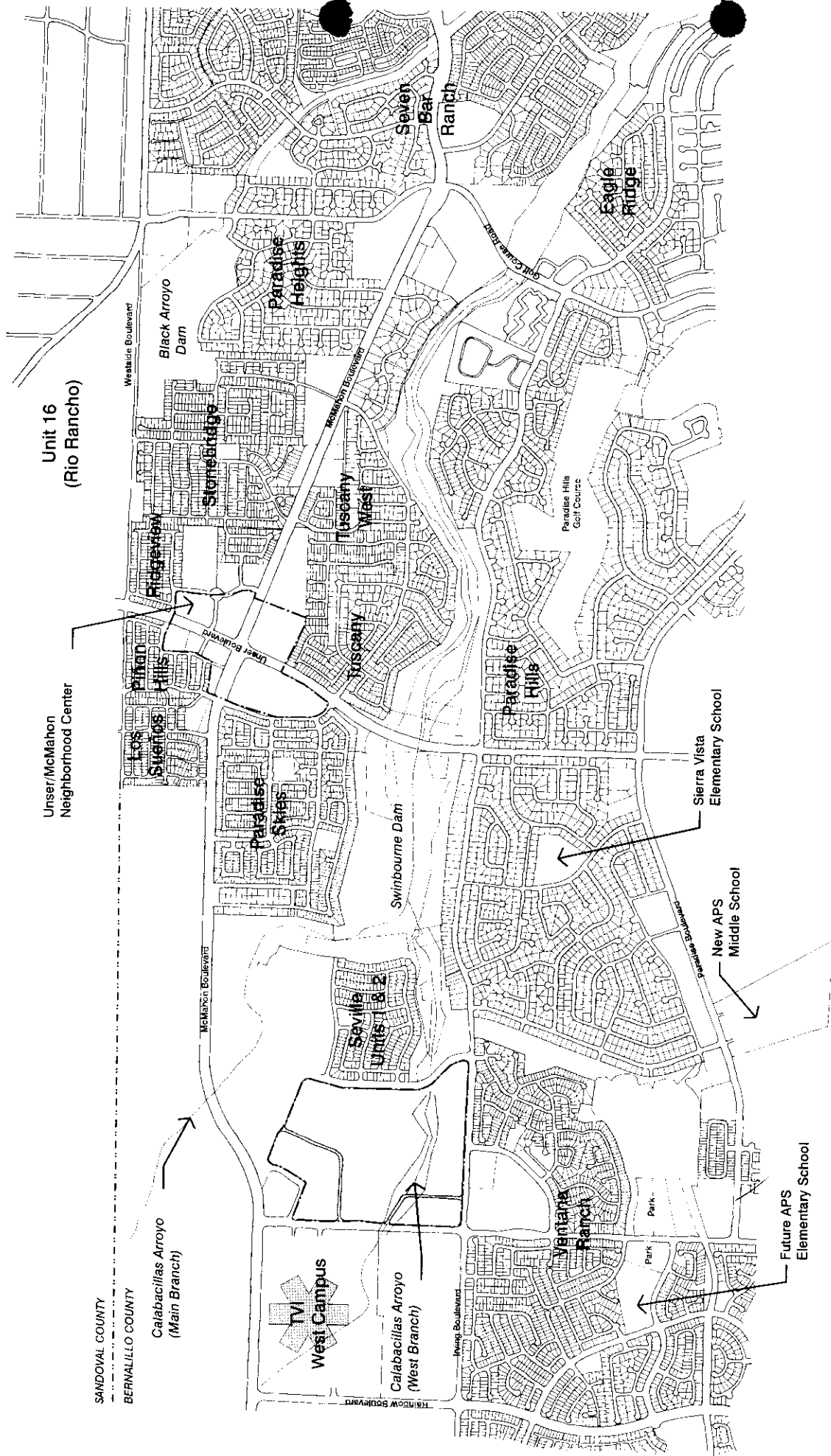
SEVILLE
Neighborhood Center

1 Site Plan for Subdivision

Prepared for:
Curb West, Inc.
6301 Indian School Road NE
Suite 200
Albuquerque, NM 87110

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102





AREA MAP

Seville Neighborhood Center

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

Curb West, Inc.
6301 Indian School
Albuquerque, NM 87107

Site 208

Date: February 23, 2001

**AMENDED OFFICIAL NOTIFICATION OF
DECISION**

FILE: 00110 00000 01626/00128 00000 01625
LEGAL DESCRIPTION: 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

At its meeting, the Environmental Planning Commission voted to approve 00110 00000 01626, a
request for zone map amendments from R-1 to R-LT, R-1 and SU-1 for C-1 Uses to SU-1 for C-1 Uses
(including restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to
full service grocery store and limited to the building area where drive-up windows, sale of miniatures,
singles, 40 oz. containers, and fortified wines are prohibited)/O-1 and R-2 uses, and from R-1 to SU-1 for
Church and Related Facilities restricted to office, day care, and school uses not to exceed 25% of the
building square footage/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five,
Paradise Heights Addition, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from existing R-1 to R-LT, from existing R-1 and
SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor
sales for off-premise consumption ancillary to a full-service grocery store with restaurants with full
service liquor and liquor sales for off-premise consumption and where drive-up windows, sale of
miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2 Uses, located
on a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. The existing zoning of R-1 was established as part of the Northwest Mesa Annexation
and the existing zoning of SU-1 for C-1 uses was established as part of the Paradise Heights
Subdivision in 1984.
3. The request furthers the applicable Goals and Policies of the Comprehensive
Urban Development Plan which perpetuates the tradition of identifiable, individual
communities within the metropolitan area and which offers variety and choice in
transportation, work areas, and life styles, while creating a visually pleasing environment.

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PAGE 2

4. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the goals of the *Comprehensive Plan*.
5. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment (Side Campus). This site provides for a balanced circulation system through efficient employment and services, and encouragement of bicycling, walking, and use of transit as alternatives to automobile travel, while providing sufficient roadway capacity to meet and access needs.
6. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating a neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
7. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of C-1, O-1, R-2, and SU-1 for Church and Related Facilities are appropriate choices for a neighborhood center to serve the surrounding community.
8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the neighborhood center near programmed transit, bike, and pedestrian facilities. By location near the programmed multi-modal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
9. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
0. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that a neighborhood center is designated at McMahon and Westside. This request is adjacent to that intersection.
- This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.

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FEBRUARY 15, 2001
PAGE 3

12. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across the universe. The zone changes are justified as more advantageous to the community, in that the center will provide flexibility for the new development of a mixed-use neighborhood to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the Westside/McMahon Land Use and Transportation Guide has changed the community conditions to a more transit-oriented environment.
9. Zone changes are justified as more advantageous to the community, in that this center will be the residential development in the Seville parcel and the adjacent parcels, which do not have retail, service, or office development planned at this time.
10. This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of not individual lots. This request is not in conflict with the adopted policies of the Comprehensive Plan, but in fact supports the goals for established and developing urban areas, transportation, transit, economic development, and education.
11. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of neighborhood center conforms to the framework established under R-70. The increased density and mixed uses in the center will meet the needs of residents closer to their homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
12. The zone category specifies C-1 Uses, with the uses of restaurants with full-service liquor sales for off-premise consumption ancillary to a full-service grocery store use. The request would allow these uses to be permissive in the SU-1 for C-1 zone.
13. Although relocation of Works Department Transportation facilities in relation to the proposed SU-1 for Church and Related Facilities.
14. Universe Boulevard is a minor street with a
15. Irving Boulevard is a minimum right-of-way.
16. Universe Boulevard as a Bicycle Plan is proposed

...ouquerque Comprehensive On-Street

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FEBRUARY 15, 2001
PAGE 4

19. In accordance to the EPC's request at the
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Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5493
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January 30, 2001

Ms. Laura Mason
City Council Office
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: EPC #00110 00000 001626/ 00128 00000 001625
Seville Neighborhood Center

Dear Ms. Mason:

The purpose of this letter is to request an additional amendment of the West Side Strategic Plan in conjunction with the Planning Department's proposed amendments. The Planning Commission has recommended approval and we understand that the proposed changes are to be introduced at an upcoming City Council hearing.

At the 18th of January, our firm represented Curb West, Inc. in a zone change and Site Plan for Subdivision request for a new Neighborhood Center to be located at Universe and McMahon Boulevards and across from the new TVI West Side campus. The Commission continued the case to the February 15th EPC hearing primarily in order for us to amend the Design Guidelines. At the same time, however, the Commission directed us to request the addition of the Seville Neighborhood Center in conjunction with the proposed changes to the West Side Strategic Plan.

The proposed Seville Neighborhood Center is in compliance with the requirements set forth by the proposed amendments which include criteria for the establishment of new centers listed on page 44 of the proposed changes:

"Policy 1.9. In the Established and Developing Urban areas mapped by the *Albuquerque/Bernalillo County Comprehensive Plan*, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:

- **Market Area** – ...neighborhood centers should be located to serve approximately 15,000 population within about one mile radius of the center. Uses typical of...a neighborhood center might be used almost daily.
- **Access/Connections** –Neighborhood Centers should be less automobile oriented, located on minor arterial and/or collector streets, and connected to public transit service as well as informal pedestrian and bicycle ways. Both community and neighborhood centers should be very accommodating to the pedestrian even within predominantly off-street parking areas.
- **Scale** -Neighborhood centers should also have small blocks, but with smaller buildings closer to the street often touching each other

PRINCIPALS

Karen R. Mancuso, AICP
James K. Stratten, AICP
Christopher J. Green, ASLA



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and using small clusters of shared parking as well as on-street parking. Both community and neighborhood centers should have outdoor areas that encourage gathering; both should include bicycle parking and both should provide safe pedestrian connections among buildings and between buildings and parking areas.


- Location – a major facility or employer located in a manner which creates a focus and stimulus to economic and social activity may also be a reason for designating a new center.”

Regarding Market Area, the Seville Neighborhood Center is located equidistant between two already-designated neighborhood centers, Unser/McMahon and Ventana Square. With respect to Access/Connections, it will be located with a primary entrance from Universe Boulevard, a minor arterial; transit will be providing service in the vicinity of the new TVI campus; and a network of both pedestrian and bicycle trails (that also ties into the Calabacillas Arroyo trail system) will be provided as a part of the new development. For Scale, the design guidelines address many of the issues stated in the criteria including building being closer to the street, small clusters of shared parking, outdoor areas to encourage gathering, bicycle parking, and pedestrian connections among and between buildings and parking areas. As for Location, it is clear that the new TVI campus can be considered a major facility and employer that will create a focus and stimuli for economic and social activity.

In conclusion, we are requesting the inclusion of Seville Neighborhood Center in the proposed changes to the West Side Strategic Plan, which are about to be introduced to the City Council. The Environmental Planning Commission supports this request and, in fact, has directed us to make this request. This center will provide for new commercial and office business activities to support the West Side TVI campus and adjacent neighborhoods.

Thank you for your assistance on this project. Please contact me or Karin Pitman at 764-9801 if you have any questions or require any additional information.

Sincerely,



James K. Strozjer, AICP
Principal

Attachment: Proposed Site Plan for Subdivision

c: Stan Strickman, Curb West, Inc.
Mary Piscitelli, Staff Planner, Planning Department



Landscape Architecture
Urban Design
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10115 L. Avenue NW
Albuquerque, NM 87112

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Fax: (505) 263-1112
E-mail: info@consensusplanning.com

November 22, 2000

Mr. Chuck Gara, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87103

Dear Chairman Gara and Members of the Commission:

The property covered by this zone change request consists of approximately 146.8 acres located east of Universe NW and north of Irving Boulevard. The property is presently zoned R-1 and SU-1 for C-1. The impetus behind this zone change request is the creation of a new, mixed-use neighborhood center adjacent to the new TVI campus. As such, a combination of zones including R-LT; SU-1 for Church and Related Facilities/O-1/R-2 uses; and SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off site consumption)/O-1/R-2 uses is proposed.

The justification for this request relies on the use being more advantageous and beneficial to the community and responds to changed neighborhood conditions as required by Resolution 270-1980 and City policies contained in the Albuquerque/ Bernalillo County Comprehensive Plan.

SURROUNDING LAND USES AND ZONING

North	The property north of the site is vacant commercial (SU-1 for C-1), and R-1.
South	The property south of this site is currently vacant SU-1 for Church and Related Facilities and O-1 uses; SU-1 for R-2; and R-LT.
East	Land to the east is R-1 and currently in the process of being replatted for development.
West	Land to the west is the new TVI campus zoned County A-1, and vacant R-LT.

PRINCIPALS

Karen E. McLaughlin, AIA
James E. Strohmer, AICP
Christopher J. Olson, AIA



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Comprehensive City Zoning Code

SU-1 Special Use Zone

This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

The SU-1 designation is appropriate for a mixed-use neighborhood center which will serve the new TVI campus and the adjacent community.

R-LT Residential Zone

This zone provides suitable sites for houses, limited townhouses, and uses incidental thereto in the Established and Central Urban areas.

The R-LT designation is appropriate as a transition zone between the mixed-use neighborhood commercial and office center and the R-1 subdivision to the east. The increase of density to R-LT is in compliance with policies of the Westside/McMahon Corridor Transportation and Land Use Guide.

Albuquerque/Bernalillo County Comprehensive Plan

The property is located within the Established Urban area as designated by the Albuquerque/ Bernalillo County Comprehensive Plan. Goals and policies applicable to this request include:

Established and Developing Urban Area:

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

Policy a

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

Higher density areas will help to achieve this policy.

Policy f

Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

The property straddles the west branch of the Calabacillas Arroyo which is planned to have a regional pedestrian and bicycle trail.

**Seville Neighborhood Center
Application for Zone Map Amendment and Site Plan for Subdivision
Proposed Zoning Attachment**

The proposed zoning categories requested in this application include:

- SU-1 for church and related facilities
- SU-1 for O-1
- SU-1 for R-2
- SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off site consumption)
- R-LT

Policy g

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

The requested zoning will encourage more sensitive site design and platting responding to the west branch of the Calabacillas Arroyo.

Policy h

Higher density housing is most appropriate in the following situations:

- In designated urban centers.
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intense development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

This area has excellent access to the planned transportation network, provides a transition to the TVI campus, and responds to the mixed use goals of the City's plan and policies.

Policy i

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

The proposed zoning provides a logical transition from the developing R-1 single family to the TVI campus.

Policy j

Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.



- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The proposed commercial will provide for a small neighborhood center that will be easily accessible from the surrounding neighborhoods, TVI, trails and transit.

Transportation and Transit:

The Goal is to provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy b

Travel needs shall be reduced and alternative mobility, including transit, shall be promoted through management of land use, transportation demand, and building and site design.

This area is strategically located with excellent access to major transit routes, regional trails, and a major activity center/employment zone (TVI campus).

Policy g

Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

This can be addressed by future Site Plans and subdivisions.

Policy h

A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among activity centers shall be constructed and promoted.

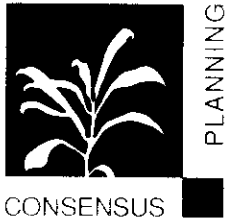
This site is located with access to two major trail routes (Calabacillas Arroyo Trail and McMahon Boulevard).

Economic Development:

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy a

New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.



The retail and office areas will compliment the new TVI campus.

Policy g

Concentrations of employment in activity centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

This site is adjacent to the new TVI campus.

Education:

The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups.

Policy b

Stronger communication and planning links with area schools and educational institutions shall be established.

This area is being designed to provide land uses that compliment the new TVI campus which provides opportunities for adult education and training.

West Side Strategic Plan (Current Version)

Introduction, Purpose and Intent of Plan, p. 2-3

The West Side Strategic Plan "is inclusive of the diverse needs and desires of the many people involved in the process, and includes the following:

- The West Side is where new patterns of living will be formed, which will lead the way into the next century for the entire community.
- The West Side will develop in concentrated centers rather than in strip developments. Open spaces will provide scenic buffers between new planned communities, and major landforms (arroyos, rivers, and escarpments) provide the framework for existing communities."

The proposed zoning creates a new mixed-use neighborhood center within an Established Urban area and integrates single and multi-family residential, major public open space, commercial, institutional, and office uses.

Plan Objectives, p. 19

8. Promote job opportunities and business growth in appropriate areas of the West Side.

This development will reduce the need for cross-metro trips, promote local business development, and provide many additional job opportunities on the West Side.



**Villages, Village Centers, and Regional Centers
in Established Areas of the West Side, pp. 87-89**

Partially developed communities on the West Side include Seven Bar, Paradise,... (and others). These communities are designated as Priority 1 city service areas in the phasing plan for Decade I and II (1995-2015).

The challenge of the West Side Strategic Plan is to determine how the concept of neighborhood, village, community and regional centers can best be fitted into the established and developing urban fabric of these communities.

Summary of Findings

Existing non-residential land in the Paradise and Seven Bar communities is concentrated along Coors Boulevard. Zoning for public/institutional uses and higher density housing may be needed to support the development of village centers in the western portions of these communities.

This proposal provides a rare opportunity to create a new Neighborhood Center in the western portion of the Seven Bar Community, appropriately located adjacent to the TVI activity center/employment zone.

Design Guidelines

Bikeways and Trails, p. 168-9

A Primary Trail is proposed along the west branch of the Calabacillas Arroyo which will cut through the center of the residential area.

The requested zoning will provide an ideal opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial office center and adjacent residential development.

West Side Strategic Plan (Proposed Amendments, July 28, 2000)

Policy 1.9:

In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County Comprehensive Plan, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:

- **Market Area** - ...neighborhood centers should be located to serve approximately 15,000 population within about one mile radius of the center. Uses typical of...a neighborhood center might be used almost daily.
- **Access/Connections** - Neighborhood Centers should be less automobile oriented, located on minor arterial and/or collector streets, and connected to public transit service as well as informal pedestrian bicycle ways.... neighborhood centers should be very accommodating to the pedestrian even within predominantly off-street parking areas.
- **Scale** - Neighborhood centers should also have small blocks, but with smaller buildings closer to the street often touching each other and using small clusters of shared parking as well as on-street parking. Both



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community and neighborhood centers should have outdoor areas that encourage gathering; both should include bicycle parking and both should provide safe pedestrian connections among building and between buildings and parking areas.

- Location – a major facility or employer located in a manner which creates a focus and stimulus to economic and social activity may also be a reason for designating a new center.

The proposed zoning and subsequent development will meet these criteria for the establishment of a new Neighborhood Center in the following ways:

- Market – the neighborhood center will provide much needed businesses that can be used on a daily basis by both residents and TVI students and faculty.
- Access/Connections – the zoning will allow for a development which can be highly pedestrian oriented due to linkages with the TVI campus, the transportation network and the Calabacillas Arroyo trail network.
- Scale – the neighborhood center will have clustered parking, outdoor areas to encourage gathering, and that will include both pedestrian and bicycle access (see Design Guidelines).
- Location – the new TVI campus is a major facility and employer that will create a focus and stimulus for both economic and social activity.

Westside/McMahon Corridor Transportation and Land Use Guide

This proposal is consistent with the goals and furthers the concepts described by the Westside/McMahon Corridor Transportation and Land Use Guide. Specifically, the most intense uses of the proposal are located near McMahon and will be mixed-use.

The Land Use Guide indicates a commercial area across from TVI at the proposed location, shows low to medium density residential, and that the site is located between two major bicycle/pedestrian trails.

This zoning will allow for a commercial center to be established directly across from the TVI entrance, a transition of higher to lower residential densities, and strong access to both bicycle and pedestrian facilities.

Resolution 270-1980

- A. This zone change request is consistent with the health, safety, morals, and general welfare of the City.
- B. This request recognizes that stability of land use and zoning is desirable. This request will provide flexibility for the development of a mixed-use neighborhood center to serve the new TVI campus and adjacent residential areas without a series of individual zone change requests.



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- C. This zone change request is not in conflict with adopted policies in the Comprehensive Plan. To the contrary, this request supports the City's stated goals regarding established and developing urban areas, transportation and transit, economic development, and education.
- D2. The primary changed neighborhood condition is the addition of a new TVI campus at this location. This property, due to this proximity, is an ideal location for the provision of commercial, office and multi-family housing uses serving the campus and surrounding neighborhood.
- Another changed condition is the City's adoption of the Westside/McMahon Corridor Transportation and Land Use Guide which planned for higher density residential.
- D3. The proposed zone changes to SU-1 for C-1/O-1/R-2, SU-1 for R-2/O-1/Church and Related Uses and R-LT are more advantageous and beneficial to the community because they enable the provision of much needed services adjacent to the public institution. This provision of services within the private sector reduces the need for such services within the campus environment thus enabling a more efficient use of public funds for educational facilities.
- E. The proposed uses will not be harmful to adjacent property, the neighborhood, or the community, but will be beneficial to existing and future residents.
- F. City services are not affected by this change. Capital expenditures are not anticipated for the development of this project.
- G. N/A
- I-J. This zone change request does not create spot or strip zoning.

In conclusion, we believe that the Seville Neighborhood Center is strongly supported by the Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan including its proposed Amendments, the Westside/McMahon Corridor Transportation and Land Use Guide, and also meets the criteria of Resolution 270-1980. Approval of this request will assist with the establishment of an appropriate mixed-use neighborhood center that significantly complements the new TVI campus while establishing a critical public/private neighborhood center for the West Side. The proposed zoning allows for a transition of residential densities ranging from R-2, to R-LT to the existing R-1 neighborhoods to the east. It also provides key sites for new commercial and office business activities to support the West Side TVI campus and adjacent neighborhoods, and can be linked into the major trail along the west branch of the Calabacillas Arroyo as well as the City's major transportation network.



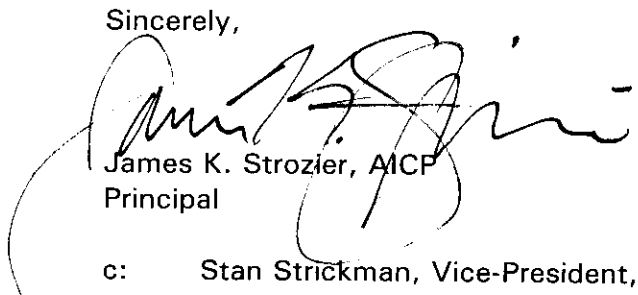
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For these reasons we respectfully request that the Environmental Planning Commission approves this request for a zone map amendment.

Thank you for your time, and I look forward to presenting this case to you and the rest of the EPC in June.

Sincerely,


James K. Strozler, AICP
Principal

c: Stan Strickman, Vice-President, Curb West, Inc.

CURB WEST, INC.
6301 Indian School Road NE
Suite 208
Albuquerque, New Mexico 87110
Telephone (505) 881-9190

November 15, 2000

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

To whom this may concern:

This letter hereby gives Consensus Planning permission to work as agent on Curb West, Inc.'s behalf regarding the Zone Map Amendment request for the Seville Neighborhood Center site at the northeast corner of Irving and Universe Boulevards NW.

Sincerely,



Stan Strickman, Vice President

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

Project #
000921

Date: February 23, 2001

Curb West, Inc.
6301 Indian School NE, Suite 208
Albuq. NM 87110

**AMENDED OFFICIAL NOTIFICATION OF
DECISION**

FILE: 00110 00000 01626/00128 00000 01625
LEGAL DESCRIPTION: 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

On February 15, 2001, the Environmental Planning Commission voted to approve 00110 00000 01626, a request for zone map amendments from R-1 to R-LT, R-1 and SU-1 for C-1 Uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to full service grocery store and limited to the building area where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1 and R-2 uses, and from R-1 to SU-1 for Church and Related Facilities restricted to office, day care, and school uses not to exceed 25% of the building square footage/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from existing R-1 to R-LT, from existing R-1 and SU-1 for C-1 uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for consumption off-premises ancillary to a full-service grocery store with restaurants with full-service liquor and liquor sales for off-premise consumption and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2 Uses, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. The existing zoning of R-1 was established as part of the Northwest Mesa Annexation. The existing zoning of SU-1 for C-1 uses was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
3. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the mixed-use goals of the *Comprehensive Plan*.
5. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
6. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
7. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of C-1, O-1, R-2, and SU-1 for Church and Related Facilities are appropriate choices for a neighborhood center to serve the surrounding community.
8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the neighborhood center near programmed transit, bike, and pedestrian facilities. By location near the programmed multi-modal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
9. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
10. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that a neighborhood center is designated at McMahon and Westside. This request is adjacent to that intersection.
11. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.

12. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across Universe. The zone changes are justified as more advantageous to the community, in that the proposed zoning will provide flexibility for the new development of a mixed-use neighborhood center to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the Westside/McMahon Land Use and Transportation Guide has changed the community conditions to a more transit-oriented low to medium intensity development in this area.
13. The zone changes are justified as more advantageous to the community, in that this center will serve the residential development in the Seville parcel and the adjacent parcels, which do not have any retail, service, or office development planned at this time.
14. This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of land, not individual lots. This request is not in conflict with the adopted policies of the *Comprehensive Plan*, but in fact supports the goals for established and developing urban areas, transportation and transit, economic development, and education.
15. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this neighborhood center conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of residents closer to their homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
16. The zone category specifies C-1 Uses, with the uses of restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store use. The restaurant with full-service liquor use is a C-1 conditional use in the Comprehensive City Zoning Code. The liquor sales for off-premise consumption is a permissive and conditional use in C-2. The request would allow these uses to be permissive in the SU-1 for C-1 zone.
17. The zone category of SU-1 for C-1 uses, with the liquor sales for off-premise consumption is in accordance with the permissive use of C-2 as per the Zoning Code language. The harmful impact of the liquor sales for off-premise consumption use is mitigated by: the prohibition of sale of miniatures, 40 oz. Containers, and fortified wines and the prohibition of drive-up windows, and mandating that the liquor use is limited to building area .
18. This request does not specify the maximum square footage, number, or percentages for the related facilities in relation to the proposed SU-1 for Church and Related Facilities.

19. In accordance to the EPC's request at the January 21, 2001 public hearing, a request has been submitted to City Council to designate this center in the *West Side Strategic Plan*. The request will incorporate this center into the Planning Department's request for text amendments to the *West Side Strategic Plan* and the map amendments of the neighborhood centers in the *West Side Strategic Plan*.

On February 15, 2001, the Environmental Planning Commission voted to approve 00110 00000 01625, a request for a site plan for subdivision, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the following Findings, with the subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for subdivision, for a vacant parcel located at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. A portion of this site, where Tract A-1 is proposed, was platted as part of the Paradise Heights Unit 5 Subdivision in 1983. The remainder of the site has not been platted.
3. The goal of this site plan is to separate the vehicular and pedestrian circulation in order to support the creation a pedestrian-friendly atmosphere throughout the site.
4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the surrounding community, including the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.
6. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
7. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.

8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant tract, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of SU-1 for Church and Related Facilities, O-1, and R-2 are appropriate choices for a neighborhood area with a center that serves the surrounding community.
9. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the church, office, and residential uses near programmed transit, bike, and pedestrian facilities. By location near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
10. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the church, office, and residentially zoned tract.
11. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning of SU-1 for Church and Related Facilities/O-1/R-2 provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
12. The City Council-approved *Land Use and Transportation Guide for McMahon Boulevard* (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the adopted *Land Use and Transportation Guide for McMahon Boulevard*. The exception being the proposed O-1 uses request in Tract A-2.
13. Although relocation of Tract A-2 to be adjacent to the Tract A-1 was suggested by the Public Works Department, to be more in keeping with the spirit of the *Westside/McMahon Land Use and Transportation Guide*, it was not mandated by the EPC at the January 21, 2001 public hearing.
14. Universe Boulevard is designated on the *Long Range Roadway System* map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
15. Irving Boulevard is designated on the *Long Range Roadway System* map as a minor arterial with a minimum right-of-way of 86 feet.
16. Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.

17. Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
18. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this parcel conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential areas, and with residents closer to their homes or employment, it will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
19. The site plan for subdivision provides design guidelines for Tracts A-1 and A-2.
20. A maximum FAR of .35 for the non-residential uses is proposed for Tracts A-1 and A-2. Residential uses in these tracts are proposed to have a maximum density of 24 du/acre.
21. The landscape requirement of 15% in the Zoning Code is proposed in this site development plan for subdivision. The Zoning Code requires that 75% of that 15% is living landscape.
22. Primary vehicular access to the neighborhood center at Tract A-2 is aligned with the proposed entry to the TVI. Vehicular access to Tract A-2 is off of Universe Boulevard and Irving.
23. Pedestrian and bike paths are proposed to be provided on all interior streets; however, this site development plan for subdivision does not show these paths. Instead, the request proposes that these paths be developed with future site development plans for building permits.
24. A parallel trail along the Calabacillas Arroyo is proposed in the West Side Strategic Plan and the Facility Plan for Arroyos. This trail is mentioned in the request for site development plan for subdivision; however, it is not located on the site development plan for subdivision. Connections from the internal pedestrian and bike paths to this trail are proposed, but not shown on this site development plan for subdivision.
25. This request for site plan for subdivision can be supported by staff with the proposed modification to the SU-1 for C-1 zone change as it pertains to liquor sales (see findings #16-17 for the zone map amendments). The EPC has approved similar modifications to zone change requests at McMahon and Unser.
26. In accordance to the EPC's request at the January 21, 2001 public hearing, a request has been submitted to City Council to designate this center in the *West Side Strategic Plan*. The request will incorporate this center into the Planning Department's request for text amendments to the *West Side Strategic Plan* and the map amendments of the neighborhood centers in the *West Side Strategic Plan*.

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. Site plan will be replatted to reflect new zone boundary lines.
3. The design guidelines, as provided with the site development plan for subdivision, shall be considered mandatory for further development of the site. These design guidelines shall be mandated for all portions of the site, including Tract A-1 and Tract A-2.
4. Schematic internal pedestrian paths and bikeways, connecting to the major site entries and the Calabacillas trail, shall be shown on the site plan for subdivision, as part of the DRB submittal.
5. Schematic vehicular ingress and egress shall be shown for Tracts A-2 on the site development plan for subdivision, as part of the DRB submittal.
6. As per the Public Works Department comments:
 - a. The first 150 single family units may proceed to construction without a TIS initially; however, these units will be included as part of the over TIS when performed.
 - b. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use.
 - c. Access to the adjacent major streets will be determined as part of the required TIS.
 - d. Development of the McMahon Facility must be analyzed as part of the TIS.
 - e. Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike lanes.
 - f. A water and sewer availability statement from New Mexico Utilities will be required.
 - g. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque Standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - h. This project shall not proceed without proper transportation infrastructure in place.
 - i. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.
 - j. Consider the relocation of O-1 uses in Tract A-2 to a tract adjacent to Tract A-1, consistent with the adopted Land Use and Transportation Guide for McMahon Boulevard.
 - k. Dedication of right-of-way for Universe Boulevard per the *Long Range Roadway System* map, 43-foot minimum from the street centerline.
 - l. Dedication of right-of-way for Irving Boulevard per the *Long Range Roadway System* map, 43-foot minimum from the street centerline.

- k. Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide for bicycle lanes.
7. As per the Open Space Division comments:
- a. The R-LT detached open-space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units.
 - b. Open Space Division requires preservation of significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452-5207 to coordinate a site visit.
 - c. Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization.
 - d. General policies (pp. 16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp. 1-61) as detailed in the *Facility Plan for Arroyos* should be complied with.
8. As per the Parks and Recreation Department Comments:
- a. Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance, which includes:
 - b. The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.
 - c. The Parks & Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI campus.
 - d. The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As this development proceeds towards design, the Parks & Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.
 - e. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.
 - f. With regard to the Pedestrian Connections and Trails in the Design Guidelines, any asphalt trail connections in-lieu of sidewalk to city trails will be the maintenance responsibility of the property owner."
9. As per the Solid Waste Department Comments: Approved on condition will comply with all Solid Waste Management Department residential and commercial requirements and specifications.
10. As per AMAFCA Comments: If proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will also be required. The prudent line shown along the arroyo is based on a draft report and may be modified when the final is received.

AMENDED OFFICIAL NOTICE OF DECISION
00110 00000 01626/00128 00000 01625
FEBRUARY 15, 2001
PAGE 9

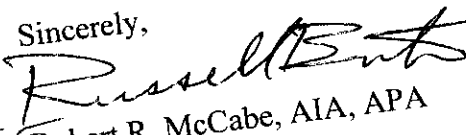
IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **MARCH 2, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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.

Sincerely,


for Robert R. McCabe, AIA, APA
Planning Director

RM/MP/ac

cc: Consensus Planning, Inc., 924 Park Avenue SW, Albuquerque, NM 87102

77

Proj. #
1000931





PC 138 Wm - 0675








00125-1025



INTEROFFICE MEMORANDUM

TO: JANET STEPHENS-CUNNINGHAM, DEVELOPMENT REVIEW BOARD
FROM: MARY PISCITELLI, DEVELOPMENT SERVICES
SUBJECT: #01450-00000-00399
DATE: 4/3/01
CC: GEORGE MONTGOMERY



Project
1000931

This applicant came before the Environmental Planning Commission at the January 18, 2001 public hearing. The request for the site development plan for the new education building was reviewed and approved with conditions. The findings and conditions are set out in the Notice of Decision. As the case planner for the EPC, I have reviewed the above listed DRB submittal, and provide these comments for the DRB's consideration. References to individual conditions are noted.

Condition 8. The parking areas that could be screened with low perimeter walls are on the north side of the parcel. 6' CMU walls already separate the subject site from the existing residential area to the north. The perimeter walls may not be necessary. Discussion about extending the existing berm and more landscaping may satisfy the EPC's desire for buffering the parking from visibility. The berm shall be 2-3' tall, with landscaping plantings, mimicking the height and purpose of the perimeter wall.

Condition 12. The Public Works Department has an on-going street improvement project at the intersection of Taylor Ranch and Montano. Sidewalks along Montano will need to be replaced as the street improvements are completed. It is not clear as to whether it is the City's or the Applicant's responsibility for replacement of the sidewalk; regardless, the Applicant will need to ensure that the sidewalk will be completely rebuilt.

Condition 16. This access drive from Montano was shown on the site plan presented to the EPC. Resolution of this access drive location and specifications shall be submitted as part of the Phase II construction request to the EPC.

Although trees have been lost on this site, the EPC was very concerned about retention of the existing healthy, mature cottonwoods on the site. The EPC Findings 13-15, on the Notice of Decision, state that mature cottonwood trees shall be retained, with the building location moved north and east. The site plan shows the location to be slightly north and east, so as not to conflict with other mature trees or the future development phases.

Staff advises this applicant to continue to work with the Public Works Department and the Parks Department to retain the other existing cottonwoods, since the loss of cottonwood trees on this site has been mainly due to street improvements and park maintenance.

Consolidated Comments for EPC Agenda of January 18, 2001

Z - 00110 - 01626 (A-10)

Universe / Irving Area [146.8 acres] TIS - Y

#1000931

Z - 00128 - 01625

Transportation Development Services:

No adverse comment on the proposed zone change request.

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

- A) The first 150 single family units may proceed to construction without a TIS initially, however, these units will be included as part of the over TIS when performed.
- B) Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determined as part of the required TIS.
- C) Development of the McMahon Facility must be analyzed as part of the TIS.
- D) Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike lanes.

Utility Development:

The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

Traffic Engineering Operations:

This large project will tend to affect Irving and likely Paradise traffic as well as other locations. Irving needs to be made four lanes as does Paradise. Suggest this project not proceed without proper transportation infrastructure in place.

Hydrology:

The Hydrology Section has no objection to the zone map amendment request. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

Transportation Planning:

FINDINGS:

- The City Council-approved "Land Use and Transportation Guide for McMahon Boulevard" (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du's/ac.). With one exception, the applicant's request is consistent with the adopted "Land Use and Transportation Guide". The exception being the proposed O-1 uses requested in Tract A-2.
- Relocating the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 would be more consistent with the guiding principle of clustering trip ends (in this case in a vicinity proximate to the above commercial node and adjacent TVI campus) in an effort to promote alternative modes of travel.
- Universe Boulevard is designated on the Long Range Roadway System map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.

- Irving Boulevard is designated on the Long Range Roadway System map as a minor arterial with a minimum right-of-way of 86 feet.
- Universe Boulevard as designated on the recently adopted Albuquerque Comprehensive On-Street Bicycle Plan is proposed to include bicycle lanes.
- Irving Boulevard as designated on the recently adopted Albuquerque Comprehensive On-Street Bicycle Plan is proposed to include bicycle lanes.

CONDITIONS of approval of site plan for subdivision:

- Relocation of the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 consistent with the adopted "Land Use and Transportation Guide for McMahon Boulevard".
- Dedication of right-of-way for Universe Boulevard per the Long Range Roadway System map, 43-foot minimum from the street centerline.
- Dedication of right-of-way for Irving Boulevard per the Long Range Roadway System map, 43-foot minimum from the street centerline.
- Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide for bicycle lanes.



CITY OF

ALBUQUERQUE

**Parks and Recreation Department
OPEN SPACE DIVISION**

Inter-Office Correspondence

December 21, 2000

TO: Russell Brito, Planner
April Candelaria, EPC Board Secretary
Mary Piscitelli, Associate Planner

FROM: Jay Evans, Associate Planner, Open Space Division *JE*

RE: **Agency Comments, January 18, 2001, EPC Public Hearing**

00110 00000 01626
00128 00000 01625
Project #100931

Open Space Division has reviewed the referenced case and comments as follows:

The subject property includes a significant reach of the Calabacillas Arroyo, which is designated as a Major Public Open Space Arroyo and Major Public Open Space Link in the both the *Albuquerque/Bernalillo County Comprehensive Plan* and in the *Rank II Facility Plan for Arroyos*.

- 1) The R-LT detached open space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units.
- 2) Open Space Division requires preservation ^{of} significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452.5207, to coordinate a site visit.
- 3) Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization.
- 4) General Policies (pp.16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp.55-61) as detailed in the *Facility Plan for Arroyos* should be complied with.

With regard to the remaining cases on the January 18, 2001, EPC Public Hearing agenda, Open Space Division has "No Adverse Comment."

EPC January 2001
Transit Department Comments

Project # 1000892 No comments.

Project # 1000898 McMahon Blvd is designated for high transit use by the Transportation and Land Use Guide for the Westside/ McMahon Corridor, there is not any fixed route service currently and funding limitations may not allow any expansion in the near future. The closest existing local route (Route 90) is approximately 4 miles away. The closest peak hour service (Route 92) is approximately 3 miles away.

Project # 1000931 McMahon Blvd is designated for high transit use by the Transportation and Land Use Guide for the Westside/ McMahon Corridor, there is not any fixed route service currently and funding limitations may not allow any expansion in the near future. The closest existing local route (Route 90) is approximately 4 miles away. The closest peak hour service (Route 92) is approximately 3 miles away.

Project # 1000933 Pedestrian access should be maintained to Dorothy St from the proposed RT as it would provide the most direct access from the residential area to Central Ave. (Routes 66 and 97).

Project # 1000936 McMahon Blvd is designated for high transit use by the Transportation and Land Use Guide for the Westside/ McMahon Corridor, there is not any fixed route service currently and funding limitations may not allow any expansion in the near future. The closest existing local route (Route 90) is approximately 4 miles away. The closest peak hour service (Route 92) is approximately 3 miles away.

Project # 1000930 No comments.

Project # 1000662 No comments.

Project # 1000762 The Transit Department is unable to use the .27 acre parcel, Parcel B. It is too small to utilize as a stand-alone park and ride.

Project # 1000938 Comments pending

Project # 1000699 No comments.

Project # 1000934 No comments.

Project # 1000935 No comments.

Project # 1000937 No adverse comments.

... CAN LIBRARY ... Side Transit Facility -
✓ design - included open space



1625 1626 1627
C-1 West Congregation



Universe/Unser/Irving Blvd
Zoning change from S-U-1 to C-1 R-1
S-U-1 for church
R-1 to R-LT

any transit open space
- Late w/ comments - get to know a Friday

S-U-1 for C-1 Permissive User
C-1 Permissive User

- all service / off-site consumption
no utilities

Transportation Dev / Traffic Eng.

Utilities

ask Jack McD.

Ded. ROW Universe 43' center line
Irving Blvd. dedication

No utilities - what do we do with this one?

Possible additional ROW for bike lanes
take McMahon - Unser land use guid
John Hartmann relocation of O-1 in A-1 to adj. in A-1

N. edge in alignment in McMahon Unser I will need ROW -
Dev. of McMahon for part of dev. 150 single family w/o TIA. determined at TIS.

Open Space talk to Diane

Transit

how is site currently served - how is it planned to be served

Calabacillas written comments, scene.

Ameyo Study Calabacillas Ameyo

West Side/McMahon Corridor Study.

get hand-drawn open space link / route I & Route II facility plan for Ameyo

closest existing service 4 mi away
peak hour it 3 mi away

Parks

Park Red. Ord. - consultation w/ linker on site location.

conc.

no assoc.

trails will be maintained by property owners

Traffic Operations

Irving & Paradise need 4 lanes
what will happen to existing roadway system - approved concept & d. plan. impacts may be significant.

talk to Adrienne L. re. Parks Design & Dev.

will there be a requirement for establishment of a park w/in this 140 acre parcel?

- NPS - any facilities - any new necessary due to residential development?

- Come back w/ site plan for Bldg Permit.

How will site be phased?

Full service ^{sign on} Commercial Center - residential - church - new center to be established.

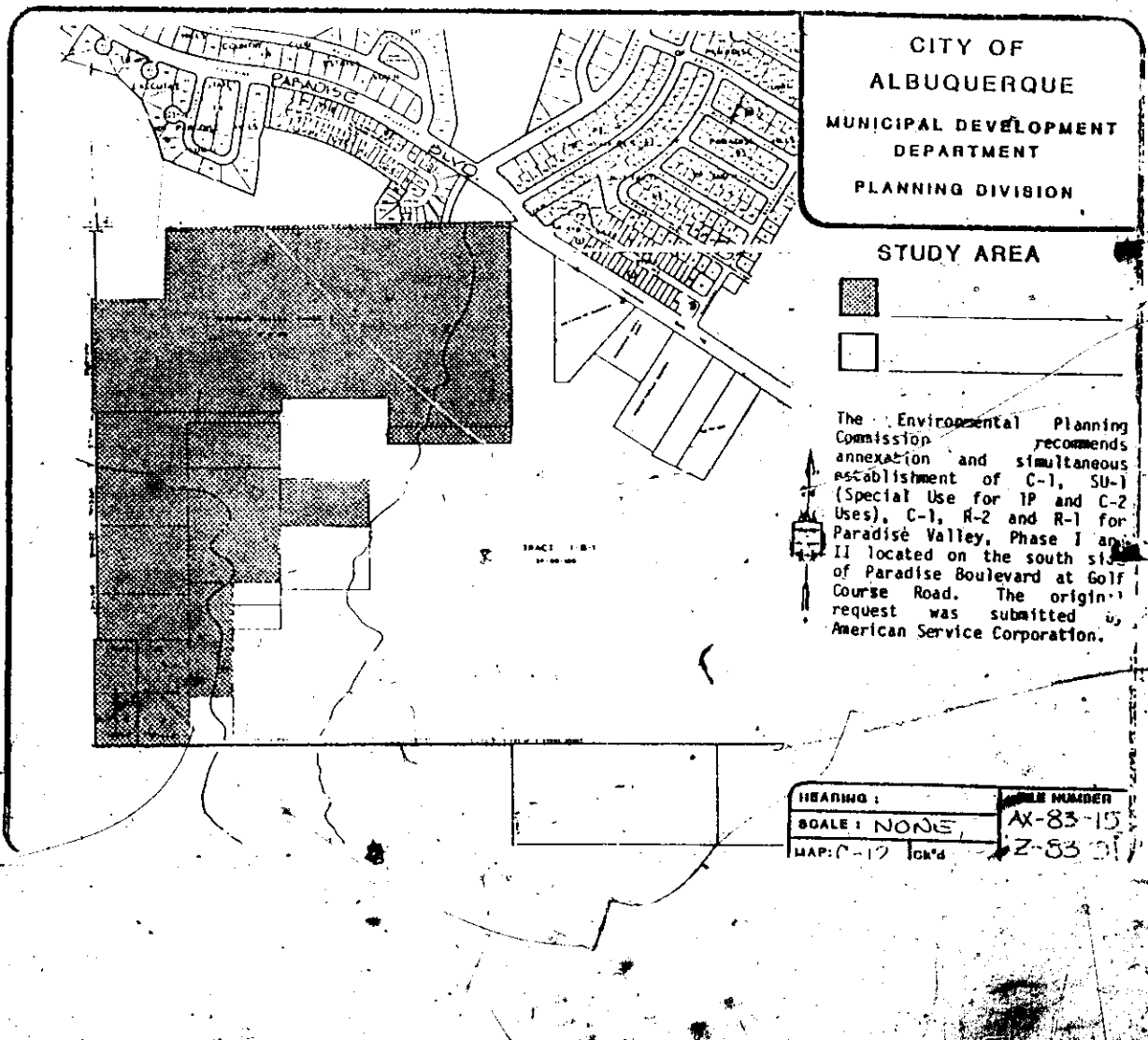
will there be any public facilities in this site (park, service, institutional, Public works, Civic)

Requirements for bikeways? Trails -

AQIA? TIA? Water/Sewer availability?

They originally planned a roundabout at 4th & Los Rancheros. The last time I heard about this, the Roundabout is no longer an alternative. The Village has an architect for a Maya. [I] have a Roundabout design in the Central Ave Streetscape - that has caused quite a stir.

THIS MICROIMAGE IS THE BEST
POSSIBLE REPRODUCTION DUE TO THE
POOR QUALITY OF THE ORIGINAL
DOCUMENT.



CITY OF
ALBUQUERQUE
MUNICIPAL DEVELOPMENT
DEPARTMENT
PLANNING DIVISION

STUDY AREA



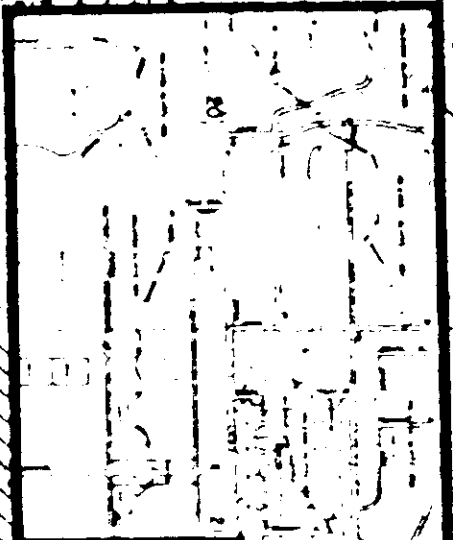
Belknap Community Development requests annexation to the City of Albuquerque and establishment of SUI-1, Special Use for a planned development area, to include a mix of uses: commercial, light industrial, office and residential, and (Community Commercial Center Zone), R-2 (Residential Zone), and R-1 (Residential Zone) for a portion of the area known as the Eagle Ranch Master Plan, located west of Loop Road, between the Catalina Hills Arroyo and Paradise Boulevard N.W.

THE ANNO:	THE NUMBER
DATE: NOV. 01	AX-65-01
DATE: DEC. 01	2-83-00
DATE: JAN. 02	



ANNEXATION BOUNDARY

RO-20



R-1

ANNEXATION BOUNDARY

RO-20



85-20 The City of Albuquerque and The State of New Mexico Land Office request annexation and simultaneous establishment of RO, SU-1 for C-1 uses, SU-1 for planned development area — hospital and related uses, RO-20 and SU-1 for planned development area — for R-2 uses, (0.5 Floor Area Ratio) and R-1 zoning for lands within T11N, R2E NMPM AND T10N, R2E NMPM, generally bounded by the Sandoval/Bernalillo County Line on the north, the existing city limits on the east, the north boundary of the town of Atrisco Grant on the south and the west boundary of T11N, R2E NMPM, on the west, containing approximately 10,136 acres.

STAFF COMMENTS FROM THE PLANNING DIVISION TO THE CITY COUNCIL, JULY 8, 1985:

The request submitted by the City of Albuquerque and the State of New Mexico is part of the Northwest Mesa Annexation initiated in May of 1983. The request was submitted under the petition method which requires a petition to be submitted by the owners of the majority of land to be annexed. The City of Albuquerque and the New Mexico State Land Office own approximately 5,487 acres and the balance of the property included in this request is privately owned (approximately 4649 acres).

Findings

Public Lands - The public lands that are proposed to be annexed are requested to be zoned RO-20. This zone is probably the most appropriate since the lands are all essentially designated as Major Open Space in the City/County Comprehensive Plan.

Private Lands - The balance of the annexation is within the Paradise Hills Master Plan which zoning was adopted by the Paradise Hills Special Zoning District Commission. The City's intent is to parallel that existing zoning as closely as possible, where possible. The exception will be the zoning designation for those lands within the Master Plan area but designated as Medium Density Urban in the City/County Comprehensive Plan.

Due to the problems with topography, soils, and the uncertainty of the major water supply system in the area the staff recommends that all non-residential zoning be annexed under the SU-1 category in order to ensure a more thorough analysis of future development proposals.

The tract at the corner of Golf Course Road and McMahon Boulevard is developed with a hospital and is therefore proposed herein to be zoned SU-1 for a planned development area for a hospital and related uses.

It should be noted that the zone boundaries are shown schematically on the Paradise Hills Master Plan which is used herein as the zone map. The precise

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ate Lands - The balance of the annexation is within the Paradise Hills Master Plan which zoning was adopted by the Paradise Hills Special Zoning District Commission. The City's intent is to parallel that existing zoning as closely as possible, where possible. The exception will be the zoning designation for those lands within the Master Plan area but designated as Low Density Urban in the City/County Comprehensive Plan.

to the problems with topography, soils, and the uncertainty of the major water system in the area the staff recommends that all non-residential zoning be annexed under the SU-1 category in order to ensure a more thorough analysis of development proposals.

tract at the corner of Golf Course Road and McMahon Boulevard is developed as a hospital and is therefore proposed herein to be zoned SU-1 for a planned development area for a hospital and related uses.

should be noted that the zone boundaries are shown schematically on the Paradise Hills Master Plan which is used herein as the zone map. The precise boundaries will be established at the time the particular parcels are surveyed.

There are instances where some of the zoning designations being proposed may be inappropriate due to changes in the transportation system or drainage, etc. It is anticipated that subsequent Sector Planning efforts either by the City of Paradise Hills or by the private sector will resolve these problems.

Notification of hearings by both the City Council and the Environmental Planning Commission were done in accord with the City's Comprehensive Zoning Ordinance.

CONCLUSIONS:

The requested annexation is in conformance with the City's Annexation Policies.

The proposed Zoning conforms as closely as possible to existing County Zoning and zoning established by the Paradise Hills Special Zoning District Commission.

RECOMMENDATION: Approval of this request is recommended.


Phil Garcia,
Assistant City Manager

3519

CITY OF ALBUQUERQUE
SIXTH COUNCIL

COUNCIL BILL NO.

0-147

ENACTMENT NO.

37-1985

SPONSORED BY:

PATRICK J. BACA

874

ORDINANCE

ANNEXING CERTAIN LANDS WITHIN T11N, R2E NMPM AND T10N, R2E NMPM, GENERALLY BOUNDED BY THE SANDOVAL/BERNALILLO COUNTY LINE ON THE NORTH, THE EXISTING CITY LIMITS ON THE EAST, THE NORTH BOUNDARY OF THE TOWN OF ATRISCO GRANT ON THE SOUTH AND THE WEST BOUNDARY OF T11N, R2E NMPM, ON THE WEST CONTAINING APPROXIMATELY 10,136 ACRES, TO THE CITY OF ALBUQUERQUE NEW MEXICO; AND AMENDING THE ZONE MAP OF THE CITY OF ALBUQUERQUE.

WHEREAS, the owners of a majority of the area to be annexed and described in this ordinance, which land is contiguous to the boundaries of the City of Albuquerque, New Mexico, have heretofore presented a petition properly signed, petitioning the Governing Body of the City of Albuquerque, New Mexico, to pass and adopt an ordinance annexing said land to the City; and

WHEREAS, the zoning hereby mapped generally parallels the existing

CITY OF ALBUQUERQUE

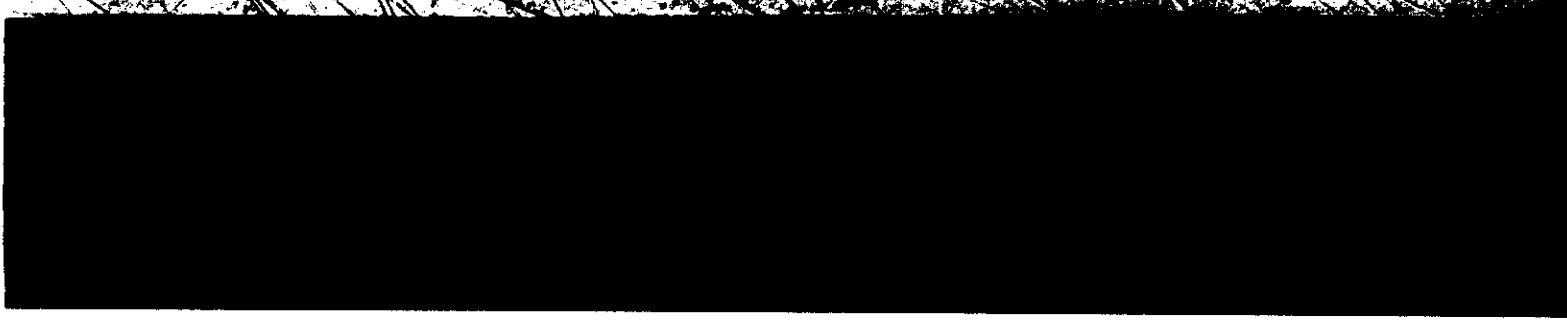
WHEREAS, the owners of a majority of the area to be annexed and described in this ordinance, which land is contiguous to the boundaries of the City of Albuquerque, New Mexico, have heretofore presented a petition properly signed, petitioning the Governing Body of the City of Albuquerque, New Mexico, to pass and adopt an ordinance annexing said land to the City; and

WHEREAS, the zoning hereby mapped generally parallels the existing zoning established by the County of Bernalillo and the Paradise Hills Special Zoning District so as to approximately maintain the status quo until studies clarify what changes in zoning are justified by planning and by changed conditions since the time the zones were mapped by the County and the Special Zoning District; and

WHEREAS, the Environmental Planning Commission has held a hearing on this annexation and zoning and has unanimously recommended it.

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The territory described as shown in the attached Exhibit A, which is part of this ordinance, is hereby annexed to and made a part of the City



1 NORTHEAST CORNER OF SECTION 1, T11N, R2E, NMPM AND POINT
2 OF BEGINNING. CONTAINING 10,136.0 ACRES MORE OR LESS.

3 Section 2. The zone map, adopted by Section 7-14-46.C, R.O. 1974,
4 is hereby amended as follows:

5 A. Establishment of zoning for that portion of the land described
6 in Section 1 above and shown in Exhibit B, which is a part of this ordinance:

7 1. Establishment of R-1 zoning for the Kassuba Montbell
8 Subdivision (SP-84-203) as filed in the office of the county clerk of
9 Bernalillo County, New Mexico on January 25, 1984.

10 2. Establishment of RO-20 zoning for the remainder of the
11 area described in Exhibit B, the area presently owned by the City of
12 Albuquerque and the State of New Mexico.

13 B. Establishment of RD zoning for that portion of the land
14 described in Section 1 above which is within the boundary of the Paradise
15 Hills Revised Master Plan as revised and recorded by the county clerk of
16 Bernalillo County New Mexico on March 7, 1975 which is also designated as
17 Developing Urban in the Metropolitan Areas and Urban Centers element of
18 the Albuquerque/Bernalillo County Comprehensive Plan as adopted on April
19 7, 1976 and is shown in Exhibit C, which is a part of this ordinance.

20 C. Establishment of zoning for the balance of the property
21 described in Section 1 above, which is within the Paradise Hills Master Plan
22 as revised and recorded March 7, 1975 (including all of the area in the
23 original 1963 plan) and which is also designated as Established Urban in the
24 Metropolitan Areas and Urban Centers element of the Comprehensive Plan
25 as is shown in Exhibit D, which is part of this ordinance.

26



Landscape Architecture
Urban Design
Planning Services

925 Park Avenue, SW
Albuquerque, NM 87102

(505) 264-9831
Fax: (505) 264-9831
cp@consensusplanning.com
www.consensusplanning.com

PLANNING
DEPARTMENT
PLANNING DIV.

JAN 16 10 11 AM '01

January 16, 2001

Ms. Mary Piscitelli
City of Albuquerque Planning Department
600 North 2nd Street
Albuquerque, New Mexico 87102

Re: 00110 00000 001626/ 00128 00000 001625

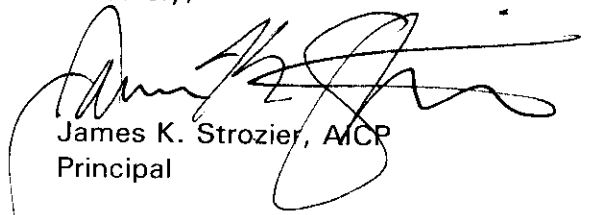
Dear Ms. Piscitelli:

The purpose of this letter is to formally amend our requested commercial zoning for this project. The proposed amendment is consistent with the recommendation contained in Finding #26 of the January 18th staff report.

Tract A-1's request is hereby modified to: SU-1 for C-1 uses (with restaurants with full service liquor sales and retail sales of alcoholic drinks for consumption off-premises ancillary to a full-service grocery store where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited and where the portion of the building used for such business is within 500-feet of a residential zone)/O-1 and R-2 uses.

Thank you for your assistance on this project. Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,


James K. Strozier, AICP
Principal

c: Stan Strickman, Trails Management, Inc.

PRINCIPALS

James K. Strozier, AICP
Christopher L. Green, AICP
Christopher L. Green, AICP



PLANNING

CONSENSUS

Landscape Architecture
Urban Design
Planning Services

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Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

January 30, 2001

Ms. Mary Piscitelli
City of Albuquerque Planning Department
600 North 2nd Street
Albuquerque, New Mexico 87102

Re: 00110 00000 001626/ 00128 00000 001625


Dear Ms. Piscitelli:

We have modified the attached Design Guidelines for Seville Neighborhood Center in accordance with the comments made at the January 18th EPC hearing. Generally, we have reviewed the Unser/McMahon Neighborhood Center Design Guidelines and either modified our previous guidelines or added additional guidelines appropriate given that the two projects are not entirely similar.

We have provided 12 copies of the revised Design Guidelines to be distributed prior to the February hearing.

Thank you again for your assistance on this project. Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,



James K. Strozier, AICP
Principal

Attachment: Letter to City Council regarding WSSP changes

c: Stan Strickman, Curb West, Inc.
Joe David Montañó, Development Services, Public Works

PRINCIPALS

Karen R. Montano, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



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Albuquerque, NM 87102

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January 30, 2001

Ms. Laura Mason
City Council Office
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: EPC #00110 00000 001626/ 00128 00000 001625
Seville Neighborhood Center

Dear Ms. Mason:

The purpose of this letter is to request an additional amendment of the West Side Strategic Plan in conjunction with the Planning Department's proposed amendments. The Planning Commission has recommended approval and we understand that the proposed changes are to be introduced at an upcoming City Council hearing.

At the 18th of January, our firm represented Curb West, Inc. in a zone change and Site Plan for Subdivision request for a new Neighborhood Center to be located at Universe and McMahon Boulevards and across from the new TVI West Side campus. The Commission continued the case to the February 15th EPC hearing primarily in order for us to amend the Design Guidelines. At the same time, however, the Commission directed us to request the addition of the Seville Neighborhood Center in conjunction with the proposed changes to the West Side Strategic Plan.

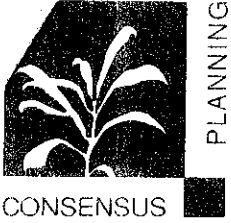
The proposed Seville Neighborhood Center is in compliance with the requirements set forth by the proposed amendments which include criteria for the establishment of new centers listed on page 44 of the proposed changes:

"Policy 1.9. In the Established and Developing Urban areas mapped by the *Albuquerque/Bernalillo County Comprehensive Plan*, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:

- **Market Area** - ...neighborhood centers should be located to serve approximately 15,000 population within about one mile radius of the center. Uses typical of...a neighborhood center might be used almost daily.
- **Access/Connections** -Neighborhood Centers should be less automobile oriented, located on minor arterial and/or collector streets, and connected to public transit service as well as informal pedestrian and bicycle ways. Both community and neighborhood centers should be very accommodating to the pedestrian even within predominantly off-street parking areas.
- **Scale** -Neighborhood centers should also have small blocks, but with smaller buildings closer to the street often touching each other

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



and using small clusters of shared parking as well as on-street parking. Both community and neighborhood centers should have outdoor areas that encourage gathering; both should include bicycle parking and both should provide safe pedestrian connections among buildings and between buildings and parking areas.

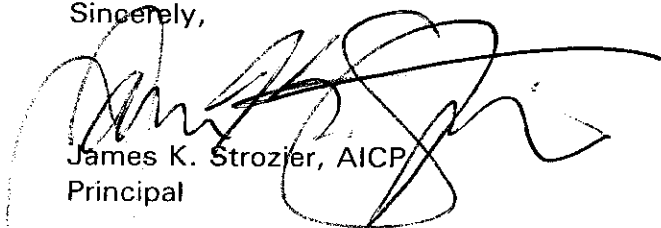
- Location – a major facility or employer located in a manner which creates a focus and stimulus to economic and social activity may also be a reason for designating a new center.”

Regarding Market Area, the Seville Neighborhood Center is located equidistant between two already-designated neighborhood centers, Unser/McMahon and Ventana Square. With respect to Access/Connections, it will be located with a primary entrance from Universe Boulevard, a minor arterial; transit will be providing service in the vicinity of the new TVI campus; and a network of both pedestrian and bicycle trails (that also ties into the Calabacillas Arroyo trail system) will be provided as a part of the new development. For Scale, the design guidelines address many of the issues stated in the criteria including building being closer to the street, small clusters of shared parking, outdoor areas to encourage gathering, bicycle parking, and pedestrian connections among and between buildings and parking areas. As for Location, it is clear that the new TVI campus can be considered a major facility and employer that will create a focus and stimuli for economic and social activity.

In conclusion, we are requesting the inclusion of Seville Neighborhood Center in the proposed changes to the West Side Strategic Plan, which are about to be introduced to the City Council. The Environmental Planning Commission supports this request and, in fact, has directed us to make this request. This center will provide for new commercial and office business activities to support the West Side TVI campus and adjacent neighborhoods.

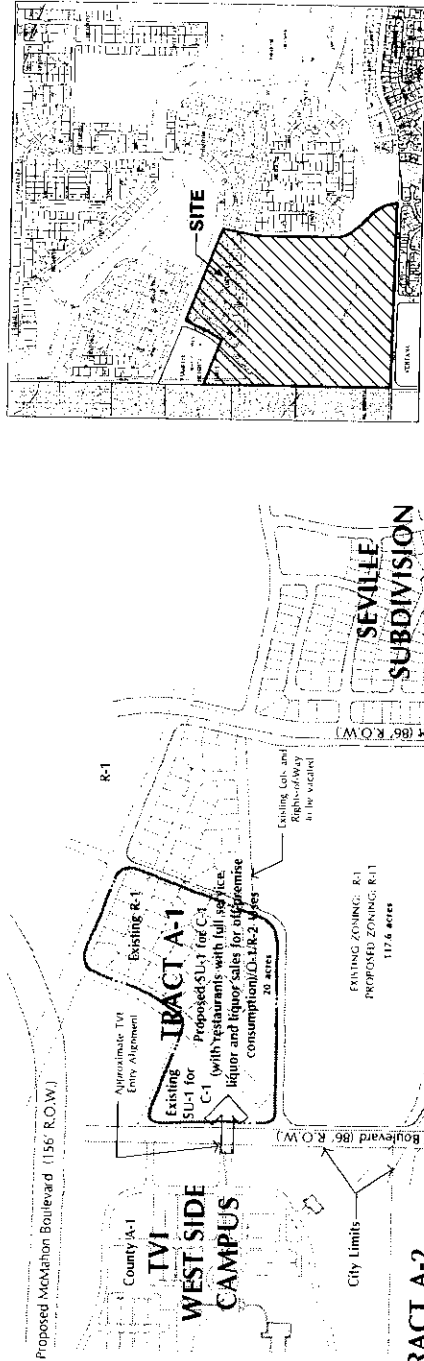
Thank you for your assistance on this project. Please contact me or Karin Pitman at 764-9801 if you have any questions or require any additional information.

Sincerely,


James K. Strozier, AICP
Principal

Attachment: Proposed Site Plan for Subdivision

c: Stan Strickman, Curb West, Inc.
Mary Piscitelli, Staff Planner, Planning Department



SITE VICINITY

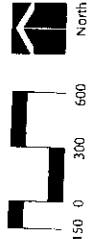
N.T.S.

Zone Map Amendment:

Existing Zoning	Proposed Zoning	Acres
Tract A-1 SU-1 for Church and Related Facilities / R-1	SU-1 for Church and Related Facilities / R-1	2.66 / 14.14
Tract A-2 R-1	SU-1 for Church and Related Facilities / O-1 / R-2	9.2
	R-1	117.6
Total acreage covered by this request:		146.8 acres

SITE PLAN AND ZONE MAP AMENDMENT

1" = 300'



APPROVALS

Planning Director	Date
Transportation Development	Date
City Engineer/NAACCA	Date
Utility Development	Date
Parks and Recreation Development	Date

Site Development Plan for Subdivision

Required Information for Tract A-1, 26.6 acres

THE SITE: The site consists of 1.64 containing 26.6 acres.

PROPOSED USE: The proposed zoning is SU-1 for C-1 with restaurants, with full service liquor and liquor sales for off-premise consumption (O-1R-2) uses. The planned land addition (VI) campus site development, with full service liquor and liquor sales for off-premise consumption (O-1R-2) uses, and multi-family housing, shall be developed with residential in office uses.

PERMISSION AND VEHICLE INGRESS AND EGRESS: The primary access point for the proposed development will be at the intersection of the VI campus west of University Boulevard and the proposed access point from the University Boulevard to the east. The proposed development will be developed from the University Boulevard to the east. The proposed development will be developed from the University Boulevard to the east.

INTERNAL CIRCULATION REQUIREMENTS: An internal network of pedestrian and bicycle paths shall be provided and included in future site plans for building purposes for the University and Center Design Guidelines, Sheets 2.3.1. Connections shall be provided to the proposed development along the University Boulevard.

MAXIMUM FLOOR: A maximum of 15 FAR shall be allowed for the office and retail uses. A maximum density of 24 students will be allowed if developed as residential.

LANDSCAPE PLANS: The Design Guidelines, Sheets 2.3.1 provide for landscaping criteria. Perimeter open space and landscape buffer areas shall be provided in accordance with the Design Guidelines, Sheets 2.3.1. The building square footage shall be provided in landscape materials.

Required Information for Tract A-2, 9.2 acres.

THE SITE: The site is currently zoned R-1.

PROPOSED USE: The proposed zoning is SU-1 for Church and Related Facilities (O-1R-2) uses. Related facilities shall be allowed to include religious, day care, education, and meeting facilities with kitchen facilities.

PERMISSION AND VEHICLE INGRESS AND EGRESS: The primary vehicular access shall be off of University and Irving Boulevard. There will be pedestrian and bicycle paths provided on all interior streets. Connections shall be provided to the proposed development along the University Boulevard.

INTERNAL CIRCULATION REQUIREMENTS: An internal network of pedestrian and bicycle paths shall be provided and included in future site plans for building purposes for the University and Center Design Guidelines, Sheets 2.3.1. Connections shall be provided to the proposed development along the University Boulevard.

BUILDING HEIGHTS AND SETBACKS: See Sheet 2.3.1 Design Guidelines.

MAXIMUM FLOOR: A maximum of 15 FAR shall be allowed for the office and church uses. A maximum density of 24 students will be allowed if developed as residential.

LANDSCAPE PLANS: The Design Guidelines, Sheets 2.3.1 provide for landscaping criteria. Perimeter open space and landscape buffer areas are identified. A minimum of 15 percent of the site (minus the building square footage) shall be devoted to landscape materials.

SEVILLE

Neighborhood Center

1 Site Plan for Subdivision

Prepared for:
Curb West, Inc.
6300 Indian School Road NE
Suite 208
Albuquerque, NM 87110

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



Off-Street Parking

- For the City Zoning Code, parking space per 200 square feet of lot area is required for all residential and commercial projects.
- The minimum off-street parking requirement for apartments is 1 parking space per unit, but no less than 15 units per lot.
- There shall be no parking requirement applied to any second floor housing above retail, walkways, shall be provided adjacent to parking lots.
- Landscaped islands shall be distributed throughout parking areas, and a clear minimum width sidewalk shall be provided adjacent to parking lots.
- There shall be barrier curbs around all parking areas in order to protect landscaping from vehicles.
- Parking shall be distributed among several parking courts on each site and shall be screened from surrounding neighborhood streets. Screening may include earth berms, perimeter or retaining walls, landscaping or buildings.
- Where parking shall be provided for private alternative vehicle use. One bicycle space per 100 sq. ft. of lot area and one car space per 100 sq. ft. of lot area. For multi-family residential use, 1 bicycle space per 2 dwelling units is required.

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the entire property and is complementary to the surrounding native landscape. The landscape design shall emphasize safety, health, and aesthetic value.

All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City Zoning Code, the City of Albuquerque's Land Use Ordinance, and the City of Albuquerque's Comprehensive Zoning Code.

The following are minimum standards for the development of specific landscape plans: Landscape design along the right-of-way shall be consistent throughout the development.

Street trees shall be planted along sidewalks at a rate of one tree per 30 linear feet to provide shade. Street trees are defined as being within 20 feet of the back of curb. They shall be carefully placed.

The owner shall be responsible for the installation and maintenance of the landscape on the property and within the adjacent public right-of-way. This includes, but is not limited to, trees, shrubs, groundcovers, turf, walkways, etc. shall be maintained by the owner in a long, attractive condition.

A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials.

All parking areas not covered with turf shall have a gravel topping of over 1/2 inch. Streets shall be paved with asphalt or concrete. The entire site shall be paved with a material acceptable to a lot drainage for landscape protection. The entire site shall be paved with a material acceptable to a lot drainage for landscape protection.

Appropriate landscape features shall be used to separate any lot and groundcover areas. Landscapes shall be able to be used to separate any lot and groundcover areas. Landscapes shall be able to be used to separate any lot and groundcover areas.

To shade and mitigate the negative visual impact of large parking areas, the owner shall be responsible for the installation and maintenance of the landscape on the property and within the adjacent public right-of-way. This includes, but is not limited to, trees, shrubs, groundcovers, turf, walkways, etc. shall be maintained by the owner in a long, attractive condition.

75 percent of the required parking area shall be landscaped with a minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials.

A fully automated irrigation system shall be installed as part of the landscape design. The system shall be designed to avoid overwatering, underwatering, and to provide maximum efficiency.

See Appendix, such as street furniture, lighting, bollards and signage (plywood) shall be provided for the project.

Landscaped areas shall be a minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials.

A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials.

See Appendix, such as street furniture, lighting, bollards and signage (plywood) shall be provided for the project.

All plant material, including trees, shrubs, groundcovers, etc., shall be maintained by the owner in a long after installation. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

Minimum plant size at time of installation shall be as follows:

Tree	2 inch caliper or 10 to 12 feet in height
Shrub & Groundcover	1 gallon

provide complete ground coverage within 1 growing season after installation

The following street trees shall be used in the respective locations:

- University and Irving
- Internal Streets
- Arroyo, Spanish, Henry, Locust, and Union, Chinese, Pacific

PERIMETER WALLS AND SCREENING

The adopted wall design guidelines by the City shall apply.

The height of the perimeter fencing shall be compatible with the architectural form of the development.

A minimum of three pedestrian openings shall be provided in the perimeter fencing between the specific Neighborhood Center and the neighborhood.

Unfenced back walls are prohibited. Fenced walls, chain link, wood, etc., are prohibited. Solidified block is permitted.

The effective use of screening devices for parking lots, loading areas, refuse collection and other areas is essential to limit the adverse visual impact on surrounding areas.

Screening components shall be away from any street or residential area. Passenger loading areas do not require screening. The guidelines established in the landscape and screening standards shall be used to provide the main objective of screening undesirable elements and activities.

The following are minimum standards to ensure effective screening of negative elements:

No refuse collection areas shall be allowed between streets and building fronts. Refuse containers shall be located in a screened area.

Before enclosure, are encouraged to be adjacent to the building and screened on the other two sides with a minimum of 15 percent of the site area.

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Before enclosure, are encouraged to be adjacent to the building and screened on the other two sides with a minimum of 15 percent of the site area.

The maximum height for lighting fixtures shall be 15 feet high for walkways and entry areas. 20 feet for street lights and parking areas. Residential: except residential lot and above parking areas shall be kept to a minimum height of 15 feet. Commercial: except commercial lot and above parking areas shall be kept to a minimum height of 15 feet.

Lighting shall be designed to provide a safe and secure environment. The lighting shall be designed to provide a safe and secure environment. The lighting shall be designed to provide a safe and secure environment.

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The maximum height for lighting fixtures shall be 15 feet high for walkways and entry areas. 20 feet for street lights and parking areas. Residential: except residential lot and above parking areas shall be kept to a minimum height of 15 feet. Commercial: except commercial lot and above parking areas shall be kept to a minimum height of 15 feet.

Lighting shall be designed to provide a safe and secure environment. The lighting shall be designed to provide a safe and secure environment. The lighting shall be designed to provide a safe and secure environment.

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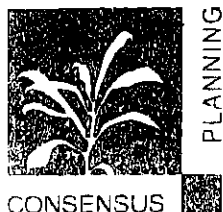
TRANSMISSION OK

TX/RX NO 3179
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 SUBADDRESS
 CONNECTION ID
 ST. TIME 01/17 17:58
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 PGS. 12
 RESULT OK

1-17-01; 9:30AM; consensus planning

;5058425495

1/ 1



January 16, 2001

Ms. Mary Piscitelli
 City of Albuquerque Planning Department
 600 North 2nd Street
 Albuquerque, New Mexico 87102

Re: 00110 00000 001626/ 00128 00000 001625

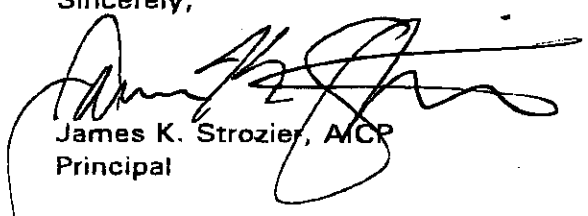
Dear Ms. Piscitelli:

The purpose of this letter is to formally amend our requested commercial zoning for this project. The proposed amendment is consistent with the recommendation contained in Finding #26 of the January 18th staff report.

Tract A-1's request is hereby modified to: SU-1 for C-1 uses (with restaurants with full service liquor sales and retail sales of alcoholic drinks for consumption off-premises ancillary to a full-service grocery store where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited and where the portion of the building used for such business is within 500-feet of a residential zone)/O-1 and R-2 uses.

Thank you for your assistance on this project. Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,


 James K. Strozier, AICP
 Principal

c: Stan Strickman, Trails Management, Inc.

Post-it® Fax Note	7671	Date	1/17/01	# of pages	12
To	KARIN/JIM.	From	MARY		
Co./Dept	CONSENSUS.	Co.	COA PLNG		
Phone #	764-9801	Phone #	924-3339		
Fax #	842-5495	Fax #	924-3339		

924 Park Avenue SW
 Albuquerque, NM 87102

(505) 764-9801
 Fax 842-5495
 cp@consensusplanning.com
 www.consensusplanning.com

Post-it® Fax Note

7671

Date

1/17/01

of

pages

12

To KARIN/JIM.

From MARY

Co./Dept CONSENSUS.

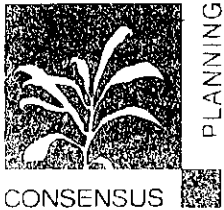
Co. COA PWG

Phone # 764 9801

Phone # 924 3491

Fax # 842 5495

Fax # 924 3323



CONSENSUS

January 16, 2001

Ms. Mary Piscitelli
 City of Albuquerque Planning Department
 600 North 2nd Street
 Albuquerque, New Mexico 87102

Landscape Architecture
 Urban Design
 Planning Services

Re: 00110 00000 001626/ 00128 00000 001625

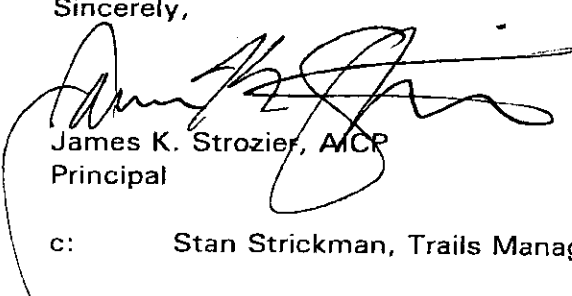
Dear Ms. Piscitelli:

The purpose of this letter is to formally amend our requested commercial zoning for this project. The proposed amendment is consistent with the recommendation contained in Finding #26 of the January 18th staff report.

Tract A-1's request is hereby modified to: SU-1 for C-1 uses (with restaurants with full service liquor sales and retail sales of alcoholic drinks for consumption off-premises ancillary to a full-service grocery store where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited and where the portion of the building used for such business is within 500-feet of a residential zone)/O-1 and R-2 uses.

Thank you for your assistance on this project. Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,


 James K. Strozier, AICP
 Principal

c: Stan Strickman, Trails Management, Inc.

PRINCIPALS

Karen R. Marcotte, AICP
 James K. Strozier, AICP
 Christopher J. Green, ASLA

Alternate Findings for Approval - (00110-000000-01626) (January 18, 2001)

1. This is a request for a zone map amendment from existing R-1 to R-LT, from existing R-1 and SU-1 for C-1 uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for consumption off-premises ancillary to a full-service grocery store where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited and where the portion of the building used for such business is within 500-feet of a residential zone)/O-1/R-2 Uses, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. The existing zoning of R-1 was established as part of the Northwest Mesa Annexation. The existing zoning of SU-1 for C-1 uses was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
3. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the mixed-use goals of the *Comprehensive Plan*.
5. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
6. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.

7. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of C-1, O-1, R-2, and SU-1 for Church and Related Facilities are appropriate choices for a neighborhood center to serve the surrounding community.
8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the neighborhood center near programmed transit, bike, and pedestrian facilities. By location near the programmed multi-modal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
9. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
10. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that a neighborhood center is designated at McMahon and Westside. This request is adjacent to that intersection.
11. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
12. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across Universe. The zone changes are justified as more advantageous to the community, in that the proposed zoning will provide flexibility for the new development of a mixed-use neighborhood center to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the *Westside/McMahon Land Use and Transportation Guide* has changed the community conditions to a more transit-oriented low to medium intensity development in this area.

13. The zone changes are justified as more advantageous to the community, in that this center will serve the residential development in the Seville parcel and the adjacent parcels, which do not have any retail, service, or office development planned at this time.
14. This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of land, not individual lots. This request is not in conflict with the adopted policies of the *Comprehensive Plan*, but in fact supports the goals for established and developing urban areas, transportation and transit, economic development, and education.
15. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this neighborhood center conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of residents closer to their homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
16. The zone category specifies C-1 Uses, with the uses of restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store use. The restaurant with full-service liquor use is a C-1 conditional uses in the Comprehensive City Zoning Code. The liquor sales for off-premise consumption is a conditional use in C-2. The request would allow these uses to be permissive in the SU-1 for C-1 zone. The harmful impact of the liquor sales for off-premise consumption use is mitigated by: the prohibition of sale of miniatures, 40 oz. Containers, and fortified wines and the prohibition of drive-up windows.
17. The zone category of SU-1 for C-1 uses, with the liquor sales for off-premise consumption is in accordance with the conditional use of C-2 as per the Zoning Code language.
18. This request does not specify the maximum square footage, number, or percentages for the related facilities in relation to the proposed SU-1 for Church and Related Facilities.

RECOMMENDATION - (00110-00000-01626)(January 18, 2001)

APPROVAL of 00110-00000-01626, a request for zone map amendments from R-1 to R-LT, R-1 and SU-1 for C-1 Uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to full service grocery store, where drive-up windows, sale of miniatures, singles, 40 oz. Containers, and fortified wines are prohibited and where the portion of the building used for such business is within 500-feet of a residential zone)/O-1 and R-2 uses, and from R-1 to SU-1 for Church and Related Facilities/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Findings.

FINDINGS - (00128-000000-01625) (January 18, 2001)

1. This is a request for a site plan for subdivision, for a vacant parcel located at the northeast quadrant of Irving Boulevard and Universe Boulevard.
2. A portion of this site, where Tract A-1 is proposed, was platted as part of the Paradise Heights Unit 5 Subdivision in 1983. The remainder of the site has not been platted.
3. The goal of this site plan is to separate the vehicular and pedestrian circulation in order to support the creation a pedestrian-*friendly* atmosphere throughout the site.
4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the surrounding community, including the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.

6. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
7. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant tract, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of SU-1 for Church and Related Facilities, O-1, and R-2 are appropriate choices for a neighborhood area with a center that serves the surrounding community.
9. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the church, office, and residential uses near programmed transit, bike, and pedestrian facilities. By location near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
10. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the church, office, and residentially zoned tract.
11. This request furthers the policies contained in the *Westside/McMahon Land Use and Transportation Guide*, in that the proposed zoning of SU-1 for Church and Related Facilities/O-1/R-2 provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.

12. The City Council-approved *Land Use and Transportation Guide for McMahon Boulevard* (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the adopted *Land Use and Transportation Guide for McMahon Boulevard*. The exception being the proposed O-1 uses request in Tract A-2.
13. Relocation the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 would be more consistent with the guiding principle of clustering trip ends (in this case a vicinity proximate to the above commercial node and adjacent TVI campus) in an effort to promote alternative modes of travel.
14. Universe Boulevard is designated on the *Long Range Roadway System* map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
15. Irving Boulevard is designated on the *Long Range Roadway System* map as a minor arterial with a minimum right-of-way of 86 feet.
16. Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
17. Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
18. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this parcel conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential areas, and with residents closer to their homes or employment, it will decrease the vehicle miles traveled, thereby decreasing automobile dependence.

19. The site plan for subdivision provides design guidelines for Tracts A-1 and A-2. These design guidelines are not applicable to the remainder of the site, proposed to be zoned R-LT.
20. A maximum FAR of .35 for the non-residential uses is proposed for Tracts A-1 and A-2. Residential uses in these tracts are proposed to have a maximum density of 24 du/acre.
21. The landscape requirement of 15% in the Zoning Code is proposed in this site development plan for subdivision. The Zoning Code requires that 75% of that 15% is living landscape.
22. Primary vehicular access to the neighborhood center at Tract A-2 is aligned with the proposed entry to the TVI. Vehicular access to Tract A-2 is off of Universe Boulevard and Irving.
23. Pedestrian and bike paths are proposed to be provided on all interior streets; however, this site development plan for subdivision does not show these paths. Instead, the request proposes that these paths be developed with future site development plans for building permits.
24. A parallel trail along the Calabacillas Arroyo is proposed in the West Side Strategic Plan and the Facility Plan for Arroyos. This trail is mentioned in the request for site development plan for subdivision; however, it is not located on the site development plan for subdivision. Connections from the internal pedestrian and bike paths to this trail are proposed, but not shown on this site development plan for subdivision.
25. This request for site plan for subdivision cannot be approved, as per R-270-1980, where some of the permissive uses in the zone would be harmful to adjacent property. Specifically, the use of full service liquor sales for off-premise consumption may be harmful to adjacent residential areas.
26. Staff could support a modification of the site plan for subdivision, that shows Tract A-1 to have SU-1 for C-1 uses (with restaurants with full service liquor and

full service liquor sales for off-premise consumption ancillary to a full-service grocery store, where drive-up windows are prohibited, and sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited, and where a buffer of 500 feet from this use to any residential area is provided)/O-1/R-2. The EPC has approved similar modifications to zone change requests at McMahon and Unser.

RECOMMENDATION - (00110-00000-01625)(January 18, 2001)

APPROVAL of 00110-00000-01625, a request for a site plan for subdivision, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Findings, with the following Conditions of Approval:

CONDITIONS OF APPROVAL - (00128-00000-01625)(January 18, 2001)

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. Site plan will be replatted to reflect new zone boundary lines.
3. Cluster Tracts A-1 and A-2 to be adjacent to each other, as per comments and conditions by the Public Works Department, Transportation Planning Division.
4. The design guidelines, as provided with the site development plan for subdivision, shall be considered mandatory for further development of the site.
5. Schematic internal pedestrian paths and bikeways, connecting to the major site entries and the Calabacillas trail, shall be shown on the site plan for subdivision, as part of the DRB submittal.

6. Schematic vehicular ingress and egress shall be shown for Tracts A-2 on the site development plan for subdivision, as part of the DRB submittal.

7. As per the Public Works Department comments:

- a. The first 150 single family units may proceed to construction without a TIS initially; however, these units will be included as part of the over TIS when performed.
- b. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determines as part of the required TIS.
- c. Development of the McMahon Facility must be analyzed as part of the TIS.
- d. Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike lanes.
- e. A water and sewer availability statement from New Mexico Utilities will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque Standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- f. This project shall not proceed without proper transportation infrastructure in place.
- g. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

- h. Relocation of O-1 uses in Tract A-2 to a tract adjacent to Tract A-1, consistent with the adopted Land Use and Transportation Guide for McMahon Boulevard.
- i. Dedication of right-of-way for Universe Boulevard per the *Long Range Roadway System* map, 43-foot minimum from the street centerline.
- j. Dedication of right-of-way for Irving Boulevard per the *Long Range Roadway System* map, 43-foot minimum from the street centerline.
- k. Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide for bicycle lanes.

8. As per the Open Space Division comments:

- a. The R-LT detached open-space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units.
- b. Open Space Division requires preservation of significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452-5207 to coordinate a site visit.
- c. Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization.
- d. General policies (pp. 16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp. 1-61) as detailed in the *Facility Plan for Arroyos* should be complied with.

9. As per the Parks and Recreation Department Comments:

a. Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance, which includes:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.

b. The Parks & Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI campus.

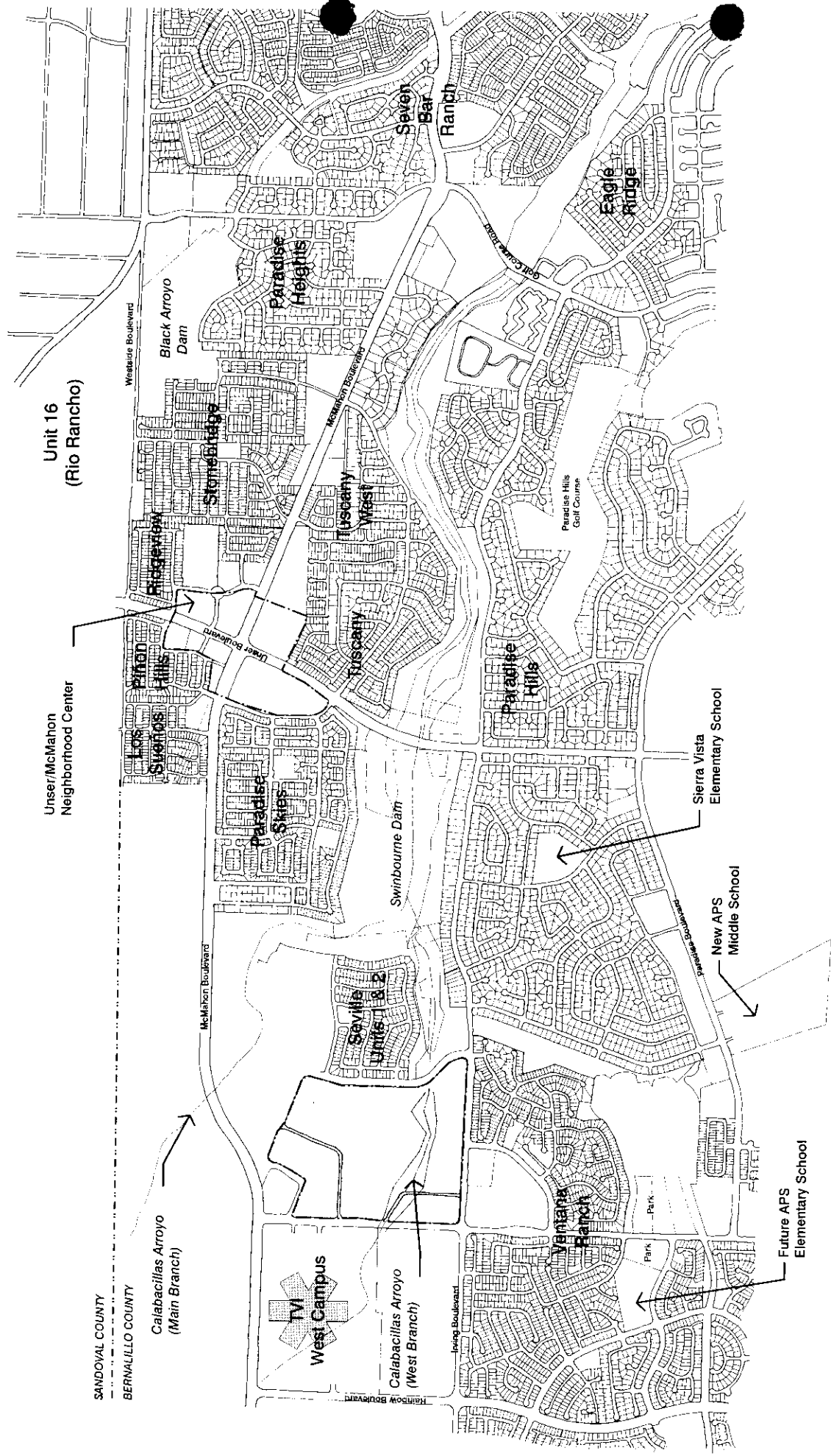
c. The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As this development proceeds towards design, the Parks & Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.

d. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

e. With regard to the Pedestrian Connections and Trails in the Design Guidelines, any asphalt trail connections in-lieu of sidewalk to city trails will be the maintenance responsibility of the property owner."

10. As per the Solid Waste Department Comments: Approved on condition will comply with all Solid Waste Management Department residential and commercial requirements and specifications.

11. As per AMAFCA Comments: If proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will also be required. The prudent line shown along the arroyo is based on a draft report and may be modified when the final is received.



AREA MAP

Seville Neighborhood Center



CONSENSUS

January, 2001



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.X TRANSMITTAL

PAGE 1 of

City of Albuquerque Planning Department
Development Services Division
924-3860 / 924-3339 FAX
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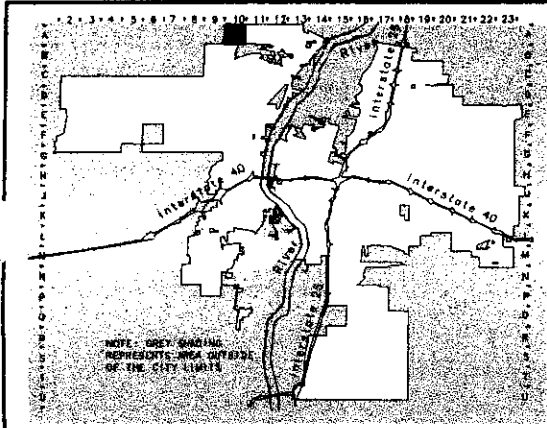
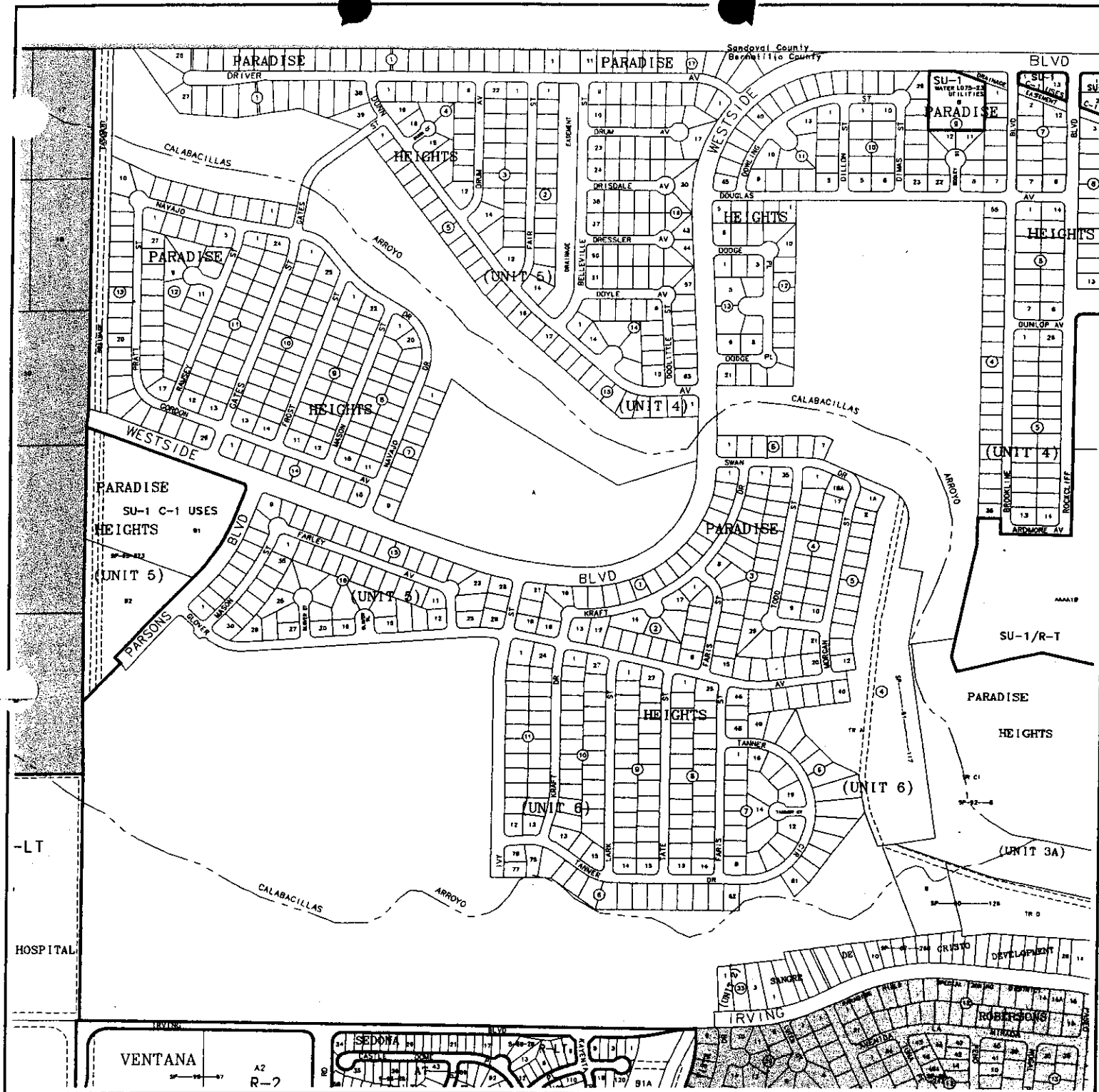
DATE: 11-27-00

TO: Consensus Planning [BY FAX] 842-5495
FROM: Planning
SUBJECT: 924-3860

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 Jan 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, Nov 30, 2000. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

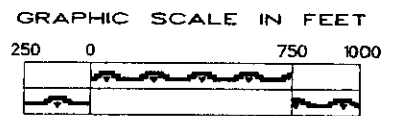
*An Amendment to the Westside Strategic
Plan?
Activity Center?*



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

A-10-Z

Map Amended through July 26, 2000

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Curb West


AGENT: Consensus Planning.

ADDRESS:
(w/zip code)

CASE NUMBER: 1000931 // 00128.00000.01625
00110.00000.01626

AMOUNT DUE: \$1919.50 SP 270
ZMA 1649.50

✓ 441006/4981000 (City Cases)

CURB WEST, INC. PH. 881-9190 6301 INDIAN SCHOOL RD. N.E., STE. 680 ALBUQUERQUE, NM 87110		95-660/1070 2023891610	1629
DATE <u>11-20-00</u>			
PAY TO THE ORDER OF <u>City of Albuquerque</u>		<u>\$1919.50</u>	
<u>One thousand nine hundred & nineteen</u>		<u>50/100</u> DOLLARS	
 BANK OF ALBUQUERQUE Albuquerque, New Mexico			
MEMO <u>Seville</u>		<u>Charles A. Haegele</u>	
Revised 8/1/		x /share/rec	
107006606		2023891610 1629	

City of Albuquerque
Treasury Director

THANK YOU

DATE: 11/22/2010 TIME: 11:34PM LOG: AN
CITY: 07025527 WSH: 003 TRANS: 0044
CITY: 07025527 WSH: 003 TRANS: 0044
ACCT: 441006 ACTV: 4981000 FUND: 0000
0070 ZMA 1649.50 1,919.50
1,919.50 0.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JAN 3 2001 to JAN 18 2001

5. REMOVAL

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

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

[Signature] 11/22/00
(Applicant or Agent) (Date)

Issued 2 signs for this application, 11/22/00
(Date) [Signature] (Staff Member)

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00110 - 00000 - 01626

