

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

Bob Kunath & Howard Zolin
92 Mark Drive
Hawthron Woods, Ill 60047

August 28, 2001

CERTIFICATION OF ZONING

FILE: 00110 00000 0639 (Project #1000936)
DATE OF FINAL ACTION: January 18, 2001
LEGAL DESCRIPTION: for the SE ¼ of NW ¼ T115, R2E, and portion of SE ¼ of NW ¼ of SE T11N, R2E, located on the northwest corner of Unser and McMahan, containing approximately 21 acres. (A-11) Russell Brito, Staff Planner

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

From R-1

To SU-1 for Mixed Use (for that portion of the site within the designated Village Center): C-1 Permissive Uses 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 and Excluding Automobile Related Retail and Services Uses and Drive-Up Facilities (Maximum 4.5 Acres); O-1 Uses; and R-2 Uses (Minimum of 35% of the Gross Property Area)

AND

From R-1

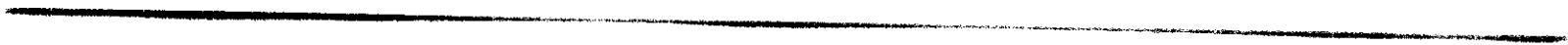
To SU-1 for R-2 Uses (for that portion of the site outside of the designated Village Center), for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E

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

Sincerely,


for Robert McCabe
Planning Director

RM/ac
cc: Zoning
Neal Weinberg/AGIS



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

Date: January 19, 2001

OFFICIAL NOTIFICATION OF DECISION

Bob Kunath & Howard Zolin
92 Mark Drive
Hawthron Woods, Ill 60047

FILE: 00110 00000 01639/00128 00000 01640
LEGAL DESCRIPTION: 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

On January 18, 2001, the Environmental Planning Commission voted to approve 00110 00000 01639, a zone map amendment from R-1 to SU-1 for Mixed Use (for that portion of the site within the designated Village Center): C-1 Permissive Uses 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 and Excluding Automobile Related Retail and Services Uses and Drive-Up Facilities (Maximum 4.5 Acres); O-1 Uses; and R-2 Uses (Minimum of 35% of the Gross Property Area) AND from R-1 to SU-1 for R-2 Uses (for that portion of the site outside of the designated Village Center), for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from R-1 zoning to SU-1 for R-2 and SU-1 for Mixed Use (Commercial, Office and Residential) zoning, for an approximately 21 acre site located near the intersection of McMahon and Unser Boulevards NW.
2. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1998 (Z-97-119), but not finalized.
3. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable *Comprehensive Plan* policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The requested zoning furthers the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.
6. The request meets the requirements of R-270-1980, specifically: the existing zoning is inappropriate because of changed neighborhood or community conditions and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.
7. Only that portion of the subject site within the West Side Strategic Plan designated Village Center boundaries are proposed to allow commercial uses. The remaining portion of the site outside of the Village Center is proposed to be zoned SU-1 for R-2 Uses.
8. This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized. The site should be replatted to reflect the boundaries of the approved zoning.

CONDITIONS:

1. The site shall be replatted to reflect the boundaries of the approved zoning.
-

On January 18, 2001, the Environmental Planning Commission voted to approve 00128 00000 01640, a site development plan for subdivision, for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 21 acre site located near the intersection of McMahon and Unser Boulevards NW.
 2. This site plan request is nearly identical to an EPC approved, but not signed-off site plan from 1999 (Z-99-118). This site plan request accompanies a request to reaffirm zoning that was approved by the EPC in 1998 (Z-97-119), but not finalized.
 3. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
-

4. The submitted site plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing the development of the Village Center with a land use and lot configuration that encourages neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers.
5. The submittal conforms to the density, type and hierarchy of uses as illustrated in the *Westside/McMahon Corridor Transportation and Land Use Guide*.
6. The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal.
7. The proposed property line boundary adjustment should occur at the time of platting at the Development Review Board and should not affect the approved zoning or land use allotments for this site or the adjacent site.
8. Delegation of the SU-1 for R-2 zoned parcel in the residential portion of the SU-1 for mixed use zone parcel to the DRB is warranted to enable the cohesive development of these areas with the RT zoned site to the north if they are developed at RT densities or less.

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. This proposed property and zone line boundary adjustments shall occur at the time of platting at the Development Review Board and shall not affect the approved zoning or land use allotments for this site or any adjacent site.
3. Public Works Department Conditions:
 - a. 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.
 - b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - c. 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.
 - d. This project shall help complete McMahon and the signal at McMahon / Unser, and possibly the McMahon / Ellison / Golf Course intersection.

- e. Dedication of right-of-way for McMahan Boulevard per the Long Range Roadway System map, 32 foot minimum from the northern edge of the existing 124 right-of-way (all within the adjoining gas line easement).
 - f. Dedication of right-of-way for Unser Boulevard per the Long Range Roadway System map, 78 foot minimum from the street centerline.
 - g. Access to McMahan Boulevard shall be limited to a full access at Bandelier Drive (the westernmost access shown on the site plan) and a right-in/right-out access at approximately 400 feet west of Unser Boulevard.
 - h. Access to Unser Boulevard shall be limited to a full access approximately 1,200 feet north of McMahan Boulevard, and an additional right-in, right-out, left-in access approximately 700 feet north of McMahan Boulevard.
 - i. Dedication of additional right-of-way along McMahan Boulevard and Unser Boulevard as required by the City Engineer to provide for on-street bicycle lanes and an adjoining 10-foot multi-purpose trail facility.
4. The 2 monument village signs shall have a maximum height of 12 feet.
 5. The SU-1 for R-2 zoned area and the residential portion of the SU-1 for Mixed Use zoned area (Parcel B) are delegated to the DRB if they are developed at RT densities or less.

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

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

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

OFFICIAL NOTICE OF DECISION
00110 00000 01639/00128 00000 01640
JANUARY 18, 2001
PAGE 5

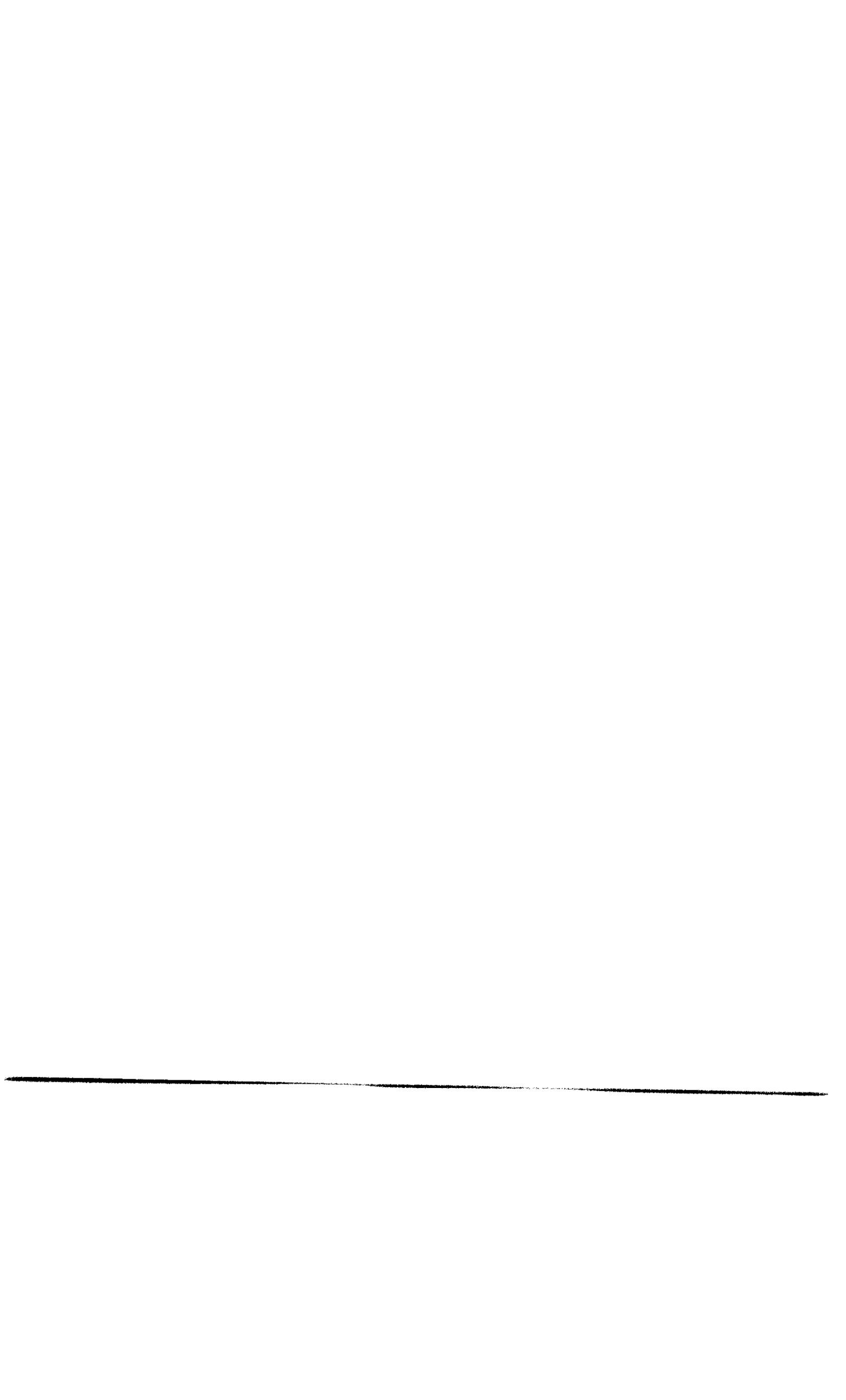
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


For Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Ric Nordgren, Horizon Hills Neigh. Assoc., 10600 Sole Rosso Ct NW, Albuquerque, NM 87114
Julia Wilson, Horizon Hills Neigh. Assoc., 5705 Carmen Rd. NW, Albuquerque, NM 87114
William Davis, Skies West Neigh. Assoc., 10636 Capricorn Pl. NW, Albuquerque, NM 87114
Joanne Webb, Skies West Neigh. Assoc., 10724 Capricorn Pl. NW, Albuquerque, NM 87114



- c. This project shall help complete McMahon and the signal at McMahon / Unser, and possibly the McMahon / Ellison / Golf Course intersection.
4. The 2 monument village signs shall have a maximum height of 12 feet.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER SCHWARTZ

MOTION CARRIED
UNANIMOUSLY

6. 00110 00000 01639 Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin
 00128 00000 01640 request a zone map amendment from R-1 to SU-1 for Mixed Use
 Project #1000936 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 (**APPROVED WITH
 CONDITIONS**)

STAFF PRESENT:

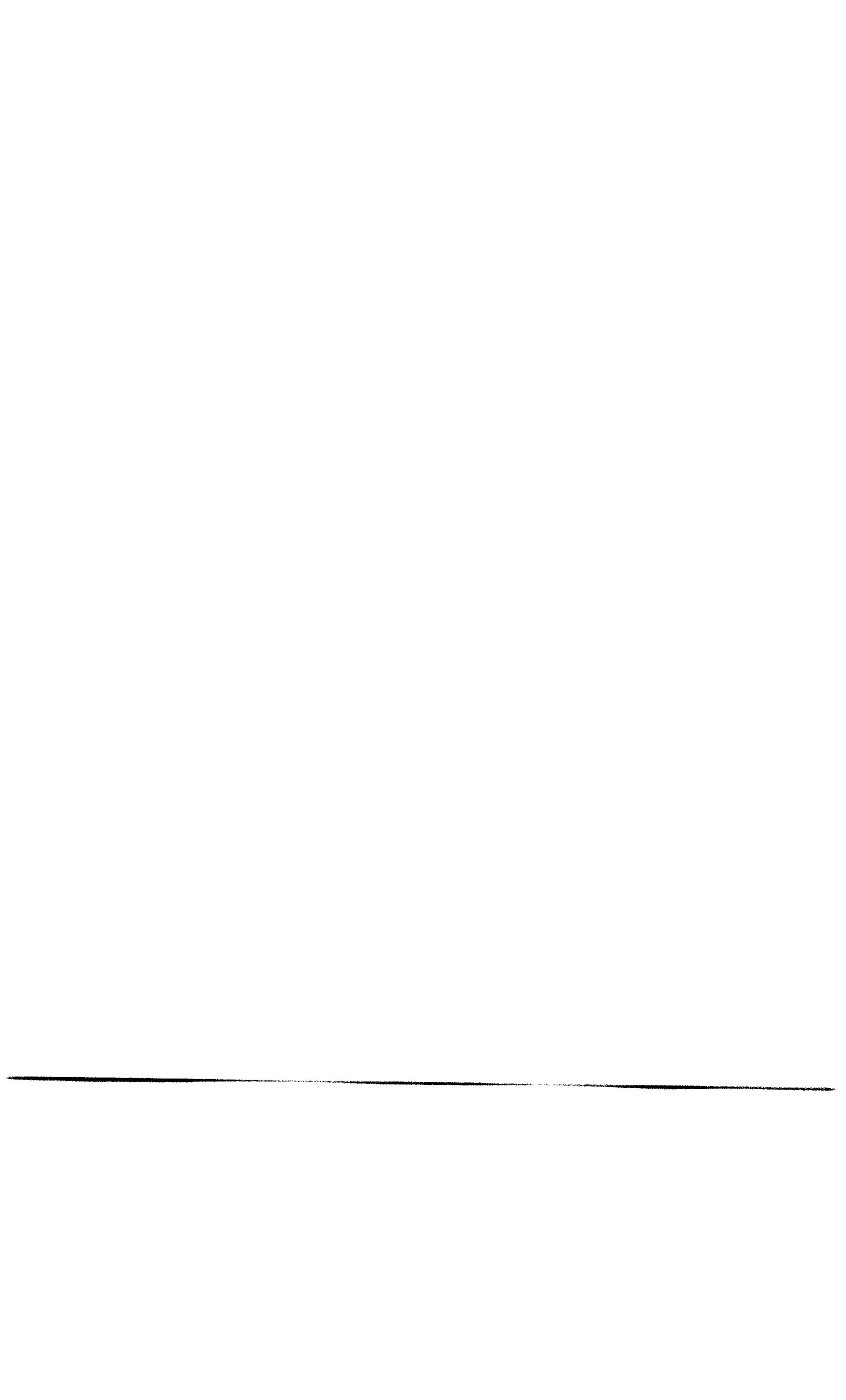
Russell Brito, Planning Department

PERSON PRESENT SO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park SW

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

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

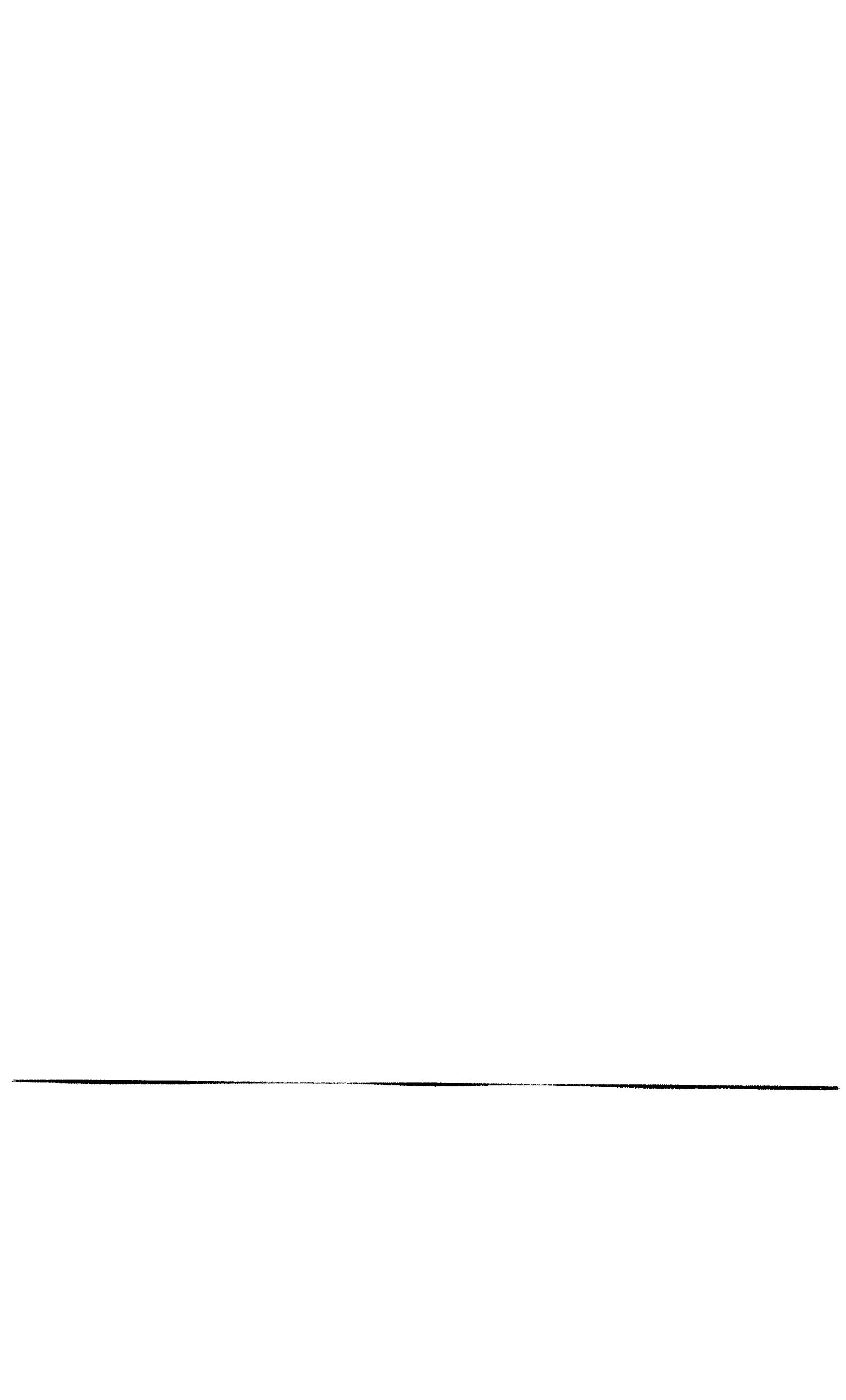


FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 01639, a zone map amendment from R-1 to SU-1 for Mixed Use (for that portion of the site within the designated Village Center): C-1 Permissive Uses 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 and Excluding Automobile Related Retail and Services Uses and Drive-Up Facilities (Maximum 4.5 Acres); O-1 Uses; and R-2 Uses (Minimum of 35% of the Gross Property Area) AND from R-1 to SU-1 for R-2 Uses (for that portion of the site outside of the designated Village Center), for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from R-1 zoning to SU-1 for R-2 and SU-1 for Mixed Use (Commercial, Office and Residential) zoning, for an approximately 21 acre site located near the intersection of McMahan and Unser Boulevards NW.
2. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1998 (Z-97-119), but not finalized.
3. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable *Comprehensive Plan* policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.
5. The requested zoning furthers the policies of the *Westside/McMahan Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.
6. The request meets the requirements of R-270-1980, specifically: the existing zoning is inappropriate because of changed neighborhood or community conditions and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahan Corridor Transportation and Land Use Guide*.



7. Only that portion of the subject site within the West Side Strategic Plan designated Village Center boundaries are proposed to allow commercial uses. The remaining portion of the site outside of the Village Center is proposed to be zoned SU-1 for R-2 Uses.
8. This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized. The site should be replatted to reflect the boundaries of the approved zoning.

CONDITIONS:

1. The site shall be replatted to reflect the boundaries of the approved zoning.

MOVED BY COMMISSIONER JOHNSON

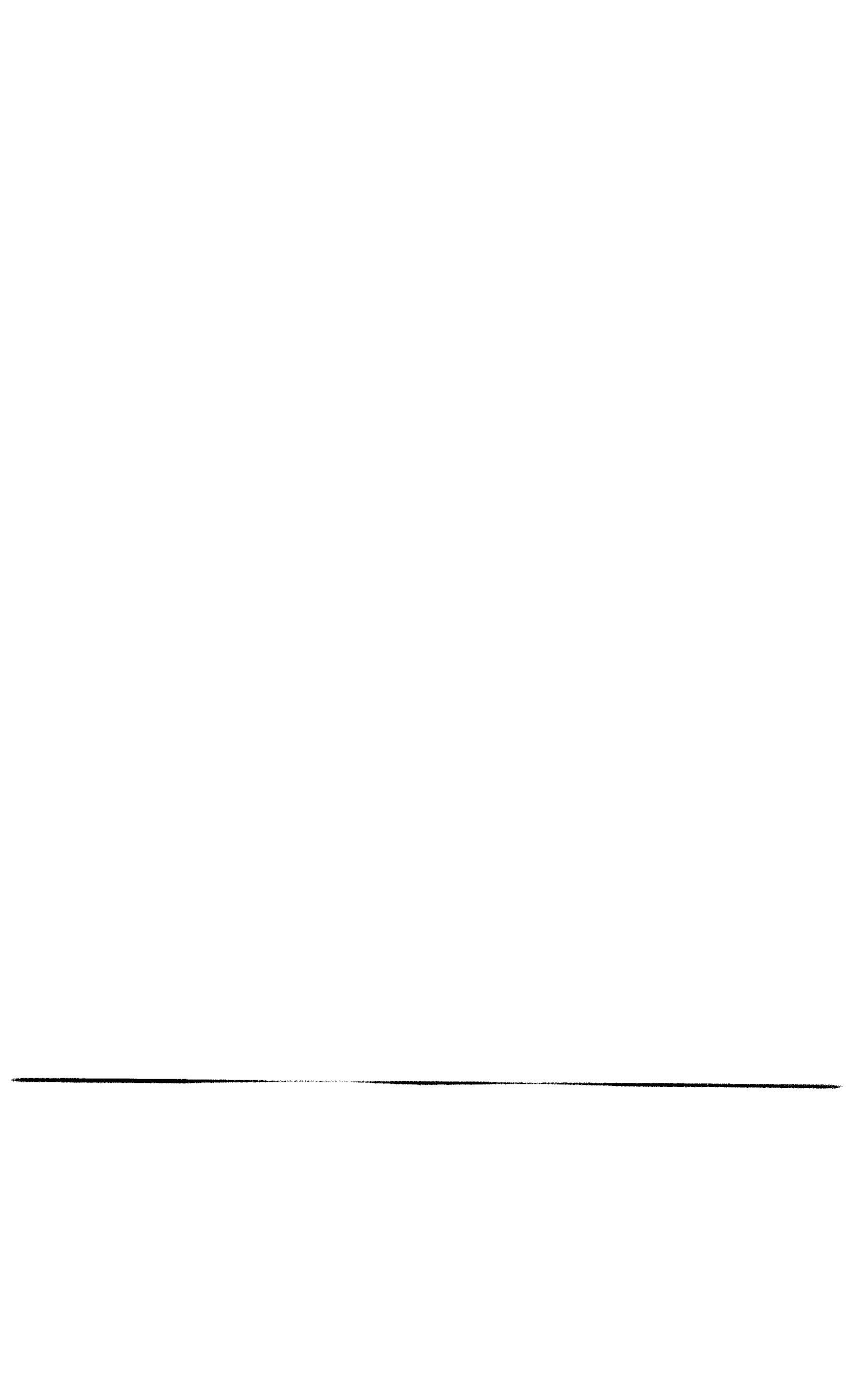
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128 00000 01640, a site development plan for subdivision, for SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of S2, T11N, R2E, based on the following Findings and subject to the following Conditions:

FINDINGS:

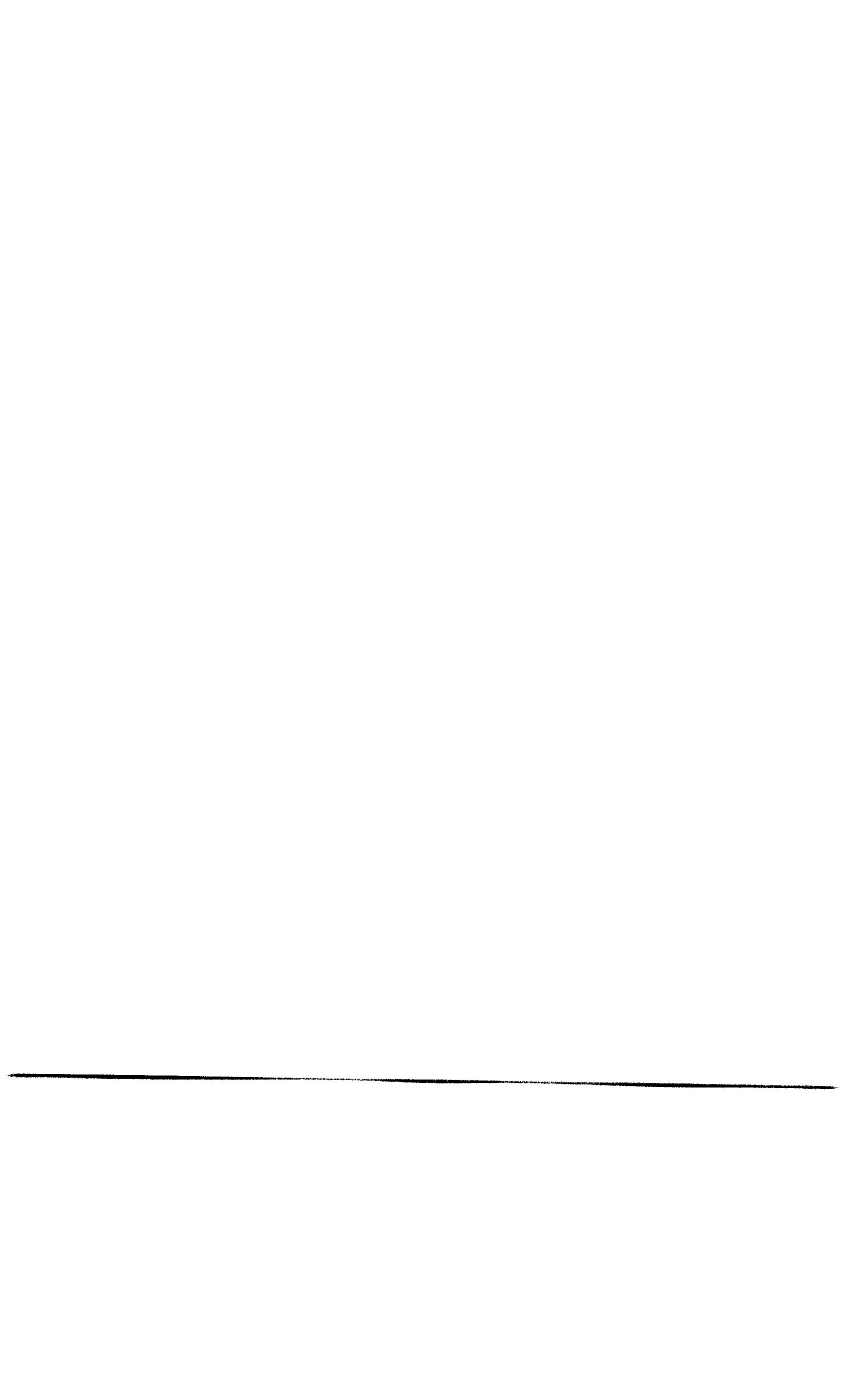
1. This is a request for approval of a site development plan for subdivision for an approximately 21 acre site located near the intersection of McMahan and Unser Boulevards NW.
2. This site plan request is nearly identical to an EPC approved, but not signed-off site plan from 1999 (Z-99-118). This site plan request accompanies a request to reaffirm zoning that was approved by the EPC in 1998 (Z-97-119), but not finalized.
3. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The submitted site plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing the development of the Village Center with a land use and lot configuration that encourages neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers.



5. The submittal conforms to the density, type and hierarchy of uses as illustrated in the *Westside/McMahon Corridor Transportation and Land Use Guide*.
6. The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal.
7. The proposed property line boundary adjustment should occur at the time of platting at the Development Review Board and should not affect the approved zoning or land use allotments for this site or the adjacent site.
8. Delegation of the SU-1 for R-2 zoned parcel in the residential portion of the SU-1 for mixed use zone parcel to the DRB is warranted to enable the cohesive development of these areas with the RT zoned site to the north if they are developed at RT densities or less.

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. This proposed property and zone line boundary adjustments shall occur at the time of platting at the Development Review Board and shall not affect the approved zoning or land use allotments for this site or any adjacent site.
3. Public Works Department Conditions:
 - a. 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.
 - b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - c. 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.
 - d. This project shall help complete McMahon and the signal at McMahon / Unser, and possibly the McMahon / Ellison / Golf Course intersection.
 - e. Dedication of right-of-way for McMahon Boulevard per the Long Range Roadway System map, 32 foot minimum from the northern edge of the existing 124 right-of-way (all within the adjoining gas line easement).



- f. Dedication of right-of-way for Unser Boulevard per the Long Range Roadway System map, 78 foot minimum from the street centerline.
 - g. Access to McMahon Boulevard shall be limited to a full access at Bandelier Drive (the westernmost access shown on the site plan) and a right-in/right-out access at approximately 400 feet west of Unser Boulevard.
 - h. Access to Unser Boulevard shall be limited to a full access approximately 1,200 feet north of McMahon Boulevard, and an additional right-in, right-out, left-in access approximately 700 feet north of McMahon Boulevard.
 - i. Dedication of additional right-of-way along McMahon Boulevard and Unser Boulevard as required by the City Engineer to provide for on-street bicycle lanes and an adjoining 10-foot multi-purpose trail facility.
4. The 2 monument village signs shall have a maximum height of 12 feet.
 5. The SU-1 for R-2 zoned area and the residential portion of the SU-1 for Mixed Use zoned area (Parcel B) are delegated to the DRB if they are developed at RT densities or less.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

7. 00110 00000 01644 Consensus Planning, Inc., agents for GSL Properties, Inc. request a
00128 00000 01645 zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for
00128 00000 01646 O-1, SU-1 for R-2 plus approval of a site development plan for
00128 00000 01647 subdivision purposes and approval of a site development plan for
Project # 1000938 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 (**CONTINUED TO FEBRUARY 8,
2001**)

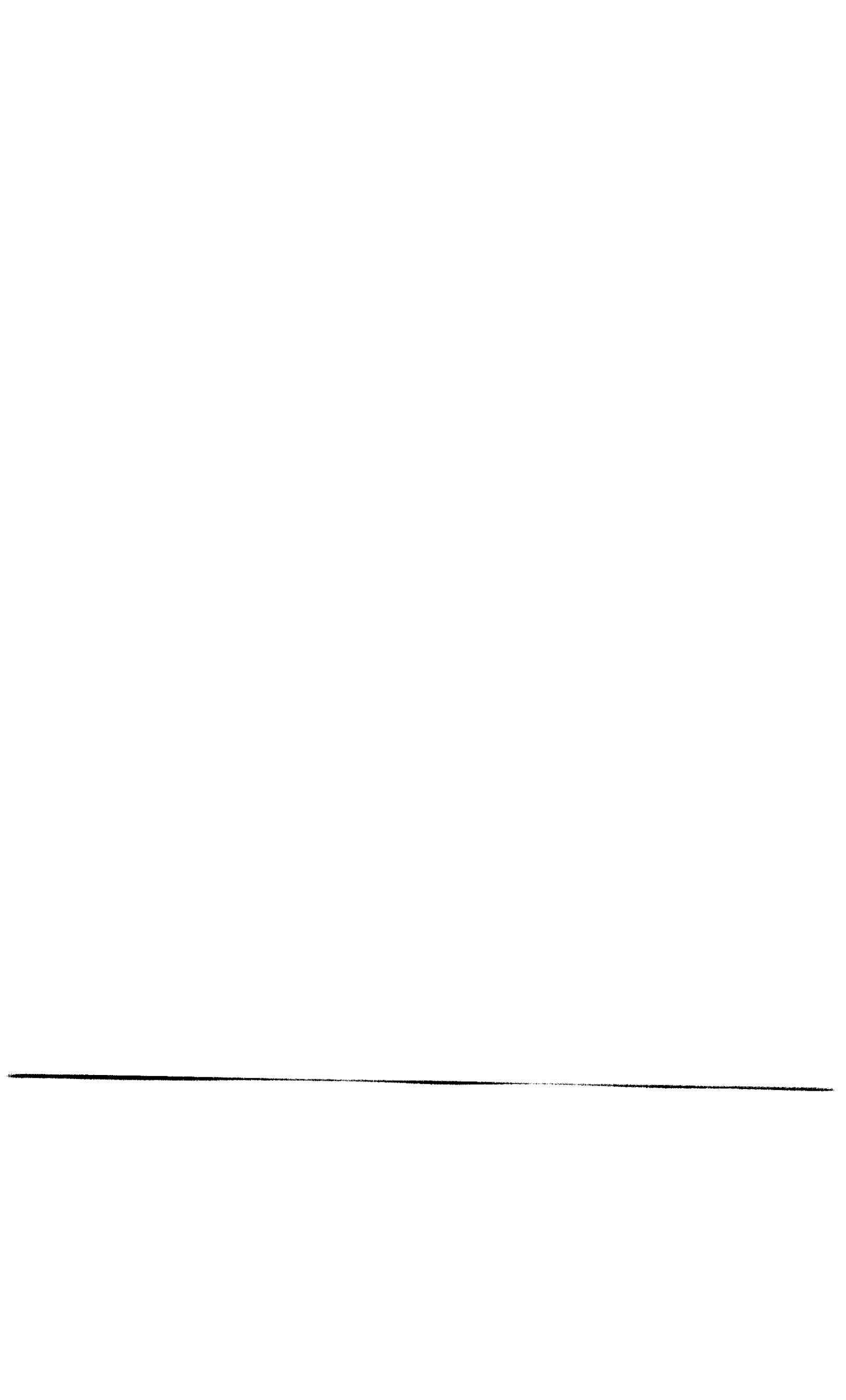
STAFF PRESENT:

Debbie Stover, Planning Department
Don Newton, Planning Department, Neighborhood Coord.
Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Karen Marcotte, 924 Park SW
Jorge De La Torre, 2400 Louisiana NE

PERSONS PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:





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)**
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6. 00110 00000 01022
00128 00000 01023
Project # 1000695
Sites Southwest, agents for Kmart Corp., request a zone map amendment from C-1 to SU-1 for C-1 Uses with sales of liquor for off-premise consumption plus approval of a site development plan for building permit for Tract A, Netherwood Park, second filing, located on Carlisle Boulevard NE between I-40 and Indian School Road, containing approximately 10.06 acres. (H-17) Russell Brito, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**
7. 00128 00000 01512
Project 1000899
George Montgomery, Architect, PC, agents for Mesa View United Methodist Church, Inc., request approval of a site development plan for building permit for Tracts 27-A1 and 27-A2, Taylor Ranch Subdivision, zoned SU-1 for Church and Related Facilities/office and daycare center, located on the northeast corner of Taylor Ranch Road and Montano NW, containing approximately 8.072 acres. (E-11 & E-12) Mary Piscitelli, Staff Planner **(DEFERRED FROM DECEMBER 21, 2000)**
8. 00110 00000 01515
00128 00000 01516
00128 00000 01523
Project # 1000651
Herb Denish and Associates, Inc., agents for Tijeras Place, LLC request a zone map amendment from SU-1 PDA C-1 Uses & Office to SU-1 PDA C-1 Uses & Office & Auto Sales plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract A29A, Town of Atrisco Grant Northeast, located on Coors Boulevard NW between Pheasant Avenue NW and Redlands Road NW, containing approximately 3.41 acres. (G-11) Debbie Stover, Staff Planner **(DEFERRED FROM DECEMBER 21, 2001)**
9. 00110 00000 01500
00138 00000 01501
00128 00000 01502
Project # 1000892
Garcia Kraemer, agents for Charles Benzaquen, request a zone map amendment from SU-2/TH to SU-2/SU-1 Single Family Residence & Restaurant plus an amendment to the Sector Development Plan and approval of a site development plan for building permit for Lots 47 & 48, Perea Addition, located on the northeast corner of Tijeras Avenue and 13th Street, containing approximately .11 acres. (J-13) Simon Shima, Staff Planner
10. 00128 00000 01633
Project # 1000699
Garcia/Kraemer & Associates, agents for Dr. Sharon Holland request approval of a site development plan for building permit for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Leigh Matthewson, Staff Planner

11. 00110 00000 01623
00128 00000 01514
Project # 1000898
Consensus Planning, Inc., agents for Richard Smith request a zone map amendment from R-1 to SU-1 for SU-1 for Mixed Use Development including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities and including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (1.4 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (16 acres), plus approval of a site development plan for subdivision purposes for Paradise Heights, Unit 3, located on the northeast corner of Unser and McMahan, containing approximately 20 acres. (A-11) Russell Brito, Staff Planner

 12. 00110 00000 01639
00128 00000 01640
Project #1000936
Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin request a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (4.5 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (4.5 acres) located approval of a site development plan for subdivision purposes for the SE ¼ of NW ¼ T115, R2E, and portion of SE ¼ of NW ¼ of SE T11N, R2E, located on the northwest corner of Unser and McMahan, containing approximately 21 acres. (A-11) Russell Brito, Staff Planner

 13. 00110 00000 01644
00128 00000 01645
00128 00000 01646
00128 00000 01647
Project # 1000938
Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner

 14. 00110 00000 01626
00128 00000 01625
Project #1000931
Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-LT for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner
-

15. 00110 00000 01631
00128 00000 01632
Project #1000933
Consensus Planning, Inc., agents for Royalty Investment Company/
Manzano Mesa Limited Partnership request a zone map amendment
from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus
approval of a site development plan for subdivision purposes for Tract B,
Manzano Mesa located on Southern Boulevard between Eubank SE and
Juan Tabo SE, containing approximately 37.87 acres. (L-21) Debbie
Stover, Staff Planner
16. 00128 00000 01624
Project #1000930
HDR Engineering, agents for Bernalillo County PWD request approval
of a site development plan for building permit for Lot B, Tracts A & B
Pajarito Elementary School, zoned RO-1, located on Don Felipe Road
SW between Coors Boulevard and Don Felipe Court, containing
approximately .26 acres. (R-10 & Q-10) Loretta Naranjo-Lopez, Staff
Planner
17. 00110 00000 01628
00128 00000 01629
00128 00000 01630
Project # 1000662
Tierra West LLC, agents for Union Pension Transaction Trust 93-2 NM
request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus
approval of a site development plan for subdivision purposes and site
development plan for building permit for Tract 3A3-A, N. Renaissance
Center, located on Mission Avenue between Alexander Blvd. NE and
Culture Drive NE, containing approximately 7.980 acres. (F-16) Debbie
Stover, Staff Planner
18. 00128 00000 0638
Project # 1000762
Herbert M. Denish & Associates, Inc., agents for Newfoundland
Investment Company, LLC, request approval of a site development plan
for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B &
F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1,
zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with
Exceptions, located on Paseo del Norte NW between Eagle Ranch Road
and Richland Hills Road, containing approximately 27.3 acres. (C-12)
Russell Brito, Staff Planner
19. 00114 00000 01637
00110 00000 01649
Project #1000935
Consensus Planning, Inc., agents for Albuquerque Public Schools
request annexation and establishment of SU-1 for IP zoning for Section
33, T10N, R4E, Tract SE 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, Inc.
Applicant	Bob Kunath and Howard Zolin
Requests	Zone Map Amendment Approval of a site development plan for subdivision
Legal Description	Town of Alameda Grant; SE 1/4 of NW 1/4 T11S, R2E, and a portion of SE 1/4 of NW 1/4 of S2, T11N, R2E.
Location	At Northwest corner of Unser and McMahon
Size	Approximately 21 acres
Existing Zoning	R-1
Proposed Zoning	SU-1 for Mixed Use, SU-1 for R-2

Staff Recommendation

APPROVAL of 00110 00000 01639, based on the findings on pages 10 - 11, and subject to the conditions of approval on page 11.

APPROVAL of 00128 00000 01640, based on the findings on pages 11 - 12, and subject to the conditions of approval on pages 12 - 13.

Staff Planner
Russell Brito, Senior Planner

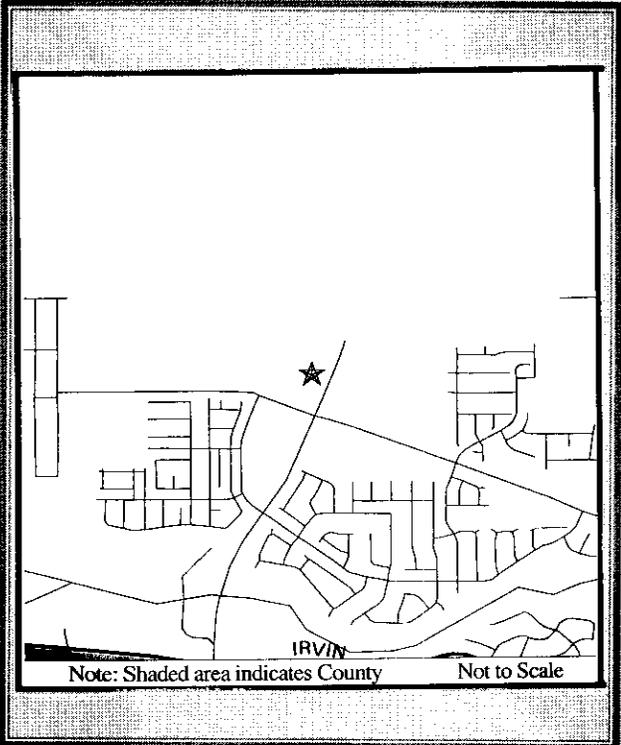
Summary of Analysis

The zone map amendment and accompanying site development plan for subdivision are essentially resubmittals of EPC approvals that were not finalized by the applicant.

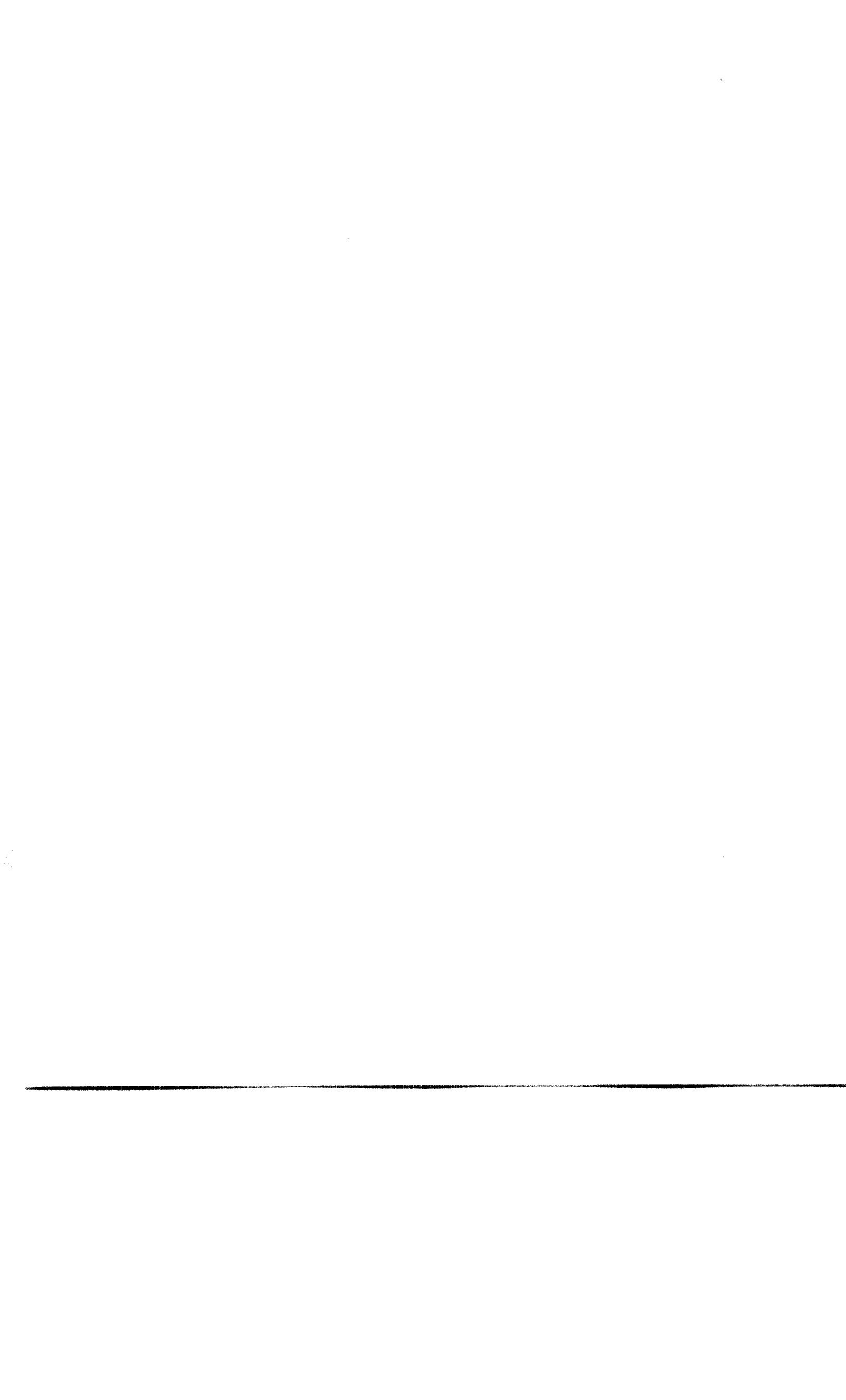
Both requests further the applicable goals, policies and intent of the *Comprehensive Plan*, the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.

The zone map amendment is justified as per R-270-1980 because of changed neighborhood and community conditions and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.

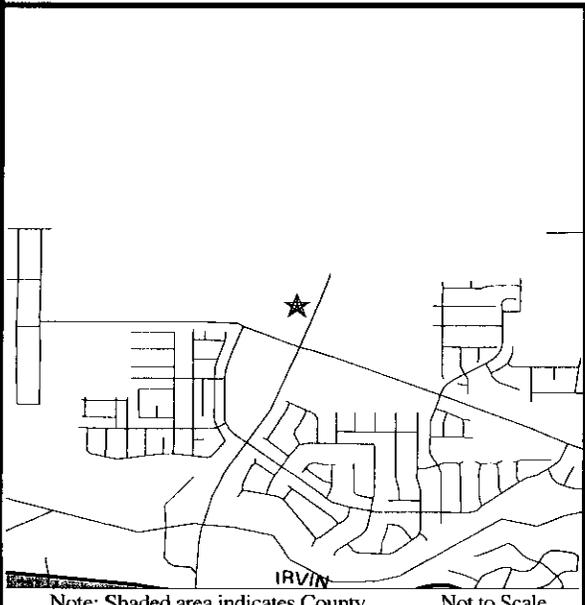
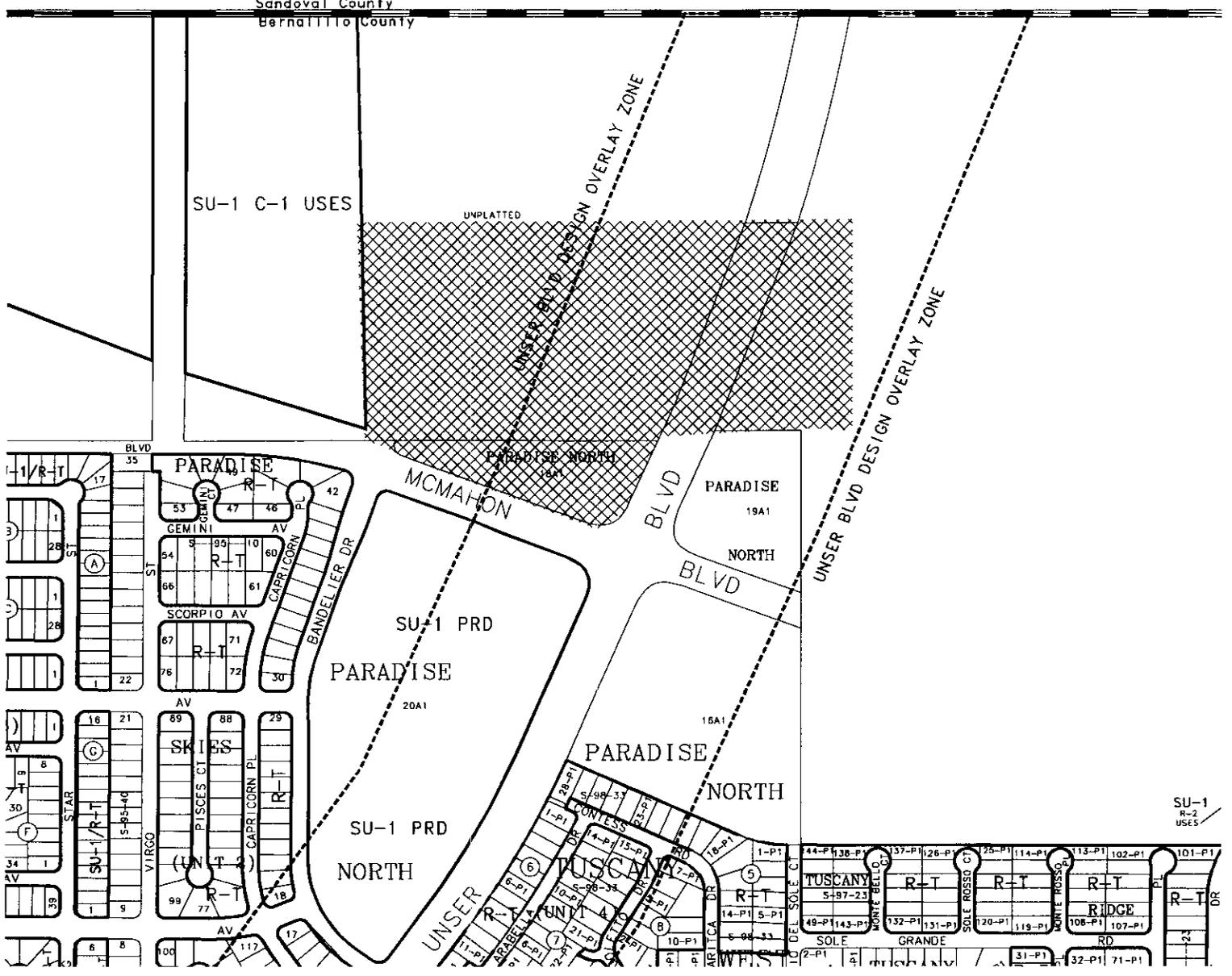
The site plan meets the requirements of the *Zoning Code* for a site development plan for subdivision.



City Departments and other interested agencies reviewed this application from 1 December 2000 to 15 December 2000. Agency comments were used in the preparation of this report, and begin on page 15.



Sandoval County
Bernalillo County



ZONING MAP



Scale 1" = 485'

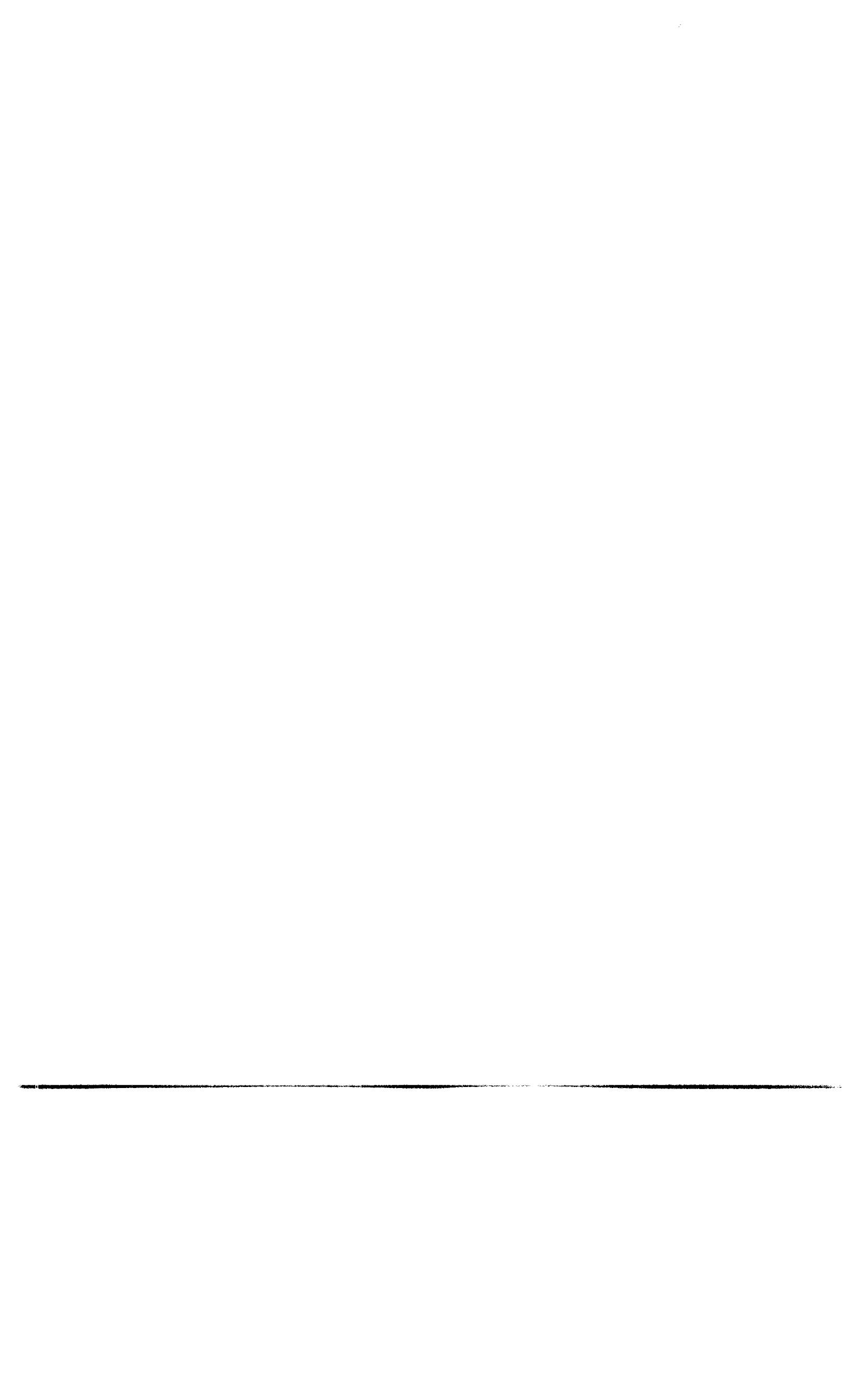
PROJECT NO.
1000936

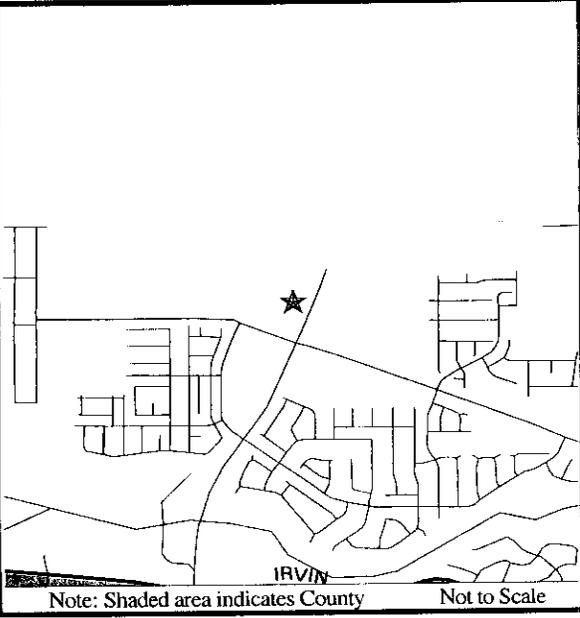
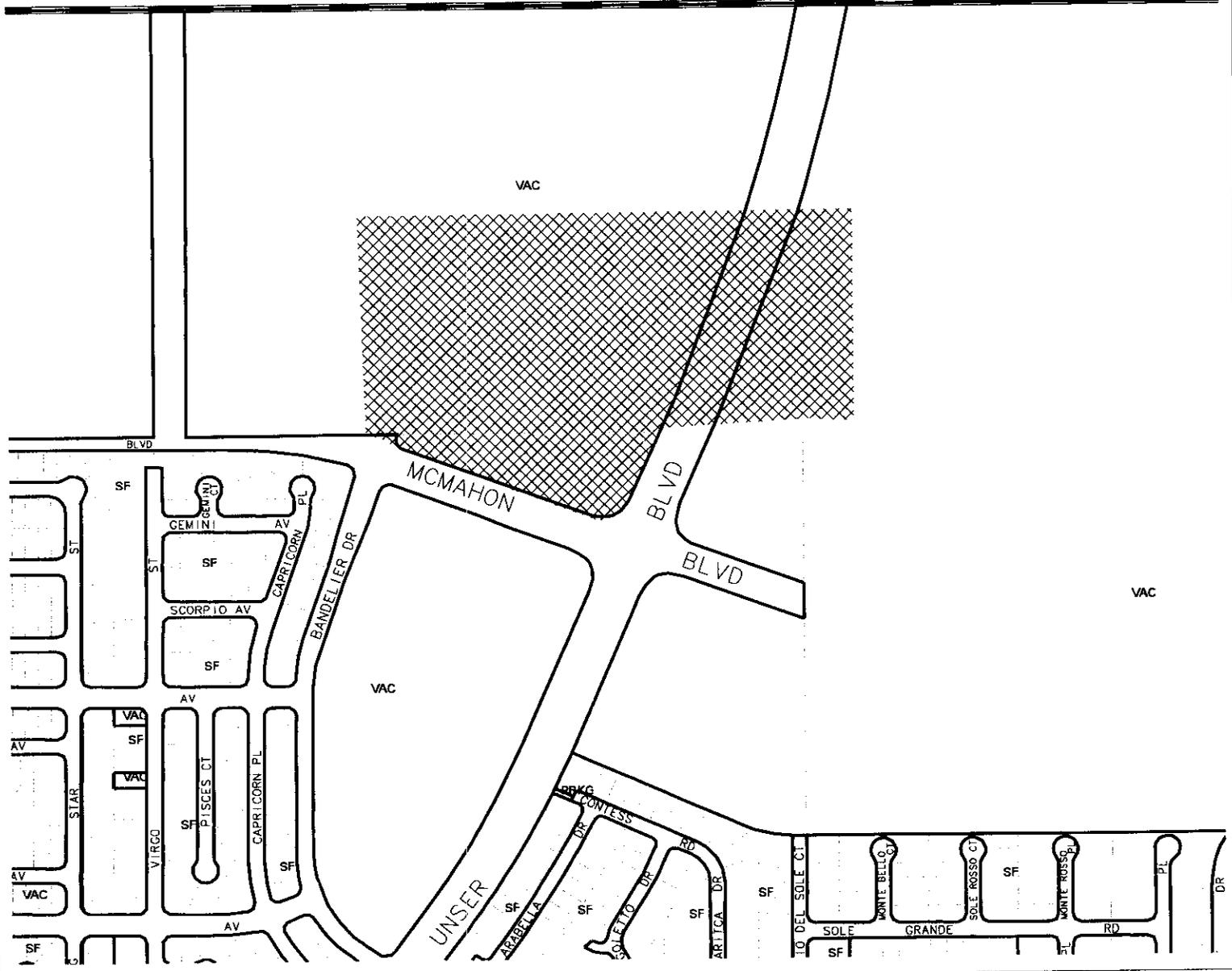
HEARING DATE
01-18-00

MAP NO.
A-11

APPLICATION NO.
00110-00000-01639
00128-00000-01640

Note: Shaded area indicates County Not to Scale





Note: Shaded area indicates County Not to Scale

LAND USE MAP

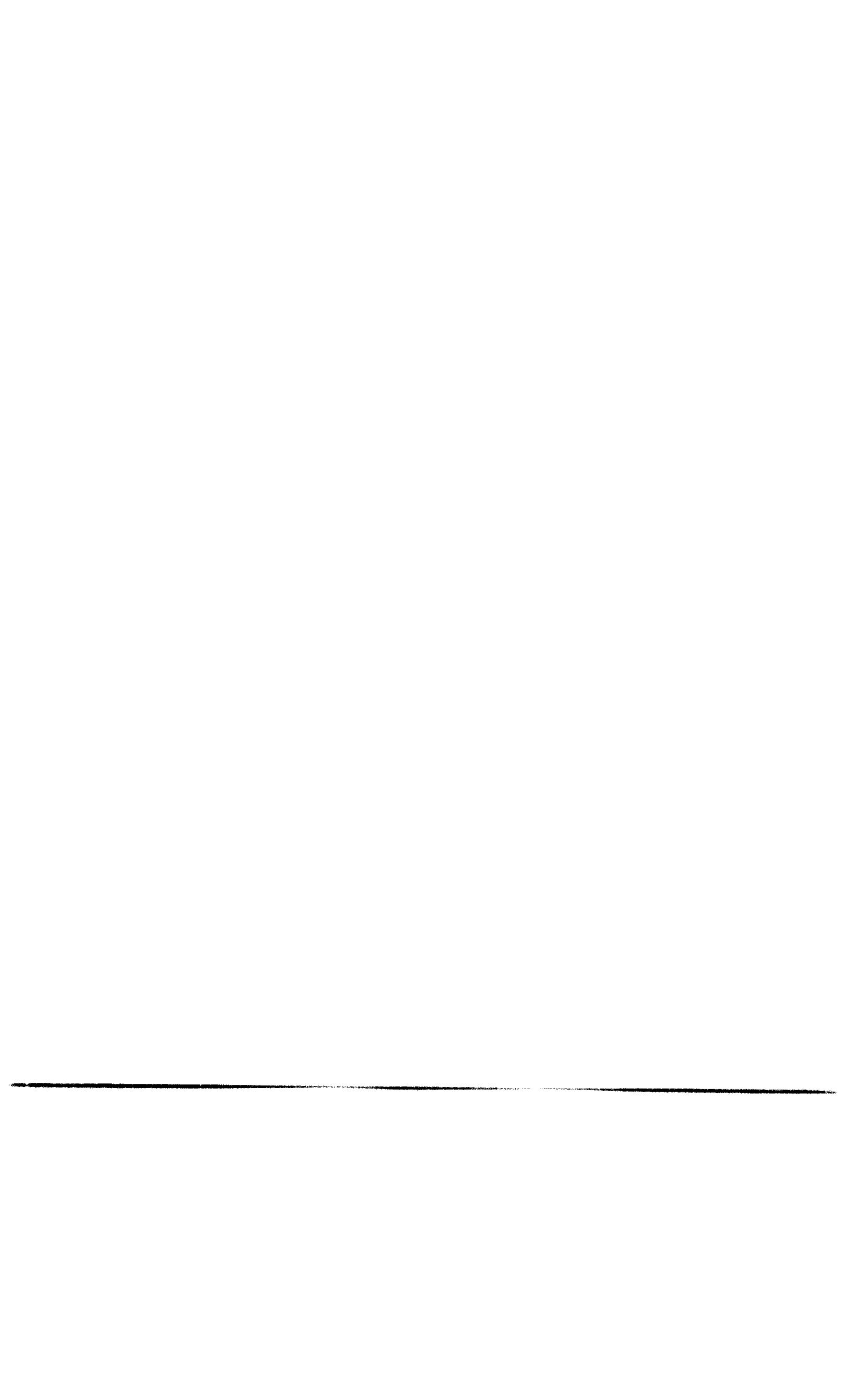
KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- 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" = 485'

PROJECT NO. 1000936
HEARING DATE 01-18-00
MAP NO. A-11
APPLICATION NO. 00110-00000-01639 00128-00000-01640



Development Services Report

SUMMARY OF REQUEST

Requests	1. Zone Map Amendment 2. Site Development for Subdivision
Location	Town of Alameda Grant; SE 1/4 of NW 1/4 T11S, R2E, and a portion of SE 1/4 of NW 1/4 of S2, T11N, R2E located at the Northwest corner of Unser and McMahon.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

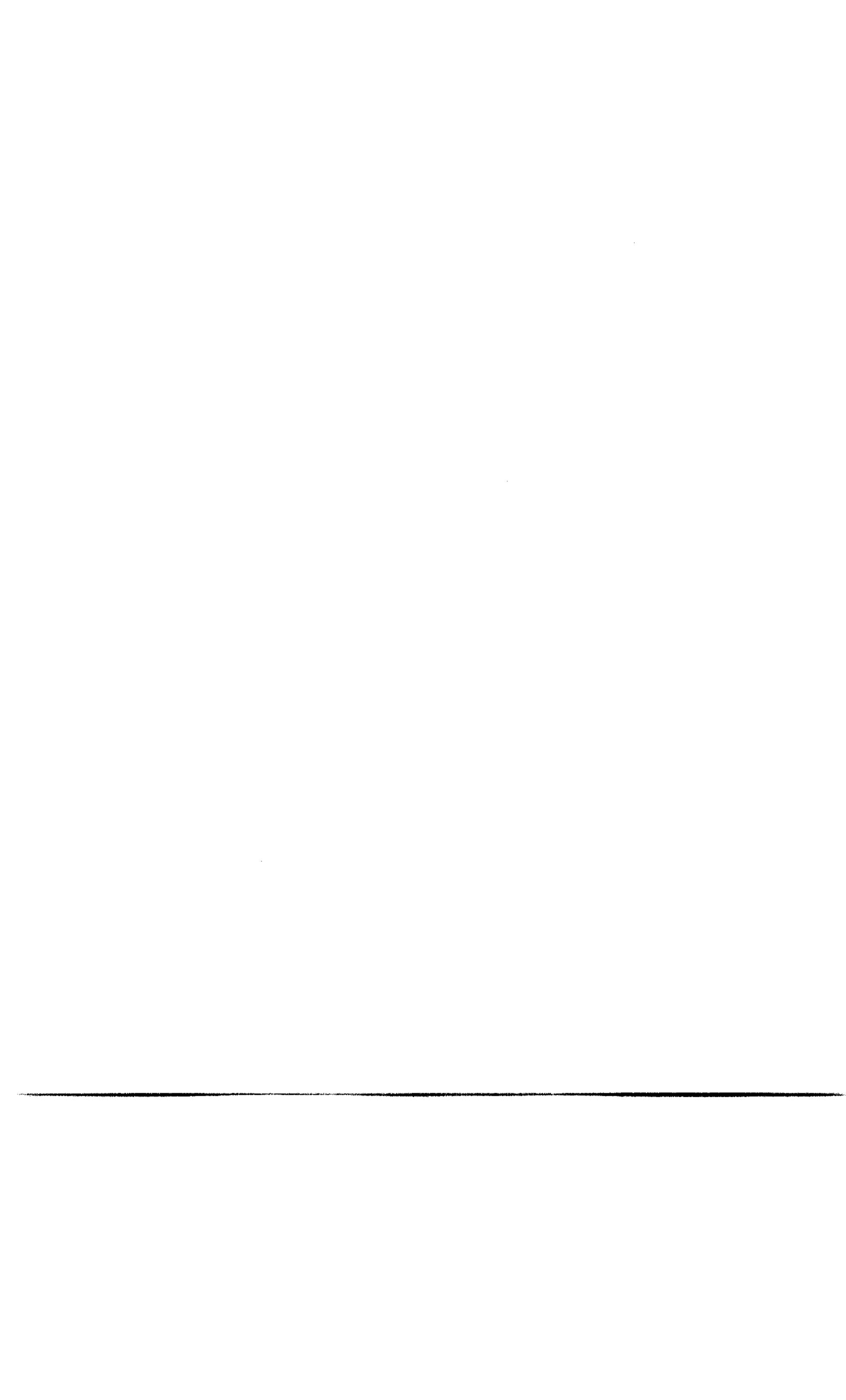
	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	R-1	Established Urban; Westside Strategic Plan	
North	R-1	"	Undeveloped
South/ Southwest	R-1, SU-1 for PRD and R-T	"	Single Family Residential
East	R-1	"	Undeveloped
West	SU-1 for C-1 Uses	"	Undeveloped

Background, History and Context

The reason for this request, as stated by the applicant is "to request a reaffirmation of the zone map amendment approved by the Environmental Planning Commission (EPC) on September 18, 1998 (Z-97-119) for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E, and owned by Bob Kunath and Howard Zolin. This zone map amendment is being requested simultaneously with a request to amend the Site Plan for Subdivision approved by the Environmental Planning Commission on November 19, 1999 (Z-99-118)."

The applicant failed to obtain the necessary platting within one year as required by the site development plan for subdivision. This in turn prevented a certificate of zoning to be issued for the approved zoning because the required site development plan for subdivision was never finalized.

After the zoning and concurrently with the site development plan approvals by the EPC, the *Westside / McMahon Land Use and Transportation Guide Policy* was adopted as part of the



Westside Strategic Plan by the City Council (Enactment 117-1999). The subject site's approved zoning and the zoning approved for the adjacent site (current case numbers 00110 00000 01623 / 00128 00000 01514, previous case numbers Z-97-120 and Z-99-112) were both used as the guiding land use designations for the Unser / McMahon intersection of the *Westside / McMahon Land Use and Transportation Guide Policy*.

The subject requests are intimately tied to the adjacent site to the west and its requests for similar zoning and approval of a site development plan for subdivision. The following plans, policies and analysis are nearly interchangeable with those of the adjacent property and requests (current case numbers 00110 00000 01623 / 00128 00000 01514).

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

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

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

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

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

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

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

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

West Side Strategic Plan (Rank II)

The *West Side Strategic Plan (WSSP)* was first adopted in 1987. The Plan generally encompasses properties between the Sandoval County Line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central Avenue, and Coors Boulevard on the east for areas south of Central Avenue; specific boundaries are shown in the Plan on the Plan Boundary Map. It sets forth policies regarding land use in Village Centers (*Policy 1.9*) and the Seven Bar Ranch Community (*Policies 3.4 and 3.6*).

Policy 1.9: The City of Albuquerque Planning Department and the Bernalillo County Planning Department shall prepare a West Side Plan for Community and Village Centers. This work shall elaborate on the initial designation of these Centers contained in the West Side Strategic Plan and focus on implementation. This work should be presented to the County Planning Commission and the City's Environmental Planning Commission for public hearing within twelve months of the adoption of the Plan. Village Plans for new Planned Communities must be provided by the developer/owner according to the Planned Communities Criteria Guideline requirement.

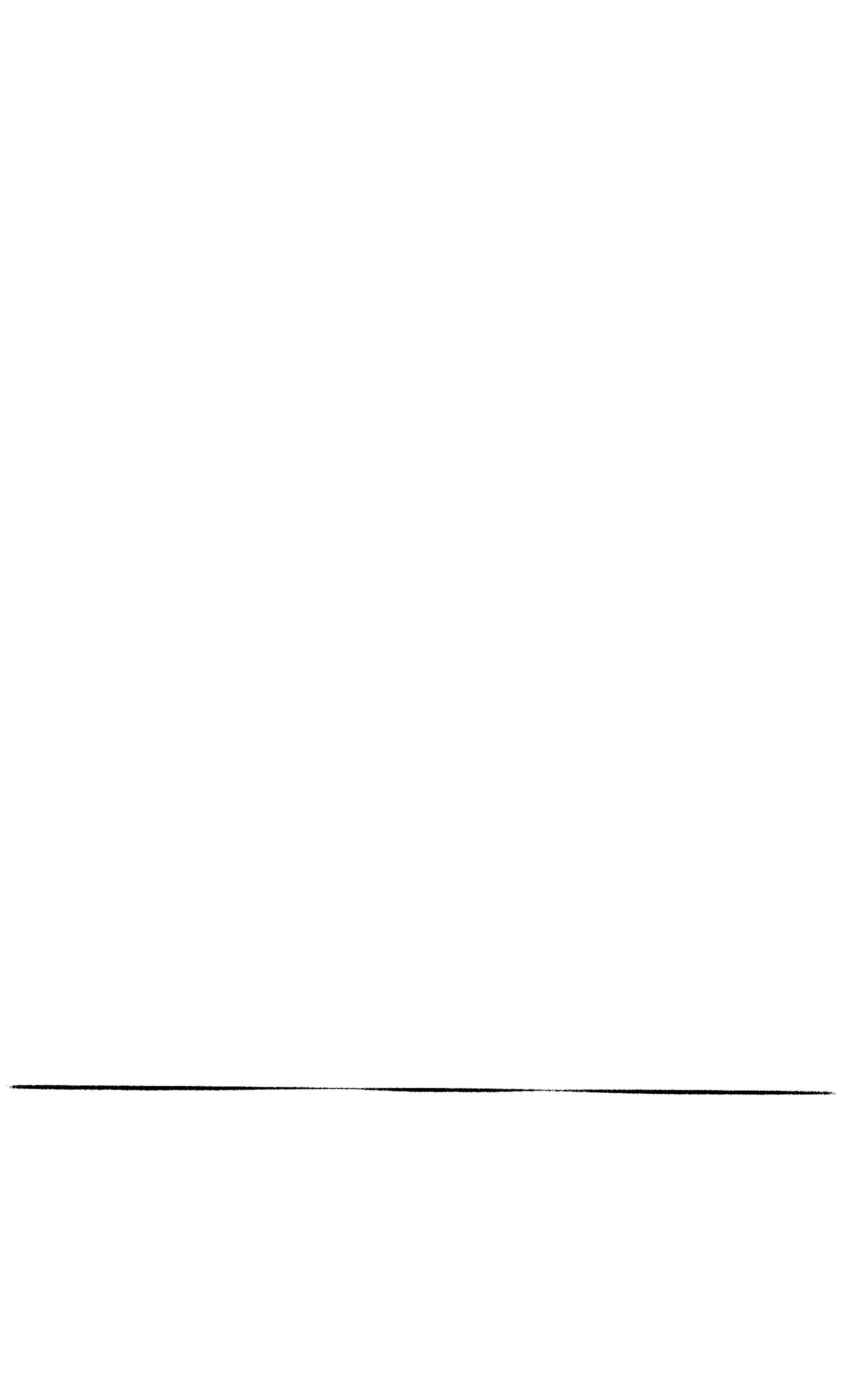
Policy 3.4: Several villages will develop within the Seven Bar Ranch Community. These Villages shall each be served by a Village Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers shall be encouraged. The lowest density single-family residential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

Policy 3.6: 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, McMahan, Universe, Rainbow, Unser, Golf Course, the Coors Bypass and NM 528. 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.

A village center has been identified at the intersection of Unser Boulevard and McMahan Boulevard. The subject site is within the 35-acre core area of the village center. Potential uses for this core area include convenience retail and service, school, park and community facilities. The Westside Strategic Plan states, "A convenience or specialty grocery may be suitable for a village center, but most village centers will not have a grocery or a drug store." Pedestrian and bikeway linkages between nearby neighborhoods and village centers are critical to the successful functioning of village centers.

Westside/McMahon Corridor Study: Transportation and Land Use Guide

The subject site lies within the *Westside/McMahon Corridor Study: Transportation and Land Use Guide* that contains concepts and development parameters that establish a desirable direction for promoting the opportunity for reduced automobile travel and encourage the use of transit,



bicycle and pedestrian modes. This *Guide* was adopted as an amendment to the *West Side Strategic Plan* and is currently printed with the WSSP adopting resolutions. The *Guide* is wholly contained in the adopting resolution (Enactment 117-1999) and contains several applicable policies:

Section 3: The land use concepts set forth herein are not intended to imply zoning or supersede existing zoning and/or development plans.

Section 4: The map included as Attachment A, Transportation and Land Use Concept for the Westside-McMahon Corridor, and the performance measures listed below establishes the policy that will be used by the Environmental Planning Commission and the City Council in their review of development and rezoning proposals for properties located within the Westside-McMahon corridor.

A. Such proposals should be generally consistent with density, type and hierarchy of uses as illustrated in Attachment A. For the purposes of Attachment A, the following definitions shall apply:

2. Low Commercial includes neighborhood scale commercial development as allowed under the C-1 zone category of the City of Albuquerque Comprehensive Zoning Code.

6. Institutional uses include public and private institutions such as schools, hospitals and churches.

B. Residential uses should be located in a hierarchy with the highest densities adjacent to the commercial/office centers and the lowest densities between the nodes of non-residential development.

C. Connections that provide safe and efficient pedestrian movements to enhance mobility within the corridor and encourage the use of transit, bicycle and pedestrian modes as an alternative to automobile travel should be provided between adjoining uses and between developments and the transportation system.

G. Bicycle, trail and pedestrian facilities and linkages should be located as illustrated in Attachment A, and as follows:

1. Bicycle, trail and pedestrian facilities parallel to Ellison Road, McMahon Boulevard and Westside Boulevard; and

5. Well lighted and landscaped pedestrian connections between residential areas and the arterial street system, should occur at intervals no greater than ¼ mile. Where consistent with the other elements of this resolution and where substantial out-of-direction travel is not required, sidewalks that are part of the residential and collector street system may be used to fulfill this provision; and

6. Commercial and office developments should include designated pedestrian and bicycle facilities that link the developed site with the

pedestrian and bicycle facilities on the adjacent arterial street system. Well lighted and landscaped pedestrian facilities connecting residential and commercial developments, should also connect to transit routes and major stop facilities.

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

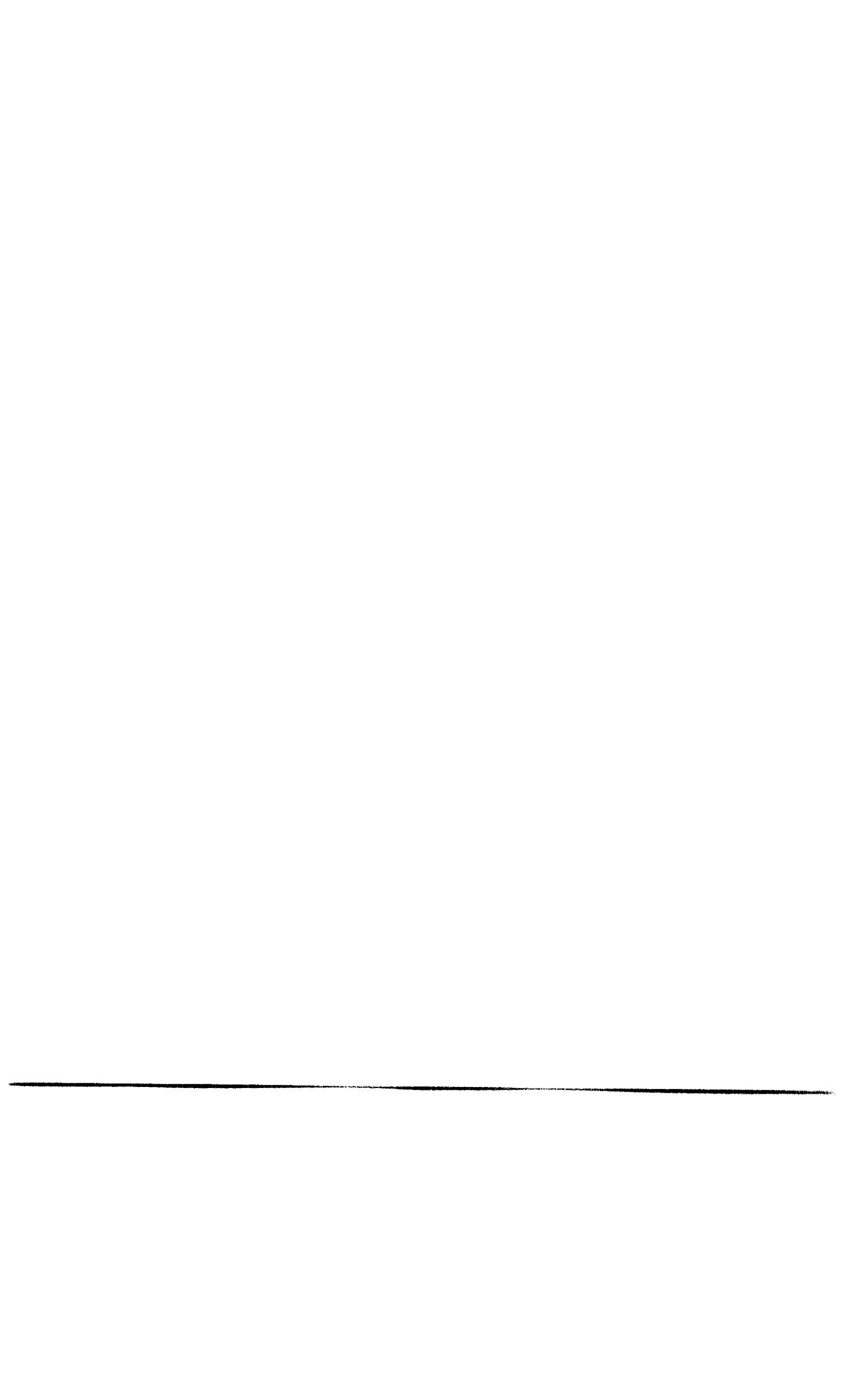
This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change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

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

Resolution 91-1998 (R-70)

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

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



Comprehensive City Zoning Code

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

“SITE DEVELOPMENT PLAN.

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

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

Long Range Roadway System

The Long Range Major Street Plan designates Unser Boulevard as a Limited-Access Principal Arterial which requires 156 feet of right of way.

The Long Range Roadway System designates McMahan Boulevard as a principal arterial.

ANALYSIS – Zone Map Amendment

Conformance to Adopted Plans, Policies, and Ordinances

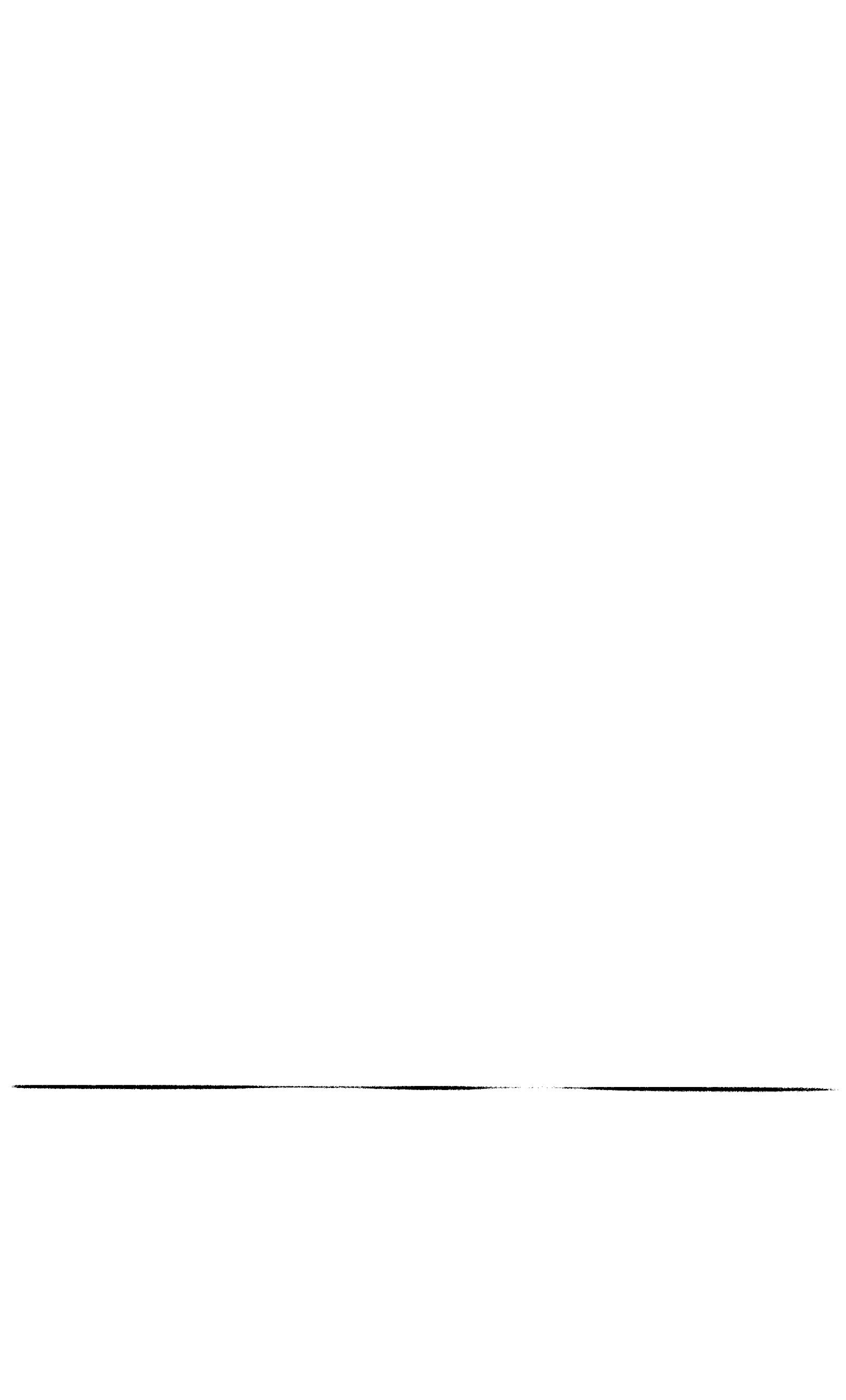
This is a request for a zone map amendment from R-1 zoning to SU-1 for R-2 and SU-1 for Mixed Use (Commercial, Office and Residential) zoning, for an approximately 21 acre site located near the intersection of McMahan and Unser Boulevards NW. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1998 (Z-97-119), but not finalized.

The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable *Comprehensive Plan* policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

The requested zoning furthers the policies of the *Westside/McMahan Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.

The request meets the requirements of R-270-1980, specifically: the existing zoning is inappropriate because of changed neighborhood or community conditions and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahan Corridor Transportation and Land Use Guide*.



The requested zoning will reflect the policies and criteria of the C-1, O-1 and R-2 zones while ensuring that any development that occurs on this site is mixed use development. The requested SU-1 for Mixed Use (Commercial, Office, Residential) zoning within the currently designated Village Center allows for and requires:

- C-1 Permissive Uses, including package liquor sales ancillary to a retail grocery of 20,000 feet minimum, restaurant with alcoholic drink sales for on-premise consumption and excluding automobile related retail and service uses and drive-up facilities (maximum 4.5 acres);
- O-1 Permissive Uses; and
- R-2 Uses (minimum of 35% of the gross property area).

Only that portion of the subject site within the West Side Strategic Plan designated Village Center boundaries are proposed to allow commercial uses. The remaining portion of the site outside of the Village Center is proposed to be zoned SU-1 for R-2 Uses.

This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized. The site should be replatted to reflect the boundaries of the approved zoning.

ANALYSIS -- Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 17 acre site located near the intersection of McMahan and Unser Boulevards NW. This site plan request is nearly identical to an EPC approved, but not signed-off site plan from 1999 (Z-99-118). This site plan request accompanies a request to reaffirm zoning that was approved by the EPC in 1998 (Z-97-119), but not finalized.

The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The submitted site plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing the development of the Village Center with a land use and lot configuration that encourages neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers.

The submittal conforms to the density, type and hierarchy of uses as illustrated in the *Westside/McMahon Corridor Transportation and Land Use Guide*.

The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal. The site and the proposed uses for each lot are clearly shown. Vehicular

access and circulation are shown for each proposed lot. Pedestrian access and circulation is described on the site plan. Maximum building heights, minimum setbacks, and maximum floor area ratios are specified on the site plan and in the design guidelines.

Property Line Boundary Adjustment – “Land Trade”

This site plan is intricately with the site plan for the adjacent site to the east (00128 00000 01514) and to the south (Z-98-94) by way of the proposed zoning, land uses, and vehicular, pedestrian and bicycle access and circulation. A “land trade” is proposed for adjacent portions of the sites that are within the Village Center boundary. The result is illustrated and noted on the site plan submittals.

This adjustment is not intended to alter zoning or land use allotments for any of the involved sites:

- The proposed land trade with the site to the south is proposed for the requested (current site) and existing (site to the south) allotments of commercial acreage where the two sites meet, just north of McMahan Boulevard.
- The requested zoning for the two east-west adjacent sites is SU-1 for Mixed Use Development, with each site retaining the requested land use distribution. The purpose for this adjustment to the property line boundary is to create lots along the east side of Unser Boulevard that are more rectangular in shape and hence more developable.

Similar, minor property and zone line boundary adjustments of this type have been executed in the past at the Development Review Board (DRB). Environmental Planning Commission approval of the subject site plan and the corresponding site Plan for 00128 00000 011514 will give the necessary direction to the DRB. This proposed property and zone line boundary adjustments should occur at the time of platting at the Development Review Board and should not affect the approved zoning or land use allotments for this site or any adjacent site.

Site Plan Layout / Configuration

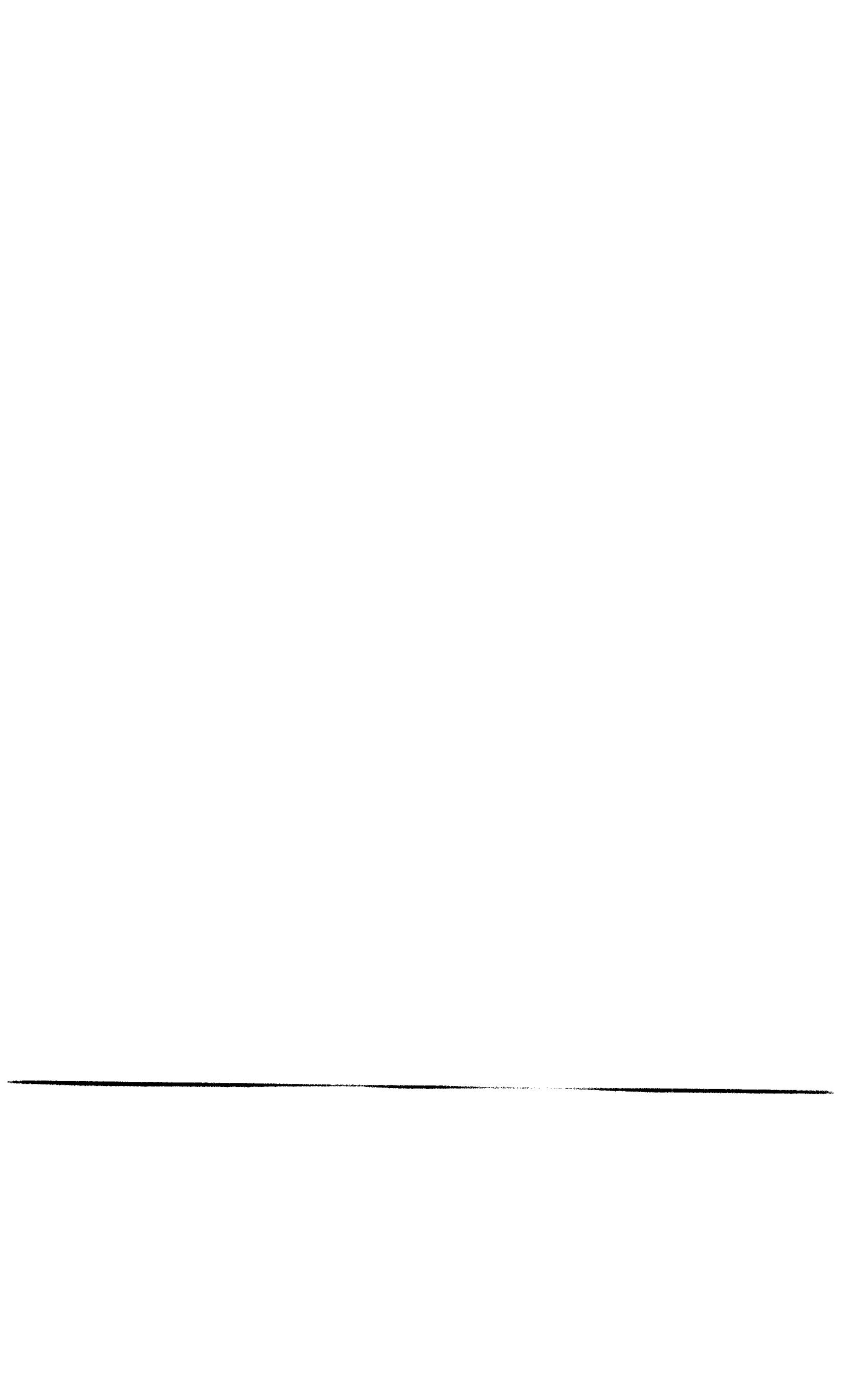
The layout of the parcels and their corresponding uses furthers the intent of the West Side Strategic Plan for Village Centers. More intense uses are located within the Village Center boundary with less intense uses located at the periphery of the boundary and just outside of it. An internal circulation system for vehicles and another for pedestrians links adjacent parcels and uses with other parcels and uses within and adjoining the Village Center Boundaries.

Vehicular, Pedestrian and Bicycle Access and Circulation

Vehicular access is provided by an internal circulation system of streets that are shown to connect to both McMahan and Unser Boulevards. They are shown to be 48 feet wide rights of way for local and collector streets. Pedestrian and bicycle access is provided from several points around the perimeter of the site.

Design Parameters

The two sheets of design parameters cover the aspects of site design, accessibility & safety, circulation, transportation demand management, setbacks, walls and fences, signage and



graphics, lighting and outdoor furniture, architectural design, utilities, and landscaping. The adjacent site (00128 00000 01514) has the exact same design parameters, ensuring compatibility between and among development on both sites.

These design parameters are extensive and are the result of additions and changes made by staff and the Environmental Planning Commission during the previous requests (Z-99-112 and Z-99-118). The submitted design parameters are adequate for this site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works Department has comments and conditions that should be addressed by the applicant prior to final sign-off at the Development Review Board.

Neighborhood Concerns

The Planning Department has received no correspondence from any interested parties at the time this staff report was written.

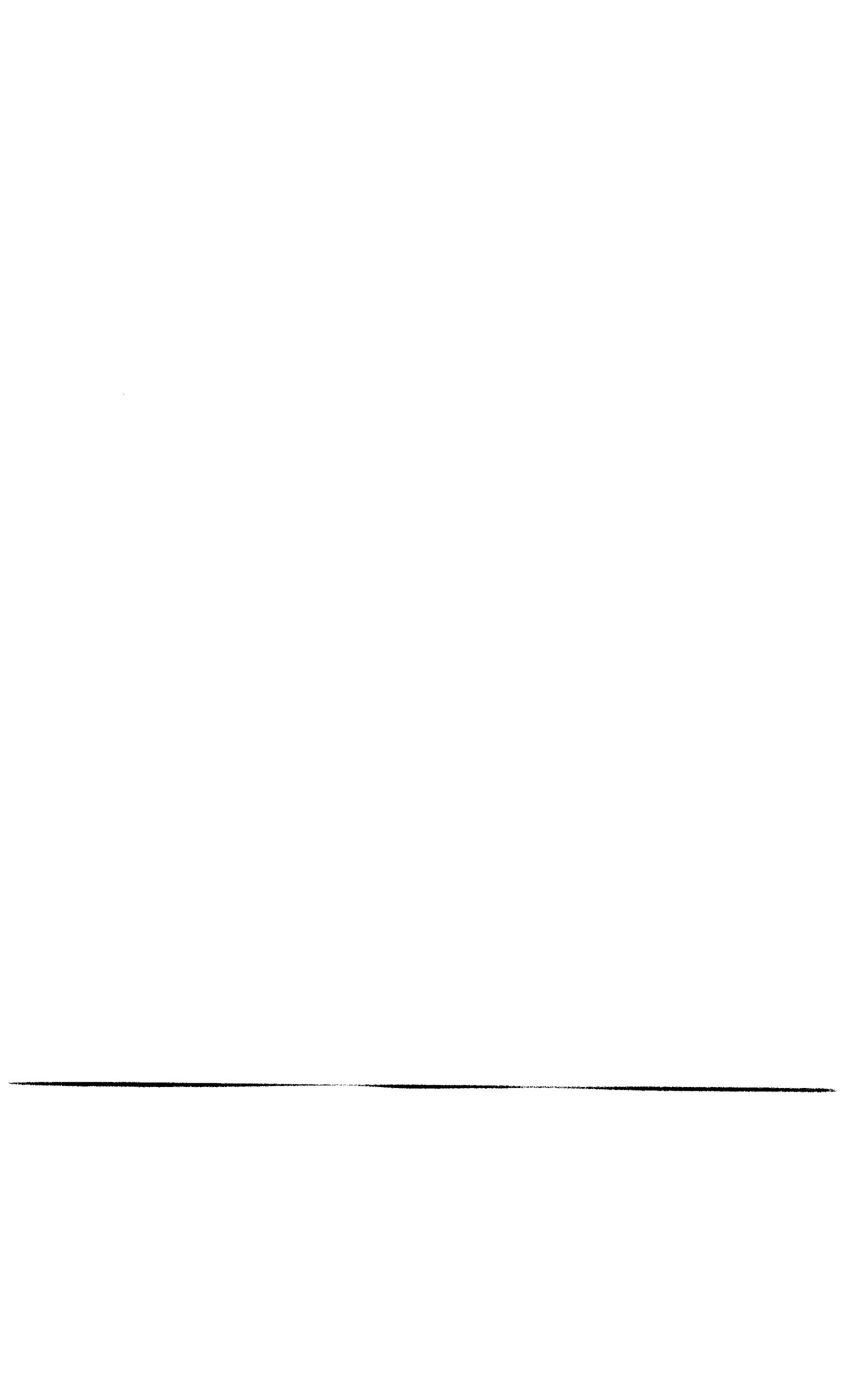
Conclusions

The zone map amendment and accompanying site development plan for subdivision are essentially resubmittals of EPC approvals that were not finalized by the applicant.

Both requests further the applicable goals, policies and intent of the *Comprehensive Plan*, the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.

The zone map amendment is justified as per *R-270-1980* because of changed neighborhood and community conditions and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.

The site plan meets the requirements of the *Zoning Code* for a site development plan for subdivision.



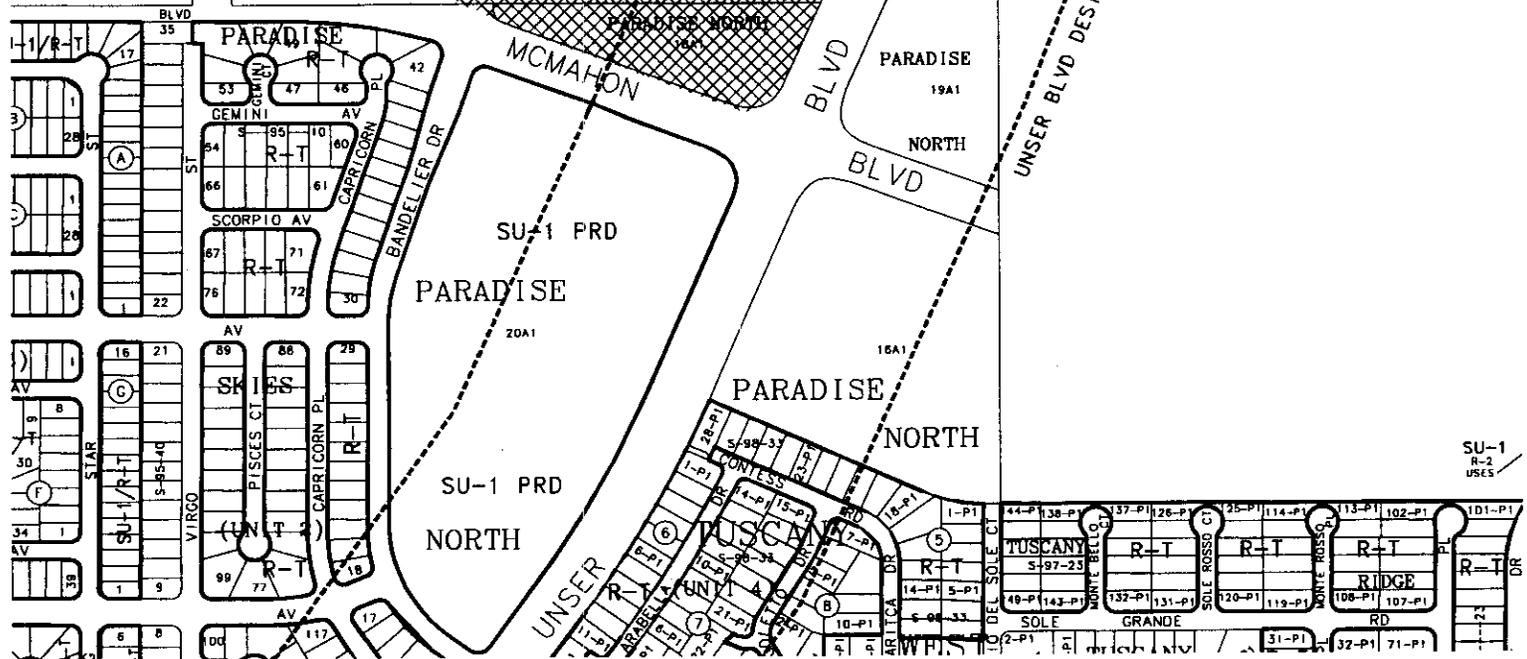
Sandoval County
Bernillo County

SU-1 C-1 USES

UNPLATTED

UNSER BLVD DESIGN OVERLAY ZONE

UNSER BLVD DESIGN OVERLAY ZONE



ZONING MAP



Scale 1" = 485'

PROJECT NO.
1000936

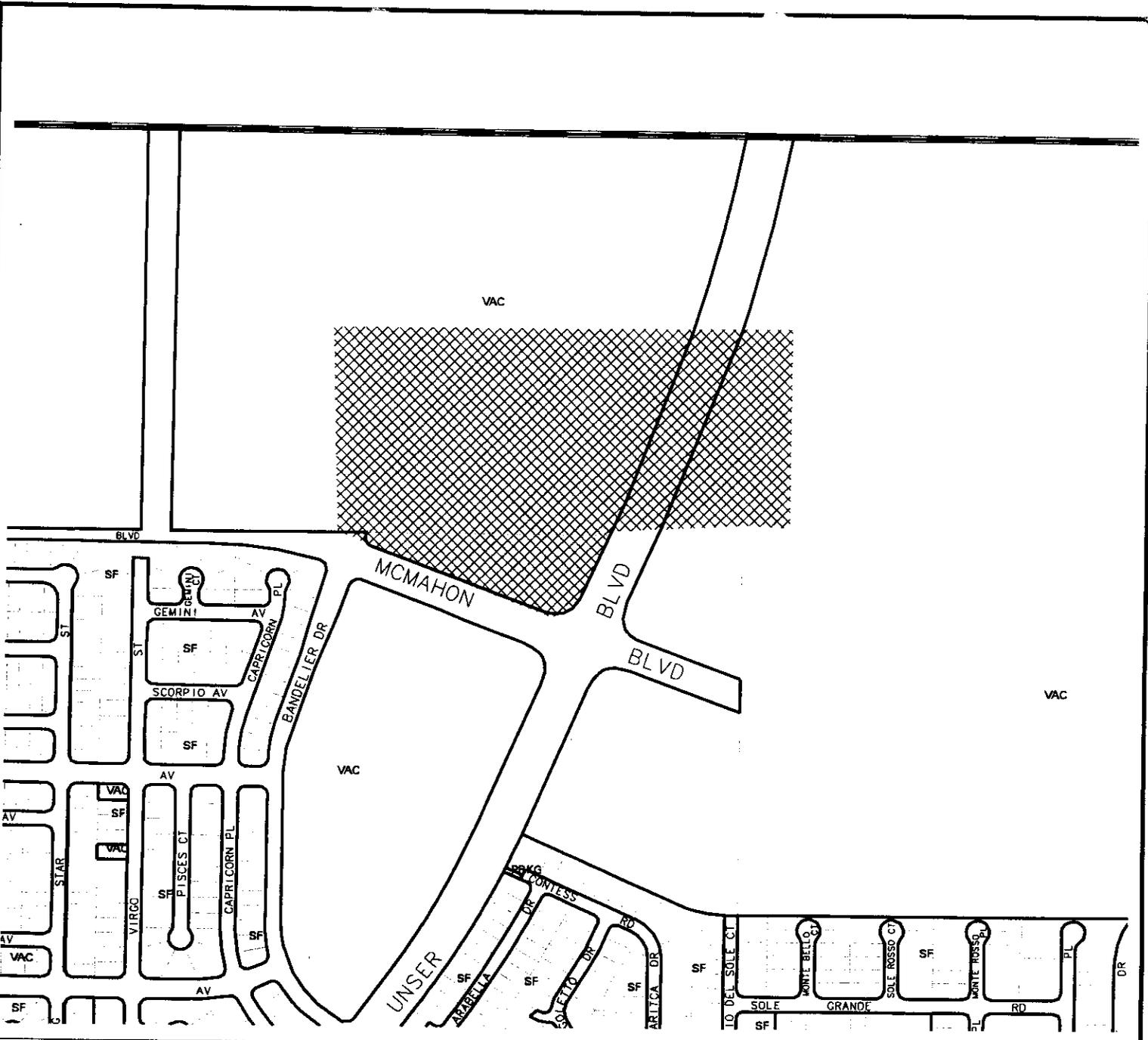
HEARING DATE
01-18-00

MAP NO.
A-11

APPLICATION NO.
00110-00000-01639
00128-00000-01640



Note: Shaded area indicates County Not to Scale



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- 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"= 485'

PROJECT NO.
1000936

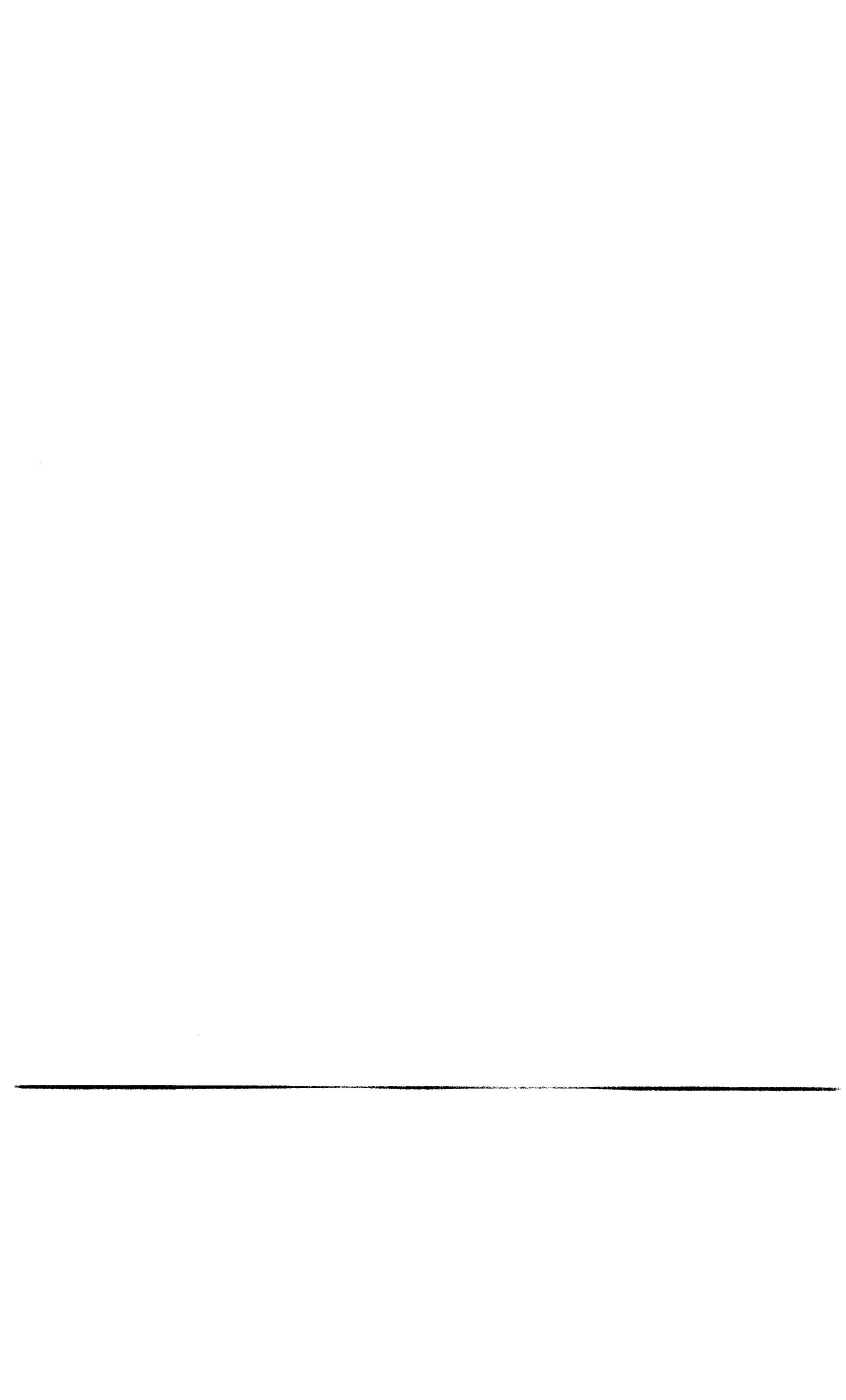
HEARING DATE
01-18-00

MAP NO.
A-11

APPLICATION NO.
00110-00000-01639
00128-00000-01640

FINDINGS – 00110 00000 01639 – Zone Map Amendment

1. This is a request for a zone map amendment from R-1 zoning to SU-1 for R-2 and SU-1 for Mixed Use (Commercial, Office and Residential) zoning, for an approximately 21 acre site located near the intersection of McMahan and Unser Boulevards NW.
2. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1998 (Z-97-119), but not finalized.
3. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable *Comprehensive Plan* policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.
5. The requested zoning furthers the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.
6. The request meets the requirements of R-270-1980, specifically: the existing zoning is inappropriate because of changed neighborhood or community conditions and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.
7. Only that portion of the subject site within the West Side Strategic Plan designated Village Center boundaries are proposed to allow commercial uses. The remaining portion of the site outside of the Village Center is proposed to be zoned SU-1 for R-2 Uses.



8. This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized. The site should be replatted to reflect the boundaries of the approved zoning.

RECOMMENDATION

APPROVAL of 00110 00000 01639, a zone map amendment from R-1 to SU-1 for Mixed Use (for that portion of the site within the designated Village Center): C-1 Permissive Uses 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 and Excluding Automobile Related Retail and Services Uses and Drive-Up Facilities (Maximum 4.5 Acres); O-1 Uses; and R-2 Uses (Minimum of 35% of the Gross Property Area) AND from R-1 to SU-1 for R-2 Uses (for that portion of the site outside of the designated Village Center), for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 00110 00000 01639 – Zone Map Amendment

1. The site shall be replatted to reflect the boundaries of the approved zoning.
-

FINDINGS – 00128 00000 01640 – Site Development Plan for Subdivision

1. This is a request for approval of a site development plan for subdivision for an approximately 21 acre site located near the intersection of McMahan and Unser Boulevards NW.
2. This site plan request is nearly identical to an EPC approved, but not signed-off site plan from 1999 (Z-99-118). This site plan request accompanies a request to reaffirm zoning that was approved by the EPC in 1998 (Z-97-119), but not finalized.
3. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers



a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The submitted site plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing the development of the Village Center with a land use and lot configuration that encourages neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers.
5. The submittal conforms to the density, type and hierarchy of uses as illustrated in the *Westside/McMahon Corridor Transportation and Land Use Guide*.
6. The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal.
7. The proposed property line boundary adjustment should occur at the time of platting at the Development Review Board and should not affect the approved zoning or land use allotments for this site or the adjacent site.

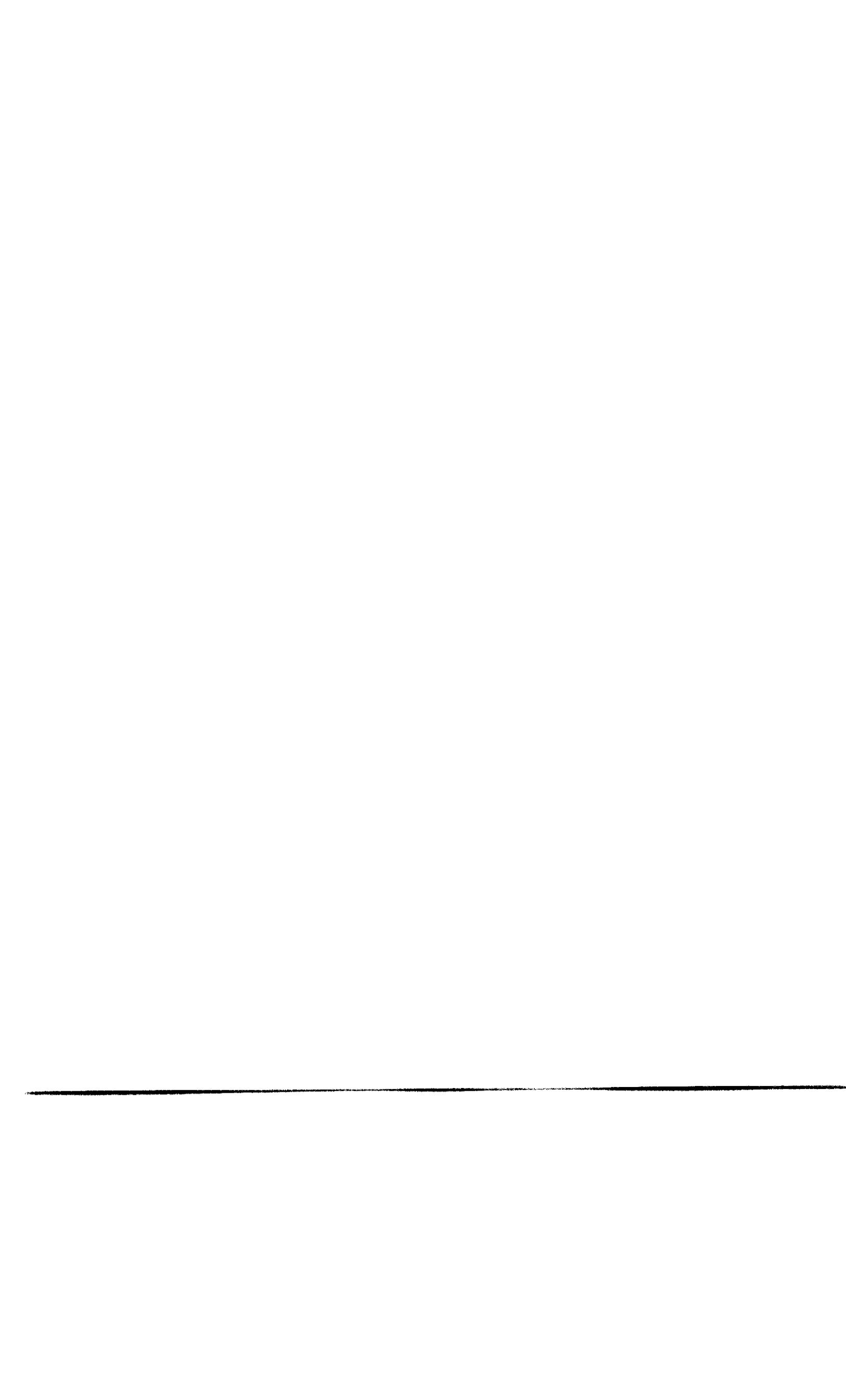
RECOMMENDATION

APPROVAL of 00128 00000 01640, a site development plan for subdivision, for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 00128 00000 01640 – Site Development Plan for Subdivision

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

-
2. This proposed property and zone line boundary adjustments shall occur at the time of platting at the Development Review Board and shall not affect the approved zoning or land use allotments for this site or any adjacent site.
3. Public Works Department Conditions:
- a. 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.
 - b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - c. 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.
 - d. This project shall help complete McMahan and the signal at McMahan / Unser, and possibly the McMahan / Ellison / Golf Course intersection.
 - e. Dedication of right-of-way for McMahan Boulevard per the Long Range Roadway System map, 32 foot minimum from the northern edge of the existing 124 right-of-way (all within the adjoining gas line easement).
 - f. Dedication of right-of-way for Unser Boulevard per the Long Range Roadway System map, 78 foot minimum from the street centerline.
 - g. Access to McMahan Boulevard shall be limited to a full access at Bandelier Drive (the westernmost access shown on the site plan) and a right-in/right-out access at approximately 400 feet west of Unser Boulevard.
 - h. Access to Unser Boulevard shall be limited to a full access approximately 1,200 feet north of McMahan Boulevard, and an additional right-in, right-out, left-in access approximately 700 feet north of McMahan Boulevard.
 - i. Dedication of additional right-of-way along McMahan Boulevard and Unser Boulevard as required by the City Engineer to provide for on-street bicycle lanes and an adjoining 10-foot multi-purpose trail facility.




Russell Brito
Senior Planner

cc: Bob Kunath & Howard Zolin, 92 Mark Drive, Hawthron Woods, Ill 60047
Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Ric Nordgren, Horizon Hills Neigh. Assoc., 10600 Sole Rosso Ct NW, Albuquerque, NM
87114
Julia Wilson, Horizon Hills Neigh. Assoc., 5705 Carmen Rd. NW, Albuquerque, NM 87114
William Davis, Skies West Neigh. Assoc., 10636 Capricorn Pl. NW, Albuquerque, NM 87114
Joanne Webb, Skies West Neigh. Assoc., 10724 Capricorn Pl. NW, Albuquerque, NM 87114

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

“Reviewed, no comment.”

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comment on the proposed zone change request.

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

- A) 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.
- B) All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

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:

Need this project to help complete McMahan and the signal at McMahan and possibly the McMahan / Ellison / Golf Course intersection. This one will be increasing traffic on Irving and Unser as well and should help this area of transportation infrastructure also.

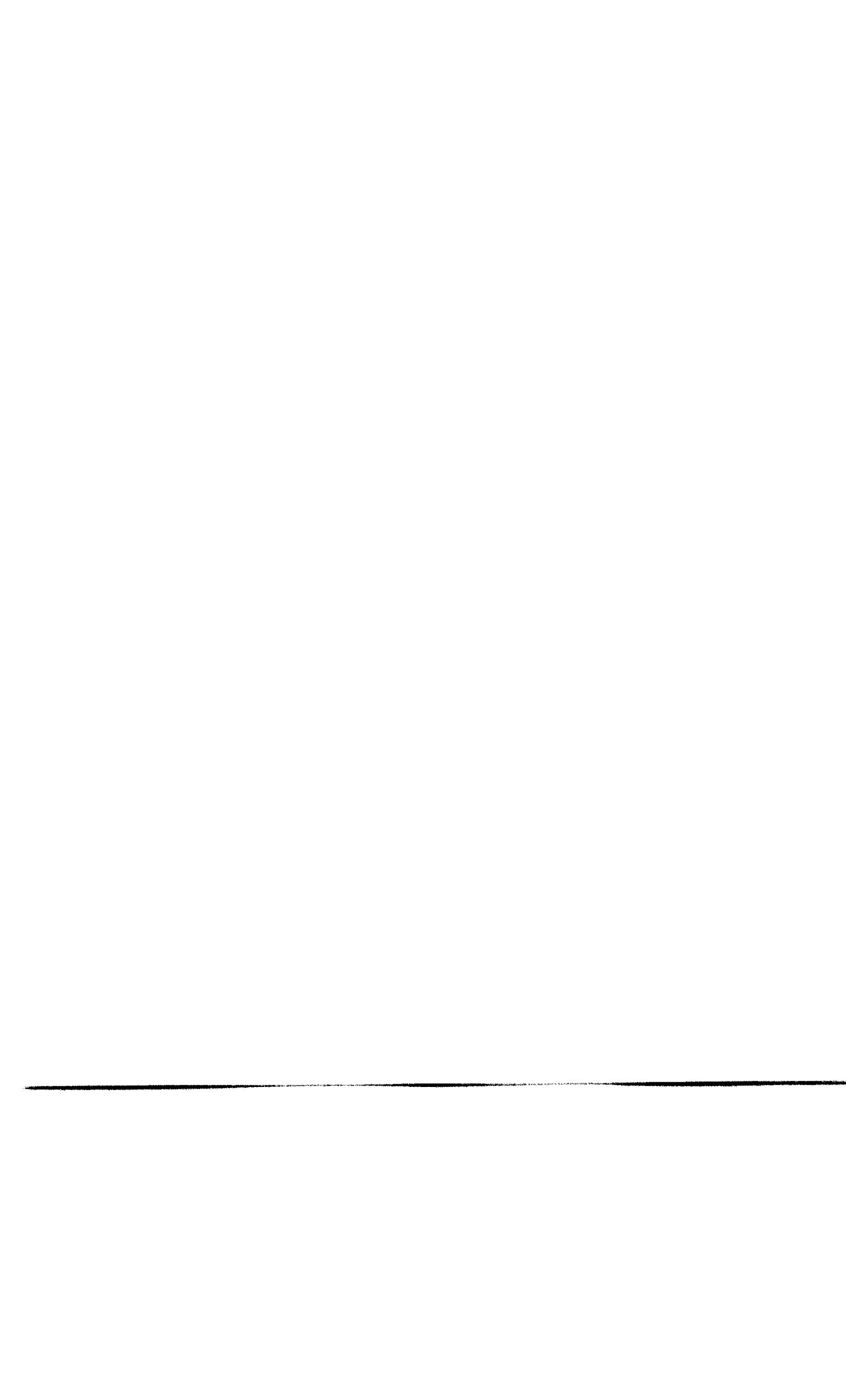
Hydrology:

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:

- McMahan Boulevard is designated a limited access, Principal Arterial on the Long Range Roadway System map with a minimum right-of-way width of 156 feet, inclusive of the adjoining 50-foot gas line easement. Further, 124 feet of right-of-way currently exists which includes 9 feet of the adjoining gas line easement (see attachment).
- Access to McMahan Boulevard per the adopted access plan is limited to a full access at Bandelier Drive (the westernmost access shown on the site plan), and to a right-turn only access approximately 400 feet west of Unser Boulevard.
- Unser Boulevard is designated a limited access, Principal Arterial on the Long Range Roadway System map with a minimum right-of-way width of 156 feet.



-
- Access to Unser Boulevard per the adopted access plan is limited to a full access approximately 1,200 feet north of McMahon Boulevard, and to an additional right-in, right-out, left-in access approximately 700 feet north of McMahon Boulevard.
 - McMahon Boulevard and Unser Boulevard, per the Long Range Bikeways System map, are proposed to contain on-street bicycle lanes and an adjoining 10-foot multi-purpose trail facility. Additional right-of-way may be required by the City Engineer.

CONDITIONS of approval of "site plan for subdivision":

- Dedication of right-of-way for McMahon Boulevard per the Long Range Roadway System map, 32 foot minimum from the northern edge of the existing 124 right-of-way (all within the adjoining gas line easement).
- Dedication of right-of-way for Unser Boulevard per the Long Range Roadway System map, 78 foot minimum from the street centerline.
- Access to McMahon Boulevard shall be limited to a full access at Bandelier Drive (the westernmost access shown on the site plan) and a right-in/right-out access at approximately 400 feet west of Unser Boulevard.
- Access to Unser Boulevard shall be limited to a full access approximately 1,200 feet north of McMahon Boulevard, and an additional right-in, right-out, left-in access approximately 700 feet north of McMahon Boulevard.
- Dedication of additional right-of-way along McMahon Boulevard and Unser Boulevard as required by the City Engineer to provide for on-street bicycle lanes and an adjoining 10-foot multi-purpose trail facility.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No Adverse Comment."

Environmental Services Division

NEIGHBORHOOD SERVICES

"Horizon Hills and Skies West (both recognized associations) were notified."

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 looking for neighborhood park land in this area.

Currently, there are no park facilities in this area and continued residential growth necessitates

park land acquisition. The applicant and the Parks & Recreation Department are interested in pursuing a single park site location with the proposed residential development on the north (#1000893). As these developments proceeds towards design, the Parks & Recreation Department and the applicant will meet to discuss a feasible park site location.

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

The Trails & Bikeways Facility Plan proposes a Primary Trail along the east side of Unser Blvd. in this location (Parcel J). In this case, we will require construction of a 10' asphalt trail in-lieu of sidewalk. Additionally, please allow for at least 5' of separation between the trail and face of curb and a minimum of 3' between the trail and wall or other vertical element. Be advised that landscaping improvements along the asphalt trail must not encroach on the trail itself. Trees must be a minimum of 3' away from the trail and shrubs, at their mature spread, must not encroach on the trail. Design of the trail shall be coordinated with the Trails Planner Diane Scena.

OPEN SPACE DIVISION

POLICE DEPARTMENT/Planning

Traffic volume

Lighting issues

Maintenance of landscaping

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

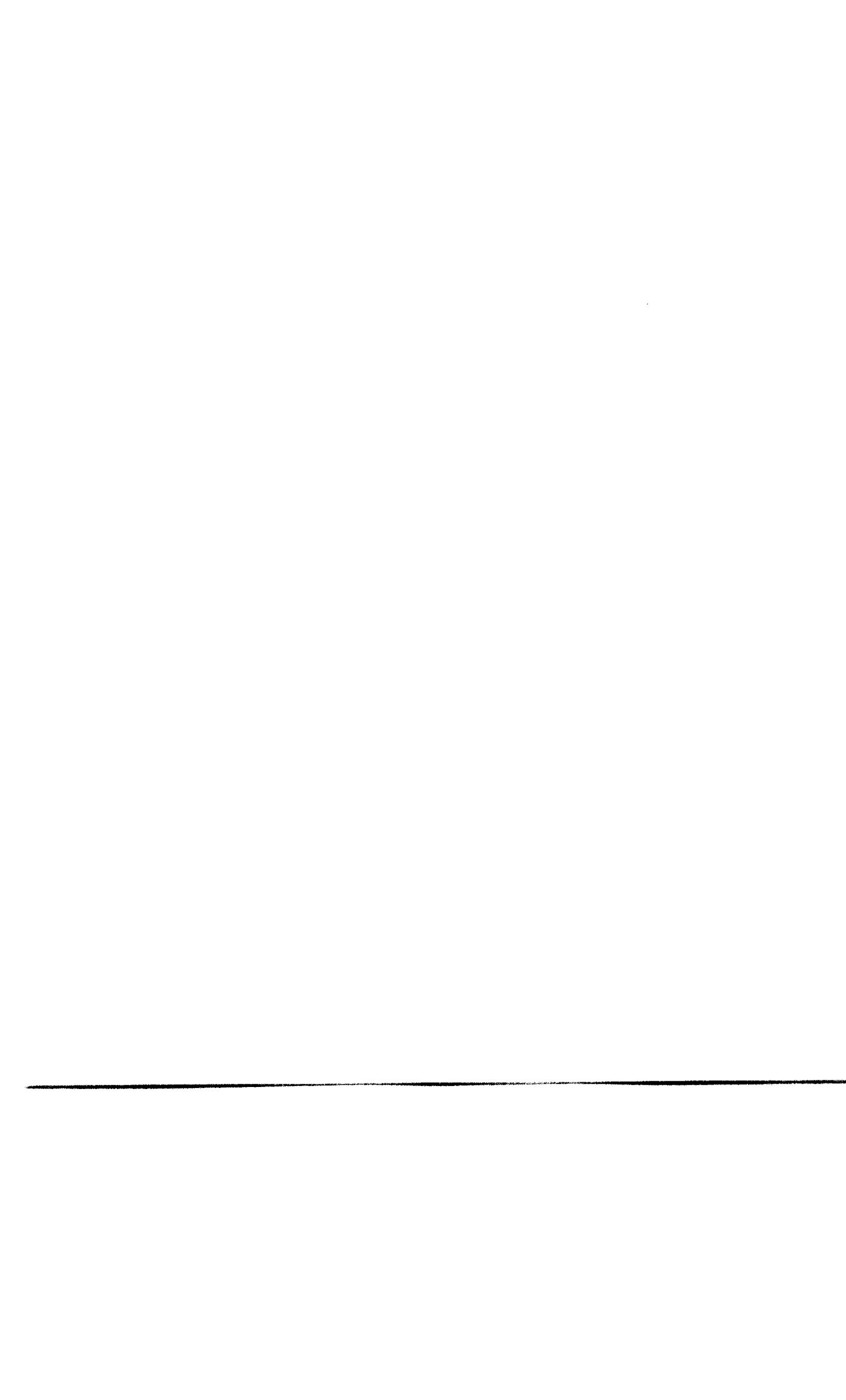
"No Adverse Comment."

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. Drainage will need to be coordinated with other development in this area. A detention pond may be required. Prior to development, an approved Grading and Drainage Plan adhering to City's plan for the area will be required. Applicant should also consider water quality features in the final design."

ALBUQUERQUE PUBLIC SCHOOLS

"No Adverse Comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

No adverse comment. For information, the Long Range Roadway System designates Unser Boulevard as a limited access principal arterial and McMahon Boulevard as a principal arterial.

LANDS N/F OF KUNATH

LANDS N/F ZOLIN

N19°07'44"E
2.51'

819.17'

TRACT 18A

(SEE NOTE 2 & 18)

TRACT 18A-1

(3.0513 AC.)

TRACT 17A

85.29'

415.28'

VACATED WITH
SLAT. V-90-38

62' R/W

124'

62'

S69°38'24"

9'

607.81'

EXIST. 20' GAS LINE ESMT.

EXIST. 30' GAS LINE ESMT.

833.30'

587.67'

217.87'

10' RUE. GRANTED WITH THIS PLAT (SEE NOTE 15)

10' RUE. GRANTED WITH THIS PLAT (SEE NOTE 15)

EXISTING DRAINAGE
MENT AREA WITH
(FILED 3-28-85; VC
FOLIO 167) VACATE
WITH THIS PLAT
V-90-38

N. W.

N23°46'53"E

699.84'

McMAHON

BOULEVARD

UNSER

N23°46'53"E

519.05'

156'

EXISTING NORTH PLAT
VOL. C32, FC
WITH THIS

10' RUE. GRANTED WITH THIS PLAT (SEE NOTE 15)

Please Note!

PREVIOUSLY PLATTED

TRACT 20A

(SEE NOTE 2)

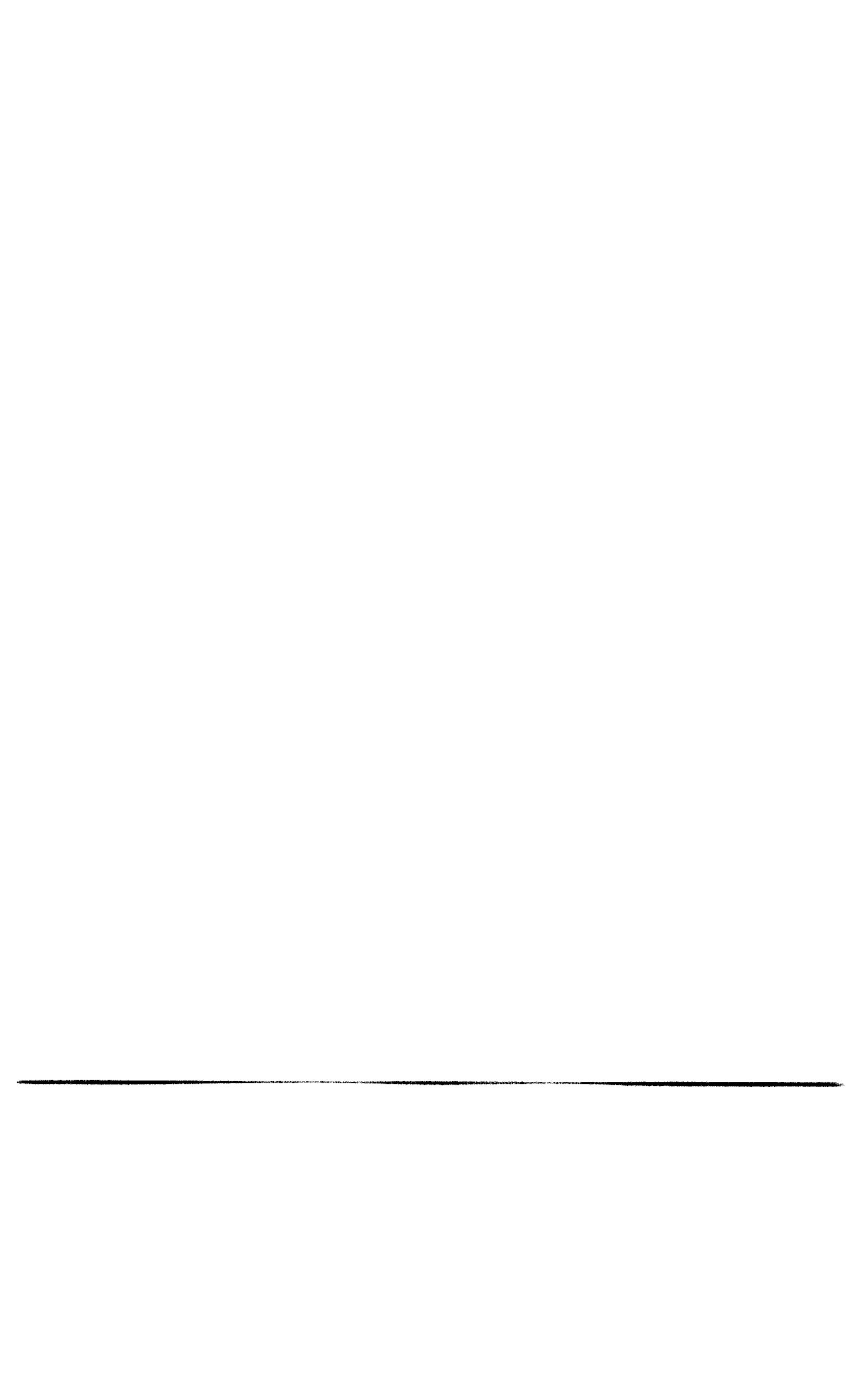
TRACT 20A-1

(19.0997 AC.)

00110-00000-01639

ILLUSTRATION
to accompany
Transportation
Planning's
comment

10
19
(SEE

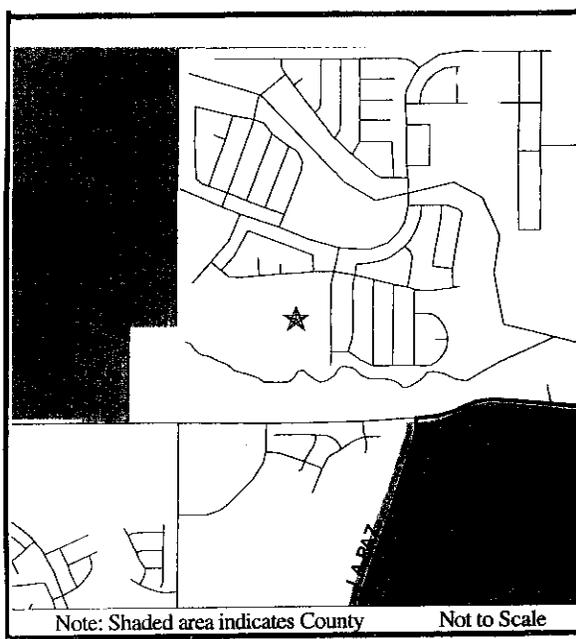




NOTICE OF PUBLIC HEARING

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

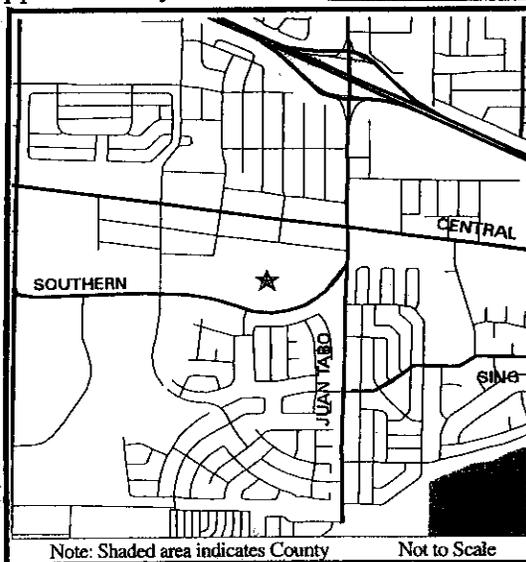
- 00110 000000 01500 Garcia Kraemer, agents for Charles Benzaquen, request a zone map
00138 00000 01501 amendment from SU-2/TH to SU-2/SU-1 Single Family Residence &
00128 00000 01502 Restaurant plus an amendment to the Sector Development Plan and
Project # 1000892 approval of a site development plan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



Note: Shaded area indicates County Not to Scale

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



Note: Shaded area indicates County Not to Scale

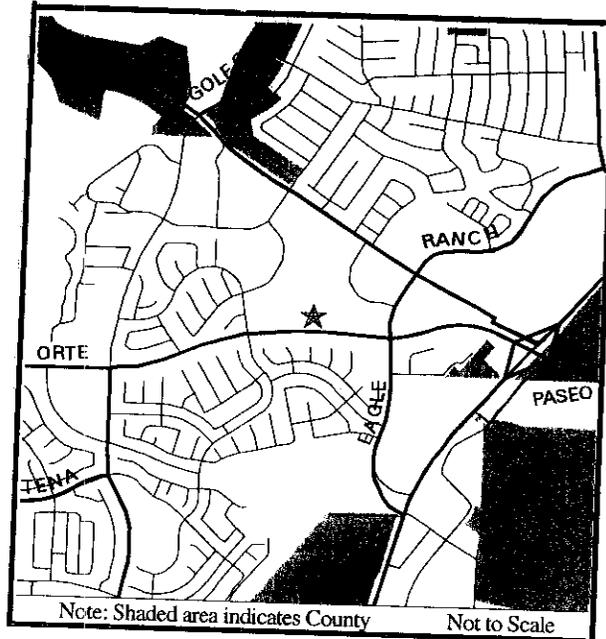
00110 00000 01639
 00128 00000 01640
 Project #1000936

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

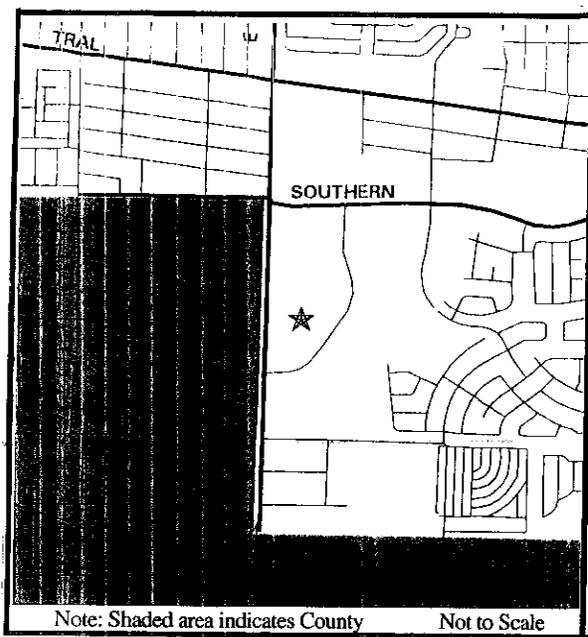
00128 00000 01624 HDR Engineering, agents for Bernalillo County PWD request approval
Project #1000930 of a site development plan for building permit for Lot B, Tracts A & B Pajarito Elementary School, zoned RO-1, located on Don Felipe Road SW between Coors Boulevard and Don Felipe Court, containing approximately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

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

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



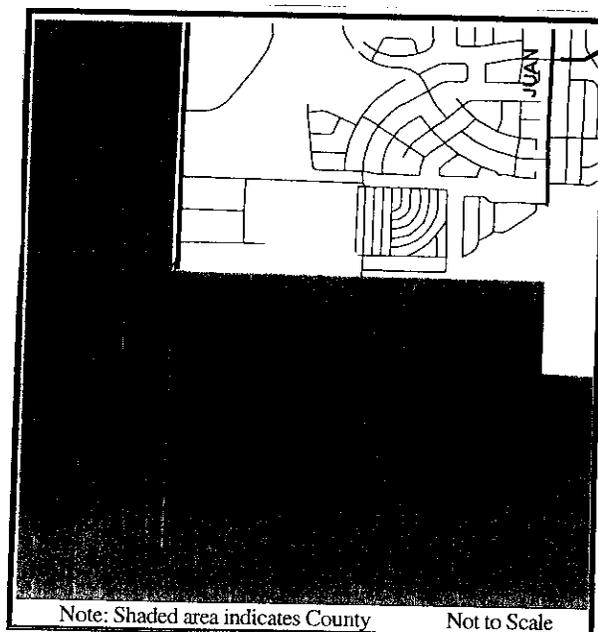
00110 00000 01644 Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone
00128 00000 01645 map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-
00128 00000 01646 1 for R-2 plus approval of a site development plan for subdivision
00128 00000 01647 purposes and approval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



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

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

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



00114 00000 01643 City of Albuquerque, Transit Department request annexation and
00110 00000 01650 establishment of SU-1 for Transit Facility and Daycare zoning plus
00128 00000 01641 approval of a site development plan for subdivision purposes and site
00128 00000 01642 development plan for building permit for Tracts B-15, B-16, B-17, B-18
Project #1000937 and B-19, Town of Atrisco Grant, located on Daytona between Unser
and 90th Street, containing approximately 20 acres. (J-9) Debbie
Stover, Staff Planner

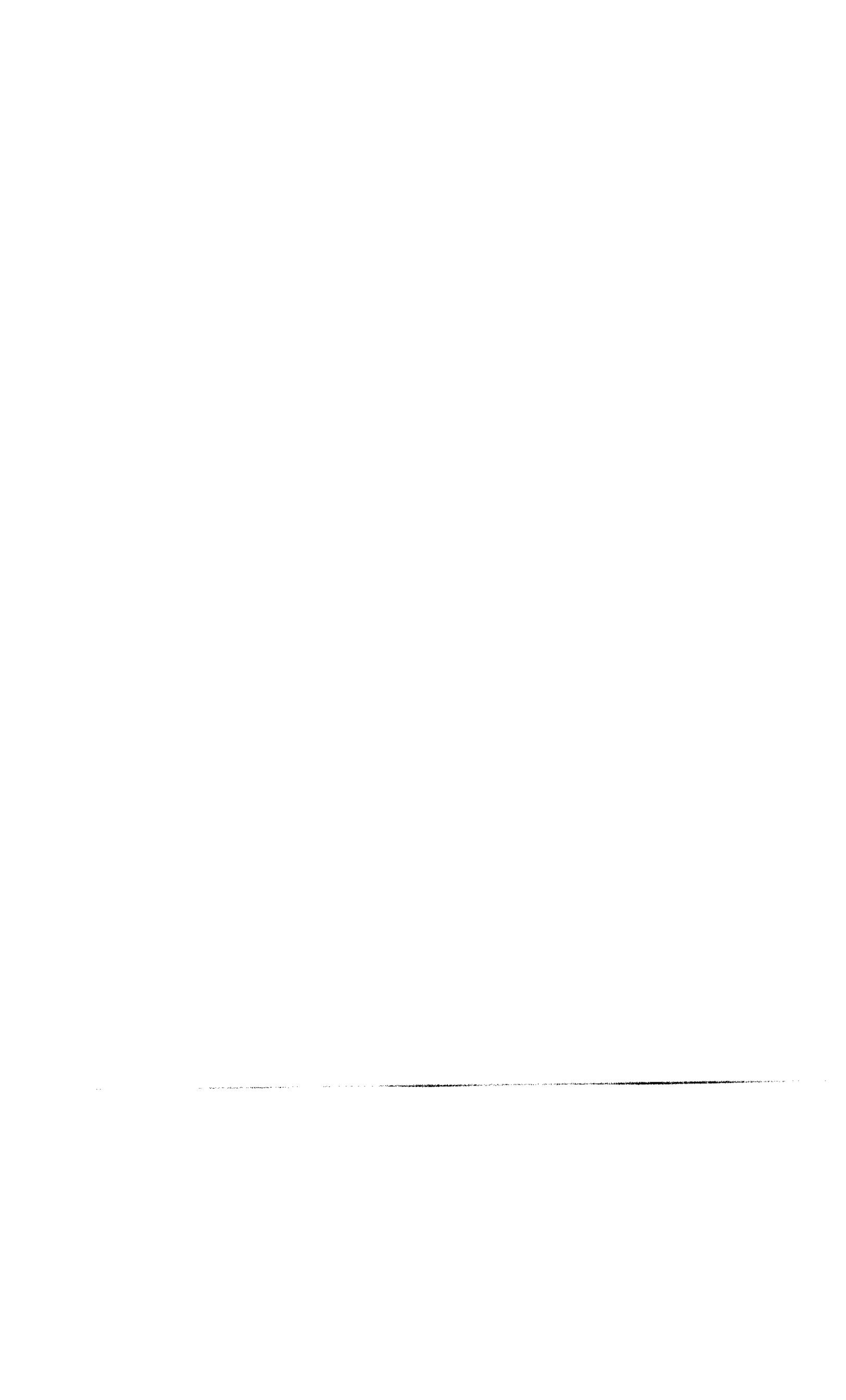
Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS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

Chuck Gara, Chairman
Environmental Planning Commission

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

APPROVED


Russell Brito, Senior Planner
Development Services Division, Planning Department



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

Meeting Date: Jan 18, 2001

Zone Atlas Page: A-11-E

Notification Radius: 100 Ft.

Cross Reference and Location: _____

App#	<u>00110 0000 01659</u>
Proj#	<u>1000936</u>
Other#	<u>00108 0000 01640</u>

Applicant: Bob Kurath & Howard Zelnik & Tres Esquivias Partners

Address: 92 Oak Dr, Hawthornwood, TX 76091 ✓

Agent: Consensus Planning, Inc. ✓

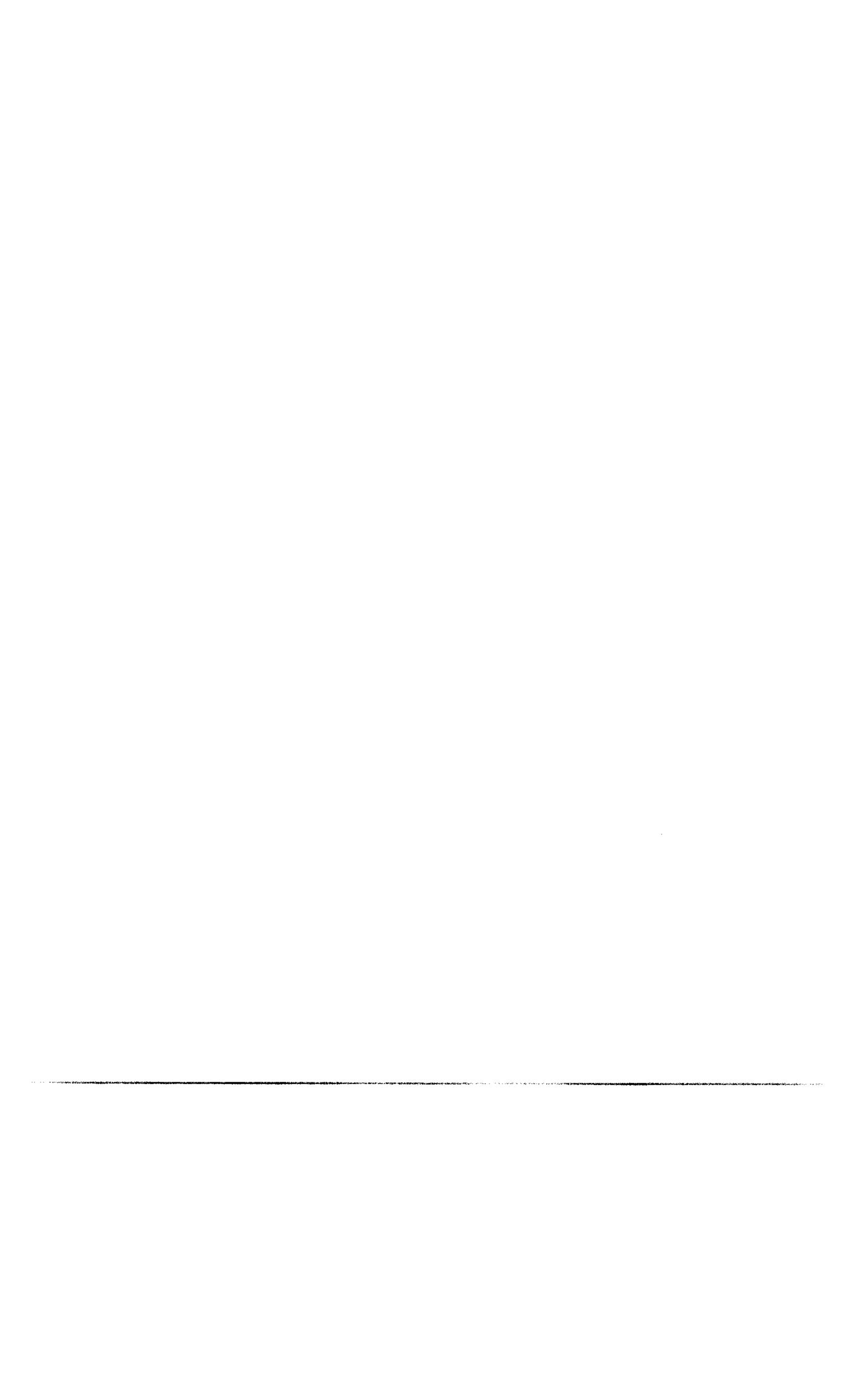
Address: 924 Park Ave, 87102

SPECIAL INSTRUCTIONS

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

Date Mailed: 1-3-01

Signature: B. Tsethlikai



PROPERTY OWNERSHIP / LEGAL LIST

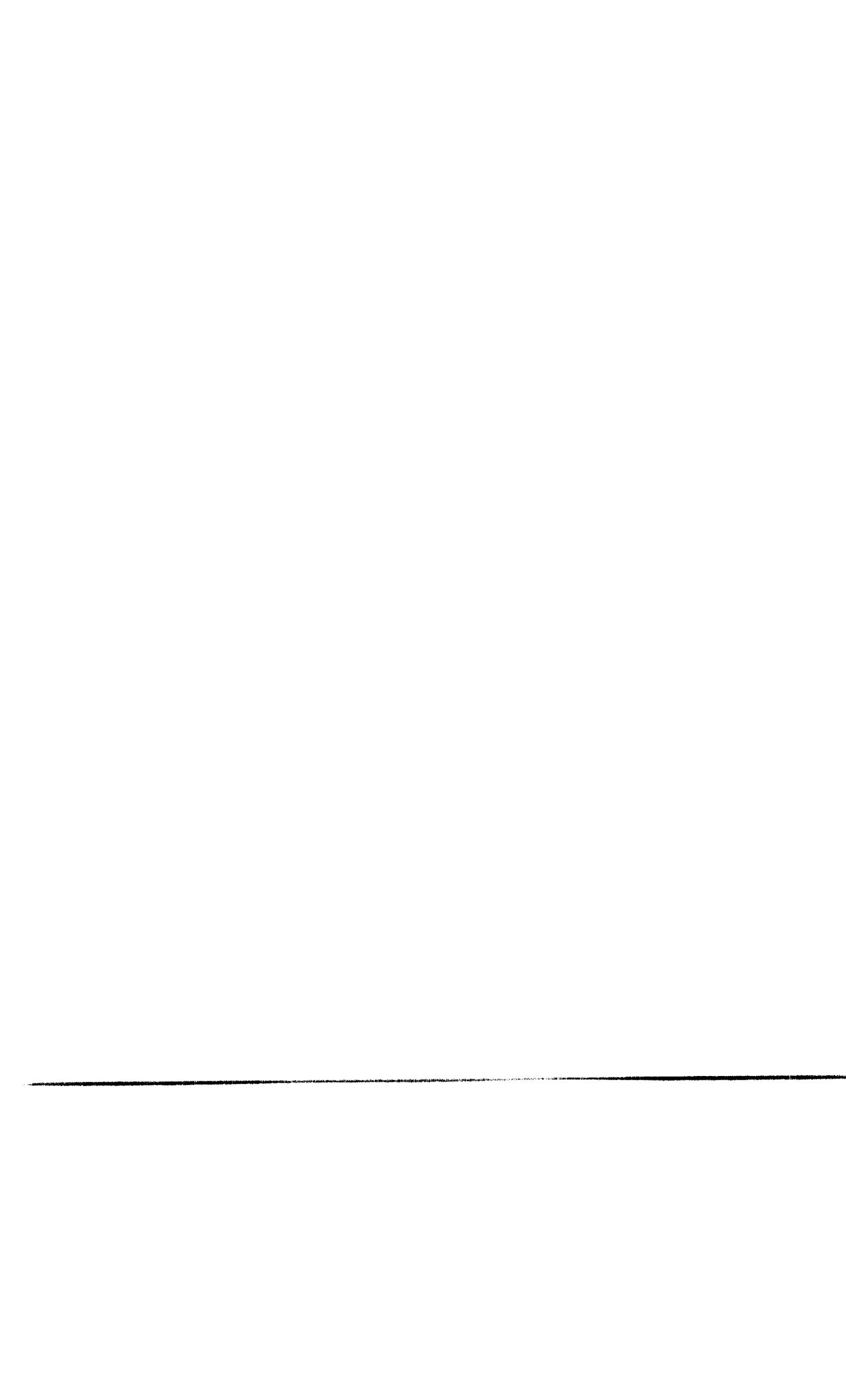
App# _____

Proj# _____

Date: _____

Page 1 of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
A-11	1611646	377-385	105-01	✓	1611646	233-01	205	15 ✓
		351-429	10	✓ mfg		242-01		10 ✓
		247-429	40	✓		241-357		17 ✓
		387-428	101-35	✓ mfg				
		431-428	30	✓ mfg				
		380-272	10	✓ mfg				
		476-225	21	✓				
		493-416	95	✓ mfg				
		494-445	24	✓ mfg				
		465-409	110	✓				
		245-310	104-02	✓				
		210-497	115-53	✓				
		233-455	15	✓				
		277-315	164-01	✓ mfg				
		245-416	208-02	✓				
		246-451	11	✓				
		247-297	12	✓				
		202-01	13	✓				
		204-371	14	✓				



1011066 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106632238510501 LEGAL: TR 1 8A-1 VACATION AMENDED PLAT AND REPL OF PARADIS LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WARD PHILLIP C & MAXAM GARTH L
OWNER ADDR: 06121 INDIAN SCHOOL NE ALBUQUERQUE NM 87110

101106635142910510 LEGAL: SE/4 NW/ 4 NE/4 EXC ELY PORT AND EXC PORT OUT TO R/ LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ZOLIN HOWARD A ETUX
OWNER ADDR: 00405 NORTHFIELD AV W ORANGE NJ 07052

101106629742910540 LEGAL: SW/4 NW/ 4 NE/4 SEC 2 T11N R2E CONT 10.0000 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: KUNATH ROBERT W ETUX
OWNER ADDR: 00092 MARK DR HAWTHORN WOODS IL 60047

101106638742810135 LEGAL: ELY PORT OF SE/4 NW/4 NE/4 SEC 2 T11N R2E (AKA REM LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ZOLIN HOWARD A ETUX
OWNER ADDR: 00405 NORTHFIELD AV W ORANGE NJ 07052

101106643142810130 LEGAL: SW1/ 4 NE 1/4 NE1/4 T11N R2E SEC 10.00 AC TRA LAND USE:
PROPERTY ADDR: 00000 UNKNOWN
OWNER NAME: SMITH RICHARD E & EVA M A
OWNER ADDR: 00000 PO BOX 372 CEDAR CREST NM 87008

101106638037210110 LEGAL: TRAC T 19 A-1 VACATION AMENDED PLAT & REPL OF PARADI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TRES ESQUINAS II LLC
OWNER ADDR: 06121 INDIAN SCHOOL NE ALBUQUERQUE NM 87110

101106647033510120 LEGAL: SEC 2 T1 1N R2E 40.00 AC SE1/4 NE1/4 LAND USE:
PROPERTY ADDR: 00000 LYONS BLV NW
OWNER NAME: GLUCKMAN FRANCINE & ETAL
OWNER ADDR: 00420 W. 24TH ST NEW YORK NY 10011

101106649541010125 LEGAL: THE S1/2 OF SE OF NE OF NE OF SEC 2 T11N R2E CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SMITH RICHARD E & EVA M A
OWNER ADDR: 00000 PO BOX C 372 CEDAR CREST NM 87008

101106649544510124 LEGAL: THE N1/2 OF SE OF NE OF NE OF SEC 2 T11N R2E CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SMITH RICHARD E & EVA M A
OWNER ADDR: 00000 PO BOX 372 CEDAR CREST NM 87008

101106646549810160 LEGAL: N/2 NE/4 NE/4 SEC 2 T11N R2E WXC WLY PORTION OUT T LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: FEINSTEIN MARTIN I
OWNER ADDR: 06700 192ND ST FRESH MEADOWS NY 11365

101106626531010402 LEGAL: TRAC T 16 A-1 VACATION AMENDED PLAT & REPL OF PARADI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GONZALES MARK & JENNIE T ETAL
OWNER ADDR: 01100 JUAN TABO NE ALBUQUERQUE NM 87112

101106632949710550 LEGAL: E/2 N/2 NW/4 NE/4 SEC 2 T11N R2E EXC ELY PORT OUT LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: ZEIDMAN LEWIS ETUX ETAL
 OWNER ADDR: 00031 CENTURY TR HARRISON NY 10528

101106623345510505 LEGAL: E PORT E /2 NE/4 NW/4 SEC 2 T11N R2E CONT 18.5500 A LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: COHN BERTRAM D
 OWNER ADDR: 08420 RIDGE BL BROOKLYN NY 11209

101106627731810201 LEGAL: TRAC T 20 A-1 VACATION AMENDED PLAT & REPL OF PARADI LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: TRES ESQUINAS LIMITED COMPANY
 OWNER ADDR: 06121 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101106624534620810 LEGAL: LOT 39 P LAT FOR PARADISE SKIES UNIT 1 CONT 0.1101 LAND USE:
 PROPERTY ADDR: 00000 10736 CAPRICORN PL NW
 OWNER NAME: MYSZEWSKI JANICE
 OWNER ADDR: 10736 CAPRICORN NW ALBUQUERQUE NM 87114

101106624635120811 LEGAL: LOT 40 P LAT FOR PARADISE SKIES UNIT 1 CONT 0.1106 LAND USE:
 PROPERTY ADDR: 00000 10740 CAPRICORN PL NW
 OWNER NAME: HALSEY BARRY A
 OWNER ADDR: 10740 CAPRICORN PL NW ALBUQUERQUE NM 87114

101106624735720812 LEGAL: LOT 41 P LAT FOR PARADISE SKIES UNIT 1 CONT 0.1215 LAND USE:
 PROPERTY ADDR: 00000 10744 CAPRICORN PL NW
 OWNER NAME: DOWNEY JAMES F & MICHELE
 OWNER ADDR: 10744 CAPRICORN PL NW ALBUQUERQUE NM 87114

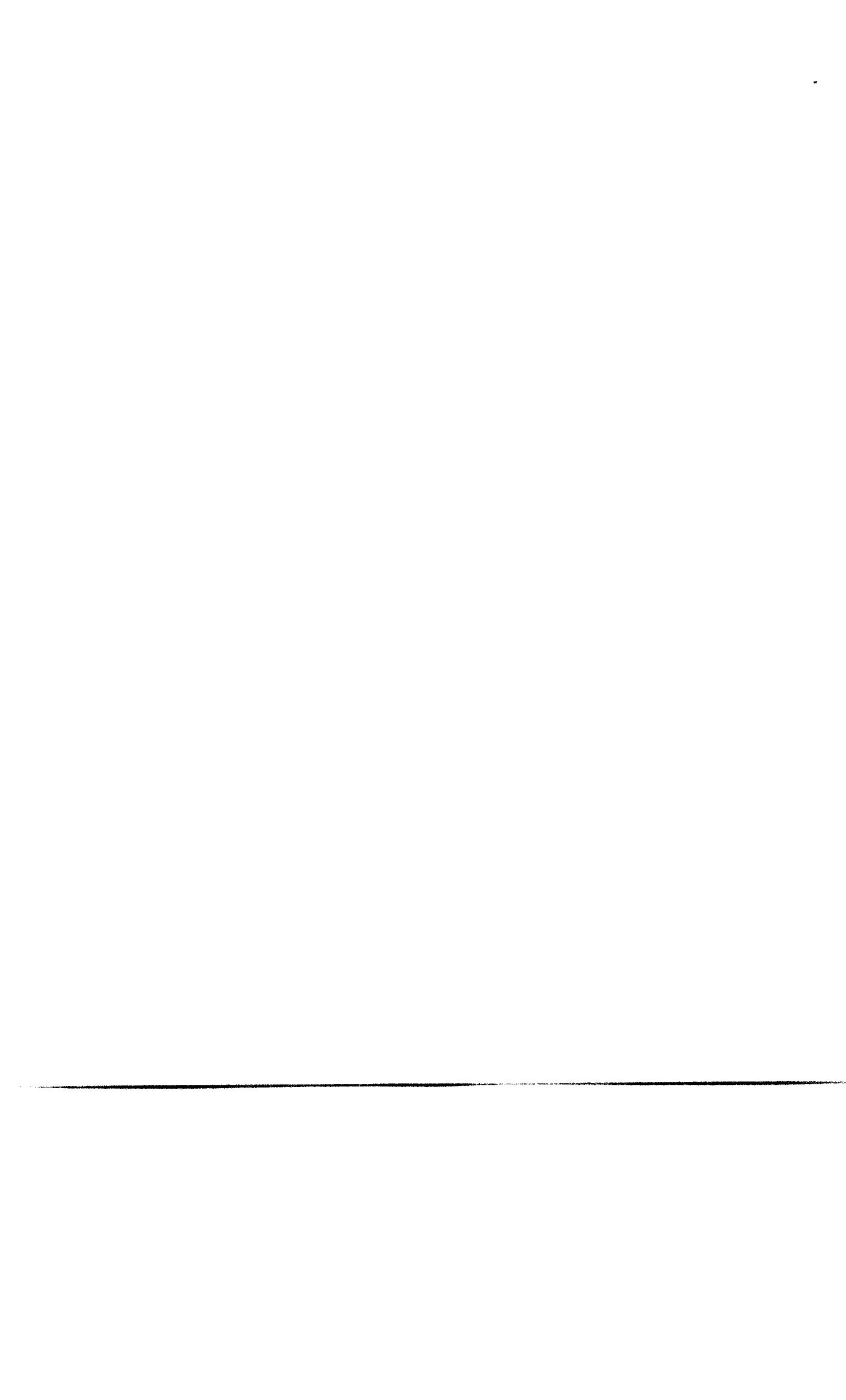
101106625036420813 LEGAL: LOT 42 P LAT FOR PARADISE SKIES UNIT 1 CONT 0.2544 LAND USE:
 PROPERTY ADDR: 00000 10748 CAPRICORN PL NW
 OWNER NAME: JONES DARRELL & BARBARA S
 OWNER ADDR: 10748 CAPRICORN PL NW ALBUQUERQUE NM 87114

101106624437120814 LEGAL: LOT 43 P LAT FOR PARADISE SKIES UNIT 1 CONT 0.1537 LAND USE:
 PROPERTY ADDR: 00000 10752 CAPRICORN PL NW
 OWNER NAME: PLAMONDON JUDITH A & ROBERT M
 OWNER ADDR: 10752 CAPRICORN PL NW ALBUQUERQUE NM 87114

101106623337120815 LEGAL: LOT 44 P LAT FOR PARADISE SKIES UNIT 1 CONT 0.2333 LAND USE:
 PROPERTY ADDR: 00000 10751 CAPRICORN PL NW
 OWNER NAME: HARRISON BERRETT L & DEBORAH R
 OWNER ADDR: 10751 CAPRICORN PL NW ALBUQUERQUE NM 87114

101106623036420816 LEGAL: LOT 45 P LAT FOR PARADISE SKIES UNIT 1 CONT 0.2037 LAND USE:
 PROPERTY ADDR: 00000 10749 CAPRICORN PL NW
 OWNER NAME: PADILLA RAYMOND T & DAPHNE K
 OWNER ADDR: 10749 CAPRICORN PL NW ALBUQUERQUE NM 87114

101106623135720817 LEGAL: LOT 46 P LAT FOR PARADISE SKIES UNIT 1 CONT 0.1483 LAND USE:
 PROPERTY ADDR: 00000 10745 CAPRICORN PL NW
 OWNER NAME: SAAVEDRA ERIC M
 OWNER ADDR: 10745 CAPRICORN PL NW ALBUQUERQUE NM 87114



Howard Zolin
420 East 54th Street
apt. 32 B
New York, New York 10022

November 21, 2000

Chuck Gara, Chairman
Environmental Planning Commission
PO Box 1293
Albuquerque, NM 87103

Dear Chairman Gara,

I am a member of the Alexander Samuels Realty Group, L.L.C. and hereby authorize Consensus Planning the authority to work on my behalf in requesting an amendment to the Site Plan for Subdivision (21 acres) located northwest of the Unser/McMahon intersection.

Please do not hesitate to call me at 212-644-6421 if you have any questions.

Very truly yours,


Howard Zolin

VIA FAX
505-842-5495

October 24, 2000

Chuck Gara, Chairman
Environmental Planning Commission
PO Box 1293
Albuquerque, NM 87103

Dear Chairman Gara:

This letter hereby gives Consensus Planning the authority to work on my behalf in requesting an amendment to the Site Plan for Subdivision for the 21 acres north and west of the Unser/McMahon intersection owned by Bob Kunath and Howard Zolin, and the Tres Esquinas partnership. Curb, Inc. is the contract purchaser for a portion of this site.

Please do not hesitate to call me at 881-9190 if you have any questions.

Sincerely,



Chuck Haegelin, President
Curb, Inc.

“ATTACHMENT A”

*John Valdez, Consensus Planning
Zone Map A-11*

HORIZON HILLS N.A. (R)

***Ric Nordgren**

10600 Sole Rosso Ct. NW/87114 792-2821 (h)

Julia M. Wilson

5705 Carmen Rd. NW/87114 899-4030 (h) 505-455-1300 (w)

SKIES WEST N.A. (R)

***William Davis**

10636 Capricorn Pl. NW/87114 890-1712 (h)

Joanne Webb

10724 Capricorn NW/87114 890-4654 (h)

FOR YOUR INFORMATION:
LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

SITE PLAN FOR SUBDIVISION

REQUIRED INFORMATION:

The site, the site consists of 1.63 acres, within the Unser/McMahon Village Center and 4.5 acres outside the Village Center.

Kentfield, CA 94721-119

Proposed Use: Zoning on this property was approved by the Environmental Planning Commission on September 16, 1997 as follows:

SU-1 for Mixed Use Development: 13.3 acres

C-1 Permissive Uses, excluding automobile related retail 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 (maximum 4.5 acres);

O-1 Permissive and Conditional Uses; and

R-2 Permissive and Conditional Uses (minimum of 15% of the gross acreage);

SU-1 for R-2: 4.5 acres

Use Districts: (SU-1, R-2)

Proposed Use: Zoning on this property was approved by the Environmental Planning Commission on April 17, 1997 as follows:

SU-1 for C-1 Permissive Uses: 3.0 acres

Pedestrian and Vehicular Ingress and Egress: Trails: There are proposed trails along Unser and McMahon Boulevards per the Trails and Bikeways Master Plan.

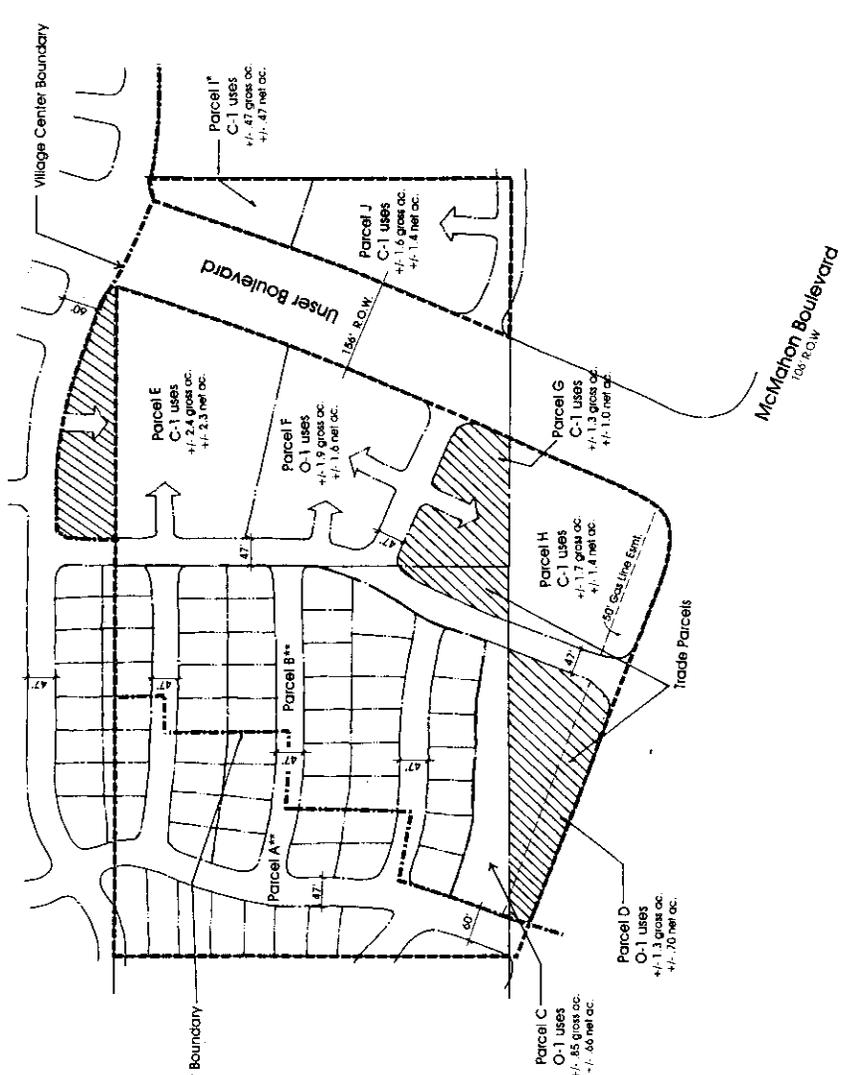
Vehicular Access: In accordance with the Transportation and Land Use Guide for Westside/McMahon, the site shall have an internal circulation system of collector and local roads. Collector roads shall be located at the parcel, local, neighborhood, and regional levels. The configuration shall be determined with the Site Plan for Building Purposes.

Access: Pedestrians shall access the Village Center from several points around the perimeter of the site. Pedestrian access shall also be provided into the site from the east and west of the Village Center to ensure easy connections from the R-2 use to the Village Center.

Bicycle Access: Bicycle trails are planned along Unser and McMahon Boulevards east and south of the subject property. Also, pursuant to the West Side Strategic Plan, the internal collector streets will have on-street bicycle lanes.

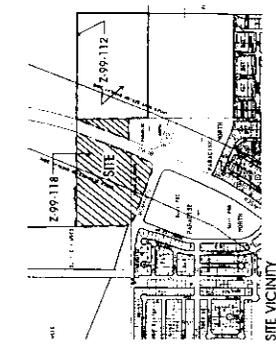
Lighting: All property developers within the portion of the Village Center subdivision that is located within the City of Westside shall be required to provide lighting for public access and service to this area.

Landscaping: The Design Guidelines (see Sheets 2 and 3) outline the landscape requirements for the Village Center. A minimum of 15 percent of the site shall be landscaped.



PROPERTY COVERED BY THIS SITE PLAN FOR SUBDIVISION
TOTAL ACREAGE: 20.8 GROSS ACRES

30' ACCESS POINTS



APPROVALS
THIS SITE PLAN FOR SUBDIVISION IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AND CONDITIONS OF APPROVAL HAVE BEEN MET.

Planning Department	Date
Transportation Department	Date
City Engineer	Date
Utility Development	Date
Parks and Recreation Department	Date

Parcel	Land Use	Gross Acres
B	R-2	4.65
C	O-1	.85
D	O-1	1.34
E	C-1	2.40
F	O-1	1.90
G	O-1	1.34
H	O-1	1.42
I	O-1	1.42
J	C-1	1.63
TOTAL VILLAGE CENTER		16.3

Note: In order to achieve the goals of this plan, a plat shall be required that implements the proposed land trades between this property and the property to the south and east. The purpose of this trade is to provide each landowner with a developable parcel with reasonable access.

*Parcel I is proposed to be traded with an equal size parcel in ZIP-112. Parcel D and G are proposed as a equal trade.
**Parcel A and B are zoned SU-1 for R-2 uses and SU-1 for Mixed Use, respectively. Parcel B fulfills the required residential component of the SU-1 for Mixed Use zone (minimum 35%), as approved by the Environmental Planning Commission. The illustrated residential lots are a permissive use in both zones.

Scale: 1" = 100'



AMENDED
SITE PLAN FOR SUBDIVISION
Unser/McMahon
Village Center North

Prepared For:

Unser/McMahon Group
92 Mark Drive
Hawthorn Woods, IL 60047

Prepared By:

Conatus Planning, Inc.
9241 Park Avenue SW
Albuquerque, NM 87102
November 27, 2000
Sheet 1 of 3

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.

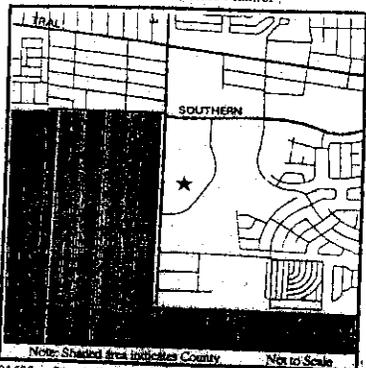
PRICE 273.74

Statement to come at end of month.

ACCOUNT NUMBER 080583

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

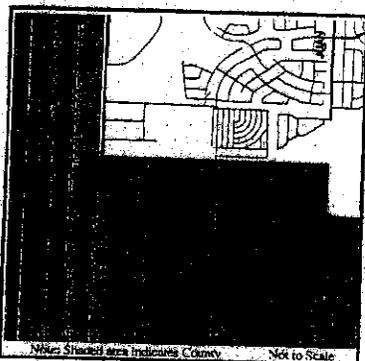
00110 00000 01644
00128 00000 01645
00128 00000 01646
00128 00000 01647
Project # 1000938
Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes 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 1/4, NW 1/4, located on Eubank Blvd. SE between Southern SE and KAFB, containing approximately 40 acres. (M-21) Makita Hill, Staff Planner



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

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 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

Albuquerque, NM 87102
Call 505-434-6064
Camper shell \$3,500. OBO. Call

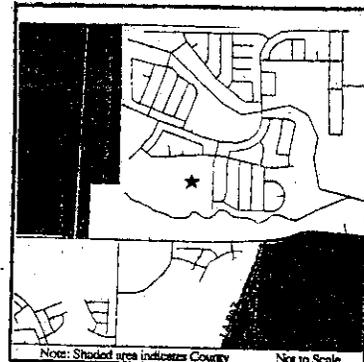
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, January 18, 2001 at 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)

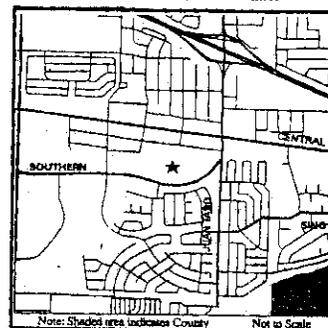
00110 00000 01500
00138 00000 01501
00128 00000 01502
Project # 1000892
Garcia Kraemer, agents for Charles Benzague, request a zone map amendment from SU-2/TH to SU-2/SU-1 Single Family Residence & Restaurant plus an amendment to the Sector Development Plan and approval of a site development plan for 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
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

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



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

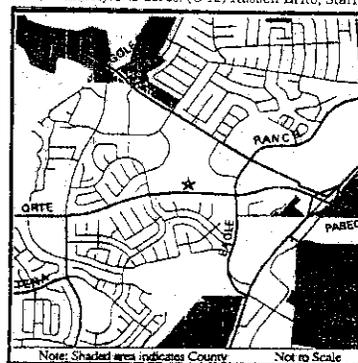


00110 00000 01639
00128 00000 01640
Project #1000936
Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin request a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities 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 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
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-L, 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 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
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



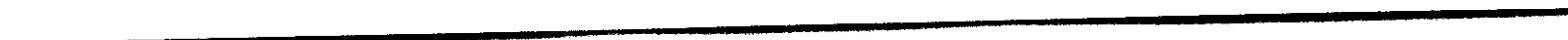




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[Note: these items are not in the order they will be heard]

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



City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Supplemental form 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	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Special Exception	E
<input checked="" type="checkbox"/> ...for Subdivision Purposes		APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: Planning Director	
<input type="checkbox"/> IP Master Development Plan		or Staff, DRB, EPC, Zoning Board of	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	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: Mr. Bob Kunath, Mr. Howard Zolin, PHONE: (847) 405-3821
 ADDRESS: 92 Mark Drive & Tres Esquinas Partners FAX: (505) 405-0684
 CITY: Hawthorn Woods STATE Ill ZIP 60047 E-MAIL: _____
 Proprietary interest in site: Owners
 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

DESCRIPTION OF REQUEST: Amendment to Site Plan for Subdivision, Zone Map Amendment com

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv. / Addn. Town of Alameda Grant SE 1/4 OF NW 1/4 T11S, R2E, + PORTION OF SE 1/4 OF NW 1/4 OF SE 1/4 T11N, R2E
 Current Zoning: R-1 Proposed zoning: See attached
 Zone Atlas page(s): A-11 No. of existing lots: 2 No. of proposed lots: 5
 Total area of site (acres): 2.1 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? No
 UPC No. See attached 1011 066 297 429 10540 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Northwest corner of Unser and McMahon
 Between: _____ and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-97-119
Z-99-118

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

SIGNATURE Jaqueline Fishman DATE 11/17/00
 (Print) JACQUELINE FISHMAN _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2000

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>00110 - 00000 - 01639</u>	<u>Azm</u>	<u>Z</u>	\$ <u>843.50</u>
<input type="checkbox"/> All fees have been collected	<u>00128 - 00000 - 01640</u>	<u>ASDPS</u>	<u>PL</u>	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date	<u>1-18-00</u>		Total \$ <u>843.50</u>

J. Chavez 11/27/00 Project # 1000936
 Planner signature / date

DEVELOPMENT REVIEW APPLICATION
Attachment for Kunath/Zolin/Tres Esquinas
Amended Site Plan for Subdivision
and Zone Map Amendment Application

Current Zoning: R-1 (17.8 acres); SU-1 for C-1 (3.05 acres – to remain the same)

Proposed Zoning:

- 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 and conditional uses; and R-2 permissive and conditional uses (minimum of 35% of the gross property area).
- SU-1 for R-2 uses (4.4⁶ acres)

UPC Numbers:

1-011-066 297-429 1-05-40
1-011-066 351-429 1-05-10
1-011-066 387-428 1-01-35

**Alexander Samuels
Realty Group, L.L.C.**

Robert W. Kunath, C.P.A., Manager
92 Mark Drive
Hawthorn Woods, IL 60047-9140
(847) 540-8175
fax: (603) 506-5381
email: bobkunath@att.net

November 21, 2000

Chuck Gara, Chairman
Environmental Planning Commission
PO Box 1293
Albuquerque, NM 87103

Dear Chairman Gara:

Alexander Samuels Realty Group LLC has acquired the properties at the intersection of McMahan and Unser in Albuquerque that were owned by myself and Howard Zolin.

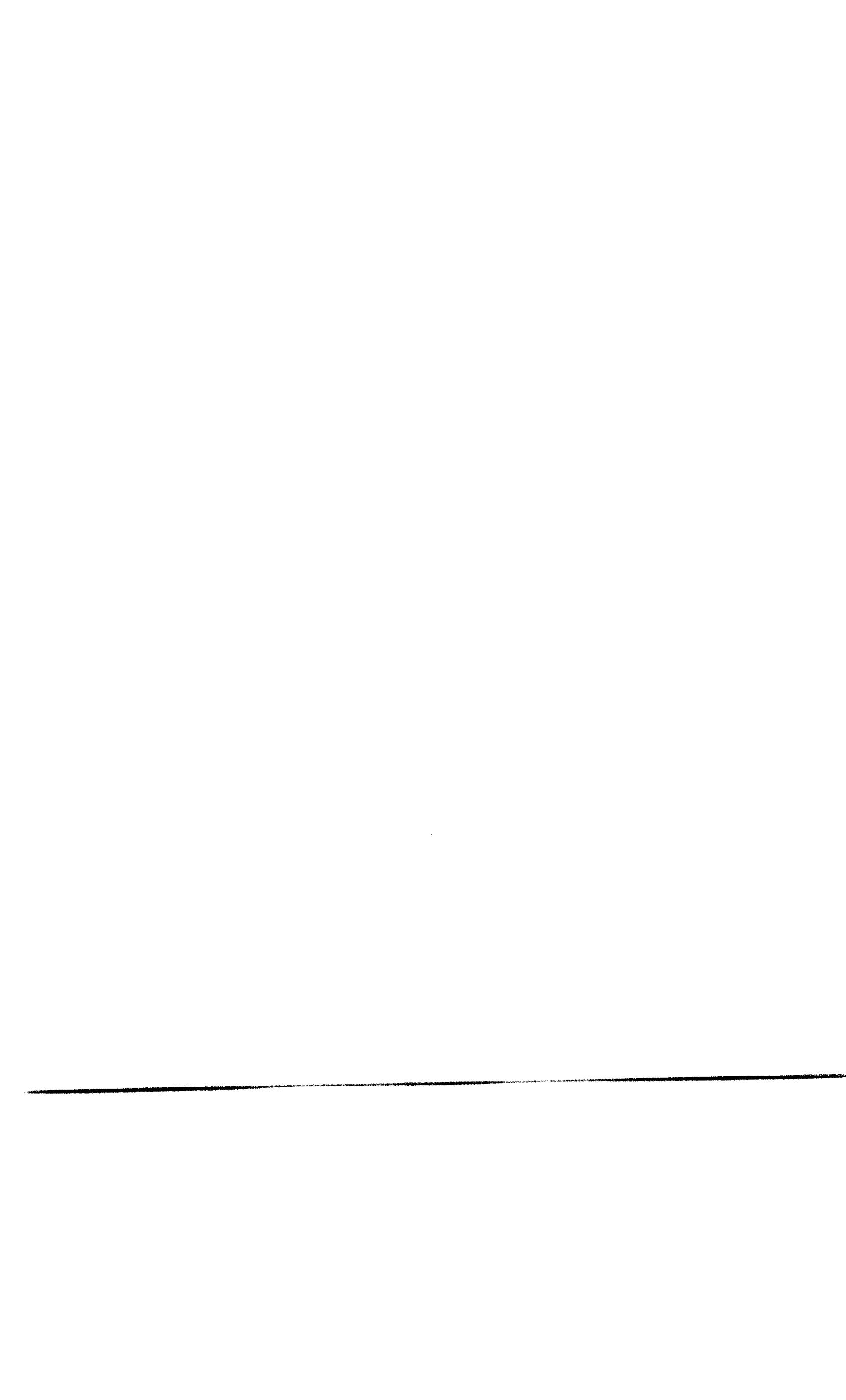
This letter hereby gives Consensus Planning the authority to work on our behalf in requesting an amendment to the Site Plan for Subdivision (21 acres) located northwest of the Unser/McMahan intersection.

Please do not hesitate to call me at 847-540-8175 if you have any questions.

Sincerely,



Bob Kunath
Manager and Property Owner



Howard Zolin
420 East 54th Street
apt. 32 B
New York, New York 10022

November 21, 2000

Chuck Gara, Chairman
Environmental Planning Commission
PO Box 1293
Albuquerque, NM 87103

Dear Chairman Gara,

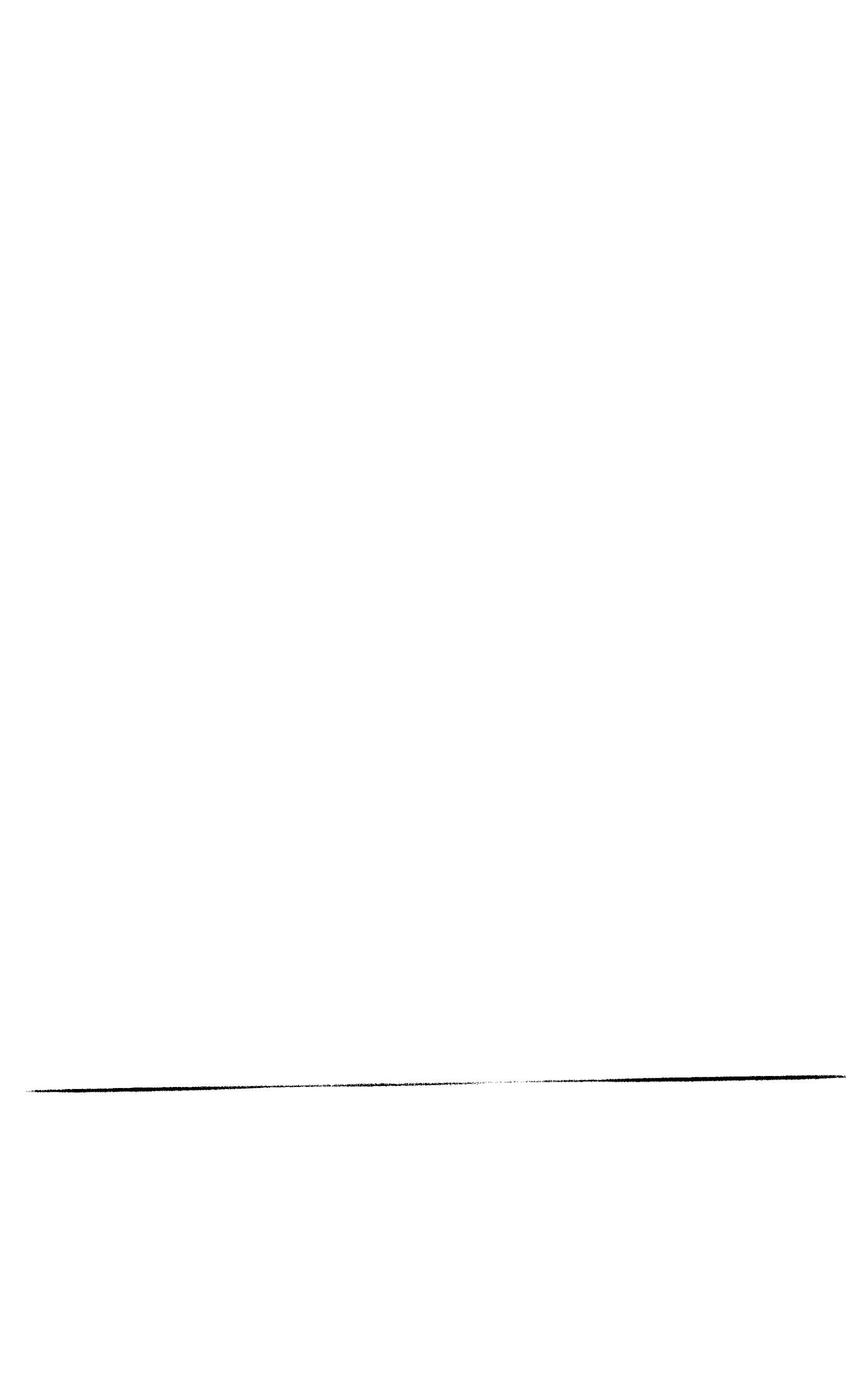
I am a member of the Alexander Samuels Realty Group, L.L.C. and hereby authorize Consensus Planning the authority to work on my behalf in requesting an amendment to the Site Plan for Subdivision (21 acres) located northwest of the Unser/McMahon intersection.

Please do not hesitate to call me at 212-644-6421 if you have any questions.

Very truly yours,


Howard Zolin

VIA FAX
505-842-5495



Maestas & Ward



COMMERCIAL REAL ESTATE

LIQUOR LICENSES

Monday, October 23, 2000

Chuck Gara
Environmental Planning Commission
City of Albuquerque
Planning Commission
PO Box 1293
Albuquerque, NM 87103

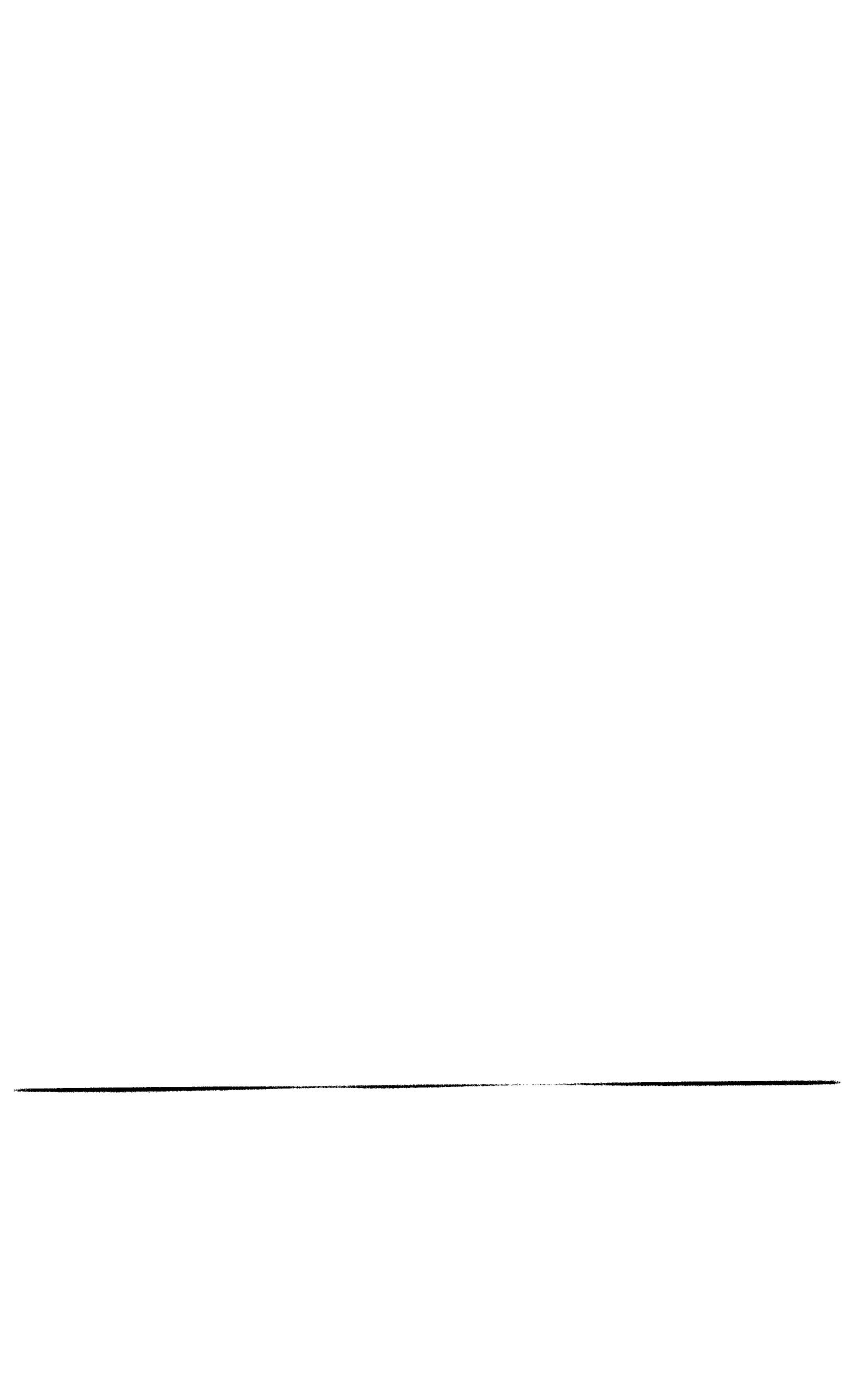
Dear Commissioner Gara:

This letter hereby gives Consensus Planning the authority to work on our behalf in requesting an amendment to the Site Plan for Subdivision for the 3.06 acres at the NW corner of Unser Blvd. and McMahan Blvd. owned by Tres Esquinas II LLC. Please call me if you have any questions.

Sincerely,

TRES ESQUINAS II, LLC

By: Phillip C. Ward



October 24, 2000

Chuck Gara, Chairman
Environmental Planning Commission
PO Box 1293
Albuquerque, NM 87103

Dear Chairman Gara:

This letter hereby gives Consensus Planning the authority to work on my behalf in requesting an amendment to the Site Plan for Subdivision for the 21 acres north and west of the Unser/McMahon intersection owned by Bob Kunath and Howard Zolin, and the Tres Esquinas partnership. Curb, Inc. is the contract purchaser for a portion of this site.

Please do not hesitate to call me at 881-9190 if you have any questions.

Sincerely,



Chuck Haegelin, President
Curb, Inc.



CITY OF ALBUQUERQUE

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

APPLICANT: B. Kunath, H. Zolin Date of request: 10 / 27 / 00 Zone atlas page(s): A-11

CURRENT: Tres Esquinas Partners
Zoning SU-1 for Mixed Uses Legal Description -
Parcel Size (acres / sq.ft.) SU-1 for R-2 21.8 acres Lot or Tract # _____ Block # 5
Subdivision Name Town of Alameda Grant

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - _____
 Building Size - _____ (sq. ft.)
 Amendment to Site Plan for Subdivision (Z-99-118)

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

Applicant or Representative Joseph D. Montano Date 11/22/00
(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: TIS will be required at the Site Plan for Building Permit phase.

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

Joseph D. Montano 10/19/00
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: To our knowledge, an AQIA has never been done for the Unser/McMahon location for any land use action in the vicinity.

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

Daniel J. Warren 10/20/00
ENVIRONMENTAL HEALTH DATE

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

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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



CONSENSUS

November 27, 2000

Chuck Gara, Chairman
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Landscape Architecture
Urban Design
Planning Services

Dear Chairman Gara:

1000 Alameda Grant, NE
Albuquerque, NM 87107

7609 13th St, NE
Albuquerque, NM 87111
505-243-1111

The purpose of this letter is to request a reaffirmation of the zone map amendment approved by the Environmental Planning Commission (EPC) on September 18, 1998 (Z-97-119) for SE ¼ of the NE ¼ within the Town of Alameda Grant, T115, R2E, and a portion of the SE ¼ of the NW 1/4 of S2, T11N, R2E, and owned by Bob Kunath and Howard Zolin. This zone map amendment is being requested simultaneously with a request to amend the Site Plan for Subdivision approved by the Environmental Planning Commission on November 19, 1999 (Z-99-118).

Due to the complex nature of this property and the number of property owners involved in the Unser/McMahon Village Center, it has been simply impossible to complete the plat as required by the Site Plan for Subdivision prior to the expiration of the November 19, 2000 deadline. We met with Richard Dineen, Bob Paulsen, and Russell Brito on November 1, 2000 to discuss this situation and their recommendation was to request a zone map amendment identical to the original 1998 approval. The following text outlines the requirements placed on this property and the justification for the zone map amendment:

Original Zone Map Amendment

The EPC approved a zone map amendment (Z-97-119) for this 17.8 acre property which included approximately 16.3 acres within the Village Center to be zoned SU-1 for Mixed Use including: C-1 Permissive Uses, excluding automobile related retail 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 (maximum 4.5 acres); O-1 Permissive Uses; and R-2 Permissive Uses (minimum of 35% of the gross property area). The remaining 4.5 acres were zoned from R-1 to SU-1 for R-2. One of the conditions of approval imposed by the EPC included the creation of a Village Center Plan (and Site Plan for Subdivision) for this applicant, as well as the other adjacent property owners. The certification of zoning could not be issued until the Site Plan for Subdivision was approved by the EPC. We are requesting that the EPC reaffirm the zoning approved under the original approval.

PRINCIPALS

Karen W. MacArthur, AICP
James K. Stutz, AICP
Christopher Cohen, ANLA



Westside McMahan Corridor Studies

The Westside/McMahan Corridor Transportation and Land Use Guide was recommended for approval by the EPC and approved by City Council on November 1, 1999 (R-249). The Guide reflects the land use configuration and transportation circulation pattern in the Site Plan for Subdivision. It shows the access points as proposed and identifies them as to be determined by subsequent studies.

The Westside/McMahan Corridor environmental assessment and policy modifications were adopted by the Urban Transportation Planning and Policy Board (UTPPB) on October 24, 2000 (R-2000-10). The resolution approved the traffic movement patterns (left in, right in/right out) at each of the access points included in the Site Plan for Subdivision and identified the location of the full access intersection at the north end of the Unser/McMahan Village Center.

West Side Strategic Plan Amendments

Amendments to the West Side Strategic Plan (SPR-95-2-1) included the Unser/McMahan Village Center. The EPC recommended approval of the Plan Amendments and the document is on its way to City Council for approval.

Site Plan for Subdivision

The Site Plan for Subdivision (Z-99-118) was approved by the EPC on November 19, 1999. As a condition of approval, the applicant was required to plat the property in order to facilitate the land trades proposed by the Site Plan and the Village Center Plan. As stated previously, in order to plat the property as shown by the Site Plan, the applicant(s) were required to complete an access study and have it approved along with the Westside/McMahan Corridor policy changes by the UTPPB. Again, the certification of zoning was predicated on the replat. As a result, the deadline to complete all of these actions will expire prior to platting the property through the DRB.

Access Issues

A condition of approval for the Site Plan for Subdivision by Public Works included approval by the UTPPB of the access points to the properties from Unser Boulevard. This involved a request to amend the Unser access policy due to its classification as a limited access principal arterial.

The Westside/McMahan Corridor environmental documents, which included our proposed access points from Unser Boulevard, was subsequently approved by the UTPPB after almost 11 months. Unfortunately, this did not allow sufficient time to replat the property through the Development Review Board (DRB).

Residential Development

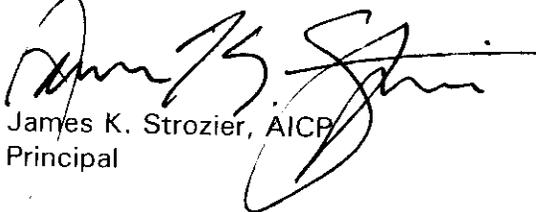
Residential development within and adjacent to the Village Center is critical to the successful implementation of the West Side Strategic Plan. Since the original approval, Curb, Inc. has proposed to develop the residential portions inside and adjacent to the Village Center with a high density, single-family product similar to the City's award winning Tres Placitas project in Seven Bar Ranch. The amended site plan accommodates the proposed residential development.

Conclusion

We have received direction by Planning staff in requesting this zone map amendment to reflect the EPC's approval of the zone map amendment from 1998. Given the complexity of the issues involving this property and adjacent properties, we are requesting that the EPC reaffirm this zoning. A significant amount of time and effort has gone into creating the Village Center as envisioned by the EPC and the City Council, and due to matters beyond our control, time has essentially run out before the applicant could complete the replat as required by the Site Plan for Subdivision. This reaffirmation would allow this property owner, as well as the adjacent property owners, to complete these steps.

Please do not hesitate to call me or Jackie Fishman at 764-9801 if you have any questions or need any additional information.

Sincerely,



James K. Strozier, AICP
Principal

C: Bob Kunath, Property Owner
Howard Zolin, Property Owner
Charles Haegelin, Curb, Inc.

SITE PLAN FOR SUBDIVISION

REQUIRED INFORMATION:

The Site, the site consists of 16.3 acres within the Unser/McMahon Village Center and 4.9 acres outside the Village Center.

Kunzsheldin (ZS2.112)

Proposed Use, Zoning on this property was approved by the Environmental Planning Commission on September 18, 1997 as follows:

SU-1 for Mixed Use Development: 13.3 acres

- C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail store, and drive-up service for minimum and restaurant with alcoholic drink sales for on premise consumption (maximum 4.9 acres).

- O-1 Permissive and Conditional Uses; and

- R-2 Permissive and Conditional Uses (minimum of 25% of the gross acreage).

SU-1 for R-2: 4.9 acres

Uses Equipped (ZS2.42)

Proposed Use, Zoning on this property was approved by the Environmental Planning Commission on April 17, 1997 as follows:

SU-1 for C-1 Permissive Uses: 3.0 acres

Pedestrian and Vehicular ingress and Egress: 100'; there are proposed trails along Unser and McMahon Boulevards per the Trails and Streets Water Plan.

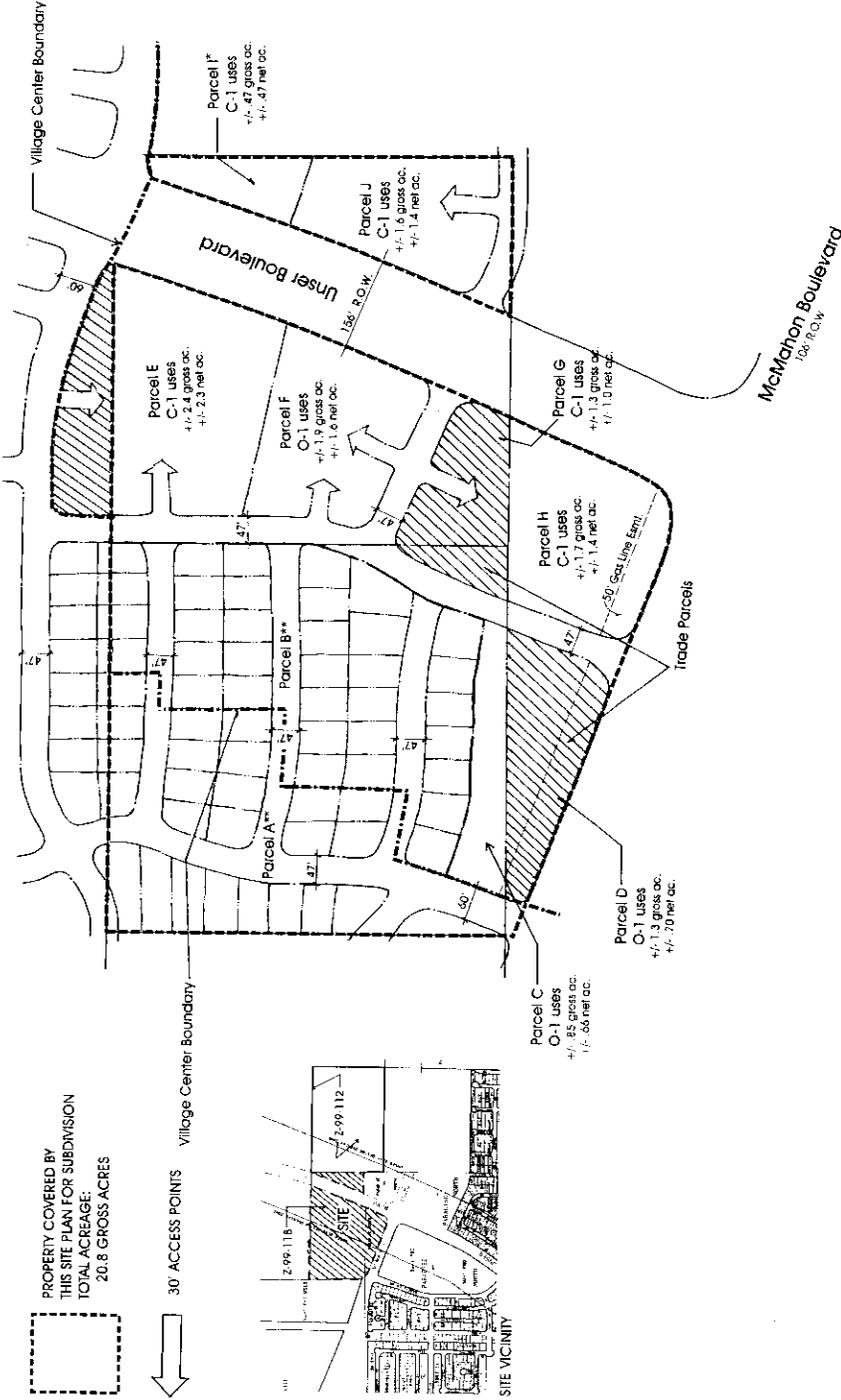
Vehicular Access: In accordance with the Transportation and Land Use Guide for the Westside/McMahon Corridor, the Site Plan identifies an internal circulation system at collector and local roads. Conceptual access points have been identified, final locations, width, and configuration shall be determined with future Site Plans for Building Purposes.

Residential Access: Residents shall access the Village Center from several points around the perimeter. Vehicular access shall also be provided into the R-2 neighborhood west of the Village Center to ensure easy connections from the R-2 users to the Village Center.

Bicycle Access: Bicycle trails are planned along Unser and McMahon Boulevards west and south of the subject property. Also, pursuant to the West Side Strategic Plan, the internal collector streets will have on-street bicycle lanes.

Transit: As property develops within this portion of the Village Center, coordination shall be maintained with the City Transit Department regarding placement of transit stops in order to provide access and service to this area.

Landscape Plan: The Design Guidelines (see Sheets 2 and 3) outline the landscape requirements for the Village Center. A minimum of 15 percent of the site shall be landscaped.



APPROVALS
 THIS SITE PLAN FOR SUBDIVISION IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON _____ AND CONDITIONS OF APPROVAL HAVE BEEN MET.

Planning Department	Date
Transportation Department	Date
City Engineer	Date
Utility Development	Date
Public and Recreation Department	Date

Note: In order to achieve the goals of this plan, a plat shall be required that implements the proposed land trades between this property and the property to the south and east. The purpose of this trade is to provide each landowner with a developable parcel with reasonable access.

Parcel	Land Use	Gross Acres
B	R-2	4.65
C	O-1	.85
D	O-1	1.34
E	O-1	2.40
F	O-1	1.90
G	C-1	1.44
H	C-1	1.72
I*	C-1	.47
J	C-1	1.33
TOTAL VILLAGE CENTER		16.3

*Parcel I is proposed to be traded with an equal size parcel in Z-99-112. Parcel D and G are proposed as a equal trade.
 **Parcels A and B are zoned SU-1 for R-2 uses and SU-1 for Mixed Use, respectively. Parcel B fulfills the required residential component of the zoning. Parcel A is zoned SU-1 for R-2 uses and SU-1 for Mixed Use. The illustration shows the required residential lot are a permissive use in both zones.

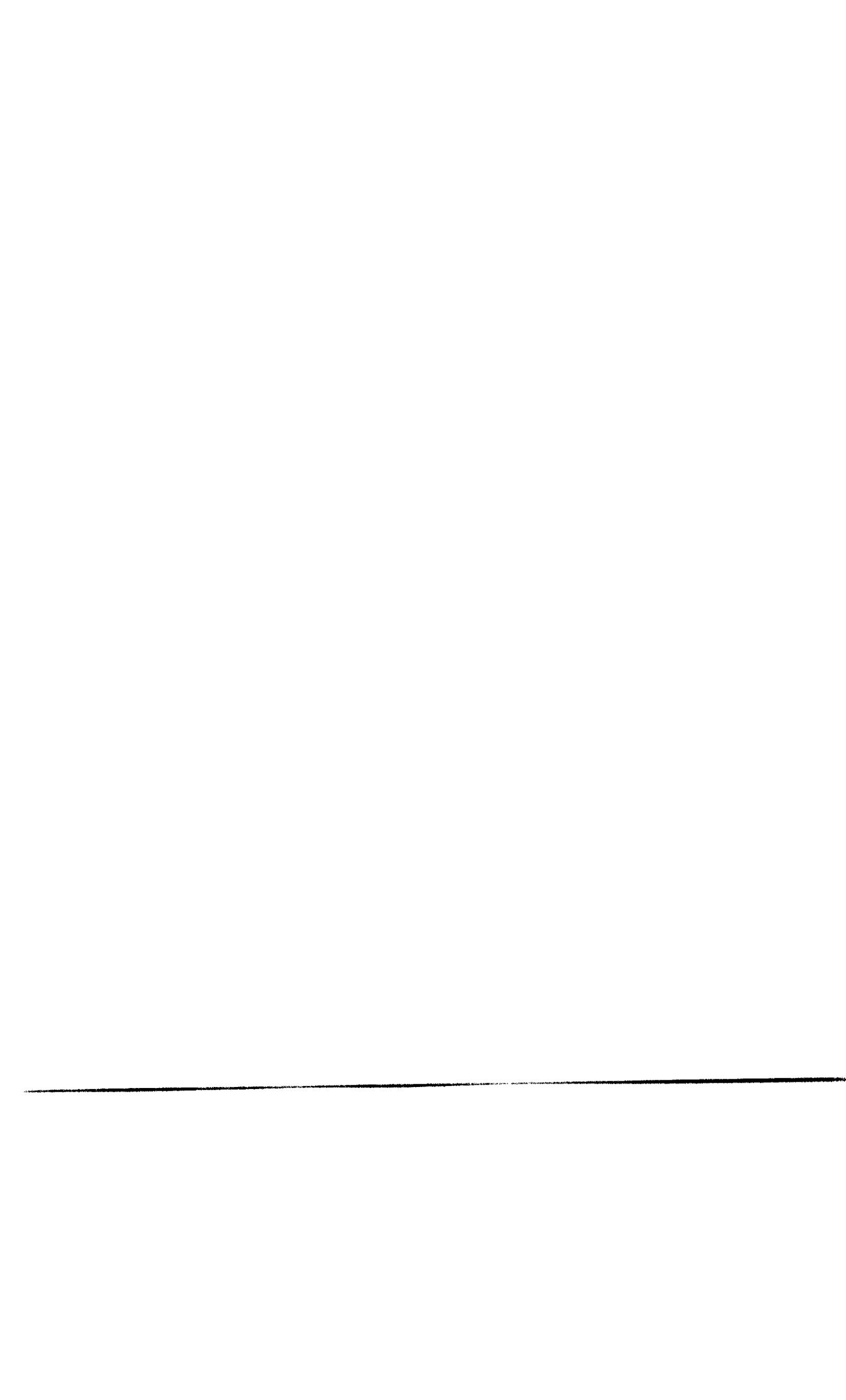
AMENDED
SITE PLAN FOR SUBDIVISION
Unser/McMahon
Village Center North

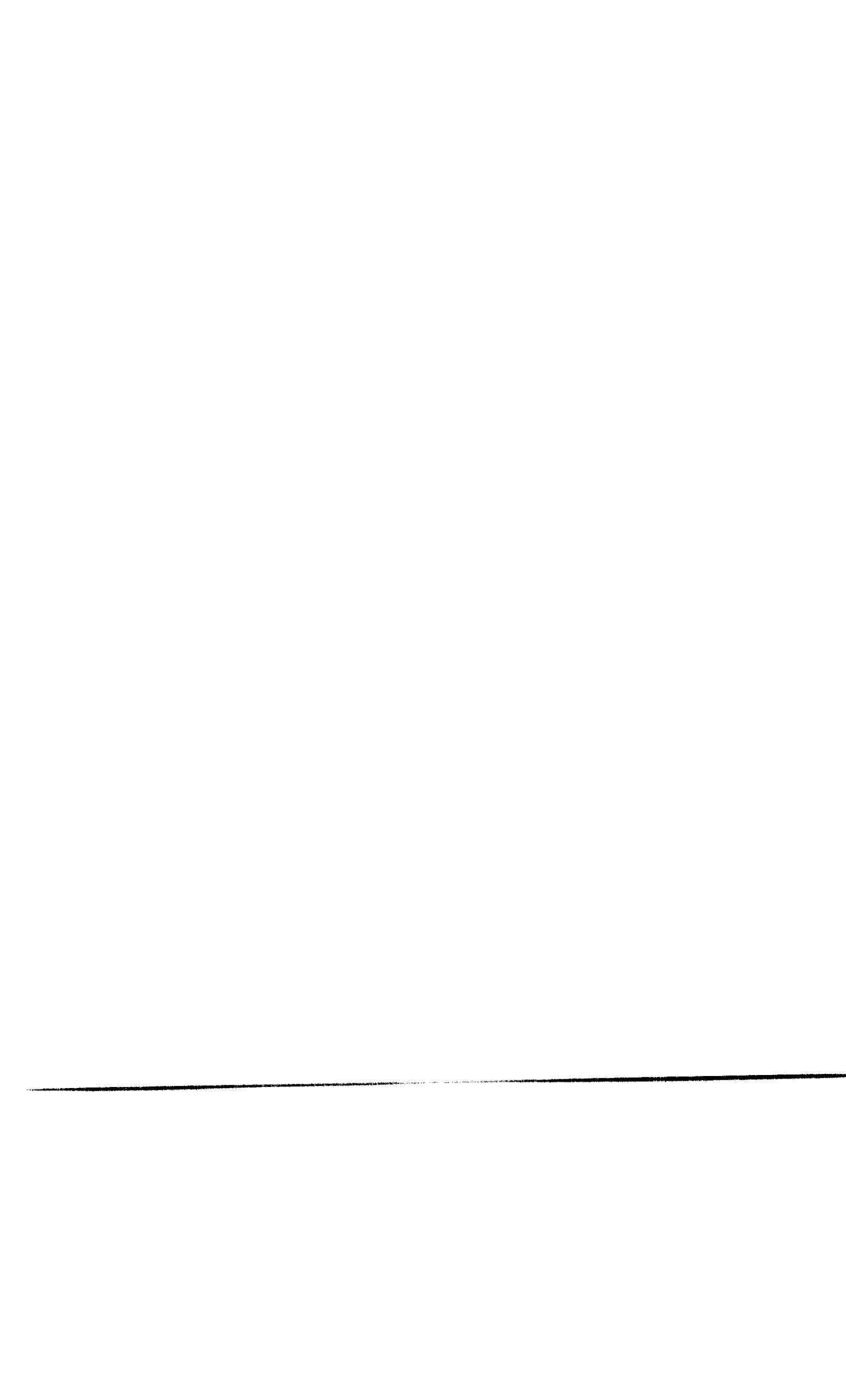
Prepared For:

Unser/McMahon Group
 92 Mark Drive
 Hawthorn Woods, IL 60047

Prepared By:

Consensus Planning, Inc.
 924 Park Avenue, Suite 200
 Abingdon, MD 21002
 November 27, 2000





“ATTACHMENT A”

*John Valdez, Consensus Planning
Zone Map A-11*

HORIZON HILLS N.A. (R)

***Ric Nordgren**

10600 Sole Rosso Ct. NW/87114 792-2821 (h)

Julia M. Wilson

5705 Carmen Rd. NW/87114 899-4030 (h) 505-455-1300 (w)

SKIES WEST N.A. (R)

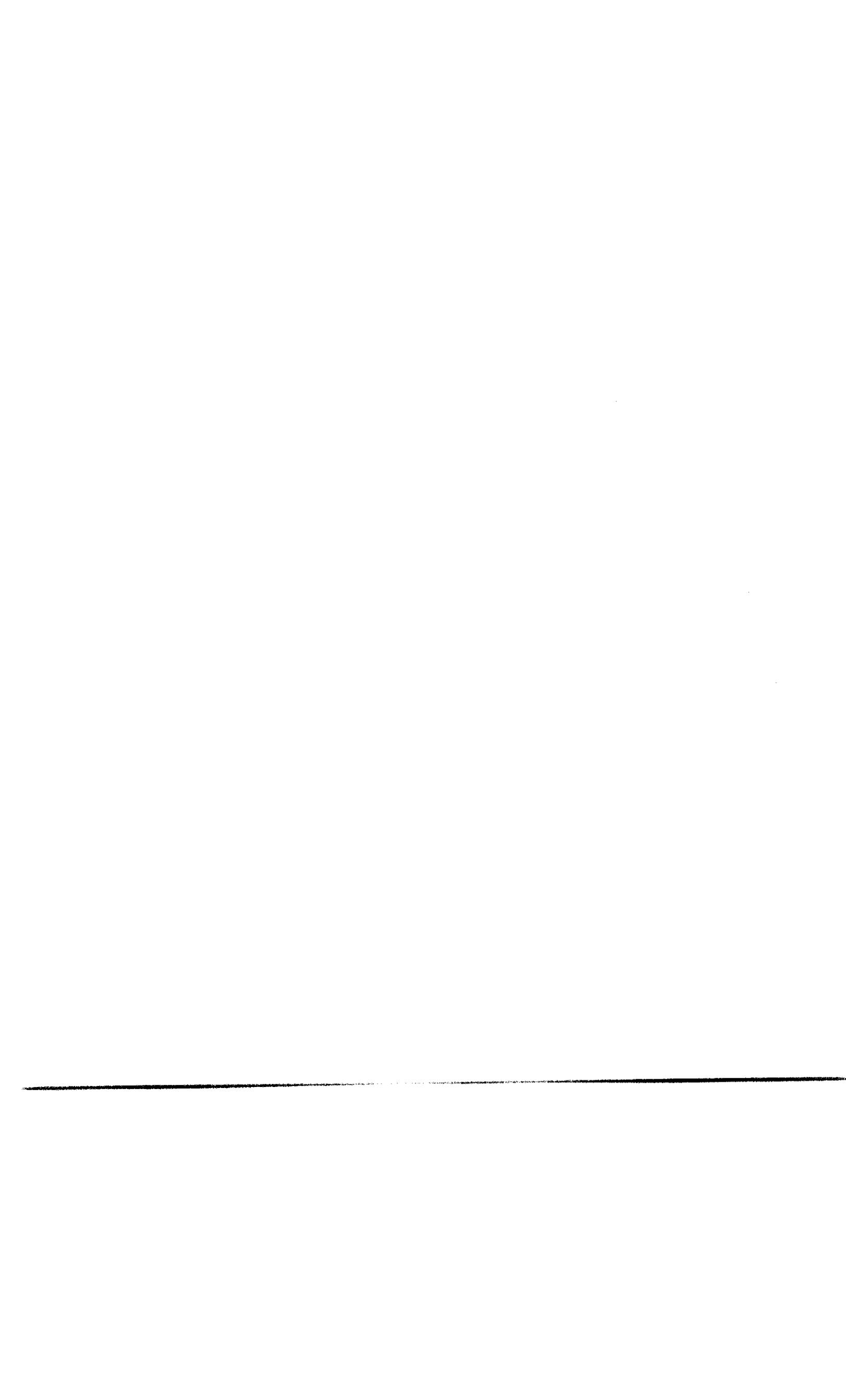
***William Davis**

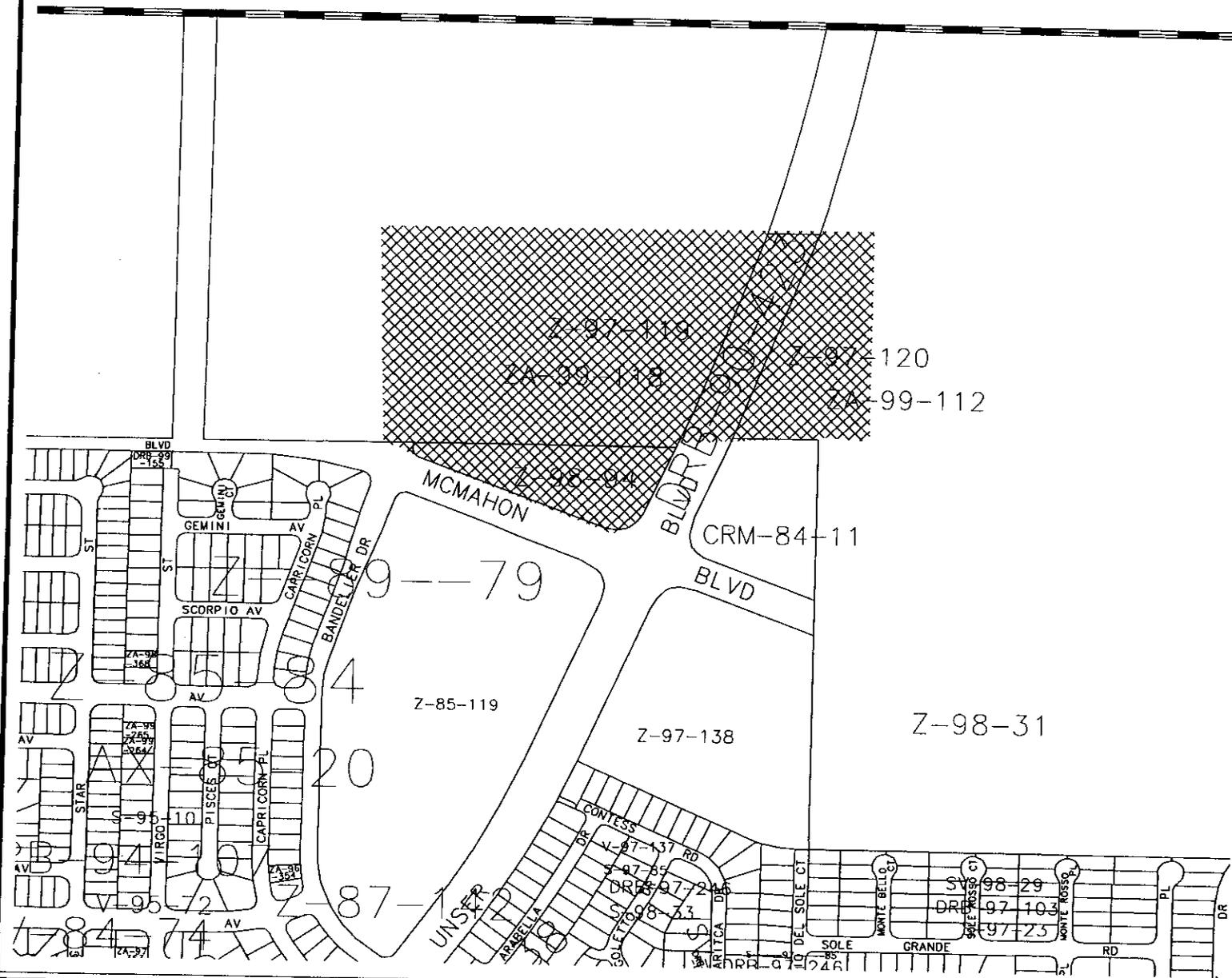
10636 Capricorn Pl. NW/87114 890-1712 (h)

Joanne Webb

10724 Capricorn NW/87114 890-4654 (h)

FOR YOUR INFORMATION:
LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.





HISTORY MAP



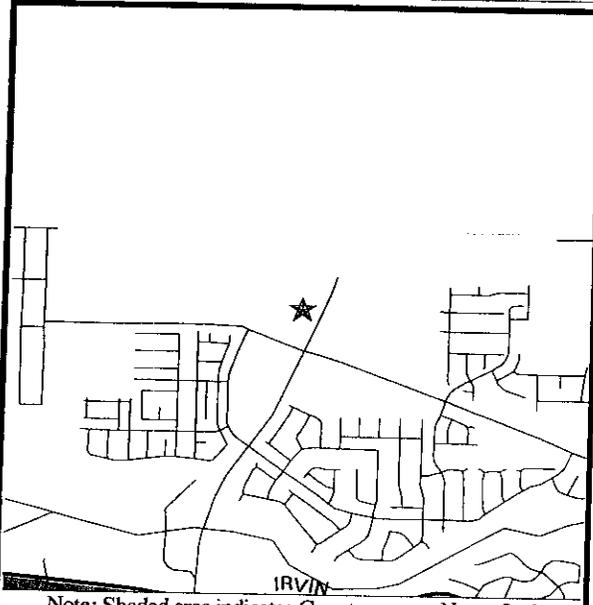
Scale 1" = 485'

PROJECT NO.
1000936

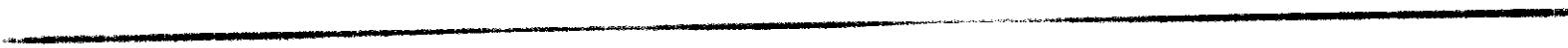
HEARING DATE
01-18-00

MAP NO.
A-11

APPLICATION NO.
00110-00000-01639
00128-00000-01640



Note: Shaded area indicates County Not to Scale



City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form	ZONING	Supplemental form
_____ Major Subdivision Plat	S	_____ Annexation & Zone Establishment	Z
_____ Minor Subdivision Plat		_____ Sector Plan	
_____ Vacation	V	_____ Zone Change	
_____ Variance (Non-Zoning)		_____ Text Amendment	
		_____ Special Exception	E
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input checked="" type="checkbox"/> ...for Subdivision Purposes		_____ Decision by: Planning Director	
_____ ...for Building Permit		or Staff, DRB, EPC, Zoning Board of	
_____ IP Master Development Plan		Appeals, LUCC	
_____ 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: Richard Smith PHONE: (505) 281-5065
 ADDRESS: P.O. Box 372 FAX: (505) 844-9225
 CITY: Cedar Crest STATE NM ZIP 87008 E-MAIL: _____
 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: Site Plan for Subdivision Amendment com

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv. / Adn. Paradise Heights, Unit 3 (UNPLATTED / PARADISE HILLS 6126813073)
 Current Zoning: SU-1 for Mixed Use Proposed zoning: NA
 Zone Atlas page(s): A-11 No. of existing lots: 1 No. of proposed lots: 3
 Total area of site (acres): 20.0 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? No
 UPC No. 101106643142810130 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Northeast corner of Unser and McMahon
 Between: _____ and _____

CASE HISTORY:

UNSER / MCMAHAN VILLAGE CENTER NORTH
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-97-120
Z-99-112

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

SIGNATURE Jacqueline Fishman DATE 10/26/00
 (Print) JACQUELINE FISHMAN Applicant Agent

FOR OFFICIAL USE ONLY

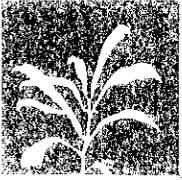
Form revised September 2000

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>SDP/Amend 00128 - 00000 - 01514</u>	_____	<u>10</u>	\$ <u>270.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<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	Hearing date <u>DEC 21, 2000</u>	_____	_____	Total \$ <u>270</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

JAM 10/27/00
 Planner signature / date

Project # 1000898





PLANNING

CONSENSUS

October 27, 2000

Landscape Architecture
Urban Design
Planning Services

Ms. Julia Wilson
Horizon Hills Neighborhood Association
5705 Carmen Road NW
Albuquerque, NM 87114

911 Park Avenue SW
Albuquerque, NM 87102

(505) 764-8900
Fax 505 764-8901
email: cp@
consensusplanning.com

The purpose of this letter is to inform you and the members of the Horizon Hills Neighborhood Association that Consensus Planning, Inc. has submitted an application for amendment to the site plan for subdivision to the City of Albuquerque on behalf of Bob Kunath, Howard Zolin, and Tres Esquinas partnership (see attached site plan).

The request covers property that is part of the Unser/McMahon Village Center. Specifically, the property is located northwest of the Unser McMahon intersection.

The reason for this amendment request is to include the single family residential development proposed to be developed by Curb, Inc. within the SU-1 for R-2 (Parcel A) area and the residential portion of the Village Center (Parcel B). We are also requesting reaffirmation of the original zoning approved by the EPC in 1998. Due to circumstances beyond the owners control, the zoning request must go back to the EPC.

We look forward to meeting with your association on December 11, 2000 at the Paradise Hills Community Center. We will be prepared to discuss this request, as well as the other two zone map amendment requests going before the EPC.

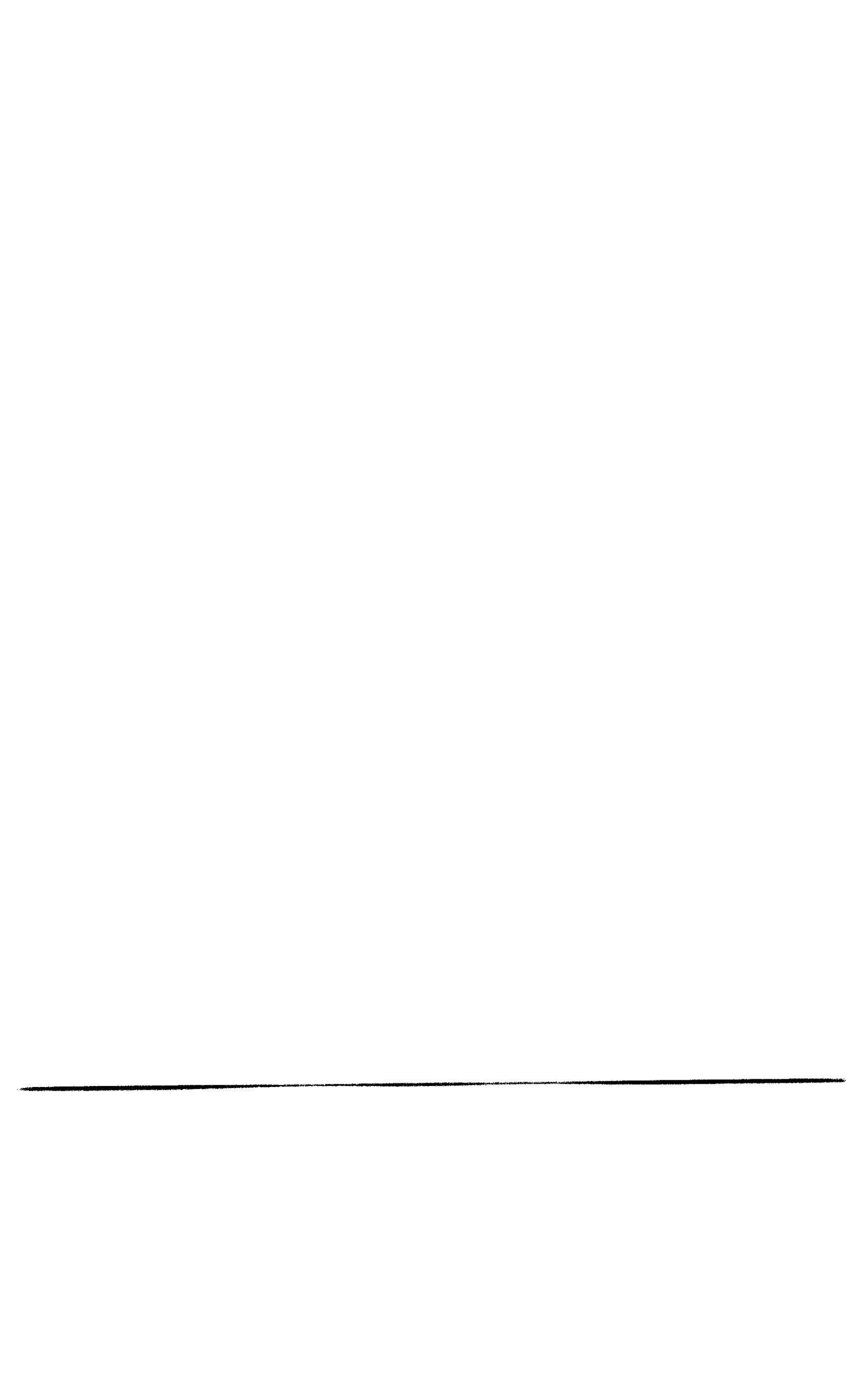
Please feel free to call me at 764-9801 with any questions or if you desire additional information.

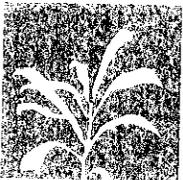
Sincerely,

Jacqueline Fishman, AICP
Senior Planner

PRINCIPALS

Karen A. Mancini, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA





PLANNING

CONSENSUS

November 27, 2000

Landscape Architecture
Urban Design
Planning Services

Mr. Ric Nordgren
Horizon Hills Neighborhood Association
10600 Sole Rosso Ct. NW
Albuquerque, NM 87114

Dear Mr. Nordgren:

921 Lark Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax: (505) 764-7497
email: cpe@consensusplanning.com

The purpose of this letter is to inform you and the members of the Horizon Hills Neighborhood Association that Consensus Planning, Inc. has submitted an application for amendment to the site plan for subdivision to the City of Albuquerque on behalf of Bob Kunath, Howard Zolin, and Tres Esquinas partnership (see attached site plan).

The request covers property that is part of the Unser/McMahon Village Center. Specifically, the property is located northwest of the Unser McMahon intersection.

The reason for this amendment request is to include the single family residential development proposed to be developed by Curb, Inc. within the SU-1 for R-2 (Parcel A) area and the residential portion of the Village Center (Parcel B). We are also requesting reaffirmation of the original zoning approved by the EPC in 1998. Due to circumstances beyond the owners control, the zoning request must go back to the EPC.

We look forward to meeting with your association on December 11, 2000 at the Paradise Hills Community Center. We will be prepared to discuss this request, as well as the other two zone map amendment requests going before the EPC.

Please feel free to call me at 764-9801 with any questions or if you desire additional information.

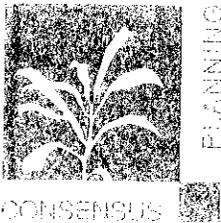
Sincerely,

Jacqueline Fishman, AICP
Senior Planner

PRINCIPALS

Kevin P. Morante, AICP
James K. Stricker, AICP
Christopher J. Green, ASLA





November 27, 2000

Ms. Joanne Webb
Skies West Neighborhood Association
10724 Capricorn Pl. NW
Albuquerque, NM 87114

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Webb:

911 Park Avenue SW
Albuquerque, NM 87102

(505) 744-9801
Fax 505 541-5485
e-mail: info@
consensusplanning.com

The purpose of this letter is to inform you and the members of the Skies West Neighborhood Association that Consensus Planning, Inc. has submitted an application for amendment to the site plan for subdivision to the City of Albuquerque on behalf of Bob Kunath, Howard Zolin, and Tres Esquinas partnership (see attached site plan).

The request covers property that is part of the Unser/McMahon Village Center. Specifically, the property is located northwest of the Unser McMahon intersection.

The reason for this amendment request is to include the single family residential development proposed to be developed by Curb, Inc. within the SU-1 for R-2 (Parcel A) area and the residential portion of the Village Center (Parcel B). We are also requesting reaffirmation of the original zoning approved by the EPC in 1998. Due to circumstances beyond the owners control, the zoning request must go back to the EPC.

We look forward to meeting with your association on December 11, 2000 at the Paradise Hills Community Center. We will be prepared to discuss this request, as well as the other two zone map amendment requests going before the EPC.

Please feel free to call me at 764-9801 with any questions or if you desire additional information.

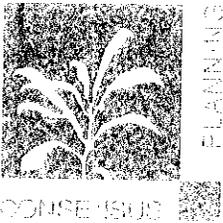
Sincerely,

Jacqueline Fishman, AICP
Senior Planner

PRINCIPALS

Karen R. Marcotte, AICP
James E. Strayer, AICP
Christine J. Cuen, ASLA





November 27, 2000

Mr. William Davis
Skies West Neighborhood Association
10636 Capricorn Place NW
Albuquerque, NM 87114

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Davis:

924 Park Avenue SW
Albuquerque, NM 87102

(505) 266-9221
Fax (505) 266-9222
mailto:info@consensusplanning.com

The purpose of this letter is to inform you and the members of the Skies West Neighborhood Association that Consensus Planning, Inc. has submitted an application for amendment to the site plan for subdivision to the City of Albuquerque on behalf of Bob Kunath, Howard Zolin, and Tres Esquinas partnership (see attached site plan).

The request covers property that is part of the Unser/McMahon Village Center. Specifically, the property is located northwest of the Unser McMahon intersection.

The reason for this amendment request is to include the single family residential development proposed to be developed by Curb, Inc. within the SU-1 for R-2 (Parcel A) area and the residential portion of the Village Center (Parcel B). We are also requesting reaffirmation of the original zoning approved by the EPC in 1998. Due to circumstances beyond the owners control, the zoning request must go back to the EPC.

We look forward to meeting with your association on December 11, 2000 at the Paradise Hills Community Center. We will be prepared to discuss this request, as well as the other two zone map amendment requests going before the EPC.

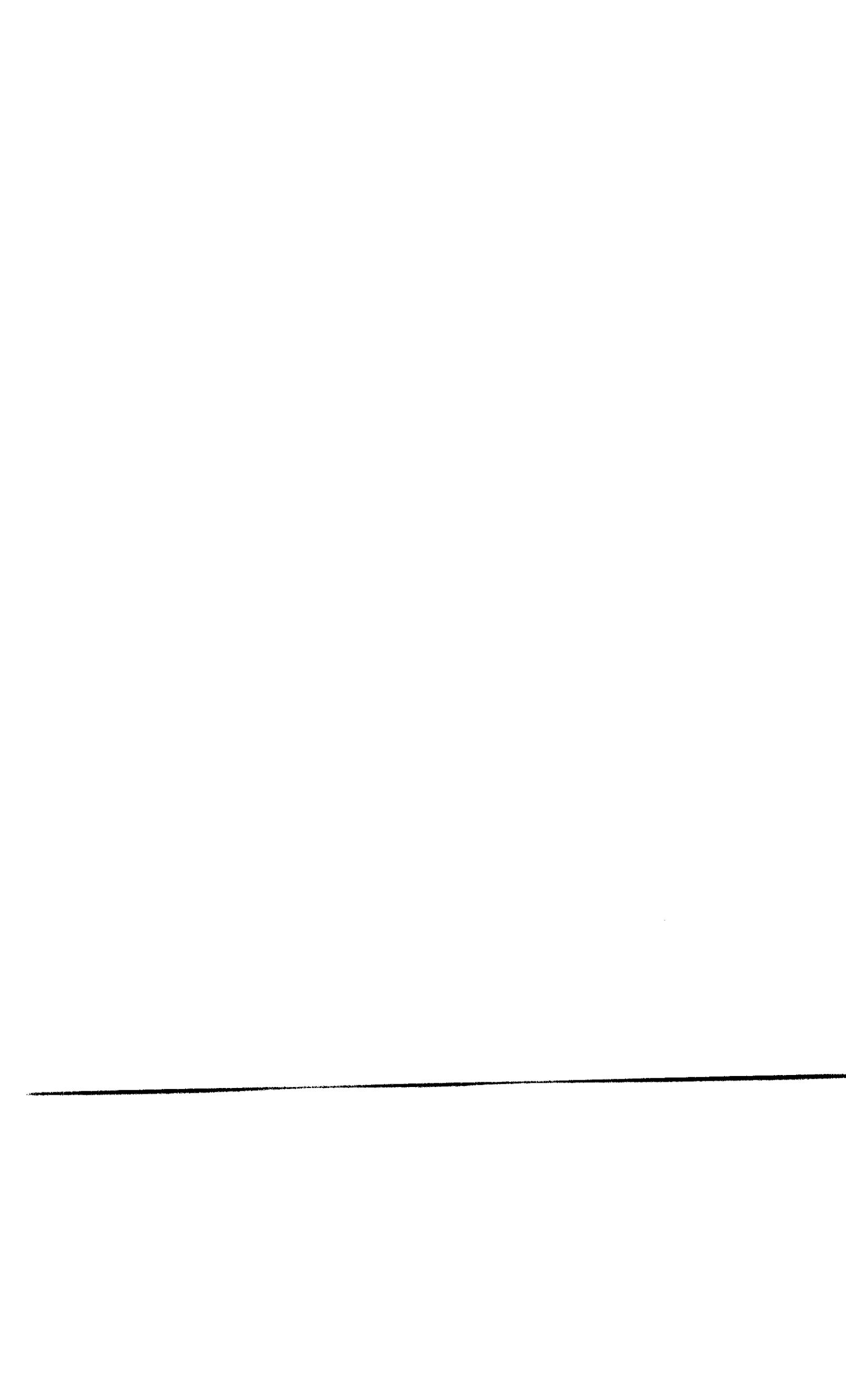
Please feel free to call me at 764-9801 with any questions or if you desire additional information.

Sincerely,

Jacqueline Fishman, AICP
Senior Planner

PRINCIPALS

Karen R. Wainwright, AICP
Janis K. Stover, AICP
Christopher J. Green, ASLA



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

7099 3220 0009 2379 3566

Article Sent To:

ALBUQUERQUE, NM 87114
WILLIAM DAVIS
UNIT ID: 0103

Postage	\$ 1.40
Certified Fee	1.25
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	4.08
Total Postage & Fees	\$

Postmark
Clerk: KX6MZZ
11/27/00

Name (Please Print Clearly) (To be completed by mailer)

WILLIAM DAVIS
Street, Apt. No., or PO Box No.
10636 CAPRICORN PL NW
City, State, ZIP+4
ALBUQ NM 87114

PS Form 3800, July 1999 See Reverse for Instructions

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

7099 3220 0009 2379 3603

Article Sent To:

ALBUQUERQUE, NM 87114
JULIA WILSON
UNIT ID: 0103

Postage	\$ 1.40
Certified Fee	1.25
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	4.08
Total Postage & Fees	\$

Postmark
Clerk: KX6MZZ
11/27/00

Name (Please Print Clearly) (To be completed by mailer)

JULIA WILSON
Street, Apt. No., or PO Box No.
5705 CARMEN RD NW
City, State, ZIP+4
ALBUQ NM 87114

PS Form 3800, July 1999 See Reverse for Instructions

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

7099 3220 0009 2379 3580

Article Sent To:

ALBUQUERQUE, NM 87114
RIC NORDGREN
UNIT ID: 0103

Postage	\$ 1.40
Certified Fee	1.25
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	4.08
Total Postage & Fees	\$

Postmark
Clerk: KX6MZZ
11/27/00

Name (Please Print Clearly) (To be completed by mailer)

RIC NORDGREN
Street, Apt. No., or PO Box No.
10600 SOLE ROSSO CT NW
City, State, ZIP+4
ALBUQ NM 87114

PS Form 3800, July 1999 See Reverse for Instructions

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

7099 3220 0009 2379 3573

Article Sent To:

ALBUQUERQUE, NM 87114
JOANNE WEBB
UNIT ID: 0103

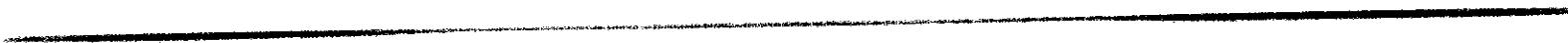
Postage	\$ 1.40
Certified Fee	1.25
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	4.08
Total Postage & Fees	\$

Postmark
Clerk: KX6MZZ
11/27/00

Name (Please Print Clearly) (To be completed by mailer)

JOANNE WEBB
Street, Apt. No., or PO Box No.
10724 CAPRICORN PL NW
City, State, ZIP+4
ALBUQ NM 87114

PS Form 3800, July 1999 See Reverse for Instructions





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 22, 2000

John Valdez
Consensus Planning
924 Park Ave. SW/87102
Phone: 764-9801/Fax: 842-5495

Dear John:

Thank you for your inquiry of November 22, 2000 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **SE ¼ SECTION OF THE NW ¼ WITHIN TOWN OF ALAMEDA GRANT zone map A-11.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningrnaform(11/5/98)



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Kunath / Zolin

AGENT: Consensus Planning Inc.

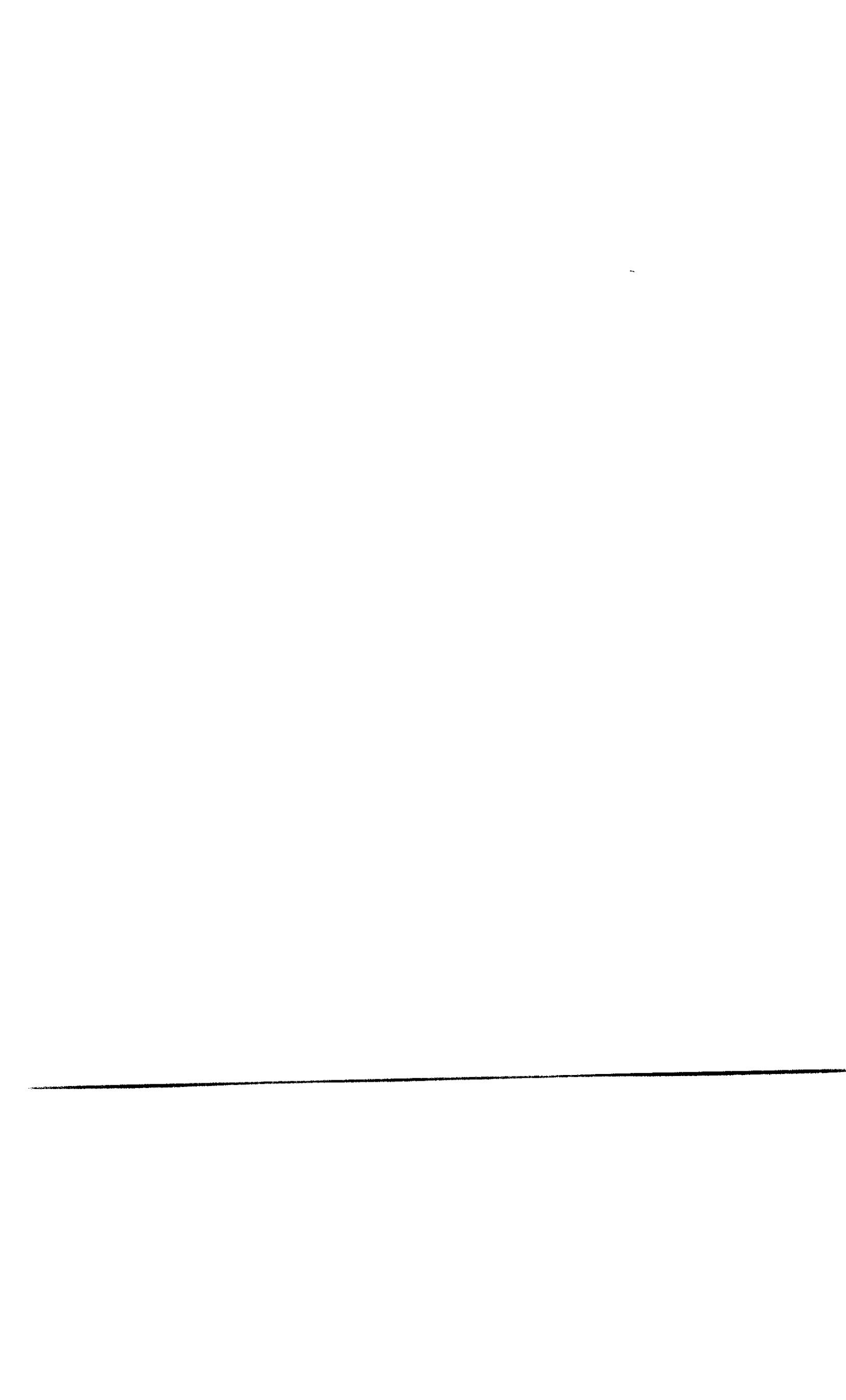
ADDRESS:
(w/zip code) _____

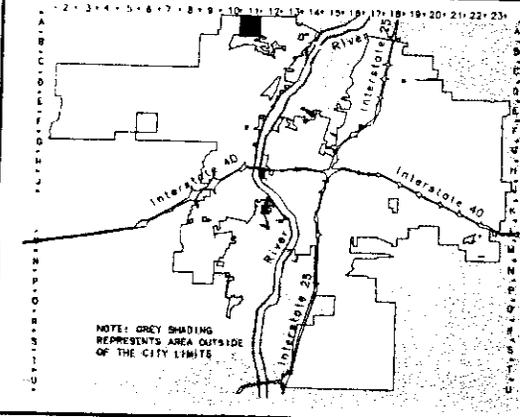
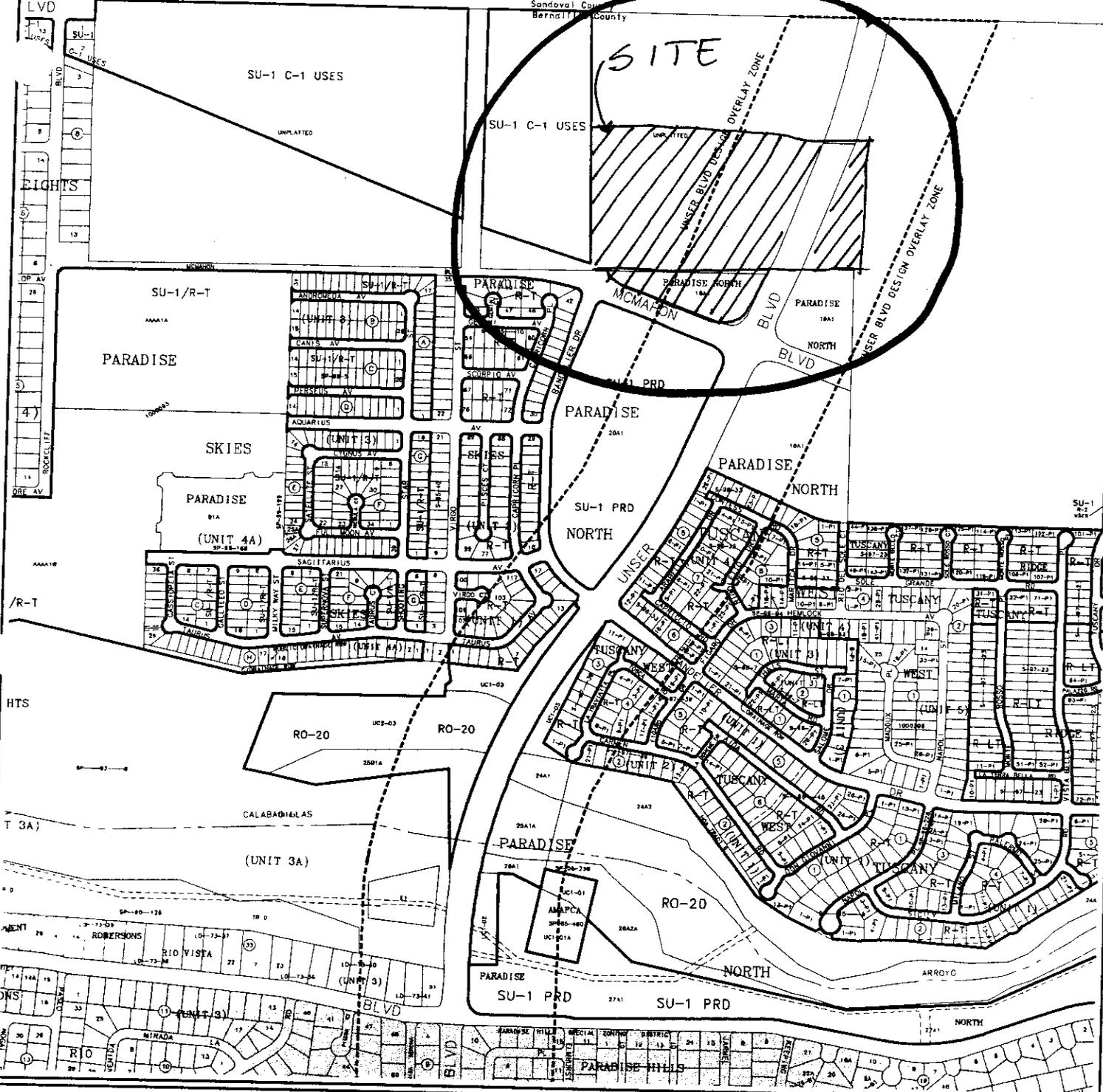
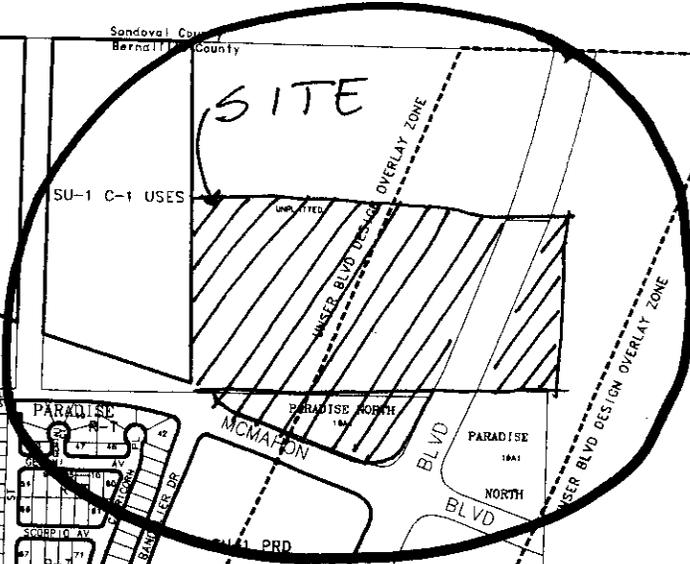
CASE NUMBER: 1000936 / 00110 00000 01639
00128 00000 01640

AMOUNT DUE: \$ 843.50

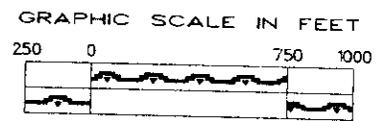
- 441006/4981000 (City Cases)
- 441018/4921000 (County)
- 441011/7000110 (LUCC)

CURB, INC. PH. 881-9190 6301 INDIAN SCHOOL RD. NE, SUITE 208 ALBUQUERQUE, NM 87110		95-660/1070 2025113388	3746
DATE <u>11-22-00</u>			
PAY TO THE ORDER OF	<u>City of Albuquerque</u>	<u>\$ 843.50</u>	
	<u>Eight hundred & forty-three &</u>	<u>50</u>	
		<u>100</u>	DOLLARS
BANK OF ALBUQUERQUE Albuquerque, New Mexico			
MEMO	<u>Prim Will - Jades</u>	<u>Charles A. Haeslin</u>	
⑆107006606⑆ 2025113388⑈ 3746			





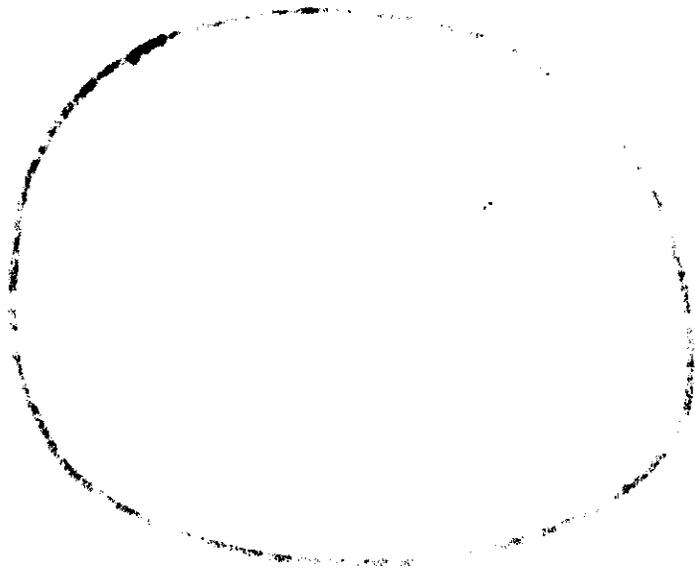
CITY OF
Albuquerque
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
© Copyright 2000



Zone Atlas Page

A-11-Z

Map Amended through July 26, 2000



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.

JACQUELINE FISHMAN

 Applicant name (print)

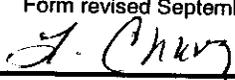

 Applicant signature / date
 11/17/00



Form revised September 2000

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

Application case numbers
 00228 00000 - 01640



 Planner signature / date
 11/27/00
Project # 1000936



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.

JACQUELINE FISHMAN
Applicant name (print)
[Signature] 11/27/00
Applicant signature / date



Form revised September 2000

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

Application case numbers
00110-00000-01639

J. Chavez 11/27/00
Planner signature / date
Project # 1000936



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 1-2-01 to 1-18-01

5. REMOVAL

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

X. J. [Signature] 11/27/00
(Applicant or Agent) (Date)

I issued 2 signs for this application, 11/27/00 J. [Signature]
(Date) (Staff Member)

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00110 00000 01639
00128 00000 01640

