



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 31, 2001

To whom it may concern:

REF: 00114 00000 01643 / 00110 00000 01650 / 00128 00000 01641 /
00128 00000 01642 / Project # 1000937
(Council Bill No. 0-01-99, Enactment No. 28-2001)

Enclosed is a copy of a new annexation that was approved through our office on the above referenced case. The annexation and simultaneous establishment of zoning is effective five (5) days after publication of the Ordinance. The existing addresses within the annexed area are:

NONE

"Existing addresses" listed for this annexation may be incomplete. If you are aware of any additional "existing addresses" for this annexation, please feel free to contact me at (505) 924-3889.

Sincerely,

Crystal Ortega
Administrative Assistant
City Planning Department

Enclosure



**CITY of ALBUQUERQUE
FOURTEENTH COUNCIL
COUNCIL BILL NO. 0-01-99 ENACTMENT NO. 28-2001
SPONSORED BY: Alan B. Armijo**

ORDINANCE

ANNEXATION, AX-00114-00000-01643, ANNEXING 20 ACRES MORE OR LESS, LOCATED ON DAYTONA STREET NW, BETWEEN UNSER BOULEVARD AND 90TH STREET NW, AMENDING THE ZONING TO ESTABLISH ZONING OF SU-1 FOR TRANSIT FACILITY AND DAYCARE, FOR TRACTS B-15, B-16, B-17, B-18 & B-19, TOWN OF ATRISCO GRANT, TO BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE.

Section 1. AREA PROPOSED FOR ANNEXATION. The owner of the area annexed hereby presented a properly signed petition to annex the following territory: 20 acres, more or less, located on Daytona Street NW, between Unser Boulevard and 90th Street NW; and more particularly described as follows:

A. Tracts B-15, B-16, B-17, B-18 & B-19, Town of Atrisco Grant. All of the right-of-way adjoining the land to the extent it is not already in the City.

Section 2. ANNEXATION ACCEPTED. The petition and the area specified in Section 1 above meet the requirements of Resolution 54-1990 (Annexation Policy) because the property is contiguous to city boundaries, accessible to city services, and will have convenient street access. Furthermore, the property falls within the Developing Urban area of the Comprehensive Plan and as such, is suitable for a full range of urban land uses. Therefore, the above territory is hereby annexed.

Section 3. ZONE MAP AMENDED. The annexation creates a changed community condition, which justifies the zoning. The zone map adopted by Section 14-16-1-1 et seq. R.O.A. 1994 is hereby amended, establishing SU-1 for Transit Facility and Daycare zoning for the area described in Section 1.A. Plan.

Section 4. FINDINGS ACCEPTED. The following zone map amendment findings shall be adopted by the City Council:

(A) This is a request for Establishment of SU-1 for Transit Facility and Daycare Zoning for a 20 acres parcel, located on Unser Boulevard NW, between Unser Boulevard and 90th Street NW; and more particularly described as Tracts B-15, B-16, B-17, B-18 & B-19, Town of Atrisco Grant.

(B) The subject request meets the requirements of Resolution 270-1980 because approval of annexation of the site constitutes a changed condition.

(C) The request is in conformance with the Comprehensive Plan, which calls for new development to be located in infill areas where infrastructure services are available, including the West Side Strategic Plan which encourages growth in this area.

(D) The request for R-D 9 du/acre zoning furthers the goals of the Tower/Unser Sector Development Plan by conforming to the recommending zoning in the RD/9 DU/AC portion of the site.

Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

Section 6. EFFECTIVE DATE AND PUBLICATION. This ordinance shall become effective five or more days after publication in full when a copy of the ordinance and a plat of the territory hereby annexed is filed in the office of the County Clerk.

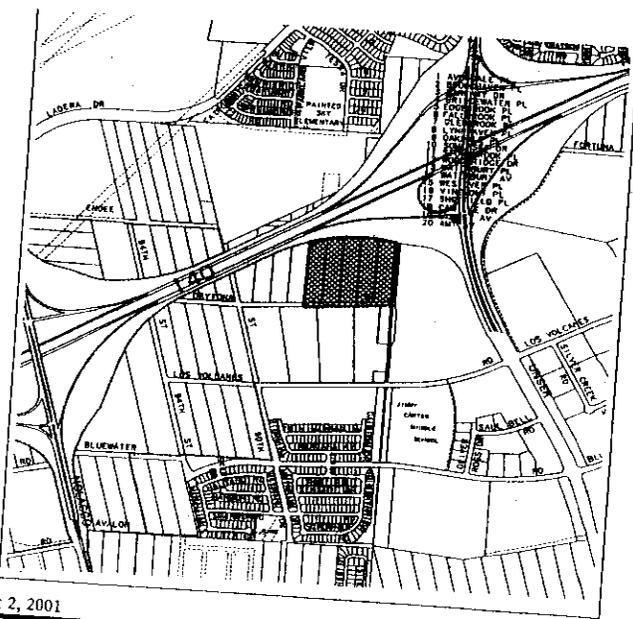
PASSED AND ADOPTED THIS 18th DAY OF JUNE, 2001
BY A VOTE OF: 9 FOR 0 AGAINST

s/Brad Winter, President
City Council

APPROVED THIS 17th DAY OF JULY, 2001
Bill No. 0-99

s/Jim Baca, Mayor
City of Albuquerque

ATTEST:
s/Margie Baca Archuleta
City Clerk



Journal, August 2, 2001

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

Date 10-31-01

AX 00114-01643

THIS ANNEXATION HAS BEEN COMPLETED

The attached sketch shows the area which has been annexed by City Commission Resolution on 6-18-01, and zoning established by Ordinance # 28-2001, published on 8-2-01 (date) and which was considered by the Planning and City Commissions as Ax-00114-01643.

If the area was platted simultaneously, the subdivision number is S. _____ Other related cases, if any, are: _____
Please change your records accordingly.

Z- N/A



1000437

B All of the right-of-way adjoining the land described in A of this section to the extent it is not already in the City Section 2 ANNEXATION ACCEPTED. The petition and the area specified in Section 1 above meet the requirements of Resolution 54-1990 (Annexation Policy) because the property is contiguous to city boundaries, accessible to city services, and will have convenient street access. Furthermore, the property falls within the Developing Urban area of the Comprehensive Plan and as such, is suitable for a full range of urban land uses. Therefore, the annexation of the subject site creates a changed community condition that justifies the proposed IP zoning. The zone map adopted by Section 14-16-1-1 et. Seq. O.A. 1994 is hereby amended, establishing IP zoning at the above indicated site. Section 4 FINDINGS ACCEPTED. The following zone map amendment findings shall be adopted by the City Council:
(A) This is a request for Establishment of IP Zoning for a parcel, located east of Eubank Blvd. E, between Southern SE and Kirtland Air Force Base (KAFB), and more particularly described as follows: Section 33, T10N, R4E, Tact SE 1/4, NW 1/4. (B) The subject property falls within the Developing Urban Area of the Comprehensive Plan which

STATE OF NEW MEXICO
County of Bernalillo SS

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 2 times, the first publication being on the 2 day of Aug, 2001, and the subsequent consecutive publications on _____, 2001.

[Signature]
Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 2 day of Aug of 2001.

PRICE 175.99
Statement to come at end of month.
ACCOUNT NUMBER C805207

OFFICIAL SEAL
Samantha Weiss
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/2/04

[Signature]



CITY of ALBUQUERQUE
FOURTEENTH COUNCIL

COUNCIL BILL NO. 0-01-99 ENACTMENT NO. 28-2001

SPONSORED BY: Alan B. Armijo

1 ORDINANCE
2 ANNEXATION, AX-00114-00000-01643, ANNEXING 20 ACRES MORE OR
3 LESS, LOCATED ON DAYTONA STREET NW, BETWEEN UNSER BOULEVARD
4 AND 90TH STREET NW, AMENDING THE ZONING TO ESTABLISH ZONING OF
5 SU-1 FOR TRANSIT FACILITY AND DAYCARE, FOR TRACTS B-15, B-16, B-17,
6 B-18 & B-19, TOWN OF ATRISCO GRANT.
7 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
8 ALBUQUERQUE:

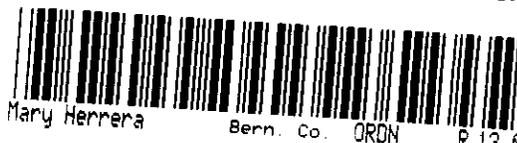
9 Section 1. AREA PROPOSED FOR ANNEXATION. The owner of the area
10 annexed hereby presented a properly signed petition to annex the following
11 territory: 20 acres, more or less, located on Dayton Street NW, between Unser
12 Boulevard and 90th Street NW; and more particularly described as follows:

13 A. Tracts B-15, B-16, B-17, B-18 & B-19, Town of Atrisco Grant,
14 All of the right-of-way adjoining the land to the extent it is not
15 already in the City.

16 Section 2. ANNEXATION ACCEPTED. The petition and the area specified
17 in Section 1 above meet the requirements of Resolution 54-1990 (Annexation
18 Policy) because the property is contiguous to city boundaries, accessible to city
19 services, and will have convenient street access. Furthermore, the property
20 falls within the Developing Urban area of the Comprehensive Plan and as such,
21 is suitable for a full range of urban land uses. Therefore, the above territory is
22 hereby annexed.

23 Section 3. ZONE MAP AMENDED. The annexation creates a changed
24 community condition, which justifies the zoning. The zone map adopted by
25 Section 14-16-1-1 et.seq. R.O.A. 1994 is hereby amended, establishing SU-1

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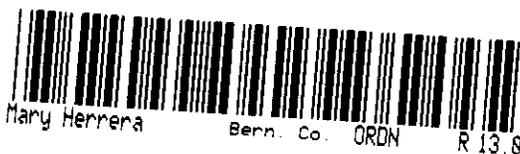
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RL-ADD D-2501

1 for Transit Facility and Daycare zoning for the area described in Section
2 1.A.*Plan*.
3 Section 4. FINDINGS ACCEPTED. The following zone map amendment
4 findings shall be adopted by the City Council:

- 5 (A) This is a request for Establishment of SU-1 for Transit Facility and
6 Daycare Zoning for a 20 acres parcel, located on Unser Boulevard NW,
7 between Unser Boulevard and 90th Street NW; and more particularly
8 described as Tracts B-15, B-16, B-17, B-18 & B-19, Town of Atrisco
9 Grant.
10 (B) The subject request meets the requirements of Resolution 270-1980
11 because approval of annexation of the site constitutes a changed
12 condition.
13 (C) The request is in conformance with the Comprehensive Plan, which
14 calls for new development to be located in infill areas where
15 infrastructure services are available, including the West Side Strategic
16 Plan which encourages growth in this area.

17 Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
18 clause, word or phrase of this ordinance is for any reason held to be invalid or
19 unenforceable by any court of competent jurisdiction, such decision shall not
20 affect the validity of the remaining provisions of this ordinance. The Council
21 hereby declares that it would have passed this ordinance and each section,
22 paragraph, sentence, clause, word or phrase thereof irrespective of any
23 provisions being declared unconstitutional or otherwise invalid.

24 Section 6. EFFECTIVE DATE AND PUBLICATION. This ordinance shall
25 become effective five or more days after publication in full when a copy of the
26 ordinance and a plat of the territory hereby annexed is filed in the office of the
27 County Clerk.
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1 PASSED AND ADOPTED THIS 18th DAY OF JUNE, 2001
2 BY A VOTE OF: 9 FOR 0 AGAINST.
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Brad Winter
Brad Winter, President
City Council

17 APPROVED THIS 17th DAY OF July, 2001
18
19 Bill No. O-99

Jim Baca
Jim Baca, Mayor
City of Albuquerque

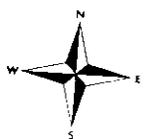
25 ATTEST:

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27 Mary Herrera
28 City Clerk
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Mary Herrera
Bern. Co. ORDIN R 13.00
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Proposed annexation in Zone Map J-9
Project Number 1000937

Map Scale: 1" = 900'

Map Printed April 25, 2001

- MUNICIPAL LIMITS
- ▨ AREA PROPOSED FOR ANNEXATION

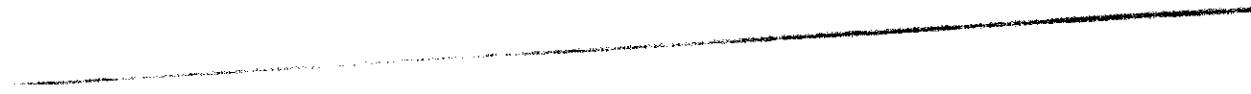


Mary Herrera Bern. Co. ORON R 13.00



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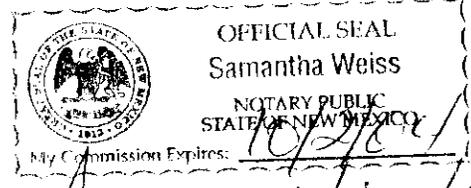


STATE OF NEW MEXICO
County of Bernalillo SS

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 2 times, the first publication being on the 2 day of Aug, 2001, and the subsequent consecutive publications on _____, 2001.

[Signature]
Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 2 day of Aug of 2001.

PRICE 175.99
Statement to come at end of month.
ACCOUNT NUMBER 0805207



[Signature]

14, NW 1/4. B. All of the right-of-way adjoining the land described in A of this section to the extent it is not already in the City. Section 2 ANNEXATION ACCEPTED. The petition and the area specified in Section 1 above meet the requirements of Resolution 54-1990 (Annexation Policy) because the property is contiguous to city boundaries, accessible to city services, and will have convenient street access. Furthermore, the property falls within the Developing Urban area of the Comprehensive Plan and as such is suitable for a full range of urban land uses. Therefore, the above territory is hereby annexed. Section 3, ZONE MAP AMENDED. The annexation of the subject site creates a changed community condition that justifies the proposed IP zoning. The zone map adopted by Section 14-16-1-1 et seq. R.O.A. 1994 is hereby amended, establishing IP zoning at the above indicated site. Section 4 FINDINGS ACCEPTED. The following zone map amendment findings shall be adopted by the City Council: (A) This is a request for establishment of IP Zoning for a 0.0 acre parcel, located east of Eubank Blvd SE, between Southern SE and Kirtland Air Force Base (B), and more particularly described as follows: Section 33, T10N, R4E, Tract SE 1/4, NW 1/4. (B) The subject property falls within the Developing Urban Area of the Comprehensive Plan which



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Sworn and subscribed to before me, a Notary Public and for the County of Bernalillo and State of New Mexico this 2 day July of 2001.

PRICE 175.99

Statement to come at end of month.

ACCOUNT NUMBER 0800

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

**CITY of ALBUQUERQUE
FOURTEENTH COUNCIL
COUNCIL BILL NO. O-01-99 ENACTMENT NO. 28-2001
SPONSORED BY: Alan B. Armijo**

ORDINANCE

ANNEXATION, AX-00114-00000-01643, ANNEXING 20 ACRES MORE OR LESS, LOCATED ON DAYTONA STREET NW, BETWEEN UNSER BOULEVARD AND 90TH STREET NW; AMENDING THE ZONING TO ESTABLISH ZONING OF SU-1 FOR TRANSIT FACILITY AND DAYCARE, FOR TRACTS B-15, B-16, B-17, B-18 & B-19, TOWN OF ATRISCO GRANT. BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE.

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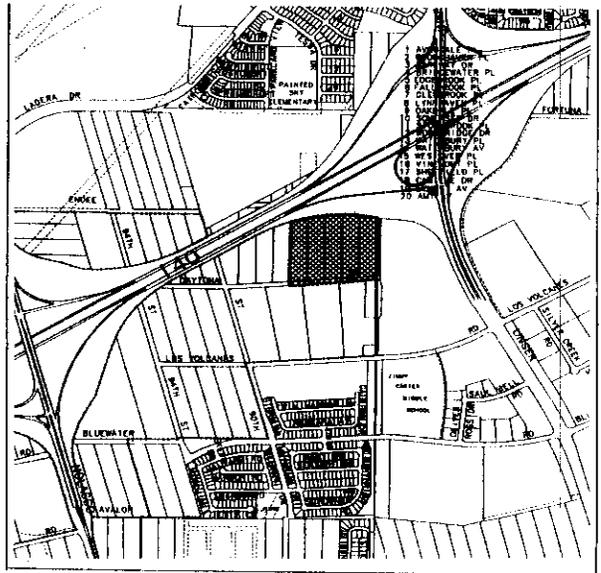
PASSED AND ADOPTED THIS 18th DAY OF JUNE, 2001

BY A VOTE OF: 9 FOR 0 AGAINST.
s/Brad Winter, President
City Council

APPROVED THIS 17th DAY OF JULY, 2001
BILNo. O-99

s/Jim Baca, Mayor
City of Albuquerque

ATTEST:
s/Margie Baca Archuleta
City Clerk



Journal, August 2, 2001



CITY of ALBUQUERQUE
FOURTEENTH COUNCIL

COUNCIL BILL NO. 0-01-99 ENACTMENT NO. 28-2001

SPONSORED BY: Alan B. Armijo

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2 **ORDINANCE**
3 **ANNEXATION, AX-00114-00000-01643, ANNEXING 20 ACRES MORE OR**
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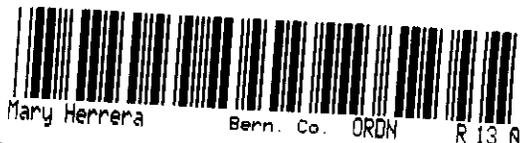
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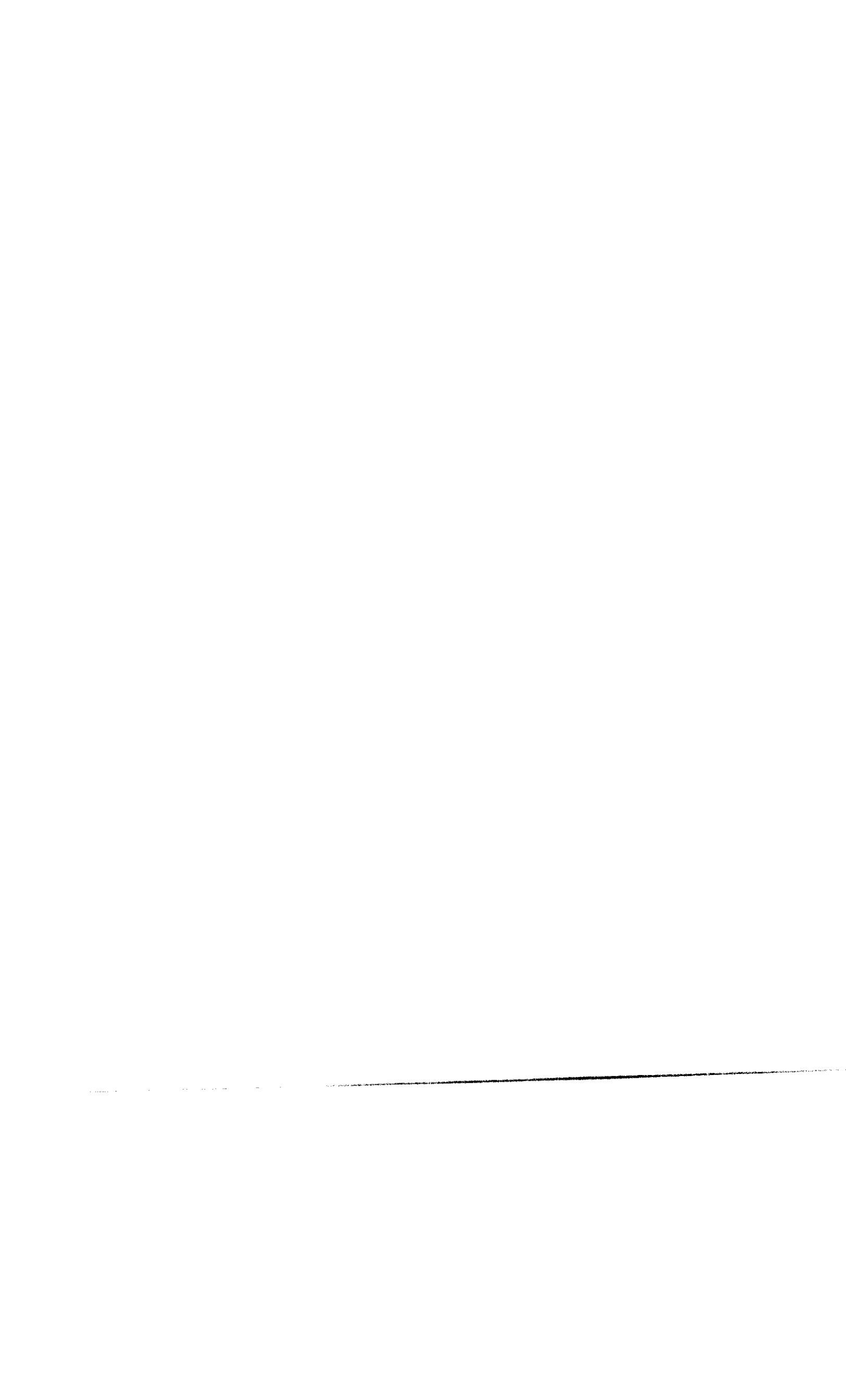
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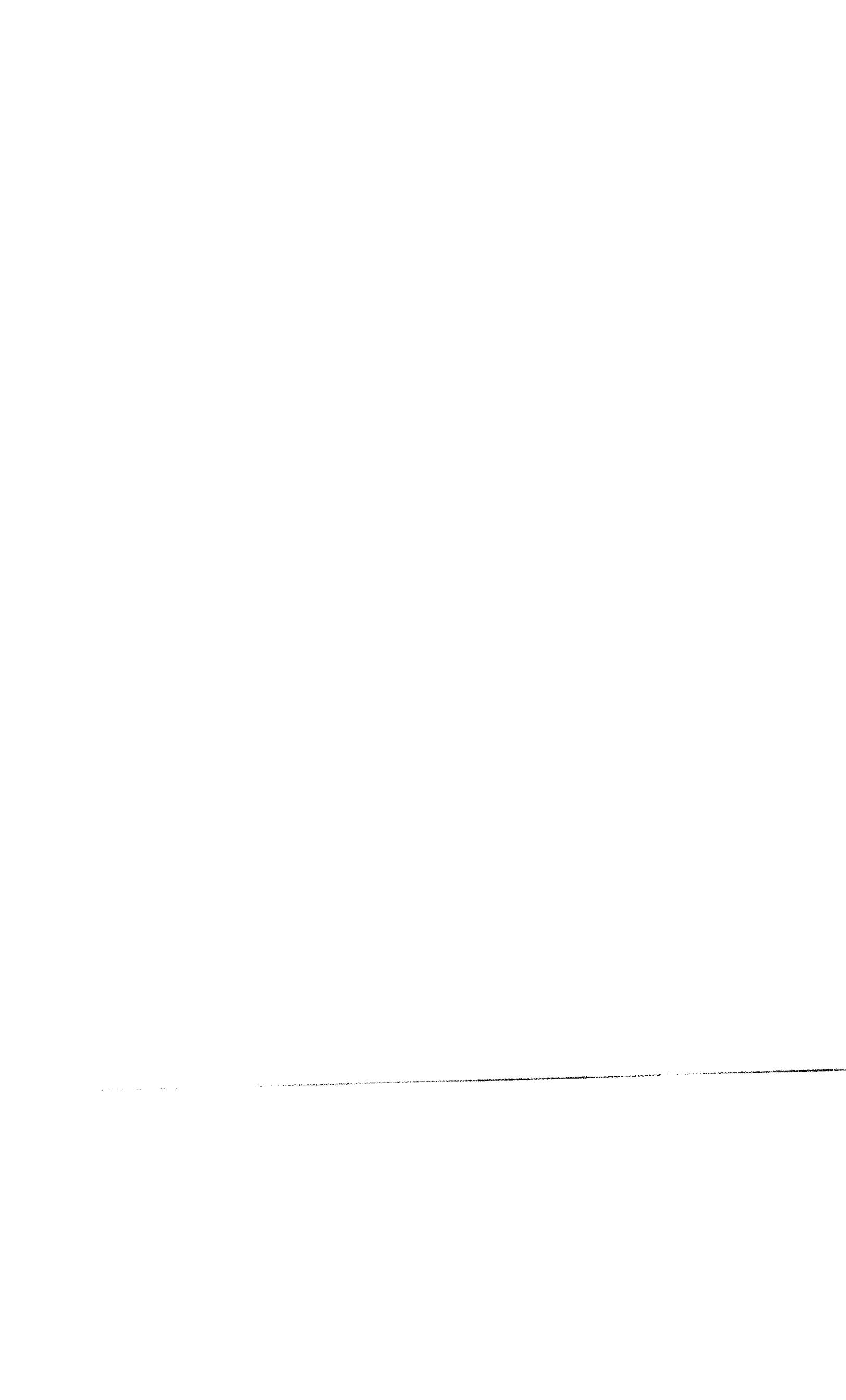
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1 PASSED AND ADOPTED THIS 18th DAY OF JUNE, 2001
2 BY A VOTE OF: 9 FOR 0 AGAINST.
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11 Brad Winter
12 Brad Winter, President
13 City Council
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17 APPROVED THIS 17th DAY OF July, 2001
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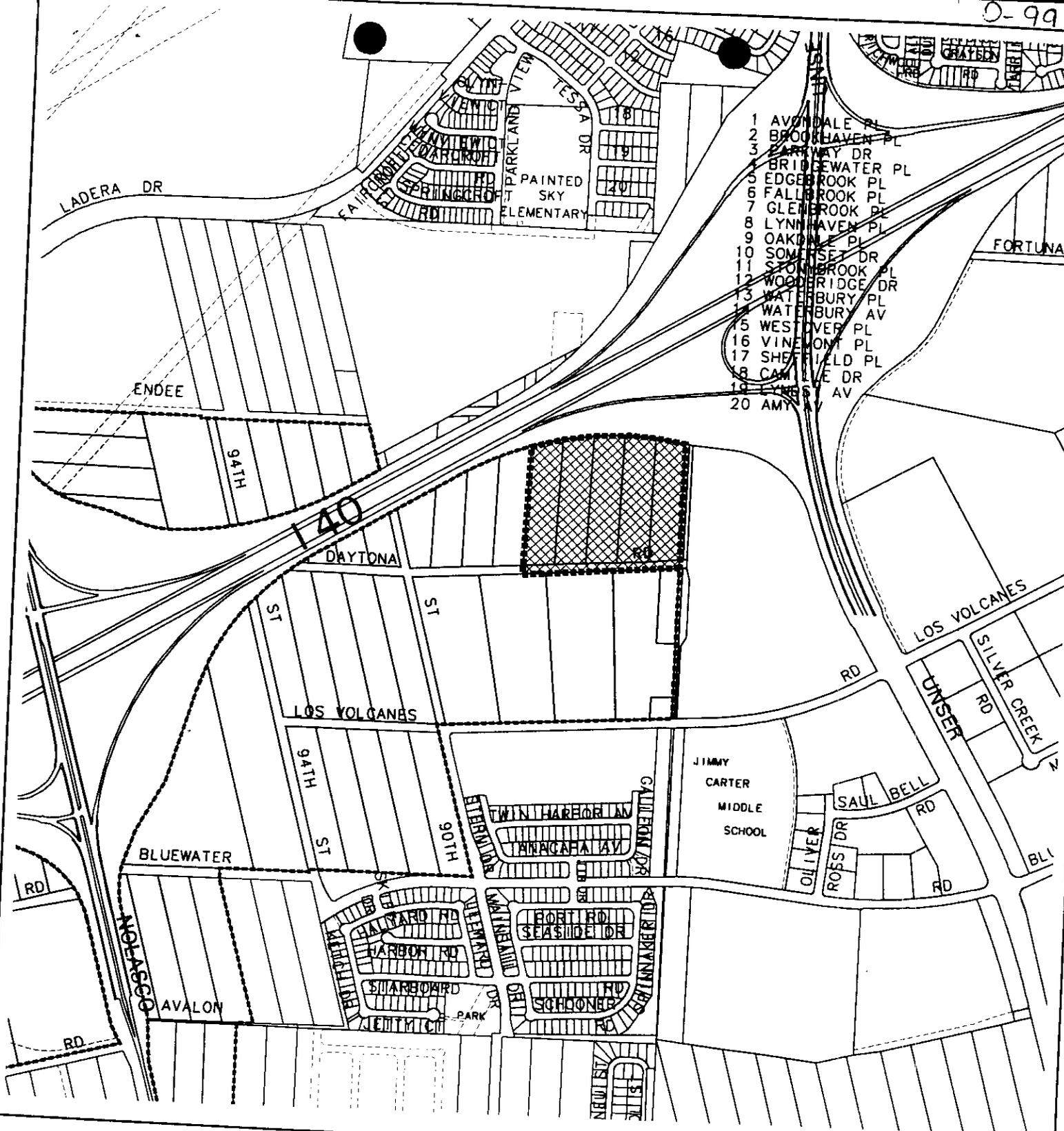
19 Bill No. O-99
20
21 Jim Baca
22 Jim Baca, Mayor
23 City of Albuquerque
24

25 ATTEST:
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27 Mary Herrera
28 City Clerk
29

30 
31 Mary Herrera Bern. Co. ORDN R 13.00 2001084203
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- 1 AVONDALE PL
- 2 BROOKHAVEN PL
- 3 PARKWAY DR
- 4 BRIDGEWATER PL
- 5 EDGEROOK PL
- 6 FALLBROOK PL
- 7 GLENBROOK PL
- 8 LYNNHAVEN PL
- 9 OAKDALE PL
- 10 SOMERSET DR
- 11 STONBROOK PL
- 12 WOODBRIDGE DR
- 13 WATERBURY PL
- 14 WATERBURY AV
- 15 WESTOVER PL
- 16 VINEMONT PL
- 17 SHEFFIELD PL
- 18 CAMILLE DR
- 19 LYNES AV
- 20 AMY



Proposed annexation in Zone Map J-9
Project Number 1000937

Map Scale: 1" = 900'

Map Printed April 25, 2001

- MUNICIPAL LIMITS
-  AREA PROPOSED FOR ANNEXATION



Mary Herrera Bern. Co. ORDN R 13.00



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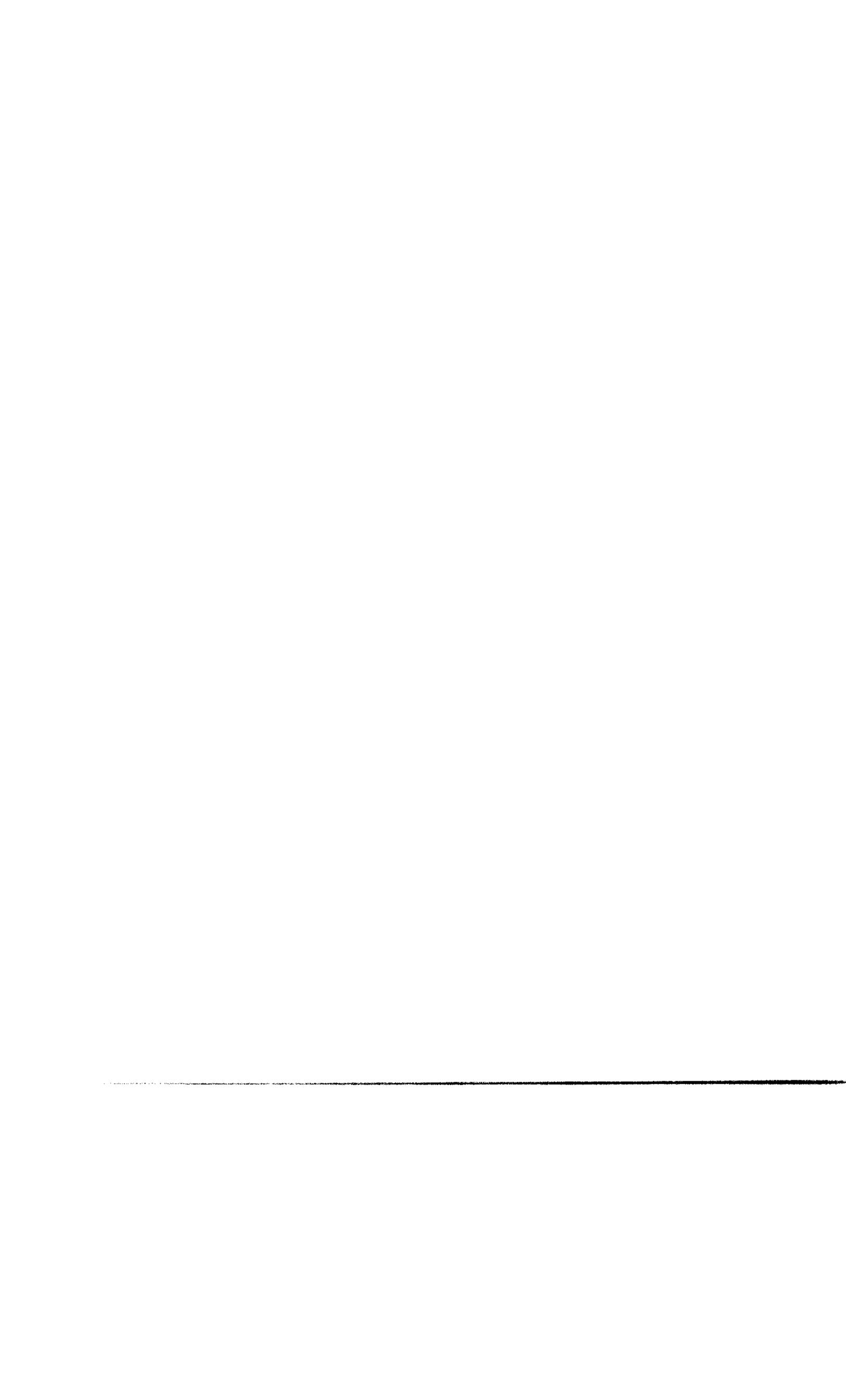
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Councillor Kline moved that the rules be suspended for the purpose of pulling EC-01-308 out of the Finance Committee and placing it on today's agenda for final action. Seconded. The motion carried by the following vote:

For: 9 - Council Members: Winter, Hundley, Armijo, Griego, Kline, Yntema, McEntee, Payne and Brasher
Against: 0

Land Use, Planning and Zoning Committee - June 13, 2001

- R-01-258 Sector Development Plan Amendment; Amending the Tower/Unser Sector Development Plan and Zone Map to Change the Zoning of Northern Portion Of Lots 2-5, Block 9, Town of Atrisco Grant from County A-1 to RD/9/DU/AC (Armijo)
Councillor Yntema moved that this matter be Accepted with a Recommendation Do Pass (Immediate Action). Seconded. The motion carried by the following vote:
For: 9 - Council Members: Winter, Hundley, Armijo, Griego, Kline, Yntema, McEntee, Payne and Brasher
Against: 0
- O-01-99 Annexing 20 Acres Located on Daytona Street NW, Between Unser Boulevard and 90th Street NW; Amending the Zoning to Establish Zoning of SU-1 for Transit Facility and Daycare (Armijo)
Councillor Yntema moved that this matter be Accepted with a Recommendation Do Pass, as Amended (Immediate Action). Seconded. The motion carried by the following vote:
For: 9 - Council Members: Winter, Hundley, Armijo, Griego, Kline, Yntema, McEntee, Payne and Brasher
Against: 0
- O-01-100 Annexing 54.7 Acres Located on Bluewater SW Between Interstate 40 and Central SW; Amending the Zone Map to Establish SU-1 For IP Uses (Armijo)
Councillor Yntema moved that this matter be Accepted with a Recommendation Do Pass, as Amended (Immediate Action). Seconded. The motion carried by the following vote:
For: 9 - Council Members: Winter, Hundley, Armijo, Griego, Kline, Yntema, McEntee, Payne and Brasher
Against: 0
- O-01-101 Annexing 19.7 Acres Located on 106th Street SW, between Sunset Gardens and Eucariz Avenue SW; Amending Zoning to Establish Zoning of RD/9 Dwelling Units Per Acre (Armijo)
Councillor Yntema moved that this matter be Accepted with a Recommendation Do Pass (Immediate Action). Seconded. The motion carried by the following vote:
For: 9 - Council Members: Winter, Hundley, Armijo, Griego, Kline, Yntema, McEntee, Payne and Brasher
Against: 0
- O-01-104 Annexing 40 Acres Located East of Eubank Blvd SE between Southern SE and Kirtland Air Force Base (KAFB); Amending Zone Map to Establish IP Zoning (Brasher, by request)
Councillor Yntema moved that this matter be Accepted with a Recommendation Do Pass (Immediate Action). Seconded. The motion carried by the following vote:
For: 9 - Council Members: Winter, Hundley, Armijo, Griego, Kline, Yntema, McEntee, Payne and Brasher
Against: 0





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

NOTICE OF HEARING

May 30, 2001

City of Albuquerque
Transit Department
601 Yale Blvd. SE
Albuquerque, NM 87106

Council Bill O-01-99 (00114-00000-01643/00110-00000-01650/00128-00000-01641/00128-00000-01642/Project #1000937) The Environmental Planning Commission recommends approval of 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.

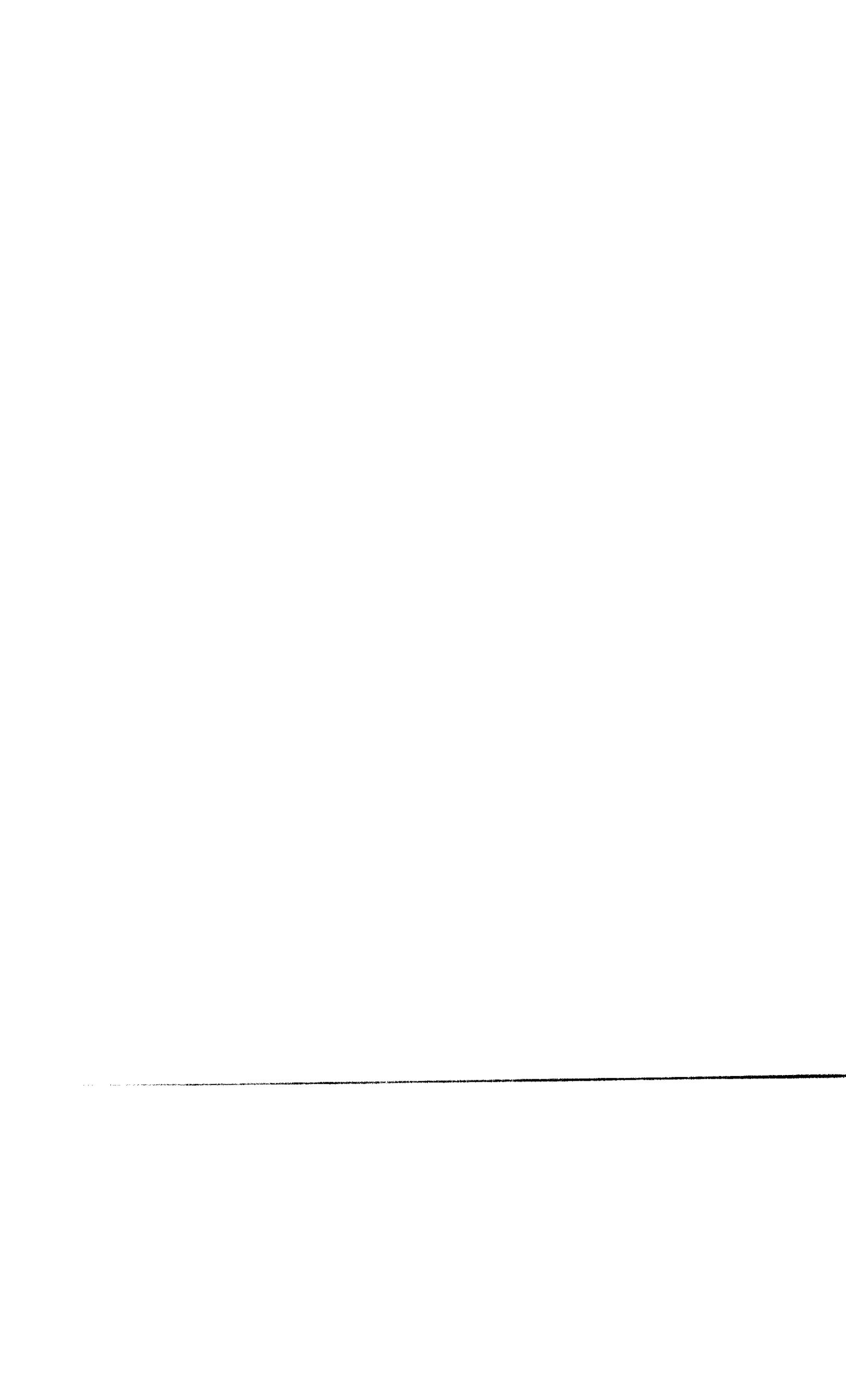
The above case will be heard by the Land Use, Planning and Zoning Committee (LUPZ) on **Wednesday, June 13, 2001**. The hearing begins at 5:00 p.m. and will be held in the Council/Committee Room, 9th Floor, City/County Government Center, One Civic Plaza, NW.

If you have any questions or if I can be of further assistance, you can contact me at (505) 924-3889.

Sincerely,

Crystal Ortega
Administrative Assistant

cc: Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuq. NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuq. NM 87120
Kathleen Duran, Parkway Neigh. Assoc., 8127 Glenbrook Pl. NW, Albuq. NM 87120
Michelle Boehrens, Parkway Neigh. Assoc., 1405 Somerset Dr. NW, Albuq. NM 87120



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
P. O. BOX 1293
ALBUQUERQUE, NEW MEXICO 87103

file

Date: August 16, 2001

CERTIFICATE OF ZONING

City of Albuquerque
Transit Department
601 Yale Blvd. SE
Albuquerque, NM 87106

**FILE: 00114-00000-01643/00110-00000-01650/
00128-00000-01641/00128-00000-01642/
Project #1000937**

(Council Bill No. 0-01-99, Enactment #28-2001)
LEGAL: 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.

On June 18, 2001, the City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the property status is now changed as follows:

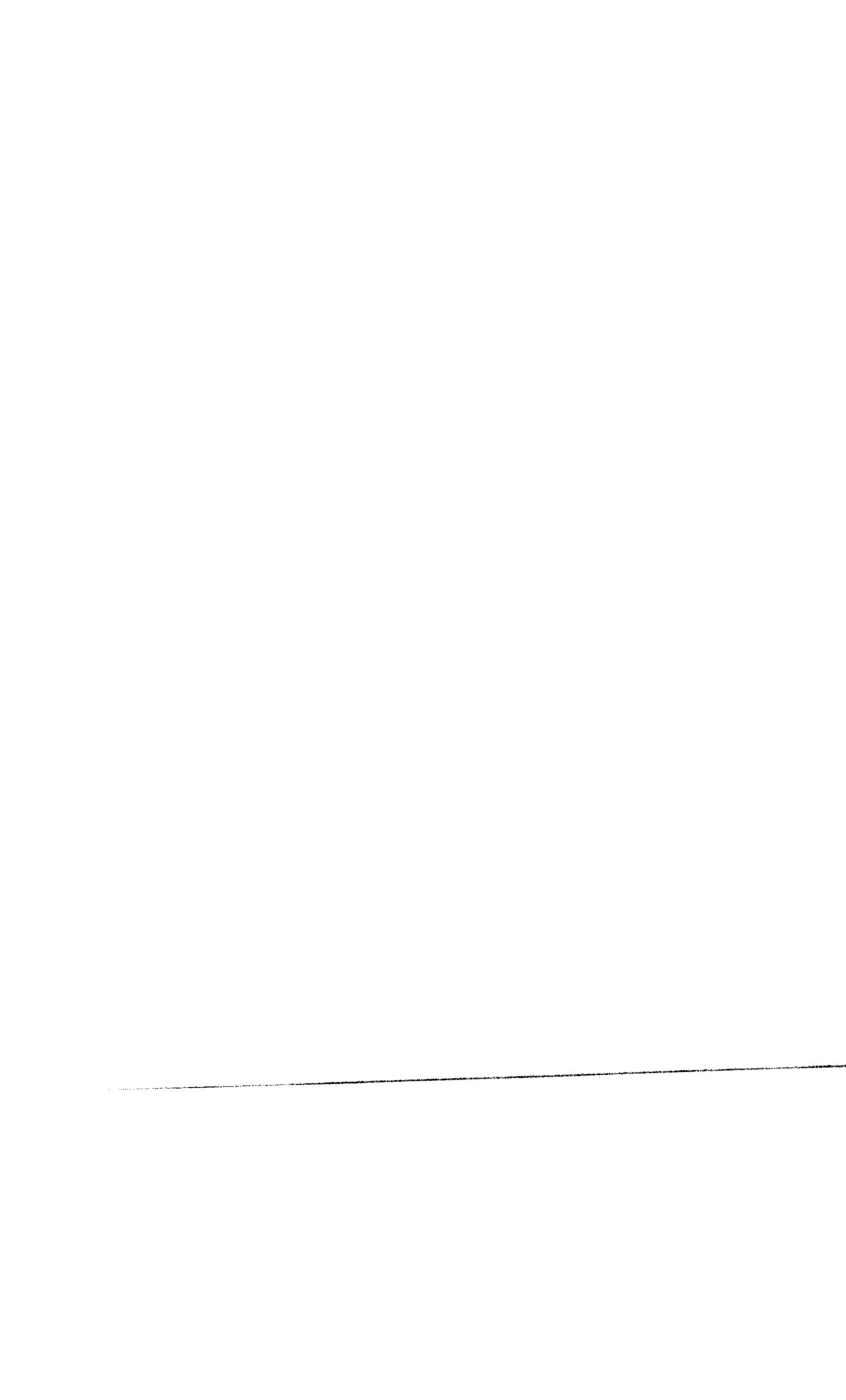
SU-1 FOR TRANSIT FACILITY AND DAYCARE ZONING

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 R. McCabe, AIA, APA
Planning Director

cc: Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuquerque, NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuquerque, NM 87120
Kathleen Duran, Parkway Neigh. Assoc., 8127 Glenbrook Pl. NW, Albuquerque, NM 87120
Michelle Boehrens, Parkway Neigh. Assoc., 1405 Somerset Dr. NW, Albuquerque, NM 87120



0-99

CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

INTER-OFFICE MEMORANDUM March 12, 2001

TO: Brad Winter, President, City Council

FROM: Jim Baca, Mayor

SUBJECT: 00114-00000-01643/00110-00000-01650/00128-00000-01641/
00128-00000-01642/Project #1000937 The Environmental Planning Commission recommends approval of 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.

This is a request for annexation of an approximately 20 acre site located on the West Side south of Interstate-40 on Daytona between Unser Boulevard and 90th Street. The Environmental Planning Commission found that the request furthers the applicable Goals and policies of the *Comprehensive Plan* and the *West Side Strategic Plan*. The request meets all of the policies for annexation outlined in *Resolution 54-1990*.

This is also a request to establish SU-1 for Transit Facility and Daycare zoning for the subject site. The Environmental Planning Commission found that the request furthers the applicable Goals and policies of the *Comprehensive Plan* and the *West Side Strategic Plan*. The request meets all of the policies outlined in *Resolution 270-1980* for zone changes.

The Planning Department supports the request and the recommendation of the Environmental Planning Commission.

RECOMMENDED: [Signature]
date: 16 MRE 2001

Robert R. McCabe, AIA, APA
Planning Director

REVIEWED AS TO FORM: [Signature]
date: 4-6-01

Robert M. White
City Attorney

RECOMMENDED:

date:
Lawrence Rael
Chief Administrative Officer

Cover Analysis

00114-00000-01643/00110-00000-01650/00128-00000-01641/00128-00000-01642

Project #1000937

1. What is it?

Annexation and establishment of SU-1 for Transit Facility and Daycare zoning for an approximately 20 acre site located on the West Side on Daytona between Unser Boulevard and 90th Street NW.

2. What will this piece of legislation do?

Annex the property into the City limits and establish SU-1 for Transit Facility and Daycare zoning.

3. Why is the project needed?

Annexation is required to provide City water and sewer service to the subject site.

4. How much will it cost and what is the funding source?

The property owner will be responsible for extending utility lines and paying for hook up fees.

5. What will happen if the project is not approved?

The subject site will remain in the unincorporated County and will not be able to hook up to City utilities.

1 **Section 4. FINDINGS ACCEPTED.** The following zone map amendment
2 findings shall be adopted by the City Council:

3 **(A)** This is a request for Establishment of SU-1 for Transit Facility and
4 Daycare Zoning for a 20 acres parcel, located on Unser Boulevard
5 NW, between Unser Boulevard and 90th Street NW; and more
6 particularly described as Tracts B-15, B-16, B-17, B-18 & B-19, Town
7 of Atrisco Grant.

8 **(B)** The subject request meets the requirements of Resolution 270-1980
9 because approval of annexation of the site constitutes a changed
10 condition.

11 **(C)** The request is in conformance with the Comprehensive Plan, which
12 calls for new development to be located in infill areas where
13 infrastructure services are available, including the West Side
14 Strategic Plan which encourages growth in this area.

15 **(D)** The request for R-D 9 du/acre zoning furthers the goals of the
16 Tower/Unser Sector Development Plan by conforming to the
17 recommending zoning in the RD/9 DU/AC portion of the site.

18 **Section 5. SEVERABILITY CLAUSE.** If any section, paragraph, sentence,
19 clause, word or phrase of this ordinance is for any reason held to be invalid or
20 unenforceable by any court of competent jurisdiction, such decision shall not
21 affect the validity of the remaining provisions of this ordinance. The Council
22 hereby declares that it would have passed this ordinance and each section,
23 paragraph, sentence, clause, word or phrase thereof irrespective of any
24 provisions being declared unconstitutional or otherwise invalid.

25 **Section 6. EFFECTIVE DATE AND PUBLICATION.** This ordinance shall
26 become effective five or more days after publication in full when a copy of the
27 ordinance and a plat of the territory hereby annexed is filed in the office of the
28 County Clerk.

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

29
30
31
32

FISCAL IMPACT ANALYSIS

TITLE: 00114-00000-01643 R- _____ O- _____
00110-00000-1650 FUND: 0110
00128-00000-01641 DEPT: Planning
00128-00000-01642

- No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	<u>CURRENT YEAR*</u>	<u>NEXT YEAR*</u>
Base Salary/Wages	\$ _____	\$ _____
Fringe Benefits at _____ %	_____	_____
Subtotal Personnel	\$ _____	\$ _____
Operating Expenses	_____	_____
Property	_____	_____
Indirect Costs	_____	_____
Total	\$ _____	\$ _____
<input type="checkbox"/> Estimated revenues not affected		
<input type="checkbox"/> Estimated revenue impact	\$ _____	\$ _____

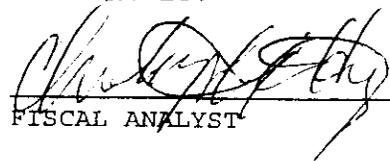
* These estimates do not include any adjustment for inflation.
 * Range if not easily quantifiable.

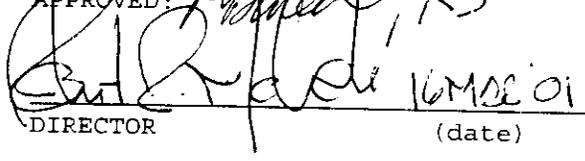
Number of Positions _____

COMMENTS:

see attached

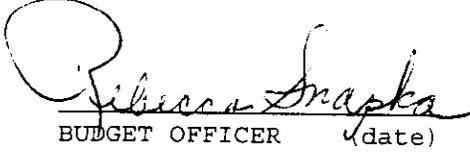
COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

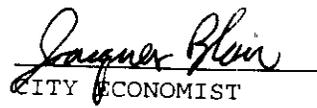
PREPARED BY:

 FISCAL ANALYST

APPROVED: *[Signature]* /RS

 DIRECTOR (date)

REVIEWED BY:

 EXECUTIVE BUDGET ANALYST

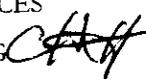
REVIEWED BY:

 BUDGET OFFICER (date)

REVIEWED BY:

 CITY ECONOMIST

MEMORANDUM

DATE: 4/10/2001

TO: DEBBIE STOVER, CASE PLANNER, DEVELOPMENT SERVICES

FROM: CHRISTOPHER HYER, ECONOMIST, ADVANCE PLANNING 

RE: FISCAL ANALYSIS, CASE # 00114 00000 01643/00110 00000 01650/00128 00000
01641/00128 00000 01642

The following fiscal analysis is for the West Side Transit Maintenance Facility which is a City facility. Since it is a City facility, the fiscal impact is different from annexations proposed by private parties. Because of this, it would be inappropriate to analyze this project using the City's FISCALS model. The only revenue stream that will have a positive effect to the City's funds is that of the one-time GRT revenue collected from construction of the facility. Even though this is a City funded project, the federal government is matching City funds with the matching ratio of 80% federal money to the City's 20%. This 4:1 ratio suggests the GRT revenue, which goes to the General Fund, will be 80% federal dollars. This is an estimated GRT revenue amount of \$149,295.

There are some improvement costs due to this annexation, the construction of a new road, Oliver Ross Drive, and improvements to Los Volcanes Road would be capital improvements for transportation. The other capital improvement would be to storm drainage via a shared (metered) network of detention ponds. Water and waste-water are available since the site is contiguous to the City's boundaries.

Revenues from typical annexations are from franchise fee or tax collection received from the private sector. For the West Side Transit Maintenance Facility, the City will either not pay (i.e. property tax) or will pay (i.e. franchise fees) offsetting any revenues – other than the portion of the GRT revenue for construction mentioned above. Also, the costs associated with this project (police, fire etc.) would be incurred at any location within the City and absorbed in the service area. Therefore, the fiscal impact for these services are neutral. The site was chosen on the merits of its location (the west side of Albuquerque), its easy access to the interstate and the suitability of its land use. This site location also conforms to the *Comprehensive Plan* and the *West Side Strategic Plan*.

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January 18, 2000

Staff Report

Agent	City of Albuquerque Transit Department
Applicant	Same
Requests	Annexation & Establishment of Zoning Site Plan for Subdivision Site Plan for Building Permit
Legal Description	Tracts B-15, B-16, B-17, B-18 & B-19
Location	On Daytona Road NW between Unser Boulevard and 90 th Street NW
Size	Approximately 20 acres
Existing Zoning	County A-1 & County C-1
Proposed Zoning	SU-1 for Transit Facility and Daycare

Staff Recommendation

APPROVAL of 00114 00000 016430, a request for annexation, based on the findings on page 12.

APPROVAL of 00110 00000 01650, a request for establishment of zoning, based on the findings on page 12.

DEFERRAL of 00128 00000 01641, a request for site plan for subdivision, based on the findings on page 13.

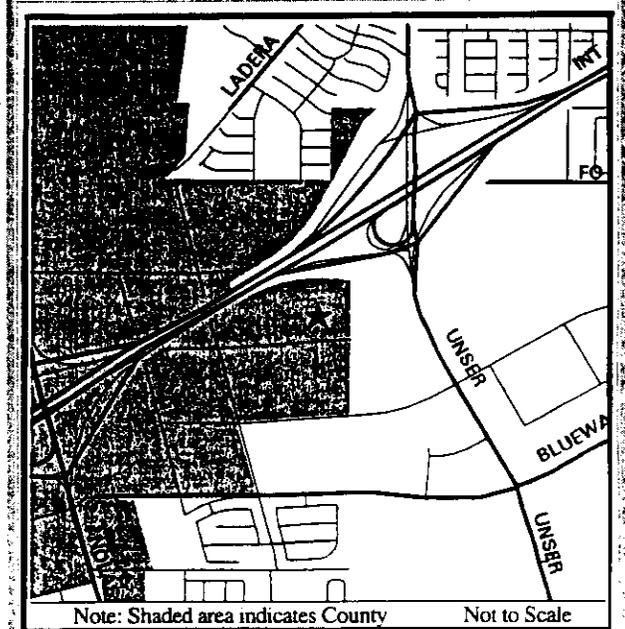
DEFERRAL of 00128 00000 01642, a request for site plan for building permit based on the findings on page 14.

Staff Planner

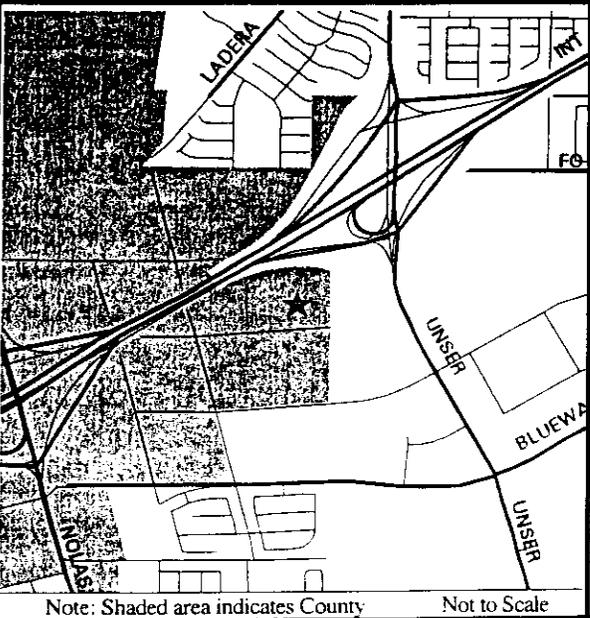
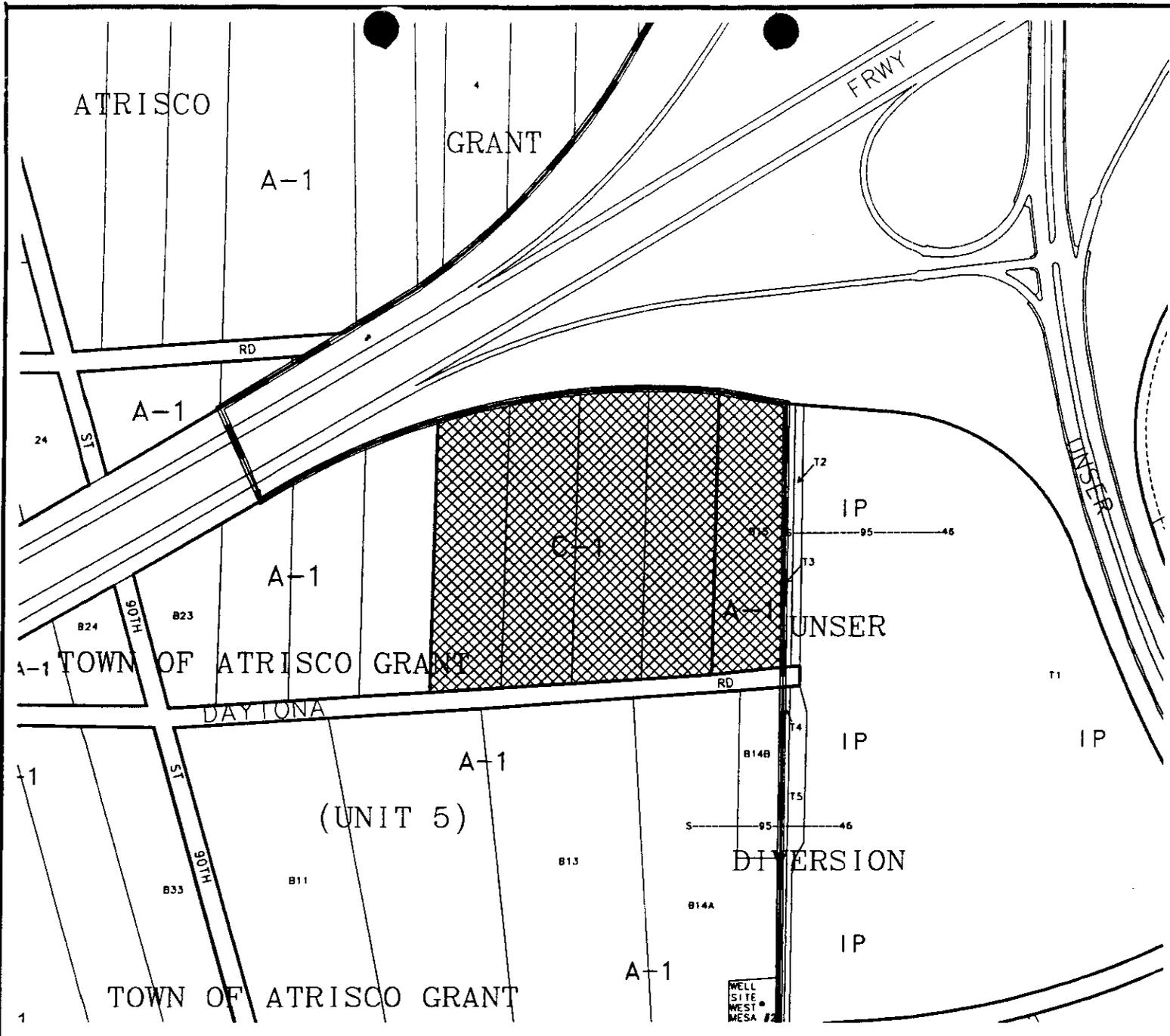
Deborah L. Stover

Summary of Analysis

This is a 4-part request for annexation of an approximately 20-acre site, establishment of SU-1 for Transit Facility and Day Care zoning, approval of a site development plan for subdivision and site development plan for building permit for a West Side Transit Facility and future daycare center located south of Interstate-40, west of Unser Boulevard, and east of 90th Street NW. The request, if approved, would provide a transit facility for the west side of the city which would include an operations building as well as bus storage and maintenance space. Staff recommends a recommendation of approval to the City Council for the annexation and establishment of zoning and a deferral of the site plans for subdivision and building permit to allow the applicant to add important elements to the plans.



City Departments and other interested agencies reviewed this application from 12/1/00 to 12/15/00. Agency comments were used in the preparation of this report, and begin on page 17.



ZONING MAP



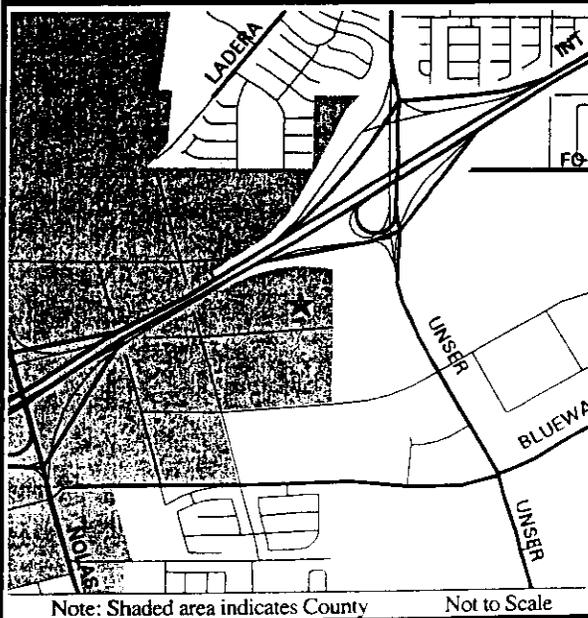
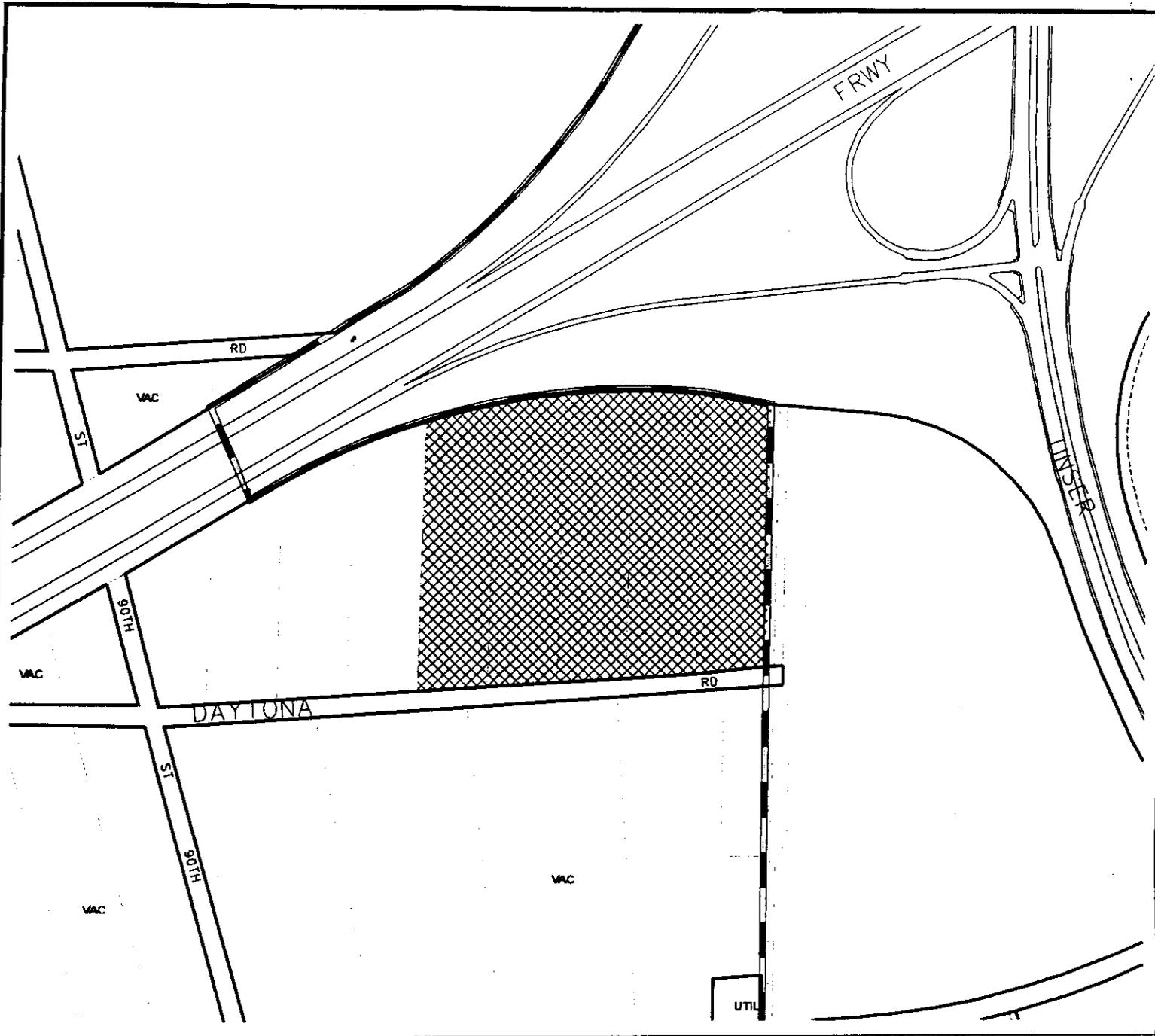
Scale 1" = 432'

PROJECT NO.
1000937

HEARING DATE
01-18-01

MAP NO.
J-9

APPLICATION NO.
00114-00000-01643
00128-00000-01641
00128-00000-01642
00110-00000-01650



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

-3-



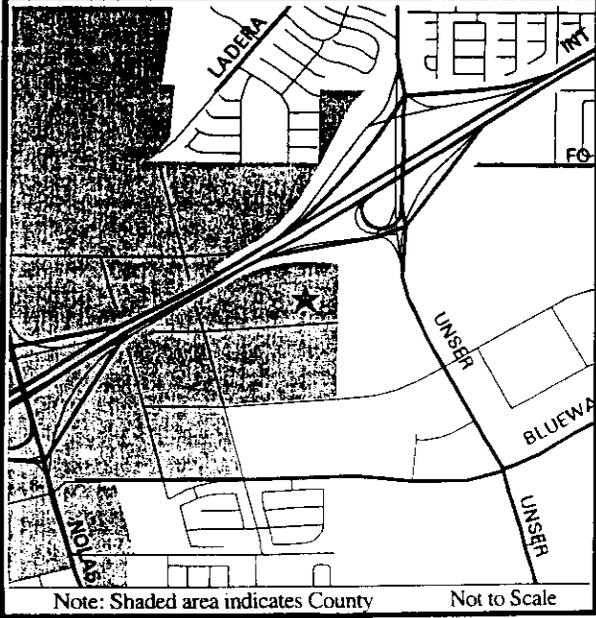
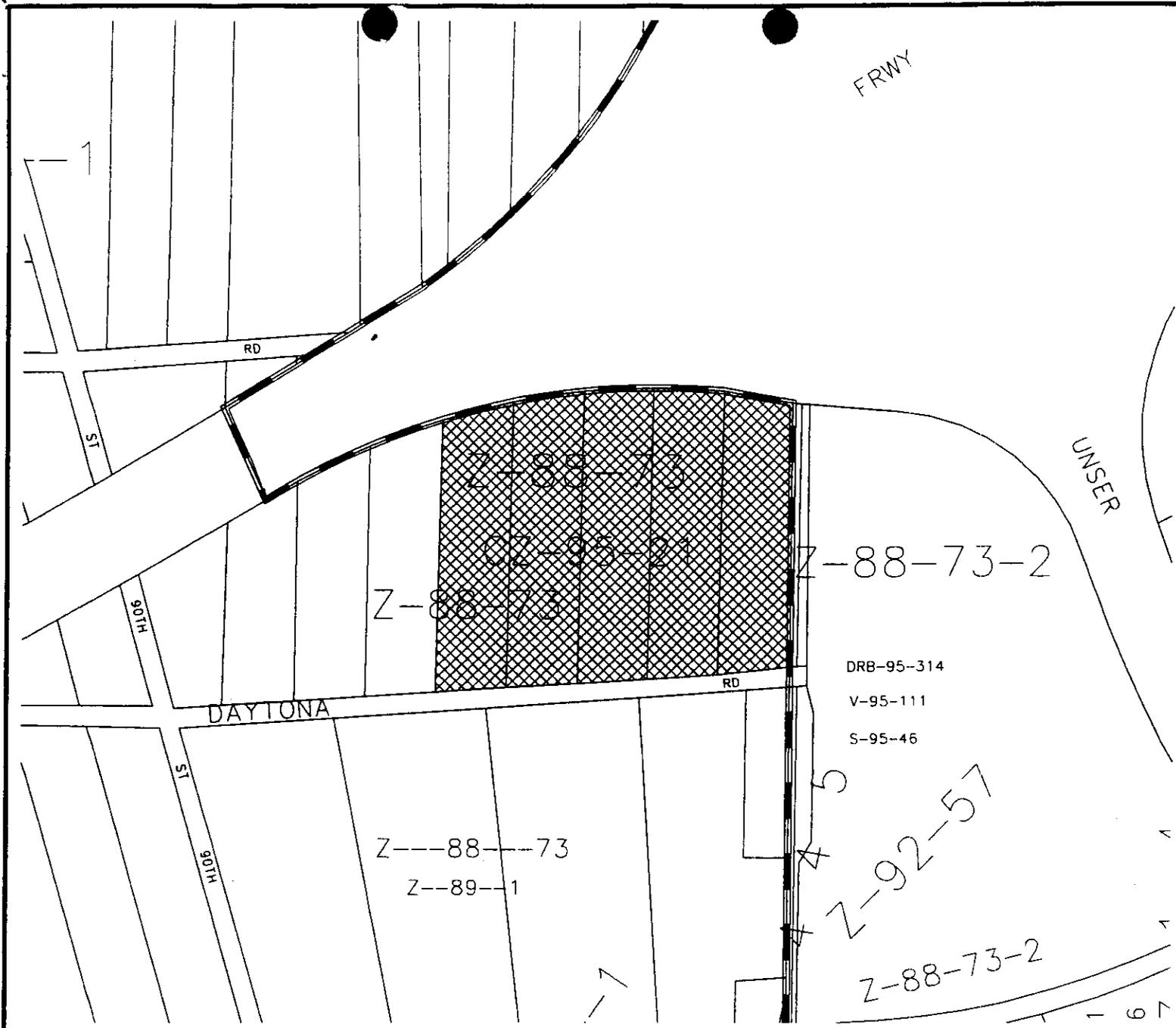
Scale 1" = 432'

PROJECT NO.
1000937

HEARING DATE
01-18-01

MAP NO.
J-9

APPLICATION NO.
00114-00000-01643
00128-00000-01641
00128-00000-01642
00110-00000-01650



HISTORY MAP



Scale 1"=432'

PROJECT NO.
1000937

HEARING DATE
01-18-01

MAP NO.
J-9

APPLICATION NO.
00114-00000-01643
00128-00000-01641
00128-00000-01642
00110-00000-01650

-4-

Development Services Report

SUMMARY OF REQUEST

Requests	<i>Annexation and Establishment of Zoning Site Plan for Subdivision Site Plan for Building Permit</i>
Location	<i>Daytona Road NW between Unser Boulevard and 90th Street NW</i>

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	County A-1 & C-1	Developing Urban	Vacant
North	County A-1		Vacant
South	County A-1		Vacant
East	IP		Vacant
West	County A-1		Vacant

Background, History and Context

This is a request for approval of annexation and establishment of zoning as well as a site plan for subdivision and site plan for building permit. The subject site is a 5 tract parcel of land approximately 20 acres in size. The subject site is currently vacant and is surrounded by vacant land on the south, east and west boundaries. The northern edge of the site borders Interstate 40. The larger surrounding area is sparsely developed but does include a soft drink bottling plant to the east, some single family residential housing and a new middle school under construction to the south and some single family residential to the west.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The site lies within the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan. The Plan's goal for this area is:

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

The following policies under this goal are relevant to this request:

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

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

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

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

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997. The Plan generally encompasses properties between the Sandoval County line on the north, the Rio Puerco Escarpment on the west, the Atrisco Grant line on the south (just south of Gun Club) 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. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the boundary map on page 2 in the WSSP. The WSSP identifies seven communities in established areas of the West Side which are partially developed and describes how Community and Village concepts can be applied in each of these communities. A Community is comprised of Villages, each with Village Centers, and the WSSP outlines uses that should occur in core areas of a Community and a Village, as well as uses that should occur in areas adjacent to the core. Each community on the West Side will have a Community Core Area. These areas provide the primary focus, identity, and sense of character for the entire Community in conjunction with

community wide services, civic land uses, employment, and the most intense land uses within the community. Typical land uses include: specialty and service commercial, offices, public and quasi-public uses, entertainment and recreation facilities, medium to high density residential uses (townhouses, multi-story apartments, care facilities) middle or high schools, and large institutional uses. The core area is accessible by a major street and is accessible by pedestrians and bicyclists. The interior of a Community Core area will remain pedestrian friendly in design, with carefully located parking lots and trail connections (WSSP p. 37).

This site is located within the Atrisco Park Community designated by the WSSP. The Atrisco Park community encompasses 2,684 acres which includes the approximately 400 acre Atrisco Business Park which is anticipated to become a regional employment center. Interstate-40 forms the northern edge of this community. Major existing streets are Central and Coors Boulevard. In the future, 98th Street and Unser Boulevard are programmed to provide connections to the north and south. This community has an employment focus with a relatively small existing or projected population base. The Atrisco Business Park is one of the three major employment areas on the west side and is the current home of several manufacturing facilities.

Southwest Area Plan (Rank II)

The site lies within the Southwest Area Plan boundaries. The Southwest Area Plan is a Rank II plan adopted by the City Council in August 1988. It encompasses 115 square miles bounded by the Rio Puerco on the west; Interstate 40, Central Avenue and Woodward Avenue on the north; the Rio Grande (north of Woodward Avenue) and Interstate 25 (south of Woodward Avenue) on the east; and the Isleta Indian Reservation on the south.

Resolution 54-1990 (Policies on Annexation to the City of Albuquerque)

This Resolution sets forth policies and requirements for annexation of territory to the City. Land to be annexed shall be generally contiguous to City boundaries, be accessible to service providers, and have provision for convenient street access to the City. The applicant must agree to timing of capital expenditures for any necessary major streets, water, sanitary sewer and other facilities. Additionally, the *Comprehensive Plan* area designation of a subject site corresponds to specific policies that must be met for approval of an annexation request.

As per the Zoning Code, a zone map amendment for the subject site must be filed and processed concurrently with an annexation action. The Environmental Planning Commission is charged with forwarding recommendations for the requests to the City Council.

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

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and

the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

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

Resolution 91-1998 (R-70)

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

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

Long Range Roadway System

The Long Range Roadway System designates Unser Boulevard as a Limited-Access Principal arterial.

Daytona Road and 90th Street are platted but not yet built in this location.

ANALYSIS

Overview:

This is a request for annexation, establishment of zoning, approval of a site development plan for subdivision and approval of a site development plan for building permit for an approximately 20 acre site south of but adjacent to Interstate-40, west of Unser Boulevard and east of 90th Street on Daytona Road NW. The area is in the central mesa area and is more precisely described as Tracts B-15 through B-19, Town of Atrisco Grant.

The applicant is the City of Albuquerque, Transit Department. The request is to annex land and establish zoning that would allow a West Side Transit Facility. A similar proposal for this facility was previously approved by the EPC and is mentioned in the West Side Strategic Plan. This 12-acre site proved to contain constraints that make the operational layout difficult, according to the Transit Department. Additionally, the area surrounding the site has developed in a more residential manner than anticipated, making the site less suitable than previously anticipated. The subject site is within the Atrisco Business Park area and next to Interstate-40 and it is not anticipated that conflicting uses plan to locate nearby. The day care that is proposed would be part of a future phase and would be open to city employees as well as the general public.

Annexation

Conformance to Adopted Plans, Policies, and Ordinances

The subject site meets the requirements for annexation under the annexation policy Resolution 54-1990 because it is contiguous to city boundaries, accessible to service providers and will have convenient street access. The applicant intends to build Dayton Road along the south side of the subject site and **has agreements with the landowners** to the east to continue Daytona Road to the southeast to connect with Los Volcanes Road. The area is suitable for urban intensity as defined by its designation of Developing Urban. Annexation is supported by Resolution 54-1990 which states that annexation of areas designated Central Urban, Established Urban and Developing Urban are desired and encouraged.

According to the West Side Strategic Plan, the Atrisco Park Community is planned to provide growth with an employment focus. This area is typical of developing areas in that residential developed has occurred first, with commercial services and employment development following. The WSSP encourages new development in this area and encourages the City to work with landowners and others to promote job growth and expansion of existing businesses. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area. Staff recommends that EPC forward this request to City Council with a recommendation of approval.

ANALYSIS

Establishment of Zoning

Conformance to Adopted Plans, Policies, and Ordinances

The subject site is within an area that has recently undergone rapid development in both residential and commercial growth. According to Resolution 270-1980, the applicant must justify the zoning request under specific findings as stated previously in this report. In this case, the applicant states that the change from County A-1 and C-1 to SU-1 for A Transit Facility and Daycare is more advantageous to the community as articulated in the Albuquerque/Bernalillo County Comprehensive Plan and the West Side Strategic Plan. The applicant states that the West Side Transit Facility helps minimize the cost of public services and reduce automobile use in the City's fastest growing area. Staff agrees with the applicant's assertion that providing more efficient and effective transit to this area would further the goals of the Comprehensive Plan by helping to expand the region's transportation focus beyond roadways and help in the effort to incorporate multiple modes of transportation. In addition, the establishment of zoning for the transit facility would meet the goal in the Comprehensive Plan of planning new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.

In addition to the West Side Transit Facility, the requested zoning includes daycare uses. According to the applicant, a future phase of the development will include a day care center that will be made available to the public. This idea is advantageous for a community that will increase in population with the majority of growth taking place in employment sectors. A day care facility will be convenient for employees in the area as well as residents in the surrounding neighborhoods and will enhance the area as well as respect existing neighborhood values.

Staff recommends that EPC forward this request to City Council with a recommendation of approval.

ANALYSIS

Site Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

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

"SITE DEVELOPMENT PLAN.

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

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

No specific site plan for subdivision is submitted. There are various site plans that show different elements of a site plan for subdivision, such as a scale that matches 1 inch to 100 feet on the 'Overall and Site Utility Plan', Sheet SIT-C-102. The site is shown on the west side of Unser Boulevard and the east side of future 90th Street. Daytona Road is proposed for construction adjacent to the southern border of the subject site and will curve southward through the property to the east of the site where it is proposed to be called Oliver Ross Drive and connect to Los Volcanes Road. The site plan for subdivision should show Tracts B-15 through B-19 consolidated into one tract. This action is not shown in the submittal. The proposed uses are stated as a transit facility and a day care center. The transit facility includes bus storage, fueling station, vehicle maintenance and washing facilities as well as operations and administrative buildings. The day care center is proposed for a future phase and is planned with a landscaped outdoor play area.

Pedestrian and Vehicular Access and Internal Circulation

Pedestrian connections and circulation are shown on various site plans in the submittal. Vehicular ingress and egress are shown on the plan with a full, signalized intersection shown at the intersection of Los Volcanes Road and the proposed Oliver Ross Drive. Sidewalks are shown within the site and externally along Daytona and the Proposed Oliver Ross Drive. The internal sidewalk width is not stated.

Adequacy of internal pedestrian circulation will be addressed in the site plan for building permit portion of staff's analysis.

The maximum floor area ratio is not shown in the plans. A landscape plan is included in this submittal and will be discussed in the site plan for building permit analysis section.

Staff recommends a 60-day deferral of the site plan for subdivision to allow the applicant the opportunity to submit a complete plan. Deferral of the site plans will not delay the project if the applicant provides the completed submittals in a timely manner. The annexation and zoning requests will take 30 to 60 days to go through the City Council process.

ANALYSIS

Site Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 20-acre site located immediately south of Interstate-40 between Unser Boulevard and 90th Street on Daytona Road. This request is for a West Side Transit Facility and future day care facility.

The site development plan for building permit submitted by the applicant shows the proposed layout of the site. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by maintaining a variety and choice in work areas and life styles. It proposes a commercial development in an already commercially zoned area. However, the submittal is lacking in conformity to the requirements of a site plan for building permit. These deficiencies are discussed below.

Site Plan Layout / Configuration

The majority of the approximately 198,110 square foot total of the proposed buildings run north to south with the exception of the operations building and the day care center which both face the front of the site or south toward Daytona Road. The rear of the site runs adjacent to Interstate-40. The development is to be built in two phases. Phase I includes a Control Booth at the easternmost entrance to the facility, a Maintenance Building, a Wash Building, and a Fuel/Fares Building. Phase II includes an Operations Building, Bus Storage and an expansion of the Maintenance Building. Features that are shown but not called out as Phase I or II include a Change Station, Loading Dock, Parking, Fencing and Landscaping. A Child Care Center and Outdoor Activity Area are proposed for the future, but are not called out for either Phase I or II. **There are two rectangular areas east of the employee parking area marked "slope down". It is unclear what these spaces are and what, if anything, is to occur on them. Square footages for all these facilities have been provided on the landscape plan, but not on the site plan.**

Vehicular Access, Circulation and Parking

Vehicular access to the site will be from Dayton Road that is proposed to be built adjacent to the site and curve south through property to the east becoming Oliver Ross Drive. **It is a confusing proposal to invoke a street name change with no clear transformation from one street to the next.** An intersection with stop signage is shown at the intersection of Oliver Ross and Los Volcanes Road and a signalized intersection is proposed for Unser Boulevard and Los Volcanes. Five entrances are provided to the site from Daytona Road. Employee parking is shown at the west end of the site, with an access drive directly to the parking area. The next access point to the west dead-ends into a landscaped area that is the site for the future day care center. The next access point leads into a rectangular parking area that is labeled visitor parking where traffic flows out to the 4th access point. The last (easternmost) access point is for busses to enter and exit the facility and leads to the interior of the site where the storage, fueling and maintenance facilities are contained. Circulation through the site is limited for all areas.

Parking calculations have not been provided for the site. It is unclear how the number of parking spaces arrived at for this site was decided. In addition, the stated number of spaces differ between the site plan and the landscape plan. The site plan states that there are 362 regular and 16 handicap spaces in the employee parking lot to the west while the landscape plan states that there are 388 spaces in this same area. The landscape plan states there are 24 spaces in the

visitor parking area while staff counts 26 spaces. A table with parking calculations must be provided and all site plans must match in their stated number of parking spaces. Parking fields of 50 cars or more should have a tree-lined pedestrian way connection to the main internal pedestrian pathway to the center and should connect to adjacent streets and sidewalks.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is adequate with 10-foot wide concrete sidewalks proposed to run adjacent to the site along Daytona Road. **Once in the site, pedestrian walkways appear but are not marked as to width, texture or materials. These should all be specified.** It appears that walkways have been provided throughout much of the site, but since the phasing of these walkways is unknown, it is difficult to assess the adequacy of pedestrian accessibility at this time.

Staff noted two bicycle racks on the site plan. One is located northwest of the operations building and one is located south of the same building, near the front entrance. No detail of the bike rack is shown and no calculation of required bicycle parking spaces is given. The site plan is unclear as to how many bicycle spaces will be provided and without parking calculations and the other details mentioned it is difficult to assess the adequacy of the two bike racks.

Transit is not currently provided to the site, as it is currently an undeveloped area. However, the Transit Department states that access will be provided by the time the facility is built.

Lighting and Security

Lighting is shown throughout the site, but no lighting detail has been provided and no description of lighting is noted on the site plan. The parking areas appear to be adequately lighted, but there is no indication as to the light style and such design details as height, cut-off type, horizontal lamps, etc. These details must be provided.

Security for the site consists of a six-foot high, steel picket fence surrounding the site as well as an "all-terrain vehicle security path" which staff takes to mean that the perimeter will be patrolled for security reasons, although this is not stated clearly on the site plan. **Additionally, paving or other treatment for this path is not called out in the site plan.**

Landscaping

The Landscape Plan shows a mixture of mostly deciduous trees with some conifers and a variety of shrubs and small, native flowers. The landscaping appears to be concentrated at the front or public area of the site and neglected in the interior. The landscape plan barely meets the 15% requirement for the site and a large portion of that will be lost when the day care center is built, as a sizeable part of the current landscape is in the area proposed for this purpose. Currently, 54% of the proposed landscape is "non-irrigated native plant meadow". If it is non-irrigated, there is a strong likelihood that it will not survive. **Landscaping regulations require that 75%**

of landscape areas over 36 square feet in size must be covered with living, vegetative material. The site and the public would be better served if the perimeter of the site were lined with shade trees and if landscaped areas could be found throughout the site instead of just the "public face" of the facility. Additionally, a shade tree should be positioned within every 10 parking spaces throughout parking areas in the site.

The species of native grass that is to be planted in the large areas east and west of the Operations Building should be specified. In addition, it is unwise to plan for non-irrigated vegetation in a disturbed soil area. Irrigation should be provided the first few growing seasons to allow establishment of the plants.

At least one shaded, outdoor break area should be provided for employees and trees should be planted in planters that are a minimum of five-feet by five-feet.

There are many spaces throughout the site that are not marked either on the site plan for building permit or the landscape plan. These areas should be marked as to their treatment.

Staff recommends a revision of the landscape plan that would show the species of native grass to be planted in the "meadow" areas, a note that it be irrigated for three years, show shade trees at a minimum of 2-inch caliper in size planted around the entire perimeter of the site and every 10 spaces in parking areas, and more landscaping spaces within the interior of the site that would ensure a 15% coverage even after the day care facility is built.

Grading, Drainage, Utility Plans

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

The Utility Development Division of Public Works states that the utility plan must be modified and that infrastructure is required in accordance with a serviceability letter dated March 1999. Also, prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.

In addition, the Utility Development Division notes that access and development of this site presupposes dedication of off-site right of way and asks as to whether the land has been acquired, or is under contract, or will condemnation be pursued? **Staff has asked the Transit Department to clarify this matter by providing verification that the landowners in question are in agreement with this proposal or that the City has rights to proceed with the submitted request. (Included with packet)**

Architecture and Signage

The architecture of the site is an eclectic style of shapes and materials that consists of CMU block, standing seam metal and stucco. **No colors have been provided for any building materials and specific materials have not been called out on the elevations.** The Operations Building is shown as a 13,534 square foot rectangular building standing 20-feet three-inches at

its highest point with a curved portal at the entrance. The Maintenance Building is shown as a 50,155 square foot building in Phase I and after an addition in Phase II it becomes 21,828 square feet larger. The building is similar in style to the Operations Building with featured curves and a covered entrance. Overhead doors for bus entry are prominent on all four sides of this building. The highest point of this structure is 35'6". The Bus Storage Building is proposed to be 106,782 square feet and is similar in style to the other buildings with brick and stucco construction and overhead doors along the east and west sides. The Service Building, Wash Building and Control Buildings are all similar in style to the rest with identical construction materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant was in attendance at the pre-hearing review meeting.

Transportation Planning notes that there are some deficiencies regarding approval for "site plan for building permit": (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument; (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable; (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review.

Neighborhood Concerns

Staff has received no inquiries from neighbors or others regarding this request.

A facilitator's report was received which stated that no facilitated meeting was requested.

Conclusions

The site plan for subdivision does not show the existing tracts consolidated into one large tract. This should be an integral part of the site plan for subdivision. In addition, the site plan for building permit is deficient in areas of parking calculations, pedestrian access, landscape plan, lighting, and colors and materials of architecture. For these reasons, staff recommends a 60-day deferral of the site development plans in order to allow the applicant to amend the plans.

FINDINGS – 00114-00000-01643 – January 18, 2001, Annexation

1. This is a request for approval of annexation of an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject request meets the requirements for annexation into the city because it is contiguous to city boundaries, accessible to service providers, and will have convenient street access. In addition, the area is suitable for urban intensity as defined by its designation of Developing Urban in the Albuquerque / Bernalillo County Comprehensive Plan.
3. The subject request meets the Plan's goal for this area 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.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.

RECOMMENDATION - 00114-00000-01643 – January 18, 2001, Annexation

APPROVAL of 00114-00000-01643, a request for annexation, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding Findings.

FINDINGS – 00110-00000-01650 – January 18, 2001, Zone Map Amendment

1. This is a request for establishment of SU-1 for Transit Facility and Daycare zoning for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.

-
2. The subject site meets the requirements of Resolution 270-1080 because approval of the annexation constitutes a changed condition in the area. Additionally, the requested zoning is more advantageous to the community by helping to provide more convenient transit access and a day care center that will be made available to the public.

 3. The requested zoning meets the goal in the Comprehensive Plan of planning new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.

 4. This request is in conformance with the West Side Strategic Plan which encourages growth in this area.

RECOMMENDATION - 00110-00000-01650 – January 18, 2001, Zone Map Amendment

APPROVAL of 00110-00000-01650, a request for zone map amendment from County A-1 and C-1 to SU-1 for Transit Facility and Daycare, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding findings.

FINDINGS – 00128-00000-01641 – January 18, 2001, Site Plan for Subdivision

1. This is a request for approval of a site development plan for subdivision for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.

2. No specific site plan for subdivision has been submitted.

3. A plan for subdivision eliminating existing tracts and replatting into one tract is not shown.

-
4. A maximum floor area ratio for the site is not shown as required in the subdivision ordinance.

RECOMMENDATION - 00128-00000-01641 - January 18, 2001, Site Plan for Subdivision

DEFERRAL of 00128-00000-01641, a request for site plan for subdivision, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, for 60 days to March 15, 2001, based on the preceding findings.

FINDINGS - 00128-00000-01642 - January 18, 2001, Site Plan for Building Permit

1. This is a request for approval of a site development plan for building permit for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. Parking calculations for the site have not been provided.
3. Site lighting details are inadequate.
4. The submitted landscape plan is inadequate for the site. Lacking details include a note that would show the species of native grass to be planted in the "meadow" areas, a note that this area will be irrigated for a minimum of three years, shade trees at a minimum of 2-inch caliper in size planted around the entire perimeter of the site and every 10 spaces in parking areas, and additional landscaping spaces within the interior of the site that would ensure a 15% coverage of the site even after the day care facility is built.
5. No colors have been provided for any building materials and specific materials have not been called out on the elevations.
6. The Public Works Department, Transportation Planning, notes that there are deficiencies regarding the site plan for building permit as follows:

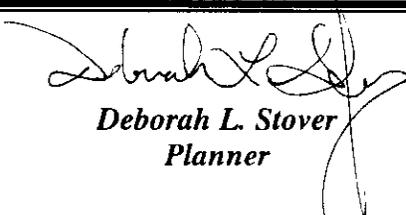
(a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument;

(b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable;

(c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review. The Public Works Department Hydrology Division advises us that an approved drainage plan is also required.

RECOMMENDATION - 00128-00000-01642 - January 18, 2001, Site Plan for Building Permit

DEFERRAL of 00128-00000-01642, a request for site plan for building permit, Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, for 60 days to March 15, 2001, based on the preceding Findings.


**Deborah L. Stover
Planner**

cc: COA Transit Department, 601 Yale Blvd. SE. Albuquerque, NM 87106
Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuquerque, NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuquerque, NM 87120
Kathleen Duran, Parkway Neigh. Assoc., 8127 Glenbrook Pl. NW, Albuquerque, NM 87120
Michelle Boehms, Parkway Neigh. Assoc., 1405 Somerset Dr. NW, Albuquerque, NM 87120

**CITY OF ALBUQUERQUE
COMMISSION
PLANNING DEPARTMENT**

**DEVELOPMENT SERVICES DIVISION
2000**

ENVIRONMENTAL PLANNING

**Number: 00114 00000 01643/00128 00000
01641/00128 00000 01642/00110 00000 01650
January 18,**

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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 annexation and establishment of zoning.

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

- A) Dedication of 60 feet of right-of-way and construction of arterial pavement (30 feet minimum width), curb, gutter and sidewalk on Daytona Road and Oliver Ross Drive.
- B) Adequate curb returns to accommodate the transit vehicles must be provided at all affected driveways and intersections.
- C) Modifications to the intersection of Unser Boulevard and Los Volcanes Road to accommodate all transit vehicle-turning movements.

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

- A) Proposed parallel parking in the employee parking lot should be converted to 90 degree parking or added to the adjacent parking pods.
- B) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- C) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- D) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- E) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- F) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- G) Coordination with the Solid Waste Department with regard to refuse container location and access.
- H) Street Trees are required along Interstate 40

Utility Development:

Access and development presupposes dedication of off-site right of way. Has the land been acquired, or under contract, or will condemnation be pursued? The utility plan must be modified and infrastructure required in accordance with serviceability letter of March '99. Prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.”

Traffic Engineering Operations:

No adverse comment except to provide good sight distances at any access points.

Hydrology:

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

Transportation Planning:

1. No objection to annexation and zoning. Annexation should include the full width of the Daytona Road right-of-way, where it lies adjacent to the site.
2. No drawing is provided specifically for "site plan for subdivision", therefore we are unable to review.
3. There are some deficiencies regarding approval for "site plan for building permit": (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument; (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable; (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review. The Public Works Department Hydrology Division advises us that an approved drainage plan is also required

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No Comment."

Environmental Services Division

NEIGHBORHOOD SERVICES

"Laurelwood and Parkway (both recognized associations) were notified."

PARKS AND RECREATION

Planning and Design

OPEN SPACE DIVISION

POLICE DEPARTMENT/Planning

- Lighting issues
- Maintenance of landscaping
- Adequate security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Approved. Consider possible self contained compactor for efficiency and cost effectiveness.”

FIRE DEPARTMENT/Planning

– 20 foot wide gates required for entry and exit at control booth. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall be installed and operating prior to this construction project. **Our office upon permit stage will conduct its normal plan review for fire department access and structures.**

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

No objection. AMAFCA has entered into an agreement with the upstream property owner to remove the floodplain from the site. Prior to development, an approved Grading and Drainage

**CITY OF ALBUQUERQUE
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Plan will be required. Water quality measures appropriate for this type of usage should be incorporated into the plans."

ALBUQUERQUE PUBLIC SCHOOLS
"No Adverse Comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS
"No Adverse Comment."

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

<p style="text-align: right; margin-right: 20px;">Supplemental form S</p> <p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision Plat</p> <p><input type="checkbox"/> Minor Subdivision Plat</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input checked="" type="checkbox"/> ...for Subdivision Purposes</p> <p><input checked="" type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC) L</p>	<p style="text-align: right; margin-right: 20px;">Supplemental form Z</p> <p>ZONING</p> <p><input checked="" type="checkbox"/> Annexation & Zone Establishment</p> <p><input type="checkbox"/> Sector Plan</p> <p><input type="checkbox"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p> <p><input type="checkbox"/> Special Exception</p> <p style="text-align: right; margin-right: 20px;">E</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: Planning Director or Staff, DRB, EPC, Zoning Board of Appeals, LUCC</p> <p style="text-align: right; margin-right: 20px;">A</p>
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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: CVA Transit Department PHONE: 764-6135

ADDRESS: 601 Yale Blvd SE FAX: 764-6146

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: None

AGENT (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Annexation and establishment of SU-1 for Transit Facility, plus driveway. Site Plan for Subdivision. Site Plan for Building Permit

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

Lot or Tract No: B-15, B-16, B-17, B-18 and B-19 Block: _____ Unit: N2 5

Subdiv / Addn: Town of At Home Court

Current Zoning: A-1 & C-1 (county) Proposed zoning: SU-1 for Transit Facility and Driveway

Zone Atlas page(s): J-9 No. of existing lots: 5 No. of proposed lots: 1

Total area of site (acres): 2.03 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Daguerre

Between: Unser and 9054

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-88-73 / CE-95-21

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

SIGNATURE [Signature] DATE: 11/27/00

(Print) Thomas Murphy for CVA Transit Applicant Agent

FOR OFFICIAL USE ONLY

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <table border="0"> <tr> <td>A</td> <td>00114</td> <td>00000</td> <td>01643</td> </tr> <tr> <td>SPS</td> <td>00128</td> <td>00000</td> <td>01641</td> </tr> <tr> <td>SPBP</td> <td>00138</td> <td>00000</td> <td>01642</td> </tr> <tr> <td></td> <td>00111</td> <td>00000</td> <td>01650</td> </tr> </table>	A	00114	00000	01643	SPS	00128	00000	01641	SPBP	00138	00000	01642		00111	00000	01650	<p>Action</p> <p><u>ZE</u></p>	<p>S.F.</p> <p><u>ZE</u></p>	<p>Fees</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ _____</p>
A	00114	00000	01643																	
SPS	00128	00000	01641																	
SPBP	00138	00000	01642																	
	00111	00000	01650																	

Hearing date JAN 18 2001

Planner signature / date JM 11/27/00 Project # 1000937

CITY OF ALBUQUERQUE

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

APPLICANT: COA Transit Dept Date of request: 10/24/00 Zone atlas page(s): J-9

CURRENT: Zoning _____ Legal Description - B-15 B-16, B.D, B-18 B-19
Lot or Tract # B-15 B-16, B.D, B-18 B-19 Block # _____

Parcel Size (acres / sq.ft.) ± 70 acres Subdivision Name V.A.T. No 5

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

PROPOSED DEVELOPMENT:

- No construction / development
- New Construction
- Expansion of existing development

GENERAL DESCRIPTION OF ACTION:

of units - _____ transit facility
Building Size - _____ (sq. ft.)

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

Applicant or Representative [Signature] Date 10/24/00
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

Notes:

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

[Signature] 10-24-00
TRAFFIC ENGINEER DATE

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

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

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

Notes:

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

[Signature] 10/24/00
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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

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

Accompanying Material - Fee payment

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

SHEET #1 - SITE PLAN

A. General Information

- 1. Scale

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

B. Proposed Development

1. Structural

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

- F. Dimensions of all principal site elements
- G. Loading facilities
- H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle.
 - 1. Location
 - 2. Arrangements
 - 3. Dimensions and curve radii
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required: 362 provided
 - 10. Handicapped parking, spaces required: 18 provided
- B. Bicycle racks, spaces required: _____
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

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

D. Utilities

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

E. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 - GRADING PLAN

A. General Information

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

B. Proposal

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

- A. **Cross Sections**
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.
- B. **Spot Elevation**
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.
- C. **Grade Changes**
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Signage

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

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

- A. **Samples**
 - 1 **Presentation Models**
 - 2 **Photos**

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN 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 *Application*
 - 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.

X Thomas Murphy for CCA Transit
 Applicant name (print)
X Thomas Murphy
 Applicant signature / date



Form revised September 2000

- Checklists complete
- Fees collected AZ 00114 - 00000 - 01643
- Case #s assigned SP 00128 - 00000 - 01641
- Related #s listed SP 00128 - 00000 - 01642

AK 11/27/00
 Planner signature / date
 Project # 1000937

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 *City of Alhambra/Treasurer*
 - Property Boundary Survey prepared by a licensed professional surveyor *DUNNAY*
 - 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) *City Project no fee*
 - 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.

X Thomas Murphy for CIA Project
Applicant name (print)

X Thomas Murphy
Applicant signature / date



Form revised September 2000

- Checklists complete
- Fees collected *AZ 00114 - 00000 - 01643*
- Case #s assigned *SP Sub 00128 - 00000 - 01641*
- Related #s listed *SPBP 00128 - 00000 - 01642*

JAM 11/27/00
Planner signature / date

Project # *1000937*

Reason for request

The City of Albuquerque Transit Department is requesting annexation and establishment of zoning (SU-1 for Transit Facility and Daycare) for Tracts B-15, B-16, B-17, B-18, and B-19 of Unit No. 5, Town of Atrisco Grant. The site is approximately 2/10 of a mile west of Unser Blvd and immediately south of I-40. It is currently zoned a mix of A-1 and C-1 in unincorporated Bernalillo County.

The subject property is identified as Developing Urban by the Comprehensive Plan. Annexation is supported by Council Resolution 54-1990 which states that annexation of areas designated Central Urban, Established Urban, and Developing Urban are desired and encouraged.

Project Description

The site is the proposed location for the Transit Department's Westside Maintenance and Operations Facility. This facility will house the maintenance, storage, and refueling operations for compressed natural gas (CNG) busses for the West Side. This site replaces the previously approved location at the northeast corner of 98th and Unser. Concerns from near-by residential areas and physical constraints that created design difficulties on the property itself caused the Transit Department to search for an alternative site. The new location is located in an area that is more likely to develop with industrial uses. The adjacent property within the City Limits is zoned IP. The new location also does not possess the easement restrictions that created design difficulties.

Public Involvement

The Transit Department has scheduled a public meeting for November 28, 2000 at Jimmy Carter Middle School. Notice of the meeting was mailed out to residents within a one mile radius of the location.

“ATTACHMENT A”

Tom Murphy
City of Albuquerque, Transit Department
Zone Map J-9

LAURELWOOD N.A. (R)

***Imogene Jones** *e-mail: alda@nmla.com*
1319 Duskfire Dr. NW/87120 352-2379 (h)
Rick Sacoman *e-mail: Ricksaco@uswest.net*
7805 Baybrook Rd. NW/87120 833-5815 (h)

Council District: 1
County District: 1
Police Beat: 138/WS/Z-C
Zone Map #: H-J-9-10
Community Id Dist.: Westside

PARKWAY N.A. (R)

***Michelle Boehrs** *e-mail: mrboehrs@aol.com*
1405 Somerset Dr. NW/87120 839-7424 (h) 836-1858 (w)
Kathleen Duran
8127 Glenbrook Pl. NW/87120 831-7319 (h) 836-3030 (w)

Council District: 1
County District: 1
Police Beat: 139/WS/Z-C
Zone Map #: H-J-9
Community Id Dist.: Westside

LEGEND

- (R) Recognized Neighborhood Association under O-92.
- * Indicates Neighborhood Association President for Neighborhood Association or Group.

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

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Mediation Works, Inc.

Project #1000937

FACILITATOR'S REPORT dated January 8, 2001

NO FACILITATED MEETING HELD

between Applicant/Agent: City of Albuquerque Transit Department/
Thomas Murphy

and

Neighborhood Associations: Laurelwood/Imogene Jones
Parkway/Michele Boehrns

re: 00114 00000 01643 00110 00000 01650 00128 00000 01641
00128 00000 01642 Project #1000937

in which City of Albuquerque Transit Department requests 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
Russell Brito, Planner

Facilitator: Kathleen B. Anthony

Facilitator's Comments:

Ms. Jones from Laurelwood Neighborhood Association indicated that
she herself and Laurelwood NA have no objection and have heard no
opposition to the proposals in this application for changing the location
of this facility.

Kathleen B. Anthony

-35-

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (the "Agreement") is made as of this 27th day of SEPTEMBER, 1996, between SUNWEST BANK OF ALBUQUERQUE, N.A., a national banking association, ("Sunwest"), and WESTLAND DEVELOPMENT CO., INC., a New Mexico corporation, ("Westland").

WHEREAS, Sunwest is the owner of certain real estate located in Bernalillo County, New Mexico known as Tract T-1, UNSER DIVERSION CHANNEL CORRIDOR; and as more particularly shown on plat of record filed in Bernalillo County Clerk's Office on February 21, 1996 in Volume 96C, Folio 77 ("Parcel 1"); and

WHEREAS, Westland is the owner of certain real estate located in Bernalillo County, New Mexico west of Parcel 1 known as Tracts B-16, B-17, B-18 and B-19 Unit 5, Town of Atrisco as more particularly shown on plat of record filed in Bernalillo County Clerk's Office on December 5, 1994 in Folio Vol. D at Page 117 ("Parcel 2"); and

WHEREAS, Sunwest and Westland, by this Agreement, desire to create a 60 foot wide non-exclusive access easement over and across Parcel 1 for the benefit of Parcel 1 and 2 ("Easement"); and

WHEREAS, Sunwest and Westland, by this Agreement, desire to establish the Easement at a later date and at the time when either Parcel 1 or 2 is developed or subdivided.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) paid by each to the other, the mutual benefits to

be derived herefrom, Sunwest and Westland do hereby agree as follows:

1. Sunwest does hereby grant to Westland the Easement for the right and privilege of passage and use, both pedestrian and vehicular, for ingress and egress across Parcel 1. The Easement granted hereby shall be for the benefit of the owner or owners from time to time of all or any portion of Parcel 1 and Parcel 2, but such owner or owners may grant the benefit of such Easement to its tenants, franchises, or affiliates, now or hereafter occupying a building or portions thereof on said Parcels for the period of such tenancy, and to the customers, employees and business invitees of said owner or owners and tenants, franchises or affiliates. The Easement granted shall be used and enjoyed in such a manner as to cause the least possible interference with the conduct and operations of any business at any time existing on Parcel 1 and/or Parcel 2.

2. Sunwest and Westland agree that after the Easement has been improved that no barriers, fences, curbs, walls, ditches, barricades or other structures or obstacles will be erected on, along or across the Easement so as to in any way burden or interfere with, impede, slow, divert or in any way prevent vehicular and pedestrian traffic from freely passing between Parcel 1 and Parcel 2 through the Easement, except as may be required by a governmental authority. "Improved" shall mean the construction of a roadway within the Easement for the purpose of providing access across Parcel 1 to Parcel 2. "Construction" means that the

roadway shall meet and be in accordance with the specifications and/or standards for dedication of public roadways established by the City of Albuquerque.

3. The Easement shall be an easement and covenant running with the land, and shall inure to the benefit of, and be binding upon Sunwest and Westland and all future owners of all or any portion of Parcel 1 and Parcel 2, their respective successors and assigns, and all persons claiming under them.

4. The exact alignment of the Easement shall be exclusively determined by the owner of Parcel 1, at the time that either Parcel 1 or Parcel 2 is developed or subdivided, except if the owner of Parcel 2 is the first to develop or subdivide, the owner of Parcel 2 shall give written notice to the owner of Parcel 1 and the owner of Parcel 1 shall have forty-five (45) days after receipt of such notice within which to establish the alignment of the Easement. If the owner of Parcel 1 does not provide an alignment within said forty-five (45) day period, the owner of Parcel 2 may set the alignment and the owner of Parcel 1 agrees to execute any document(s) necessary to establish the alignment. In general, the alignment of the Easement shall provide access to and from Los Volcanes Road located at the south boundary of Parcel 1 and will connect with Daytona Road adjacent to the west boundary of Parcel 1. "Develop" means to physically improve a Parcel or portion of a Parcel. "Subdivide" means the filing of a plat, but not a plat involving a bulk land variance or similar division.

5. It is the intent of both parties that the Easement be dedicated as a Public Right of Way ("R.O.W."). The first party to develop its Parcel agrees to improve the Easement and seek dedication of the improved Easement as a R.O.W. The owner of Parcel 1 is obligated to dedicate on any plat covering Parcel 1 the Easement as a R.O.W., if permitted by appropriate governmental authorities. Coincident with the dedication of the R.O.W. and the satisfaction of the obligations imposed by Paragraph 6, any and all obligations of the owner of Parcel 1 and the owner of Parcel 2 hereunder shall automatically terminate.

6. The party who is the first to develop or subdivide its parcel shall pay the costs for the improvements within Los Volcanes Road and improvements within the Easement at such time as required by appropriate governmental authorities. If the owner of Parcel 2 is the first to develop or subdivide, the owner of Parcel 1 shall have the right to approve the costs for improvements within Los Volcanes and the Easement which are to be reimbursed to the owner of Parcel 2. If the owner of Parcel 1 does not provide its own lower bid for the improvements to either Los Volcanes or the Easement within fifteen (15) days of the written request from the owner of Parcel 2, the owner of Parcel 2 shall have the right to proceed with construction pursuant to its bids.

As to those costs for improvements within Los Volcanes Road and within the Easement, the owner of Parcel 1 shall ultimately be responsible for such costs. If the owner of Parcel 2 is the first to develop or subdivide, the owner of Parcel 1 shall reimburse the

owner of Parcel 2. Reimbursement to the owner of Parcel 2 shall occur after substantial completion of the improvements to Los Volcanes Road and/or the Easement, as applicable. Reimbursement shall occur on a pro-rata basis at the time of each sale of a portion of Parcel 1 by: multiplying a fraction, the numerator of which shall be the number of acres sold by the owner of Parcel 1; the denominator of which shall be the total number of acres in Parcel 1 (39.33 acres); times the total costs incurred by the owner of Parcel 2 to improve Los Volcanes Road and the Easement, as applicable ("Reimbursement Formula"). All sales prior to substantial completion of the improvements shall be calculated within the Reimbursement Formula. Notwithstanding the provisions of the previous portions of this subparagraph, the entire amount due the owner of Parcel 2 shall be paid not later than thirty (30) months from substantial completion of the improvements to Los Volcanes Road and the Easement. The owner of Parcel 2 shall provide written notice to the owner of Parcel 1 setting forth the date of substantial completion. If the City of Albuquerque changes its formula for payment for subdivision improvements after the date of this Agreement such that the owner of Parcel 1 would not have been required to incur the entire expense for improving Los Volcanes Road and the Easement at the time of development or subdivision of Parcel 1--("City Percentage Requirement"), the Reimbursement Formula shall be multiplied by the City Percentage Requirement, and that new formula will be multiplied by the costs incurred by the owner of Parcel 2 to improve Los Volcanes Road and

the Easement to arrive at the amount to be reimbursed. The parties acknowledge the City Percentage Requirement is one hundred percent (100%) as of the date of this Agreement.

7. If the owner of Parcel 2 develops or subdivides its Parcel first, said owner shall have the responsibility of maintaining the Easement and Los Volcanes Road until either the City of Albuquerque accepts the dedication of the improved Easement and Los Volcanes Road or the owner of Parcel 1 develops or subdivides its Parcel, whichever occurs first. If the owner of Parcel 1 develops or subdivides its Parcel first, said owner shall have the responsibility of maintaining the Easement and Los Volcanes Road until the City of Albuquerque accepts the dedication of the improved Easement and Los Volcanes Road.

8. To the extent a party receives or is otherwise entitled to impact fees or other credits for improving Los Volcanes Road or the Easement, those fees or credits shall be for the benefit of the party incurring the expense for said improvements. The owner of Parcel 2 shall offset or assign to the owner of Parcel 1 all impact fees or other credits received by the owner of Parcel 2 at the time of reimbursement for said improvements by the owner of Parcel 1.

9. Notwithstanding any provision contained herein to the contrary, if the owner of Parcel 1 is permitted by appropriate governmental authorities to divide Parcel 1 without fully developing and subdividing the remaining portion of Parcel 1, any obligation to align and improve the Easement shall be deferred until the earlier of: (i) the westernmost portion of Parcel 1 is

developed or subdivided; (ii) the owner of Parcel 1 sells or conveys portions of Parcel 1 totalling more than 49% of the acreage of Parcel 1 to third parties, provided however, the sale or conveyance of all of Parcel 1 to a third party in a bulk sale shall not trigger the provisions of this subparagraph (ii); or (iii) the owner of Parcel 2 develops or subdivides Parcel 2, whichever occurs first.

10. All notices required to be given pursuant to this Agreement, shall be hand-delivered or sent certified mail, return receipt requested, as follows:

Sunwest Bank of Albuquerque, N.A.
Attn: President
303 Roma, N.W.
P.O. Box 25500
Albuquerque, New Mexico 87125-0500

with a copy to:

Boatmen's Sunwest, Inc.
Attn: General Counsel
303 Roma, N.W.
P.O. Box 25500
Albuquerque, New Mexico 87125-0500

Westland Development Co., Inc.
Attn: President
401 Coors Blvd., N.W.
Albuquerque, New Mexico 87121

with a copy to:

Westland Development Co., Inc.
Attn: Corporate Counsel
401 Coors Blvd., N.W.
Albuquerque, New Mexico 87121

Notice shall be deemed delivered on the date of hand-delivery or three (3) days after the mailing of notice by certified mail, return receipt requested with proper postage. Any subsequent owners of Parcel 1 and Parcel 2 shall provide written notice of the

change of ownership, which notice shall be effective seven (7) days after notice is deemed received by the other party.

11. All obligations of the parties for construction of improvements within the Easement and Los Volcanes Road and to create the Easement are subject to the approvals of applicable governmental authorities. Each party agrees to execute any and all documents reasonably necessary to effectuate the terms and provisions of this Agreement.

12. The owner of Parcel 1 shall indemnify, defend and hold the owner of Parcel 2 harmless from and against any and all claims, suits, penalties, liabilities and expenses (including, without limitation, attorney's fees) for injury to persons (including death) or damage to property arising out of, resulting from, or in connection with, the use by such owner, its agents, invitees, employees and suppliers, of the Easement over Parcel 1, except where such injury, death or damage results solely from the negligence of the owner of Parcel 2.

13. The owner of Parcel 2 agrees to indemnify, defend and hold harmless the owner of Parcel 1 from and against any and all claims, suits, penalties, liabilities and expenses (including, without limitation, attorney's fees) for injury to persons from, or in connection with, the use by the owner of Parcel 2, its agents, invitees, employees and suppliers, of the Easement over Parcel 1, except where such injury, death or damage results solely from such owner's negligence.

14. Upon execution of this Agreement by Sunwest and Westland, (1) the covenants, terms and conditions of this Agreement will be binding on and inure to the benefit of Sunwest and of Westland and of their respective successors and assigns, (ii) Westland will execute and deliver to Sunwest a Quitclaim Deed in the form attached as Exhibit "A" for delivery to AMAFCA, and (iii) Sunwest will execute and delivery to Westland the letter attached as Exhibit "B" granting Westland the right to create a temporary pond on the eastern portion of Tract S-1A, Atrisco Business Park, Unit 2 and to provide a temporary drainage easement, if necessary, thereon.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the day and year first above written.

SUNWEST BANK OF ALBUQUERQUE, N.A.

By: *Robert M. Goodman*
ROBERT M. GOODMAN, President

WESTLAND DEVELOPMENT CO., INC.

By: *Barbara Page*
BARBARA PAGE
Its: President & C.E.O.

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on SEPT. 27, 1996, by ROBERT M. GOODMAN, President of SUNWEST BANK OF ALBUQUERQUE, N.A., a national banking association.

MY COMMISSION EXPIRES:

Linda J. Blair
NOTARY PUBLIC



OFFICIAL SEAL
LINDA J. BLAIR
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 8/5/97

09/27/96

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Sept. 27
1996, by BARBARA PAGE, President and C.E.O. of WESTLAND
DEVELOPMENT CO., INC., a New Mexico corporation.



COMMISSION BEARS:
LINDA J. BLAIR
NOTARY PUBLIC STATE OF NEW MEXICO
Notary-Bond Filed with Secretary of State
My Commission Expires 8/5/97

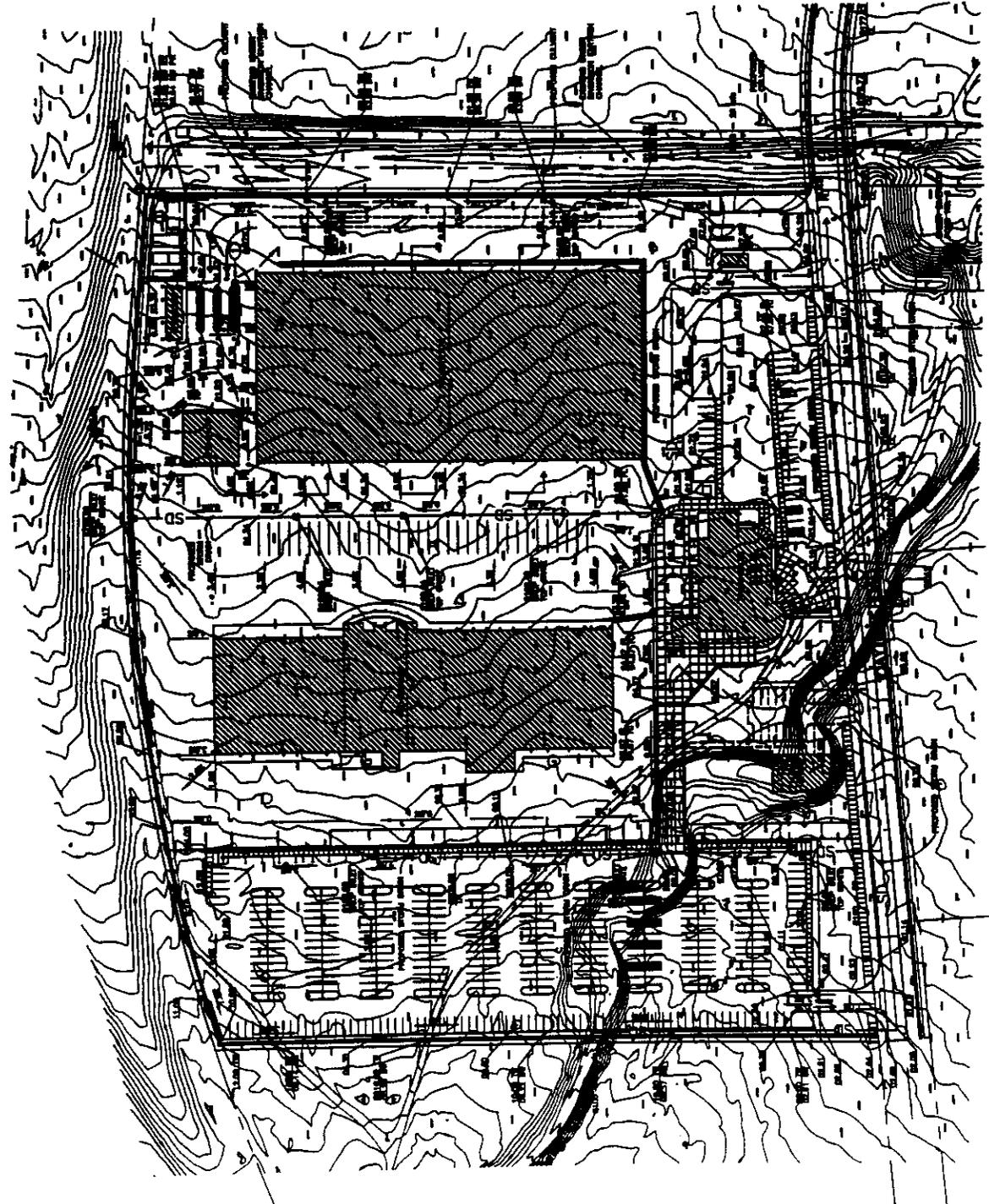
Linda J. Blair
NOTARY PUBLIC

DATE	BY	NO.	DESCRIPTION
12/15/11	AS	1	AS SHOWN
12/15/11	AS	2	AS SHOWN
12/15/11	AS	3	AS SHOWN
12/15/11	AS	4	AS SHOWN
12/15/11	AS	5	AS SHOWN
12/15/11	AS	6	AS SHOWN
12/15/11	AS	7	AS SHOWN
12/15/11	AS	8	AS SHOWN
12/15/11	AS	9	AS SHOWN
12/15/11	AS	10	AS SHOWN
12/15/11	AS	11	AS SHOWN
12/15/11	AS	12	AS SHOWN
12/15/11	AS	13	AS SHOWN
12/15/11	AS	14	AS SHOWN
12/15/11	AS	15	AS SHOWN
12/15/11	AS	16	AS SHOWN
12/15/11	AS	17	AS SHOWN
12/15/11	AS	18	AS SHOWN
12/15/11	AS	19	AS SHOWN
12/15/11	AS	20	AS SHOWN

KEYED NOTES:
 1. SEE SHEET 48-01

LEGEND:

— SD —
 FLOW DIRECTION
 PROPOSED STORM SEWER



47-

DATE	BY	NO.	DESCRIPTION
12/15/11	AS	1	AS SHOWN
12/15/11	AS	2	AS SHOWN
12/15/11	AS	3	AS SHOWN
12/15/11	AS	4	AS SHOWN
12/15/11	AS	5	AS SHOWN
12/15/11	AS	6	AS SHOWN
12/15/11	AS	7	AS SHOWN
12/15/11	AS	8	AS SHOWN
12/15/11	AS	9	AS SHOWN
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12/15/11	AS	11	AS SHOWN
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12/15/11	AS	13	AS SHOWN
12/15/11	AS	14	AS SHOWN
12/15/11	AS	15	AS SHOWN
12/15/11	AS	16	AS SHOWN
12/15/11	AS	17	AS SHOWN
12/15/11	AS	18	AS SHOWN
12/15/11	AS	19	AS SHOWN
12/15/11	AS	20	AS SHOWN

DESIGNER: [Signature]

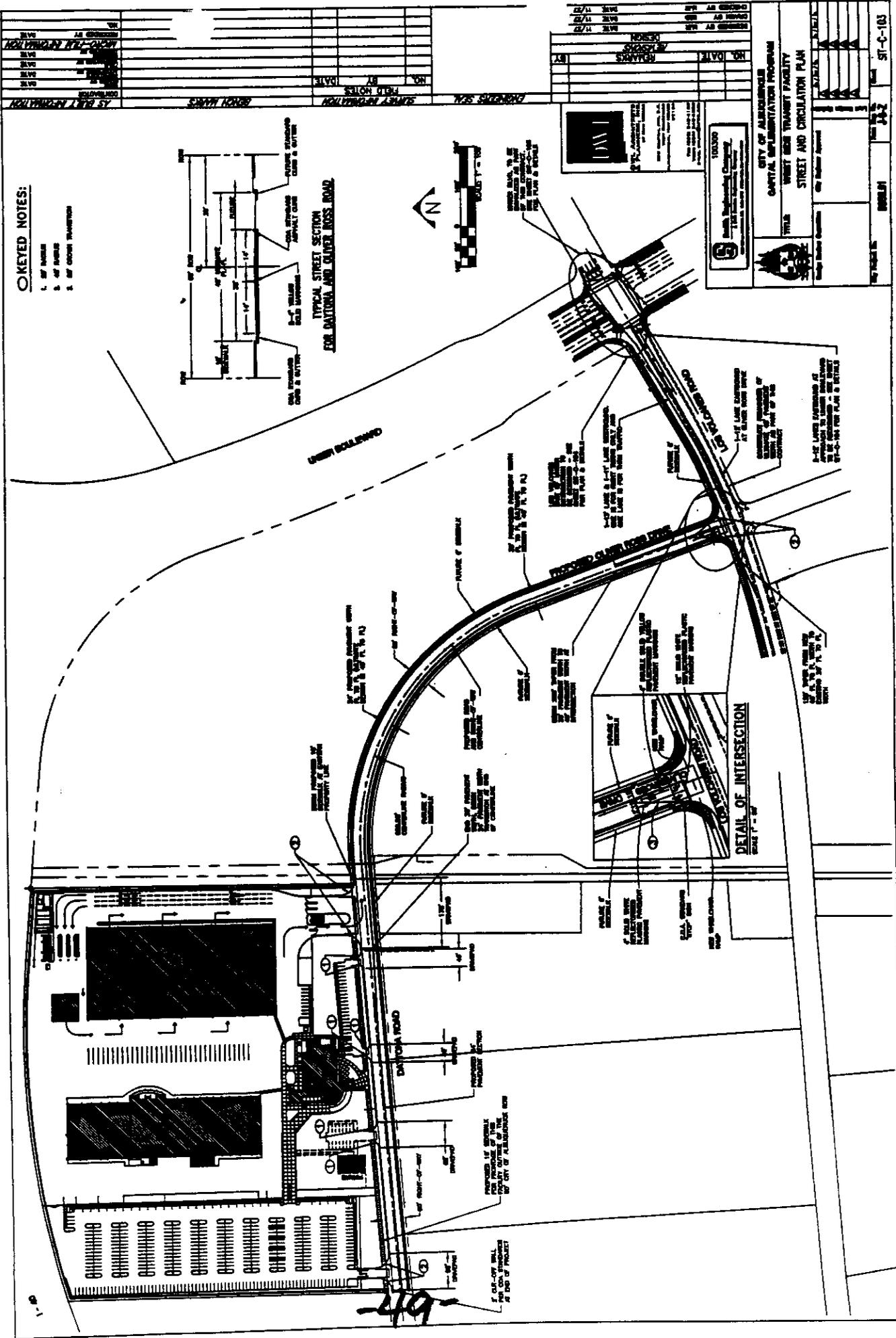
CITY OF ALBUQUERQUE
 CAPITAL IMPROVEMENT PROGRAM
 WEST SIDE TRANSPORT FACILITY
 CONCEPTUAL GRADING & DRAINAGE PLAN

SCALE: 1" = 40'

DATE: 12/15/11

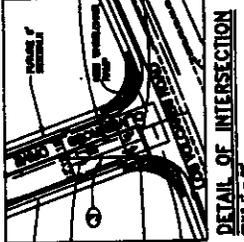
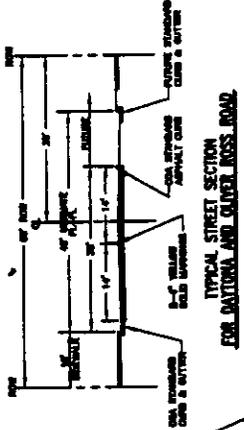
PROJECT NO: 24-2

SHEET: 47-01



KEYED NOTES:

1. SEE SHEET
2. SEE SHEET
3. SEE CROSS SECTION



DATE	BY	NO.	FIELD NOTES
12/15/11	AS	1001	
12/15/11	AS	1002	
12/15/11	AS	1003	
12/15/11	AS	1004	
12/15/11	AS	1005	
12/15/11	AS	1006	
12/15/11	AS	1007	
12/15/11	AS	1008	
12/15/11	AS	1009	
12/15/11	AS	1010	

CITY OF ALBUQUERQUE
CAPITAL IMPROVEMENT PROGRAM

TITHE
STREET AND CIRCULATION PLAN

PROJECT NO. 2011-001

DATE 12/15/11

SCALE 1" = 20'

PROJECT LOCATION DALTONA AND OLIVER CROSS ROAD

PROJECT DESCRIPTION STREET AND CIRCULATION PLAN

DESIGNED BY [Name]

CHECKED BY [Name]

APPROVED BY [Name]

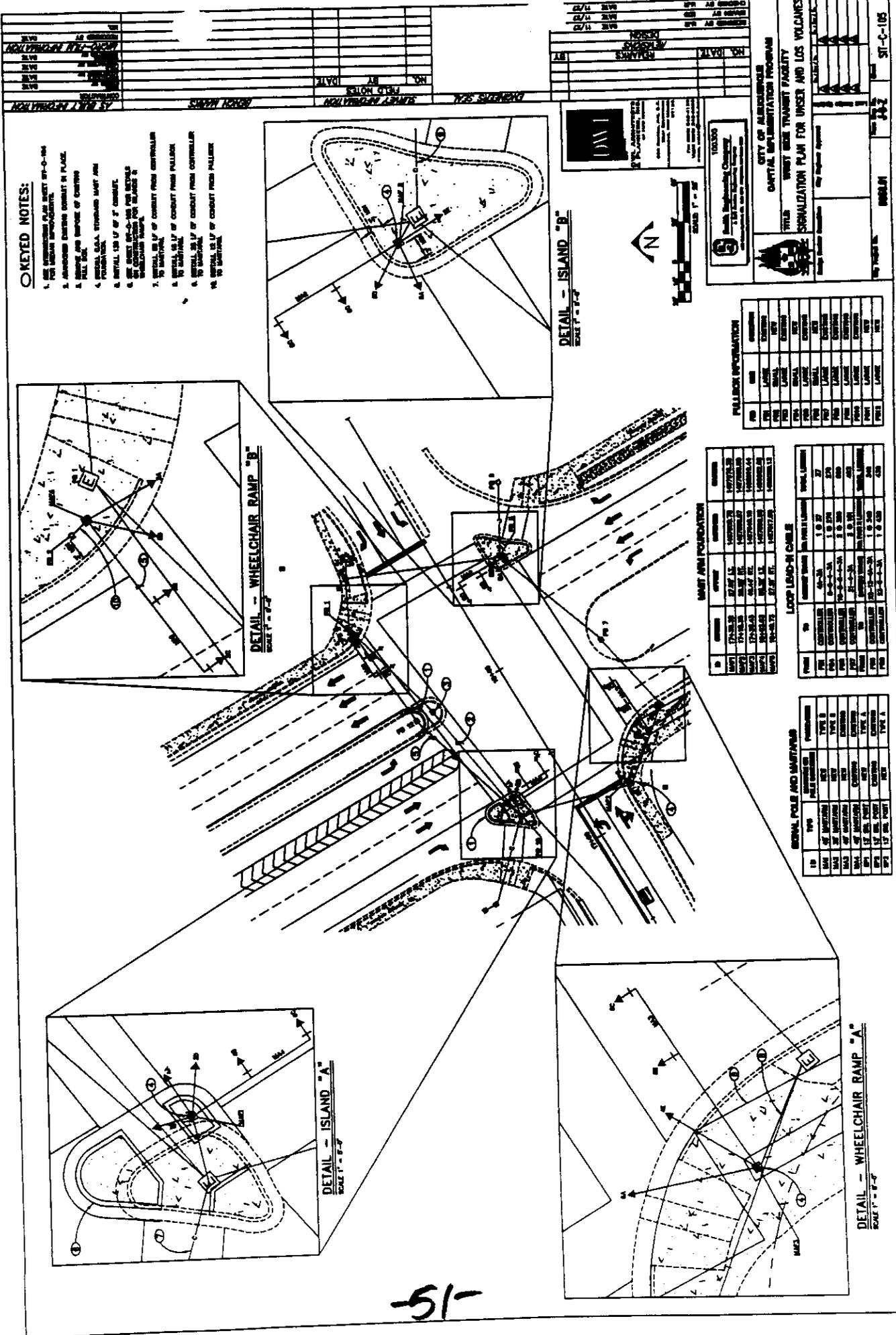
DATE 12/15/11

PROJECT NO. 2011-001

SCALE 1" = 20'

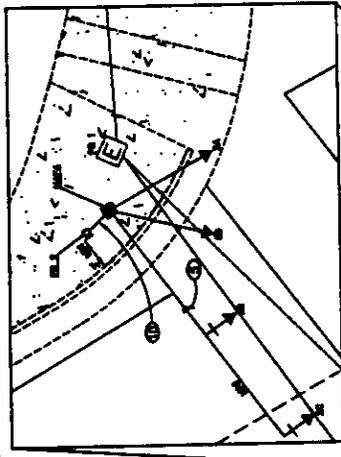
PROJECT LOCATION DALTONA AND OLIVER CROSS ROAD

PROJECT DESCRIPTION STREET AND CIRCULATION PLAN

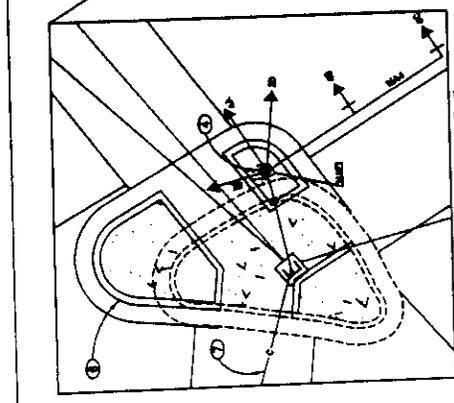


KEYED NOTES:

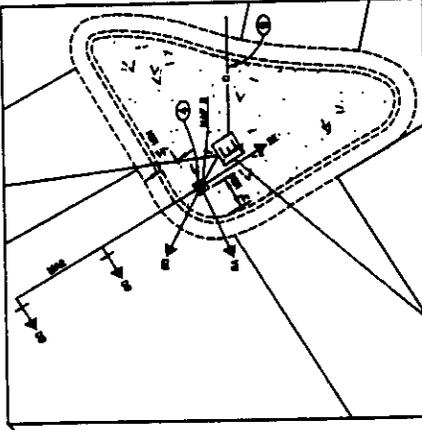
1. SEE GENERAL PLAN SHEET ST-C-105 FOR EXISTING IMPROVEMENTS IN PLACE.
2. APPROVED EXISTING CURB CUT IN PLACE.
3. SEE PLAN FOR EXISTING AND PROPOSED CURB CUTS.
4. PROPOSED SIDEWALKS SHOWN WITH AND WITHOUT CURB CUTS.
5. INSTALL 18" x 18" x 4" CONCRETE CURB CUTS.
6. INSTALL 18" x 18" x 4" CONCRETE CURB CUTS WITH CURB CUTS FOR WALKWAY TO WALKWAY.
7. INSTALL 18" x 18" x 4" CONCRETE CURB CUTS TO SIDEWALK.
8. INSTALL 18" x 18" x 4" CONCRETE CURB CUTS TO SIDEWALK.
9. INSTALL 18" x 18" x 4" CONCRETE CURB CUTS TO SIDEWALK.
10. INSTALL 18" x 18" x 4" CONCRETE CURB CUTS TO SIDEWALK.
11. INSTALL 18" x 18" x 4" CONCRETE CURB CUTS TO SIDEWALK.



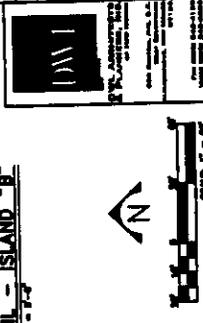
DETAIL - WHEELCHAIR RAMP "B"
SCALE 1" = 2'-0"



DETAIL - ISLAND "A"
SCALE 1" = 2'-0"



DETAIL - ISLAND "B"
SCALE 1" = 2'-0"



PILEDRIVE INFORMATION

NO.	TYPE	SIZE	DEPTH	STATUS
1	PILE	12" DIA.	10'	EXISTING
2	PILE	12" DIA.	10'	EXISTING
3	PILE	12" DIA.	10'	EXISTING
4	PILE	12" DIA.	10'	EXISTING
5	PILE	12" DIA.	10'	EXISTING
6	PILE	12" DIA.	10'	EXISTING
7	PILE	12" DIA.	10'	EXISTING
8	PILE	12" DIA.	10'	EXISTING
9	PILE	12" DIA.	10'	EXISTING
10	PILE	12" DIA.	10'	EXISTING

WHEEL ANCHOR FOUNDATION

NO.	TYPE	SIZE	DEPTH	STATUS
1	ANCHOR	12" DIA.	10'	EXISTING
2	ANCHOR	12" DIA.	10'	EXISTING
3	ANCHOR	12" DIA.	10'	EXISTING
4	ANCHOR	12" DIA.	10'	EXISTING
5	ANCHOR	12" DIA.	10'	EXISTING
6	ANCHOR	12" DIA.	10'	EXISTING
7	ANCHOR	12" DIA.	10'	EXISTING
8	ANCHOR	12" DIA.	10'	EXISTING
9	ANCHOR	12" DIA.	10'	EXISTING
10	ANCHOR	12" DIA.	10'	EXISTING

GENERAL POLE AND UNIFORMS

NO.	TYPE	SIZE	DEPTH	STATUS
1	POLE	12" DIA.	10'	EXISTING
2	POLE	12" DIA.	10'	EXISTING
3	POLE	12" DIA.	10'	EXISTING
4	POLE	12" DIA.	10'	EXISTING
5	POLE	12" DIA.	10'	EXISTING
6	POLE	12" DIA.	10'	EXISTING
7	POLE	12" DIA.	10'	EXISTING
8	POLE	12" DIA.	10'	EXISTING
9	POLE	12" DIA.	10'	EXISTING
10	POLE	12" DIA.	10'	EXISTING

LOOP LISTS-IN-CABLE

NO.	TYPE	SIZE	DEPTH	STATUS
1	LOOP	12" DIA.	10'	EXISTING
2	LOOP	12" DIA.	10'	EXISTING
3	LOOP	12" DIA.	10'	EXISTING
4	LOOP	12" DIA.	10'	EXISTING
5	LOOP	12" DIA.	10'	EXISTING
6	LOOP	12" DIA.	10'	EXISTING
7	LOOP	12" DIA.	10'	EXISTING
8	LOOP	12" DIA.	10'	EXISTING
9	LOOP	12" DIA.	10'	EXISTING
10	LOOP	12" DIA.	10'	EXISTING

WHEEL ANCHOR FOUNDATION

NO.	TYPE	SIZE	DEPTH	STATUS
1	ANCHOR	12" DIA.	10'	EXISTING
2	ANCHOR	12" DIA.	10'	EXISTING
3	ANCHOR	12" DIA.	10'	EXISTING
4	ANCHOR	12" DIA.	10'	EXISTING
5	ANCHOR	12" DIA.	10'	EXISTING
6	ANCHOR	12" DIA.	10'	EXISTING
7	ANCHOR	12" DIA.	10'	EXISTING
8	ANCHOR	12" DIA.	10'	EXISTING
9	ANCHOR	12" DIA.	10'	EXISTING
10	ANCHOR	12" DIA.	10'	EXISTING

GENERAL POLE AND UNIFORMS

NO.	TYPE	SIZE	DEPTH	STATUS
1	POLE	12" DIA.	10'	EXISTING
2	POLE	12" DIA.	10'	EXISTING
3	POLE	12" DIA.	10'	EXISTING
4	POLE	12" DIA.	10'	EXISTING
5	POLE	12" DIA.	10'	EXISTING
6	POLE	12" DIA.	10'	EXISTING
7	POLE	12" DIA.	10'	EXISTING
8	POLE	12" DIA.	10'	EXISTING
9	POLE	12" DIA.	10'	EXISTING
10	POLE	12" DIA.	10'	EXISTING

ST-C-105

CITY OF ALBUQUERQUE
CAPITAL IMPROVEMENT PROGRAM
TRULS WEST SIDE TRANSIT FACILITY
STATIONIZATION PLAN FOR USER AND LOS VOLCANES

South Suburban Company
1100 1st Avenue, N.E.
Albuquerque, N.M. 87102

DATE: 10/1/80
SCALE: 1" = 20'

-51-

KEYED NOTES

- 1. SEE THE GENERAL NOTES FOR THE SITE.
- 2. SEE THE GENERAL NOTES FOR THE SITE.
- 3. SEE THE GENERAL NOTES FOR THE SITE.
- 4. SEE THE GENERAL NOTES FOR THE SITE.

LANDSCAPE AREA REQUIREMENTS

PROPERTY - ADDRESS: 1234 W. 10TH ST. ALBUQUERQUE, NM 87102
 PROJECT: COMMERCIAL BUILDING
 LANDSCAPING AREA: 10,000 SQ. FT.
 LANDSCAPING FEE: \$10.00 PER 100 SQ. FT. OF LANDSCAPED AREA

LANDSCAPED AREAS

LANDSCAPED AREA: 10,000 SQ. FT.
 TYPE OF LANDSCAPED AREA: 100% (100% OF LANDSCAPED AREA)
 USE OF LANDSCAPED AREA: 100% (100% OF LANDSCAPED AREA)
 TYPE OF LANDSCAPED AREA: 100% (100% OF LANDSCAPED AREA)
 USE OF LANDSCAPED AREA: 100% (100% OF LANDSCAPED AREA)

IRRIGATION SYSTEM NARRATIVE

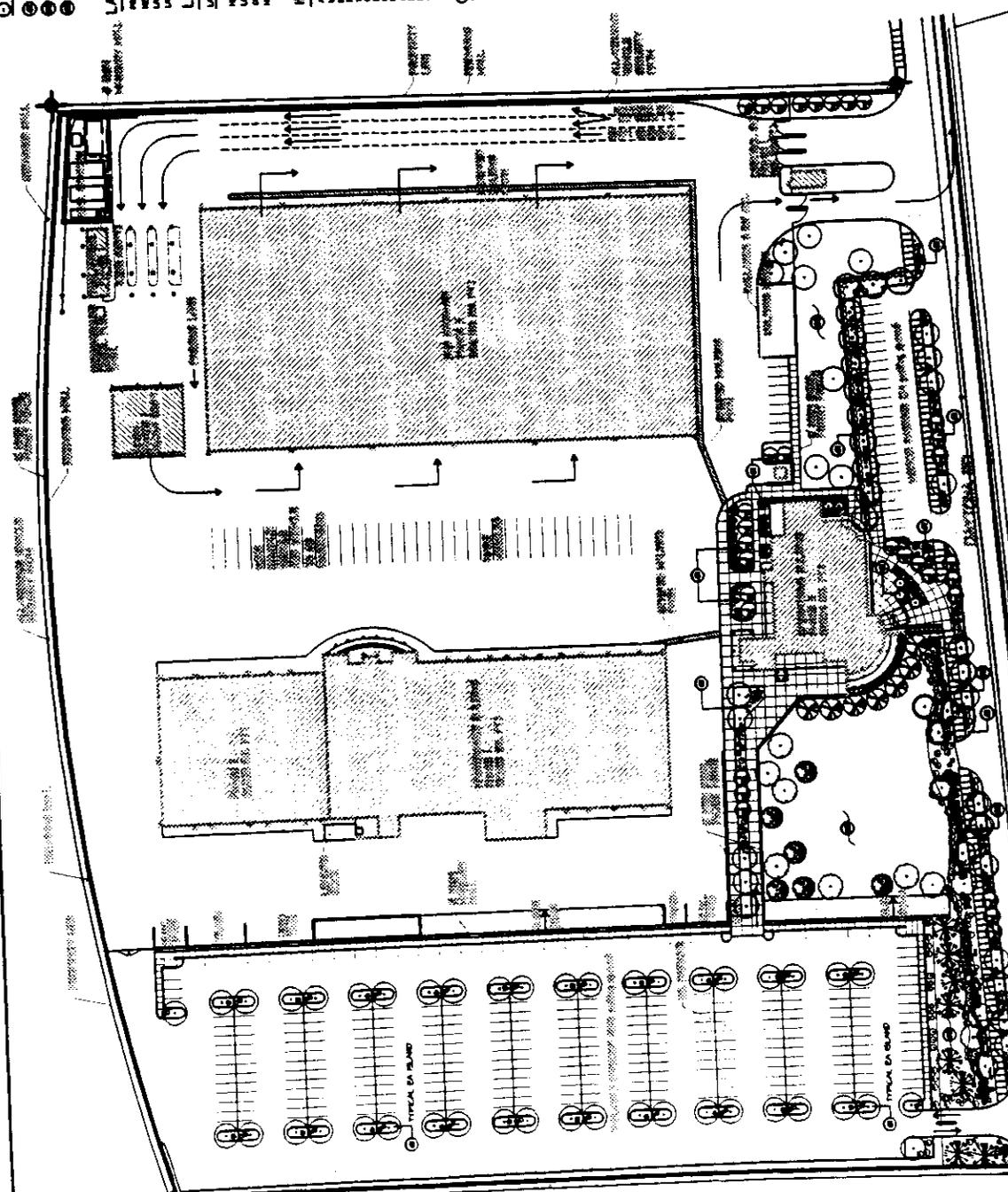
IRRIGATION SYSTEMS ARE TO BE INSTALLED BY AN AUTOMATIC IRRIGATION SYSTEM (A.I.S.) WITH THE EXCEPTED AREAS OF LOW WATER USE. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT ALL TIMES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT ALL TIMES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT ALL TIMES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT ALL TIMES.

GENERAL PLANTING NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION.
2. ALL PLANTING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
3. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
4. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
5. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
6. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
7. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
8. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
9. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
10. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.



CITY OF ALBUQUERQUE
 CAPITAL IMPROVEMENT PROGRAM
 TITLE: W.S.T.F. LANDSCAPE PLAN
 PROJECT NO.: 5458.01
 SHEET NO.: 53-101



PERMANENT SHRUB SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME
1	BRANDY WINE	CALLUNA VULGARIS
2	GRASS	POA TRIVIALIS
3	SOFT LEAF	PHLOX SUBULNARIA
4	THORN	ROSA CANINA
5	WINTER	HYDRANGEA
6	WINTER	HYDRANGEA
7	WINTER	HYDRANGEA
8	WINTER	HYDRANGEA
9	WINTER	HYDRANGEA
10	WINTER	HYDRANGEA

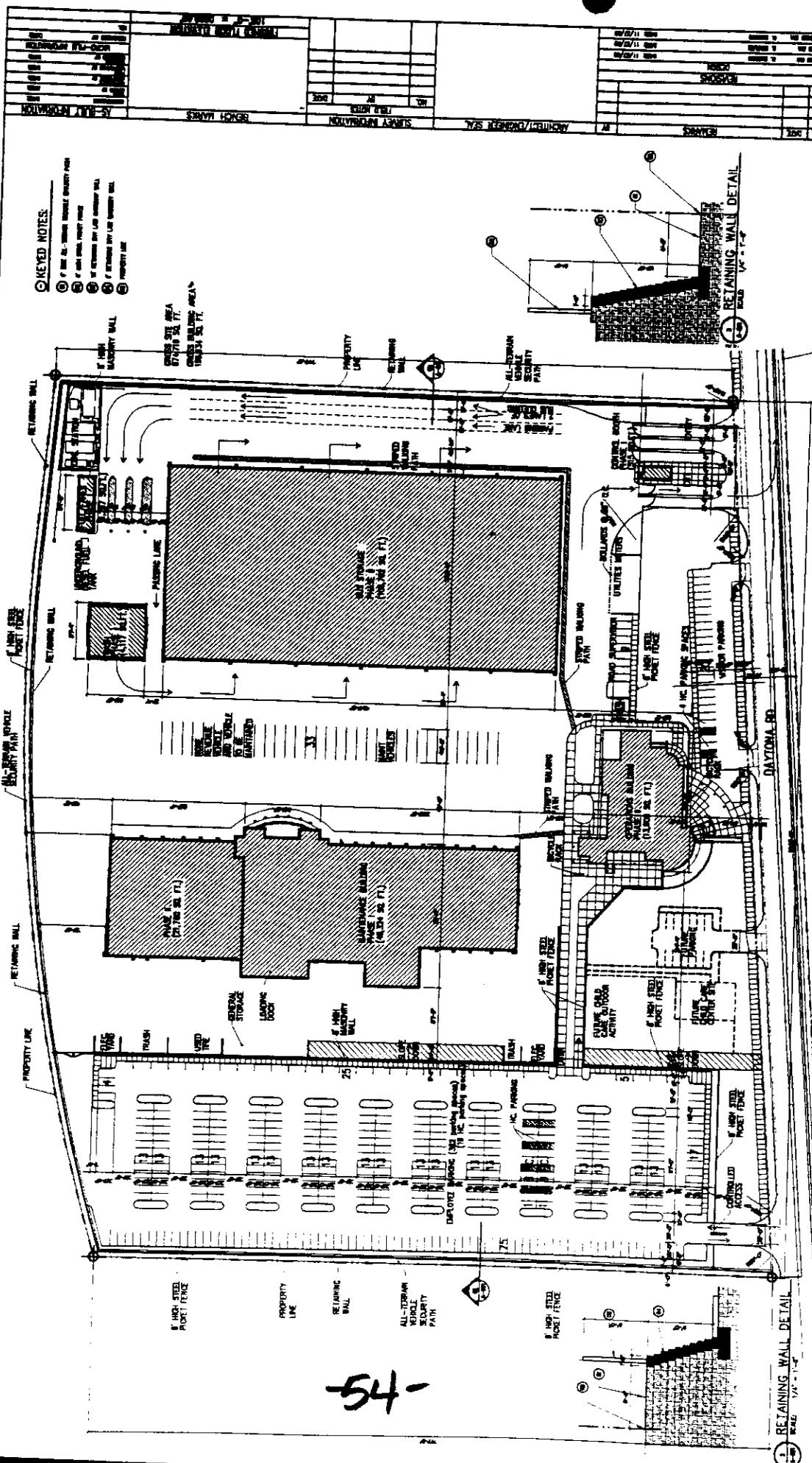
TREE SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	HEIGHT
1	COBOLD	QUERCUS LAEVOLENS	12' - 20'
2	COBOLD	QUERCUS LAEVOLENS	12' - 20'
3	COBOLD	QUERCUS LAEVOLENS	12' - 20'
4	COBOLD	QUERCUS LAEVOLENS	12' - 20'
5	COBOLD	QUERCUS LAEVOLENS	12' - 20'
6	COBOLD	QUERCUS LAEVOLENS	12' - 20'
7	COBOLD	QUERCUS LAEVOLENS	12' - 20'
8	COBOLD	QUERCUS LAEVOLENS	12' - 20'
9	COBOLD	QUERCUS LAEVOLENS	12' - 20'
10	COBOLD	QUERCUS LAEVOLENS	12' - 20'

SPECIES SELECTION NOTE

1. ALL PLANTS PROPOSED FOR THIS PROJECT ARE LISTED IN THE STATE OF NEW MEXICO PLANT CHECKLIST. THE PLANTS LISTED IN THIS CHECKLIST ARE THOSE WHICH ARE PERMITTED BY THE STATE OF NEW MEXICO. THE PLANTS LISTED IN THIS CHECKLIST ARE THOSE WHICH ARE PERMITTED BY THE STATE OF NEW MEXICO. THE PLANTS LISTED IN THIS CHECKLIST ARE THOSE WHICH ARE PERMITTED BY THE STATE OF NEW MEXICO.

-53-



- KEYED NOTES:**
- 1. ALL ALL-TERRAIN VEHICLE SECURITY PATHS
 - 2. 6\"/>

54-

RETAINING WALL DETAIL
SCALE: 1/4" = 1'-0"

CITY OF ALBUQUERQUE
CAPITAL IMPLEMENTATION PROGRAM
MILE W.S.T.F. SITE PLAN
OVERALL SITE PLAN

DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

DVI
 DESIGN & CONSTRUCTION
 2515 ALBUQUERQUE BLVD. N.E.
 ALBUQUERQUE, NM 87110
 TEL: 505-261-1111
 WWW.DVI-DESIGN.COM

Sheet: **SI-A-101**

1-1 SITE PLAN
 SCALE: 1/8" = 1'-0"

1-2

DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

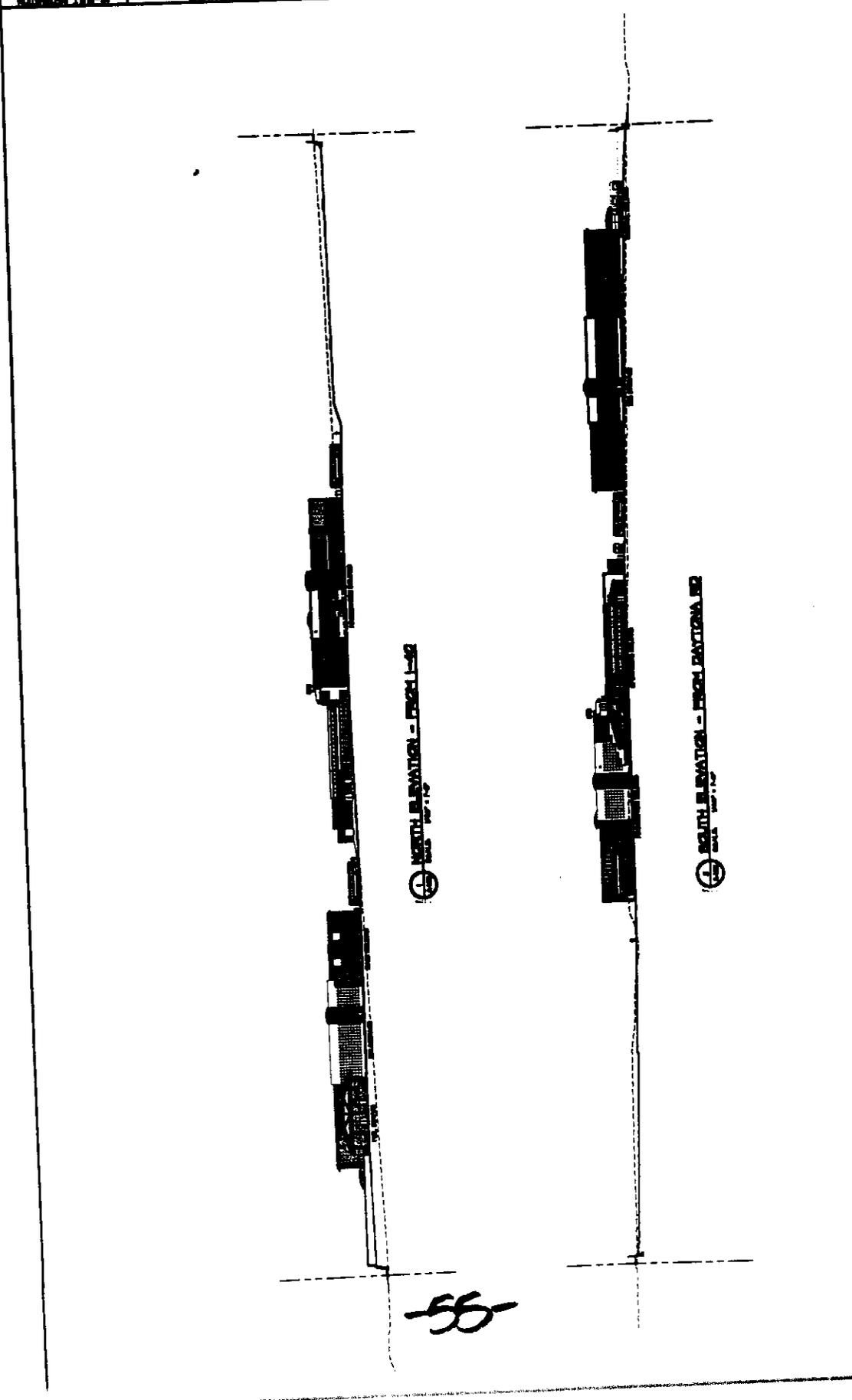
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CITY OF ALBUQUERQUE
 CAPITAL IMPROVEMENTS PROGRAM
THE W.S.F. SITE PLAN
SITE ELEVATIONS

DATE: 11-1-10
 SHEET NO. 102

DM
 DESIGNER

SCALE: 1" = 100'



SCALE: 1" = 100'

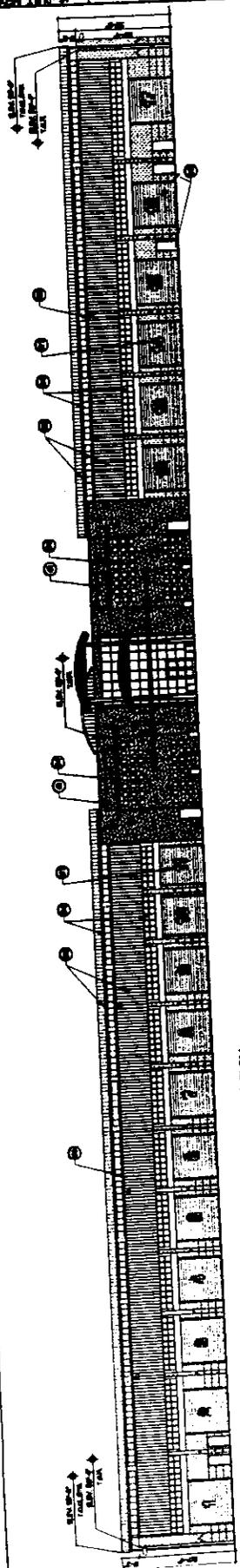
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CITY OF ALBUQUERQUE
CAPITAL REPRESENTATION PROGRAM
FILE: W.S.T.F. MAINTENANCE BUILDING
ELEVATIONS

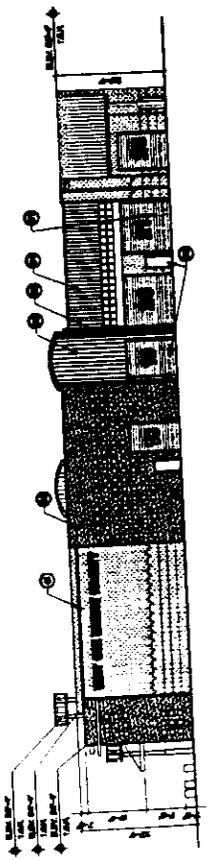
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SCALE: 1/4" = 1'-0"

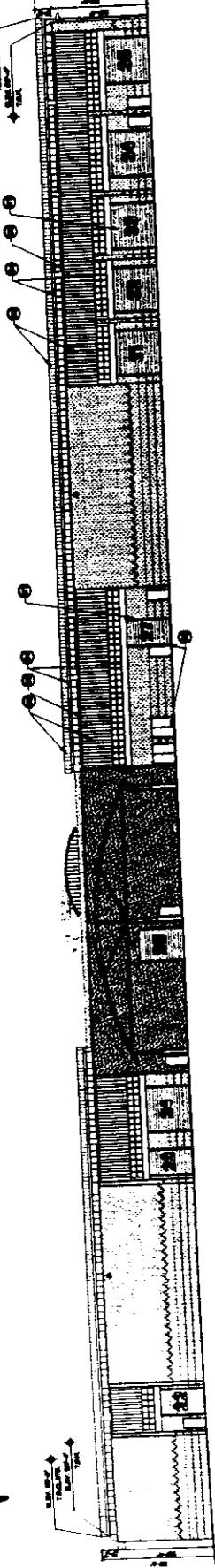
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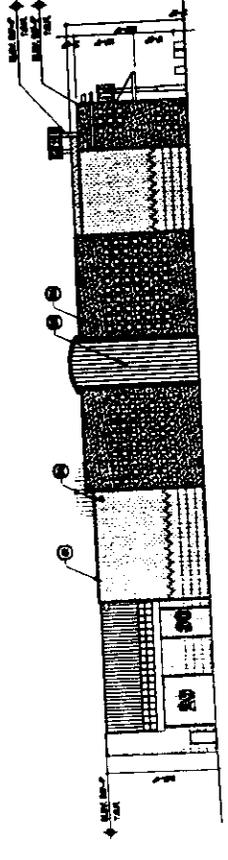
EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



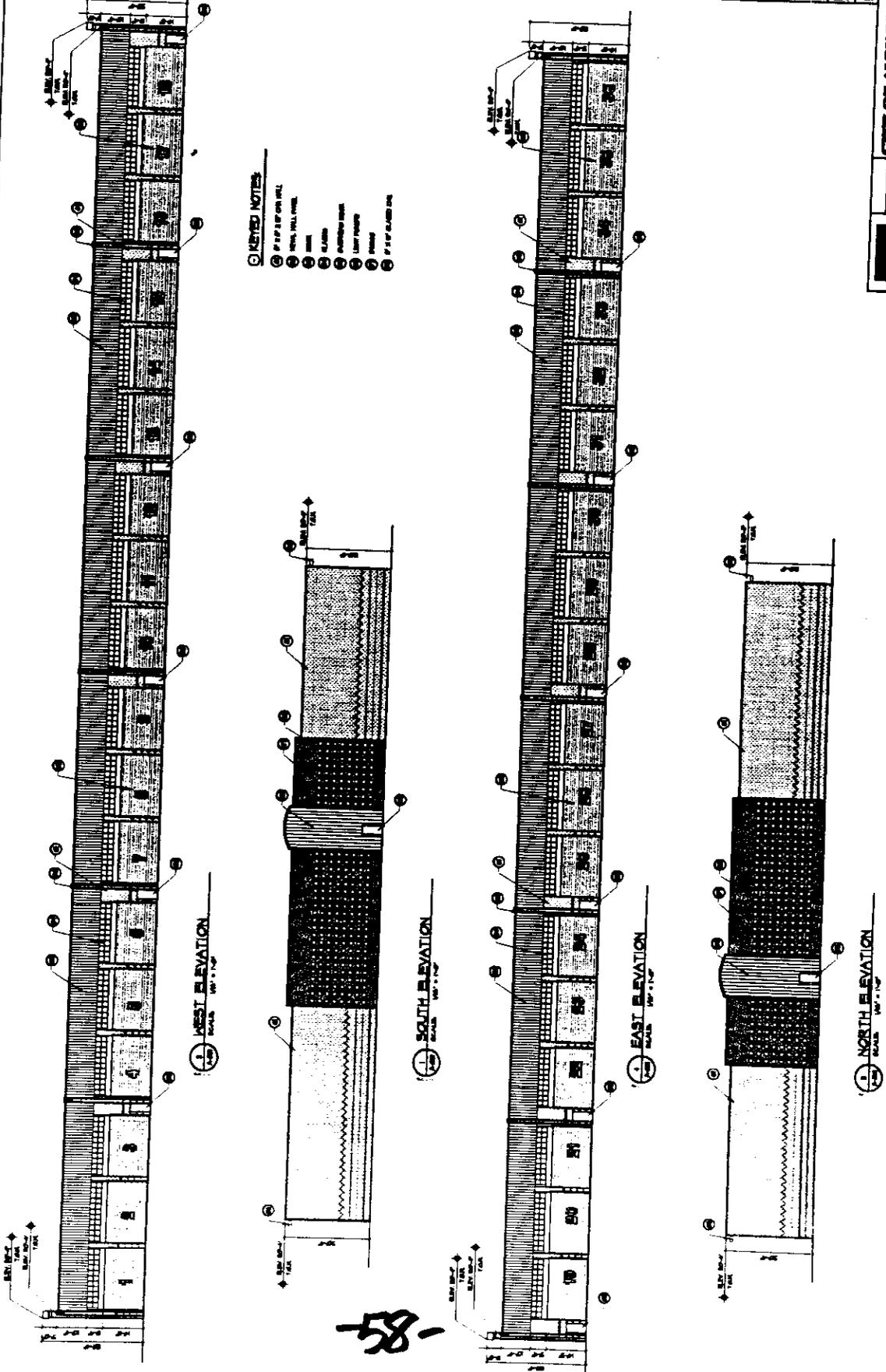
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

- KEYED NOTES**
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 - 100. 1/2" x 1/2" x 1/2" CONCRETE

-57-



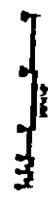
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58-

CITY OF ALBUQUERQUE
CAPITAL IMPROVEMENT PROGRAM
THE W.S.T.F. BUS STORAGE BUILDING
ELEVATIONS
BY GARDNER WHITNEY

DWI
DESIGN WORKS INTERNATIONAL
1000 UNIVERSITY AVENUE, N.E.
ALBUQUERQUE, N.M. 87102
TEL: 505-243-1111
FAX: 505-243-1112



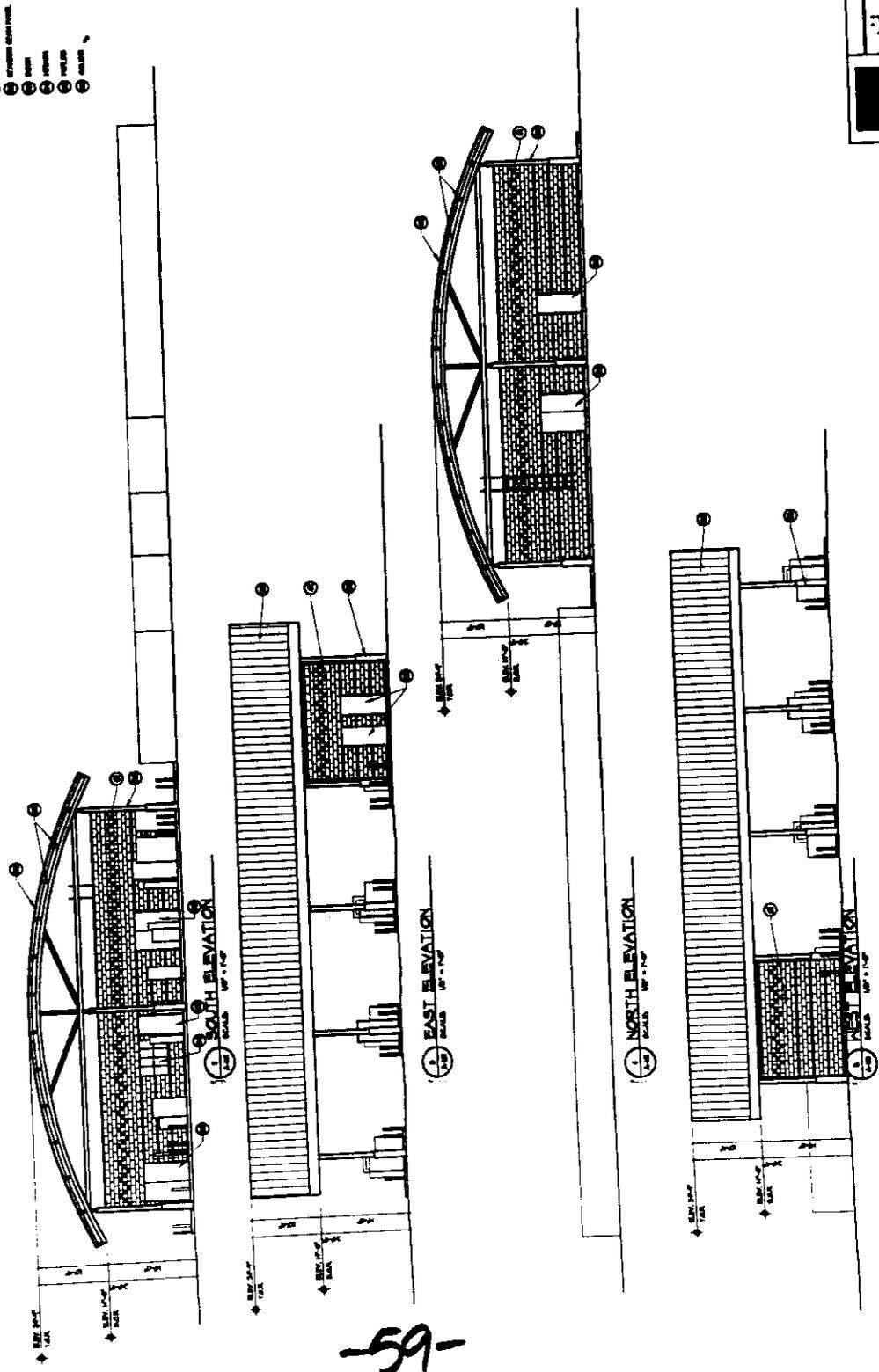
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CITY OF ALBUQUERQUE
CAPITAL IMPROVEMENT PROGRAM
MILE W.S.T.F. SERVICE BUILDING
ELEVATIONS

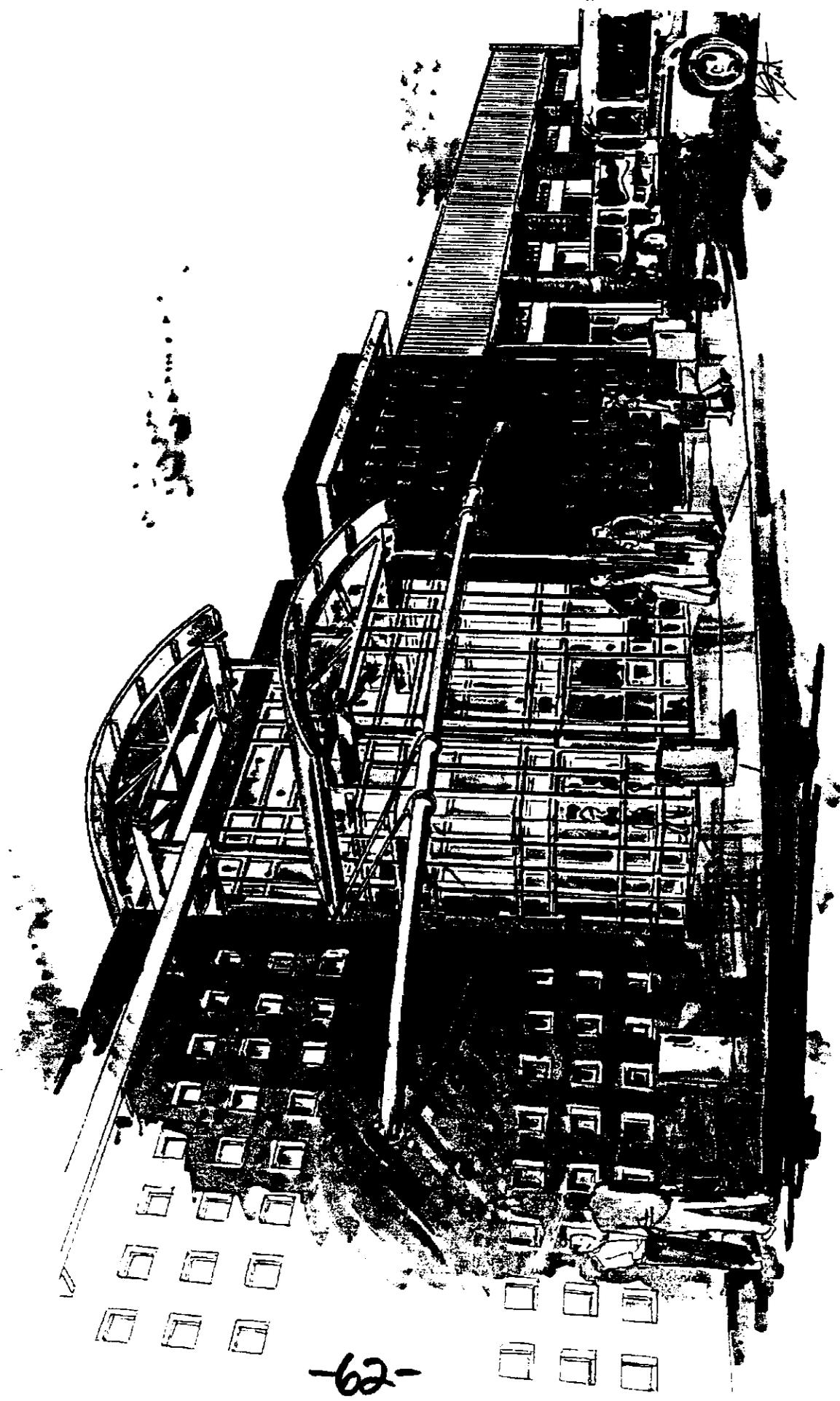
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 CHECKED BY: [Name]

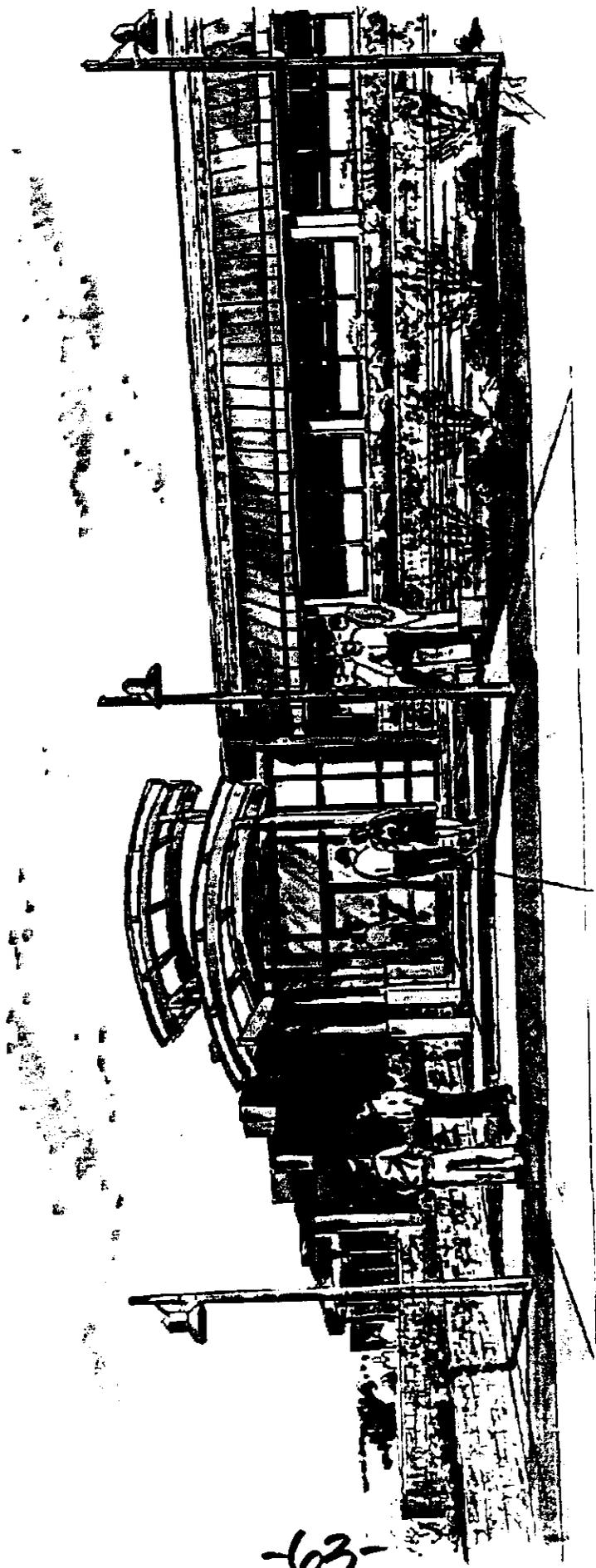
PROJECT NO. 100-01
 SHEET NO. 59-1

- KEYED NOTES**
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 - 9. 2" x 4" S.P. ON WALL
 - 10. 2" x 4" S.P. ON WALL



-59-





-63-

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

Date: January 19, 2001

COA Transit Department
601 Yale Blvd. SE
Albuq. NM 87106

OFFICIAL NOTIFICATION OF DECISION

FILE: 00114 00000 01643/00110 00000
01650/00128 00000 01641/00128 00000 01642
LEGAL DESCRIPTION: 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

On January 18, 2001, the Environmental Planning Commission voted to recommend approval to the City Council of 00114-00000-01643, a request for annexation, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the following Findings:

FINDINGS:

1. This is a request for approval of annexation of an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject request meets the requirements for annexation into the city because it is contiguous to city boundaries, accessible to service providers, and will have convenient street access. In addition, the area is suitable for urban intensity as defined by its designation of Developing Urban in the Albuquerque / Bernalillo County Comprehensive Plan.
3. The subject request meets the Plan's goal for this area 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.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.

On January 18, 2001, the Environmental Planning Commission voted to recommend approval to the City Council of 00110-00000-01650, a request for zone map amendment from County A-1 and C-1 to SU-1 for Transit Facility and Daycare, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the following Findings.

FINDINGS:

1. This is a request for establishment of SU-1 for Transit Facility and Daycare zoning for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject site meets the requirements of Resolution 270-1080 because approval of the annexation constitutes a changed condition in the area. Additionally, the requested zoning is more advantageous to the community by helping to provide more convenient transit access and a day care center that will be made available to the public.
3. The requested zoning meets the goal in the Comprehensive Plan of planning new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.
4. This request is in conformance with the West Side Strategic Plan which encourages growth in this area.

On January 18, 2001, the Environmental Planning Commission voted to defer 00128 00000 01641, a site plan for subdivision to the Environmental Planning Commission Public Hearing on March 15, 2001 based on the following Findings:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. No specific site plan for subdivision has been submitted.
3. A plan for subdivision eliminating existing tracts and replatting into one tract is not shown.
4. A maximum floor area ratio for the site is not shown as required in the subdivision ordinance.

On January 18, 2001, the Environmental Planning Commission voted to defer 00128 00000 01642, a site plan for building permit to the Environmental Planning Commission Public Hearing on March 15, 2001 based on the following Findings:

OFFICIAL NOTICE OF DECISION

00114 00000 01643/00128 00000 01642/00110 00000 01650

JANUARY 18, 2001

PAGE 3

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. Parking calculations for the site have not been provided.
3. Site lighting details are inadequate.
4. The submitted landscape plan is inadequate for the site. Lacking details include a note that would show the species of native grass to be planted in the "meadow" areas, a note that this area will be irrigated for a minimum of three years, shade trees at a minimum of 2-inch caliper in size planted around the entire perimeter of the site and every 10 spaces in parking areas, and additional landscaping spaces within the interior of the site that would ensure a 15% coverage of the site even after the day care facility is built.
5. No colors have been provided for any building materials and specific materials have not been called out on the elevations.
6. The Public Works Department, Transportation Planning, notes that there are deficiencies regarding the site plan for building permit as follows:
 - (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument;
 - (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable;
 - (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review. The Public Works Department Hydrology Division advises us that an approved drainage plan is also required.

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.

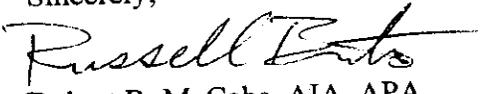
-66-

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

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

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

Sincerely,


for Robert R. McCabe, AIA, APA
Planning Director

RM/DS/ac

cc: Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuquerque, NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuquerque, NM 87120
Kathleen Duran, Parkway Neigh. Assoc., 8127 Glenbrook Pl. NW, Albuquerque, NM 87120
Michelle Boehms, Parkway Neigh. Assoc., 1405 Somerset Dr. NW, Albuquerque, NM 87120

-67-

UNAPPROVED

20. 00114 00000 01643 City of Albuquerque, Transit Department request annexation and establishment of SU-1 for Transit Facility and Daycare zoning plus approval of a site development plan for 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 **(RECOMMENDED APPROVAL TO THE CITY COUNCIL OF ANNEXATION AND ESTABLISHMENT OF SU-1 FOR TRANSIT FACILITY ZONING. DEFERRED SITE DEVELOPMENT PLAN TO MARCH 15, 2001)**
- 00110 00000 01650
00128 00000 01641
00128 00000 01642
Project #1000937

STAFF PRESENT:

Debbie Stover, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Bruce Rizeri, Transit Department

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

CHAIR BEGAY: Agenda item twenty. Ms. Stover?

MS. STOVER: Madam Chair, Commissioners, agenda item twenty, case 00114 00000 01643 a request for annexation, 00110 00000 01650 a request for establishment of zoning, 00128 00000 01641 a request for site plan for subdivision and 00128 00000 01642 a site plan for building permit for an approximately twenty acre site known as tracts B15 through B19, Town of Atrisco Grant. This request if approved will provide a Westside transit facility along with a future daycare facility for the area. A request for annexation and establishment of zoning meet the requirements for annexation into the city because the property is contiguous to existing city boundaries and will have convenient street access. Approval of the annexation will constitute a changed condition in the area as well as being advantageous to the community justifying the establishment of zoning. However, the site plans for subdivision and building permit are lacking certain items, which made it difficult to fully, evaluate the plans. So therefore staff is recommending approval, a recommendation to City Council of approval of the annexation and establishment of zoning and a deferral of the site plans for subdivision and building permit of sixty days in order to allow the applicant to amend the plans.

CHAIR BEGAY: Okay, any questions? Thank you. Applicant?

MR. RIZERI: Madam Chair, Commissioners, Bruce Rizeri, City of Albuquerque, Transit Department, 601 Yale Southeast, 87106. With me this evening I have Ron Brook, an architect of the project with DWL Architects and Mike Riordan, engineer for the project with Smith

Engineering in case the Commission has any questions regarding this project. We agree with the findings for the request of annexation and the request for change in zoning. We also agree with the report for deferral to March for the remaining two items, site plan for subdivision and site plan for building permit purposes and if you have questions on projects I will be happy to attempt to answer those questions.

CHAIR BEGAY: Any questions?

MR. RIZERI: Thank you.

CHAIR BEGAY: Thank you. Debbie closing comments?

MS. STOVER: None.

CHAIR BEGAY: Any one signed up to speak?

COMMISSIONER McMAHAN: I have a question for staff.

CHAIR BEGAY: Okay.

COMMISSIONER McMAHAN: Debbie who are the customers of the proposed day care center?

MS. STOVER: Apparently the customers will be city employees as well as the general public. So anyone.

COMMISSIONER McMAHAN: So this is going to be a fringe benefit for the city employees who work at this transit facility?

MS. STOVER: They as well as any other member of the public are going to be able to use it and I believe they will have to pay for it like anyone else. Maybe he can answer it better.

MR. RIZERI: Madam Chair and Commissioner, what we have found with talking to other transit agencies is that a day care center attracts people to the transit, they will be able to come to the center, drop off the child and take transit to the destination. We have friendly conversations with Family and Community Services by how the city operates the child development centers offered by the city. But it is undetermined at this time how that facility will be constructed and operated. Either through the city or through a private company. We will have conversations with that department later on after the rest of this project gets underway and there is funding for that child development center in place. So it may be a way to increase the bus rider ship.

COMMISSIONER McMAHAN: So it may be a way of increase the bus rider ship.

MR. RIZERI: Yes Commissioner that is part of it.

COMMISSIONER McMAHAN: Cool. Thank you.

CHAIR BEGAY: Commissioner Schwartz?

COMMISSIONER SCHWARTZ: Since you put it that way I mean are you going to have boarding's here? I envision this as a storage maintenance facility from which in the morning, each morning or shift busses are dispatched to the particular routes that they are running. Now the way you presented that daycare it sounded like you can actually pay your fare and board the bus at this terminal. Is that correct?

MR. RIZERI: Madam Chair, Commissioner it is a combination of items. Some of our routes will be originating from this facility so that it will be possible for a person to board a route or board a bus for the route to this site. Also given the nature of the development within this area the industrial park in our request for annexation becoming in for area to the southwest of this site. A residential area around here, possible people coming to work in the industrial site (INAUDIBLE) child and then go to work with the car. Also there is possibility of people walking over to the site so there is a combination of ways people can drop off their children and then get on to their destination.

COMMISSIONER SCHWARTZ: On the last two items we are going to defer something you may want to come up with is some kind of cohesive analysis of your parking requirement.

MR. RIZERI: Yes.

COMMISSIONER SCHWARTZ: Because I mean well the formulas we have really do not apply, I mean they generate parking spaces but I mean I understand some of the parking is for the drivers are going to drive to the facility, park their car and then take their bus out.

MR. RIZERI: Correct.

COMMISSIONER SCHWARTZ: And it is really not related to the square footage of the facility at all in that sense. You have a certain employment base and then you know maybe this anticipated people who are actually riding the bus and using this as kind of a park and ride kind of a thing.

MR. RIZERI: Commissioner, that is correct and we will provide those calculations to the Planning Department staff.

COMMISSIONER SCHWARTZ: Thank you.

CHAIR BEGAY: Make sure you take your ten percent bus credit. Okay, any other questions? Debbie, closing comment? Applicant? And we are looking for a deferral to March 15? And you understand what you need to get to the Planning Department by then.

MR. RIZERI: Madam Chair, yes and we will have some (INAUDIBLE) to make sure (INAUDIBLE).

CHAIR BEGAY: Okay. I will close the floor. Commissioner Johnson?

COMMISSIONER JOHNSON: I am prepared to make a motion.

CHAIR BEGAY: Great.

COMMISSIONER JOHNSON: In the matter of 00114 00000 01643 I move approval of this request for annexation based on findings one through four as written.

CHAIR BEGAY: Second?

COMMISSIONER CHAVEZ: Second.

CHAIR BEGAY: Great, a motion and a second. All those in favor? Opposed? Motion passes unanimously.

COMMISSIONER JOHNSON: In the matter of 00110 00000 01650 I move approval of this request for a zone map amendment based on findings one through four as written.

COMMISSIONER McMAHAN: Second.

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

COMMISSIONER JOHNSON: In the matter of 00128 00000 01641 a request for site plan for subdivision I move to deferral to the March 15, 2001 meeting based on findings one through four as written.

COMMISSIONER McMAHAN: Second.

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

COMMISSIONER JOHNSON: In the matter of 00128 00000 01642 I move deferral of this request for a site plan for building permit to the March 15, 2001 meeting based on findings one through six as written.

CHAIR BEGAY: Second?

COMMISSIONER CHAVEZ: Second.

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

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to recommend approval to the City Council of 00114-00000-01643, a request for annexation, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the following Findings:

FINDINGS:

1. This is a request for approval of annexation of an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject request meets the requirements for annexation into the city because it is contiguous to city boundaries, accessible to service providers, and will have convenient street access. In addition, the area is suitable for urban intensity as defined by its designation of Developing Urban in the Albuquerque / Bernalillo County Comprehensive Plan.
3. The subject request meets the Plan's goal for this area 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.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER CHAVEZ

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to recommend approval to the City Council of 00110-00000-01650, a request for zone map amendment from County A-1 and C-1 to SU-1 for Transit Facility and Daycare, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the following Findings.

FINDINGS:

1. This is a request for establishment of SU-1 for Transit Facility and Daycare zoning for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject site meets the requirements of Resolution 270-1080 because approval of the annexation constitutes a changed condition in the area. Additionally, the requested zoning is more advantageous to the community by helping to provide more convenient transit access and a day care center that will be made available to the public.
3. The requested zoning meets the goal in the Comprehensive Plan of planning new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.
4. This request is in conformance with the West Side Strategic Plan which encourages growth in this area.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 01641, a site plan for subdivision to the Environmental Planning Commission Public Hearing on March 15, 2001 based on the following Findings:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. No specific site plan for subdivision has been submitted.
3. A plan for subdivision eliminating existing tracts and replatting into one tract is not shown.
4. A maximum floor area ratio for the site is not shown as required in the subdivision ordinance.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

UNAPPROVED

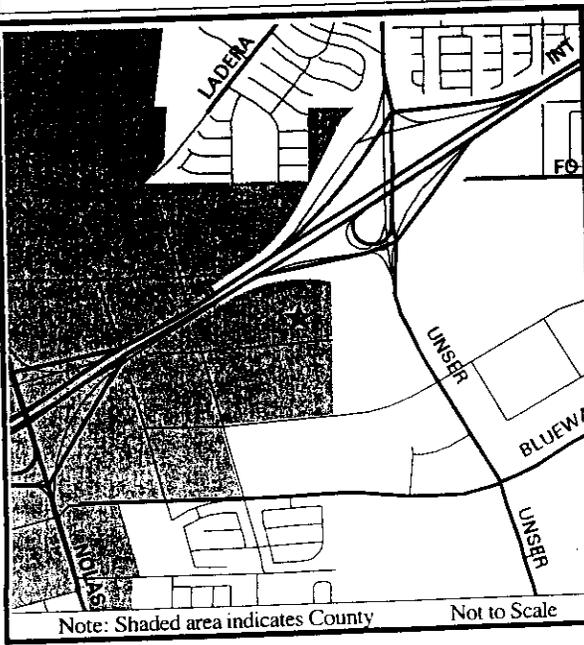
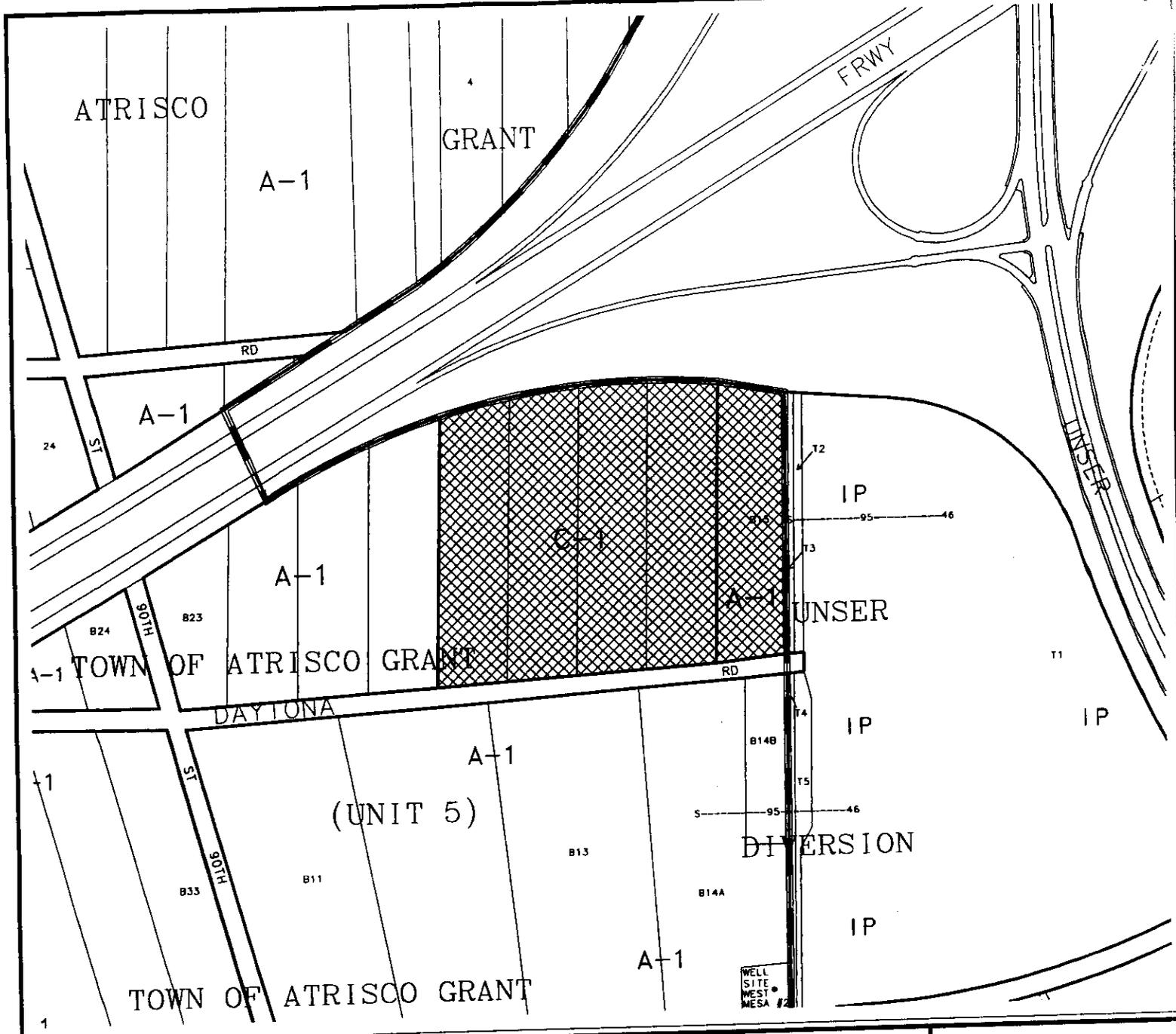
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 01642, a site plan for building permit to the Environmental Planning Commission Public Hearing on March 15, 2001 based on the following Findings:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. Parking calculations for the site have not been provided.
3. Site lighting details are inadequate.
4. The submitted landscape plan is inadequate for the site. Lacking details include a note that would show the species of native grass to be planted in the "meadow" areas, a note that this area will be irrigated for a minimum of three years, shade trees at a minimum of 2-inch caliper in size planted around the entire perimeter of the site and every 10 spaces in parking areas, and additional landscaping spaces within the interior of the site that would ensure a 15% coverage of the site even after the day care facility is built.
5. No colors have been provided for any building materials and specific materials have not been called out on the elevations.
6. The Public Works Department, Transportation Planning, notes that there are deficiencies regarding the site plan for building permit as follows:
 - (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument;
 - (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable;
 - (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review. The Public Works Department Hydrology Division advises us that an approved drainage plan is also required.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER CHAVEZ

MOTION CARRIED UNANIMOUSLY



ZONING MAP



Scale 1" = 432'

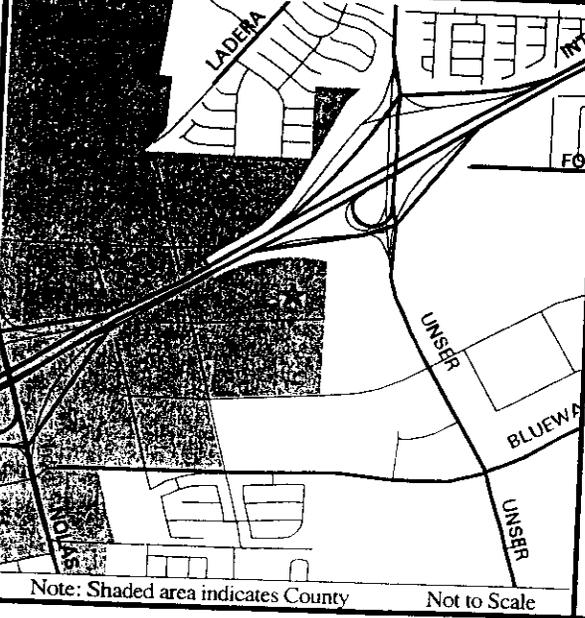
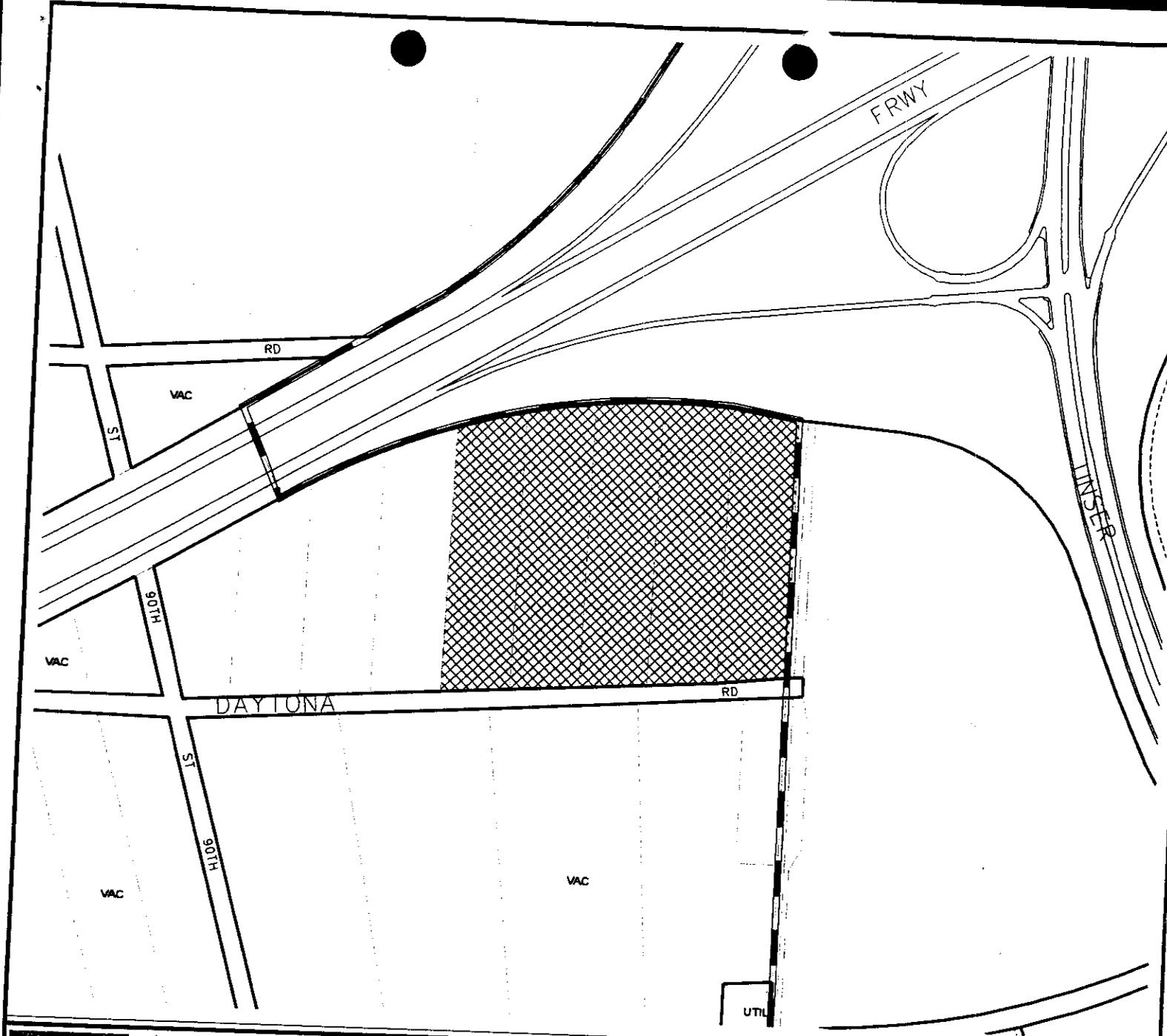
PROJECT NO.
1000937

HEARING DATE
01-18-01

MAP NO.
J-9

APPLICATION NO.
00114-00000-01643
00128-00000-01641
00128-00000-01642
00110-00000-01650

- 75 -



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

-76-



Scale 1" = 432'

PROJECT NO. 1000937
HEARING DATE 01-18-01
MAP NO. J-9
APPLICATION NO. 00114-00000-01643 00128-00000-01641 00128-00000-01642 00110-00000-01650

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

Date: April 20, 2001

COA Transit Department
601 Yale Blvd. SE
Albuq. NM 87106

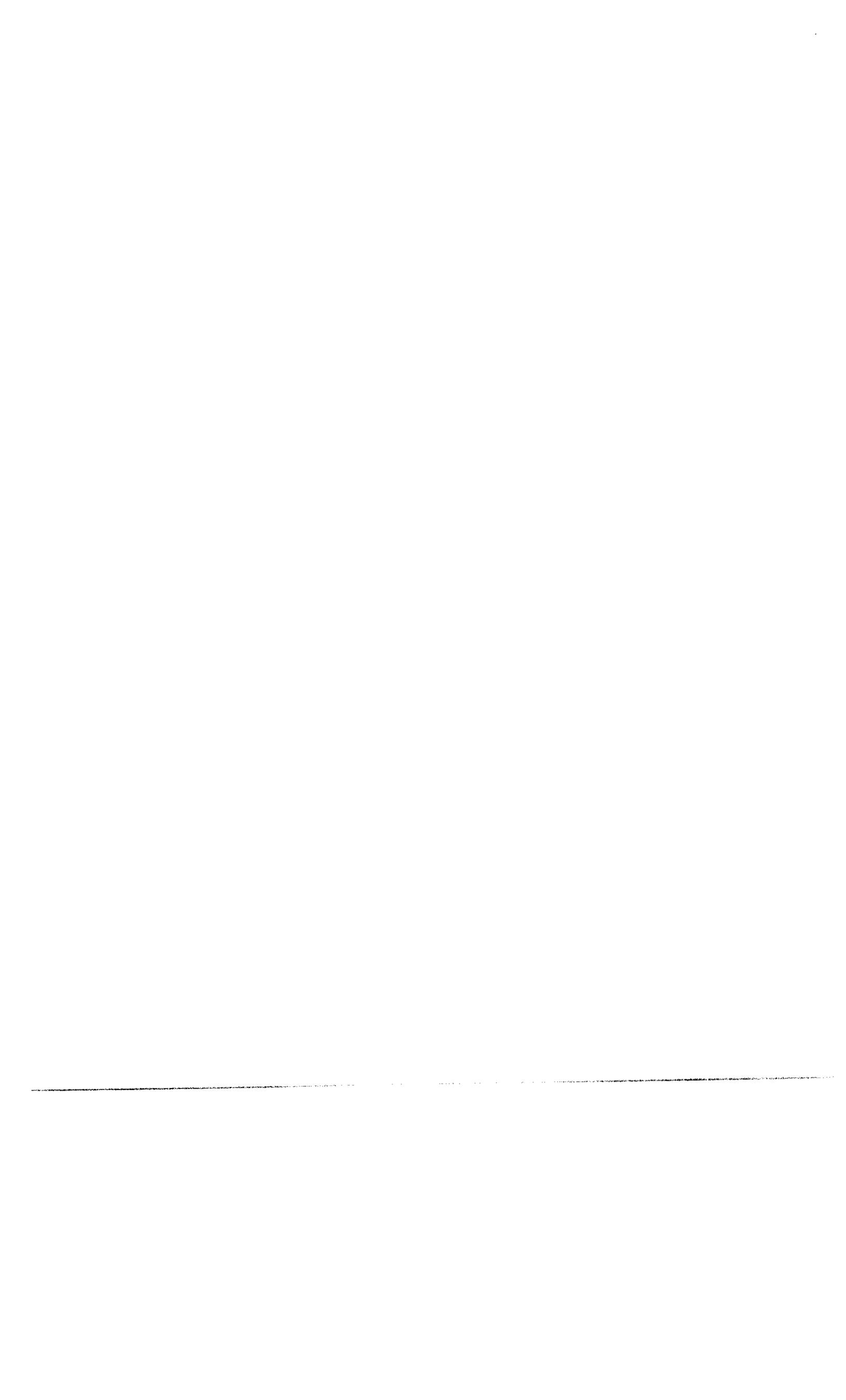
OFFICIAL NOTIFICATION OF DECISION

FILE: 00128 00000 001641/0012800000 01642
LEGAL DESCRIPTION: 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

On April 19, 2001, the Environmental Planning Commission voted to approve 00128 00000 001641, a request for site plan for subdivision, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, 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 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. A site plan for subdivision is required for approval of SU-1 zoning.
3. The site development plan for subdivision furthers the applicable goals and policies of the Comprehensive Plan by creating the framework for a quality urban environment and offers a choice in transportation, work areas and life styles.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.
5. The site development plan for subdivision meets all of the requirements of the Zoning Code.



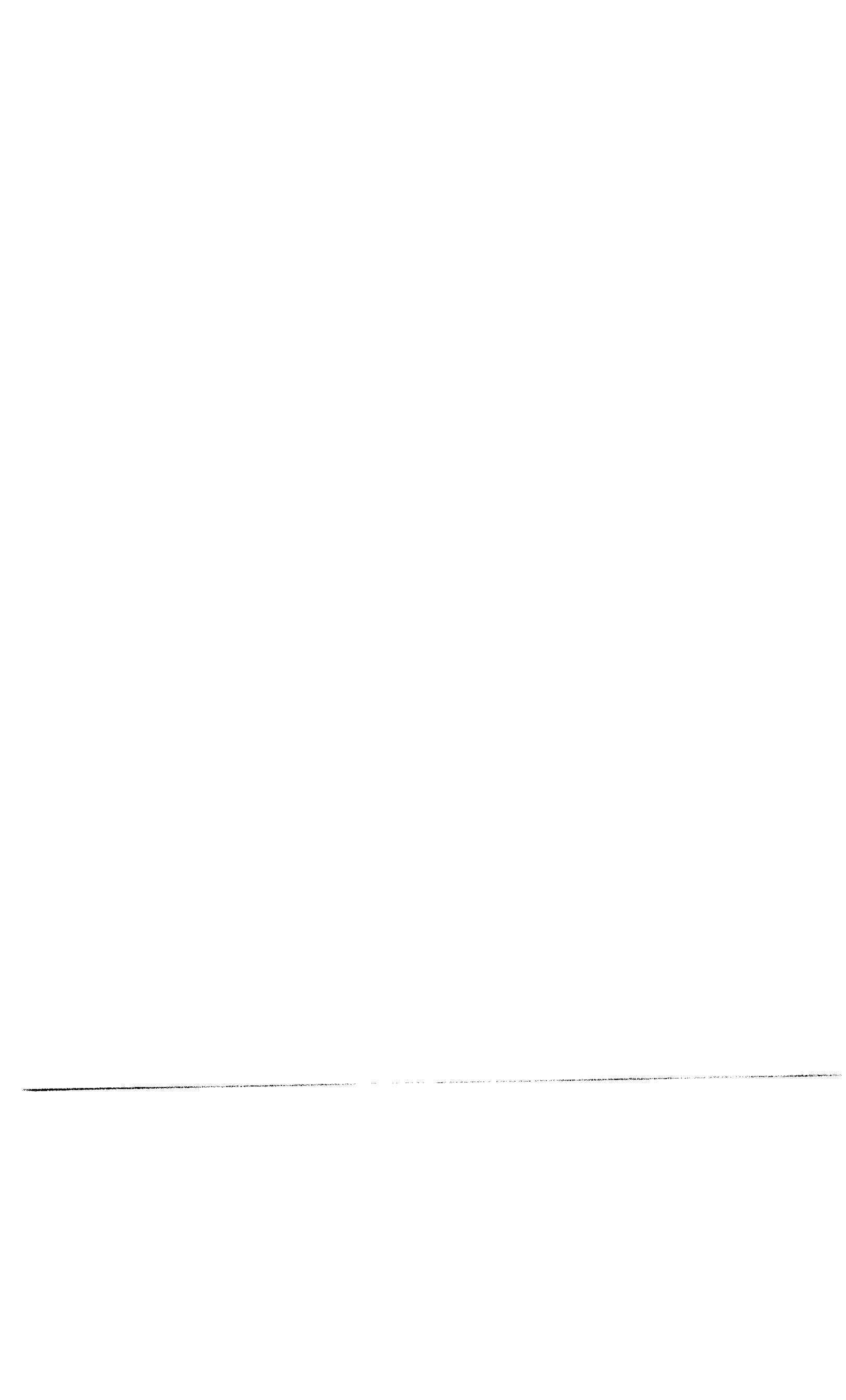
CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site shall be replatted to create distinct lots that conform to or create the new zone boundary lines.
3. Public Works Department, Transportation Development Services Conditions:
 - A) Dedication of 60 feet of right-of-way and construction of arterial pavement (30 feet minimum width), curb, gutter and sidewalk on Daytona Road and Oliver Ross Drive.
 - B) Adequate curb returns to accommodate the transit vehicles must be provided at all affected driveways and intersections.
 - C) Modifications to the intersection of Unser Boulevard and Los Volcanes Road to accommodate all transit vehicle-turning movements.
4. The offsite access easement as contained in the Access Easement Agreement dated September 27, 1996 between Sunwest Park of Albuquerque and Westland Development Co., Inc., shall be dedicated to the City of Albuquerque as a public right-of-way easement in a form acceptable to the City Engineer. Acceptance of the easement by the City shall be contingent upon construction of the easement as a public boundary satisfactory to the City Engineer.

On April 19, 2001, the Environmental Planning Commission voted to approve 00128-00000-01642, a site plan for building permit, Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the following Findings and subject to the following Conditions:

FINDINGS:

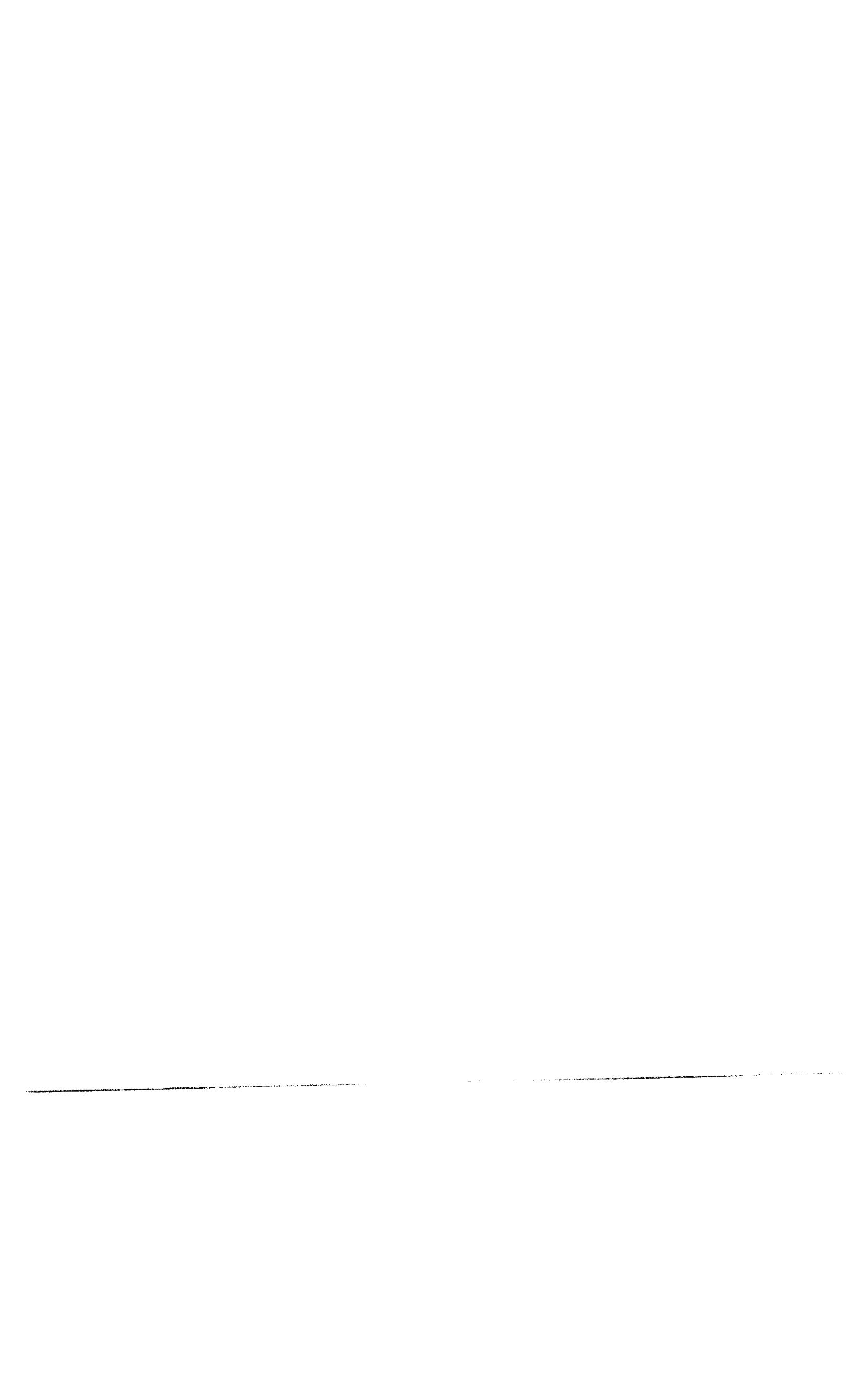
1. This is a request for approval of a site development plan for building permit for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The site development plan for subdivision furthers the applicable goals and policies of the Comprehensive Plan by creating the framework for a quality urban environment and offers a choice in transportation, work areas and life styles.
3. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.



4. The submittal will be adequate with some minor changes and additions.

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. At least one shaded, outdoor break area, a minimum of 250 square feet in size, shall be provided for employees and trees shall be planted in planters that are a minimum of five-feet by five-feet. This shall be provided at the time of at Phase II construction.
3. Car/vanpool preferred parking that is clearly demarcated for this purpose shall be provided.
4. No chain link, razor wire or plastic/vinyl fencing is permitted.
5. All walls shall conform to the City's Wall Design Standards publication and shall be sealed with graffiti proofing material.
6. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or other predominant building color. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
7. All communication antennas on the site shall be limited to Transit Department uses; all freestanding cell towers or wireless communication antennas shall be limited to and shall be integrated into building architecture except for fully concealed facilities.
8. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
9. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 17-feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light. No light source shall be visible from the site perimeter.
10. Prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.



11. Transportation Development Services Conditions:
- A) Proposed parallel parking in the employee parking lot should be converted to 90 degree parking or added to the adjacent parking pods.
 - B) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - C) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - D) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - E) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
 - F) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - G) Coordination with the Solid Waste Department with regard to refuse container location and access.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MAY 4, 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
00128 000000 001641/00128 00000 001642
APRIL 19, 2001
PAGE 5

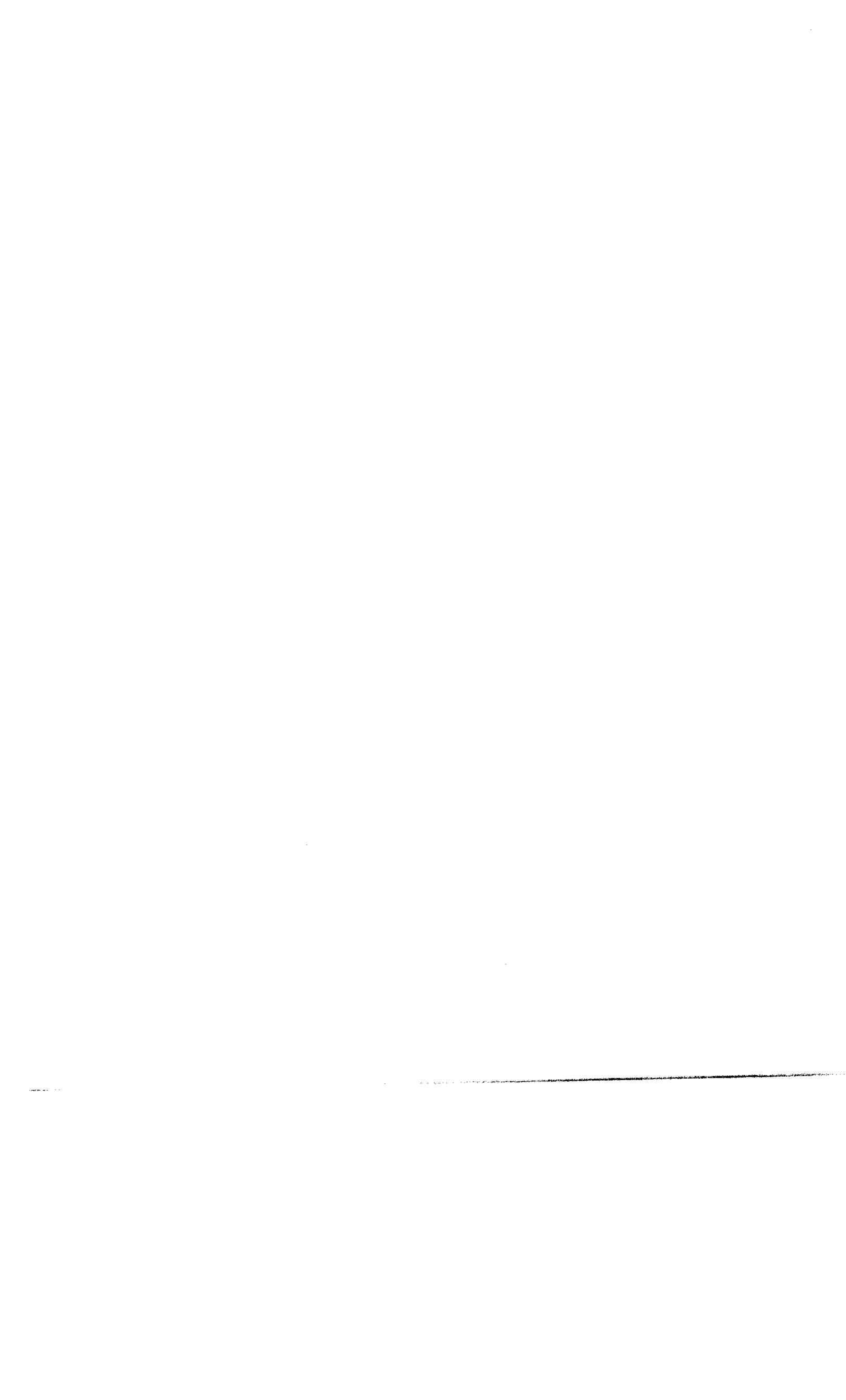
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


for Robert R. McCabe, AIA, APA
Planning Director

RM/DS/ac

cc: Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuquerque, NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuquerque, NM 87120
Kathleen Duran, Parkway Neigh. Assoc., 8127 Glenbrook Pl. NW, Albuquerque, NM 87120
Michelle Boehrns, Parkway Neigh. Assoc., 1405 Somerset Dr. NW, Albuquerque, NM 87120



NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Minutes for February 15, 2001.

MOVED BY COMMISSIONER McMAHAN
SECONDED BY COMMISSIONER CHAVEZ

MOTION CARRIED UNANIMOUSLY

2. 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**
00128 00000 01642 and site development plan for building permit for Tracts B-15, B-16,
Project #1000937 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 (RECOMMENDED APPROVAL
TO THE CITY COUNCIL OF ANNEXATION AND
ESTABLISHMENT OF SU-1 FOR TRANSIT FACILITY ZONING.)
(APPROVED WITH CONDITIONS.)

STAFF PRESENT:

Debbie Stover, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

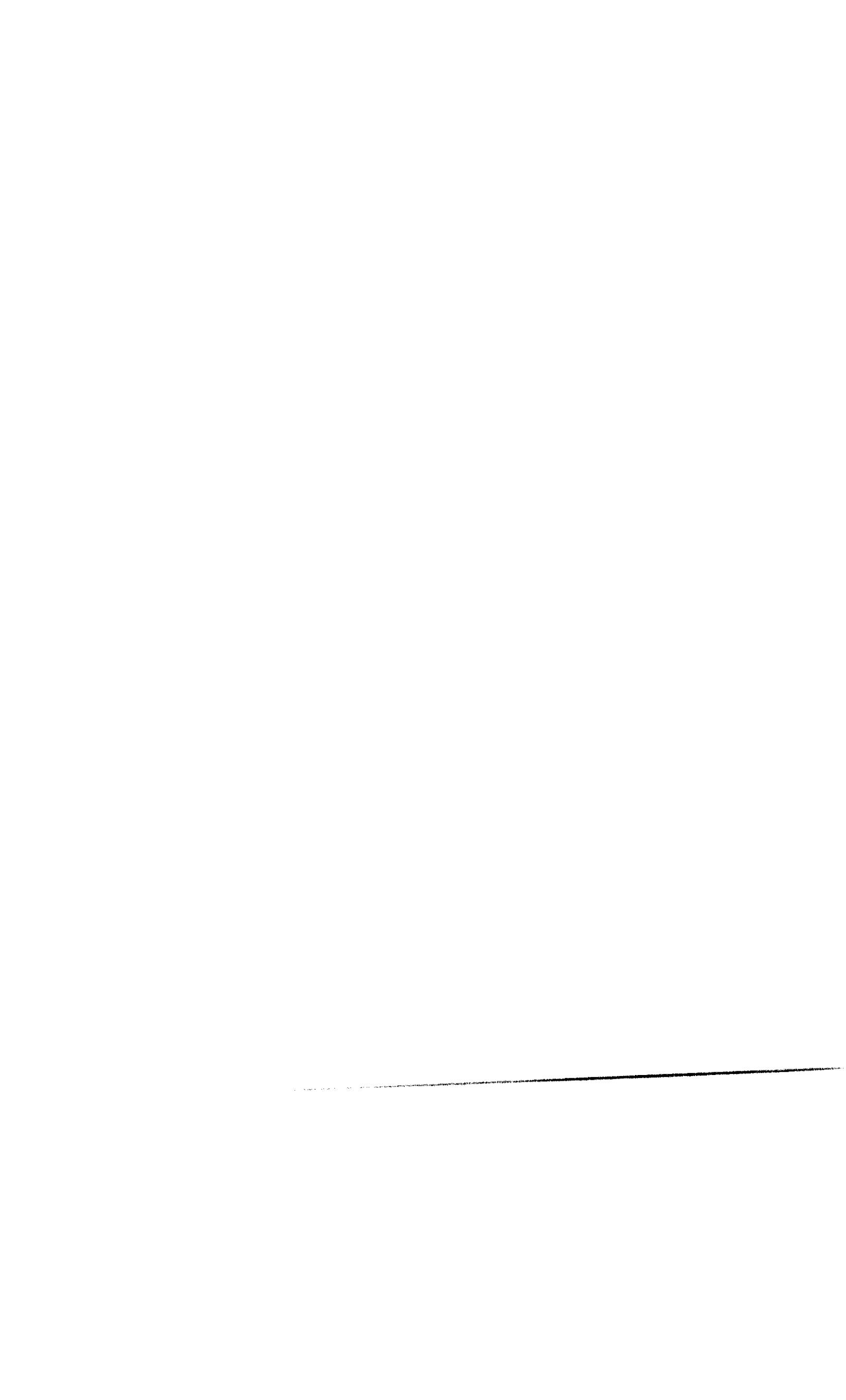
Bruce Rizerri, Transit Department
Kevin Curran, Legal Department

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

MS. STOVER: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128 00000 001641, a request for site plan for subdivision, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, 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 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. A site plan for subdivision is required for approval of SU-1 zoning.
3. The site development plan for subdivision furthers the applicable goals and policies of the Comprehensive Plan by creating the framework for a quality urban environment and offers a choice in transportation, work areas and life styles.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.
5. The site development plan for subdivision meets all of the requirements of the Zoning Code.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site shall be replatted to create distinct lots that conform to or create the new zone boundary lines.
3. Public Works Department, Transportation Development Services Conditions:
 - A) Dedication of 60 feet of right-of-way and construction of arterial pavement (30 feet minimum width), curb, gutter and sidewalk on Daytona Road and Oliver Ross Drive.
 - B) Adequate curb returns to accommodate the transit vehicles must be provided at all affected driveways and intersections.
 - C) Modifications to the intersection of Unser Boulevard and Los Volcanes Road to accommodate all transit vehicle-turning movements.



4. The offsite access easement as contained in the Access Easement Agreement dated September 27, 1996 between Sunwest Park of Albuquerque and Westland Development Co., Inc., shall be dedicated to the City of Albuquerque as a public right-of-way easement in a form acceptable to the City Engineer. Acceptance of the easement by the City shall be contingent upon construction of the easement as a public boundary satisfactory to the City Engineer.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER SCHWARTZ

MOTION CARRIED
UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128-00000-01642, a site plan for building permit, Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, 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 building permit for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The site development plan for subdivision furthers the applicable goals and policies of the Comprehensive Plan by creating the framework for a quality urban environment and offers a choice in transportation, work areas and life styles.
3. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.
4. The submittal will be adequate with some minor changes and additions.

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. At least one shaded, outdoor break area, a minimum of 250 square feet in size, shall be provided for employees and trees shall be planted in planters that are a minimum of five-feet by five-feet. This shall be provided at the time of at Phase II construction.
3. Car/vanpool preferred parking that is clearly demarcated for this purpose shall be provided.
4. No chain link, razor wire or plastic/vinyl fencing is permitted.
5. All walls shall conform to the City's Wall Design Standards publication and shall be sealed with graffiti proofing material.
6. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or other predominant building color. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
7. All communication antennas on the site shall be limited to Transit Department uses; all freestanding cell towers or wireless communication antennas shall be limited to and shall be integrated into building architecture except for fully concealed facilities.
8. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
9. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 17-feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light. No light source shall be visible from the site perimeter.
10. Prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.
11. Transportation Development Services Conditions:
 - A) Proposed parallel parking in the employee parking lot should be converted to 90 degree parking or added to the adjacent parking pods.
 - B) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - C) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - D) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.

- E) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- F) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- G) Coordination with the Solid Waste Department with regard to refuse container location and access.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED
UNANIMOUSLY

3. 01225 00000 00244 Consensus Planning, Inc., agents for Garrett Group, Inc./COA Open Project #1001074 Space request extraordinary facility (easement for waterline) across City of Albuquerque Open Space Land, for Tract C-1 & R1A, Roberson Ranch, east of Coors Boulevard & Corrales Main Canal between Coors Trail & Bosque Meadows, containing .63 acres. (D-13) Lola Bird, Staff Planner (**APPROVED WITH CONDITIONS**)

STAFF PRESENT:

Lola Bird, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Ave.

PERSON PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

Stan Zuris, 7104 Coors Trail NW

MS. BIRD: Reiterated comments made in the staff report in which approval was recommended.

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01225 00000 00244 , a site development plan for an extraordinary facility across major public open space, for Tracts C-1 and R-1A, Roberson Ranch Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:





ENVIRONMENTAL PLANNING COMMISSION
A G E N D A

Thursday, April 19, 2001, 9:00 a.m.

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

MEMBERS

Elizabeth Begay, Chairman
Alan Schwartz, Vice Chair

Chuck Gara
Mick McMahan
Camilla Serrano

Susan Johnson
Larry Chavez

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

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

1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.
- C. Approval of Minutes for February 15, 2001.

2. 00114 00000 01643 City of Albuquerque, Transit Department request annexation and establishment of SU-1 for Transit Facility and Daycare zoning plus approval of a **site development plan for 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 **(RECOMMENDED APPROVAL TO THE CITY COUNCIL OF ANNEXATION AND ESTABLISHMENT OF SU-1 FOR TRANSIT FACILITY ZONING.) (CONTINUED SITE DEVELOPMENT PLAN FROM MARCH 22, 2001)**
00110 00000 01650
00128 00000 01641
00128 00000 01642
Project #1000937

3. 01225 00000 00244 Consensus Planning, Inc., agents for Garrett Group, Inc./COA Open Space request extraordinary facility (easement for waterline) across City of Albuquerque Open Space Land, for Tract C-1 & R1A, Roberson Ranch, east of Coors Boulevard & Corrales Main Canal between Coors Trail & Bosque Meadows, containing .63 acres,. (D-13) Lola Bird, Staff Planner
Project #1001074

4. 00110 00000 01504 Garcia/Kraemer & Associates, agents for Bernie & Juanita Sanchez request a zone map amendment from R-1 to PR for Lot 3 & Lot 4, Block 3, and Lot 7, Anayas Duranes Addition, located on Rio Grande Boulevard at the west end of San Venito Place and Alameda Drain between San Francisco Road and Rice Avenue, containing approximately .28 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM MARCH 22, 2001)**
Project # 1000894

5. 01221 00000 00126 The City of Albuquerque request an amendment to the Comprehensive, City Zoning Code Section 14-16-2-22, Special Use Zone, (B)(31)(e), ROA 1994, a portion of the Zoning Code to allow for concealed wireless telecommunication facilities as permissive through the administrative amendment process. Cynthia Borrego-Archuleta, Staff Planner **(DEFERRED FROM FEBRUARY 15, 2001)**
Project #1001032

6. 01221 00000 00136 The City of Albuquerque request an amendment to the Comprehensive, City Zoning Code Section 14-16-3-17, (11) (a)(b) Wireless Telecommunications Regulations, ROA 1994, a portion of the Zoning Code allowing for collocation on certain PNM power poles (as defined by the City of Albuquerque Facilities Plan) and allowing for collocation only in commercial areas. Cynthia Borrego-Archuleta, Staff Planner **(DEFERRED FROM FEBRUARY 15, 2001)**
Project #1001032

7. 00114 00000 01184 Mark Goodwin & Associates, PA, agents for Unite-Us, LLC, request
00138 00000 01185 annexation and establishment of RD zoning plus an amendment to the
Project # 1000 766 Tower-Unser Sector Development Plan for Tracts 3-7, Unit 2, Town of Atrisco
Grant, located on Tower Road NW between Unser Boulevard and 75th Street,
containing approximately 20 acres. (L-10) Debbie Stover, Staff Planner
(DEFERRED FROM FEBRUARY 15, 2001.)

8. 00114 00000 01780 Consensus Planning, Inc., agents for Bluewater North LLC, Curb Inc.
00128 00000 01781 West and Ninety-Eighth Street Land Company LLC, request annexation
Project # 1000984 and establishment of SU-1 for IP and C-2 zoning plus a **site development
plan for subdivision purposes** for Tract A, B, B-38, Unit 5, Block 37,
Unit 5, B-36, Unit 5, B-35, Unit 5, B-34, Unit 5, Town of Atrisco Grant,
located on Bluewater NW between Interstate 40 and Central, containing
approximately 57 acres. (K-9) Loretta Naranjo-Lopez, Staff Planner
**(RECOMMENDED APPROVAL OF ANNEXATION TO CITY
COUNCIL. RECOMMENDED APPROVAL OF ESTABLISHMENT OF
IP ZONING TO CITY COUNCIL. DEFERRED SITE
DEVELOPMENT PLAN FOR SUBDIVISION FROM FEBRUARY
15, 2001.)**

9. 01110 00000 00241 Ron Garner, agent Nick Nardacci, request an amendment to the
01138 00000 00242 Martineztown/Santa Barbara Sector Development Plan plus a zone map
Project #1001072 amendment from a portion zoned SU-1/ SU-2 Church & Related Facilities and
a portion zoned SU-1/C-3 to SU-2/C-3 for a portion of Tract No. 216, located
on the Lomas between High Street NE and Edith Blvd. NE, containing
approximately .24 acre. (J-14) Debbie Stover, Staff Planner

10. 01110 00000 00247 Claudio Vigil Architects, agents for Estate of William Roluson c/o of
Project #1001078 Ussery & Parrish Las Firm, request a zone map amendment from R-3 to O-1 for
Lots A, B, C, D, Virginia Place Addition, located on Palomas & Alvarado and
Eastern & Ross, containing approximately 3.4 acres. (L-18) Loretta Naranjo-
Lopez, Staff Planner

11. 01110 00000 00248 Claudio Vigil Architects, agents for Jim Zanos request a zone map
01138 00000 00249 amendment from C-2 & SU-2/IP to SU-2/IP for 3.87 acres, plus an
01128 00000 00250 amendment to the West Route 66 Sector Development Plan plus
Project #1000856 approval of a site development plan for building permit for Tract A-1-A-1-A,
West 66 Addition, located on Airport Drive NW between Central Avenue and
Unser Boulevard, containing approximately 10.6 acres. (K-10) Lola Bird, Staff
Planner

12. 01110 00000 00256 Mark Goodwin & Associates, PA, agents for Dunlop Partnership request a zone map amendment from R-1 and SU-1/C-1 to RT, for Black Ranch Section 2, T11N, R2E, NW ¼ of the NW ¼ of Tract 12, located on McMahon NW between Bandelier NW and Rockcliff NW, containing approximately 40 acres. (A-11) Loretta Naranjo-Lopez, Staff Planner
Project #1001082
13. 01128 00000 00246 Claudio Vigil Architects, agents for United Rentals request approvals of a site development plan for subdivision and a site development plan for building permit for Parcel 1, Tract 2, Lands of Lively Equipment, zoned SU-1 for M-1 Uses, located on Chappell Road NE between Osuna NE and Singer NE, containing approximately 2.9 acres. (E-16) Debbie Stover, Staff Planner
01128 00000 00286
Project #1001077
14. 01128 00000 00252 Claudio Vigil Architects, agents for Sandia Preparatory School request approval of a site development plan for building permit for for Tract 2B, Sandia Prep School, Academy for Boys Addition, zoned SU-1 for Private School & Related Facilities, located on Osuna Road NE between Edith Boulevard and Chappell Road NE, containing approximately 26.0967 acres. (E-15 & E-16) Lola Bird, Staff Planner
Project #1001079
15. 01128 00000 00254 George Rainhart Architects & Associates, agents for Shepherd of the Valley Presbyterian Church request approval of a site development plan for building permit for Tract 8A1A2A & 6B1, Los Poblanos Ranch, zoned SU-1 Church & Religious, located on Montano Road NW between Guadalupe Trail NW between Rio Grande Blvd. NW, containing approximately 4.4 acres. (F-13) Loretta Naranjo-Lopez, Staff Planner
Project #1001080
16. 01128 00000 00255 Herb Denish & Associates, Inc., agents for The Bradford Company, request approval of a site development plan for subdivision purposes for zoned C-2 & C-1, for the SW corner of Eubank and Menaul intersection, containing approximately 14.62 acres. (H-20) Debbie Stover, Staff Planner
Project #1001081
17. 01114 00000 00235 Southwest Surveying request annexation and establishment of RD/
01110 00000 00237 9du/acre zoning plus a zone map amendment from RD/R1 to RD/
01110 00000 00236 9du/acre an amendment to the Tower/Unser Sector Development Plan
01138 00000 00238 for Tracts 44 & 45, Town of Atrisco Grant, Unit 2, located on Eucariz
Project #1001071 Avenue between 90th Street and 94th Street, containing approximately 10 acres.
(L-9) Lola Bird, Staff Planner

18. OTHER MATTERS.



Agenda Number: 2
 Case Number: 00128 00000
 01641/00128 00000 01642
 April 19, 2001

Staff Report

Agent	City of Albuquerque Transit Department
Applicant	Same
Requests	Site Plan for Subdivision Site Plan for Building Permit
Legal Description	Tracts B-15, B-16, B-17, B-18 & B-19
Location	On Daytona Road NW between Unser Boulevard and 90 th Street NW
Size	Approximately 20 acres
Existing Zoning	County A-1 & County C-1
Proposed Zoning	SU-1 for Transit Facility and Daycare

Staff Recommendation

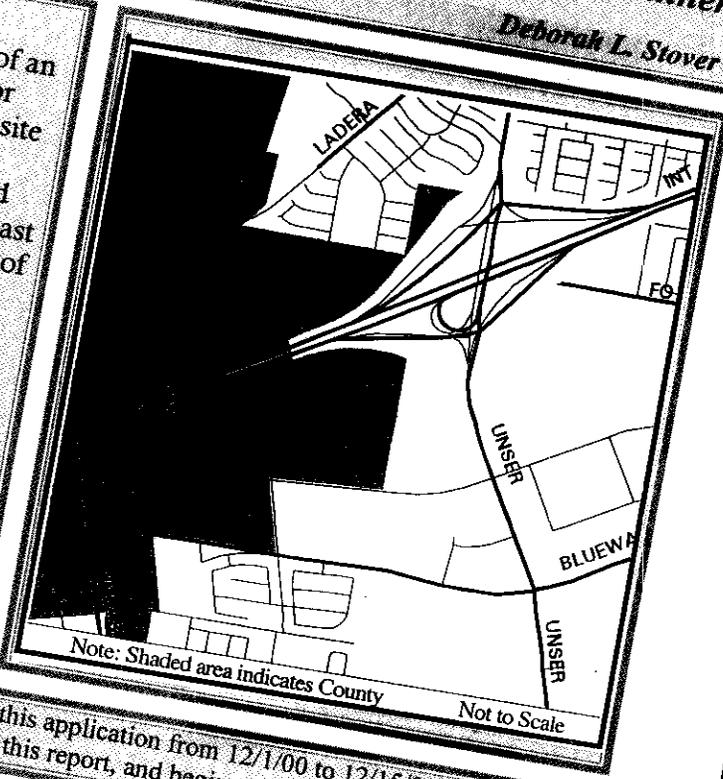
APPROVAL of 00128 00000 01641, a request for site plan for subdivision, based on the findings on page 26 and conditions on page 27.

APPROVAL of 00128 00000 01642, a request for site plan for building permit based on the findings on page 28 and conditions on page 28.

Staff Planner
 Deborah L. Stover

Summary of Analysis

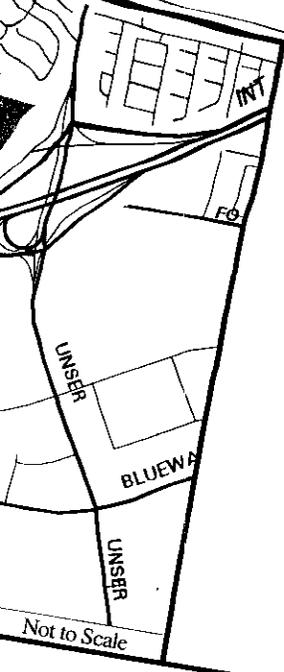
This was originally a 4-part request for annexation of an approximately 20-acre site, establishment of SU-1 for Transit Facility and Day Care zoning, approval of a site plan for subdivision and building permit for a West Side Transit Facility and future daycare center located south of Interstate-40, west of Unser Boulevard, and east of 90th Street NW. The annexation and establishment of zoning were recommended for approval to the City Council by the EPC at the January 2001 hearing. On March 22, 2001, the EPC voted to continue the case to the April 19 hearing to allow the applicant to more detailed designs for the site and to provide a clear understanding of the roadway easement through property south and east of the subject site. Revised, color renderings of the site have been submitted for review. No written information on the roadway has been received at the time of this writing. Updated staff comments begin on page 26 of this report.



City Departments and other interested agencies reviewed this application from 12/1/00 to 12/15/00. Agency comments were used in the preparation of this report, and begin on page 31.



ZONING MAP



Not to Scale



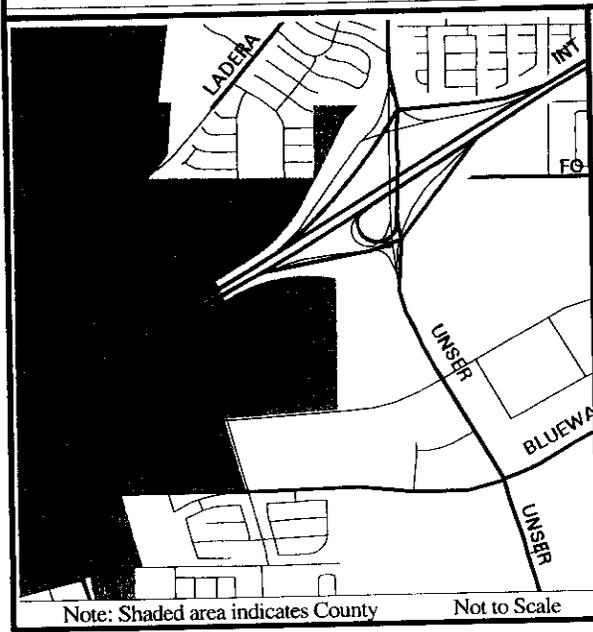
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PROJECT NO.
1000937

HEARING DATE
01-18-01

MAP NO.
J-9

APPLICATION NO.
00114-00000-01643
00128-00000-01641
00128-00000-01642
00110-00000-01650



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"= 432'

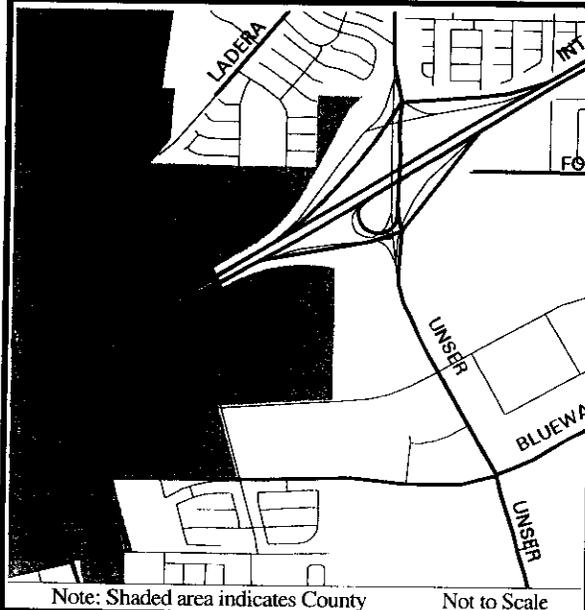
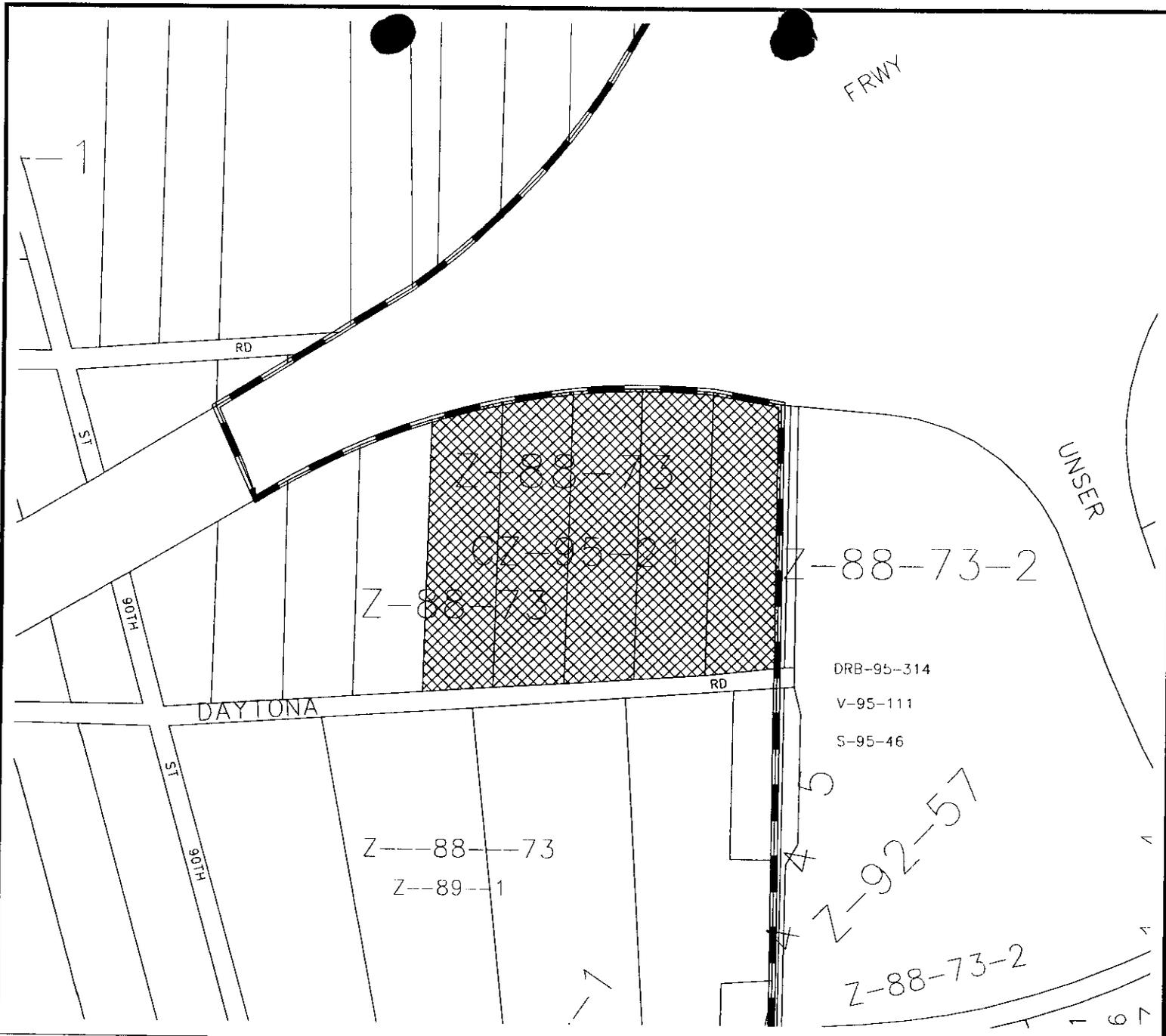
PROJECT NO.
1000937

HEARING DATE
01-18-01

MAP NO.
J-9

APPLICATION NO.
00114-00000-01643
00128-00000-01641
00128-00000-01642
00110-00000-01650

.....



HISTORY MAP



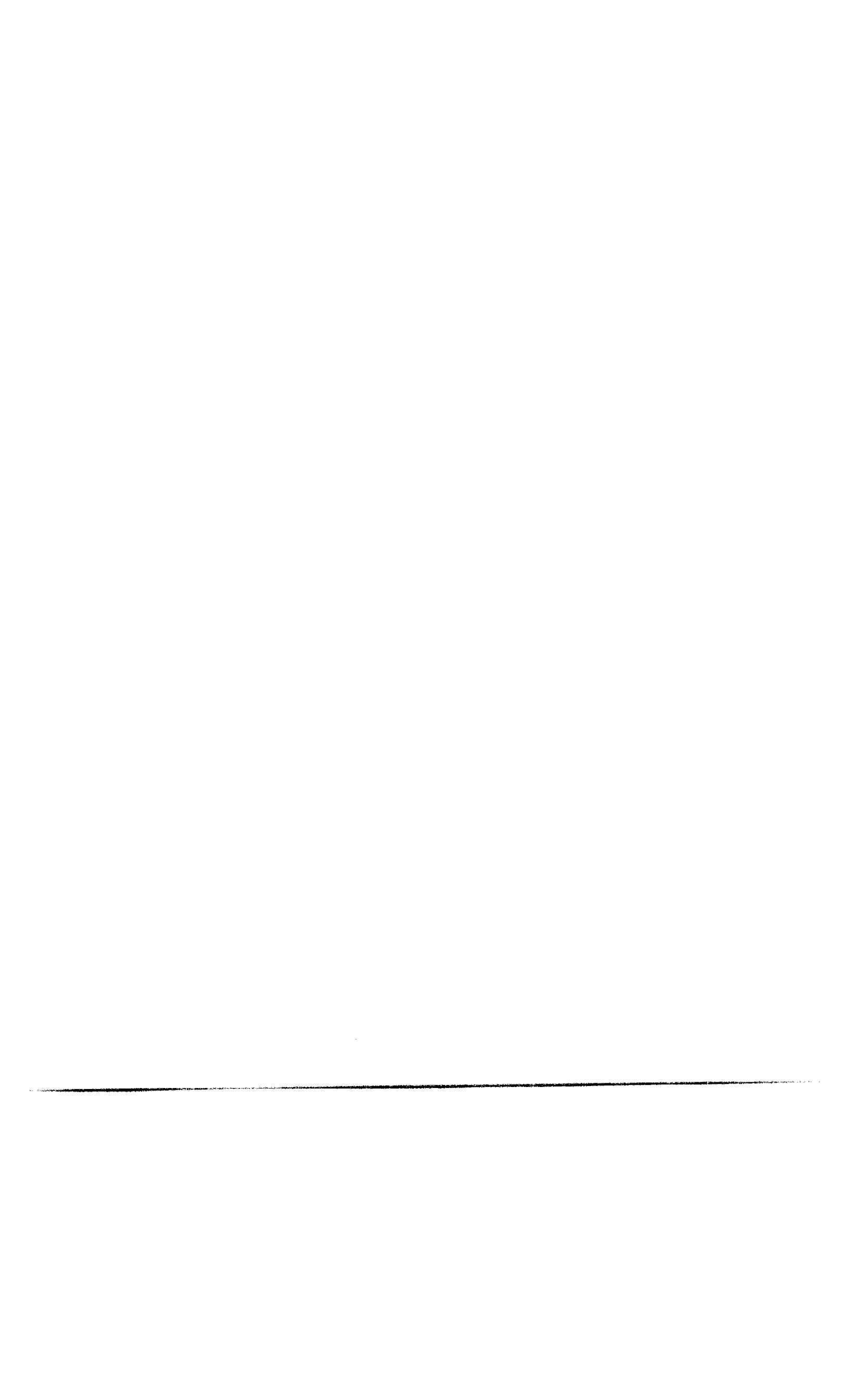
Scale 1" = 432'

PROJECT NO.
1000937

HEARING DATE
01-18-01

MAP NO.
J-9

APPLICATION NO.
00114-00000-01643
00128-00000-01641
00128-00000-01642
00110-00000-01650



Development Services Report

SUMMARY OF REQUEST

Requests	<i>Annexation and Establishment of Zoning Site Plan for Subdivision Site Plan for Building Permit</i>
Location	<i>Daytona Road NW between Unser Boulevard and 90th Street NW</i>

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

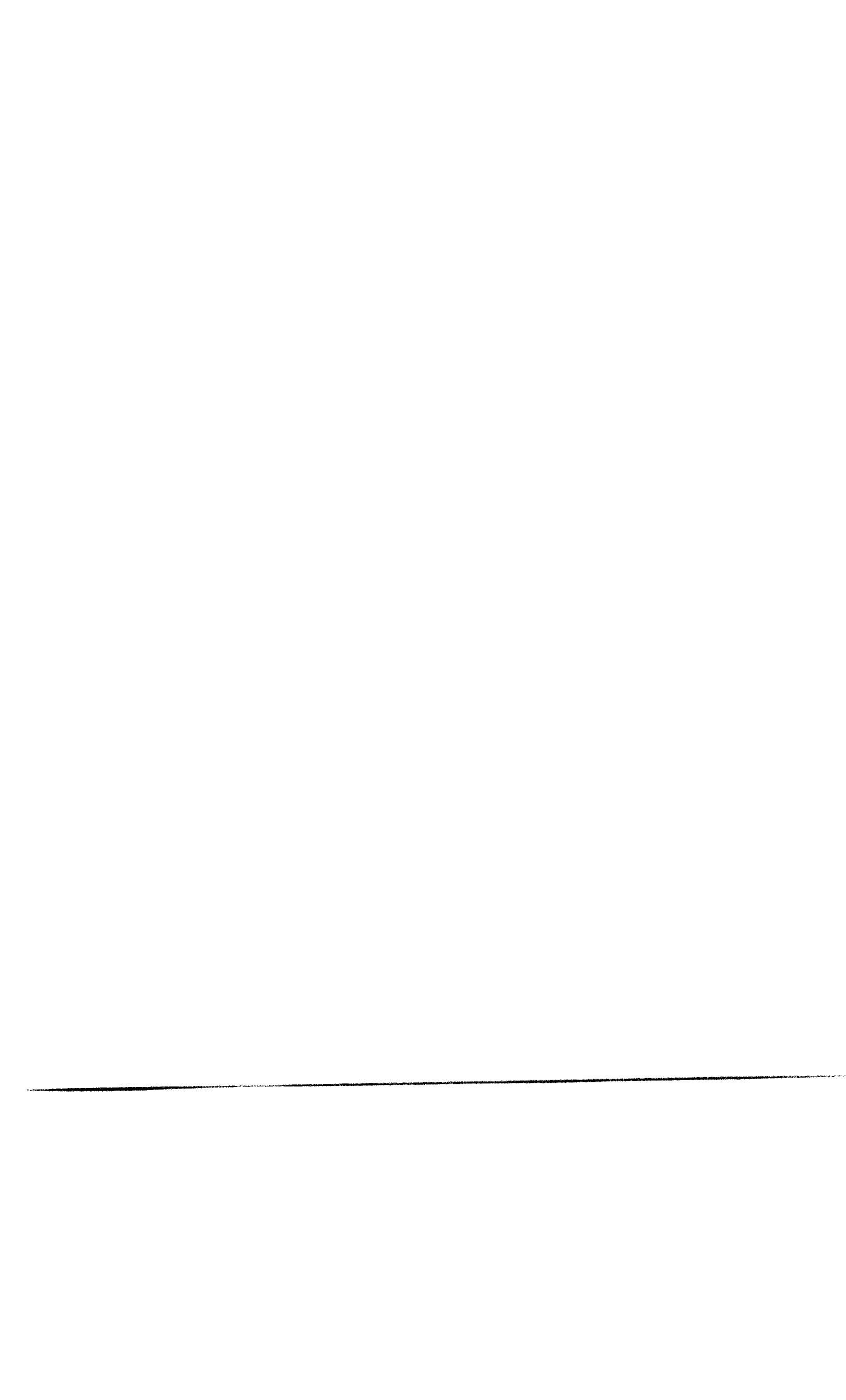
	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	County A-1 & C-1	Developing Urban	Undeveloped
North	County A-1		Undeveloped
South	County A-1		Undeveloped
East	IP		Undeveloped
West	County A-1		Undeveloped

Background, History and Context

This is a request for approval of annexation and establishment of zoning as well as a site plan for subdivision and site plan for building permit. The subject site is a 5 tract parcel of land approximately 20 acres in size. The subject site is currently vacant and is surrounded by vacant land on the south, east and west boundaries. The northern edge of the site borders Interstate 40. The larger surrounding area is sparsely developed but does include a soft drink bottling plant to the east, some single family residential housing and a new middle school under construction to the south and some single family residential to the west.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan



The site lies within the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan. The Plan's goal for this area is:

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

The following policies under this goal are relevant to this request:

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

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

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

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

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997. The Plan generally encompasses properties between the Sandoval County line on the north, the Rio Puerco Escarpment on the west, the Atrisco Grant line on the south (just south of Gun Club) 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. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the boundary map on page 2 in the WSSP. The WSSP identifies seven communities in established areas of the West Side which are partially developed and describes how Community and Village concepts can be applied in each of these communities. A Community is comprised of Villages, each with Village Centers, and the WSSP outlines uses that should occur in core areas of a Community and a Village, as well as uses that should occur in areas adjacent to the core. Each community on the West Side will have a Community Core Area. These areas provide the primary focus, identity, and sense of character for the entire Community in conjunction with community wide services, civic land uses, employment, and the most intense land uses within the community. Typical land uses include: specialty and service commercial, offices, public and quasi-public uses, entertainment and recreation facilities, medium to high density residential uses (townhouses, multi-story apartments, care facilities) middle or high schools, and large institutional

uses. The core area is accessible by a major street and is accessible by pedestrians and bicyclists. The interior of a Community Core area will remain pedestrian friendly in design, with carefully located parking lots and trail connections (WSSP p. 37).

This site is located within the Atrisco Park Community designated by the WSSP. The Atrisco Park community encompasses 2,684 acres which includes the approximately 400 acre Atrisco Business Park which is anticipated to become a regional employment center. Interstate-40 forms the northern edge of this community. Major existing streets are Central and Coors Boulevard. In the future, 98th Street and Unser Boulevard are programmed to provide connections to the north and south. This community has an employment focus with a relatively small existing or projected population base. The Atrisco Business Park is one of the three major employment areas on the west side and is the current home of several manufacturing facilities.

Southwest Area Plan (Rank II)

The site lies within the Southwest Area Plan boundaries. The Southwest Area Plan is a Rank II plan adopted by the City Council in August 1988. It encompasses 115 square miles bounded by the Rio Puerco on the west; Interstate 40, Central Avenue and Woodward Avenue on the north; the Rio Grande (north of Woodward Avenue) and Interstate 25 (south of Woodward Avenue) on the east; and the Isleta Indian Reservation on the south.

Resolution 54-1990 (Policies on Annexation to the City of Albuquerque)

This Resolution sets forth policies and requirements for annexation of territory to the City. Land to be annexed shall be generally contiguous to City boundaries, be accessible to service providers, and have provision for convenient street access to the City. The applicant must agree to timing of capital expenditures for any necessary major streets, water, sanitary sewer and other facilities. Additionally, the *Comprehensive Plan* area designation of a subject site corresponds to specific policies that must be met for approval of an annexation request.

As per the Zoning Code, a zone map amendment for the subject site must be filed and processed concurrently with an annexation action. The Environmental Planning Commission is charged with forwarding recommendations for the requests to the City Council.

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

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

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more

advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Resolution 91-1998 (R-70)

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

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

Long Range Roadway System

The Long Range Roadway System designates Unser Boulevard as a Limited-Access Principal arterial.

Daytona Road and 90th Street are platted but not yet built in this location.

ANALYSIS

Overview:

This is a request for annexation, establishment of zoning, approval of a site development plan for subdivision and approval of a site development plan for building permit for an approximately 20 acre site south of but adjacent to Interstate-40, west of Unser Boulevard and east of 90th Street on Daytona Road NW. The area is in the central mesa area and is more precisely described as Tracts B-15 through B-19, Town of Atrisco Grant.

The applicant is the City of Albuquerque, Transit Department. The request is to annex land and establish zoning that would allow a West Side Transit Facility. A similar proposal for this facility was previously approved by the EPC and is mentioned in the West Side Strategic Plan. This 12-acre site proved to contain constraints that make the operational layout difficult, according to the Transit Department. Additionally, the area surrounding the site has developed in a more residential manner than anticipated, making the site less suitable than previously anticipated. The subject site is within the Atrisco Business Park area and next to Interstate-40 and it is not anticipated that conflicting uses plan to locate nearby. The day care that is proposed would be part of a future phase and would be open to city employees as well as the general public.

Annexation

Conformance to Adopted Plans, Policies, and Ordinances

The subject site meets the requirements for annexation under the annexation policy Resolution 54-1990 because it is contiguous to city boundaries, accessible to service providers and will have convenient street access. The applicant intends to build Dayton Road along the south side of the subject site and has agreements with the landowners to the east to continue Daytona Road to the southeast to connect with Los Volcanes Road. The area is suitable for urban intensity as defined by its designation of Developing Urban. Annexation is supported by Resolution 54-1990 which states that annexation of areas designated Central Urban, Established Urban and Developing Urban are desired and encouraged.

According to the West Side Strategic Plan, the Atrisco Park Community is planned to provide growth with an employment focus. This area is typical of developing areas in that residential developed has occurred first, with commercial services and employment development following. The WSSP encourages new development in this area and encourages the City to work with landowners and others to promote job growth and expansion of existing businesses. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area. Staff recommends that EPC forward this request to City Council with a recommendation of approval.

ANALYSIS

Establishment of Zoning

Conformance to Adopted Plans, Policies, and Ordinances

The subject site is within an area that has recently undergone rapid development in both residential and commercial growth. According to Resolution 270-1980, the applicant must justify the zoning request under specific findings as stated previously in this report. In this case, the applicant states that the change from County A-1 and C-1 to SU-1 for A Transit Facility and Daycare is more advantageous to the community as articulated in the Albuquerque/Bernalillo County Comprehensive Plan and the West Side Strategic Plan. The applicant states that the

West Side Transit Facility helps minimize the cost of public services and reduce automobile use in the City's fastest growing area. Staff agrees with the applicant's assertion that providing more efficient and effective transit to this area would further the goals of the Comprehensive Plan by helping to expand the region's transportation focus beyond roadways and help in the effort to incorporate multiple modes of transportation. In addition, the establishment of zoning for the transit facility would meet the goal in the Comprehensive Plan of planning new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.

In addition to the West Side Transit Facility, the requested zoning includes daycare uses. According to the applicant, a future phase of the development will include a day care center that will be made available to the public. This idea is advantageous for a community that will increase in population with the majority of growth taking place in employment sectors. A day care facility will be convenient for employees in the area as well as residents in the surrounding neighborhoods and will enhance the area as well as respect existing neighborhood values.

Staff recommends that EPC forward this request to City Council with a recommendation of approval.

ANALYSIS

Site Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

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

"SITE DEVELOPMENT PLAN.

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

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

No specific site plan for subdivision is submitted. There are various site plans that show different elements of a site plan for subdivision, such as a scale that matches 1 inch to 100 feet on the 'Overall and Site Utility Plan', Sheet SIT-C-102. The site is shown on the west side of Unser Boulevard and the east side of future 90th Street. Daytona Road is proposed for construction adjacent to the southern border of the subject site and will curve southward through the property to the east of the site where it is proposed to be called Oliver Ross Drive and connect to Los Volcanes Road. The site plan for subdivision should show Tracts B-15 through B-19 consolidated into one tract. This action is not shown in the submittal. The proposed uses are stated as a transit facility and a day care center.

The transit facility includes bus storage, fueling station, vehicle maintenance and washing facilities as well as operations and administrative buildings. The day care center is proposed for a future phase and is planned with a landscaped outdoor play area.

Pedestrian and Vehicular Access and Internal Circulation

Pedestrian connections and circulation are shown on various site plans in the submittal. Vehicular ingress and egress are shown on the plan with a full, signalized intersection shown at the intersection of Los Volcanes Road and the proposed Oliver Ross Drive. Sidewalks are shown within the site and externally along Daytona and the Proposed Oliver Ross Drive. The internal sidewalk width is not stated.

Adequacy of internal pedestrian circulation will be addressed in the site plan for building permit portion of staff's analysis.

The maximum floor area ratio is not shown in the plans. A landscape plan is included in this submittal and will be discussed in the site plan for building permit analysis section.

Staff recommends a 60-day deferral of the site plan for subdivision to allow the applicant the opportunity to submit a complete plan. Deferral of the site plans will not delay the project if the applicant provides the completed submittals in a timely manner. The annexation and zoning requests will take 30 to 60 days to go through the City Council process.

ANALYSIS

Site Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 20-acre site located immediately south of Interstate-40 between Unser Boulevard and 90th Street on Daytona Road. This request is for a West Side Transit Facility and future day care facility.

The site development plan for building permit submitted by the applicant shows the proposed layout of the site. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by maintaining a variety and choice in work areas and life styles. It proposes a commercial development in an already commercially zoned area. However, the submittal is lacking in conformity to the requirements of a site plan for building permit. These deficiencies are discussed below.

Site Plan Layout / Configuration

The majority of the approximately 198,110 square foot total of the proposed buildings run north to south with the exception of the operations building and the day care center which both face the front of the site or south toward Daytona Road. The rear of the site runs adjacent to Interstate-40. The development is to be built in two phases. Phase I includes a Control Booth at the easternmost entrance to the facility, a Maintenance Building, a Wash Building, and a Fuel/Fares Building. Phase II includes an Operations Building, Bus Storage and an expansion of the Maintenance Building. Features that are shown but not called out as Phase I or II include a

Change Station, Loading Dock, Parking, Fencing and Landscaping. A Child Care Center and Outdoor Activity Area are proposed for the future, but are not called out for either Phase I or II. There are two rectangular areas east of the employee parking area marked "slope down". It is unclear what these spaces are and what, if anything, is to occur on them. Square footages for all these facilities have been provided on the landscape plan, but not on the site plan.

Vehicular Access, Circulation and Parking

Vehicular access to the site will be from Dayton Road that is proposed to be built adjacent to the site and curve south through property to the east becoming Oliver Ross Drive. It is a confusing proposal to invoke a street name change with no clear transformation from one street to the next. An intersection with stop signage is shown at the intersection of Oliver Ross and Los Volcanes Road and a signalized intersection is proposed for Unser Boulevard and Los Volcanes. Five entrances are provided to the site from Daytona Road. Employee parking is shown at the west end of the site, with an access drive directly to the parking area. The next access point to the west dead-ends into a landscaped area that is the site for the future day care center. The next access point leads into a rectangular parking area that is labeled visitor parking where traffic flows out to the 4th access point. The last (easternmost) access point is for busses to enter and exit the facility and leads to the interior of the site where the storage, fueling and maintenance facilities are contained. Circulation through the site is limited for all areas.

Parking calculations have not been provided for the site. It is unclear how the number of parking spaces arrived at for this site was decided. In addition, the stated number of spaces differ between the site plan and the landscape plan. The site plan states that there are 362 regular and 16 handicap spaces in the employee parking lot to the west while the landscape plan states that there are 388 spaces in this same area. The landscape plan states there are 24 spaces in the visitor parking area while staff counts 26 spaces. A table with parking calculations must be provided and all site plans must match in their stated number of parking spaces. Parking fields of 50 cars or more should have a tree-lined pedestrian way connection to the main internal pedestrian pathway to the center and should connect to adjacent streets and sidewalks.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is adequate with 10-foot wide concrete sidewalks proposed to run adjacent to the site along Daytona Road. Once in the site, pedestrian walkways appear but are not marked as to width, texture or materials. These should all be specified. It appears that walkways have been provided throughout much of the site, but since the phasing of these walkways is unknown, it is difficult to assess the adequacy of pedestrian accessibility at this time.

Staff noted two bicycle racks on the site plan. One is located northwest of the operations building and one is located south of the same building, near the front entrance. No detail of the bike rack is shown and no calculation of required bicycle parking spaces is given. The site plan is unclear as to how many bicycle spaces will be provided and without parking calculations and the other details mentioned it is difficult to assess the adequacy of the two bike racks.



Transit is not currently provided to the site, as it is currently an undeveloped area. However, the Transit Department states that access will be provided by the time the facility is built.

Lighting and Security

Lighting is shown throughout the site, but no lighting detail has been provided and no description of lighting is noted on the site plan. The parking areas appear to be adequately lighted, but there is no indication as to the light style and such design details as height, cut-off type, horizontal lamps, etc. These details must be provided.

Security for the site consists of a six-foot high, steel picket fence surrounding the site as well as an "all-terrain vehicle security path" which staff takes to mean that the perimeter will be patrolled for security reasons, although this is not stated clearly on the site plan. Additionally, paving or other treatment for this path is not called out in the site plan.

Landscaping

The Landscape Plan shows a mixture of mostly deciduous trees with some conifers and a variety of shrubs and small, native flowers. The landscaping appears to be concentrated at the front or public area of the site and neglected in the interior. The landscape plan barely meets the 15% requirement for the site and a large portion of that will be lost when the day care center is built, as a sizeable part of the current landscape is in the area proposed for this purpose. Currently, 54% of the proposed landscape is "non-irrigated native plant meadow". If it is non-irrigated, there is a strong likelihood that it will not survive. Landscaping regulations require that 75% of landscape areas over 36 square feet in size must be covered with living, vegetative material. The site and the public would be better served if the perimeter of the site were lined with shade trees and if landscaped areas could be found throughout the site instead of just the "public face" of the facility. Additionally, a shade tree should be positioned within every 10 parking spaces throughout parking areas in the site.

The species of native grass that is to be planted in the large areas east and west of the Operations Building should be specified. In addition, it is unwise to plan for non-irrigated vegetation in a disturbed soil area. Irrigation should be provided the first few growing seasons to allow establishment of the plants.

At least one shaded, outdoor break area should be provided for employees and trees should be planted in planters that are a minimum of five-feet by five-feet.

There are many spaces throughout the site that are not marked either on the site plan for building permit or the landscape plan. These areas should be marked as to their treatment.

Staff recommends a revision of the landscape plan that would show the species of native grass to be planted in the "meadow" areas, a note that it be irrigated for three years, show shade trees at a minimum of 2-inch caliper in size planted around the entire perimeter of the site and every 10 spaces in parking areas, and more landscaping spaces within the interior of the site that would ensure a 15% coverage even after the day care facility is built.

Grading, Drainage, Utility Plans



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

The Utility Development Division of Public Works states that the utility plan must be modified and that infrastructure is required in accordance with a serviceability letter dated March 1999. Also, prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.

In addition, the Utility Development Division notes that access and development of this site presupposes dedication of off-site right of way and asks as to whether the land has been acquired, or is under contract, or will condemnation be pursued? Staff has asked the Transit Department to clarify this matter by providing verification that the landowners in question are in agreement with this proposal or that the City has rights to proceed with the submitted request. (Included with packet)

Architecture and Signage

The architecture of the site is an eclectic style of shapes and materials that consists of CMU block, standing seam metal and stucco.

The Operations Building is shown as a 13,534 square foot rectangular building standing 20-feet three-inches at its highest point with a curved portal at the entrance. The Maintenance Building is shown as a 50,155 square foot building in Phase I and after an addition in Phase II it becomes 21,828 square feet larger. The building is similar in style to the Operations Building with featured curves and a covered entrance. Overhead doors for bus entry are prominent on all four sides of this building. The highest point of this structure is 35'6". The Bus Storage Building is proposed to be 106,782 square feet and is similar in style to the other buildings with brick and stucco construction and overhead doors along the east and west sides. The Service Building, Wash Building and Control Buildings are all similar in style to the rest with identical construction materials.

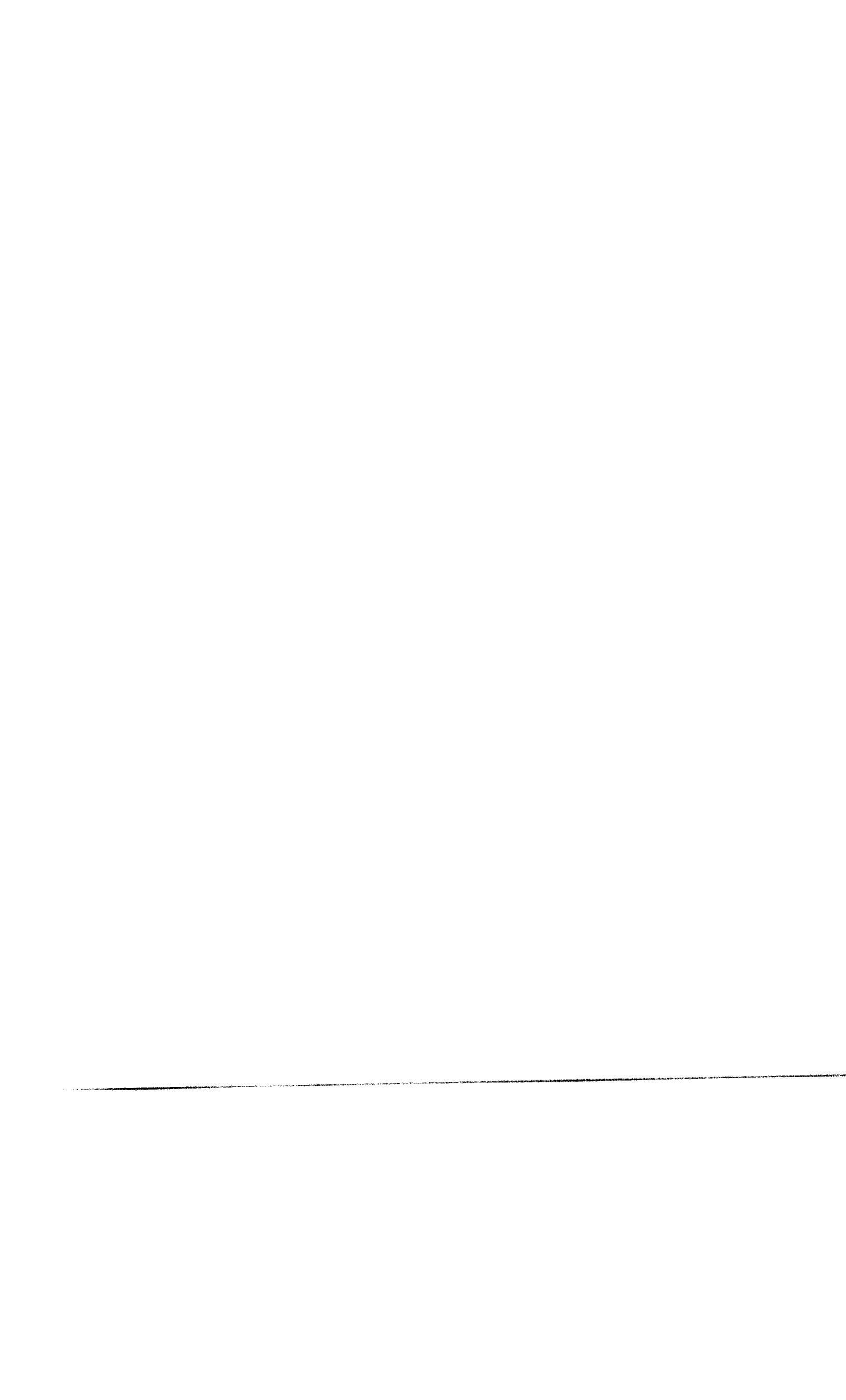
Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant was in attendance at the pre-hearing review meeting.

Transportation Planning notes that there are some deficiencies regarding approval for "site plan for building permit": (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument; (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable; (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review.

Neighborhood Concerns

Staff has received no inquiries from neighbors or others regarding this request.



A facilitator's report was received which stated that no facilitated meeting was requested.

Conclusions

The site plan for subdivision does not show the existing tracts consolidated into one large tract. This should be an integral part of the site plan for subdivision. In addition, the site plan for building permit is deficient in areas of parking calculations, pedestrian access, landscape plan, lighting, and colors and materials of architecture. For these reasons, staff recommends a 60-day deferral of the site development plans in order to allow the applicant to amend the plans.

FINDINGS – 00114-00000-01643 – January 18, 2001, Annexation

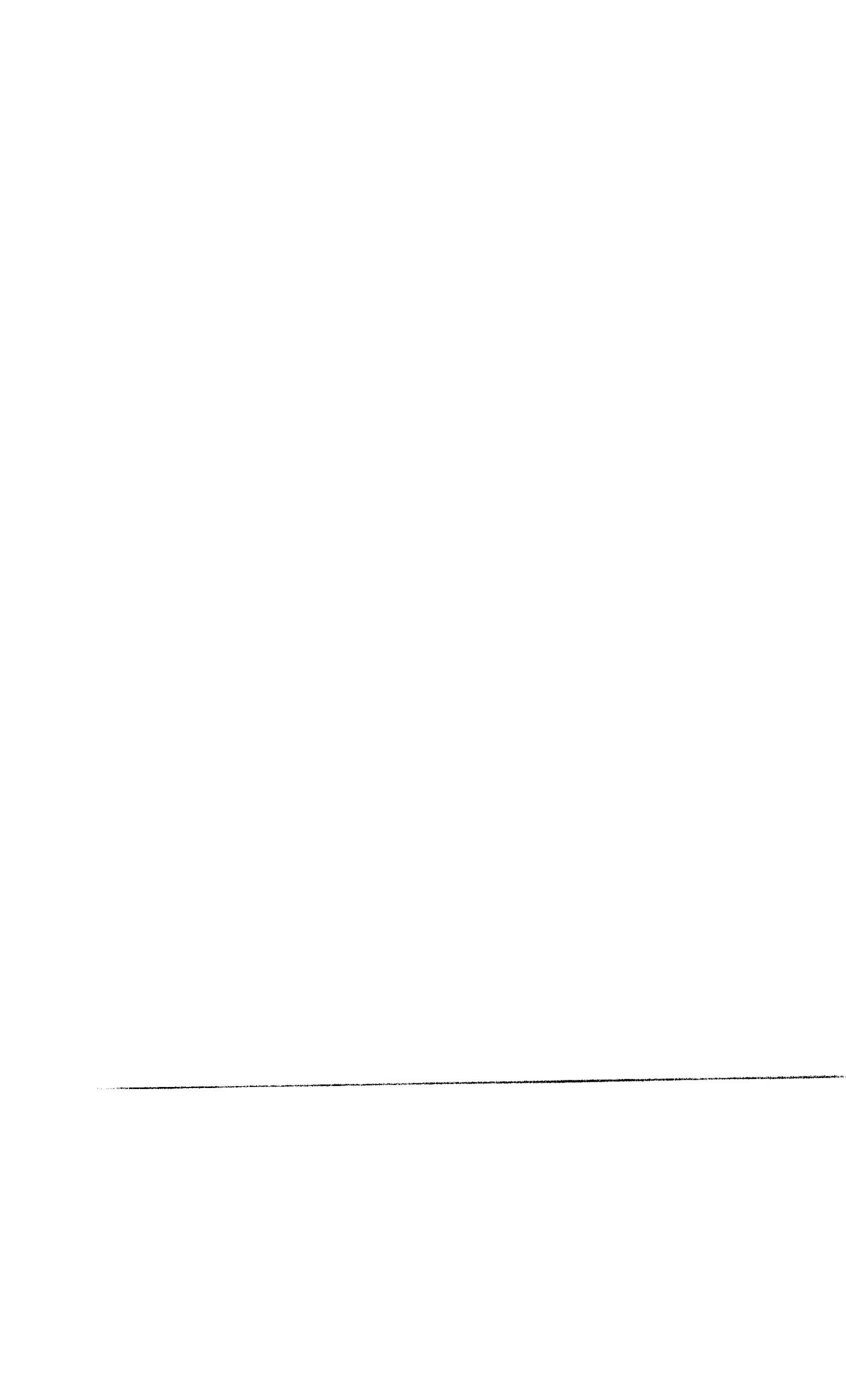
1. This is a request for approval of annexation of an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject request meets the requirements for annexation into the city because it is contiguous to city boundaries, accessible to service providers, and will have convenient street access. In addition, the area is suitable for urban intensity as defined by its designation of Developing Urban in the Albuquerque / Bernalillo County Comprehensive Plan.
3. The subject request meets the Plan's goal for this area 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.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.

RECOMMENDATION - 00114-00000-01643 – January 18, 2001, Annexation

APPROVAL of 00114-00000-01643, a request for annexation, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding Findings.

FINDINGS – 00110-00000-01650 – January 18, 2001, Zone Map Amendment

1. This is a request for establishment of SU-1 for Transit Facility and Daycare zoning for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject site meets the requirements of Resolution 270-1080 because approval of the annexation constitutes a changed condition in the area. Additionally, the requested zoning is more advantageous



to the community by helping to provide more convenient transit access and a day care center that will be made available to the public.

3. The requested zoning meets the goal in the Comprehensive Plan of planning new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.
4. This request is in conformance with the West Side Strategic Plan which encourages growth in this area.

RECOMMENDATION - 00110-00000-01650 – January 18, 2001, Zone Map Amendment

APPROVAL of 00110-00000-01650, a request for zone map amendment from County A-1 and C-1 to SU-1 for Transit Facility and Daycare, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding findings.

FINDINGS – 00128-00000-01641 – January 18, 2001, Site Plan for Subdivision

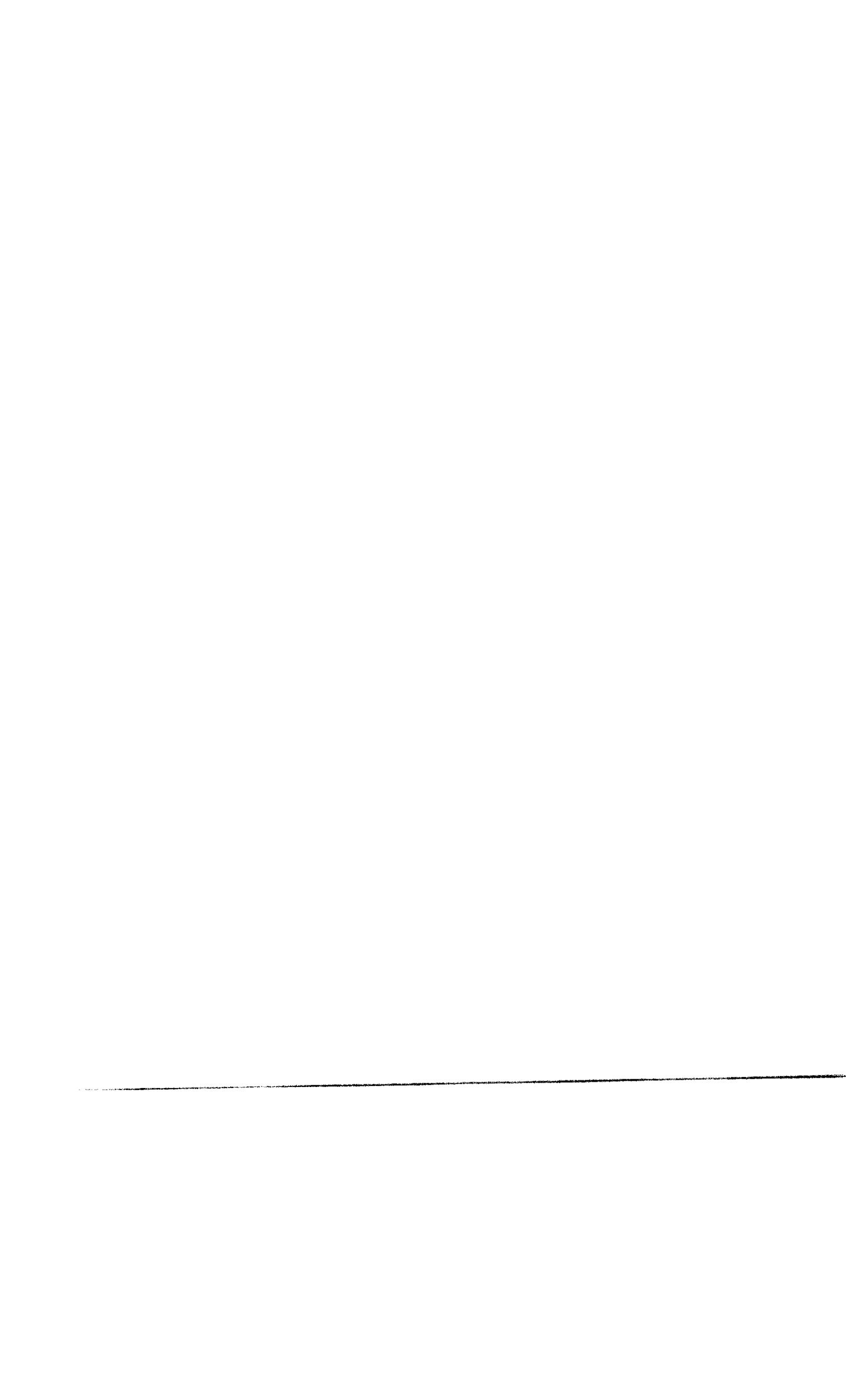
1. This is a request for approval of a site development plan for subdivision for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. No specific site plan for subdivision has been submitted.
3. A plan for subdivision eliminating existing tracts and replatting into one tract is not shown.
4. A maximum floor area ratio for the site is not shown as required in the subdivision ordinance.

RECOMMENDATION - 00128-00000-01641 - January 18, 2001, Site Plan for Subdivision

DEFERRAL of 00128-00000-01641, a request for site plan for subdivision, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, for 60 days to March 15, 2001, based on the preceding findings.

FINDINGS - 00128-00000-01642 - January 18, 2001, Site Plan for Building Permit

1. This is a request for approval of a site development plan for building permit for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. Parking calculations for the site have not been provided.
3. Site lighting details are inadequate.
4. The submitted landscape plan is inadequate for the site. Lacking details include a note that would show the species of native grass to be planted in the "meadow" areas, a note that this area will be irrigated for a minimum of three years, shade trees at a minimum of 2-inch caliper in size planted around the entire perimeter of the site and every 10 spaces in parking areas, and additional landscaping spaces within the interior of the site that would ensure a 15% coverage of the site even after the day care facility is built.
5. No colors have been provided for any building materials and specific materials have not been called out on the elevations.
6. The Public Works Department, Transportation Planning, notes that there are deficiencies regarding the site plan for building permit as follows:
 - (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument;



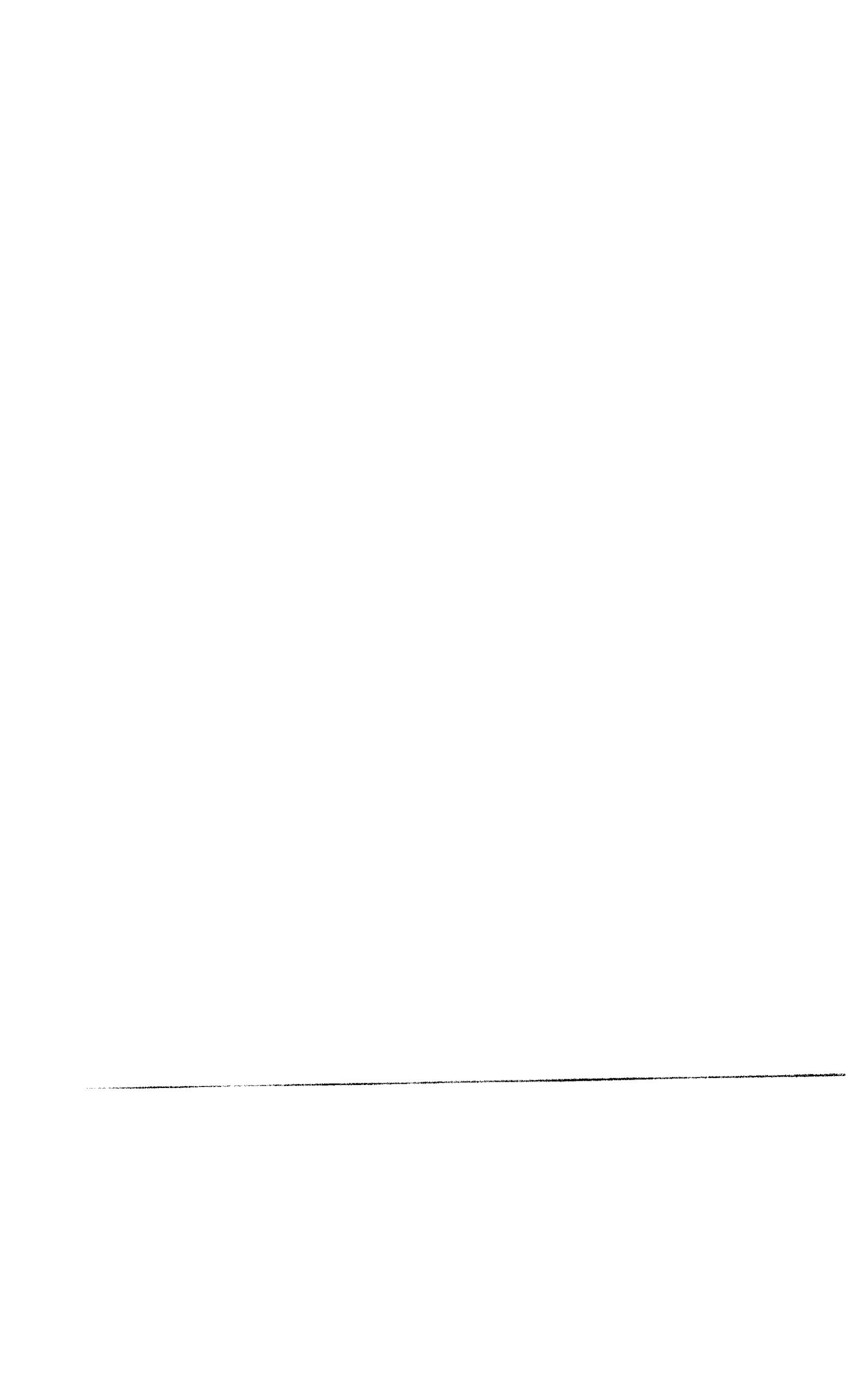
(b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable;

(c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review. The Public Works Department Hydrology Division advises us that an approved drainage plan is also required.

RECOMMENDATION - 00128-00000-01642 - January 18, 2001, Site Plan for Building Permit

DEFERRAL of 00128-00000-01642, a request for site plan for building permit, Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, for 60 days to March 15, 2001, based on the preceding Findings.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON JANUARY 18, 2001: On January 18, 2001, the Environmental Planning Commission voted to recommend *approval* to the City Council of 00114-00000-01643, a request for annexation and 00110-00000-01650, a request for zone map amendment, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant. Also on January 18, 2001, the Environmental Planning Commission voted to *defer* 00128 00000 01641, a site plan for subdivision and 00128 00000 01642, a site plan for building permit to the Environmental Planning Commission Public Hearing on March 15, 2001.



The following is an analysis of the revised site plans.

ANALYSIS

Site Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

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

“SITE DEVELOPMENT PLAN.

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

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

The site plan for subdivision has been revised to show existing lots and the proposed consolidation into one large tract called Tract B. The site is shown on the west side of Unser Boulevard and the east side of future 90th Street. Daytona Road is proposed for construction adjacent to the southern border of the subject site and will curve southward through the property to the east of the site where it is proposed to be called Oliver Ross Drive and connect to Los Volcanes Road. The uses proposed for the site are stated as a transit facility and a day care center. The transit facility includes bus storage, fueling station, vehicle maintenance and washing facilities as well as operations and administrative buildings. The day care center is proposed for a future phase and is planned with a landscaped outdoor play area.

Pedestrian and Vehicular Access and Internal Circulation

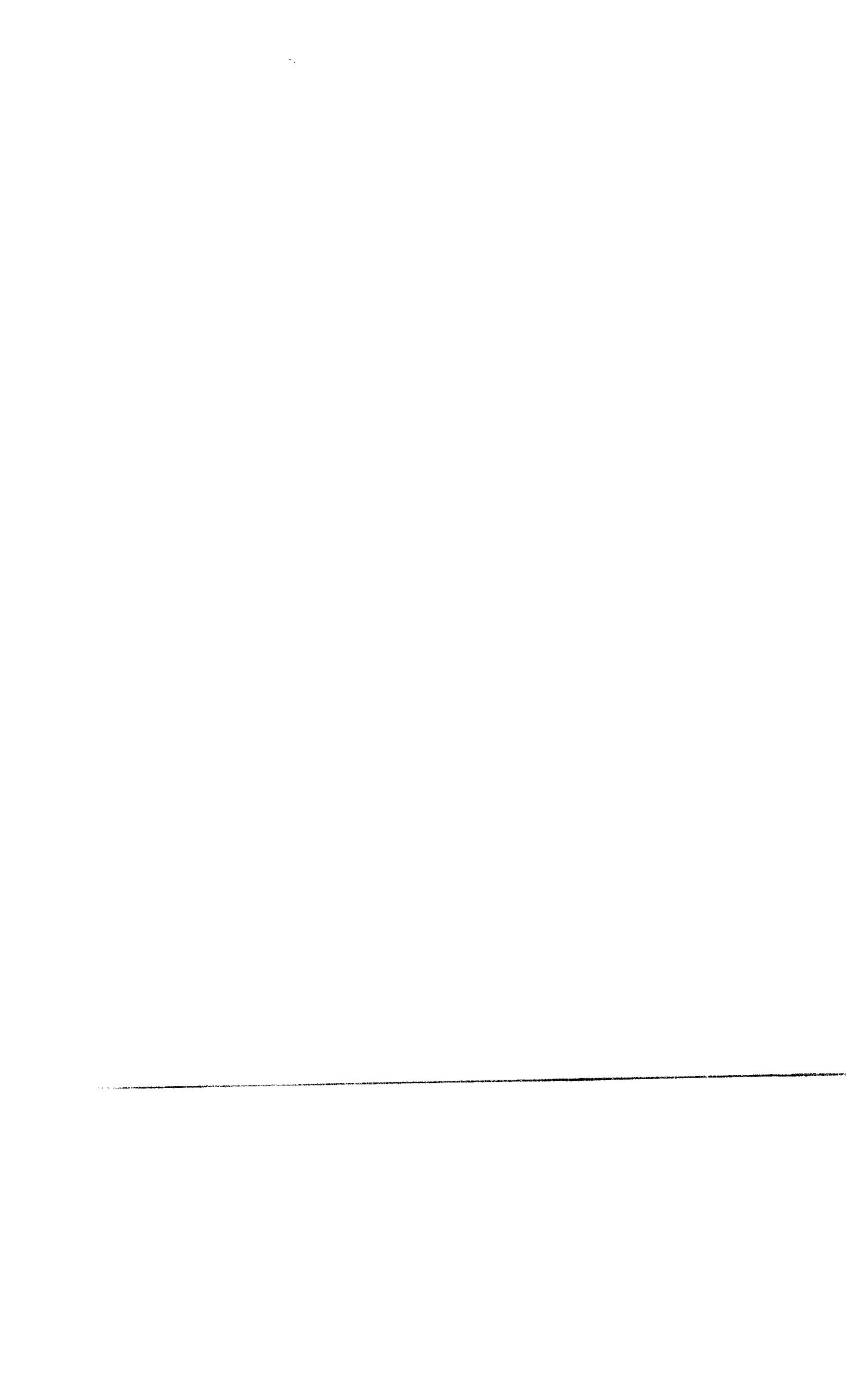
Pedestrian connections and circulation are shown on various site plans in the submittal. Vehicular ingress and egress are shown on the plan with a full, signalized intersection shown at the intersection of Los Volcanes Road and the proposed Oliver Ross Drive. Sidewalks are shown within the site and externally along Daytona and the Proposed Oliver Ross Drive. The internal sidewalk widths are shown as 6-feet wide.

Internal pedestrian circulation is adequate for the site.

The maximum floor area ratio is shown as .22. A landscape plan is included in this submittal and will be discussed in the site plan for building permit analysis section.

ANALYSIS

Site Plan for Building Permit



Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 20-acre site located immediately south of Interstate-40 between Unser Boulevard and 90th Street on Daytona Road. This request is for a West Side Transit Facility and future day care facility.

The site development plan for building permit submitted by the applicant shows the proposed layout of the site. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by maintaining a variety and choice in work areas and life styles. It proposes a commercial development in an already commercially zoned area.

The site plans meet the goals and policies of the West Side Strategic Plan. It is located within the Atrisco Park Community designated by the WSSP. This area is anticipated to become a regional employment center. This community has an employment focus with a relatively small existing or projected population base. Typical land uses called for in the area include large institutional uses.

Site Plan Layout / Configuration

The majority of the approximately 198,110 square foot total of the proposed buildings run north to south with the exception of the operations building and the day care center which both face the front of the site or south toward Daytona Road. The rear of the site runs adjacent to Interstate-40. The development is to be built in several phases, with Phase II having sub-phases A, B and C.

Phase I: All off-site street and utility work and Control booth.

Phase II:

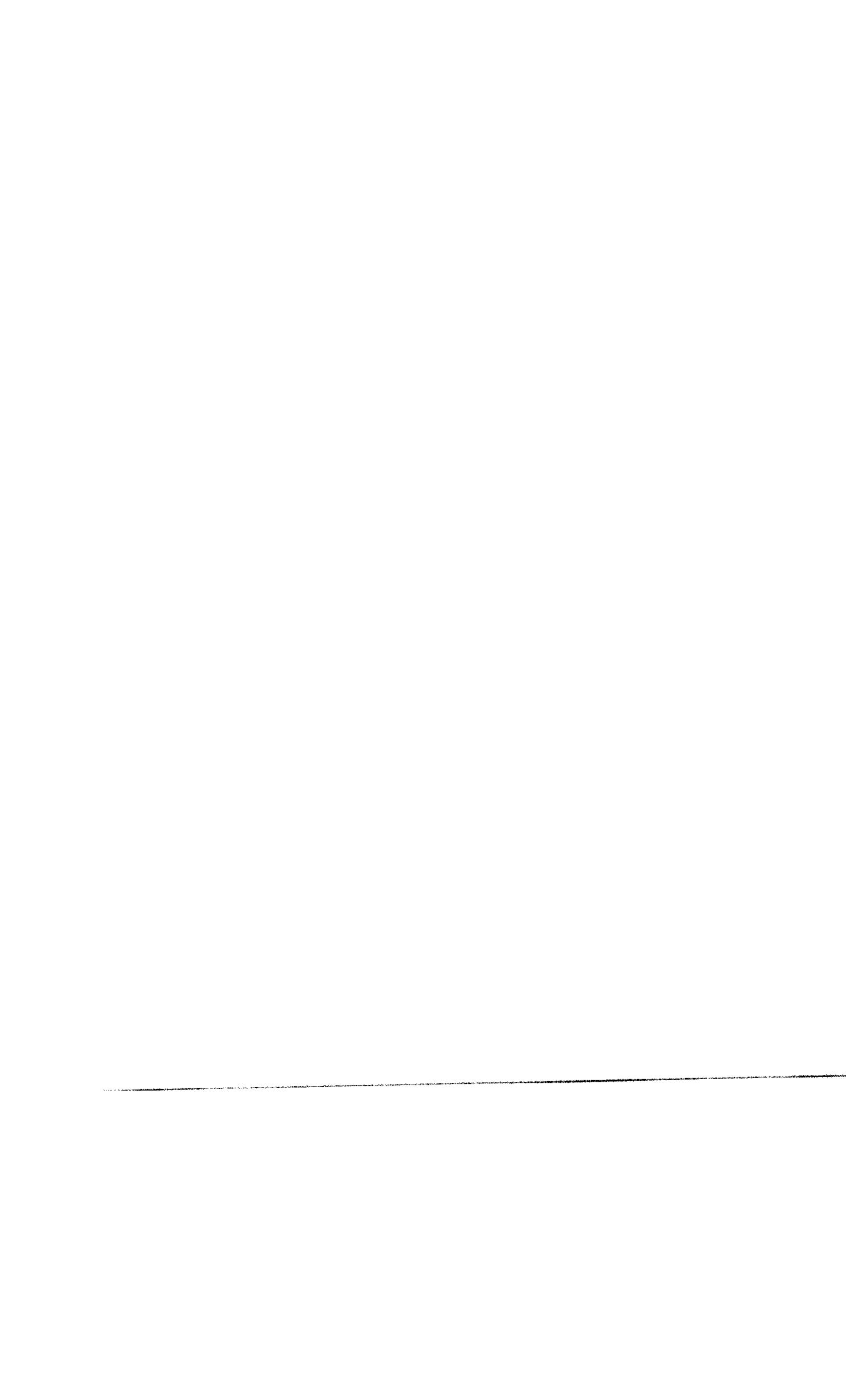
Phase *IIA*: On site rough grading, underground utilities, retaining wall and perimeter concrete block wall.

Phase *IIB*: CNG station and Fuel/Fare building.

Phase *IIC*: Southern portion of Maintenance building, Wash building, Control Booth, southern portion of Staff parking lot, internal site asphalt paving and landscaping.

Phase III: Northern portion of Maintenance building, Operations building, northern portion of Staff parking lot and additional landscaping.

Phase IV: Day care, landscaping and parking.



The two rectangular areas east of the employee parking area formerly labeled "slope down" have been eliminated. Square footages for all these facilities have been provided on both the landscape plan and the site plan.

Vehicular Access, Circulation and Parking

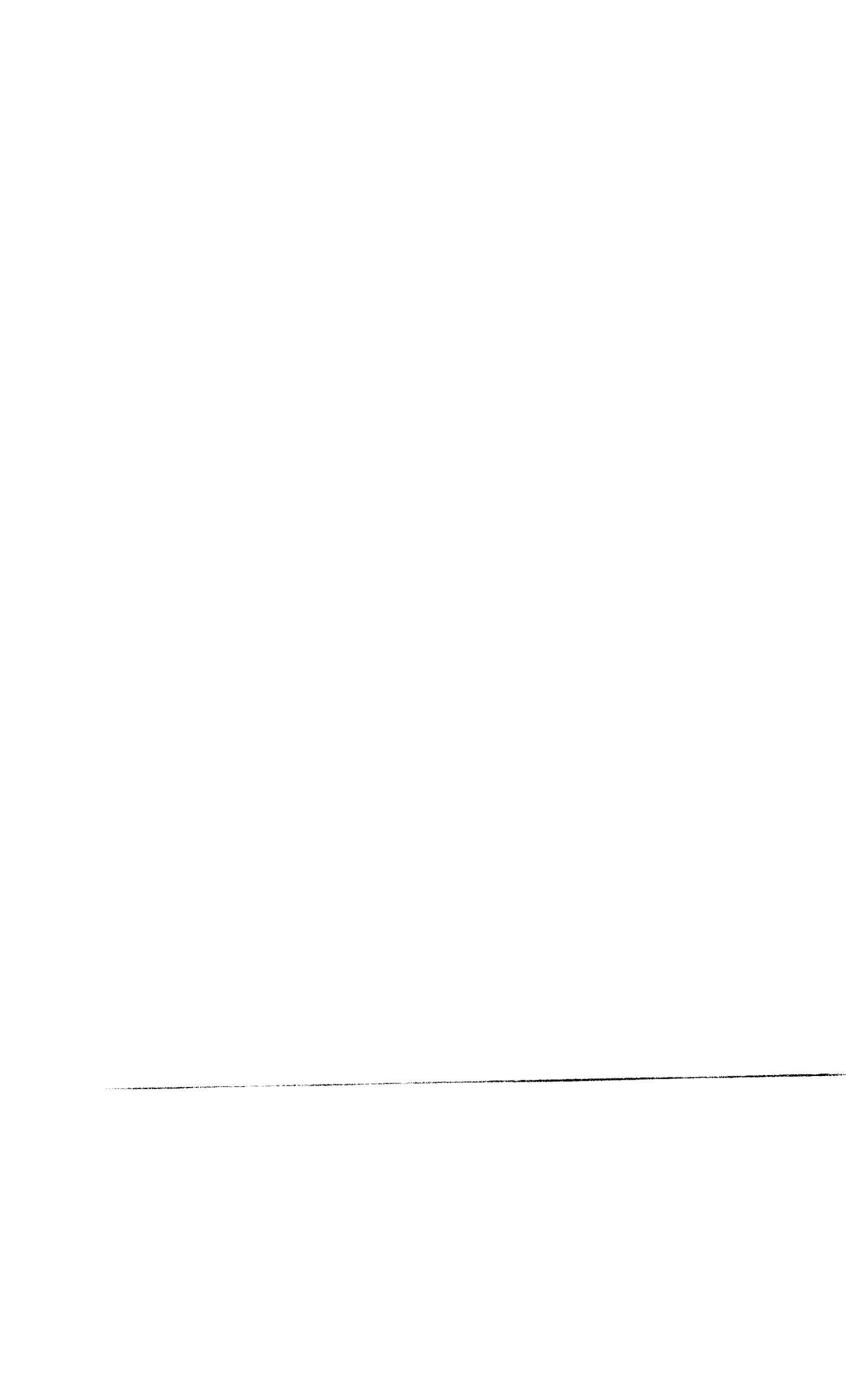
Vehicular access to the site will be from Dayton Road that is proposed to be built adjacent to the site and curve south through property to the east becoming Oliver Ross Drive. An intersection with stop signage is shown at the intersection of Oliver Ross and Los Volcanes Road and a signalized intersection is proposed for Unser Boulevard and Los Volcanes. Five entrances are provided to the site from Daytona Road. Employee parking is shown at the west end of the site, with an access drive directly to the parking area. The next access point to the west dead-ends into a landscaped area that will eventually become the site for of the day care center. The next access point leads into a rectangular parking area that is labeled visitor parking where traffic flows out to the 4th access point. The last (easternmost) access point is for busses to enter and exit the facility and leads to the interior of the site where the storage, fueling and maintenance facilities are contained. Circulation through the site is limited for all areas.

Parking calculations have now been provided for the site. The spaces were calculated at 1 space per employee and based on employee shift numbers. There are a total of 349 parking spaces for staff and 19 spaces for visitors (including 4 ADA accessible spaces) after Phase II completion. The special use nature of the transit facility presents difficulty in employees using alternate transportation since this same workforce will be the providers of a large segment of the available alternate transportation. However, many of the employees will be arriving for their shifts at the same time. This provides an opportunity for reducing the number of cars in use through carpooling. To encourage this activity, preferred parking spaces that are clearly marked for carpooling vehicles should be provided. Additionally, the revised plans show trees at either end of the parking rows and the parking area now has a tree-lined pedestrian way connection to the main internal pedestrian pathway to the center and to adjacent streets and sidewalks.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is adequate with 10-foot wide concrete sidewalks proposed to run adjacent to the site along Daytona Road. Once in the site, pedestrian walkways exist and are called out as 6-feet wide. All sidewalks are to be concrete with a light-brown finish. Walking paths that are located within the internal, asphalt-paved areas around the maintenance and storage facilities will be delineated by painted striping on the asphalt. Walkways have been provided throughout much of the site, but since the phasing of these walkways is unclear, it is difficult to assess the adequacy of pedestrian accessibility at this time.

At the completion of Phase III 20 bicycle spaces will be available. Staff noted two bicycle racks on the site plan. One is located northwest of the operations building and one is located south of the same building, near the front entrance. A detail of the bike rack as well as calculation of required bicycle parking spaces is shown on the color sheet depicting Phases II, III and IV (Sheet is not numbered). The number of bike spaces provided is adequate for this site.



Transit service is not currently provided to the site, as it is currently an undeveloped area. However, the Transit Department states that access will be provided by the time the facility is built.

Lighting and Security

Lighting is shown throughout the site and appears to be adequate. A lighting detail is shown on the Electrical Site Plan (no Sheet number provided) that depicts the lighting as 17-foot tall, including the base. The design detail shows the fixtures as cut-off type, horizontal lamps. The note describing the lighting states "Exterior fixture shall be full cut-off and shielded in such a manner that light rays emitted from the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted to comply with the 'Night Sky Protection Act of New Mexico'". This statement is important but does not fully address the concerns of fugitive light which should be a condition of approval.

Security for the site consists of a six-foot high, concrete block wall surrounding the site as well as an "all-terrain vehicle security path". The agent stated that the perimeter will be patrolled for security reasons. The security path will be covered with crusher fines that will eventually settle to become compacted over time and become a paved path of sorts.

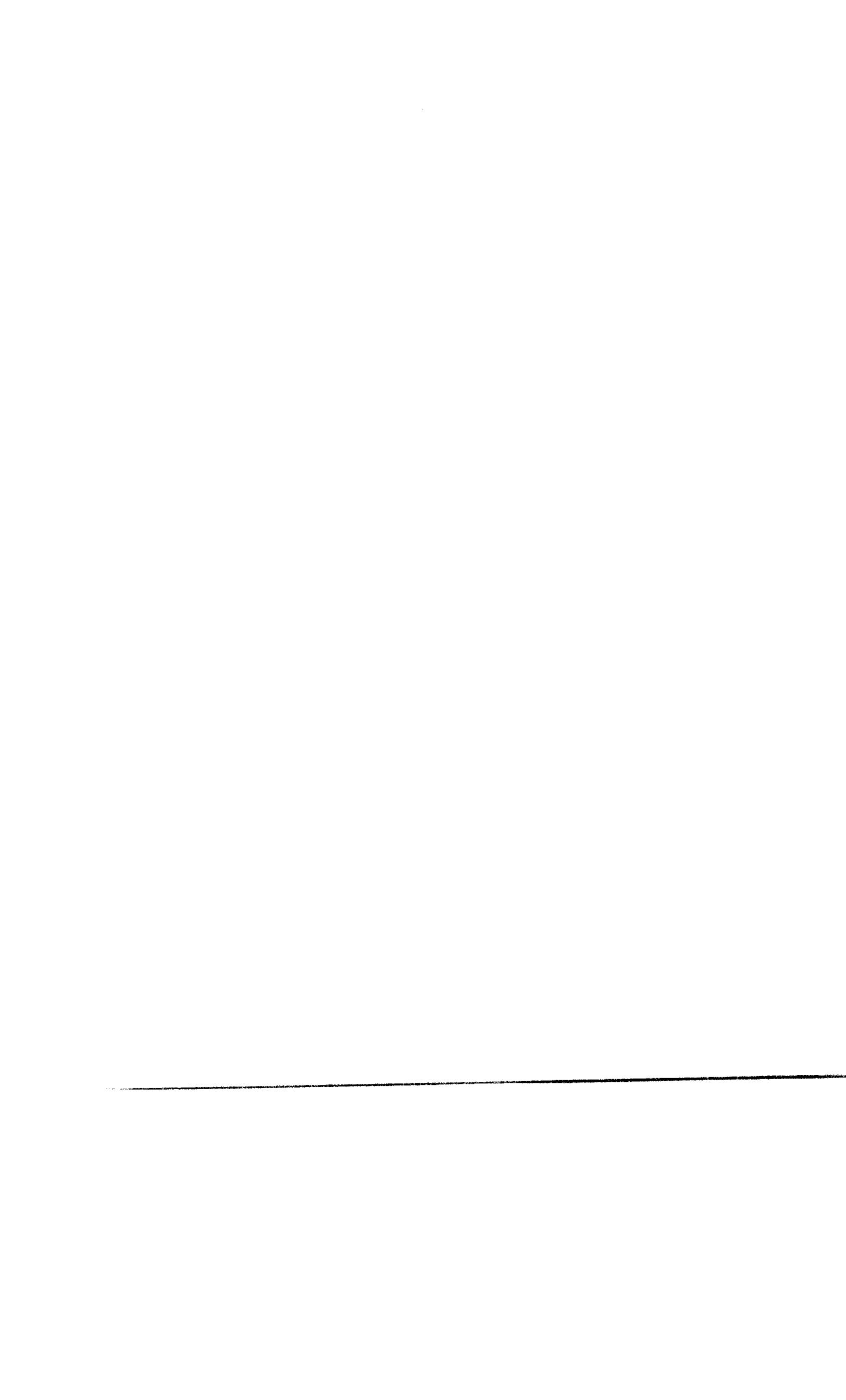
Landscaping

The Landscape Plan shows a mixture of mostly deciduous trees with some conifers and a variety of shrubs and small, native flowers. The landscaping is concentrated at the front or public area of the site and is non-existent in the interior of the site. The landscape plan meets the 15% requirement for the site. The re-vegetated area is not included in the calculations for landscape requirement, so will not reduce the 15% requirement when built.

The site and the employees and the public would be better served if the perimeter of the site were lined with shade trees and if landscaped areas could be found throughout the site instead of just the "public face" of the facility. Transportation Planning makes a condition that street trees must be planted along Interstate-40. However, the Transit Department does not want landscaping in the interior of the site, views the idea of trees along the perimeter as a safety hazard to buses, and points to the City Zoning Code Landscaping section (page 220, 14-16-3-10, section E. b) which states that the definition of *net lot* does not include "portions of the lot that are not required for off-street parking or a parking lot and which are fully screened from view from any adjacent lot or public right-of-way by an opaque wall or fence at least 6-foot high in which no landscaping will be required except buffer landscaping."

The landscape plan has been revised to include shade trees that are positioned within the parking area as well as along the pedestrian walkway at the east side of the parking area.

The revised plans state that irrigation will be provided for the "non-irrigated native plant meadow" until the vegetation is established. Specifically, Note 11 (on Sheet SIT-L-101) states that "Re-vegetation area to be watered by water truck two times per month during the first three growing seasons." Landscaping regulations require that 75% of landscape areas over 36 square



feet in size must be covered with living, vegetative material. The species of native grass that is to be planted in the large areas east and west of the Operations Building is specified as Buffalo grass.

At least one shaded, outdoor break area should be provided for employees and trees should be planted in planters that are a minimum of five-feet by five-feet. The applicant has agreed to find such a space and provide it on the plan.

Grading, Drainage, Utility Plans

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

The Utility Development Division of Public Works states that the utility plan must be modified and that infrastructure is required in accordance with a serviceability letter dated March 1999. Also, prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.

In addition, the Utility Development Division notes that access and development of this site presupposes dedication of off-site right of way and asks as to whether the land has been acquired, or is under contract, or will condemnation be pursued? The Transit Department has clarified this matter by providing verification that the landowners in question are in agreement with this proposal or that the City has rights to proceed with the submitted request. (Included with packet)

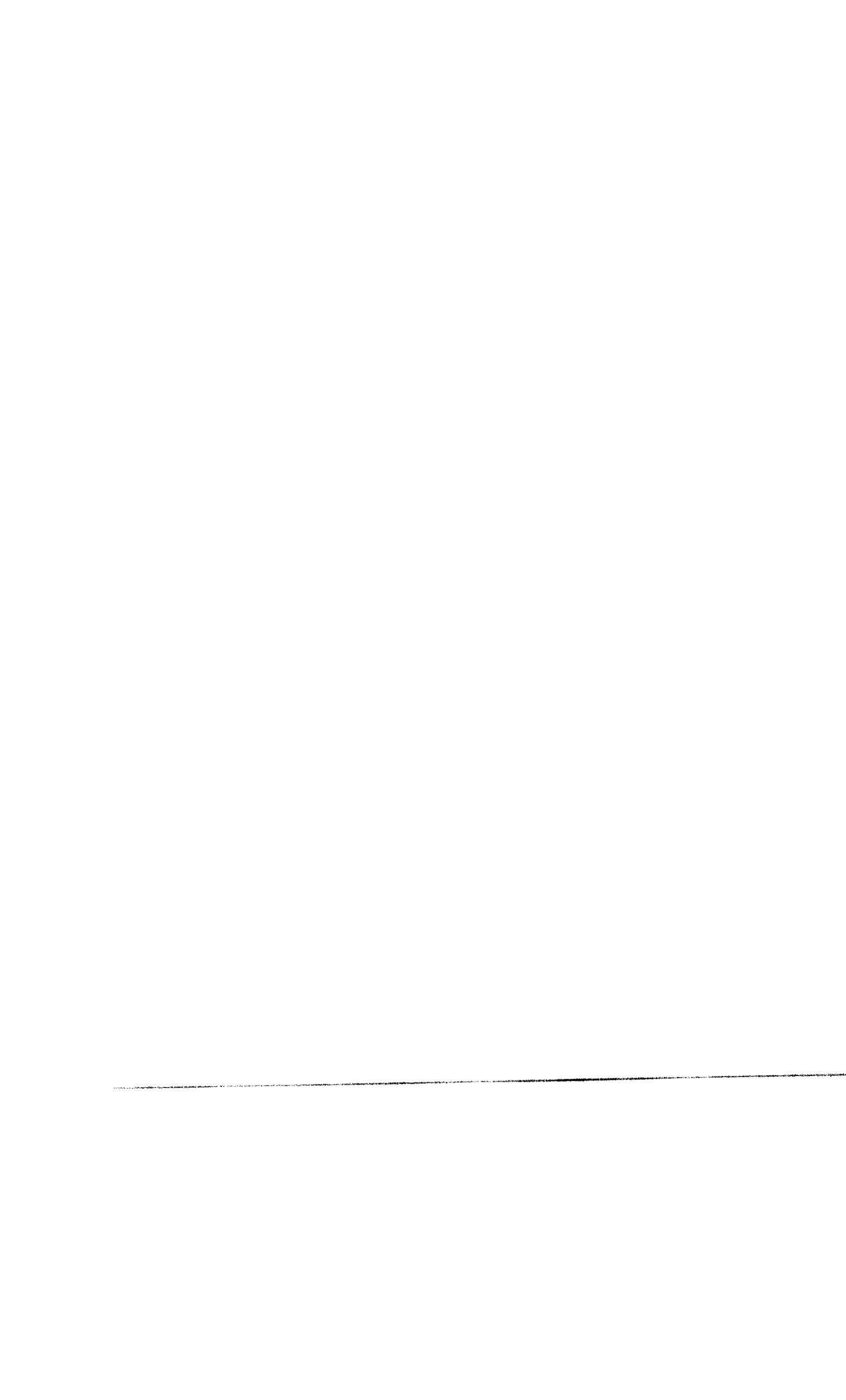
Architecture and Signage

The architecture of the site is an eclectic style of shapes and materials that consists of CMU block, standing seam metal and stucco. Colors and materials have been specified in the revised plans color rendered drawings have been included in the submittal. The Operations Building is shown as a 13,534 square foot rectangular building standing 20-feet three-inches at its highest point with a curved portal at the entrance. Colors and materials for the building include sage and grey colored split-face block with russet colored stucco and green trim and glazing. The Maintenance Building is shown as a 50,155 square foot building in Phase I and after an addition in Phase II it becomes 21,828 square feet larger. The building is similar in style, color and materials to the Operations Building with featured curves and a covered entrance. Galvanized overhead doors for bus entry are prominent on all four sides of this building. The highest point of this structure is 35'6". The Bus Storage Building is proposed to be 106,782 square feet and is similar in style to the other buildings with brick and stucco construction and overhead doors along the east and west sides. The Service Building, Wash Building and Control Buildings are all similar in style to the other buildings with identical construction materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant was in attendance at the pre-hearing review meeting.

Transportation Planning notes that there are some deficiencies regarding approval for "site plan for building permit": (a) a right-of-way for the portion of Daytona Road lying between the site



and Los Volcanoes Road should be dedicated by appropriate instrument; (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable; (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review.

Neighborhood Concerns

Staff has received no inquiries from neighbors or others regarding this request.

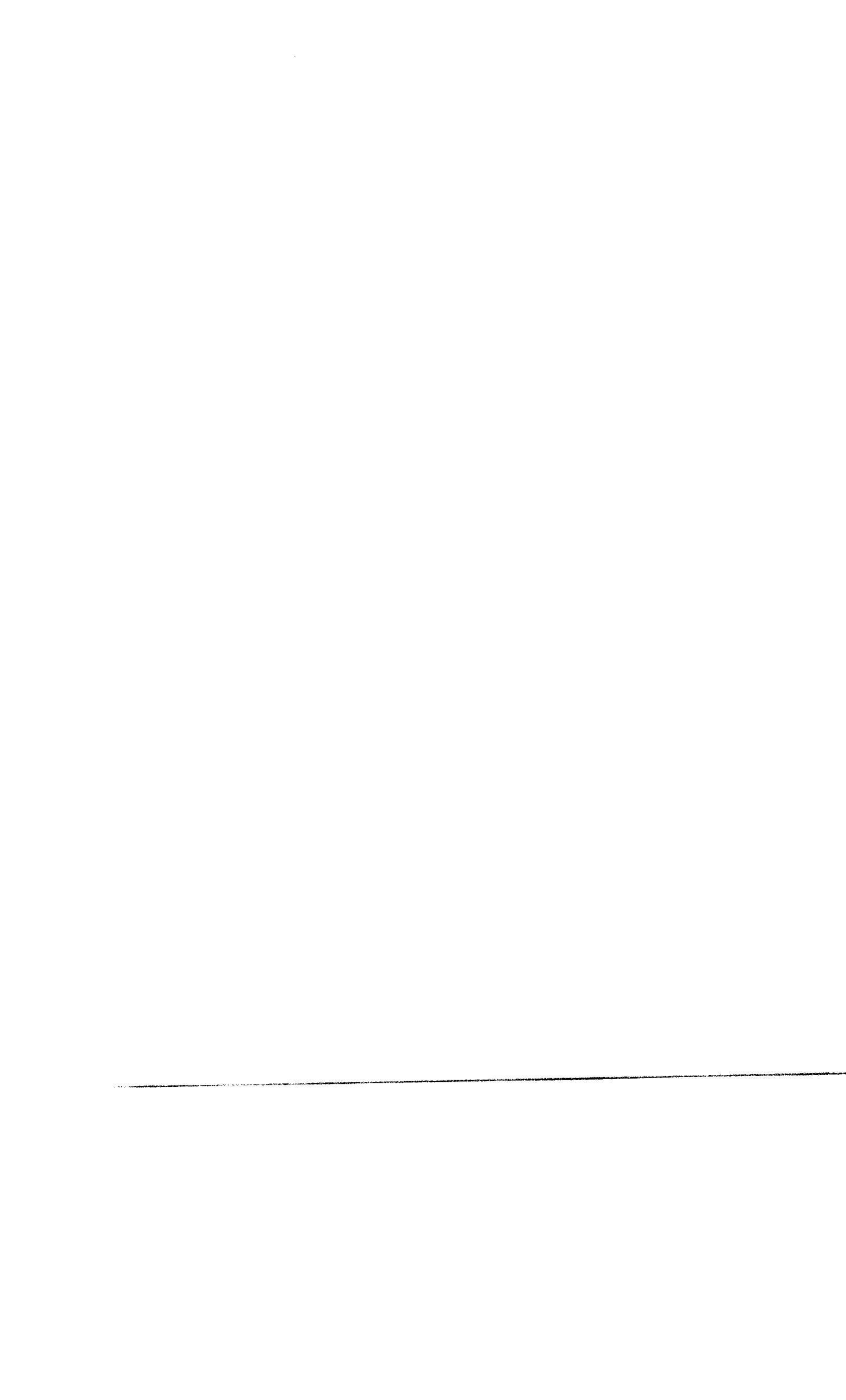
As stated in the previous staff report, a facilitator's report was received which stated that no facilitated meeting was requested.

Conclusions

The revised site plans have been modified to meet the required standards and address the previous deficiencies in an organized approach. The applicant and agent have met all the requirements for site plan for subdivision and site plan for building permit. The overall plan is important to the City of Albuquerque and the operation of an efficient transit system. Staff recommends approval of the request.

FINDINGS – 00128-00000-01641 – March 22, 2001, Site Plan for Subdivision

1. This is a request for approval of a site development plan for subdivision for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. A site plan for subdivision is required for approval of SU-1 zoning.
3. The site development plan for subdivision furthers the applicable goals and policies of the Comprehensive Plan by creating the framework for a quality urban environment and offers a choice in transportation, work areas and life styles.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP



encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.

5. The site development plan for subdivision meets all of the requirements of the Zoning Code.

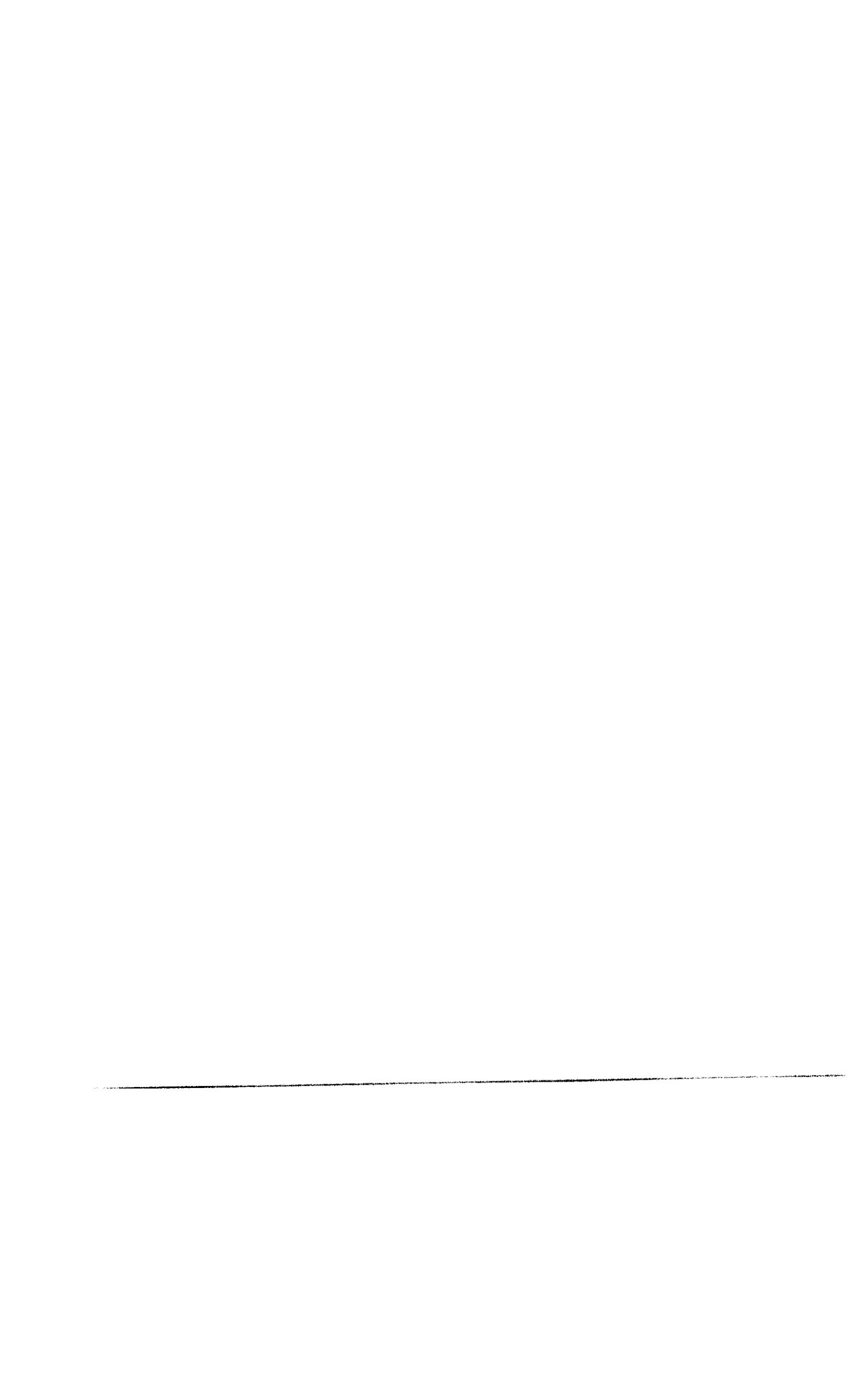
RECOMMENDATION - 00128-00000-01641 - January 18, 2001, Site Plan for Subdivision

APPROVAL of 00128-00000-01641, a request for site plan for subdivision, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding findings and the following conditions:

CONDITIONS - 00128-00000-01641 - March 22, 2001, Site 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. The site shall be replatted to create distinct lots that conform to or create the new zone boundary lines.
3. Public Works Department, Transportation Development Services Conditions:
 - A) Dedication of 60 feet of right-of-way and construction of arterial pavement (30 feet minimum width), curb, gutter and sidewalk on Daytona Road and Oliver Ross Drive.
 - B) Adequate curb returns to accommodate the transit vehicles must be provided at all affected driveways and intersections.
 - C) Modifications to the intersection of Unser Boulevard and Los Volcanes Road to accommodate all transit vehicle-turning movements.

FINDINGS - 00128-00000-01642 - March 22, 2001, Site Plan for Building Permit



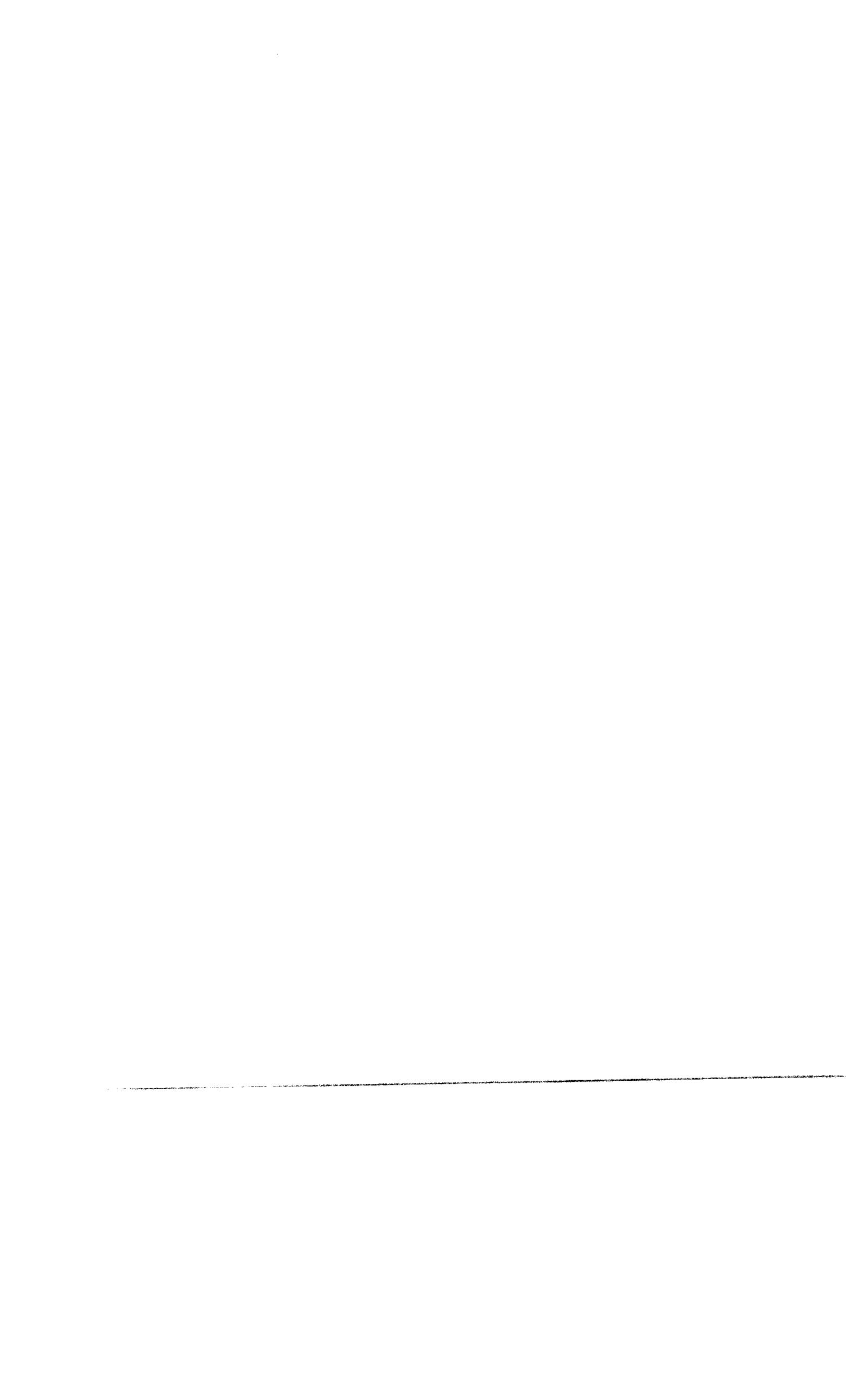
-
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 2. The site development plan for subdivision furthers the applicable goals and policies of the Comprehensive Plan by creating the framework for a quality urban environment and offers a choice in transportation, work areas and life styles.
 3. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.
 4. The submittal will be adequate with some minor changes and additions.

RECOMMENDATION - 00128-00000-01642 – March 22, 2001, Site Plan for Building Permit

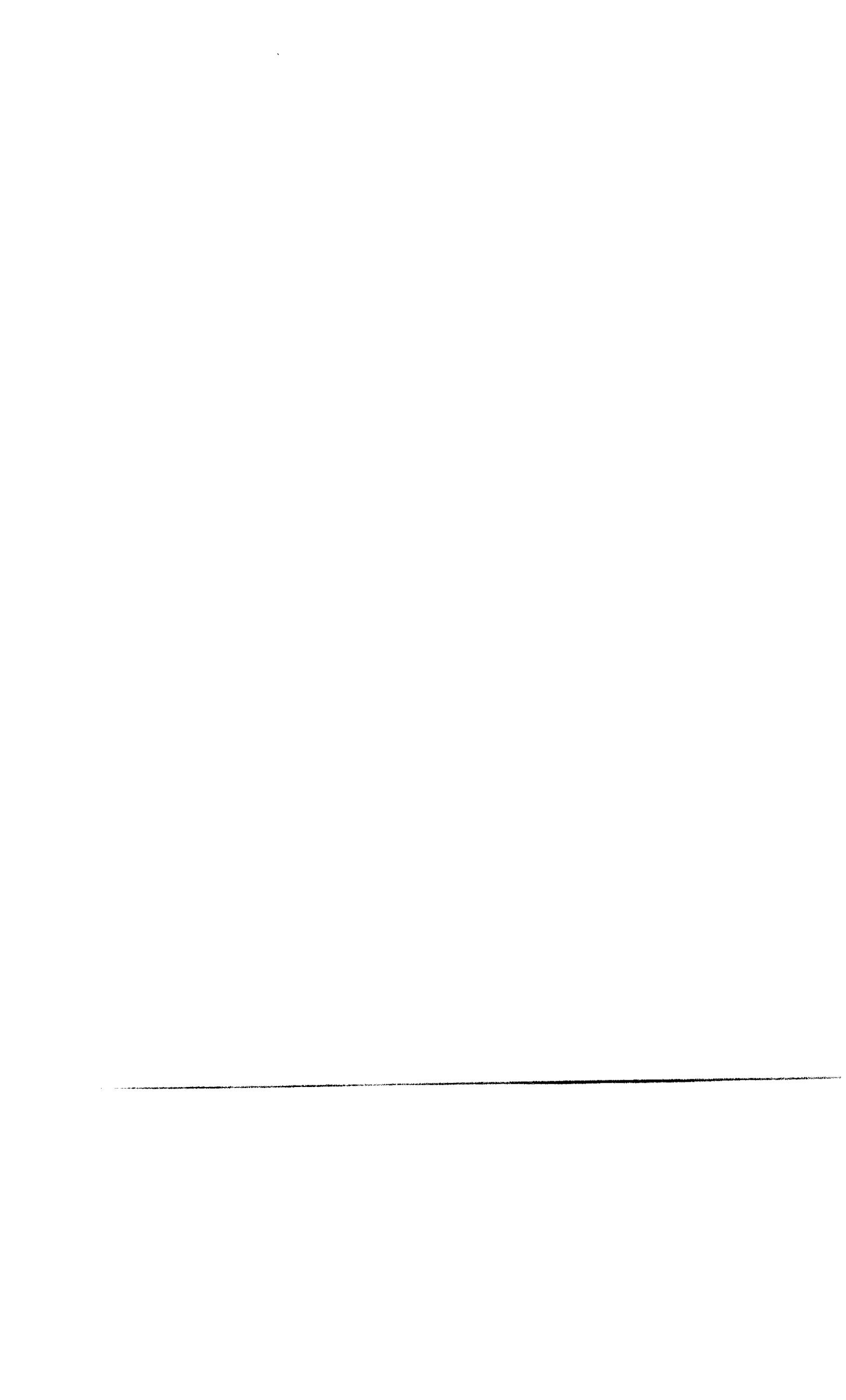
APPROVAL of 00128-00000-01642, a request for site plan for building permit, Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding Findings and the following Conditions:

CONDITIONS – 00128-00000-01642 – January 18, 2001, Site Plan for Building Permit

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



-
2. At least one shaded, outdoor break area, a minimum of 250 square feet in size, shall be provided for employees and trees shall be planted in planters that are a minimum of five-feet by five-feet. This shall be provided at the time of at Phase II construction.
 3. Car/vanpool preferred parking that is clearly demarcated for this purpose shall be provided.
 4. No chain link, razor wire or plastic/vinyl fencing is permitted.
 5. All walls shall conform to the City's Wall Design Standards publication.
 6. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or other predominant building color. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
 7. No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
 8. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
 9. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 17-feet high. The light fixtures shall be full shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light. No light source shall be visible from the site perimeter.



10. Prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.

11. Transportation Development Services Conditions:

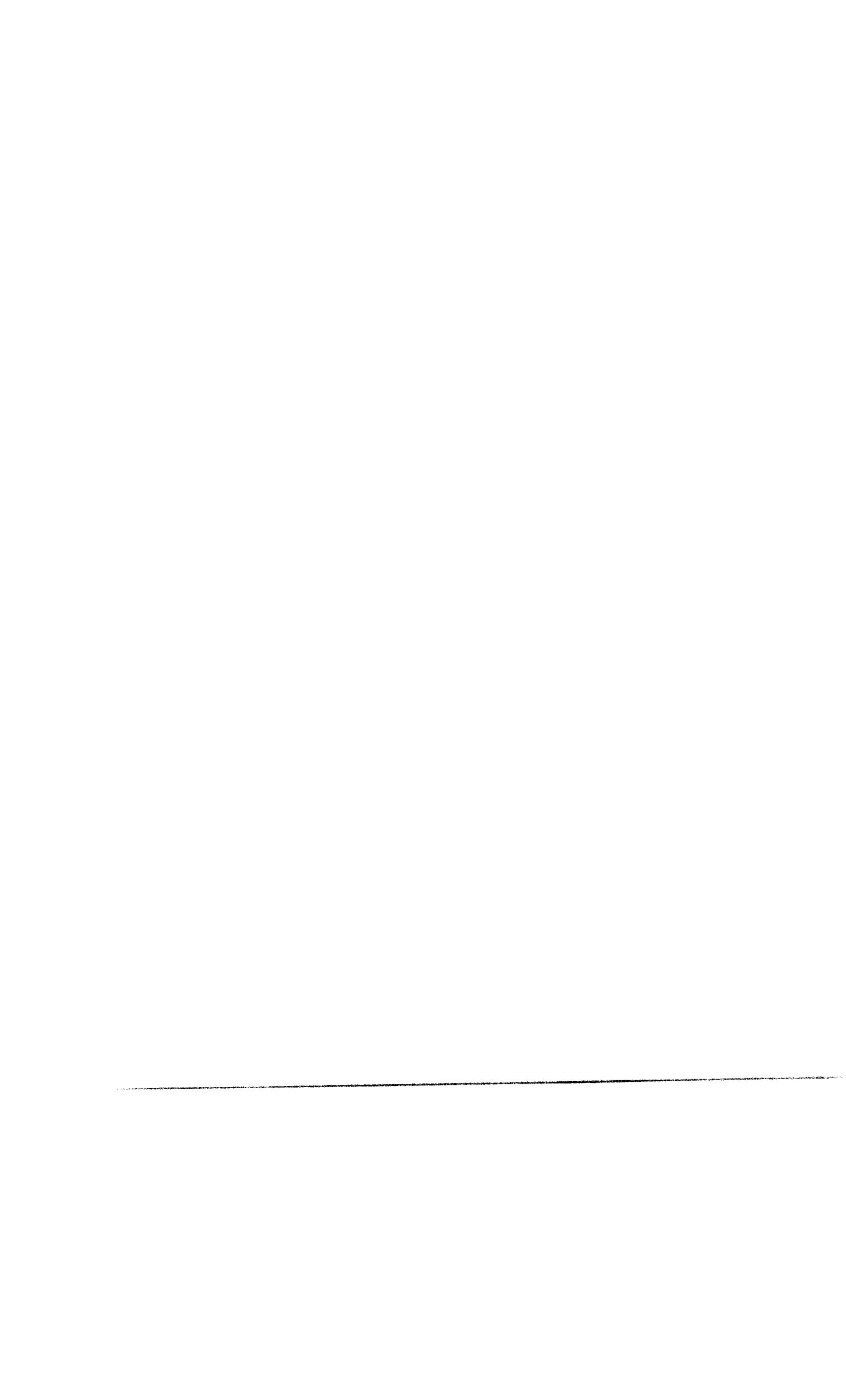
- A) Proposed parallel parking in the employee parking lot should be converted to 90 degree parking or added to the adjacent parking pods.
- B) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- C) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- D) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- E) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- F) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- G) Coordination with the Solid Waste Department with regard to refuse container location and access.
- H) Street Trees are required along Interstate 40

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON MARCH 22, 2001:

On March 22, 2001, the Environmental Planning Commission voted to continue 00128 00000 01641/00128 00000 01642 to the Environmental Planning Commission Public Hearing on April 19, 2001.

MOVED BY COMMISSIONER GARA
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY



***ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR
APRIL 19, 2001:***

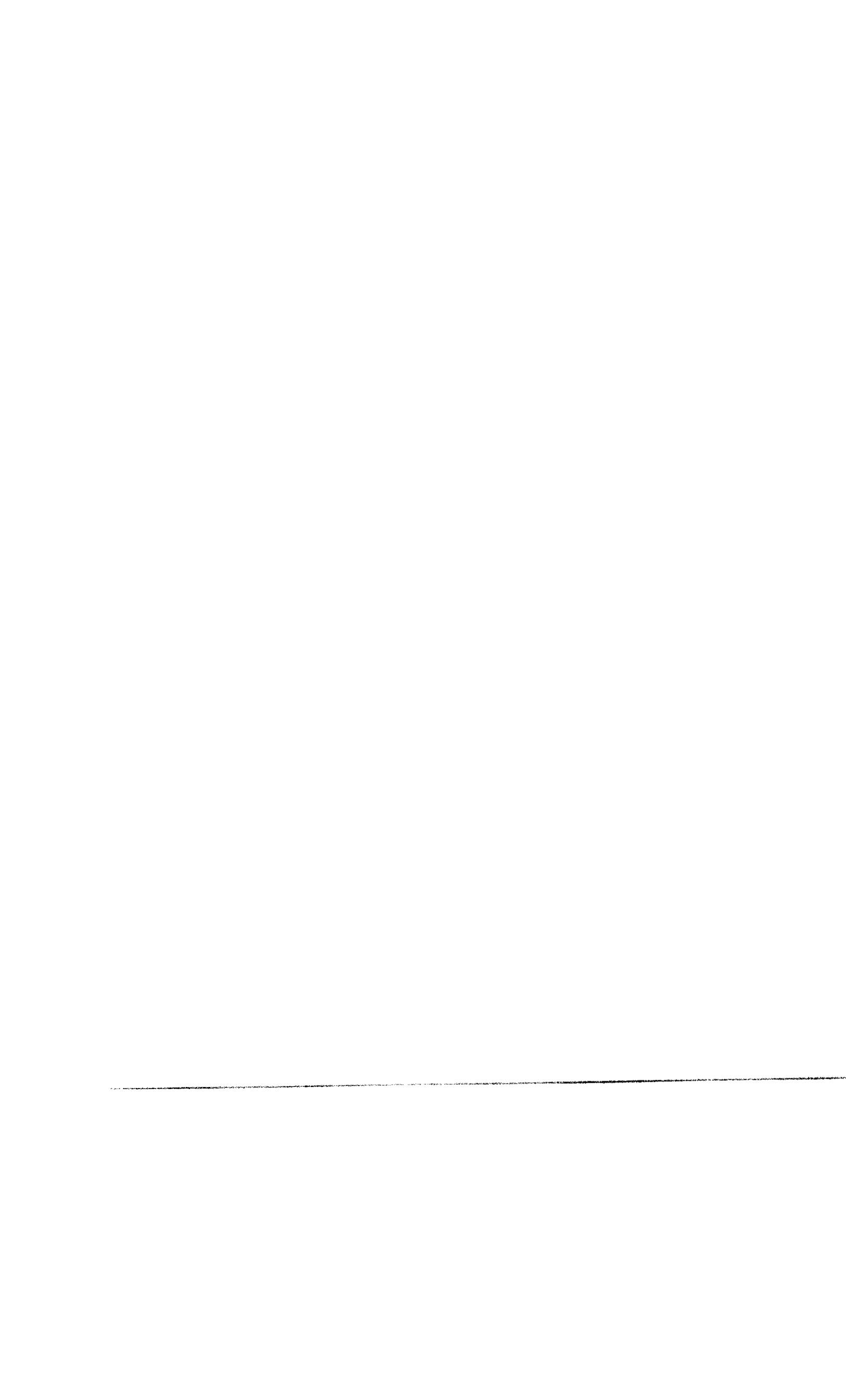
This case was continued from the March 22, 2001 hearing in order to allow the applicant to present more detailed designs for the bus storage building and walls. The applicant has submitted new, color renderings of the structures and walls proposed for the site. The new drawings show a more articulated bus storage building. Efforts to present a design other than a "blank wall" along this elevation have been successful with the addition of glass block above the overhead doors and "bumpouts" of the façade at various locations along the length of the building. The site walls as well as an elevation of the sign are shown as well.

Staff does not have anything in writing concerning the matter of the roadway through private property to the south and east of the subject site. The EPC expressed concern that the agreement included in the staff report was inadequate for the purpose. Transit staff has spoken with City legal and has been told by the Legal Department that the agreement that is in place is adequate. Transit staff stated that City legal counsel will be at the public hearing on April 21 to address this issue.

Staff recommends approval of this request.

FINDINGS – 00128-00000-01641 – April 19, 2001, Site Plan for Subdivision

1. This is a request for approval of a site development plan for subdivision for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. A site plan for subdivision is required for approval of SU-1 zoning.
3. The site development plan for subdivision furthers the applicable goals and policies of the Comprehensive Plan by creating the framework for a quality urban environment and offers a choice in transportation, work areas and life styles.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.



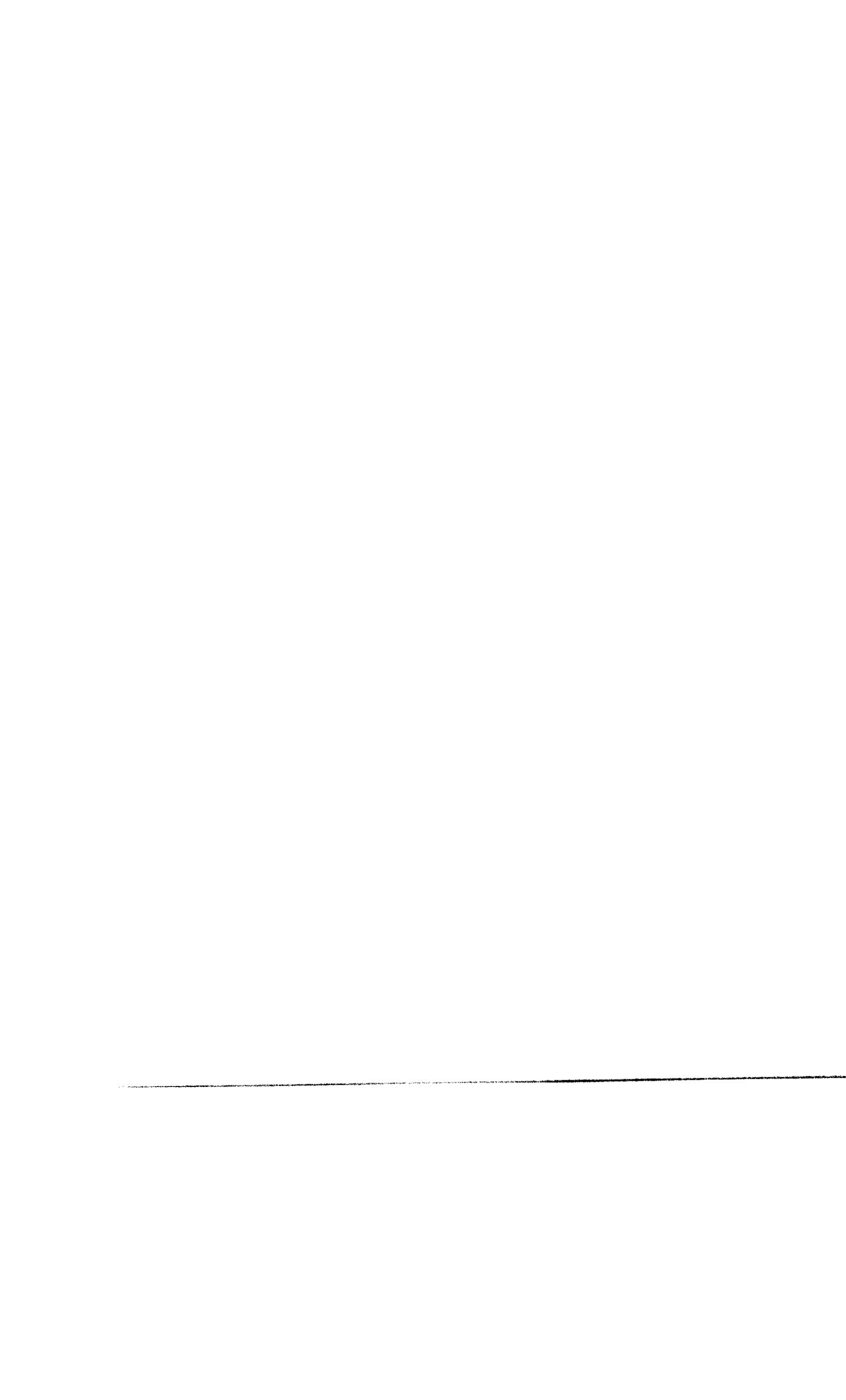
-
5. The site development plan for subdivision meets all of the requirements of the Zoning Code.

RECOMMENDATION - 00128-00000-01641 - April 19, 2001, Site Plan for Subdivision

APPROVAL of 00128-00000-01641, a request for site plan for subdivision, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding findings and the following conditions:

CONDITIONS - 00128-00000-01641 - April 19, 2001, Site 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. The site shall be replatted to create distinct lots that conform to or create the new zone boundary lines.
3. Public Works Department, Transportation Development Services Conditions:
 - A) Dedication of 60 feet of right-of-way and construction of arterial pavement (30 feet minimum width), curb, gutter and sidewalk on Daytona Road and Oliver Ross Drive.
 - B) Adequate curb returns to accommodate the transit vehicles must be provided at all affected driveways and intersections.
 - C) Modifications to the intersection of Unser Boulevard and Los Volcanes Road to accommodate all transit vehicle-turning movements.



FINDINGS – 00128-00000-01642 – April 19, 2001, Site Plan for Building Permit

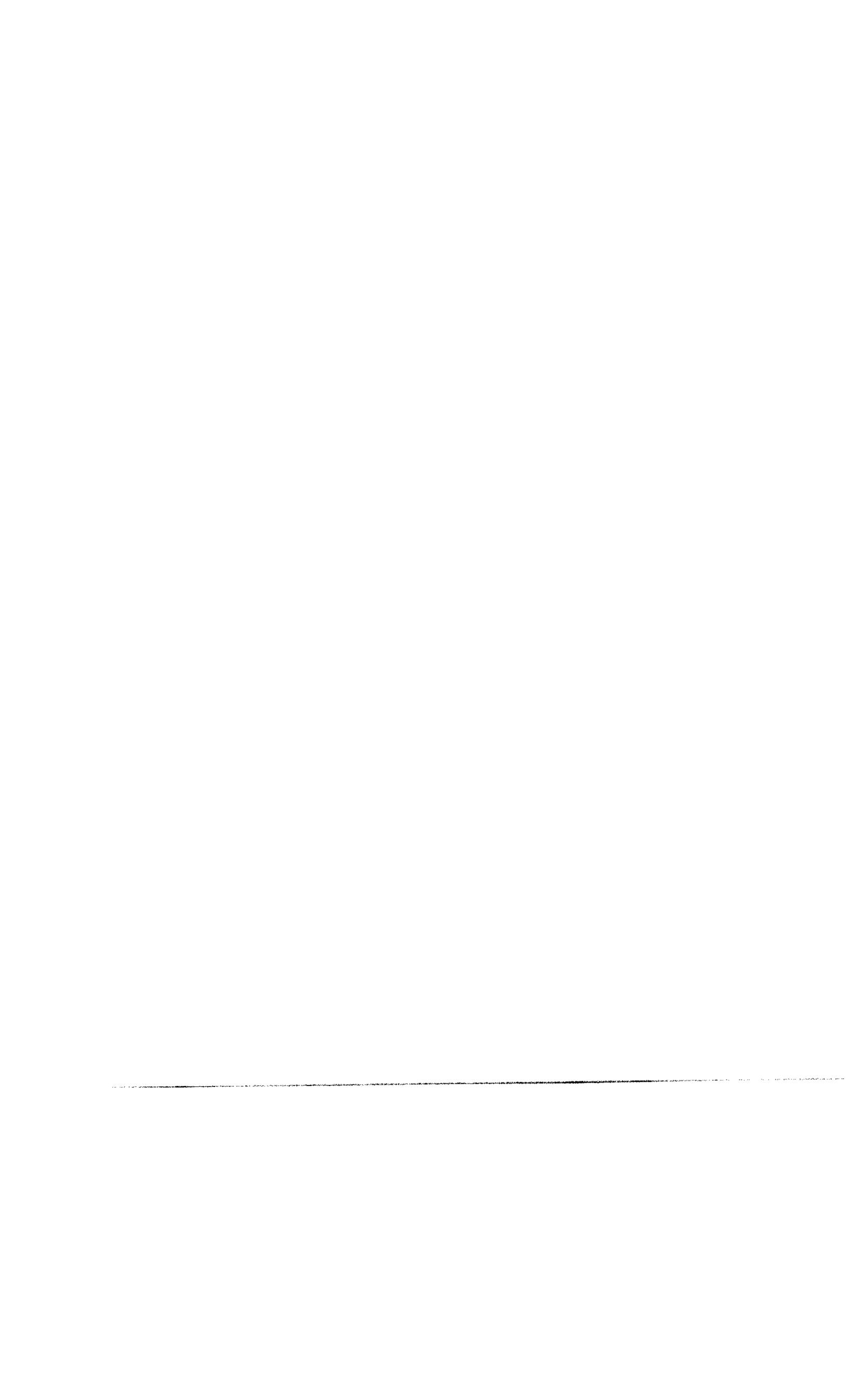
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RECOMMENDATION - 00128-00000-01642 – April 19, 2001, Site Plan for Building Permit

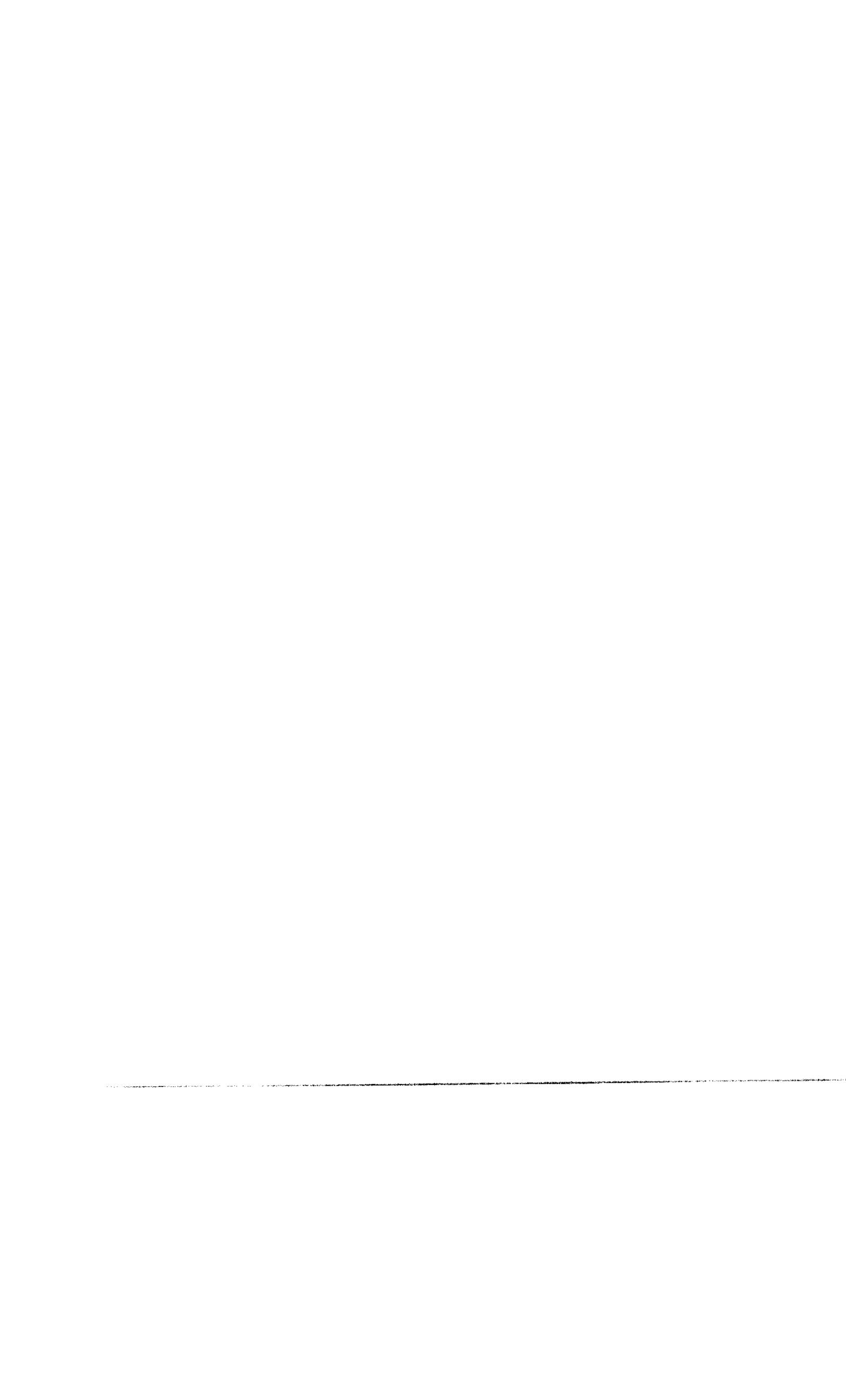
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1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified 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.



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10. Prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.

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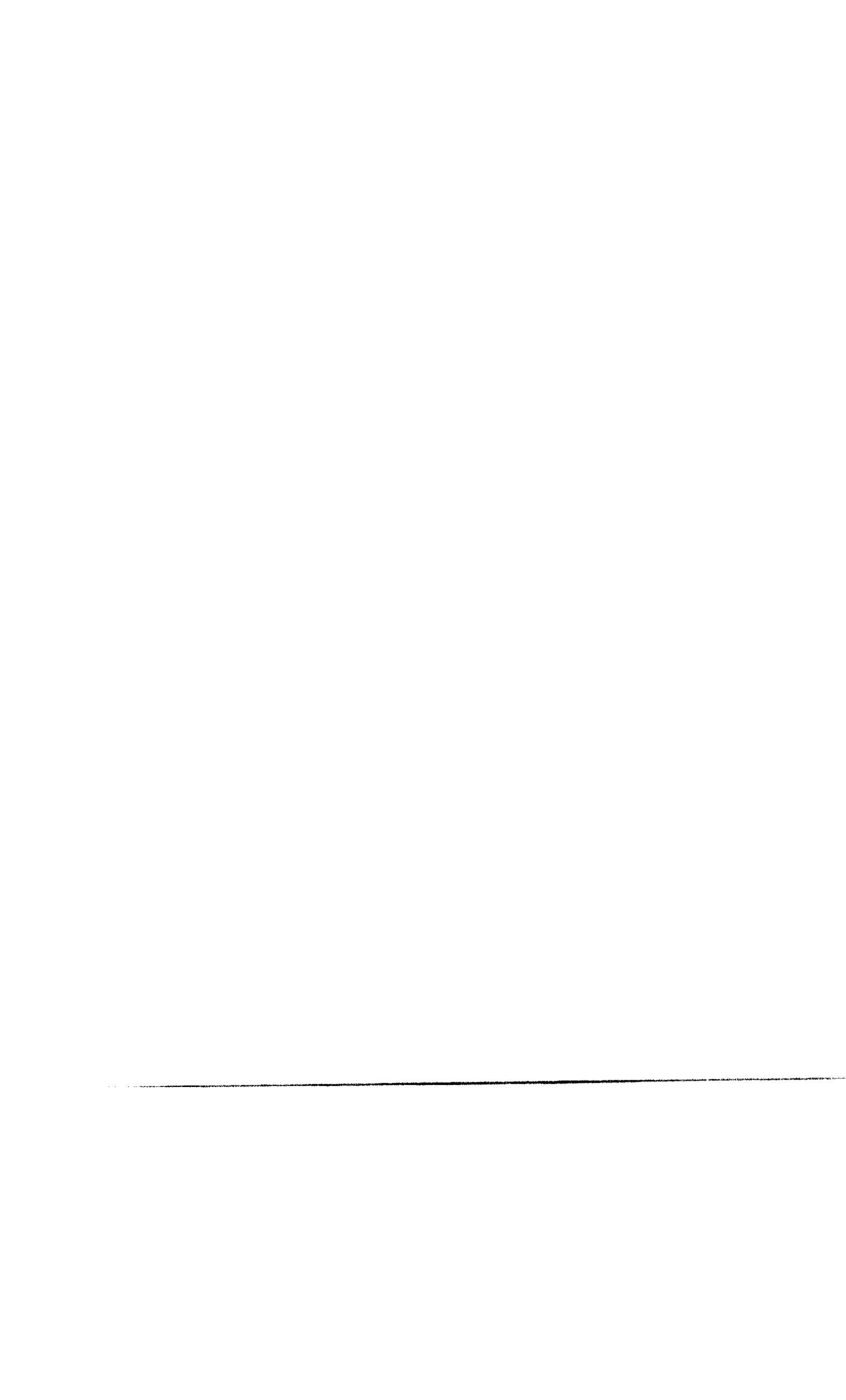
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- E) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- F) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- G) Coordination with the Solid Waste Department with regard to refuse container location and access.
- H) Street Trees are required along Interstate 40



Deborah L. Stover
Planner

cc: COA Transit Department, 601 Yale Blvd. SE, Albuquerque, NM 87106
Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuquerque, NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuquerque, NM 87120
Kathleen Duran, Parkway Neigh. Assoc., 8127 Glenbrook Pl. NW, Albuquerque, NM 87120
Michelle Boehrns, Parkway Neigh. Assoc., 1405 Somerset Dr. NW, Albuquerque, NM 87120

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 annexation and establishment of zoning.

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

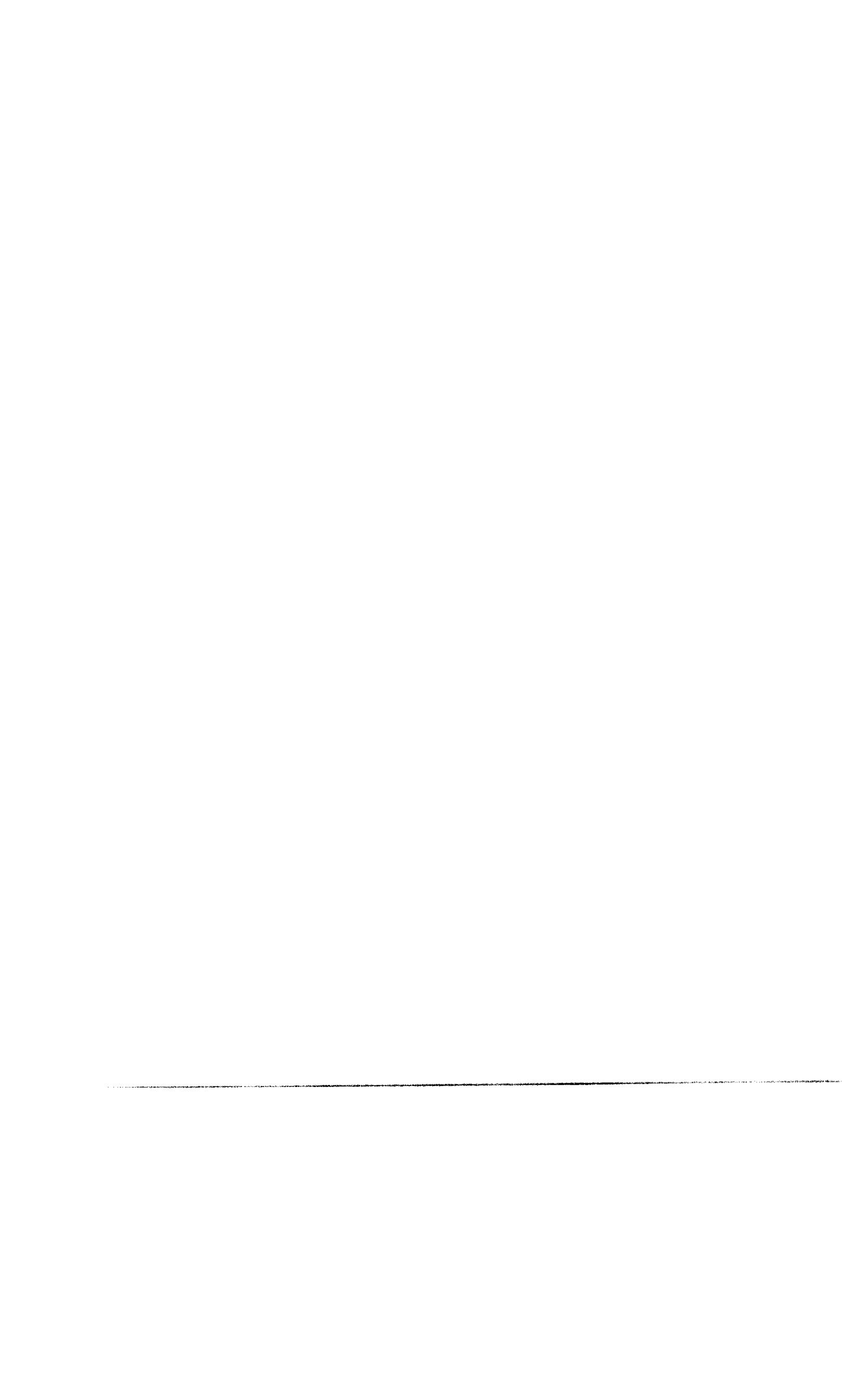
- A) Dedication of 60 feet of right-of-way and construction of arterial pavement (30 feet minimum width), curb, gutter and sidewalk on Daytona Road and Oliver Ross Drive.
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Conditions of approval for the proposed site plan for building permit should include:

- A) Proposed parallel parking in the employee parking lot should be converted to 90 degree parking or added to the adjacent parking pods.
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- G) Coordination with the Solid Waste Department with regard to refuse container location and access.
- H) Street Trees are required along Interstate 40

Utility Development:

Access and development presupposes dedication of off-site right of way. Has the land been acquired, or under contract, or will condemnation be pursued? The utility plan must be modified and infrastructure required in accordance with serviceability letter of March '99. Prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.”



Traffic Engineering Operations:

No adverse comment except to provide good sight distances at any access points.

Hydrology:

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

Transportation Planning:

1. No objection to annexation and zoning. Annexation should include the full width of the Daytona Road right-of-way, where it lies adjacent to the site.
2. No drawing is provided specifically for "site plan for subdivision", therefore we are unable to review.
3. There are some deficiencies regarding approval for "site plan for building permit": (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument; (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable; (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review. The Public Works Department Hydrology Division advises us that an approved drainage plan is also required

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No Comment."

Environmental Services Division

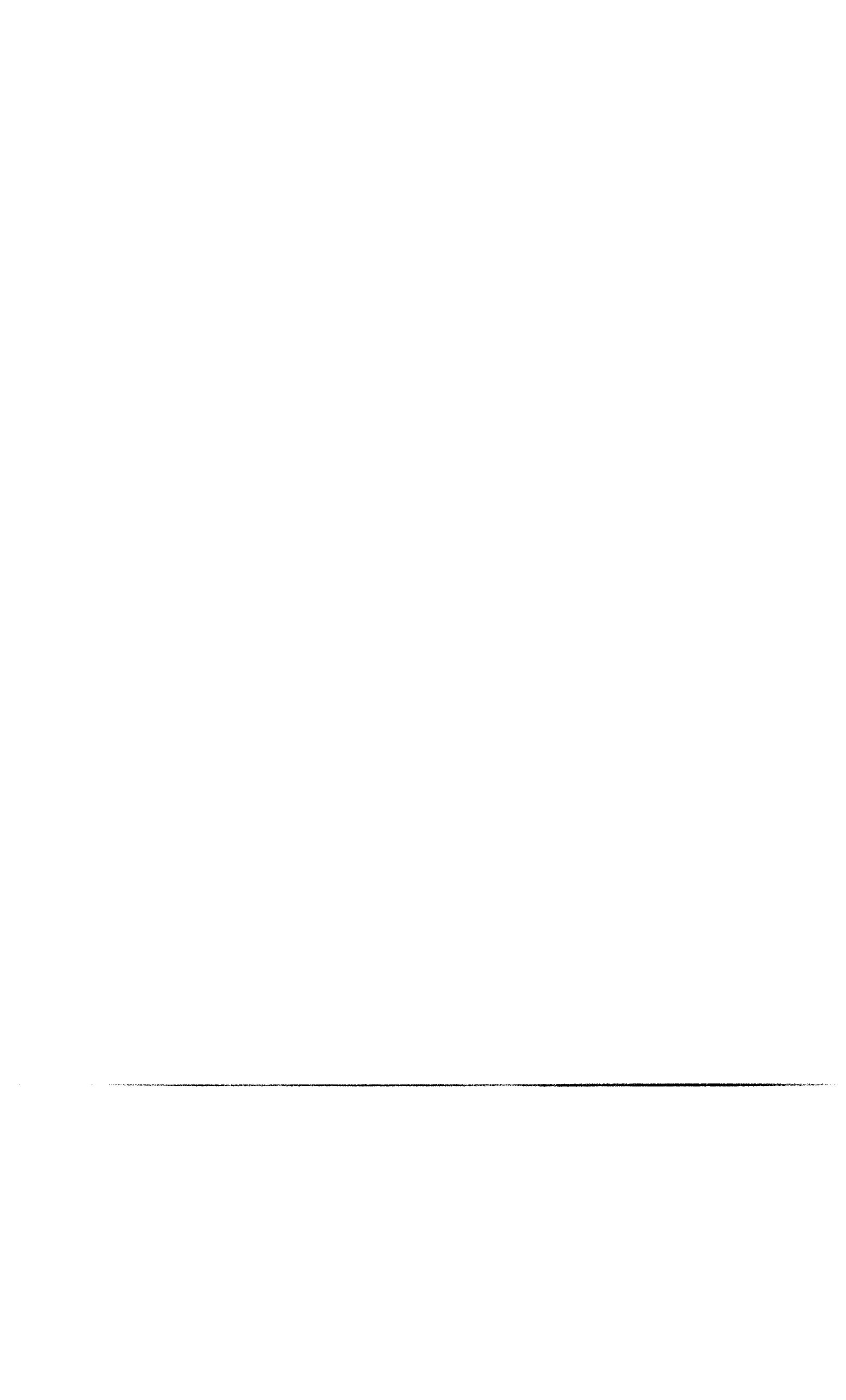
NEIGHBORHOOD SERVICES

"Laurelwood and Parkway (both recognized associations) were notified."

PARKS AND RECREATION

Planning and Design

OPEN SPACE DIVISION



POLICE DEPARTMENT/Planning

Lighting issues

Maintenance of landscaping

Adequate security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Approved. Consider possible self contained compactor for efficiency and cost effectiveness.”

FIRE DEPARTMENT/Planning

– 20 foot wide gates required for entry and exit at control booth. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall be installed and operating prior to this construction project. **Our office upon permit stage will conduct its normal plan review for fire department access and structures.**

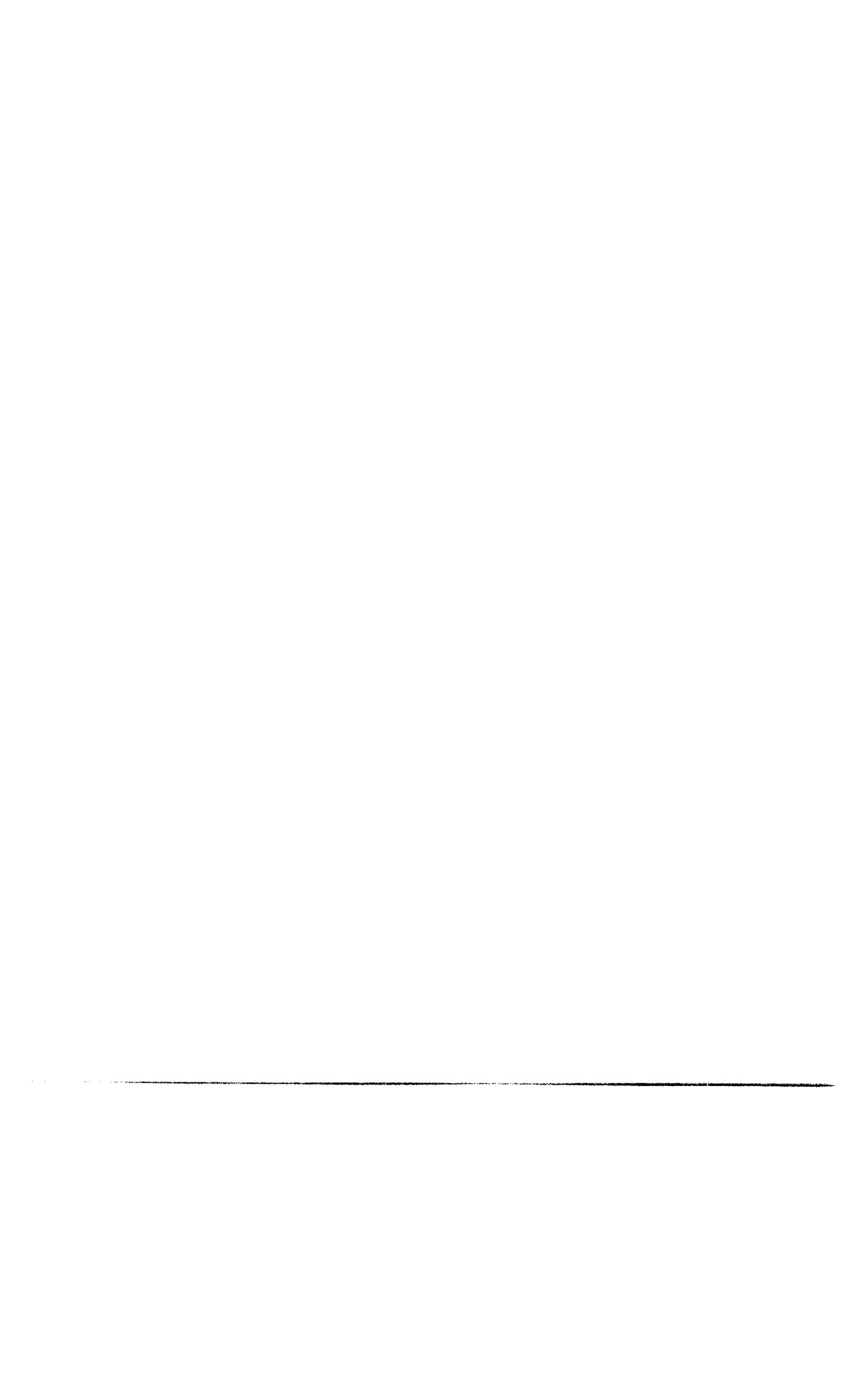
TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

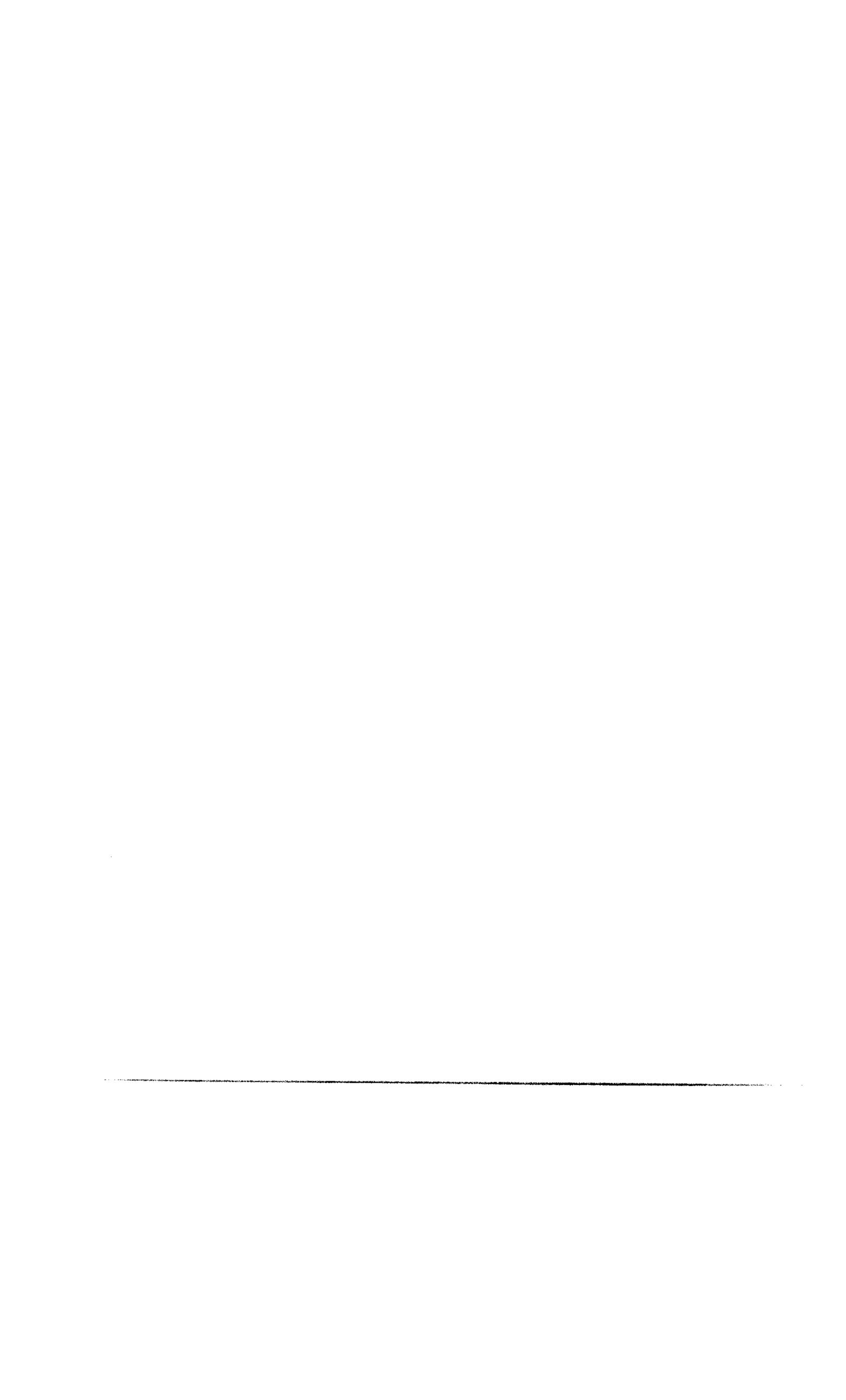
ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

No objection. AMAFCA has entered into an agreement with the upstream property owner to remove the floodplain from the site. Prior to development, an approved Grading and Drainage Plan will be required. Water quality measures appropriate for this type of usage should be incorporated into the plans.”



ALBUQUERQUE PUBLIC SCHOOLS
"No Adverse Comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS
"No Adverse Comment."



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

Date: March 23, 2001

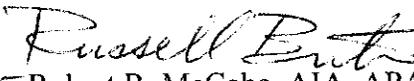
OFFICIAL NOTIFICATION OF DECISION

COA Transit Department
601 Yale Blvd. SE
Albuq. NM 87106

FILE: 00128 00000 01641/00128 00000 01642
LEGAL DESCRIPTION: 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

On March 22, 2001, the Environmental Planning Commission voted to continue 00128 00000 01641/
00128 00000 01642 to the Environmental Planning Commission Public Hearing on April 19, 2001.

Sincerely,


for Robert R. McCabe, AIA, APA
Planning Director

RM/DS/ac

cc: Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuq. NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuq. NM 87120
Kathleen Duran, Parkway Neigh. Assoc., 8127 Glenbrook Pl. NW, Albuq. NM 87120
Michelle Boehrns, Parkway Neigh. Assoc., 1405 Somerset Dr. NW, Albuq. NM 87120

CONDITIONS:

1. The submittal of this site plan to the Development Review Board shall meet all Environmental Planning Commission conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the Environmental Planning Commission hearing, including how the site plan has been modified to meet each of the Environmental Planning Commission conditions. Unauthorized changes to this site plan, including before or after Development Review Board final sign-off, may result in forfeiture of approvals.
2. The revised Site Development Plan shall be submitted which provides specific information on lighting and the sign. The sign shall be no larger than 3 square feet in area.
3. No new Ash trees shall be planted.
4. At least 75 percent of the landscape areas shall be covered with living, vegetative materials; concrete, grave or flagstone is not considered living, vegetative materials.
5. The landscape plan and maintenance shall comply with the City Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Waste Water Ordinance.
6. The hours of operation are limited to 5 p.m. - 10 p.m.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER GARA

MOTION CARRIED UNANIMOUSLY

3. 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
00128 00000 01642 site development plan for building permit for Tracts B-15, B-16, B-
Project #1000937 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 **(RECOMMENDED
APPROVAL TO THE CITY COUNCIL OF ANNEXATION AND
ESTABLISHMENT OF SU-1 FOR TRANSIT FACILITY ZONING.
CONTINUED SITE DEVELOPMENT PLAN TO APRIL 19, 2001)**

STAFF PRESENT:

Debbie Stover, Planning Department
Joe David Montano, PWD, Transportation

Richard Dineen, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Bruce Rizzeri, Transit Dept.

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

MS. STOVER: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue 00128 00000 01641/ 00128 00000 01642 to the Environmental Planning Commission Public Hearing on April 19, 2001.

MOVED BY COMMISSIONER GARA
SECONDED BY COMMISSIONER McMAHAN MOTION CARRIED UNANIMOUSLY

4. 01136-00000-00068 Cecilia Garcia, agent for Paula Spooner appeals the Development
Project #1000894 Review Board's approval of the Vacation (closing) of Public Right-
00410-00000-01686 of-Way for a portion of San Venito Place, adjacent only to Lot 7,
Block 1 and Lots 3 and 4, Block 3, **Anayas Duranes Addition**,
zoned R-1 (City) and located on Rio Grande NW and San Venito
PI NW. [REF: DRB-98-377/V-98-102] (H-13) **(DENIED)**

STAFF PRESENT:

Janet Stephens, Planning Department
Richard Dourte, PWD, Transportation

PERSONS PRESENT TO SPEAK IN FAVOR OF THE APPEAL

Cecilia Garcia, 1218 Rio Grande Blvd. NW
Perfidia Sanchez, 1500 Saunders SW
Ida Anaya, 1208 ½ Rio Grande Blvd. NW
Patricia Allen, 1900 Lilac NW
Antoinette Lopez, 2305 San Francisco
David Sanchez, 1500 Saunders Rd. NW

.....

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

Date: February 16, 2001

OFFICIAL NOTIFICATION OF DECISION

COA Transit Department
601 Yale Blvd. SE
Albuq. NM 87106

FILE: 00114 00000 01643/00110 00000
01650/00128 00000 01641/00128 00000 01642
LEGAL DESCRIPTION: 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

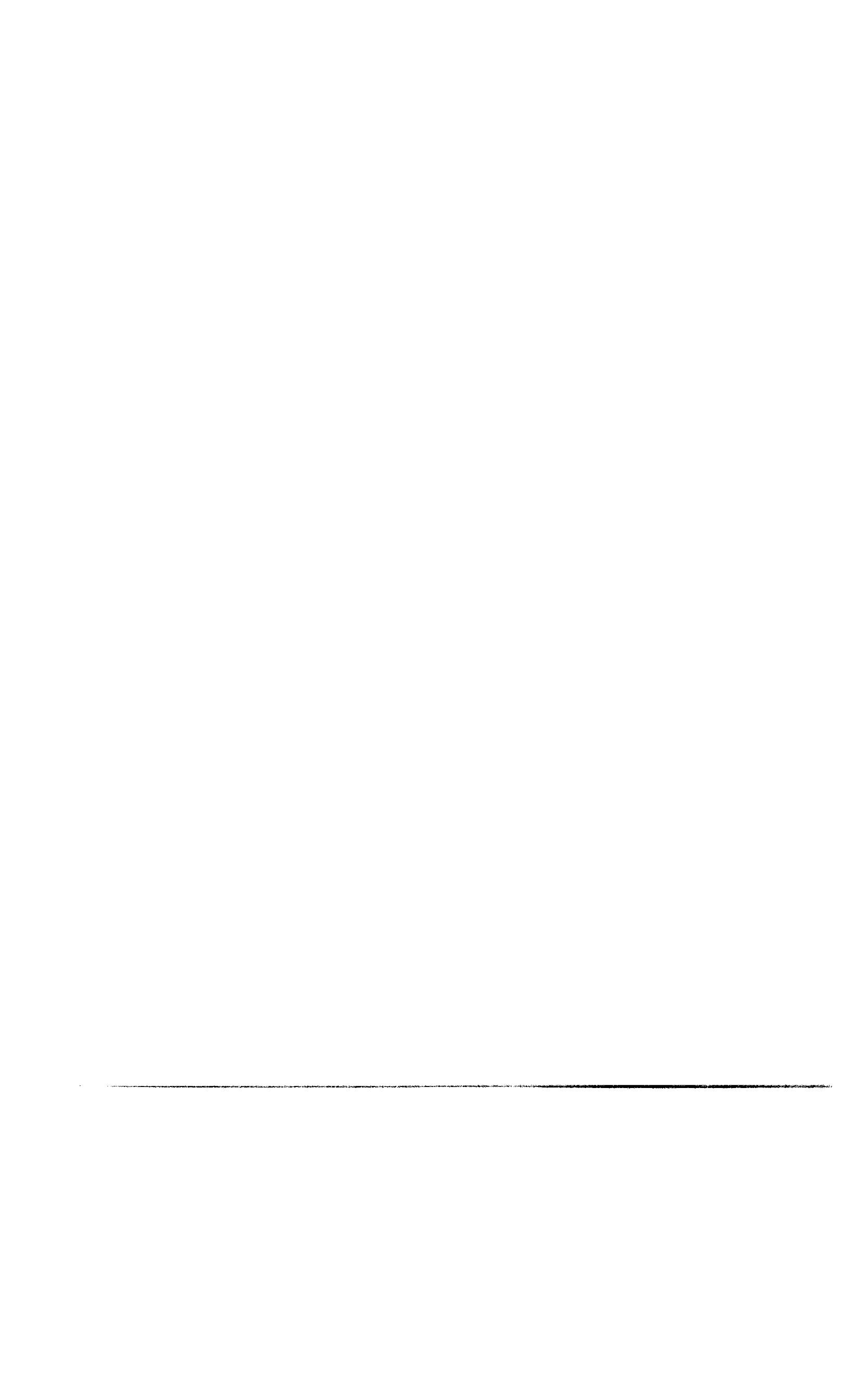
On February 15, 2001, the Environmental Planning Commission voted to defer 00128 00000 01642, a site plan for building permit to the Environmental Planning Commission Public Hearing on March 22, 2001.

Sincerely,


For Robert R. McCabe, AIA, APA
Planning Director

RM/DS/ac

cc: Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuq. NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuq. NM 87120
Kathleen Duran, Parkway Neigh. Assoc., 8127 Glenbrook Pl. NW, Albuq. NM 87120
Michelle Boehrns, Parkway Neigh. Assoc., 1405 Somerset Dr. NW, Albuq. NM 87120



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

Date: January 19, 2001

COA Transit Department
601 Yale Blvd. SE
Albuq. NM 87106

OFFICIAL NOTIFICATION OF DECISION

FILE: 00114 00000 01643/00110 00000
01650/00128 00000 01641/00128 00000 01642
LEGAL DESCRIPTION: 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

On January 18, 2001, the Environmental Planning Commission voted to recommend approval to the City Council of 00114-00000-01643, a request for annexation, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the following Findings:

FINDINGS:

1. This is a request for approval of annexation of an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject request meets the requirements for annexation into the city because it is contiguous to city boundaries, accessible to service providers, and will have convenient street access. In addition, the area is suitable for urban intensity as defined by its designation of Developing Urban in the Albuquerque / Bernalillo County Comprehensive Plan.
3. The subject request meets the Plan's goal for this area 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.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.



OFFICIAL NOTICE OF DECISION

00114 00000 01643/00128 00000 01642/00110 00000 01650

JANUARY 18, 2001

PAGE 2

On January 18, 2001, the Environmental Planning Commission voted to recommend approval to the City Council of 00110-00000-01650, a request for zone map amendment from County A-1 and C-1 to SU-1 for Transit Facility and Daycare, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the following Findings.

FINDINGS:

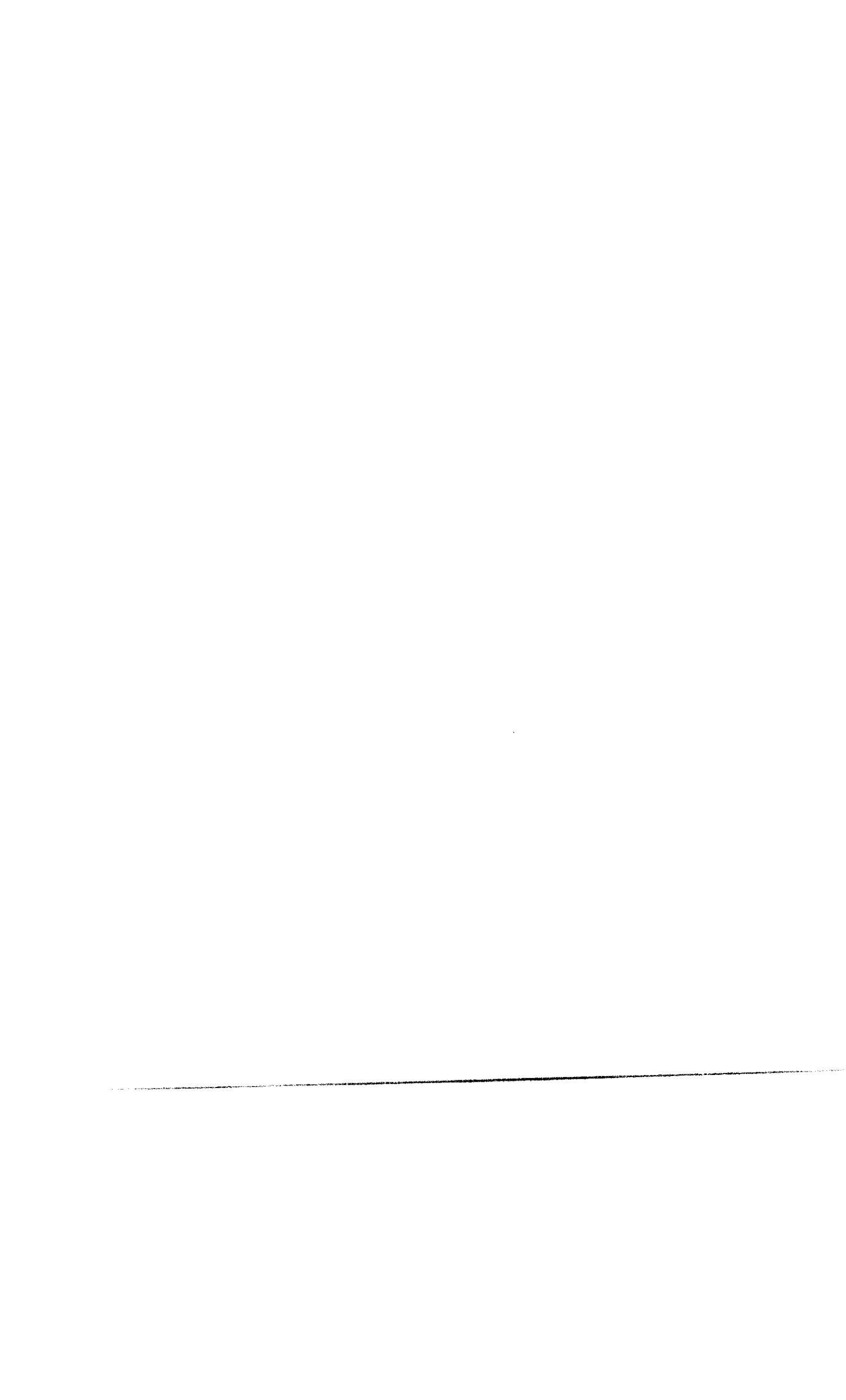
1. This is a request for establishment of SU-1 for Transit Facility and Daycare zoning for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject site meets the requirements of Resolution 270-1080 because approval of the annexation constitutes a changed condition in the area. Additionally, the requested zoning is more advantageous to the community by helping to provide more convenient transit access and a day care center that will be made available to the public.
3. The requested zoning meets the goal in the Comprehensive Plan of planning new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.
4. This request is in conformance with the West Side Strategic Plan which encourages growth in this area.

On January 18, 2001, the Environmental Planning Commission voted to defer 00128 00000 01641, a site plan for subdivision to the Environmental Planning Commission Public Hearing on March 15, 2001 based on the following Findings:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. No specific site plan for subdivision has been submitted.
3. A plan for subdivision eliminating existing tracts and replatting into one tract is not shown.
4. A maximum floor area ratio for the site is not shown as required in the subdivision ordinance.

On January 18, 2001, the Environmental Planning Commission voted to defer 00128 00000 01642, a site plan for building permit to the Environmental Planning Commission Public Hearing on March 15, 2001 based on the following Findings:



OFFICIAL NOTICE OF DECISION

00114 00000 01643/00128 00000 01642/00110 00000 01650

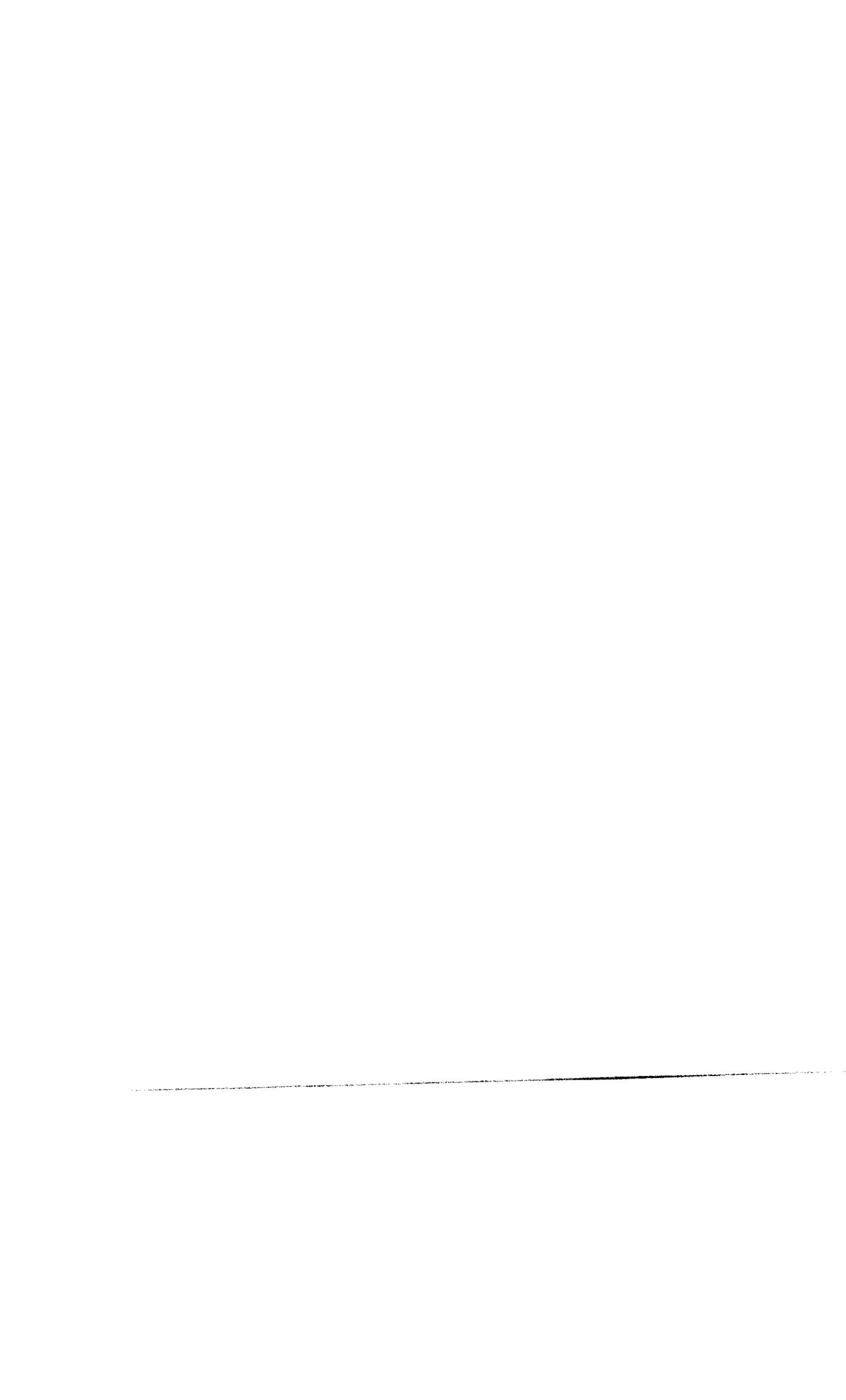
JANUARY 18, 2001

PAGE 3

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. Parking calculations for the site have not been provided.
3. Site lighting details are inadequate.
4. The submitted landscape plan is inadequate for the site. Lacking details include a note that would show the species of native grass to be planted in the "meadow" areas, a note that this area will be irrigated for a minimum of three years, shade trees at a minimum of 2-inch caliper in size planted around the entire perimeter of the site and every 10 spaces in parking areas, and additional landscaping spaces within the interior of the site that would ensure a 15% coverage of the site even after the day care facility is built.
5. No colors have been provided for any building materials and specific materials have not been called out on the elevations.
6. The Public Works Department, Transportation Planning, notes that there are deficiencies regarding the site plan for building permit as follows:
 - (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument;
 - (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable;
 - (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review. The Public Works Department Hydrology Division advises us that an approved drainage plan is also required.

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.



OFFICIAL NOTICE OF DECISION

00114 00000 01643/00128 00000 01642/00110 00000 01650

JANUARY 18, 2001

PAGE 4

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

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

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

Sincerely,


for Robert R. McCabe, AIA, APA
Planning Director

RM/DS/ac

cc: Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuquerque, NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuquerque, NM 87120
Kathleen Duran, Parkway Neigh. Assoc., 8127 Glenbrook Pl. NW, Albuquerque, NM 87120
Michelle Boehrns, Parkway Neigh. Assoc., 1405 Somerset Dr. NW, Albuquerque, NM 87120

14. 00114 00000 01643 City of Albuquerque, Transit Department request annexation and establishment of SU-1 for Transit Facility and Daycare zoning plus approval of a site development plan for 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 **(RECOMMENDED APPROVAL TO THE CITY COUNCIL OF ANNEXATION AND ESTABLISHMENT OF SU-1 FOR TRANSIT FACILITY ZONING. DEFERRED SITE DEVELOPMENT PLAN TO MARCH 15, 2001)**
- 00110 00000 01650
00128 00000 01641
00128 00000 01642
Project #1000937

STAFF PRESENT:

Debbie Stover, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Bruce Rizeri, Transit Department

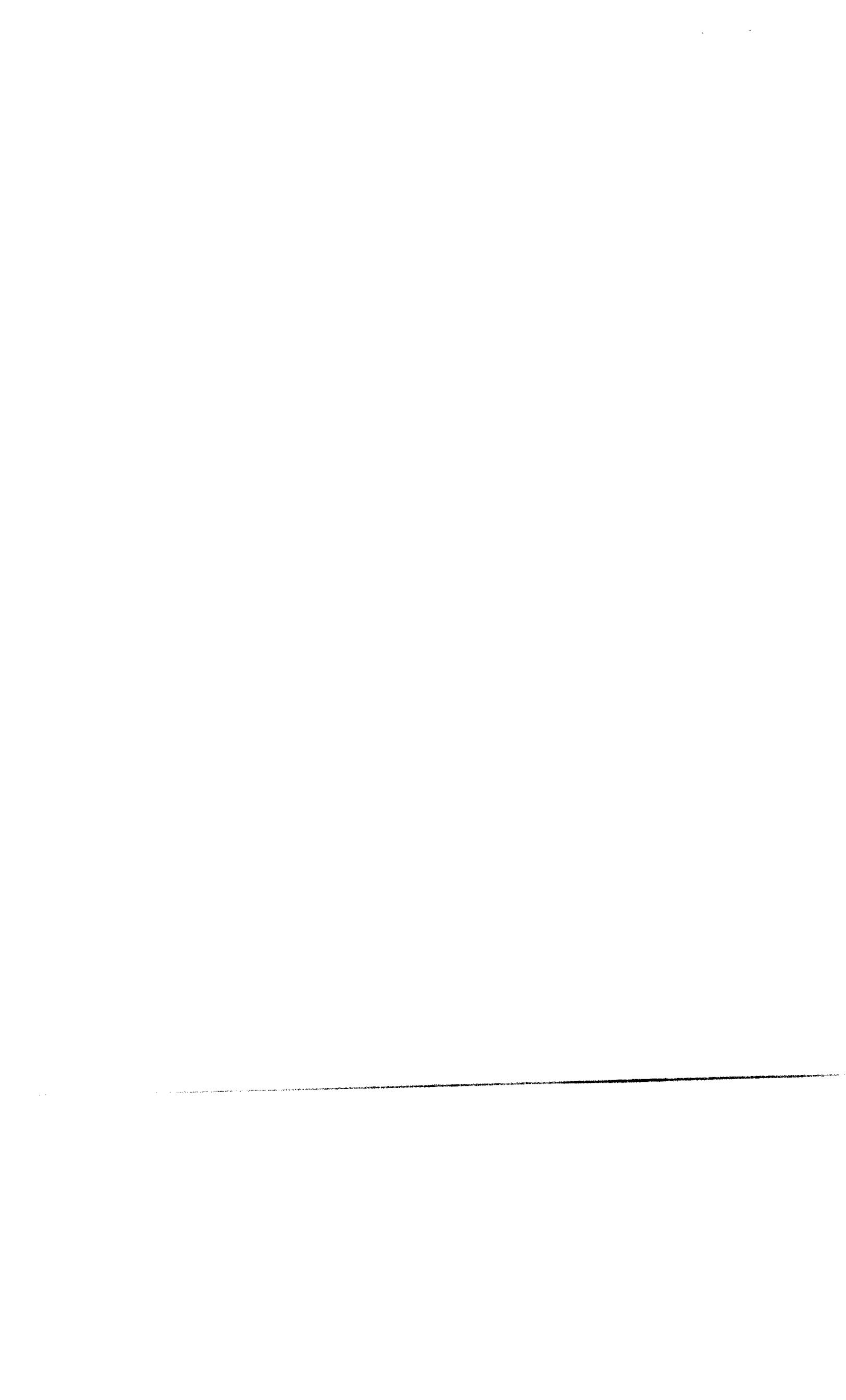
THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

CHAIR BEGAY: Agenda item twenty. Ms. Stover?

MS. STOVER: Madam Chair, Commissioners, agenda item twenty, case 00114 00000 01643 a request for annexation, 00110 00000 01650 a request for establishment of zoning, 00128 00000 01641 a request for site plan for subdivision and 00128 00000 01642 a site plan for building permit for an approximately twenty acre site known as tracts B15 through B19, Town of Atrisco Grant. This request if approved will provide a Westside transit facility along with a future daycare facility for the area. A request for annexation and establishment of zoning meet the requirements for annexation into the city because the property is contiguous to existing city boundaries and will have convenient street access. Approval of the annexation will constitute a changed condition in the area as well as being advantageous to the community justifying the establishment of zoning. However, the site plans for subdivision and building permit are lacking certain items, which made it difficult to fully, evaluate the plans. So therefore staff is recommending approval, a recommendation to City Council of approval of the annexation and establishment of zoning and a deferral of the site plans for subdivision and building permit of sixty days in order to allow the applicant to amend the plans.

CHAIR BEGAY: Okay, any questions? Thank you. Applicant?

MR. RIZERI: Madam Chair, Commissioners, Bruce Rizeri, City of Albuquerque, Transit Department, 601 Yale Southeast, 87106. With me this evening I have Ron Brook, an architect of the project with DWL Architects and Mike Riordan, engineer for the project with Smith



Engineering in case the Commission has any questions regarding this project. We agree with the findings for the request of annexation and the request for change in zoning. We also agree with the report for deferral to March for the remaining two items, site plan for subdivision and site plan for building permit purposes and if you have questions on projects I will be happy to attempt to answer those questions.

CHAIR BEGAY: Any questions?

MR. RIZERI: Thank you.

CHAIR BEGAY: Thank you. Debbie closing comments?

MS. STOVER: None.

CHAIR BEGAY: Any one signed up to speak?

COMMISSIONER McMAHAN: I have a question for staff.

CHAIR BEGAY: Okay.

COMMISSIONER McMAHAN: Debbie who are the customers of the proposed day care center?

MS. STOVER: Apparently the customers will be city employees as well as the general public. So anyone.

COMMISSIONER McMAHAN: So this is going to be a fringe benefit for the city employees who work at this transit facility?

MS. STOVER: They as well as any other member of the public are going to be able to use it and I believe they will have to pay for it like anyone else. Maybe he can answer it better.

MR. RIZERI: Madam Chair and Commissioner, what we have found with talking to other transit agencies is that a day care center attracts people to the transit, they will be able to come to the center, drop off the child and take transit to the destination. We have friendly conversations with Family and Community Services by how the city operates the child development centers offered by the city. But it is undetermined at this time how that facility will be constructed and operated. Either through the city or through a private company. We will have conversations with that department later on after the rest of this project gets underway and there is funding for that child development center in place. So it may be a way to increase the bus rider ship.

COMMISSIONER McMAHAN: So it may be a way of increase the bus rider ship.

MR. RIZERI: Yes Commissioner that is part of it.

COMMISSIONER McMAHAN: Cool. Thank you.



CHAIR BEGAY: Commissioner Schwartz?

COMMISSIONER SCHWARTZ: Since you put it that way I mean are you going to have boarding's here? I envision this as a storage maintenance facility from which in the morning, each morning or shift busses are dispatched to the particular routes that they are running. Now the way you presented that daycare it sounded like you can actually pay your fare and board the bus at this terminal. Is that correct?

MR. RIZERI: Madam Chair, Commissioner it is a combination of items. Some of our routes will be originating from this facility so that it will be possible for a person to board a route or board a bus for the route to this site. Also given the nature of the development within this area the industrial park in our request for annexation becoming in for area to the southwest of this site. A residential area around here, possible people coming to work in the industrial site (INAUDIBLE) child and then go to work with the car. Also there is possibility of people walking over to the site so there is a combination of ways people can drop off their children and then get on to their destination.

COMMISSIONER SCHWARTZ: On the last two items we are going to defer something you may want to come up with is some kind of cohesive analysis of your parking requirement.

MR. RIZERI: Yes.

COMMISSIONER SCHWARTZ: Because I mean well the formulas we have really do not apply, I mean they generate parking spaces but I mean I understand some of the parking is for the drivers are going to drive to the facility, park their car and then take their bus out.

MR. RIZERI: Correct.

COMMISSIONER SCHWARTZ: And it is really not related to the square footage of the facility at all in that sense. You have a certain employment base and then you know maybe this anticipated people who are actually riding the bus and using this as kind of a park and ride kind of a thing.

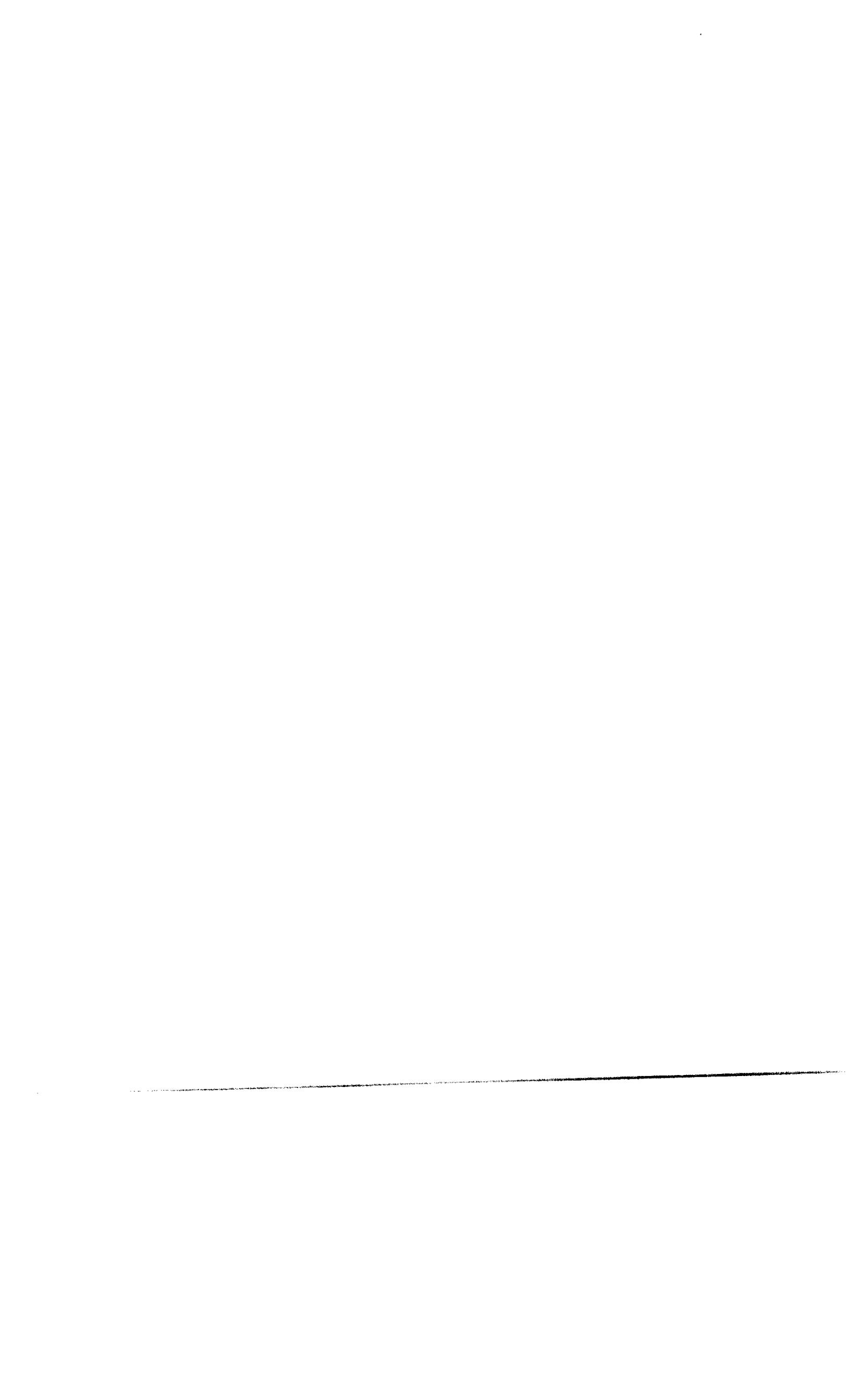
MR. RIZERI: Commissioner, that is correct and we will provide those calculations to the Planning Department staff.

COMMISSIONER SCHWARTZ: Thank you.

CHAIR BEGAY: Make sure you take your ten percent bus credit. Okay, any other questions? Debbie, closing comment? Applicant? And we are looking for a deferral to March 15? And you understand what you need to get to the Planning Department by then.

MR. RIZERI: Madam Chair, yes and we will have some (INAUDIBLE) to make sure (INAUDIBLE).

CHAIR BEGAY: Okay. I will close the floor. Commissioner Johnson?



COMMISSIONER JOHNSON: I am prepared to make a motion.

CHAIR BEGAY: Great.

COMMISSIONER JOHNSON: In the matter of 00114 00000 01643 I move approval of this request for annexation based on findings one through four as written.

CHAIR BEGAY: Second?

COMMISSIONER CHAVEZ: Second.

CHAIR BEGAY: Great, a motion and a second. All those in favor? Opposed? Motion passes unanimously.

COMMISSIONER JOHNSON: In the matter of 00110 00000 01650 I move approval of this request for a zone map amendment based on findings one through four as written.

COMMISSIONER McMAHAN: Second.

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

COMMISSIONER JOHNSON: In the matter of 00128 00000 01641 a request for site plan for subdivision I move to deferral to the March 15, 2001 meeting based on findings one through four as written.

COMMISSIONER McMAHAN: Second.

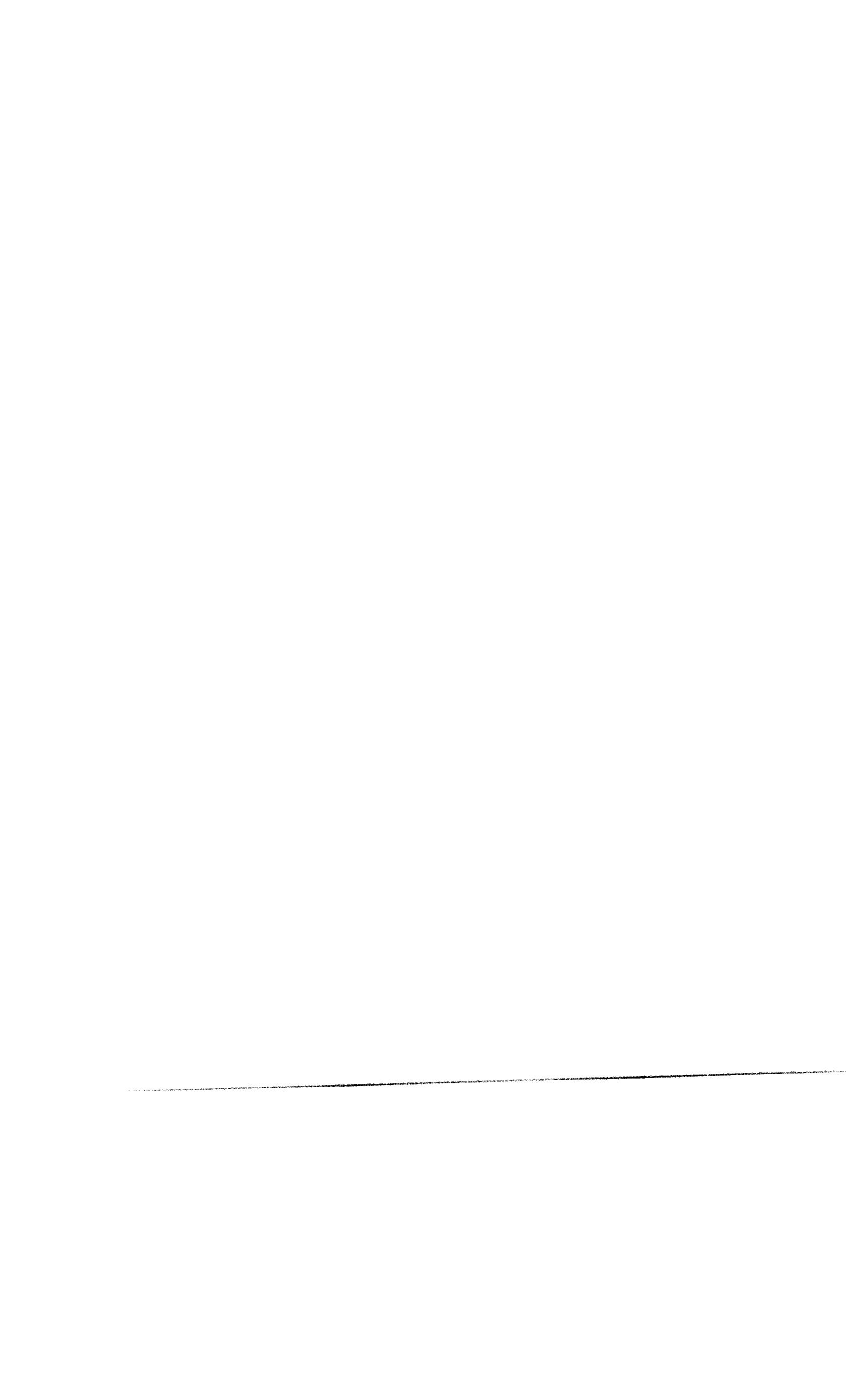
CHAIR BEGAY: Motion and a second. All those in favor? Opposed? Motion passes unanimously.

COMMISSIONER JOHNSON: In the matter of 00128 00000 01642 I move deferral of this request for a site plan for building permit to the March 15, 2001 meeting based on findings one through six as written.

CHAIR BEGAY: Second?

COMMISSIONER CHAVEZ: Second.

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



FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to recommend approval to the City Council of 00114-00000-01643, a request for annexation, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the following Findings:

FINDINGS:

1. This is a request for approval of annexation of an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject request meets the requirements for annexation into the city because it is contiguous to city boundaries, accessible to service providers, and will have convenient street access. In addition, the area is suitable for urban intensity as defined by its designation of Developing Urban in the Albuquerque / Bernalillo County Comprehensive Plan.
3. The subject request meets the Plan's goal for this area 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.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER CHAVEZ

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to recommend approval to the City Council of 00110-00000-01650, a request for zone map amendment from County A-1 and C-1 to SU-1 for Transit Facility and Daycare, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the following Findings.

FINDINGS:

1. This is a request for establishment of SU-1 for Transit Facility and Daycare zoning for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject site meets the requirements of Resolution 270-1080 because approval of the annexation constitutes a changed condition in the area. Additionally, the requested zoning is more advantageous to the community by helping to provide more convenient transit access and a day care center that will be made available to the public.
3. The requested zoning meets the goal in the Comprehensive Plan of planning new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.
4. This request is in conformance with the West Side Strategic Plan which encourages growth in this area.

MOVED BY COMMISSIONER JOHNSON

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 01641, a site plan for subdivision to the Environmental Planning Commission Public Hearing on March 15, 2001 based on the following Findings:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. No specific site plan for subdivision has been submitted.
3. A plan for subdivision eliminating existing tracts and replatting into one tract is not shown.
4. A maximum floor area ratio for the site is not shown as required in the subdivision ordinance.

MOVED BY COMMISSIONER JOHNSON

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY



NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 01642, a site plan for building permit to the Environmental Planning Commission Public Hearing on March 15, 2001 based on the following Findings:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. Parking calculations for the site have not been provided.
3. Site lighting details are inadequate.
4. The submitted landscape plan is inadequate for the site. Lacking details include a note that would show the species of native grass to be planted in the "meadow" areas, a note that this area will be irrigated for a minimum of three years, shade trees at a minimum of 2-inch caliper in size planted around the entire perimeter of the site and every 10 spaces in parking areas, and additional landscaping spaces within the interior of the site that would ensure a 15% coverage of the site even after the day care facility is built.
5. No colors have been provided for any building materials and specific materials have not been called out on the elevations.
6. The Public Works Department, Transportation Planning, notes that there are deficiencies regarding the site plan for building permit as follows:
 - (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument;
 - (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable;
 - (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review. The Public Works Department Hydrology Division advises us that an approved drainage plan is also required.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER CHAVEZ

MOTION CARRIED UNANIMOUSLY





NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, March 22, 2001 at 9:00 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]

- 00114 00000 01643 City of Albuquerque, Transit Department request annexation and establishment of SU-1 for Transit Facility and Daycare zoning plus approval of a site development plan for 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
(RECOMMENDED APPROVAL TO THE CITY COUNCIL OF ANNEXATION AND ESTABLISHMENT OF SU-1 FOR TRANSIT FACILITY ZONING. DEFERRED SITE DEVELOPMENT PLAN FROM JANUARY 18, 2001)
- 00110 00000 01504 Garcia/Kraemer & Associates, agents for Bernie & Juanita Sanchez request a zone map amendment from R-1 to P for Lot 3, a portion of Lot 4, Block 3, and Lot 7, Anayas Duranes Addition, located on Rio Grande Boulevard at the west end of San Venito Place and Alameda Drain between San Francisco Road and Rice Avenue, containing approximately .28 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM DECEMBER 21, 2000)**
- 00000 01498 Ernest Castillo, agent for Michael Castillo request a zone map amendment from R-1 to SU-1 to include mini-warehouse storage, RV Parking, On-Site Management Residence, Sales/Rental Office (Truck Rental) and Storage, for Lot 3A, San Jose Arenal Addition, located on Arenal between Coors SW and Unser SW, containing approximately 4.934 acres. (M-10 & M-11) Cynthia Borrego-Archuleta, Staff Planner **(CONTINUED FROM DECEMBER 21, 20001)**
- 00110 00000 01650
00128 00000 01641
00128 00000 01642
Project #1000937
- Project # 1000894
- # 1000891

...ent for Paula Spooner appeals the
...ord's approval of the
... of-Way for a portion of San Venito
... lots 3 and 4, Block 3,
... ated on Rio
... 102]
... Dt



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

Meeting Date: Nov. 22, 2001
Zone Atlas Page: H-13-E
Notification Radius: 100 Ft.

App#	<u>00114-0000-01043</u>
Proj#	<u>1001937</u>
Other#	<u>00128-0000-01041</u> <u>00128-0000-01042</u> <u>00110-0000-01050</u>

Cross Reference and Location: _____

Applicant: City of Albany - Transit Dept / Tom Murphy

Address: Cool Gate SE, 87106

Agent: _____

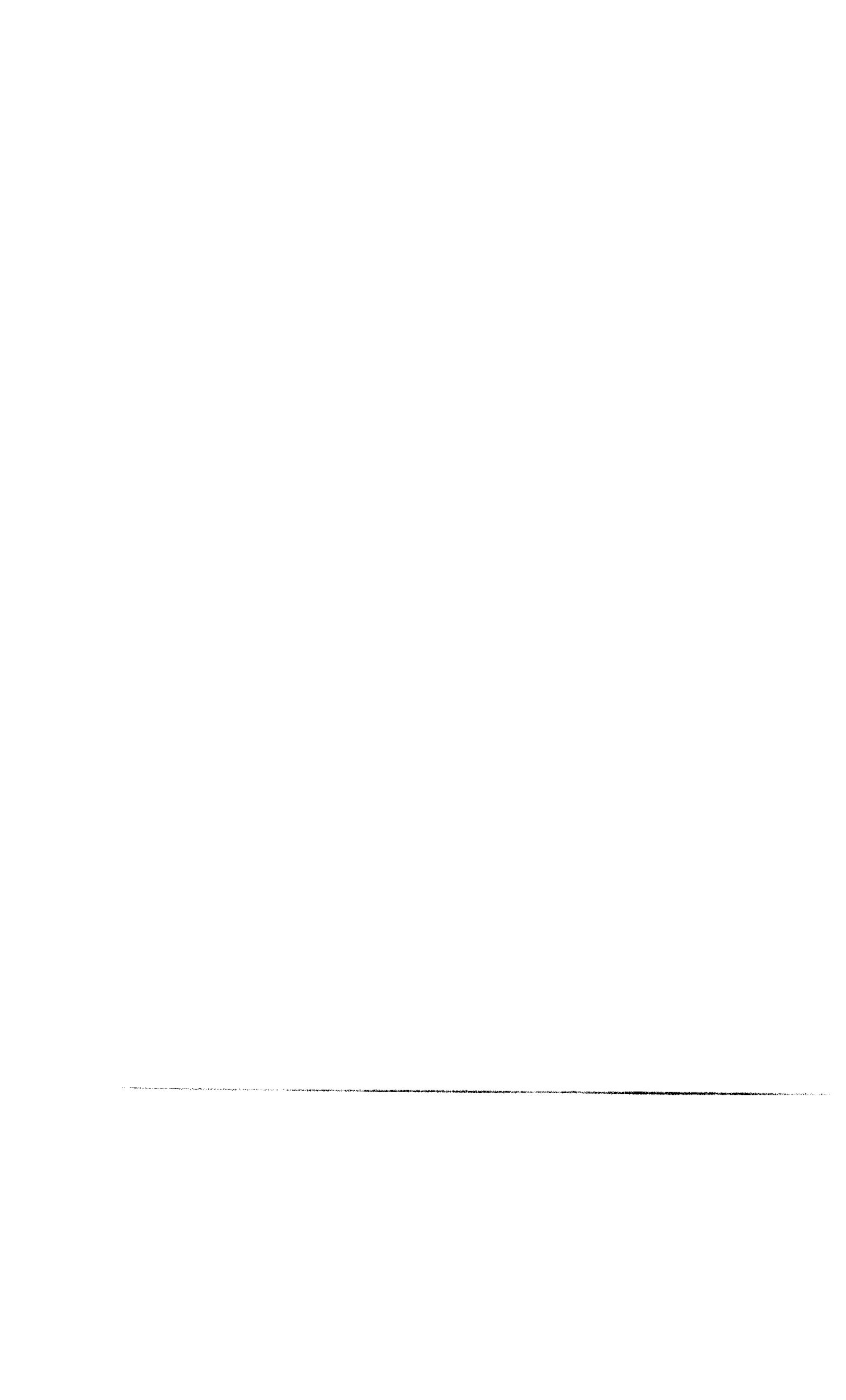
Address: _____

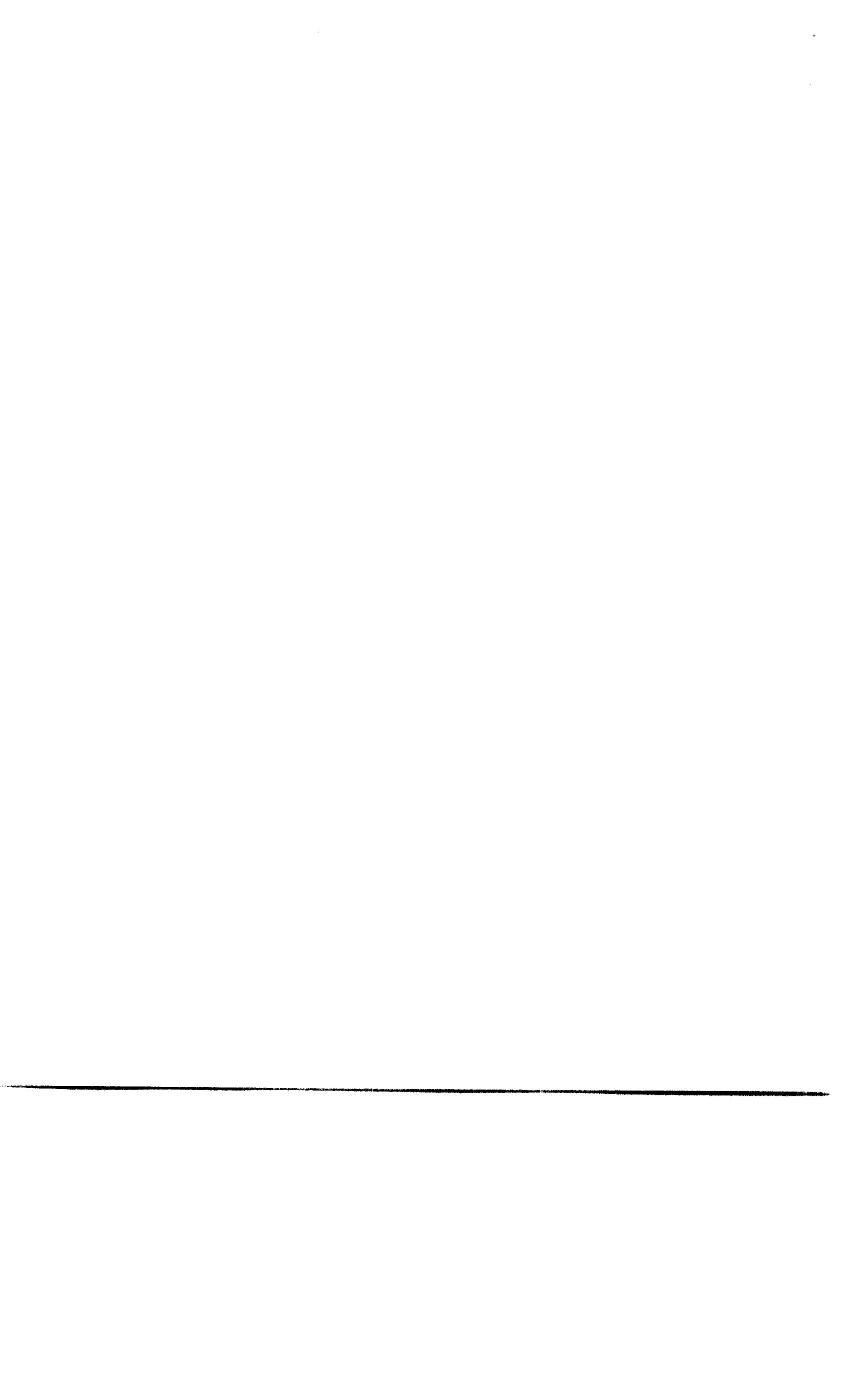
SPECIAL INSTRUCTIONS

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

Date Mailed: 3/7/01

Signature: [Signature]





1009058 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905828506640102 LEGAL: ATRI SCO GRANT TRACT 8-19 UNIT 5 CONT 4.60 AC LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: WESTLAND DEVELOPMENT CO INC

OWNER ADDR: 00401 COORS

BL NW ALBUQUERQUE NM 87105

100905830506940103 LEGAL: ATRI SCO GRANT TR 8-18 UNIT 5 CONT 5.0000 AC M/L OR LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: WESTLAND DEVELOPMENT CO INC

OWNER ADDR: 00401 COORS

BL NW ALBUQUERQUE NM 87121

100905832607240104 LEGAL: ATRI SCO GRANT TRACT 8-17 UNIT 5 CONT 5.00 AC LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: WESTLAND DEVELOPMENT CO INC

OWNER ADDR: 00401 COORS

BL NW ALBUQUERQUE NM 87105

100905834707240105 LEGAL: ATRI SCO GRANT UNIT 5 TR 8-16 EXC NLY POR OUT TO HI LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: WESTLAND DEVELOPMENT CO INC

OWNER ADDR: 00401 COORS

BL NW ALBUQUERQUE NM 87105

100905836807240106 LEGAL: ATRI SCO GRANT UNIT 5 TR 8-15 EXC NLY POR OUT TO H LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: TANNER MARY UNSER

OWNER ADDR: 05209 TIMAN

NW ALBUQUERQUE NM 87114

10090583906240110 LEGAL: TR T -2 R IGH-OF-WAY MAP UNSER DIVERSION CHANNEL CO LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: A M A F C A

OWNER ADDR: 02600 PROSPECT

NE ALBUQUERQUE NM 87110

100905843400540108 LEGAL: TR T -1 R IGH-OF-WAY MAP UNSER DIVERSION CHANNEL CO LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: M & B INVESTMENTS LTD CO

OWNER ADDR: 00000 PO BOX 6363

ALBUQUERQUE NM 87197

1009058264406440101 LEGAL: ATRI SCO GRANT TRACT 820 UNIT 5 CONT 4.00 AC LAND USE:

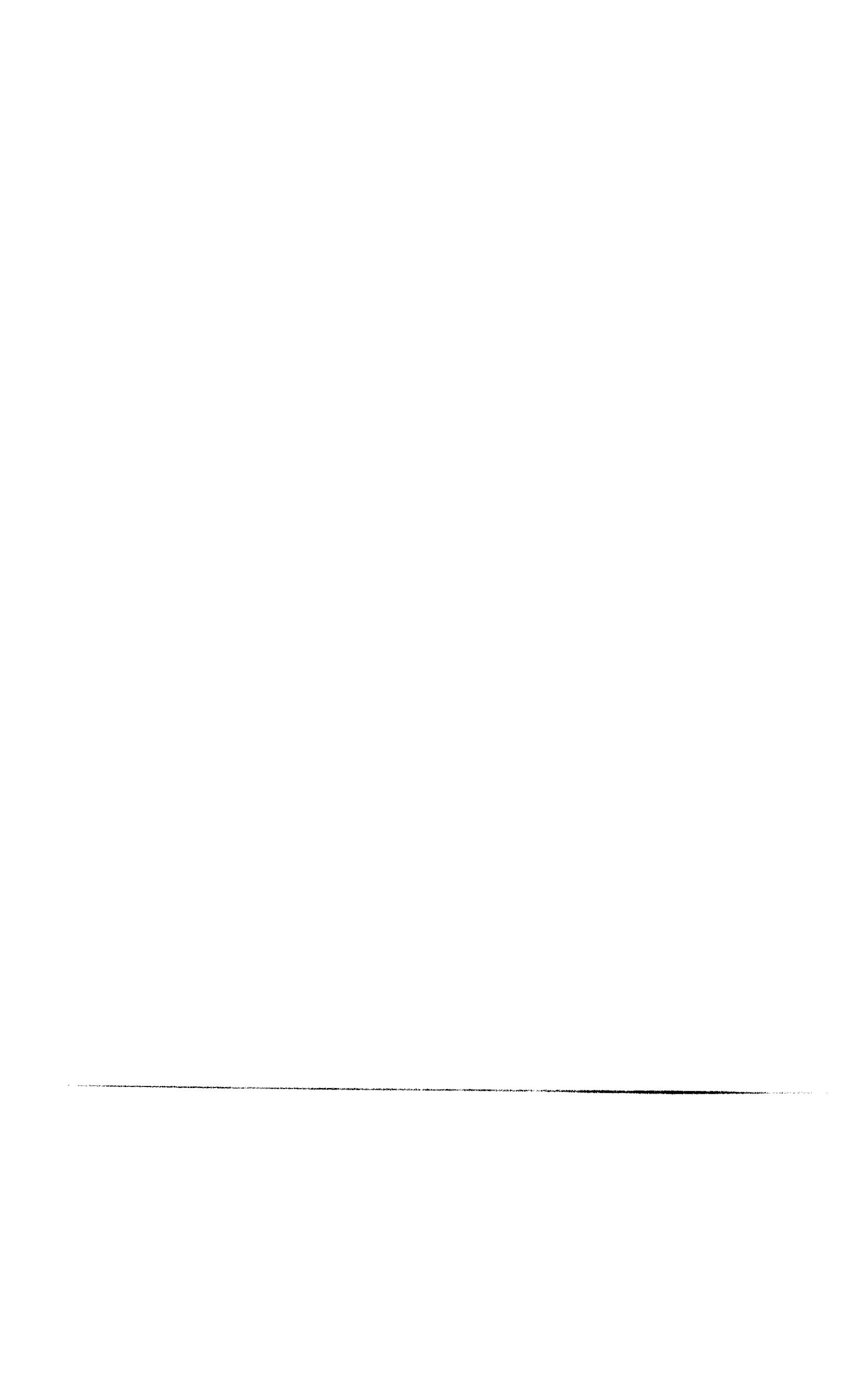
PROPERTY ADDR: 00000 N/A

OWNER NAME: BOX DANNY L

OWNER ADDR: 00000 PO BOX 30247

AMARILLO TX 79120

100905824405830203 LEGAL: S PO RT T RACT 8-21 UNIT 5 TOWN OF ATRISCO GRANT CON LAND USE:



PROPERTY ADDR: 00000 N/A
OWNER NAME: BOX DANNY L
OWNER ADDR: 00000 PO BOX 30247 AMARILLO TX 79120

100905822011830402

LEGAL: NORT HERL Y PORTION OF TRACTS B-22 & B-21, UNIT 5 TO LAND USE:
PROPERTY ADDR: 00000 N/A

OWNER NAME: A.M.A.F.C.A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

100905824213030709

LEGAL: SOUT HERL Y PORTION OF TRACT OF LAND IN THE E/2 NE/4 LAND USE:
PROPERTY ADDR: 00000 N/A

OWNER NAME: A.M.A.F.C.A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

100905825414130708 LEGAL: SOUT HERL Y PORTION OF A TRACT OF LAND IN THE NW/4 S LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: A.M.A.F.C.A
 OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

100905822919330703 LEGAL: NORT HERL Y PORTION OF TRACT OF LAND IN THE E/2 NE/4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WESTLAND DEVELOPMENT CO INC BL NW ALBUQUERQUE NM 87121
 OWNER ADDR: 00401 COORS

1009058253920030701 LEGAL: NORT HERL Y PORTION OF TRACT OF LAND IN THE SE/4 SEC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: TAFOYA ROSS U & ROSE DR SW ALBUQUERQUE NM 87105
 OWNER ADDR: 00849 EMMASON

100905828620640404 LEGAL: NORT HERL Y PORT OF TRACT OF LAND IN THE NW/4 SE/4 S LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WESTLAND DEVELOPMENT CO INC BL NW ALBUQUERQUE NM 87121
 OWNER ADDR: 00401 COORS

100905829516840407 LEGAL: SOUT HERL Y PORTIONS OF TRACTS OF LAND IN THE NW/4 S LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: A.M.A.F.C.A
 OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

100905830021240401 LEGAL: NORT HERL Y PORT OF TRACT OF LAND IN THE NW/4, SE/4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: DAVIS CHARLES AV MORGAN HILL CA 95037
 OWNER ADDR: 18765 ST MARKS

100905831522740405 LEGAL: POR TRS 3 & 4 TOWN OF ATRISCO GRANT SEC16 TION R2E LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: DAVIS JOSEPH EUGENE AV MORGAN HILL CA 95037
 OWNER ADDR: 18765 ST MARKS

100905834023940402 LEGAL: TR S ITUA TED IN TRS 1 & 2 TOWN OF ATRISCO GRT SEC 1 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: STATE HIGHWAY DEPT PO BOX 1149 SANTA FE NM 87504
 OWNER ADDR: 00000

101005812520530106 LEGAL: TR S -1A OF TRS S-1A & S-2A ATRISCO BUSINESS PARK U LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: SUNWEST BANK OF ALBUQUERQUE

OWNER ADDR: 00000 PO BOX 25500 ALBUQUERQUE NM 87125

101005808811030101 LEGAL: TR S 2A2 PLAT OF TRS S2A1 & S2A2 ATRISCO LAND USE:

PROPERTY ADDR: 00000 LOS VOLCANOS NM

OWNER NAME: RUSSELL CHARLES C JR

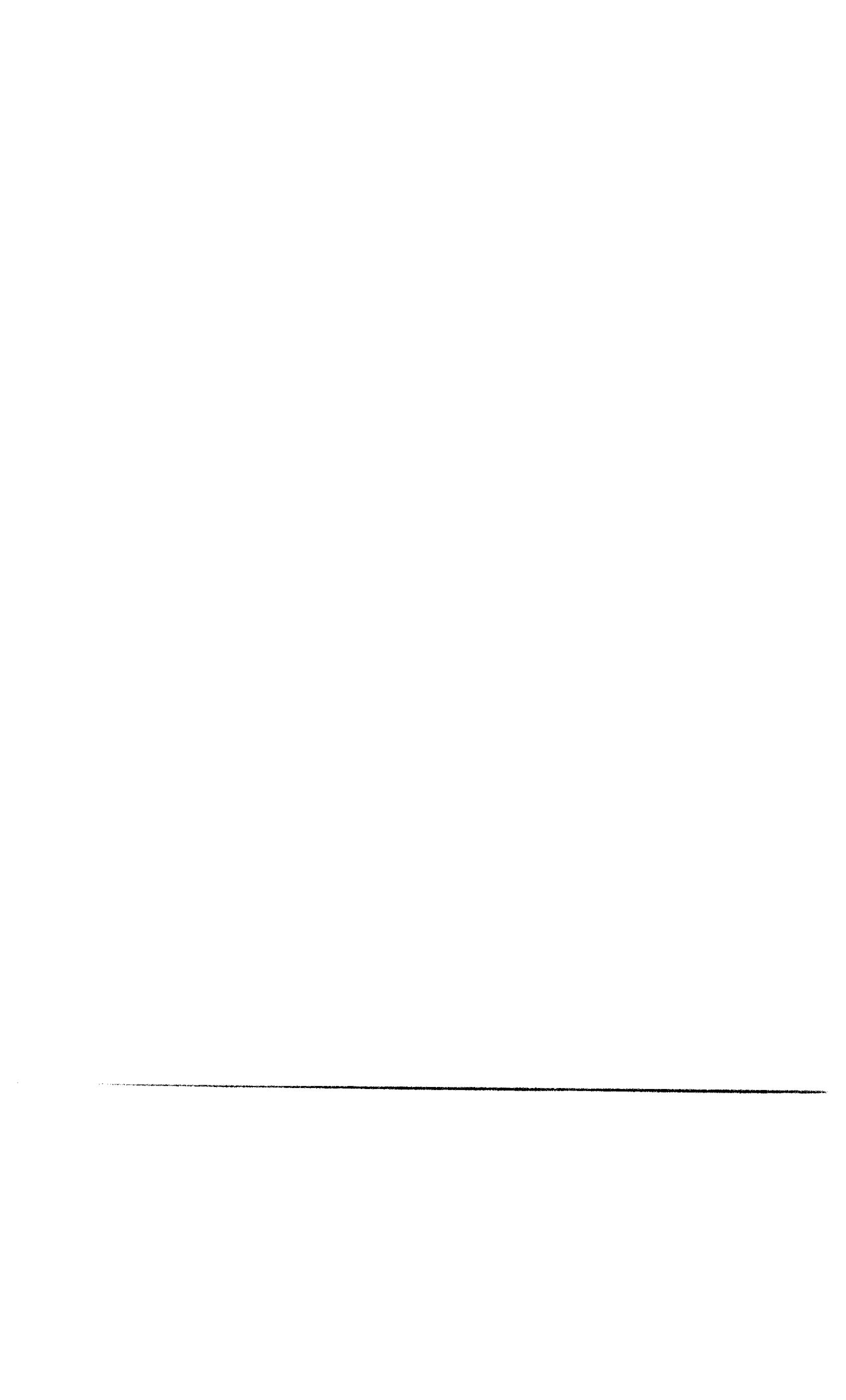
OWNER ADDR: 00205 MARQUETTE AV NE ALBUQUERQUE NM 87102

100905723450010402 LEGAL: TR B -11 UNIT 5 TOWN OF ATRISCO GRANT LAND USE:

PROPERTY ADDR: 00000 CLOUDCROFT RD NM

OWNER NAME: KELEHER JOHN G & LINDA B ETAL

OWNER ADDR: 00000 PO BOX DRAWER ALBUQUERQUE NM 87103



100905727550210404 LEGAL: TR B -12 UNIT 5 TOWN OF ATRISCO GRANT LAND USE:

PROPERTY ADDR: 00000 CLOUDCROFT RD NW

OWNER NAME: KELEHER JOHN G & LINDA B

OWNER ADDR: 00000 PO BOX DRAWER

ALBUQUERQUE NM 87103

100905731750510406 LEGAL: TR B -13 UNIT 5 TOWN OF ATRISCO GRANT LAND USE:

PROPERTY ADDR: 00000 CLOUDCROFT RD NW

OWNER NAME: KELEHER JOHN G & LINDA B

OWNER ADDR: 00000 PO BOX DRAWER

ALBUQUERQUE NM 87103

100905736747710408 LEGAL: TR B -14- A RIGHT-OF-WAY MAP UNSER DIVERSION CHANNEL LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: KELEHER JOHN G & LINDA B

OWNER ADDR: 00000 PO BOX DRAWER

ALBUQUERQUE NM 87103

10090573845110410 LEGAL: TR B -14- B RIGHT-OF-WAY MAP UNSER DIVERSION CHANNEL LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: A M A F C A

OWNER ADDR: 02600 PROSPECT

AV NE ALBUQUERQUE NM 87107

100905739148510412 LEGAL: TR T -4 R IGH-T-OF-WAY MAP UNSER DIVERSION CHANNEL LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: A M A F C A

OWNER ADDR: 02600 PROSPECT

NE ALBUQUERQUE NM 87110

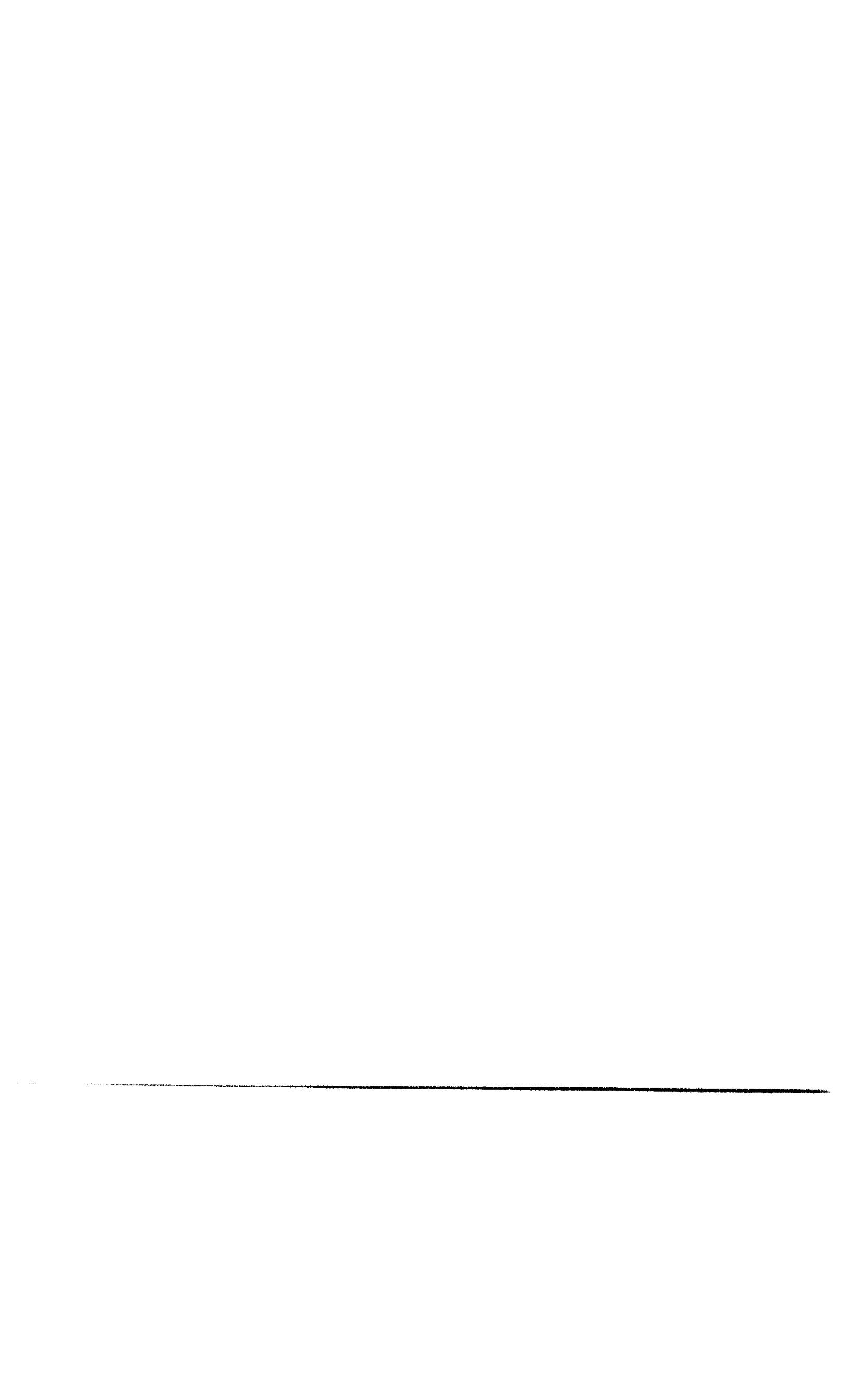
100905739549110414 LEGAL: TR T -5 R IGH-T-OF-WAY MAP UNSER DIVERSION CHANNEL LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: A M A F C A

OWNER ADDR: 02600 PROSPECT

NE ALBUQUERQUE NM 87110



“ATTACHMENT A”

*Tom Murphy
City of Albuquerque, Transit Department
Zone Map J-9*

LAURELWOOD N.A. (R)

***Imogene Jones**

1319 Duskfire Dr. NW/87120 352-2379 (h)

Rick Sacoman

7805 Baybrook Rd. NW/87120 833-5815 (h)

e-mail: aida@nmia.com

e-mail: Ricksaco@uswest.net

Council District: 1

County District: 1

Police Beat: 138/WS/Z-C

Zone Map #: H-J-9-10

Community Id Dist.: Westside

PARKWAY N.A. (R)

***Michelle Boehrns**

1405 Somerset Dr. NW/87120 839-7424 (h) 836-1858 (w)

Kathleen Duran

8127 Glenbrook Pl. NW/87120 831-7319 (h) 836-3030 (w)

e-mail: mrboehrns@aol.com

Council District: 1

County District: 1

Police Beat: 139/WS/Z-C

Zone Map #: H-J-9

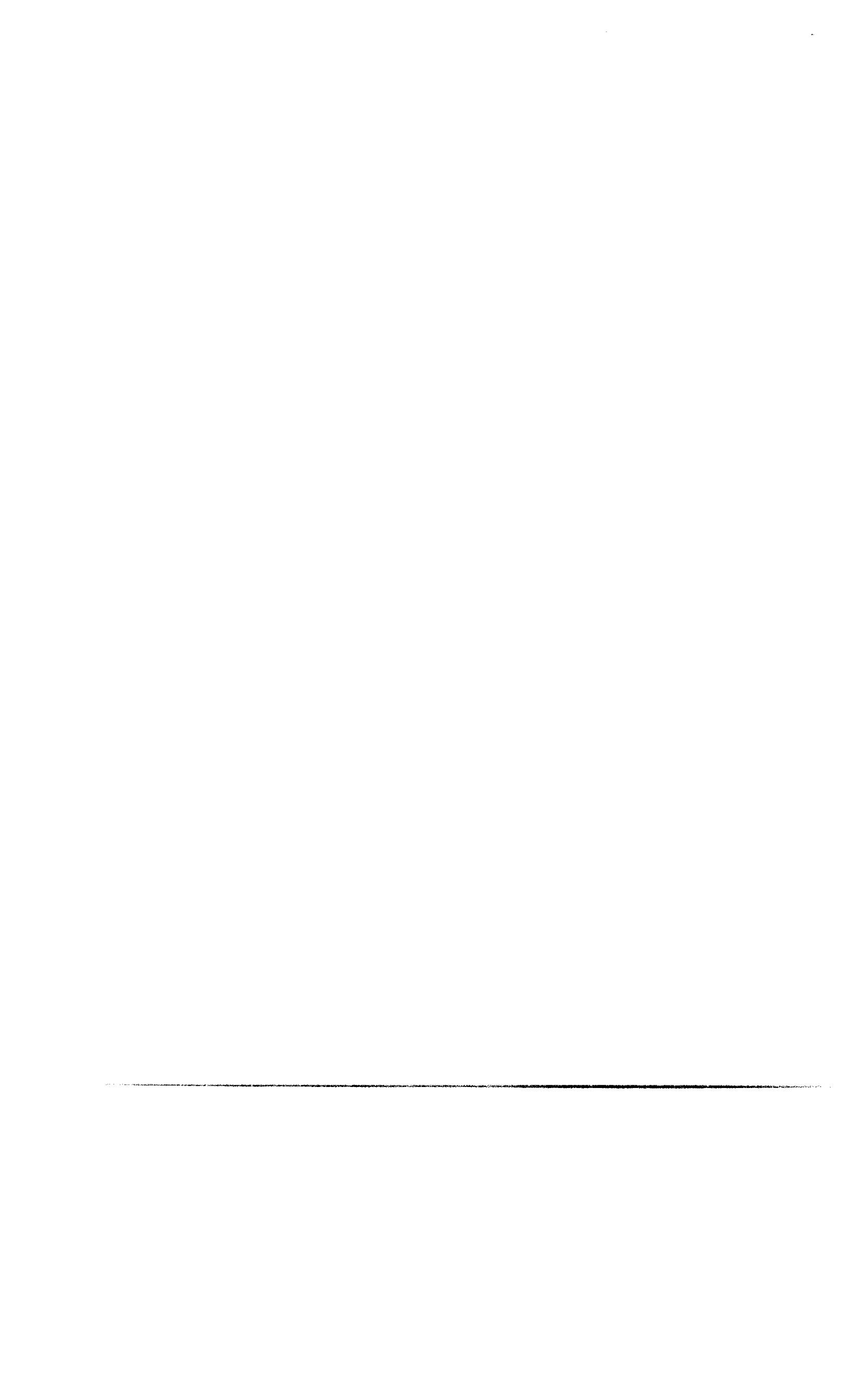
Community Id Dist.: Westside

LEGEND

(R) Recognized Neighborhood Association under O-92.

* Indicates Neighborhood Association President for Neighborhood Association or Group.

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



INTER-OFFICE MAIL

TRANSIT DEPT. / TOM MURPHY
601 YALE SE
ALBUQ., NM 87106

MICHELLE BOEHRNS
Parkway Neigh. Assoc.
1405 SOMERSET NW
ALBUQ., NM 87120

100905836807240106

TANNER MARY UNSER
5209 TIMAN NW
ALBUQUERQUE NM 87114

100905826406440101

BOX DANNY L
PO BOX 30247
AMARILLO TX 79120

100905831522740405

DAVIS JOSEPH EUGENE
18765 ST MARKS AV
MORGAN HILL CA 95037

101005808811030101

RUSSELL CHARLES C JR
205 MARQUETTE AV NE
ALBUQUERQUE NM 87102

IMOGENE JONES
Laurelwood Neigh. Assoc.
1319 DUSKFIRE NW
ALBUQ., NM 87120

KATHLEEN DURAN
Parkway Neigh. Assoc.
8127 GLENBROOK PL. NW
ALBUQ., NM 87120

100905839006240110

A M A F C A
2600 PROSPECT NE
ALBUQUERQUE NM 87110

100905825920030701

TAFOYA ROSS U & ROSE
849 EMMASON DR SW
ALBUQUERQUE NM 87105

100905834023940402

STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87504

100905723450010402

KELEHER JOHN G & LINDA B ETAL
PO BOX DRAWER AA
ALBUQUERQUE NM 87103

RICK SACOMAN
Laurelwood Neigh. Assoc.
7805 BAYBROOK NW
ALBUQ., NM 87120

100905828506640102

WESTLAND DEVELOPMENT CO INC
401 COORS BL NW
ALBUQUERQUE NM 87105

100905843400540108

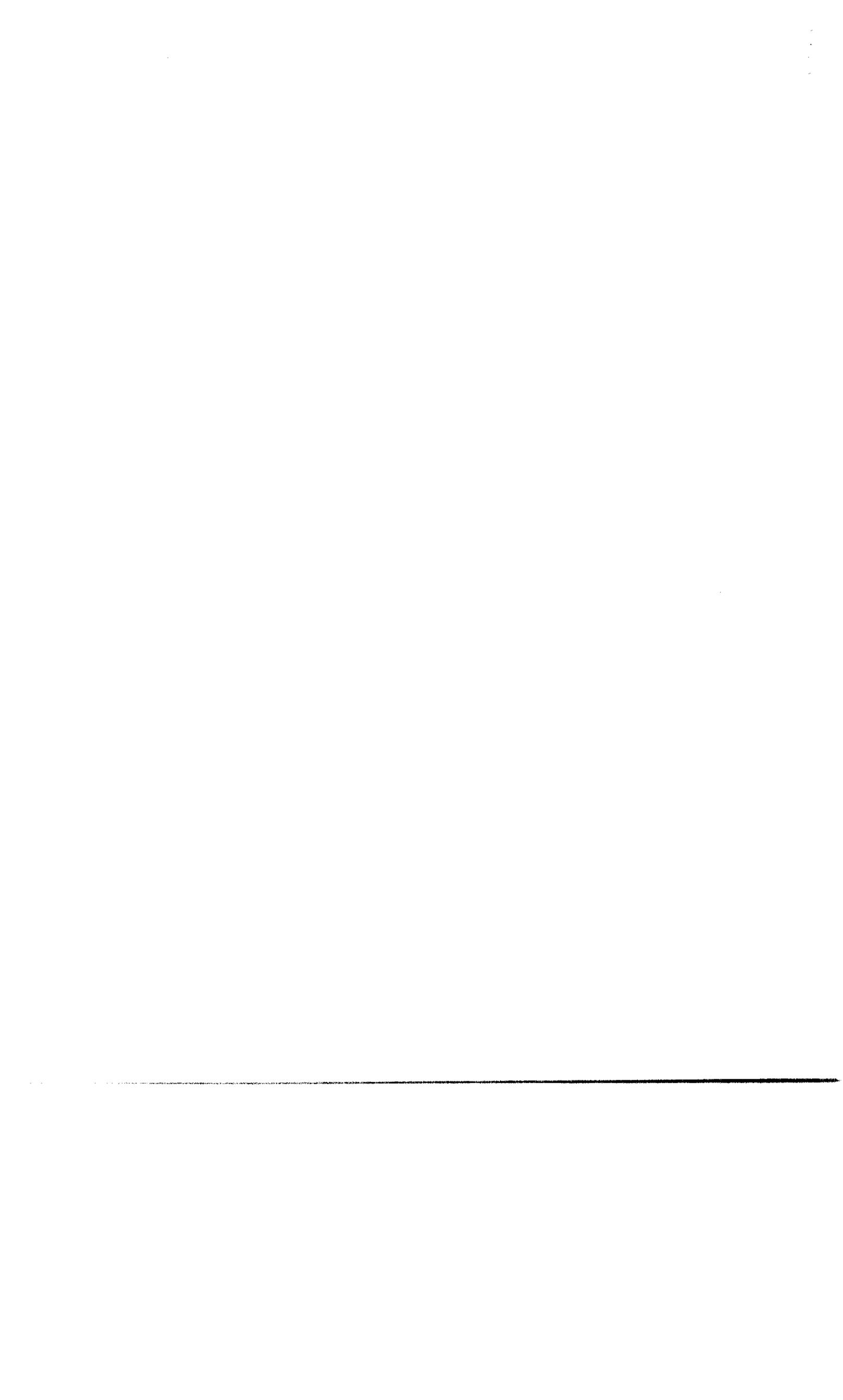
M & B INVESTMENTS LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197

100905830021240401

DAVIS CHARLES
18765 ST MARKS AV
MORGAN HILL CA 95037

101005812520530106

SUNWEST BANK OF ALBUQUERQUE
PO BOX 25500
ALBUQUERQUE NM 87125





ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, March 22, 2001, 9:00 a.m.

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

MEMBERS

Elizabeth Begay, Chairman
Alan Schwartz, Vice Chair

Chuck Gara
Mick McMahan
Camilla Serrano

Susan Johnson
Larry Chavez

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

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

1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.
- C. Approval of Minutes for October 26, 2000, December 14, 200 & January 18, 2001.

2. 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 **(RECOMMENDED APPROVAL TO THE CITY COUNCIL
OF ANNEXATION AND ESTABLISHMENT OF SU-1 FOR TRANSIT
FACILITY ZONING. DEFERRED SITE DEVELOPMENT PLAN
FROM JANUARY 18, 2001)**

3. 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 to Include Sale of Beer & Wine as Provided by Section 60-6A-4
Project # 1000892 NMSA 1978 plus an amendment to the Sector Development Plan and
approval of a site development plan for building permit for Lots 47 & 48,
Perea Addition, located on the northeast corner of Tijeras Avenue and 13th
Street, containing approximately .11 acres. (J-13) Simon Shima, Staff
Planner **(DEFERRED FEBRUARY 15, 2001)**

4. 01136-00000-00068 Cecilia Garcia, agent for Paula Spooner appeals the Development Review
Board's approval of the Vacation (closing) of Public Right-of-Way for a
Project #1000894 portion of San Venito Place, adjacent only to Lot 7, Block 1 and Lots 3 and
00410-00000-01686 4, Block 3, **Anayas Duranes Addition**, zoned R-1 (City) and located on Rio
Grande NW and San Venito Pl NW. [REF: DRB-98-377/V-98-102] (H-
13)

5. 00110 00000 01504 Garcia/Kraemer & Associates, agents for Bernie & Juanita Sanchez
Project # 1000894 request a zone map amendment from R-1 to P for Lot 3, a portion of Lot 4,
Block 3, and Lot 7, Anayas Duranes Addition, located on Rio Grande
Boulevard at the west end of San Venito Place and Alameda Drain between
San Francisco Road and Rice Avenue, containing approximately .28 acre.
(H-13) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM
DECEMBER 21, 2000)**

6. 00114 00000 01742 Consensus Planning, Inc., agents for Ray A. Graham III request
00128 00000 01743 annexation and establishment of SU-1 C-1, O-1, PRD zoning plus
01110 00000 00006 approval of a site development plan for subdivision purposes for a Tract
Project #1000965 of land located in the south of ½ Section 25, the east ½ and NE ¼ of Section
35 and the west ½ of Section 36, T11N, R2E, located on Coors Boulevard
between Montano Road and Namaste Road, containing approximately 229.2

acres. (E-12, F-11, F-12) Debbie Stover, Staff Planner **(CONTINUED FROM FEBRUARY 15, 2001)**

EPC AGENDA
MARCH 22, 2001
PAGE 3 OF 4

7. 00110 00000 01778 Scott Steinberg request a zone map amendment from R-1 to M-1
Project #1000982 for Lot A, Block 7, Unit 2, Mandell Addition #2, located on 3rd Street between Woodland and La Poblana, containing approximately .9 acre. (H-14) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM FEBRUARY 15, 2001)**

8. 00110 00000 01498 Ernest Castillo, agent for Michael Castillo request a zone map
00128 00000 01499 amendment from R-1 to SU-1 to include mini-warehouse storage, RV
Project # 1000891 Parking, On-Site Management Residence, Sales/Rental Office (Truck Rental) and Storage, for Lot 3A, San Jose Arenal Addition, located on Arenal between Coors SW and Unser SW, containing approximately 4.934 acres. (M-10 & M-11) Cynthia Borrego-Archuleta, Staff Planner **(CONTINUED FROM DECEMBER 21, 20001)**

9. 01110 00000 00120 Consensus Planning, agents for Science and Technology Park
01128 00000 00121 Development Corp., request approval of a master development plan for
Project #10001031 Tract A, Lands of Shaw, Mitchell & Malloy Partnership, Tract E1, Manzano Mesa, Section 33, T10N, R4E, SE1/4, NW1/4, Section 33, T10N, Range 4E, NW1/4, SW1/4, Section 33, T10N, R4E, SW1/4, NE1/4, Section 33, T10N, R4E, N1/2, SW1/4, NW1/4, zoned IP, and a zone map amendment for Tract E1 from SU-1 Limited IP Uses to IP located on Eubank Boulevard SE between Southern SE and KAFB, containing approximately 219.00 acres. (M-21) Debbie Stover, Staff Planner

10. 01110 00000 00117 John Myers, agent for Bosque Meadows Group, LLC, Paul Lee and
01138 00000 00118 Yum Fu request a text amendment of the Westside Strategic Plan (For
01128 00000 00119 9.298 acres) plus a zone map amendment from R-D to SU-1 for C-1
Project #1000696 uses, plus liquor for on-site consumption at a restaurant and excluding certain C-1 uses plus approval of a site development plan for subdivision purposes for Tract F, Bosque Meadows Subdivision and Tract A, Lands of Paul Lee, located on the east side of Coors Boulevard between Bosque Meadows Land NW and Rambla Lane NW, containing approximately 11.39 acres. (D-13) Lola Bird, Staff Planner

11. 01128 00000 00122 Mark Goodwin & Associates, agents for VASA Development request
01128 00000 00123 approval of a site development plan for subdivision purposes plus
Project #1000313 approval of a site development plan for building permit for the remainder of Hidden Valley, Hidden Valley Subdivision, Unit 5, zoned SU-1/PRD, located on Hidden Valley Drive between Sagewood Court and Fennel Court,

containing approximately 11 acres. (L-22) Loretta Naranjo-Lopez, Staff Planner

EPC AGENDA
MARCH 22, 2001
PAGE 4 OF 4

12. 01110 00000 00125 Van Gilbert, AIA, agents for Marty Saiz request a zone map amendment from RA-2 to O-1 for Lot 19A, ZAPF Van Addition, No. 10, located on Montano Road NW between Guadalupe NW and 9th Street, containing approximately 0.3761 acre. (F-14) Debbie Stover, Staff Planner
Project #10001033

13. OTHER MATTERS

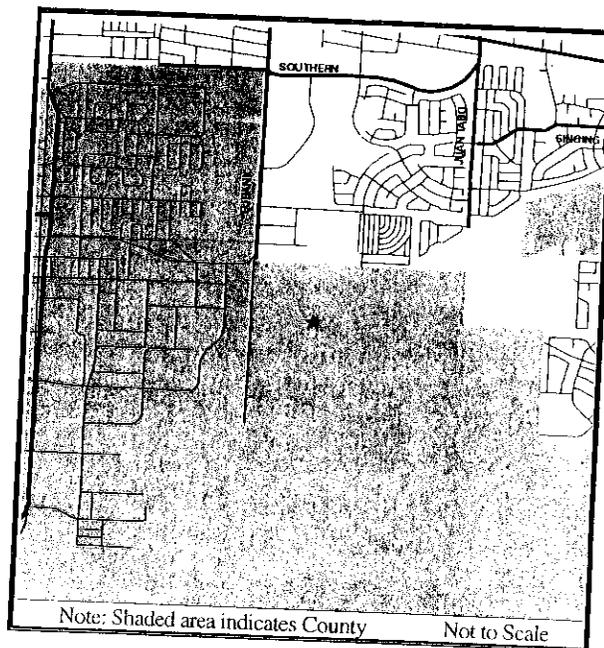


NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, March 22, 2001 at 9:00 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]

- 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
**(RECOMMENDED APPROVAL TO THE CITY COUNCIL OF
ANNEXATION AND ESTABLISHMENT OF SU-1 FOR TRANSIT
FACILITY ZONING. DEFERRED SITE DEVELOPMENT PLAN FROM
JANUARY 18, 2001)**
- 00110 00000 01504 Garcia/Kraemer & Associates, agents for Bernie & Juanita Sanchez
Project # 1000894 request a zone map amendment from R-1 to P for Lot 3, a portion of Lot 4,
Block 3, and Lot 7, Anayas Duranes Addition, located on Rio Grande Boulevard
at the west end of San Venito Place and Alameda Drain between San Francisco
Road and Rice Avenue, containing approximately .28 acre. (H-13) Loretta
Naranjo-Lopez, Staff Planner **(DEFERRED FROM DECEMBER 21, 2000)**
- 00110 00000 01498 Ernest Castillo, agent for Michael Castillo request a zone map
00128 00000 01499 amendment from R-1 to SU-1 to include mini-warehouse storage, RV
Project # 1000891 Parking, On-Site Management Residence, Sales/Rental Office (Truck Rental)
and Storage, for Lot 3A, San Jose Arenal Addition, located on Arenal between
Coors SW and Unser SW, containing approximately 4.934 acres. (M-10 & M-
11) Cynthia Borrego-Archuleta, Staff Planner **(CONTINUED FROM
DECEMBER 21, 20001)**

- 01136-00000-00068 Cecilia Garcia, agent for Paula Spooner appeals the
Project #1000894 Development Review Board's approval of the
00410-00000-01686 Vacation (closing) of Public Right-of-Way for a portion of San Venito Place, adjacent only to Lot 7, Block 1 and Lots 3 and 4, Block 3, **Anayas Duranes Addition**, zoned R-1 (City) and located on Rio Grande NW and San Venito Pl NW. [REF: DRB-98-377/V-98-102] (H-13)
- 01110 00000 00117 John Myers, agent for Bosque Meadows Group, LLC, Paul Lee and
01138 00000 00118 Yum Fu request a text amendment of the Westside Strategic Plan (For
01128 00000 00119 9.298 acres) plus a zone map amendment from R-D to SU-1 for C-1
Project #1000696 uses, plus liquor for on-site consumption at a restaurant and excluding certain C-1 uses plus approval of a site development plan for subdivision purposes for Tract F, Bosque Meadows Subdivision and Tract A, Lands of Paul Lee, located on the east side of Coors Boulevard between Bosque Meadows Land NW and Rambla Lane NW, containing approximately 11.39 acres. (D-13) Lola Bird, Staff Planner
- 01110 00000 00120 Consensus Planning, agents for Science and Technology Park
01128 00000 00121 Development Corp., request approval of a master development plan for
Project #10001031 Tract A, Lands of Shaw, Mitchell & Malloy Partnership, Tract E1, Manzano Mesa, Section 33, T10N, R4E, SE1/4, NW1/4, Section 33, T10N, Range 4E, NW1/4, SW1/4, Section 33, T10N, R4E, SW1/4, NE1/4, Section 33, T10N, R4E, N1/2, SW1/4, NW1/4, zoned IP, and a zone map amendment for Tract E1 from SU-1 Limited IP Uses to IP located on Eubank Boulevard SE between Southern SE and KAFB, containing approximately 219.00 acres. (M-21) Debbie Stover, Staff Planner



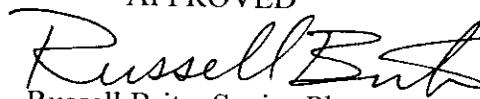
01128 00000 00122 Mark Goodwin & Associates, agents for VASA Development request
01128 00000 00123 approval of a site development plan for subdivision purposes plus
Project #1000313 approval of a site development plan for building permit for the
remainder of Hidden Valley, Hidden Valley Subdivision, Unit 5, zoned
SU-1/PRD, located on Hidden Valley Drive between Sagewood Court
and Fennel Court, containing approximately 11 acres. (L-22) Loretta
Naranjo-Lopez, Staff Planner

01110 00000 00125 Van Gilbert, AIA, agents for Marty Saiz request a zone map amendment
Project #10001033 from RA-2 to O-1 for Lot 19A, ZAPF Van Addition, No. 10, located on
Montano Road NW between Guadalupe NW and 9th Street, containing
approximately 0.3761 acre. (F-14) Debbie Stover, Staff Planner

Elizabeth Begay, Chair
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MARCH 7, 2001.

APPROVED



Russell Brito, Senior Planner
Development Services Division, Planning Department



Staff Report

Agent	City of Albuquerque Transit Department
Applicant	Same
Requests	Site Plan for Subdivision Site Plan for Building Permit
Legal Description	Tracts B-15, B-16, B-17, B-18 & B-19
Location	On Daytona Road NW between Unser Boulevard and 90 th Street NW
Size	Approximately 20 acres
Existing Zoning	County A-1 & County C-1
Proposed Zoning	SU-1 for Transit Facility and Daycare

Staff Recommendation

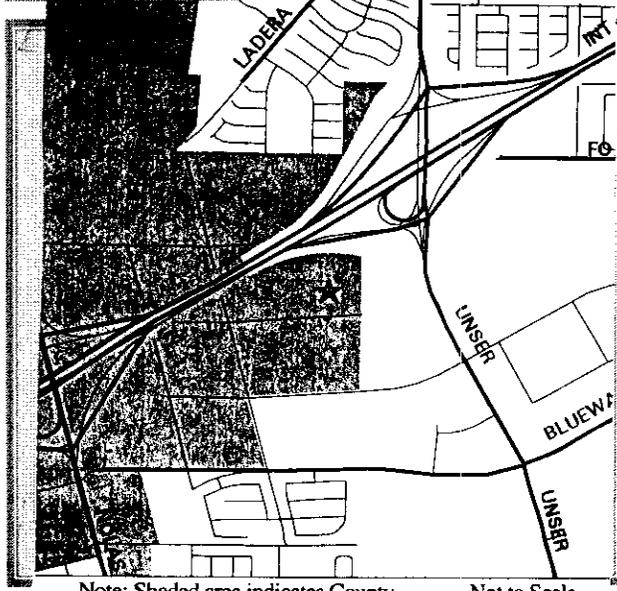
APPROVAL of 00128 00000 01641, a request for site plan for subdivision, based on the findings on page 22 and conditions on page 22.

APPROVAL of 00128 00000 01642, a request for site plan for building permit based on the findings on page 23 and conditions on page 24.

Staff Planner
Deborah L. Stover

Summary of Analysis

This was originally a 4-part request for annexation of an approximately 20-acre site, establishment of SU-1 for Transit Facility and Day Care zoning, approval of a site plans for subdivision and building permit for a West Side Transit Facility and future daycare center located south of Interstate-40, west of Unser Boulevard, and east of 90th Street NW. The annexation and establishment of zoning were recommended for approval to the City Council by the EPC at the January 2001 hearing. Staff recommended a deferral of the site plans for subdivision and building permit to allow the applicant to add important elements to the plans. Revisions to the plans have been successful and staff recommends approval. Updated staff comments begin at the bottom of page 16 of this report.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 12/1/00 to 12/15/00. Agency comments were used in the preparation of this report, and begin on page 27.

Development Services Report

SUMMARY OF REQUEST

Requests	<i>Annexation and Establishment of Zoning Site Plan for Subdivision Site Plan for Building Permit</i>
Location	<i>Daytona Road NW between Unser Boulevard and 90th Street NW</i>

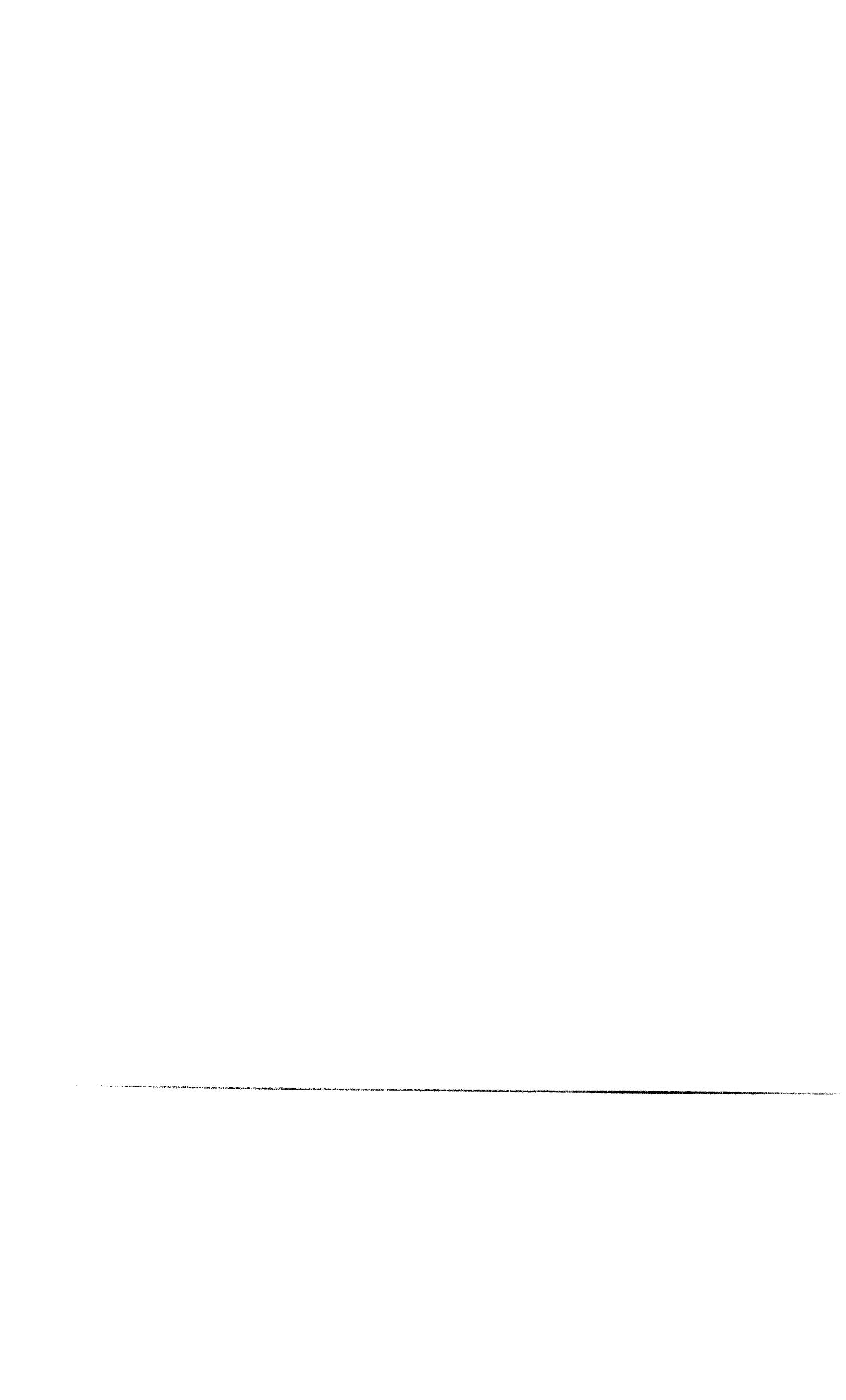
AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	County A-1 & C-1	Developing Urban	Undeveloped
North	County A-1		Undeveloped
South	County A-1		Undeveloped
East	IP		Undeveloped
West	County A-1		Undeveloped

Background, History and Context

This is a request for approval of annexation and establishment of zoning as well as a site plan for subdivision and site plan for building permit. The subject site is a 5 tract parcel of land approximately 20 acres in size. The subject site is currently vacant and is surrounded by vacant land on the south, east and west boundaries. The northern edge of the site borders Interstate 40. The larger surrounding area is sparsely developed but does include a soft drink bottling plant to the east, some single family residential housing and a new middle school under construction to the south and some single family residential to the west.



APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The site lies within the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan. The Plan's goal for this area is:

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

The following policies under this goal are relevant to this request:

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

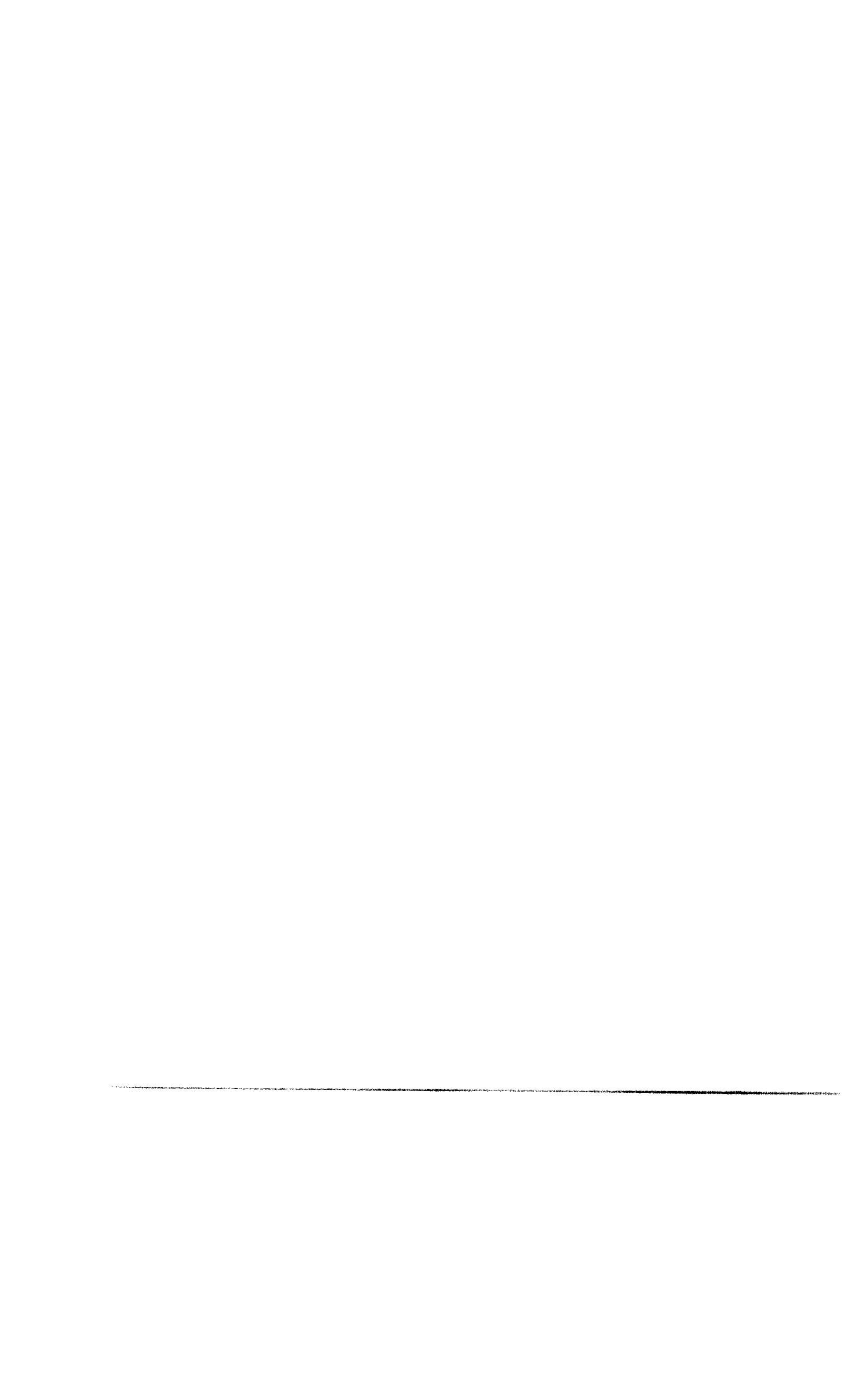
Policy d The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern.

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

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

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997. The Plan generally encompasses properties between the Sandoval County line on the north, the Rio Puerco Escarpment on the west, the Atrisco Grant line on the south (just south of Gun Club) 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. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the boundary map on page 2 in the WSSP. The WSSP identifies seven communities in established areas of the West Side which are partially developed and describes how Community and Village concepts can be applied in each of these communities. A Community is comprised of Villages, each with Village Centers, and the WSSP outlines uses that should occur in core areas of a Community and a Village, as well as uses that should occur in areas adjacent to the core. Each community on the West Side will have a Community Core Area. These areas provide the primary focus, identity, and sense of character for the entire Community in conjunction with



community wide services, civic land uses, employment, and the most intense land uses within the community. Typical land uses include: specialty and service commercial, offices, public and quasi-public uses, entertainment and recreation facilities, medium to high density residential uses (townhouses, multi-story apartments, care facilities) middle or high schools, and large institutional uses. The core area is accessible by a major street and is accessible by pedestrians and bicyclists. The interior of a Community Core area will remain pedestrian friendly in design, with carefully located parking lots and trail connections (WSSP p. 37).

This site is located within the Atrisco Park Community designated by the WSSP. The Atrisco Park community encompasses 2,684 acres which includes the approximately 400 acre Atrisco Business Park which is anticipated to become a regional employment center. Interstate-40 forms the northern edge of this community. Major existing streets are Central and Coors Boulevard. In the future, 98th Street and Unser Boulevard are programmed to provide connections to the north and south. This community has an employment focus with a relatively small existing or projected population base. The Atrisco Business Park is one of the three major employment areas on the west side and is the current home of several manufacturing facilities.

Southwest Area Plan (Rank II)

The site lies within the Southwest Area Plan boundaries. The Southwest Area Plan is a Rank II plan adopted by the City Council in August 1988. It encompasses 115 square miles bounded by the Rio Puerco on the west; Interstate 40, Central Avenue and Woodward Avenue on the north; the Rio Grande (north of Woodward Avenue) and Interstate 25 (south of Woodward Avenue) on the east; and the Isleta Indian Reservation on the south.

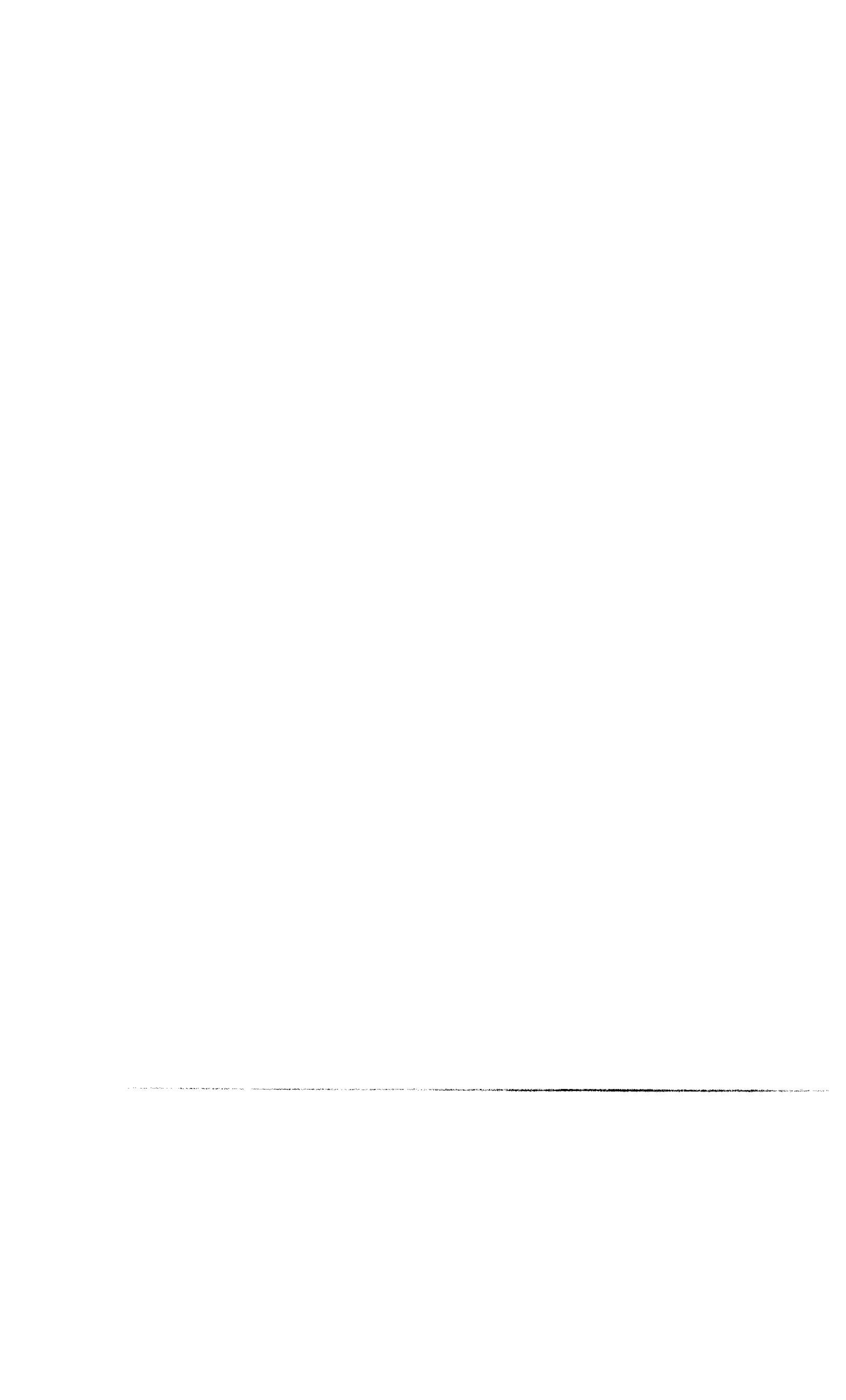
Resolution 54-1990 (Policies on Annexation to the City of Albuquerque)

This Resolution sets forth policies and requirements for annexation of territory to the City. Land to be annexed shall be generally contiguous to City boundaries, be accessible to service providers, and have provision for convenient street access to the City. The applicant must agree to timing of capital expenditures for any necessary major streets, water, sanitary sewer and other facilities. Additionally, the *Comprehensive Plan* area designation of a subject site corresponds to specific policies that must be met for approval of an annexation request.

As per the Zoning Code, a zone map amendment for the subject site must be filed and processed concurrently with an annexation action. The Environmental Planning Commission is charged with forwarding recommendations for the requests to the City Council.

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

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and



the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

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

Resolution 91-1998 (R-70)

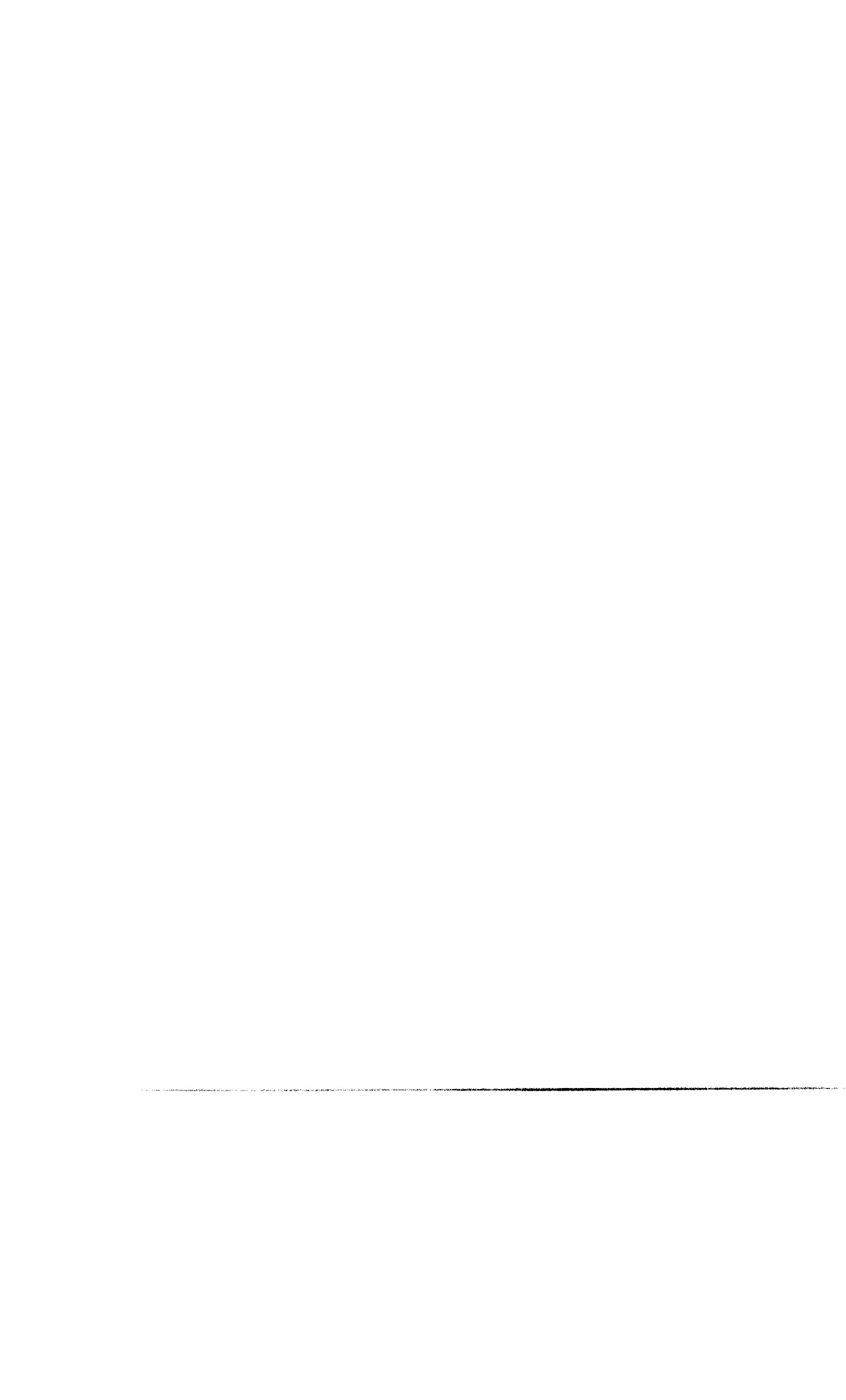
This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

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

Long Range Roadway System

The Long Range Roadway System designates Unser Boulevard as a Limited-Access Principal arterial.

Daytona Road and 90th Street are platted but not yet built in this location.



ANALYSIS

Overview:

This is a request for annexation, establishment of zoning, approval of a site development plan for subdivision and approval of a site development plan for building permit for an approximately 20 acre site south of but adjacent to Interstate-40, west of Unser Boulevard and east of 90th Street on Daytona Road NW. The area is in the central mesa area and is more precisely described as Tracts B-15 through B-19, Town of Atrisco Grant.

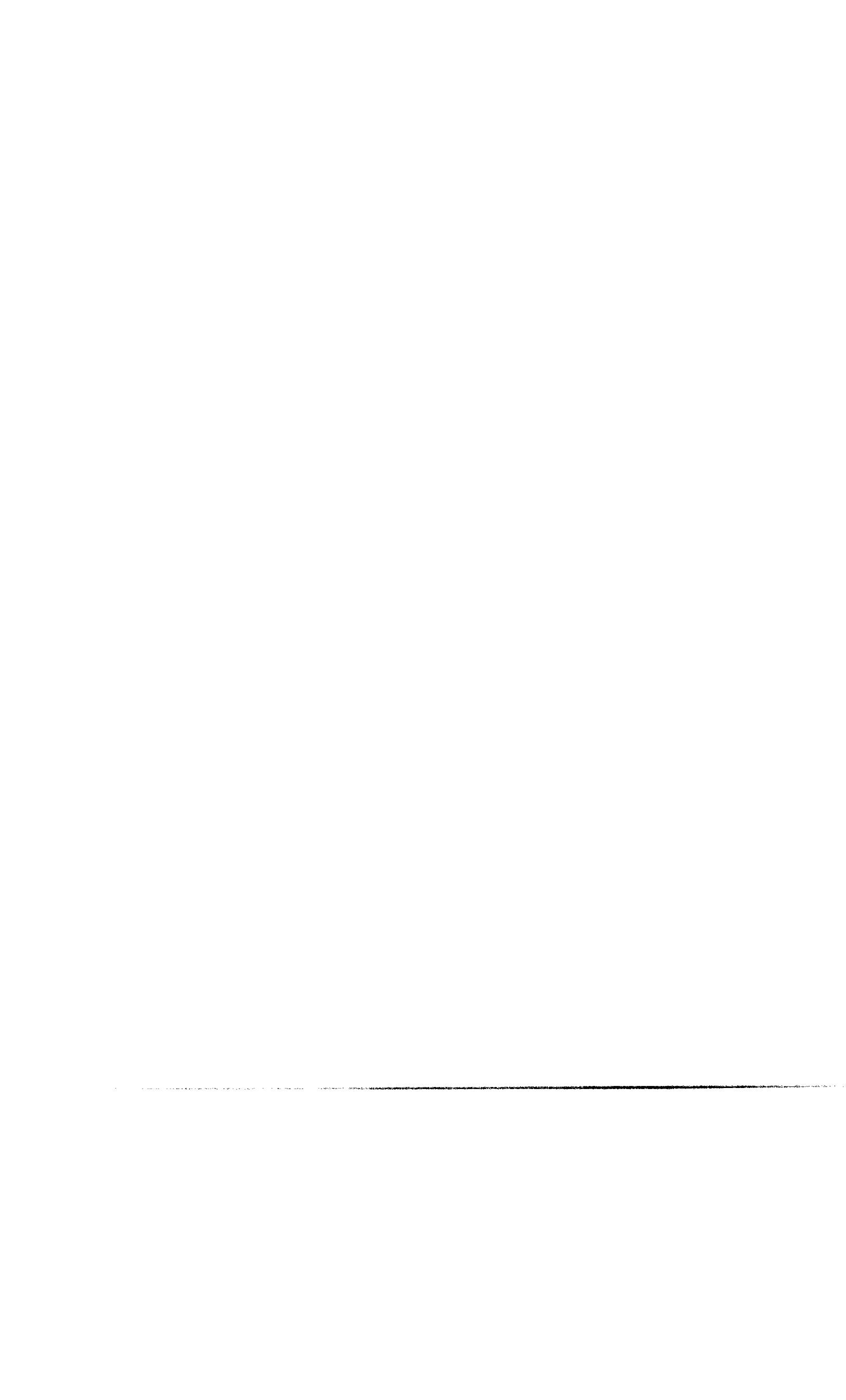
The applicant is the City of Albuquerque, Transit Department. The request is to annex land and establish zoning that would allow a West Side Transit Facility. A similar proposal for this facility was previously approved by the EPC and is mentioned in the West Side Strategic Plan. This 12-acre site proved to contain constraints that make the operational layout difficult, according to the Transit Department. Additionally, the area surrounding the site has developed in a more residential manner than anticipated, making the site less suitable than previously anticipated. The subject site is within the Atrisco Business Park area and next to Interstate-40 and it is not anticipated that conflicting uses plan to locate nearby. The day care that is proposed would be part of a future phase and would be open to city employees as well as the general public.

Annexation

Conformance to Adopted Plans, Policies, and Ordinances

The subject site meets the requirements for annexation under the annexation policy Resolution 54-1990 because it is contiguous to city boundaries, accessible to service providers and will have convenient street access. The applicant intends to build Dayton Road along the south side of the subject site and has agreements with the landowners to the east to continue Daytona Road to the southeast to connect with Los Volcanes Road. The area is suitable for urban intensity as defined by its designation of Developing Urban. Annexation is supported by Resolution 54-1990 which states that annexation of areas designated Central Urban, Established Urban and Developing Urban are desired and encouraged.

According to the West Side Strategic Plan, the Atrisco Park Community is planned to provide growth with an employment focus. This area is typical of developing areas in that residential developed has occurred first, with commercial services and employment development following. The WSSP encourages new development in this area and encourages the City to work with landowners and others to promote job growth and expansion of existing businesses. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area. Staff recommends that EPC forward this request to City Council with a recommendation of approval.



ANALYSIS

Establishment of Zoning

Conformance to Adopted Plans, Policies, and Ordinances

The subject site is within an area that has recently undergone rapid development in both residential and commercial growth. According to Resolution 270-1980, the applicant must justify the zoning request under specific findings as stated previously in this report. In this case, the applicant states that the change from County A-1 and C-1 to SU-1 for A Transit Facility and Daycare is more advantageous to the community as articulated in the Albuquerque/Bernalillo County Comprehensive Plan and the West Side Strategic Plan. The applicant states that the West Side Transit Facility helps minimize the cost of public services and reduce automobile use in the City's fastest growing area. Staff agrees with the applicant's assertion that providing more efficient and effective transit to this area would further the goals of the Comprehensive Plan by helping to expand the region's transportation focus beyond roadways and help in the effort to incorporate multiple modes of transportation. In addition, the establishment of zoning for the transit facility would meet the goal in the Comprehensive Plan of planning new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.

In addition to the West Side Transit Facility, the requested zoning includes daycare uses. According to the applicant, a future phase of the development will include a day care center that will be made available to the public. This idea is advantageous for a community that will increase in population with the majority of growth taking place in employment sectors. A day care facility will be convenient for employees in the area as well as residents in the surrounding neighborhoods and will enhance the area as well as respect existing neighborhood values.

Staff recommends that EPC forward this request to City Council with a recommendation of approval.

ANALYSIS

Site Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

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

"SITE DEVELOPMENT PLAN.

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

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

No specific site plan for subdivision is submitted. There are various site plans that show different elements of a site plan for subdivision, such as a scale that matches 1 inch to 100 feet on the 'Overall and Site Utility Plan', Sheet SIT-C-102. The site is shown on the west side of Unser Boulevard and the east side of future 90th Street. Daytona Road is proposed for construction adjacent to the southern border of the subject site and will curve southward through the property to the east of the site where it is proposed to be called Oliver Ross Drive and connect to Los Volcanes Road. The site plan for subdivision should show Tracts B-15 through B-19 consolidated into one tract. This action is not shown in the submittal. The proposed uses are stated as a transit facility and a day care center. The transit facility includes bus storage, fueling station, vehicle maintenance and washing facilities as well as operations and administrative buildings. The day care center is proposed for a future phase and is planned with a landscaped outdoor play area.

Pedestrian and Vehicular Access and Internal Circulation

Pedestrian connections and circulation are shown on various site plans in the submittal. Vehicular ingress and egress are shown on the plan with a full, signalized intersection shown at the intersection of Los Volcanes Road and the proposed Oliver Ross Drive. Sidewalks are shown within the site and externally along Daytona and the Proposed Oliver Ross Drive. The internal sidewalk width is not stated.

Adequacy of internal pedestrian circulation will be addressed in the site plan for building permit portion of staff's analysis.

The maximum floor area ratio is not shown in the plans. A landscape plan is included in this submittal and will be discussed in the site plan for building permit analysis section.

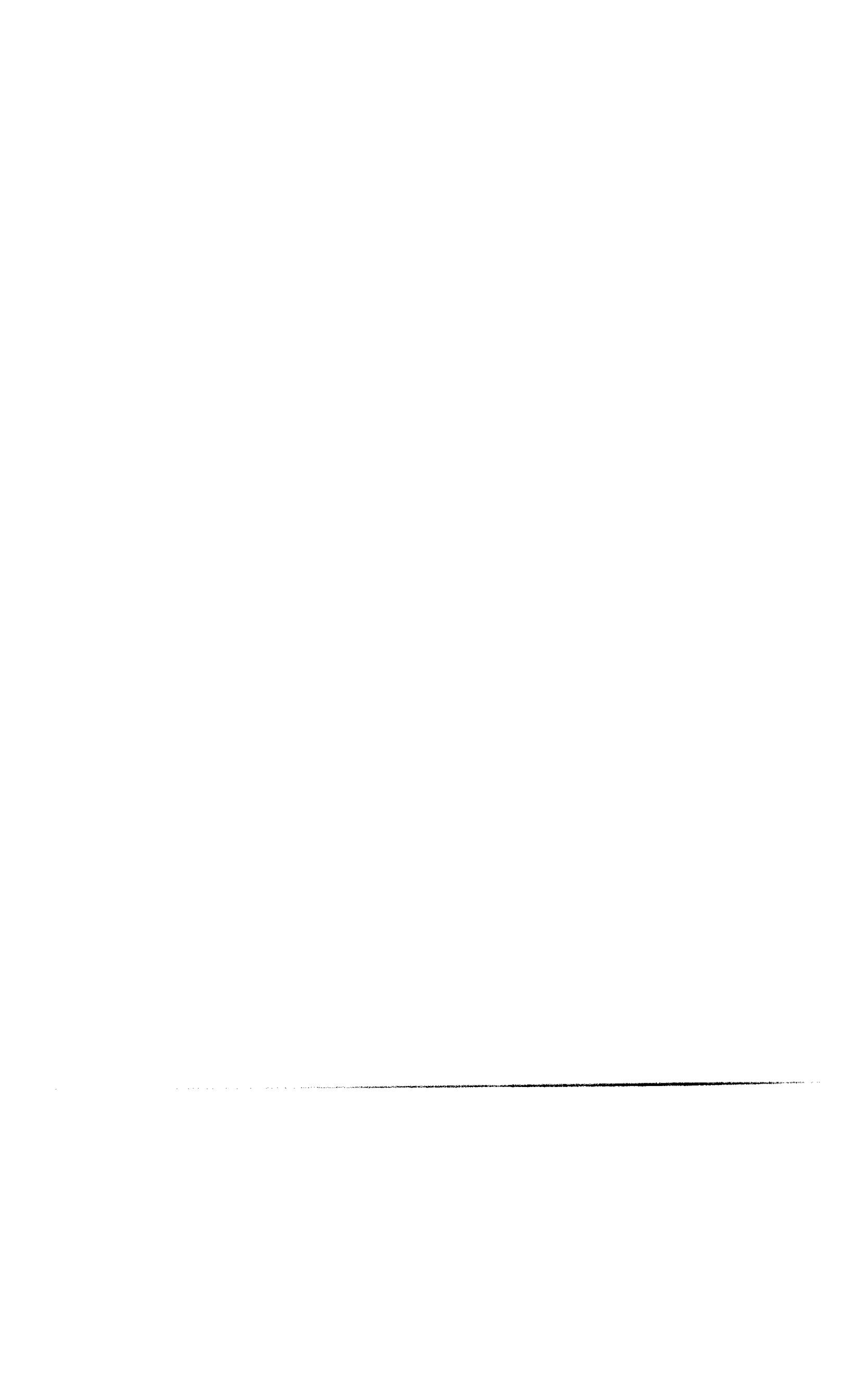
Staff recommends a 60-day deferral of the site plan for subdivision to allow the applicant the opportunity to submit a complete plan. Deferral of the site plans will not delay the project if the applicant provides the completed submittals in a timely manner. The annexation and zoning requests will take 30 to 60 days to go through the City Council process.

ANALYSIS

Site Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 20-acre site located immediately south of Interstate-40 between Unser Boulevard and 90th Street on Daytona Road. This request is for a West Side Transit Facility and future day care facility.



The site development plan for building permit submitted by the applicant shows the proposed layout of the site. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by maintaining a variety and choice in work areas and life styles. It proposes a commercial development in an already commercially zoned area. However, the submittal is lacking in conformity to the requirements of a site plan for building permit. These deficiencies are discussed below.

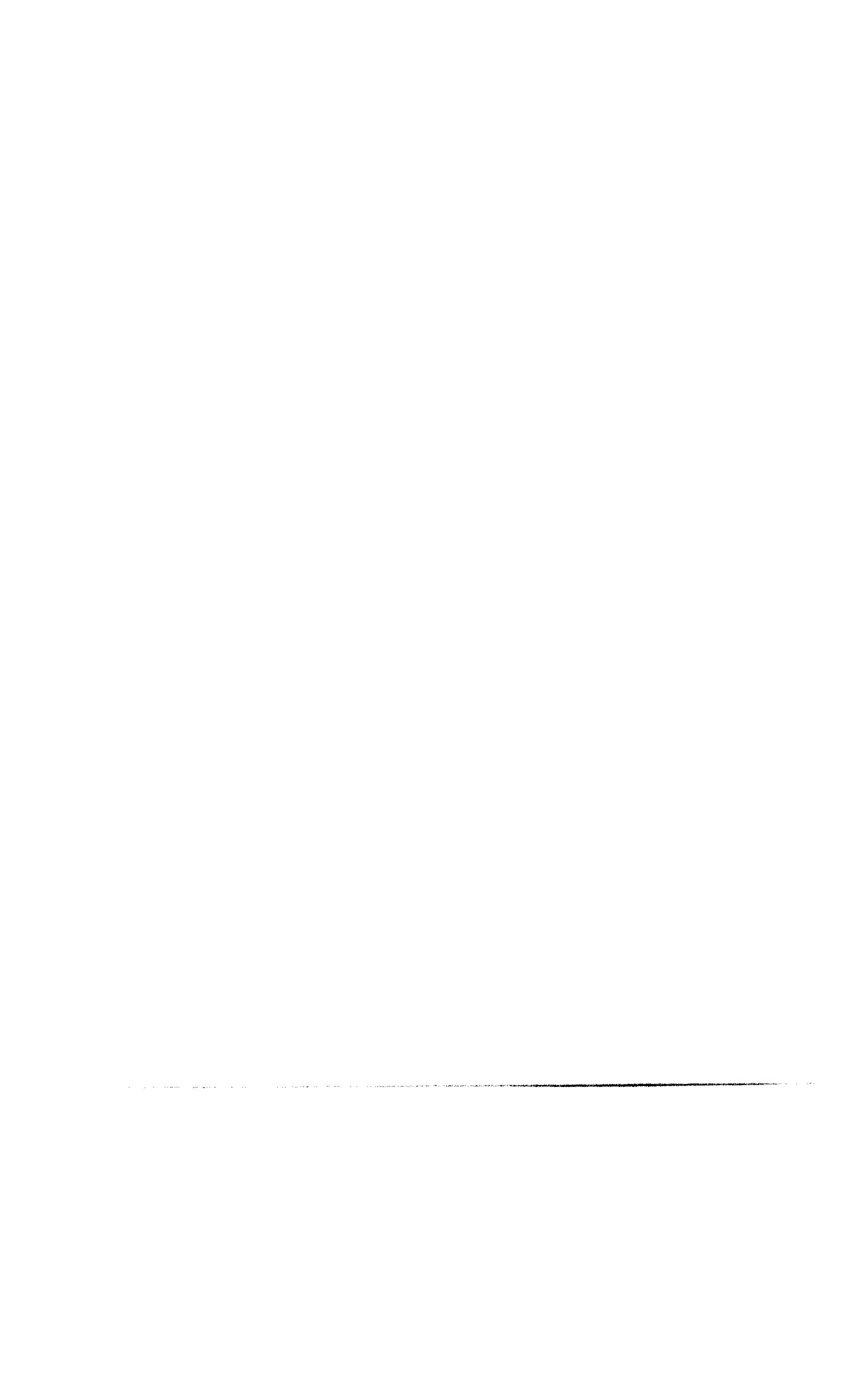
Site Plan Layout / Configuration

The majority of the approximately 198,110 square foot total of the proposed buildings run north to south with the exception of the operations building and the day care center which both face the front of the site or south toward Daytona Road. The rear of the site runs adjacent to Interstate-40. The development is to be built in two phases. Phase I includes a Control Booth at the easternmost entrance to the facility, a Maintenance Building, a Wash Building, and a Fuel/Fares Building. Phase II includes an Operations Building, Bus Storage and an expansion of the Maintenance Building. Features that are shown but not called out as Phase I or II include a Change Station, Loading Dock, Parking, Fencing and Landscaping. A Child Care Center and Outdoor Activity Area are proposed for the future, but are not called out for either Phase I or II. **There are two rectangular areas east of the employee parking area marked "slope down". It is unclear what these spaces are and what, if anything, is to occur on them. Square footages for all these facilities have been provided on the landscape plan, but not on the site plan.**

Vehicular Access, Circulation and Parking

Vehicular access to the site will be from Dayton Road that is proposed to be built adjacent to the site and curve south through property to the east becoming Oliver Ross Drive. **It is a confusing proposal to invoke a street name change with no clear transformation from one street to the next.** An intersection with stop signage is shown at the intersection of Oliver Ross and Los Volcanes Road and a signalized intersection is proposed for Unser Boulevard and Los Volcanes. Five entrances are provided to the site from Daytona Road. Employee parking is shown at the west end of the site, with an access drive directly to the parking area. The next access point to the west dead-ends into a landscaped area that is the site for the future day care center. The next access point leads into a rectangular parking area that is labeled visitor parking where traffic flows out to the 4th access point. The last (easternmost) access point is for busses to enter and exit the facility and leads to the interior of the site where the storage, fueling and maintenance facilities are contained. Circulation through the site is limited for all areas.

Parking calculations have not been provided for the site. It is unclear how the number of parking spaces arrived at for this site was decided. In addition, the stated number of spaces differ between the site plan and the landscape plan. The site plan states that there are 362 regular and 16 handicap spaces in the employee parking lot to the west while the landscape plan states that there are 388 spaces in this same area. The landscape plan states there are 24 spaces in the



visitor parking area while staff counts 26 spaces. **A table with parking calculations must be provided and all site plans must match in their stated number of parking spaces. Parking fields of 50 cars or more should have a tree-lined pedestrian way connection to the main internal pedestrian pathway to the center and should connect to adjacent streets and sidewalks.**

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is adequate with 10-foot wide concrete sidewalks proposed to run adjacent to the site along Daytona Road. **Once in the site, pedestrian walkways appear but are not marked as to width, texture or materials. These should all be specified.** It appears that walkways have been provided throughout much of the site, but since the phasing of these walkways is unknown, it is difficult to assess the adequacy of pedestrian accessibility at this time.

Staff noted two bicycle racks on the site plan. One is located northwest of the operations building and one is located south of the same building, near the front entrance. No detail of the bike rack is shown and no calculation of required bicycle parking spaces is given. The site plan is unclear as to how many bicycle spaces will be provided and without parking calculations and the other details mentioned it is difficult to assess the adequacy of the two bike racks.

Transit is not currently provided to the site, as it is currently an undeveloped area. However, the Transit Department states that access will be provided by the time the facility is built.

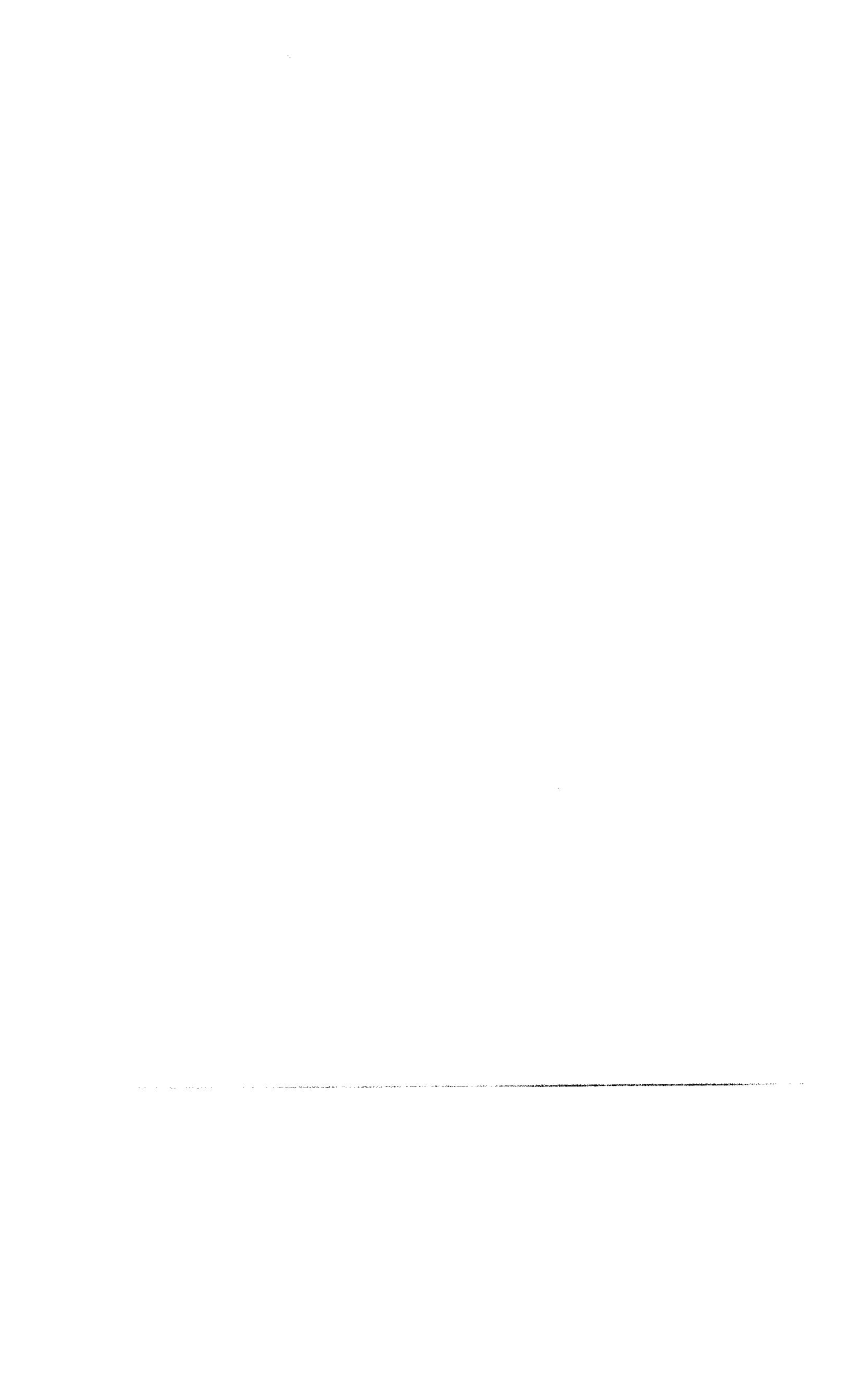
Lighting and Security

Lighting is shown throughout the site, but no lighting detail has been provided and no description of lighting is noted on the site plan. The parking areas appear to be adequately lighted, but there is no indication as to the light style and such design details as height, cut-off type, horizontal lamps, etc. These details must be provided.

Security for the site consists of a six-foot high, steel picket fence surrounding the site as well as an "all-terrain vehicle security path" which staff takes to mean that the perimeter will be patrolled for security reasons, although this is not stated clearly on the site plan. **Additionally, paving or other treatment for this path is not called out in the site plan.**

Landscaping

The Landscape Plan shows a mixture of mostly deciduous trees with some conifers and a variety of shrubs and small, native flowers. The landscaping appears to be concentrated at the front or public area of the site and neglected in the interior. The landscape plan barely meets the 15% requirement for the site and a large portion of that will be lost when the day care center is built, as a sizeable part of the current landscape is in the area proposed for this purpose. Currently, 54% of the proposed landscape is "non-irrigated native plant meadow". If it is non-irrigated, there is a strong likelihood that it will not survive. **Landscaping regulations require that 75%**



of landscape areas over 36 square feet in size must be covered with living, vegetative material. The site and the public would be better served if the perimeter of the site were lined with shade trees and if landscaped areas could be found throughout the site instead of just the "public face" of the facility. Additionally, a shade tree should be positioned within every 10 parking spaces throughout parking areas in the site.

The species of native grass that is to be planted in the large areas east and west of the Operations Building should be specified. In addition, it is unwise to plan for non-irrigated vegetation in a disturbed soil area. Irrigation should be provided the first few growing seasons to allow establishment of the plants.

At least one shaded, outdoor break area should be provided for employees and trees should be planted in planters that are a minimum of five-feet by five-feet.

There are many spaces throughout the site that are not marked either on the site plan for building permit or the landscape plan. These areas should be marked as to their treatment.

Staff recommends a revision of the landscape plan that would show the species of native grass to be planted in the "meadow" areas, a note that it be irrigated for three years, show shade trees at a minimum of 2-inch caliper in size planted around the entire perimeter of the site and every 10 spaces in parking areas, and more landscaping spaces within the interior of the site that would ensure a 15% coverage even after the day care facility is built.

Grading, Drainage, Utility Plans

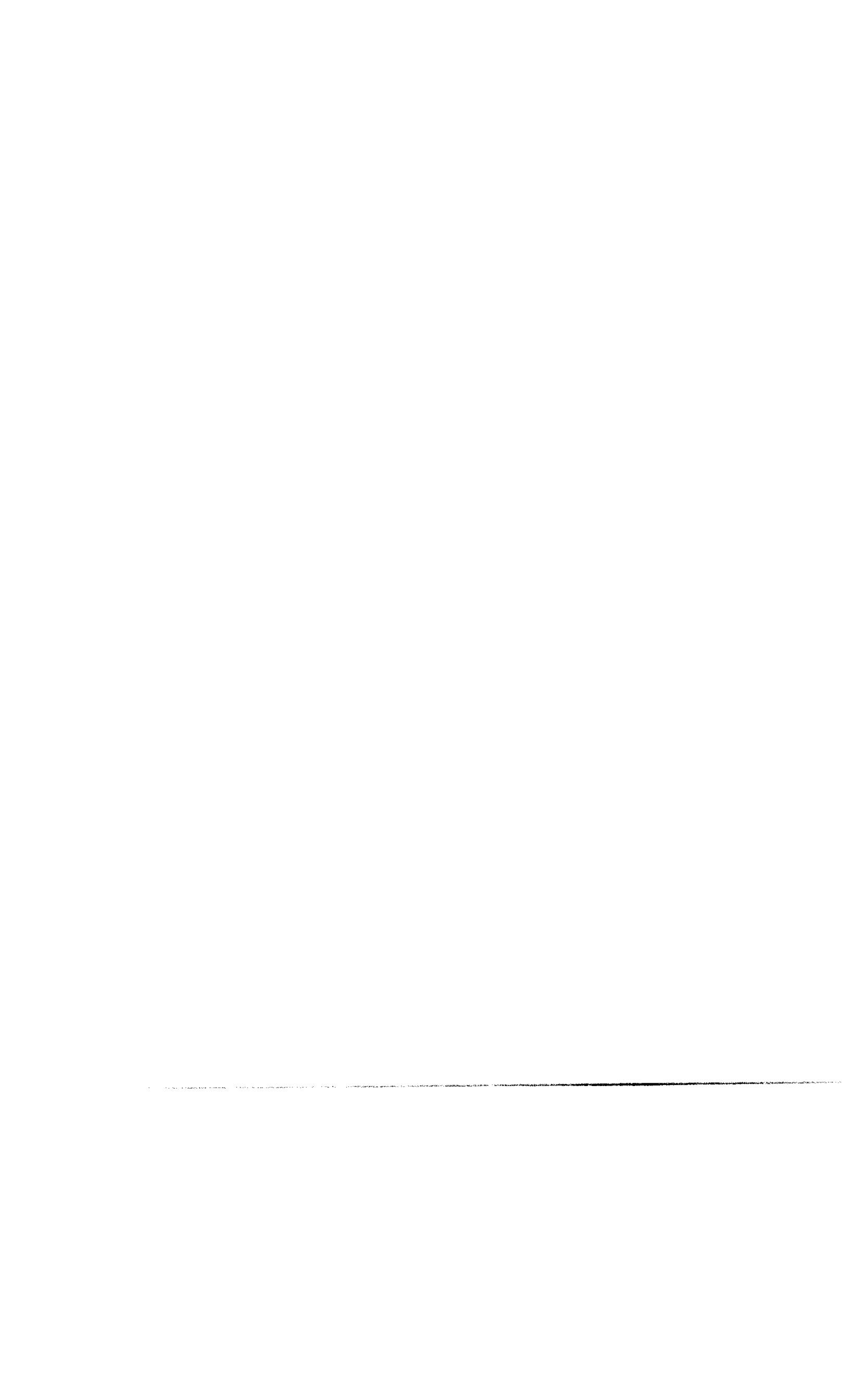
A grading and drainage plan has been submitted for review by the Hydrology Division of Public Works.

The Utility Development Division of Public Works states that the utility plan must be modified and that infrastructure is required in accordance with a serviceability letter dated March 1999. Also, prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.

In addition, the Utility Development Division notes that access and development of this site presupposes dedication of off-site right of way and asks as to whether the land has been acquired, or is under contract, or will condemnation be pursued? **Staff has asked the Transit Department to clarify this matter by providing verification that the landowners in question are in agreement with this proposal or that the City has rights to proceed with the submitted request. (Included with packet)**

Architecture and Signage

The architecture of the site is an eclectic style of shapes and materials that consists of CMU block, standing seam metal and stucco. **No colors have been provided for any building materials and specific materials have not been called out on the elevations.** The Operations Building is shown as a 13,534 square foot rectangular building standing 20-feet three-inches at



its highest point with a curved portal at the entrance. The Maintenance Building is shown as a 50,155 square foot building in Phase I and after an addition in Phase II it becomes 21,828 square feet larger. The building is similar in style to the Operations Building with featured curves and a covered entrance. Overhead doors for bus entry are prominent on all four sides of this building. The highest point of this structure is 35'6". The Bus Storage Building is proposed to be 106,782 square feet and is similar in style to the other buildings with brick and stucco construction and overhead doors along the east and west sides. The Service Building, Wash Building and Control Buildings are all similar in style to the rest with identical construction materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant was in attendance at the pre-hearing review meeting.

Transportation Planning notes that there are some deficiencies regarding approval for "site plan for building permit": (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument; (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable; (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review.

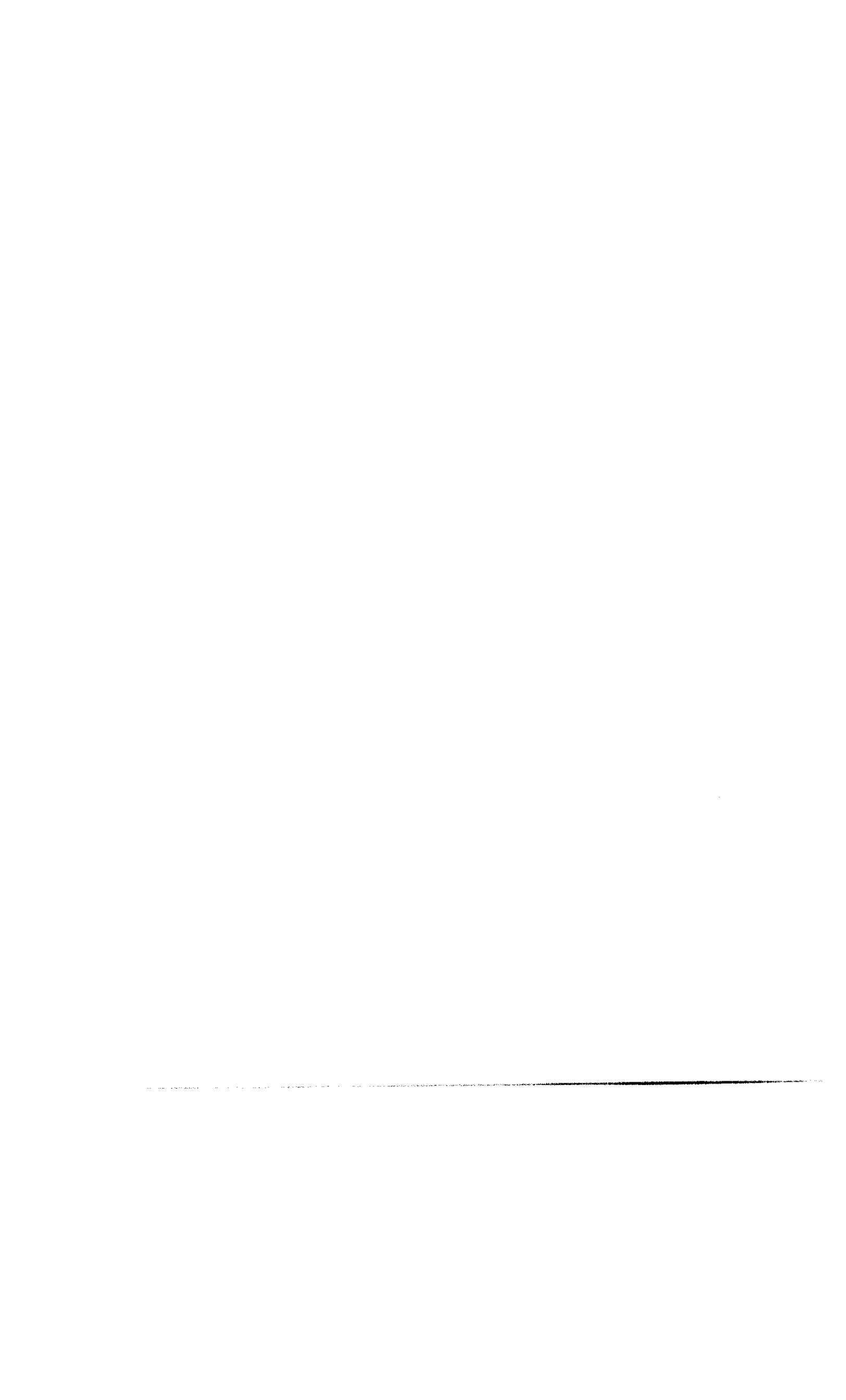
Neighborhood Concerns

Staff has received no inquiries from neighbors or others regarding this request.

A facilitator's report was received which stated that no facilitated meeting was requested.

Conclusions

The site plan for subdivision does not show the existing tracts consolidated into one large tract. This should be an integral part of the site plan for subdivision. In addition, the site plan for building permit is deficient in areas of parking calculations, pedestrian access, landscape plan, lighting, and colors and materials of architecture. For these reasons, staff recommends a 60-day deferral of the site development plans in order to allow the applicant to amend the plans.



FINDINGS – 00114-00000-01643 – January 18, 2001, Annexation

1. This is a request for approval of annexation of an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject request meets the requirements for annexation into the city because it is contiguous to city boundaries, accessible to service providers, and will have convenient street access. In addition, the area is suitable for urban intensity as defined by its designation of Developing Urban in the Albuquerque / Bernalillo County Comprehensive Plan.
3. The subject request meets the Plan's goal for this area 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.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.

RECOMMENDATION - 00114-00000-01643 – January 18, 2001, Annexation

APPROVAL of 00114-00000-01643, a request for annexation, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding Findings.

FINDINGS – 00110-00000-01650 – January 18, 2001, Zone Map Amendment

1. This is a request for establishment of SU-1 for Transit Facility and Daycare zoning for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.

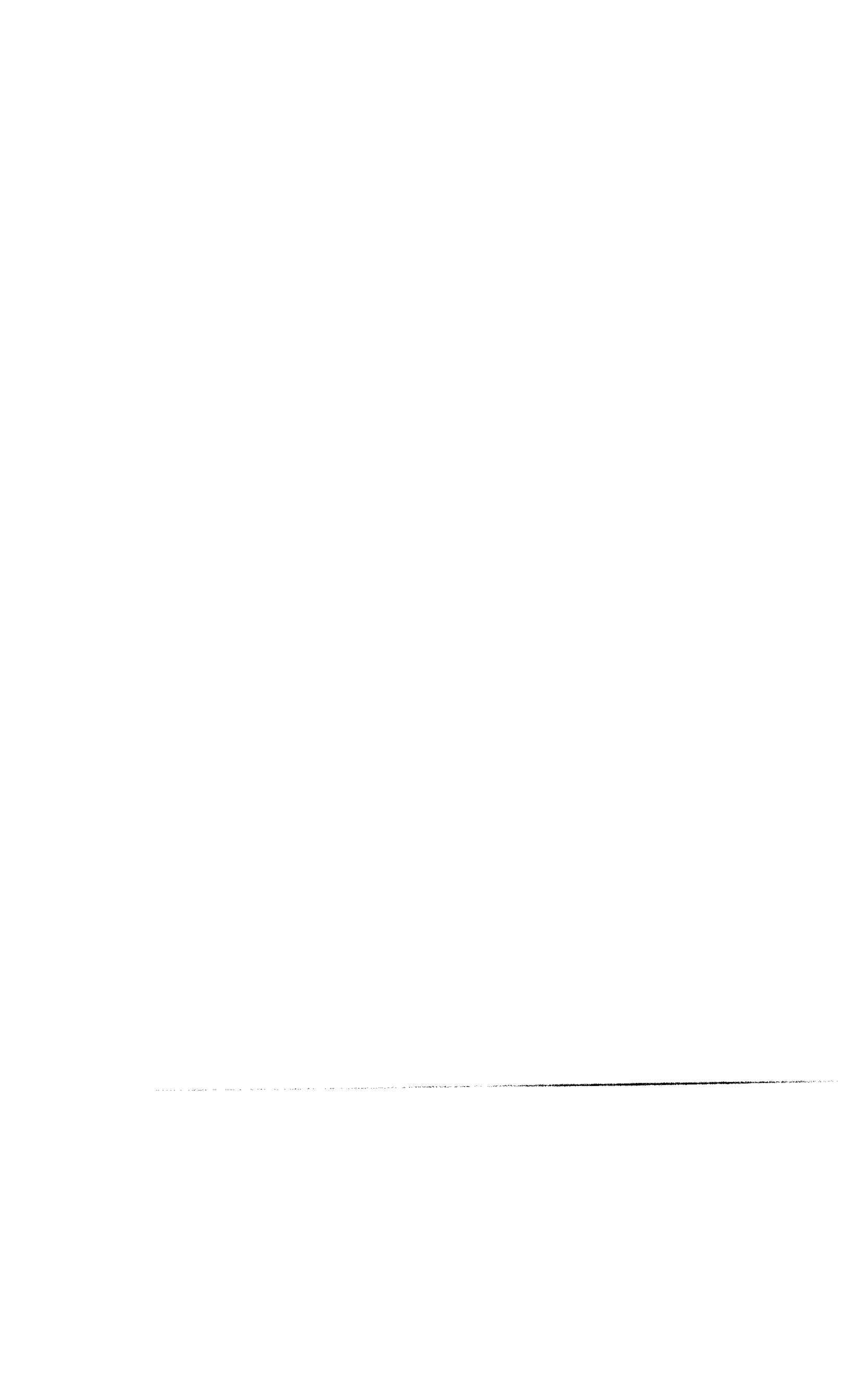
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2. The subject site meets the requirements of Resolution 270-1080 because approval of the annexation constitutes a changed condition in the area. Additionally, the requested zoning is more advantageous to the community by helping to provide more convenient transit access and a day care center that will be made available to the public.
 3. The requested zoning meets the goal in the Comprehensive Plan of planning new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.
 4. This request is in conformance with the West Side Strategic Plan which encourages growth in this area.

RECOMMENDATION - 00110-00000-01650 – January 18, 2001, Zone Map Amendment

APPROVAL of 00110-00000-01650, a request for zone map amendment from County A-1 and C-1 to SU-1 for Transit Facility and Daycare, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding findings.

FINDINGS – 00128-00000-01641 – January 18, 2001, Site Plan for Subdivision

1. This is a request for approval of a site development plan for subdivision for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. No specific site plan for subdivision has been submitted.
3. A plan for subdivision eliminating existing tracts and replatting into one tract is not shown.



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4. A maximum floor area ratio for the site is not shown as required in the subdivision ordinance.

RECOMMENDATION - 00128-00000-01641 - January 18, 2001, Site Plan for Subdivision

DEFERRAL of 00128-00000-01641, a request for site plan for subdivision, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, for 60 days to March 15, 2001, based on the preceding findings.

FINDINGS - 00128-00000-01642 - January 18, 2001, Site Plan for Building Permit

1. This is a request for approval of a site development plan for building permit for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. Parking calculations for the site have not been provided.
3. Site lighting details are inadequate.
4. The submitted landscape plan is inadequate for the site. Lacking details include a note that would show the species of native grass to be planted in the "meadow" areas, a note that this area will be irrigated for a minimum of three years, shade trees at a minimum of 2-inch caliper in size planted around the entire perimeter of the site and every 10 spaces in parking areas, and additional landscaping spaces within the interior of the site that would ensure a 15% coverage of the site even after the day care facility is built.
5. No colors have been provided for any building materials and specific materials have not been called out on the elevations.
6. The Public Works Department, Transportation Planning, notes that there are deficiencies regarding the site plan for building permit as follows:

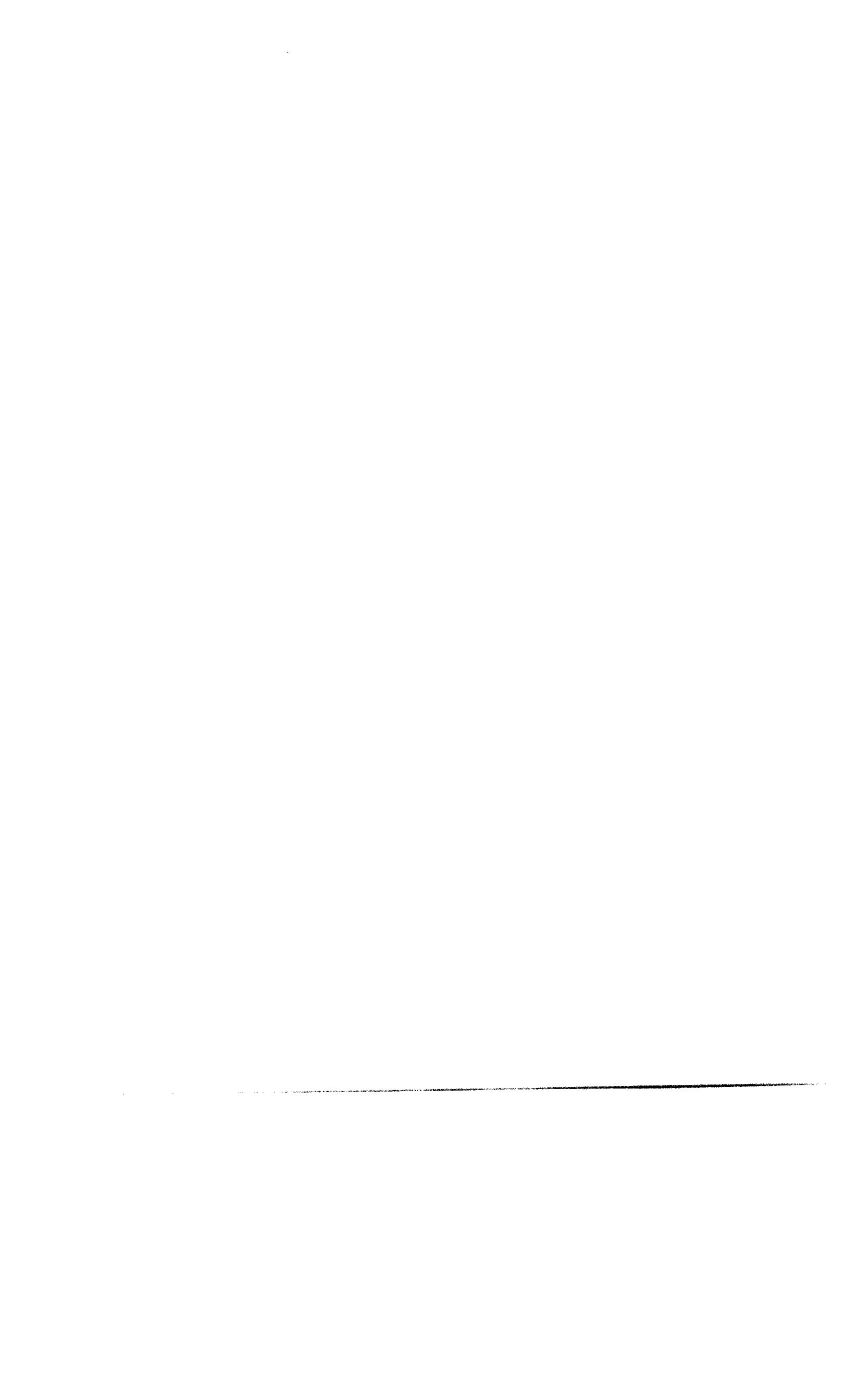
(a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument;

(b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable;

(c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review. The Public Works Department Hydrology Division advises us that an approved drainage plan is also required.

RECOMMENDATION - 00128-00000-01642 - January 18, 2001, Site Plan for Building Permit

DEFERRAL of 00128-00000-01642, a request for site plan for building permit, Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, for 60 days to March 15, 2001, based on the preceding Findings.



ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON JANUARY 18, 2001: On January 18, 2001, the Environmental Planning Commission voted to recommend *approval* to the City Council of 00114-00000-01643, a request for annexation and 00110-00000-01650, a request for zone map amendment, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant. Also on January 18, 2001, the Environmental Planning Commission voted to *defer* 00128 00000 01641, a site plan for subdivision and 00128 00000 01642, a site plan for building permit to the Environmental Planning Commission Public Hearing on March 15, 2001.

The following is an analysis of the revised site plans.

ANALYSIS

Site Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

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

“SITE DEVELOPMENT PLAN.

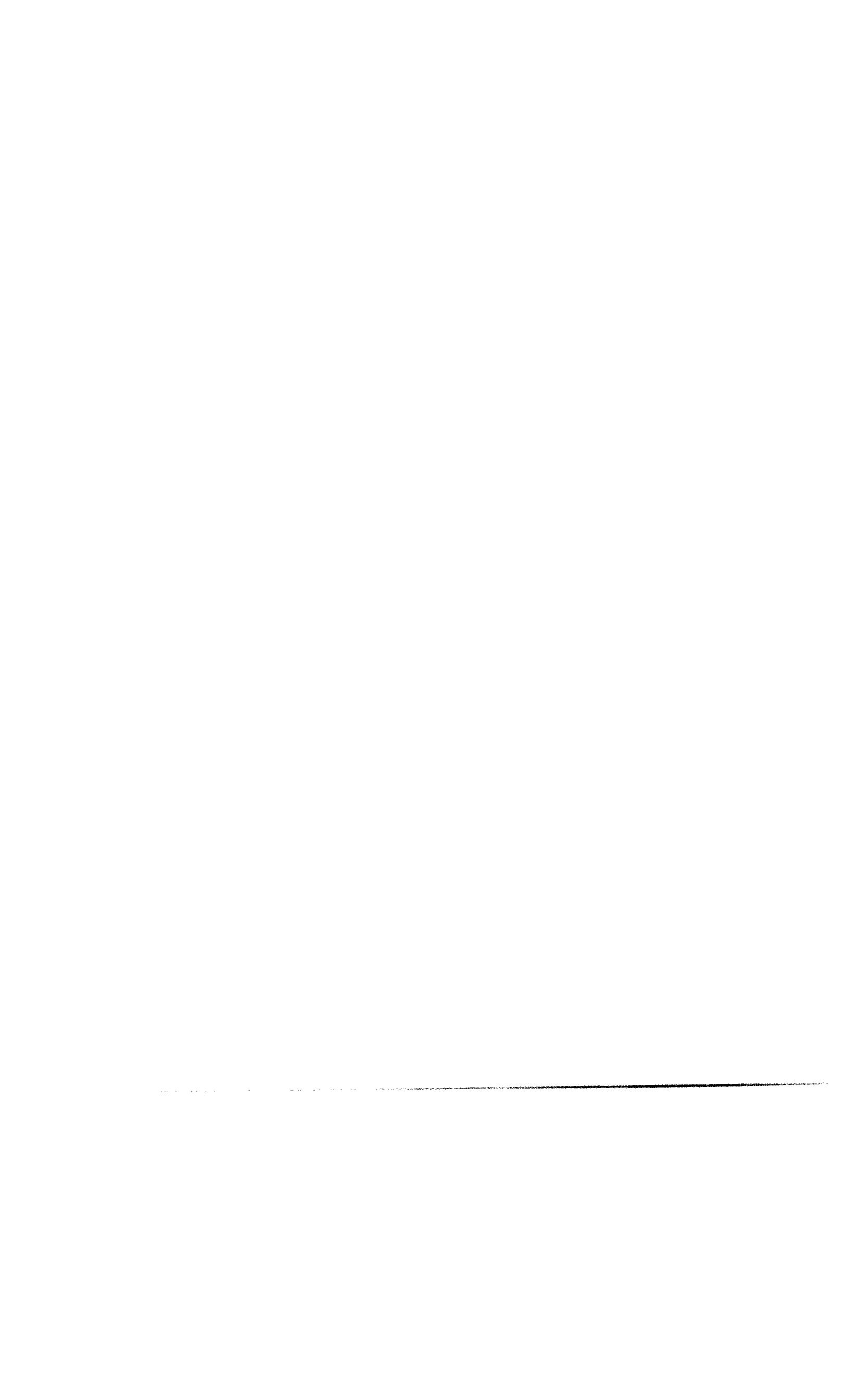
(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

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

The site plan for subdivision has been revised to show existing lots and the proposed consolidation into one large tract called Tract B. The site is shown on the west side of Unser Boulevard and the east side of future 90th Street. Daytona Road is proposed for construction adjacent to the southern border of the subject site and will curve southward through the property to the east of the site where it is proposed to be called Oliver Ross Drive and connect to Los Volcanes Road. The uses proposed for the site are stated as a transit facility and a day care center. The transit facility includes bus storage, fueling station, vehicle maintenance and washing facilities as well as operations and administrative buildings. The day care center is proposed for a future phase and is planned with a landscaped outdoor play area.

Pedestrian and Vehicular Access and Internal Circulation

Pedestrian connections and circulation are shown on various site plans in the submittal. Vehicular ingress and egress are shown on the plan with a full, signalized intersection shown at the intersection of Los Volcanes Road and the proposed Oliver Ross Drive. Sidewalks are shown within the site and externally along Daytona and the Proposed Oliver Ross Drive. The internal sidewalk widths are shown as 6-feet wide.



Internal pedestrian circulation is adequate for the site.

The maximum floor area ratio is shown as .22. A landscape plan is included in this submittal and will be discussed in the site plan for building permit analysis section.

ANALYSIS

Site Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 20-acre site located immediately south of Interstate-40 between Unser Boulevard and 90th Street on Daytona Road. This request is for a West Side Transit Facility and future day care facility.

The site development plan for building permit submitted by the applicant shows the proposed layout of the site. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by maintaining a variety and choice in work areas and life styles. It proposes a commercial development in an already commercially zoned area.

The site plans meet the goals and policies of the West Side Strategic Plan. It is located within the Atrisco Park Community designated by the WSSP. This area is anticipated to become a regional employment center. This community has an employment focus with a relatively small existing or projected population base. Typical land uses called for in the area include large institutional uses.

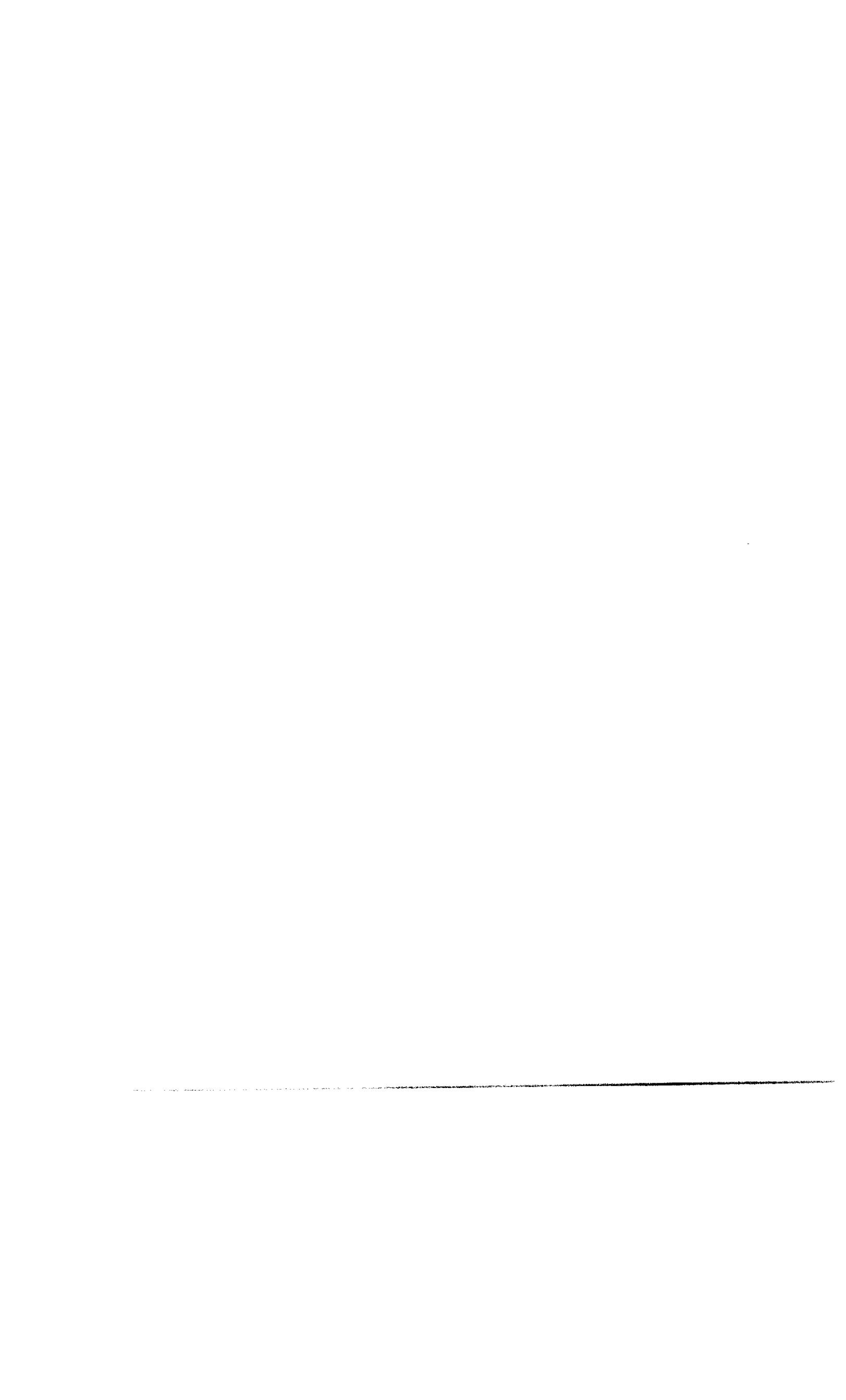
Site Plan Layout / Configuration

The majority of the approximately 198,110 square foot total of the proposed buildings run north to south with the exception of the operations building and the day care center which both face the front of the site or south toward Daytona Road. The rear of the site runs adjacent to Interstate-40. The development is to be built in several phases, with Phase II having sub-phases A, B and C.

Phase I: All off-site street and utility work and Control booth.

Phase II:

Phase IIA: On site rough grading, underground utilities, retaining wall and perimeter concrete block wall.



-
- Phase *IIB*: CNG station and Fuel/Fare building.
- Phase *IIC*: Southern portion of Maintenance building, Wash building, Control Booth, southern portion of Staff parking lot, internal site asphalt paving and landscaping.
- Phase III: Northern portion of Maintenance building, Operations building, northern portion of Staff parking lot and additional landscaping.
- Phase IV: Day care, landscaping and parking.

The two rectangular areas east of the employee parking area formerly labeled "slope down" have been eliminated. Square footages for all these facilities have been provided on both the landscape plan and the site plan.

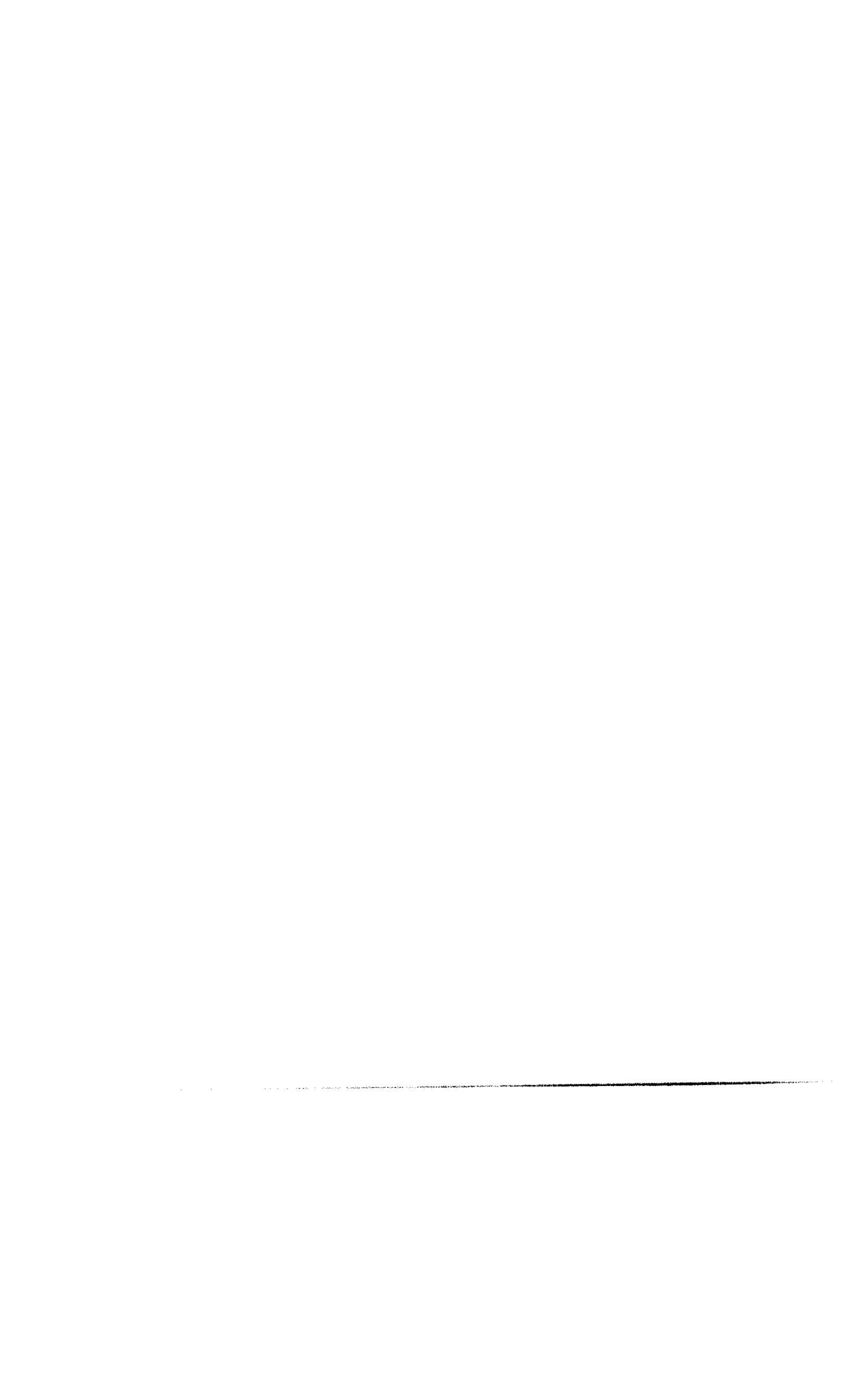
Vehicular Access, Circulation and Parking

Vehicular access to the site will be from Dayton Road that is proposed to be built adjacent to the site and curve south through property to the east becoming Oliver Ross Drive. An intersection with stop signage is shown at the intersection of Oliver Ross and Los Volcanes Road and a signalized intersection is proposed for Unser Boulevard and Los Volcanes. Five entrances are provided to the site from Daytona Road. Employee parking is shown at the west end of the site, with an access drive directly to the parking area. The next access point to the west dead-ends into a landscaped area that will eventually become the site for of the day care center. The next access point leads into a rectangular parking area that is labeled visitor parking where traffic flows out to the 4th access point. The last (easternmost) access point is for busses to enter and exit the facility and leads to the interior of the site where the storage, fueling and maintenance facilities are contained. Circulation through the site is limited for all areas.

Parking calculations have now been provided for the site. The spaces were calculated at 1 space per employee and based on employee shift numbers. There are a total of 349 parking spaces for staff and 19 spaces for visitors (including 4 ADA accessible spaces) after Phase II completion. The special use nature of the transit facility presents difficulty in employees using alternate transportation since this same workforce will be the providers of a large segment of the available alternate transportation. However, many of the employees will be arriving for their shifts at the same time. This provides an opportunity for reducing the number of cars in use through carpooling. To encourage this activity, preferred parking spaces that are clearly marked for carpooling vehicles should be provided. Additionally, the revised plans show trees at either end of the parking rows and the parking area now has a tree-lined pedestrian way connection to the main internal pedestrian pathway to the center and to adjacent streets and sidewalks.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is adequate with 10-foot wide concrete sidewalks proposed to run adjacent to the site along Daytona Road. Once in the site, pedestrian walkways exist and are



called out as 6-feet wide. All sidewalks are to be concrete with a light-brown finish. Walking paths that are located within the internal, asphalt-paved areas around the maintenance and storage facilities will be delineated by painted striping on the asphalt. Walkways have been provided throughout much of the site, but since the phasing of these walkways is unclear, it is difficult to assess the adequacy of pedestrian accessibility at this time.

At the completion of Phase III 20 bicycle spaces will be available. Staff noted two bicycle racks on the site plan. One is located northwest of the operations building and one is located south of the same building, near the front entrance. A detail of the bike rack as well as calculation of required bicycle parking spaces is shown on the color sheet depicting Phases II, III and IV (Sheet is not numbered). The number of bike spaces provided is adequate for this site.

Transit service is not currently provided to the site, as it is currently an undeveloped area. However, the Transit Department states that access will be provided by the time the facility is built.

Lighting and Security

Lighting is shown throughout the site and appears to be adequate. A lighting detail is shown on the Electrical Site Plan (no Sheet number provided) that depicts the lighting as 17-foot tall, including the base. The design detail shows the fixtures as cut-off type, horizontal lamps. The note describing the lighting states "Exterior fixture shall be full cut-off and shielded in such a manner that light rays emitted from the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted to comply with the 'Night Sky Protection Act of New Mexico'". This statement is important but does not fully address the concerns of fugitive light which should be a condition of approval.

Security for the site consists of a six-foot high, concrete block wall surrounding the site as well as an "all-terrain vehicle security path". The agent stated that the perimeter will be patrolled for security reasons. The security path will be covered with crusher fines that will eventually settle to become compacted over time and become a paved path of sorts.

Landscaping

The Landscape Plan shows a mixture of mostly deciduous trees with some conifers and a variety of shrubs and small, native flowers. The landscaping is concentrated at the front or public area of the site and is non-existent in the interior of the site. The landscape plan meets the 15% requirement for the site. The re-vegetated area is not included in the calculations for landscape requirement, so will not reduce the 15% requirement when built.

The site and the employees and the public would be better served if the perimeter of the site were lined with shade trees and if landscaped areas could be found throughout the site instead of just the "public face" of the facility. Transportation Planning makes a condition that street trees must

be planted along Interstate-40. However, the Transit Department does not want landscaping in the interior of the site, views the idea of trees along the perimeter as a safety hazard to buses, and points to the City Zoning Code Landscaping section (page 220, 14-16-3-10, section E. b) which states that the definition of *net lot* does not include "portions of the lot that are not required for off-street parking or a parking lot and which are fully screened from view from any adjacent lot or public right-of-way by an opaque wall or fence at least 6-foot high in which no landscaping will be required except buffer landscaping."

The landscape plan has been revised to include shade trees that are positioned within the parking area as well as along the pedestrian walkway at the east side of the parking area.

The revised plans state that irrigation will be provided for the "non-irrigated native plant meadow" until the vegetation is established. Specifically, Note 11 (on Sheet SIT-L-101) states that "Re-vegetation area to be watered by water truck two times per month during the first three growing seasons." Landscaping regulations require that 75% of landscape areas over 36 square feet in size must be covered with living, vegetative material. The species of native grass that is to be planted in the large areas east and west of the Operations Building is specified as Buffalo grass.

At least one shaded, outdoor break area should be provided for employees and trees should be planted in planters that are a minimum of five-feet by five-feet. The applicant has agreed to find such a space and provide it on the plan.

Grading, Drainage, Utility Plans

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

The Utility Development Division of Public Works states that the utility plan must be modified and that infrastructure is required in accordance with a serviceability letter dated March 1999. Also, prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.

In addition, the Utility Development Division notes that access and development of this site presupposes dedication of off-site right of way and asks as to whether the land has been acquired, or is under contract, or will condemnation be pursued? The Transit Department has clarified this matter by providing verification that the landowners in question are in agreement with this proposal or that the City has rights to proceed with the submitted request. (Included with packet)

Architecture and Signage

The architecture of the site is an eclectic style of shapes and materials that consists of CMU block, standing seam metal and stucco. Colors and materials have been specified in the revised plans color rendered drawings have been included in the submittal. The Operations Building is

shown as a 13,534 square foot rectangular building standing 20-feet three-inches at its highest point with a curved portal at the entrance. Colors and materials for the building include sage and grey colored split-face block with russet colored stucco and green trim and glazing. The Maintenance Building is shown as a 50,155 square foot building in Phase I and after an addition in Phase II it becomes 21,828 square feet larger. The building is similar in style, color and materials to the Operations Building with featured curves and a covered entrance. Galvanized overhead doors for bus entry are prominent on all four sides of this building. The highest point of this structure is 35'6". The Bus Storage Building is proposed to be 106,782 square feet and is similar in style to the other buildings with brick and stucco construction and overhead doors along the east and west sides. The Service Building, Wash Building and Control Buildings are all similar in style to the other buildings with identical construction materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant was in attendance at the pre-hearing review meeting.

Transportation Planning notes that there are some deficiencies regarding approval for "site plan for building permit": (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument; (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable; (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review.

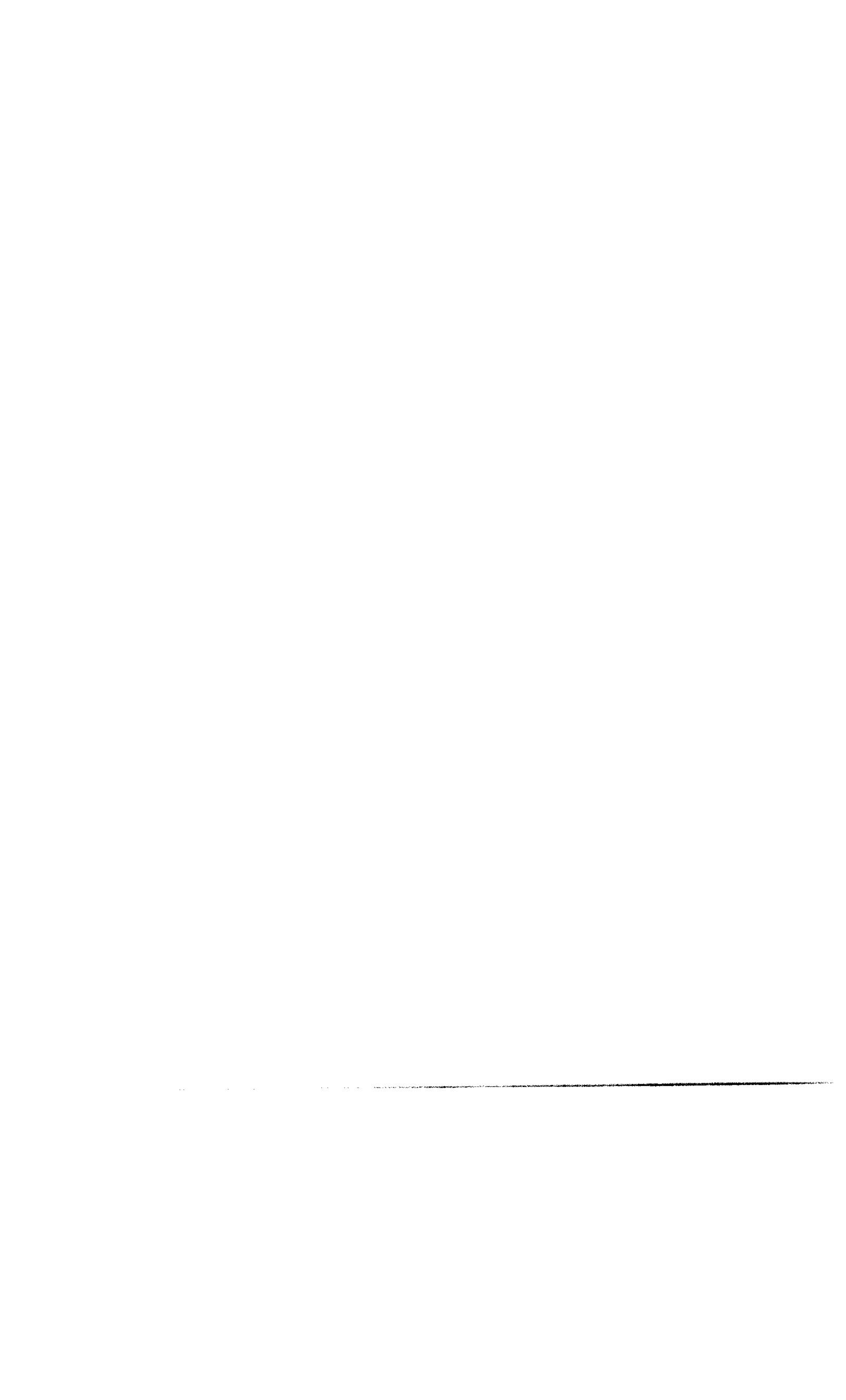
Neighborhood Concerns

Staff has received no inquiries from neighbors or others regarding this request.

As stated in the previous staff report, a facilitator's report was received which stated that no facilitated meeting was requested.

Conclusions

The revised site plans have been modified to meet the required standards and address the previous deficiencies in an organized approach. The applicant and agent have met all the requirements for site plan for subdivision and site plan for building permit. The overall plan is important to the City of Albuquerque and the operation of an efficient transit system. Staff recommends approval of the request.



FINDINGS – 00128-00000-01641 – March 22, 2001, Site Plan for Subdivision

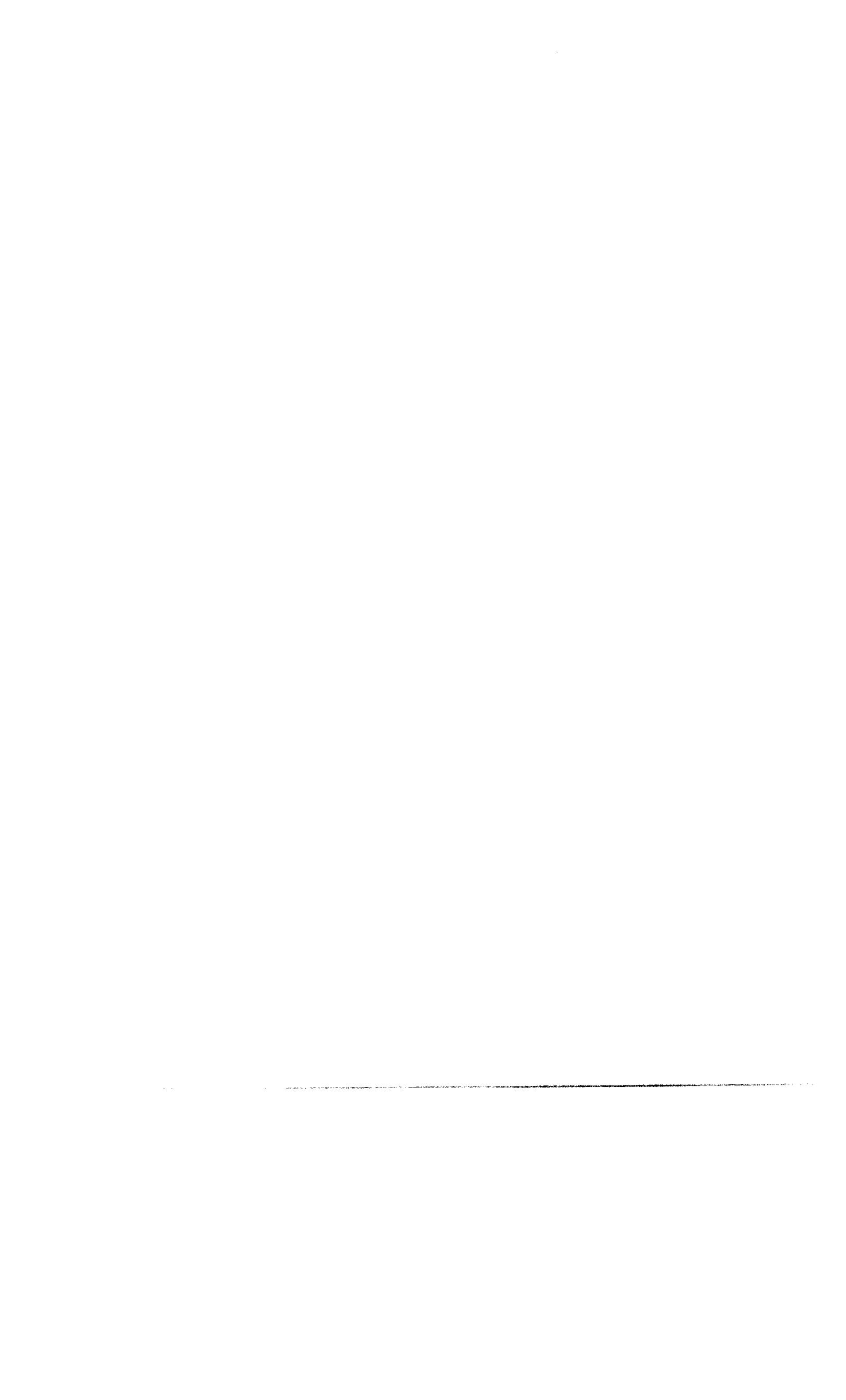
1. This is a request for approval of a site development plan for subdivision for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. A site plan for subdivision is required for approval of SU-1 zoning.
3. The site development plan for subdivision furthers the applicable goals and policies of the Comprehensive Plan by creating the framework for a quality urban environment and offers a choice in transportation, work areas and life styles.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.
5. The site development plan for subdivision meets all of the requirements of the Zoning Code.

RECOMMENDATION - 00128-00000-01641 – January 18, 2001, Site Plan for Subdivision

APPROVAL of 00128-00000-01641, a request for site plan for subdivision, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding findings and the following conditions:

CONDITIONS – 00128-00000-01641 – March 22, 2001, Site 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. The site shall be replatted to create distinct lots that conform to or create the new zone boundary lines.

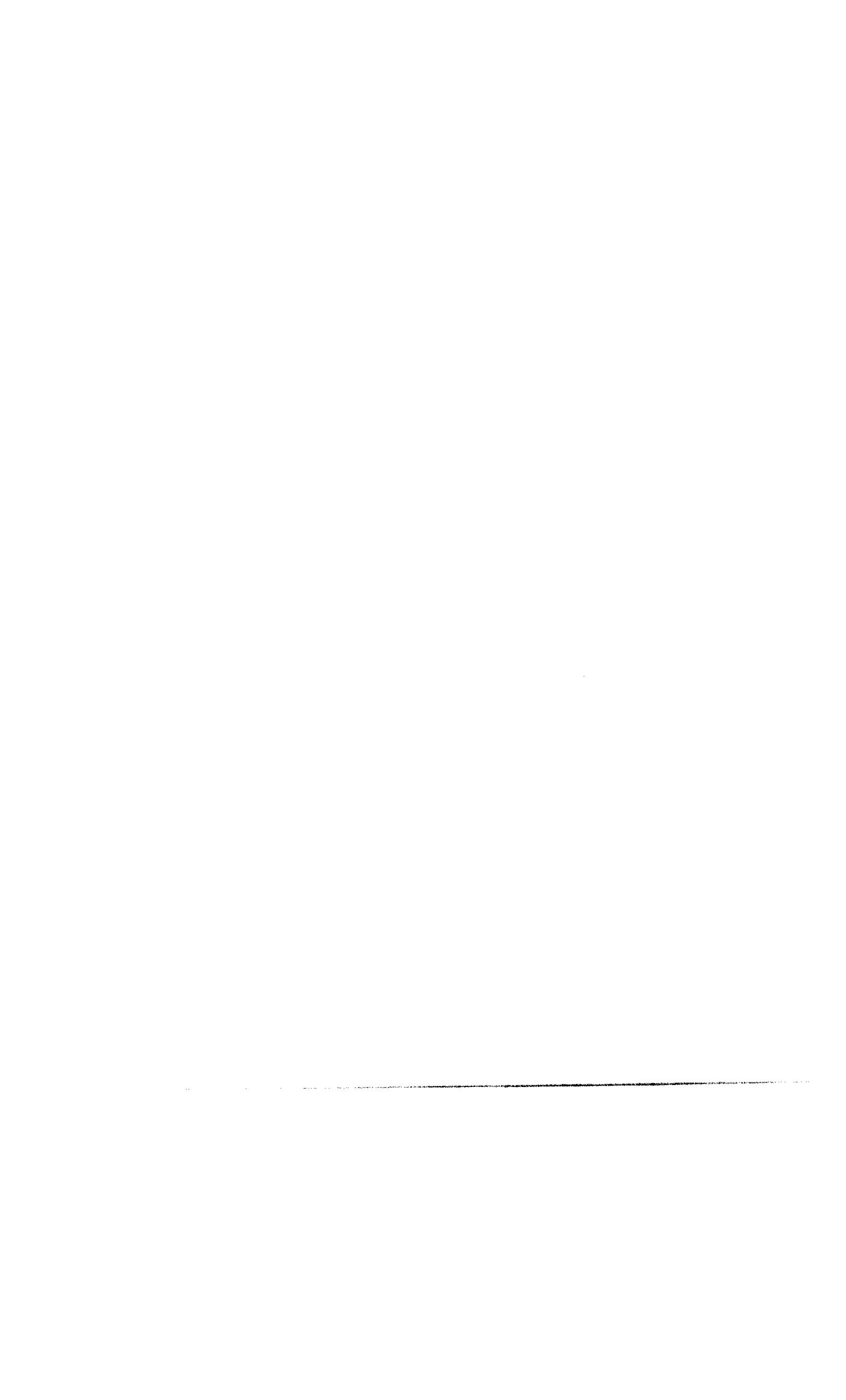
3. Public Works Department, Transportation Development Services Conditions:
 - A) Dedication of 60 feet of right-of-way and construction of arterial pavement (30 feet minimum width), curb, gutter and sidewalk on Daytona Road and Oliver Ross Drive.
 - B) Adequate curb returns to accommodate the transit vehicles must be provided at all affected driveways and intersections.
 - C) Modifications to the intersection of Unser Boulevard and Los Volcanes Road to accommodate all transit vehicle-turning movements.

FINDINGS – 00128-00000-01642 – March 22, 2001, Site Plan for Building Permit

1. This is a request for approval of a site development plan for building permit for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.

2. The site development plan for subdivision furthers the applicable goals and policies of the Comprehensive Plan by creating the framework for a quality urban environment and offers a choice in transportation, work areas and life styles.

3. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.



-
4. The submittal will be adequate with some minor changes and additions.

RECOMMENDATION - 00128-00000-01642 – March 22, 2001, Site Plan for Building Permit

APPROVAL of 00128-00000-01642, a request for site plan for building permit, Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding Findings and the following Conditions:

CONDITIONS – 00128-00000-01642 – January 18, 2001, Site Plan for Building Permit

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. At least one shaded, outdoor break area, a minimum of 250 square feet in size, shall be provided for employees and trees shall be planted in planters that are a minimum of five-feet by five-feet. This shall be provided at the time of at Phase II construction.
3. Car/vanpool preferred parking that is clearly demarcated for this purpose shall be provided.
4. No chain link, razor wire or plastic/vinyl fencing is permitted.
5. All walls shall conform to the City's Wall Design Standards publication.

-
6. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or other predominant building color. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.

 7. No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.

 8. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.

 9. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 17-feet high. The light fixtures shall be full shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light. No light source shall be visible from the site perimeter.

 10. Prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.

 11. Transportation Development Services Conditions:
 - A) Proposed parallel parking in the employee parking lot should be converted to 90 degree parking or added to the adjacent parking pods.
 - B) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - C) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - D) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.

-
- E) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
 - F) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - G) Coordination with the Solid Waste Department with regard to refuse container location and access.
 - H) Street Trees are required along Interstate 40



Deborah L. Stover
Planner

cc: COA Transit Department, 601 Yale Blvd. SE, Albuquerque, NM 87106
Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuquerque, NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuquerque, NM 87120
Kathleen Duran, Parkway Neigh. Assoc., 8127 Glenbrook Pl. NW, Albuquerque, NM 87120
Michelle Boehrns, Parkway Neigh. Assoc., 1405 Somerset Dr. NW, Albuquerque, NM 87120

Attachments

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

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 annexation and establishment of zoning.

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

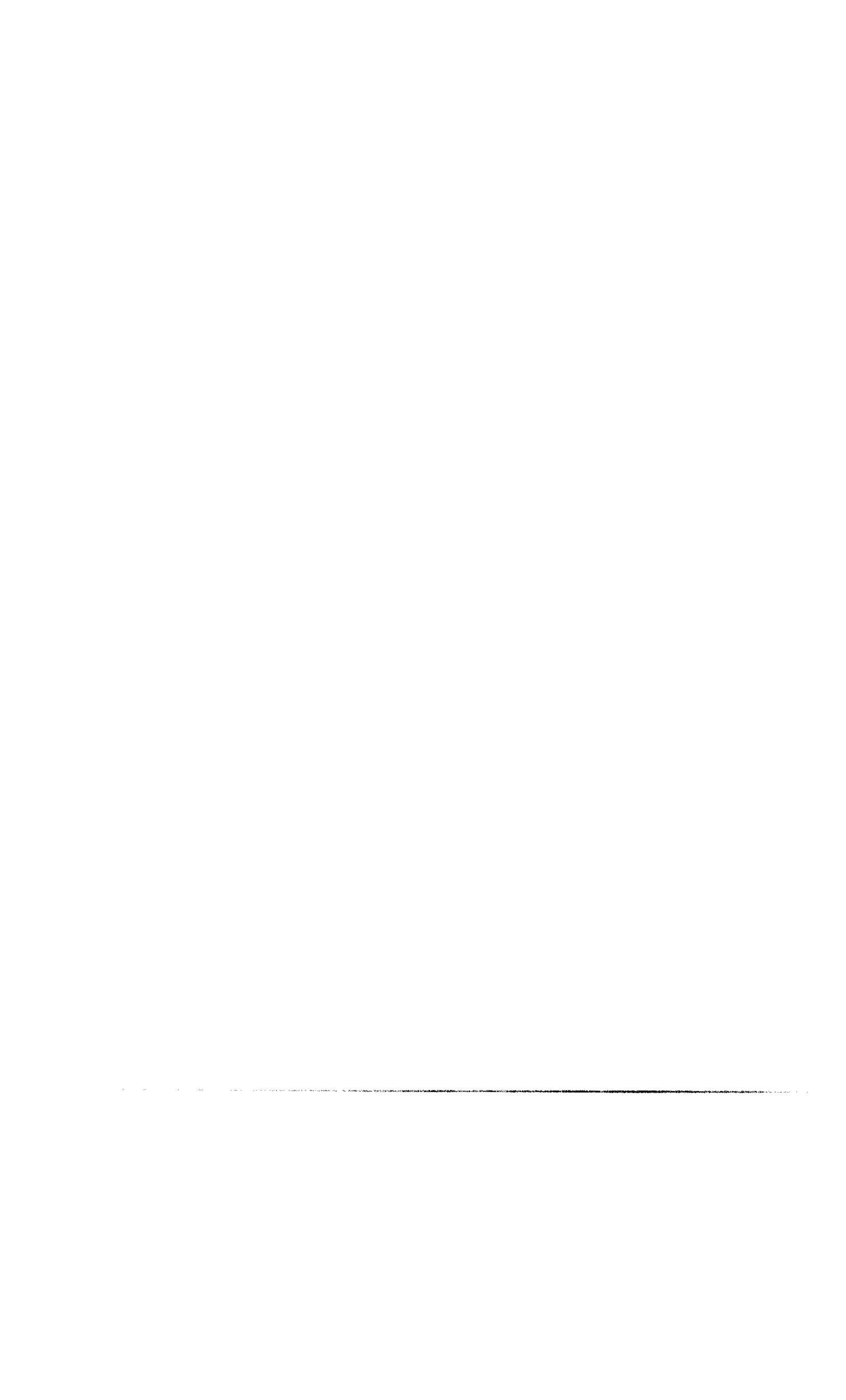
- A) Dedication of 60 feet of right-of-way and construction of arterial pavement (30 feet minimum width), curb, gutter and sidewalk on Daytona Road and Oliver Ross Drive.
- B) Adequate curb returns to accommodate the transit vehicles must be provided at all affected driveways and intersections.
- C) Modifications to the intersection of Unser Boulevard and Los Volcanes Road to accommodate all transit vehicle-turning movements.

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

- A) Proposed parallel parking in the employee parking lot should be converted to 90 degree parking or added to the adjacent parking pods.
- B) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- C) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- D) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- E) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- F) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- G) Coordination with the Solid Waste Department with regard to refuse container location and access.
- H) Street Trees are required along Interstate 40

Utility Development:

Access and development presupposes dedication of off-site right of way. Has the land been acquired, or under contract, or will condemnation be pursued? The utility plan must be modified and infrastructure required in accordance with serviceability letter of March '99. Prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department."



Traffic Engineering Operations:

No adverse comment except to provide good sight distances at any access points.

Hydrology:

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

Transportation Planning:

1. No objection to annexation and zoning. Annexation should include the full width of the Daytona Road right-of-way, where it lies adjacent to the site.
2. No drawing is provided specifically for "site plan for subdivision", therefore we are unable to review.
3. There are some deficiencies regarding approval for "site plan for building permit": (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument; (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable; (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review. The Public Works Department Hydrology Division advises us that an approved drainage plan is also required

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No Comment."

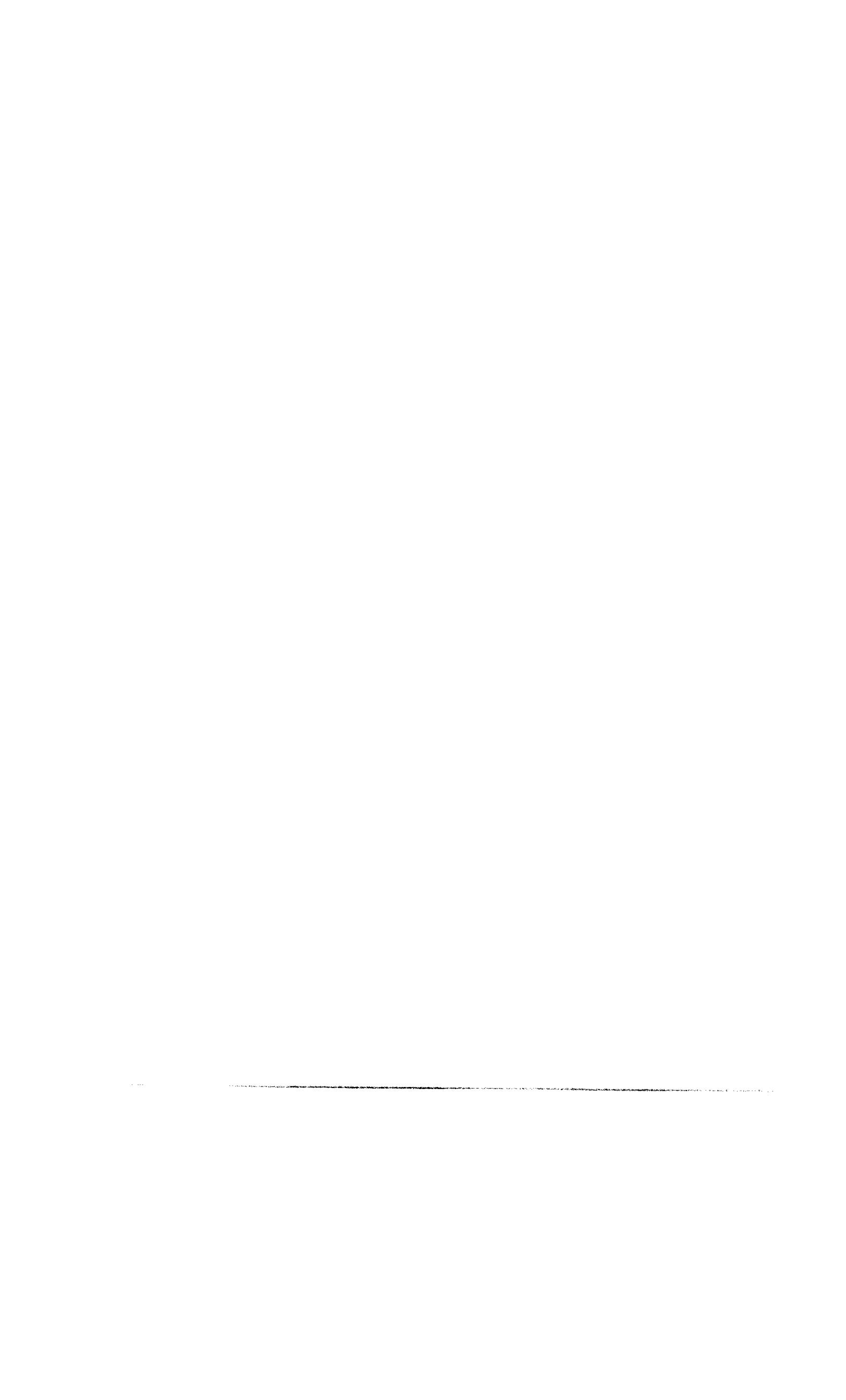
Environmental Services Division

NEIGHBORHOOD SERVICES

"Laurelwood and Parkway (both recognized associations) were notified."

PARKS AND RECREATION

Planning and Design



OPEN SPACE DIVISION

POLICE DEPARTMENT/Planning

- Lighting issues
- Maintenance of landscaping
- Adequate security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Approved. Consider possible self contained compactor for efficiency and cost effectiveness.”

FIRE DEPARTMENT/Planning

– 20 foot wide gates required for entry and exit at control booth. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall be installed and operating prior to this construction project. **Our office upon permit stage will conduct its normal plan review for fire department access and structures.**

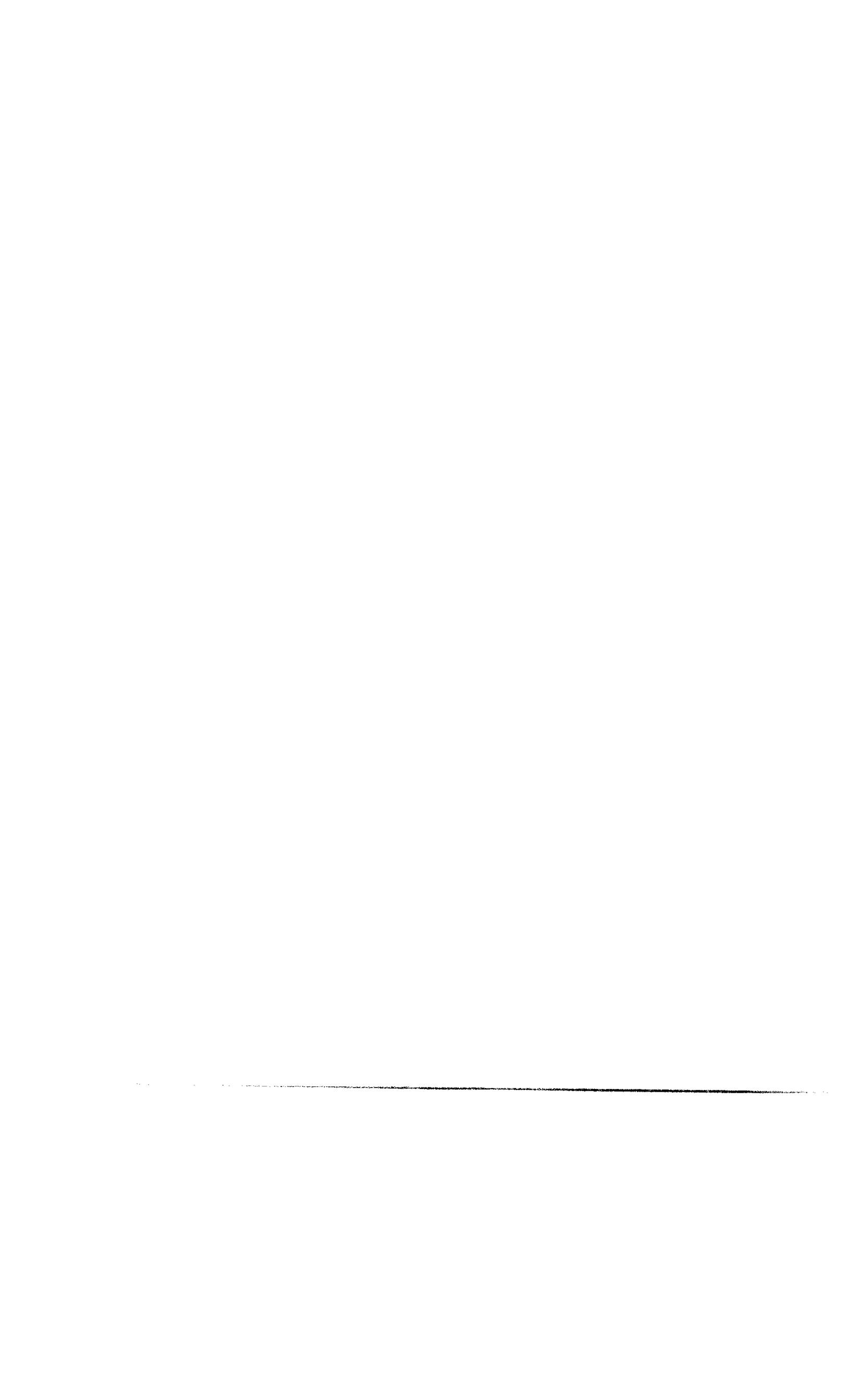
TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

No objection. AMAFCA has entered into an agreement with the upstream property owner to remove the floodplain from the site. Prior to development, an approved Grading and Drainage



**CITY OF ALBUQUERQUE
COMMISSION
PLANNING DEPARTMENT**

ENVIRONMENTAL PLANNING

**Number: 00114 00000 01643/00128 00000
01641/00128 00000 01642/00110 00000 01650**

January 18,

**DEVELOPMENT SERVICES DIVISION
2000**

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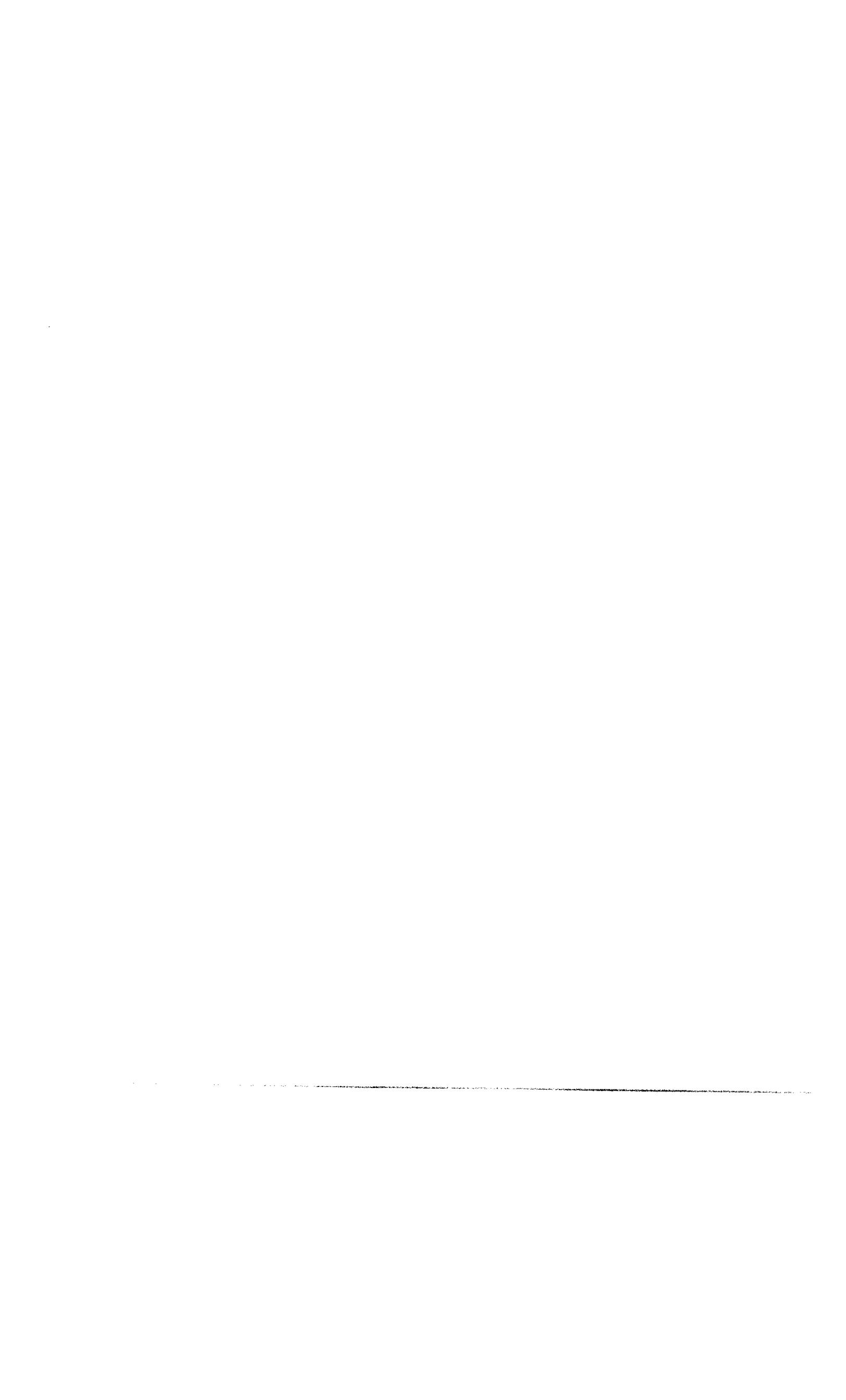
Plan will be required. Water quality measures appropriate for this type of usage should be incorporated into the plans."

ALBUQUERQUE PUBLIC SCHOOLS

"No Adverse Comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No Adverse Comment."





ENVIRONMENTAL PLANNING COMMISSION
AMENDED A G E N D A

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

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

MEMBERS

Elizabeth Begay, Chairman
Alan Schwartz, Vice Chair

Chuck Gara
Mick McMahan
Camilla Serrano

Susan Johnson
Larry Chavez

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

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

1. Call to Order.

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

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

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

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

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

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

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

11. 00110 00000 01623
00128 00000 01514
Project # 1000898
Consensus Planning, Inc., agents for Richard Smith request a zone map amendment from R-1 to SU-1 for 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.



January 18, 2000

Staff Report

| | |
|--------------------------|---|
| Agent | City of Albuquerque Transit Department |
| Applicant | Same |
| Requests | Annexation & Establishment of Zoning
Site Plan for Subdivision
Site Plan for Building Permit |
| Legal Description | Tracts B-15, B-16, B-17, B-18 & B-19 |
| Location | On Daytona Road NW between Unser Boulevard and 90 th Street NW |
| Size | Approximately 20 acres |
| Existing Zoning | County A-1 & County C-1 |
| Proposed Zoning | SU-1 for Transit Facility and Daycare |

Staff Recommendation

APPROVAL of 00114 00000 016430, a request for annexation, based on the findings on page 12.

APPROVAL of 00110 00000 01650, a request for establishment of zoning, based on the findings on page 12.

DEFERRAL of 00128 00000 01641, a request for site plan for subdivision, based on the findings on page 13.

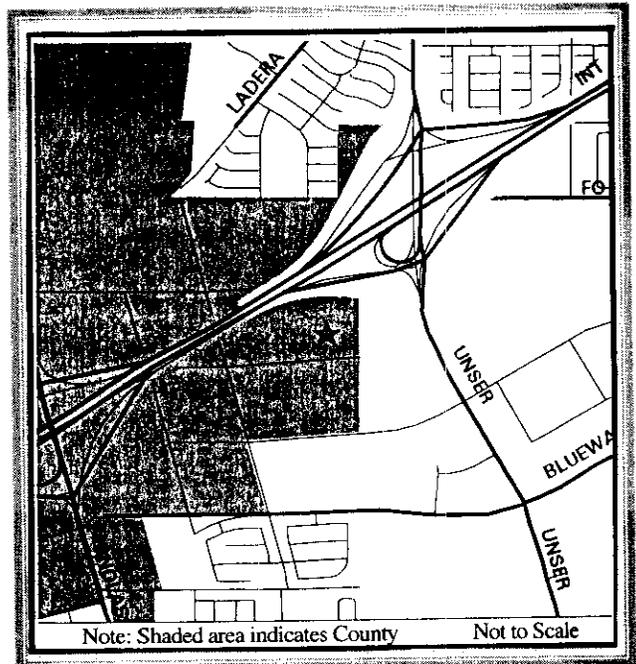
DEFERRAL of 00128 00000 01642, a request for site plan for building permit based on the findings on page 14.

Staff Planner

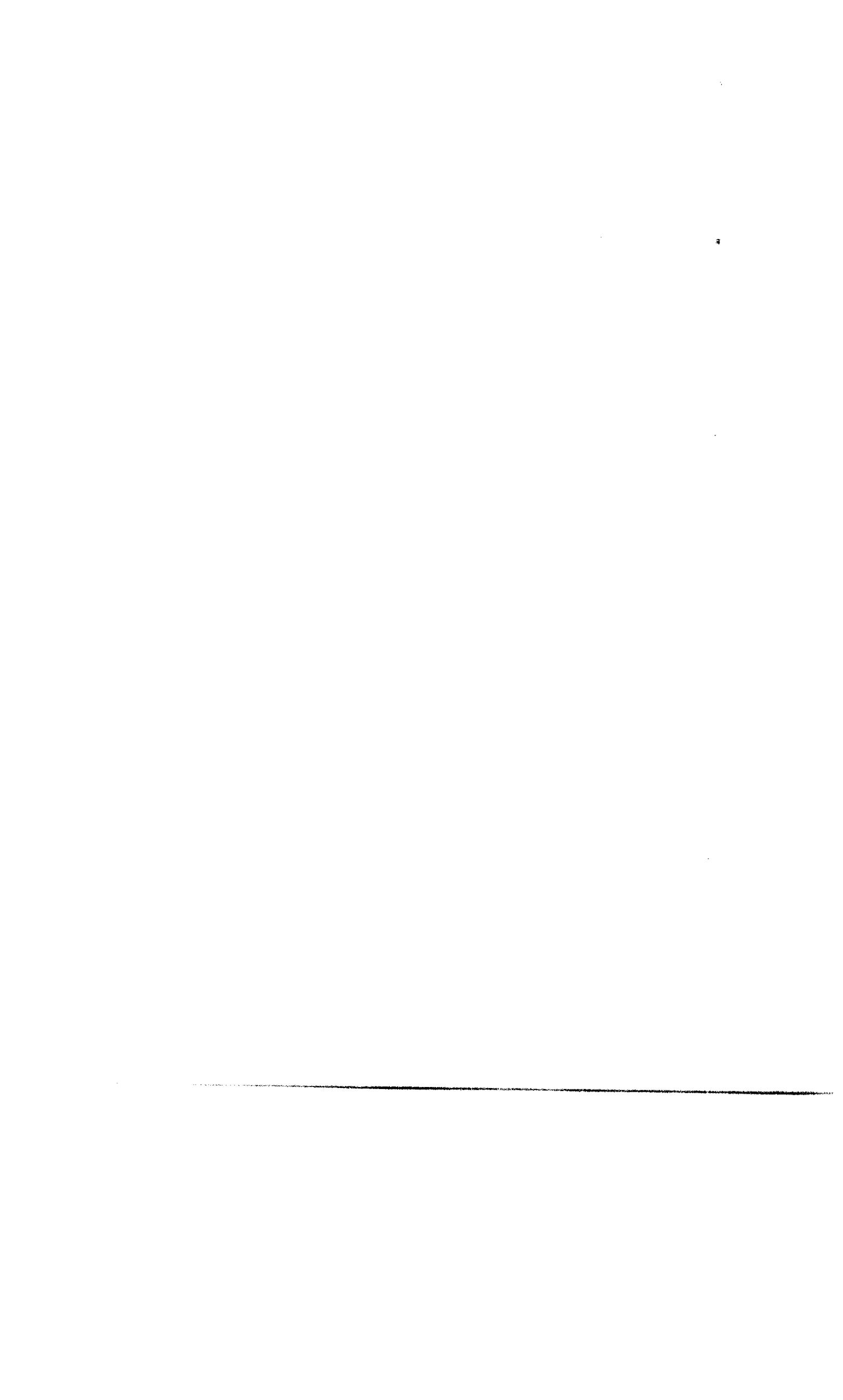
Deborah L. Stover

Summary of Analysis

This is a 4-part request for annexation of an approximately 20-acre site, establishment of SU-1 for Transit Facility and Day Care zoning, approval of a site development plan for subdivision and site development plan for building permit for a West Side Transit Facility and future daycare center located south of Interstate-40, west of Unser Boulevard, and east of 90th Street NW. The request, if approved, would provide a transit facility for the west side of the city which would include an operations building as well as bus storage and maintenance space. Staff recommends a recommendation of approval to the City Council for the annexation and establishment of zoning and a deferral of the site plans for subdivision and building permit to allow the applicant to add important elements to the plans.



City Departments and other interested agencies reviewed this application from 12/1/00 to 12/15/00. Agency comments were used in the preparation of this report, and begin on page 17.



Development Services Report

SUMMARY OF REQUEST

| | |
|-----------------|---|
| Requests | <i>Annexation and Establishment of Zoning
Site Plan for Subdivision
Site Plan for Building Permit</i> |
| Location | <i>Daytona Road NW between Unser Boulevard and 90th Street NW</i> |

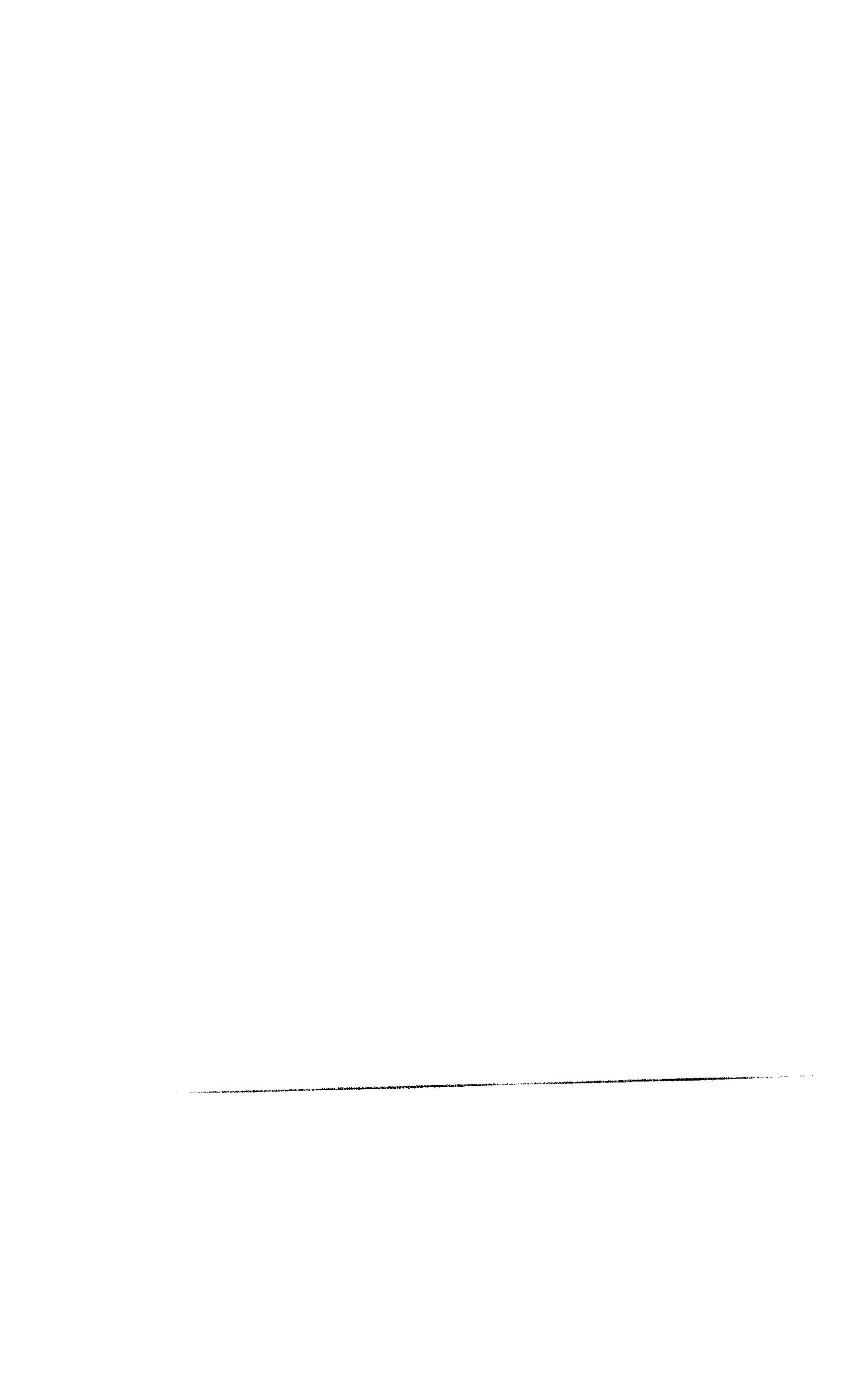
AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

| | Zoning | Comprehensive Plan Area;
Applicable Rank II & III Plans | Land Use |
|--------------|------------------|--|-----------------|
| Site | County A-1 & C-1 | Developing Urban | Vacant |
| North | County A-1 | | Vacant |
| South | County A-1 | | Vacant |
| East | IP | | Vacant |
| West | County A-1 | | Vacant |

Background, History and Context

This is a request for approval of annexation and establishment of zoning as well as a site plan for subdivision and site plan for building permit. The subject site is a 5 tract parcel of land approximately 20 acres in size. The subject site is currently vacant and is surrounded by vacant land on the south, east and west boundaries. The northern edge of the site borders Interstate 40. The larger surrounding area is sparsely developed but does include a soft drink bottling plant to the east, some single family residential housing and a new middle school under construction to the south and some single family residential to the west.



APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The site lies within the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan. The Plan's goal for this area is:

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

The following policies under this goal are relevant to this request:

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

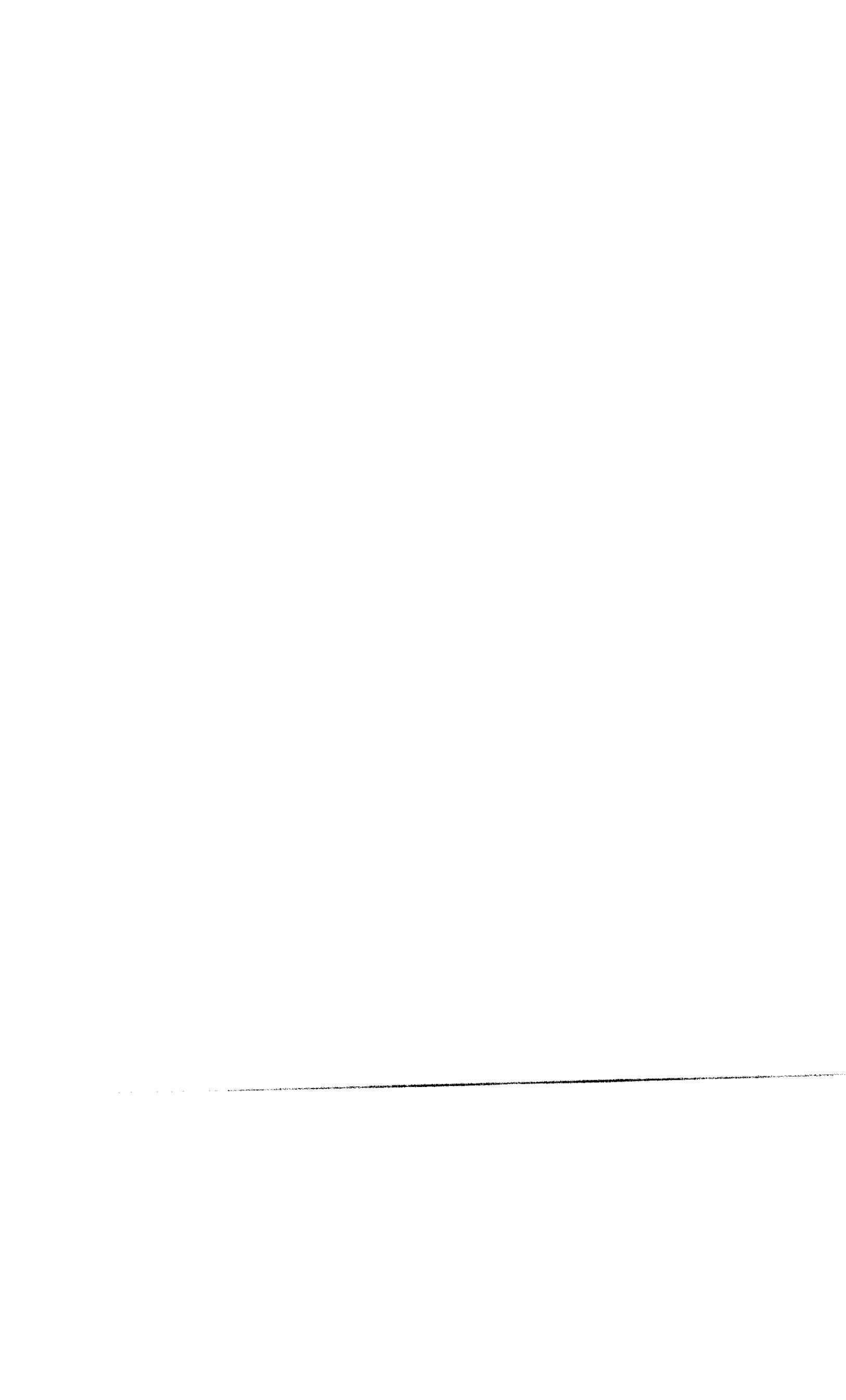
Policy d The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern.

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

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

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997. The Plan generally encompasses properties between the Sandoval County line on the north, the Rio Puerco Escarpment on the west, the Atrisco Grant line on the south (just south of Gun Club) 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. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the boundary map on page 2 in the WSSP. The WSSP identifies seven communities in established areas of the West Side which are partially developed and describes how Community and Village concepts can be applied in each of these communities. A Community is comprised of Villages, each with Village Centers, and the WSSP outlines uses that should occur in core areas of a Community and a Village, as well as uses that should occur in areas adjacent to the core. Each community on the West Side will have a Community Core Area. These areas provide the primary focus, identity, and sense of character for the entire Community in conjunction with



community wide services, civic land uses, employment, and the most intense land uses within the community. Typical land uses include: specialty and service commercial, offices, public and quasi-public uses, entertainment and recreation facilities, medium to high density residential uses (townhouses, multi-story apartments, care facilities) middle or high schools, and large institutional uses. The core area is accessible by a major street and is accessible by pedestrians and bicyclists. The interior of a Community Core area will remain pedestrian friendly in design, with carefully located parking lots and trail connections (WSSP p. 37).

This site is located within the Atrisco Park Community designated by the WSSP. The Atrisco Park community encompasses 2,684 acres which includes the approximately 400 acre Atrisco Business Park which is anticipated to become a regional employment center. Interstate-40 forms the northern edge of this community. Major existing streets are Central and Coors Boulevard. In the future, 98th Street and Unser Boulevard are programmed to provide connections to the north and south. This community has an employment focus with a relatively small existing or projected population base. The Atrisco Business Park is one of the three major employment areas on the west side and is the current home of several manufacturing facilities.

Southwest Area Plan (Rank II)

The site lies within the Southwest Area Plan boundaries. The Southwest Area Plan is a Rank II plan adopted by the City Council in August 1988. It encompasses 115 square miles bounded by the Rio Puerco on the west; Interstate 40, Central Avenue and Woodward Avenue on the north; the Rio Grande (north of Woodward Avenue) and Interstate 25 (south of Woodward Avenue) on the east; and the Isleta Indian Reservation on the south.

Resolution 54-1990 (Policies on Annexation to the City of Albuquerque)

This Resolution sets forth policies and requirements for annexation of territory to the City. Land to be annexed shall be generally contiguous to City boundaries, be accessible to service providers, and have provision for convenient street access to the City. The applicant must agree to timing of capital expenditures for any necessary major streets, water, sanitary sewer and other facilities. Additionally, the *Comprehensive Plan* area designation of a subject site corresponds to specific policies that must be met for approval of an annexation request.

As per the Zoning Code, a zone map amendment for the subject site must be filed and processed concurrently with an annexation action. The Environmental Planning Commission is charged with forwarding recommendations for the requests to the City Council.

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

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the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

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

Resolution 91-1998 (R-70)

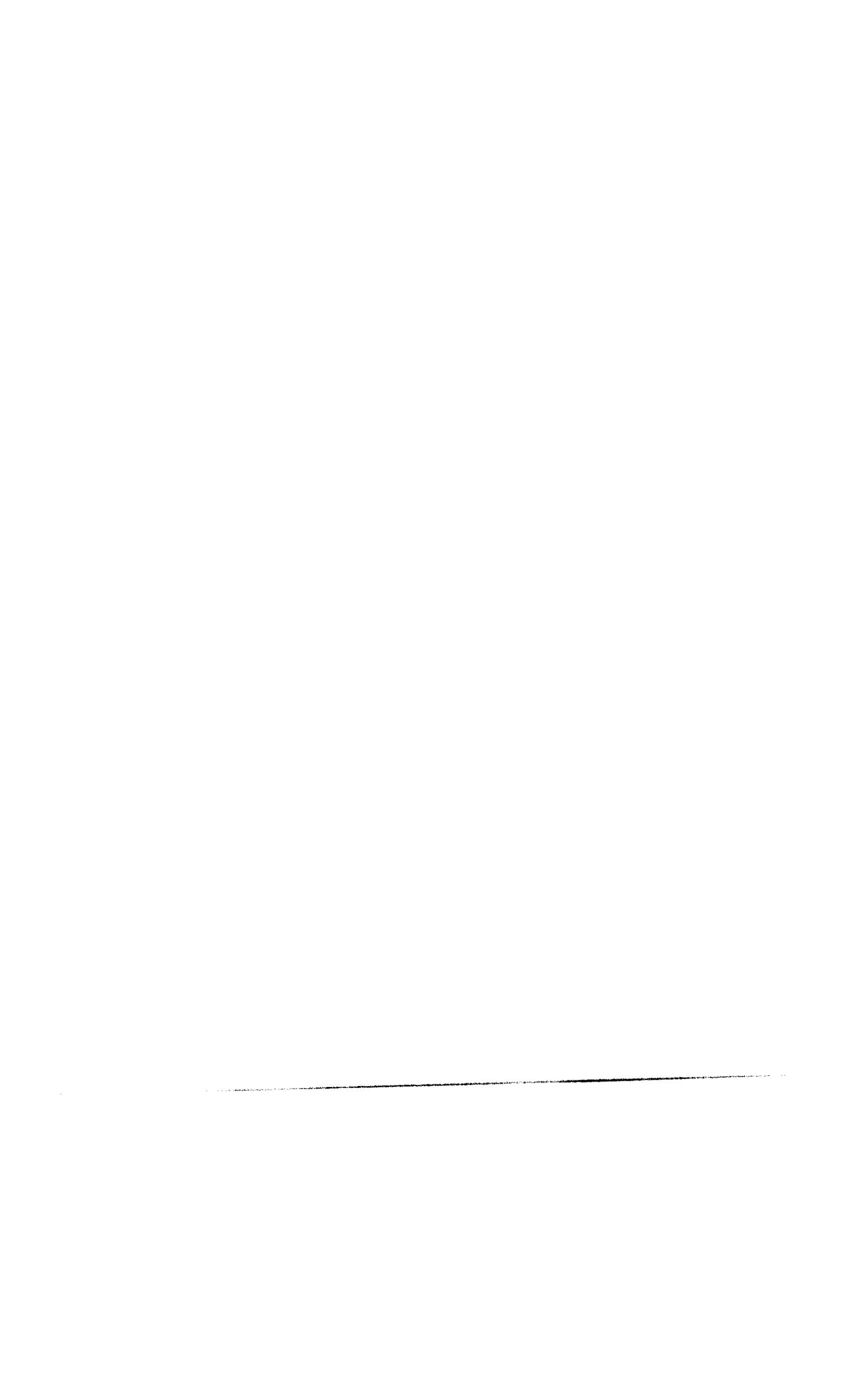
This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

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

Long Range Roadway System

The Long Range Roadway System designates Unser Boulevard as a Limited-Access Principal arterial.

Daytona Road and 90th Street are platted but not yet built in this location.



ANALYSIS

Overview:

This is a request for annexation, establishment of zoning, approval of a site development plan for subdivision and approval of a site development plan for building permit for an approximately 20 acre site south of but adjacent to Interstate-40, west of Unser Boulevard and east of 90th Street on Daytona Road NW. The area is in the central mesa area and is more precisely described as Tracts B-15 through B-19, Town of Atrisco Grant.

The applicant is the City of Albuquerque, Transit Department. The request is to annex land and establish zoning that would allow a West Side Transit Facility. A similar proposal for this facility was previously approved by the EPC and is mentioned in the West Side Strategic Plan. This 12-acre site proved to contain constraints that make the operational layout difficult, according to the Transit Department. Additionally, the area surrounding the site has developed in a more residential manner than anticipated, making the site less suitable than previously anticipated. The subject site is within the Atrisco Business Park area and next to Interstate-40 and it is not anticipated that conflicting uses plan to locate nearby. The day care that is proposed would be part of a future phase and would be open to city employees as well as the general public.

Annexation

Conformance to Adopted Plans, Policies, and Ordinances

The subject site meets the requirements for annexation under the annexation policy Resolution 54-1990 because it is contiguous to city boundaries, accessible to service providers and will have convenient street access. The applicant intends to build Dayton Road along the south side of the subject site and **has agreements with the landowners** to the east to continue Daytona Road to the southeast to connect with Los Volcanes Road. The area is suitable for urban intensity as defined by its designation of Developing Urban. Annexation is supported by Resolution 54-1990 which states that annexation of areas designated Central Urban, Established Urban and Developing Urban are desired and encouraged.

According to the West Side Strategic Plan, the Atrisco Park Community is planned to provide growth with an employment focus. This area is typical of developing areas in that residential developed has occurred first, with commercial services and employment development following. The WSSP encourages new development in this area and encourages the City to work with landowners and others to promote job growth and expansion of existing businesses. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area. Staff recommends that EPC forward this request to City Council with a recommendation of approval.

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ANALYSIS

Establishment of Zoning

Conformance to Adopted Plans, Policies, and Ordinances

The subject site is within an area that has recently undergone rapid development in both residential and commercial growth. According to Resolution 270-1980, the applicant must justify the zoning request under specific findings as stated previously in this report. In this case, the applicant states that the change from County A-1 and C-1 to SU-1 for A Transit Facility and Daycare is more advantageous to the community as articulated in the Albuquerque/Bernalillo County Comprehensive Plan and the West Side Strategic Plan. The applicant states that the West Side Transit Facility helps minimize the cost of public services and reduce automobile use in the City's fastest growing area. Staff agrees with the applicant's assertion that providing more efficient and effective transit to this area would further the goals of the Comprehensive Plan by helping to expand the region's transportation focus beyond roadways and help in the effort to incorporate multiple modes of transportation. In addition, the establishment of zoning for the transit facility would meet the goal in the Comprehensive Plan of planning new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.

In addition to the West Side Transit Facility, the requested zoning includes daycare uses. According to the applicant, a future phase of the development will include a day care center that will be made available to the public. This idea is advantageous for a community that will increase in population with the majority of growth taking place in employment sectors. A day care facility will be convenient for employees in the area as well as residents in the surrounding neighborhoods and will enhance the area as well as respect existing neighborhood values.

Staff recommends that EPC forward this request to City Council with a recommendation of approval.

ANALYSIS

Site Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

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

"SITE DEVELOPMENT PLAN.

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

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

No specific site plan for subdivision is submitted. There are various site plans that show different elements of a site plan for subdivision, such as a scale that matches 1 inch to 100 feet on the 'Overall and Site Utility Plan', Sheet SIT-C-102. The site is shown on the west side of Unser Boulevard and the east side of future 90th Street. Daytona Road is proposed for construction adjacent to the southern border of the subject site and will curve southward through the property to the east of the site where it is proposed to be called Oliver Ross Drive and connect to Los Volcanes Road. The site plan for subdivision should show Tracts B-15 through B-19 consolidated into one tract. This action is not shown in the submittal. The proposed uses are stated as a transit facility and a day care center. The transit facility includes bus storage, fueling station, vehicle maintenance and washing facilities as well as operations and administrative buildings. The day care center is proposed for a future phase and is planned with a landscaped outdoor play area.

Pedestrian and Vehicular Access and Internal Circulation

Pedestrian connections and circulation are shown on various site plans in the submittal. Vehicular ingress and egress are shown on the plan with a full, signalized intersection shown at the intersection of Los Volcanes Road and the proposed Oliver Ross Drive. Sidewalks are shown within the site and externally along Daytona and the Proposed Oliver Ross Drive. The internal sidewalk width is not stated.

Adequacy of internal pedestrian circulation will be addressed in the site plan for building permit portion of staff's analysis.

The maximum floor area ratio is not shown in the plans. A landscape plan is included in this submittal and will be discussed in the site plan for building permit analysis section.

Staff recommends a 60-day deferral of the site plan for subdivision to allow the applicant the opportunity to submit a complete plan. Deferral of the site plans will not delay the project if the applicant provides the completed submittals in a timely manner. The annexation and zoning requests will take 30 to 60 days to go through the City Council process.

ANALYSIS

Site Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 20-acre site located immediately south of Interstate-40 between Unser Boulevard and 90th Street on Daytona Road. This request is for a West Side Transit Facility and future day care facility.

The site development plan for building permit submitted by the applicant shows the proposed layout of the site. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by maintaining a variety and choice in work areas and life styles. It proposes a commercial development in an already commercially zoned area. However, the submittal is lacking in conformity to the requirements of a site plan for building permit. These deficiencies are discussed below.

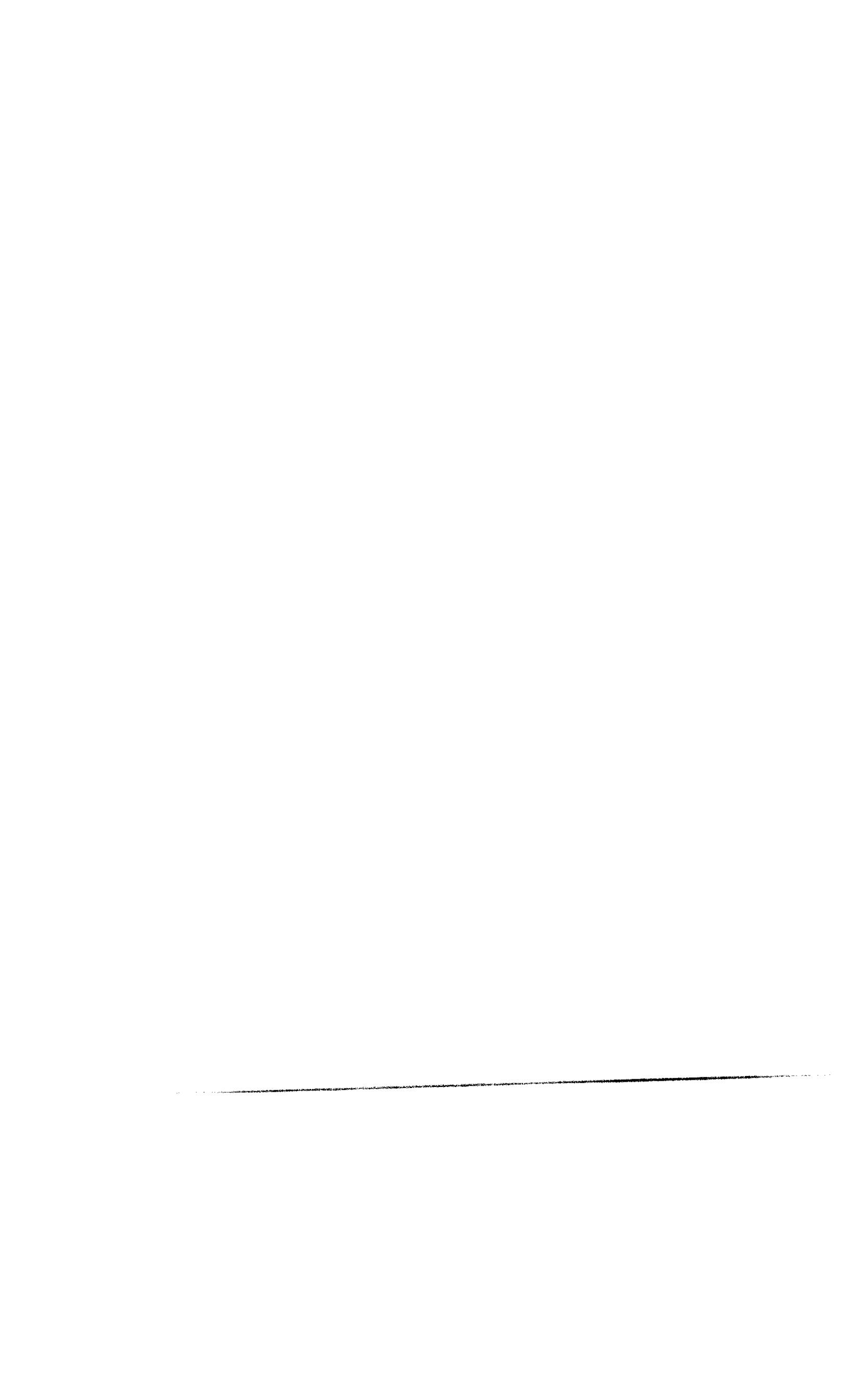
Site Plan Layout / Configuration

The majority of the approximately 198,110 square foot total of the proposed buildings run north to south with the exception of the operations building and the day care center which both face the front of the site or south toward Daytona Road. The rear of the site runs adjacent to Interstate-40. The development is to be built in two phases. Phase I includes a Control Booth at the easternmost entrance to the facility, a Maintenance Building, a Wash Building, and a Fuel/Fares Building. Phase II includes an Operations Building, Bus Storage and an expansion of the Maintenance Building. Features that are shown but not called out as Phase I or II include a Change Station, Loading Dock, Parking, Fencing and Landscaping. A Child Care Center and Outdoor Activity Area are proposed for the future, but are not called out for either Phase I or II. **There are two rectangular areas east of the employee parking area marked "slope down". It is unclear what these spaces are and what, if anything, is to occur on them. Square footages for all these facilities have been provided on the landscape plan, but not on the site plan.**

Vehicular Access, Circulation and Parking

Vehicular access to the site will be from Dayton Road that is proposed to be built adjacent to the site and curve south through property to the east becoming Oliver Ross Drive. **It is a confusing proposal to invoke a street name change with no clear transformation from one street to the next.** An intersection with stop signage is shown at the intersection of Oliver Ross and Los Volcanes Road and a signalized intersection is proposed for Unser Boulevard and Los Volcanes. Five entrances are provided to the site from Daytona Road. Employee parking is shown at the west end of the site, with an access drive directly to the parking area. The next access point to the west dead-ends into a landscaped area that is the site for the future day care center. The next access point leads into a rectangular parking area that is labeled visitor parking where traffic flows out to the 4th access point. The last (easternmost) access point is for busses to enter and exit the facility and leads to the interior of the site where the storage, fueling and maintenance facilities are contained. Circulation through the site is limited for all areas.

Parking calculations have not been provided for the site. It is unclear how the number of parking spaces arrived at for this site was decided. In addition, the stated number of spaces differ between the site plan and the landscape plan. The site plan states that there are 362 regular and 16 handicap spaces in the employee parking lot to the west while the landscape plan states that there are 388 spaces in this same area. The landscape plan states there are 24 spaces in the



visitor parking area while staff counts 26 spaces. **A table with parking calculations must be provided and all site plans must match in their stated number of parking spaces. Parking fields of 50 cars or more should have a tree-lined pedestrian way connection to the main internal pedestrian pathway to the center and should connect to adjacent streets and sidewalks.**

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is adequate with 10-foot wide concrete sidewalks proposed to run adjacent to the site along Daytona Road. **Once in the site, pedestrian walkways appear but are not marked as to width, texture or materials. These should all be specified.** It appears that walkways have been provided throughout much of the site, but since the phasing of these walkways is unknown, it is difficult to assess the adequacy of pedestrian accessibility at this time.

Staff noted two bicycle racks on the site plan. One is located northwest of the operations building and one is located south of the same building, near the front entrance. No detail of the bike rack is shown and no calculation of required bicycle parking spaces is given. The site plan is unclear as to how many bicycle spaces will be provided and without parking calculations and the other details mentioned it is difficult to assess the adequacy of the two bike racks.

Transit is not currently provided to the site, as it is currently an undeveloped area. However, the Transit Department states that access will be provided by the time the facility is built.

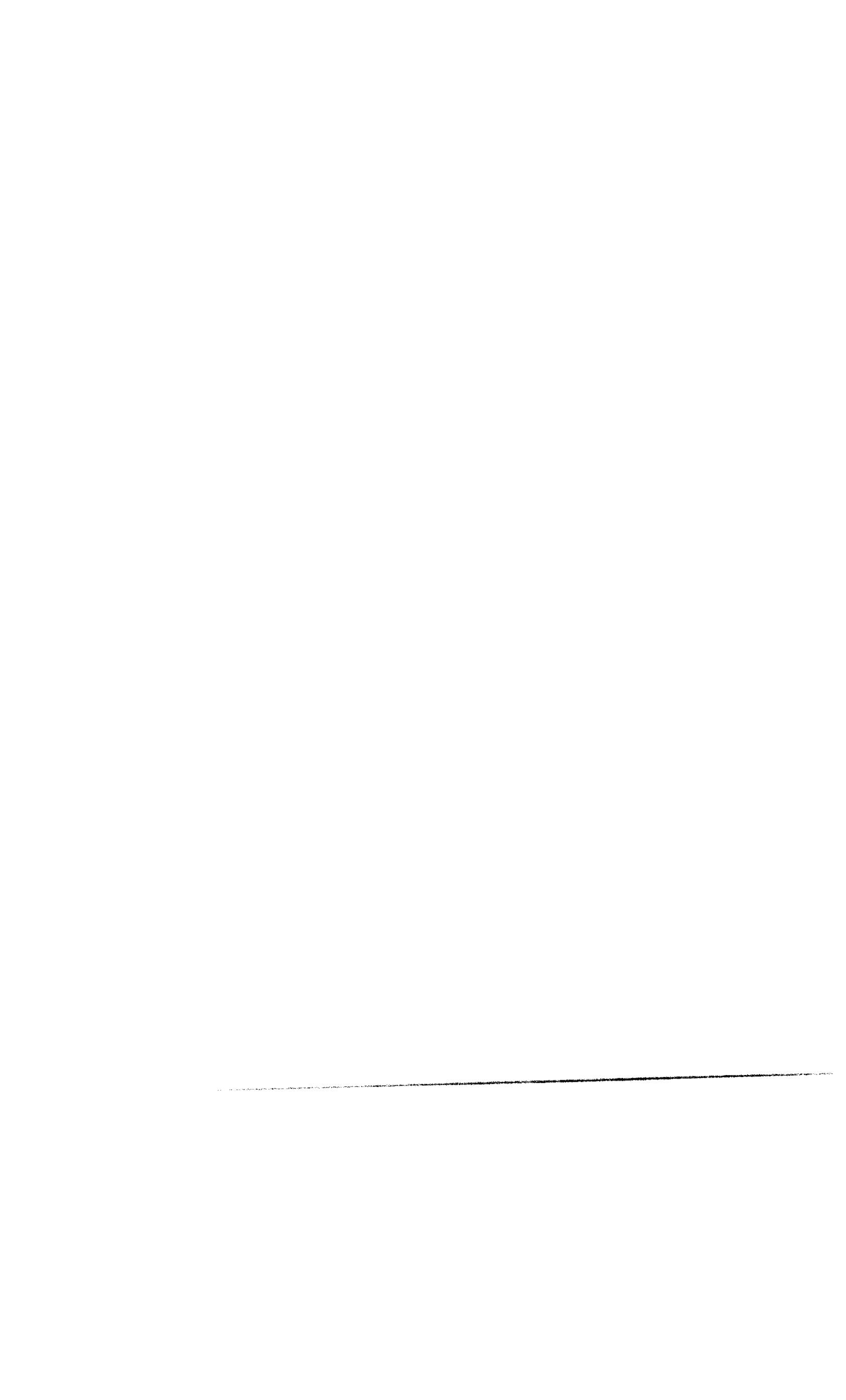
Lighting and Security

Lighting is shown throughout the site, but no lighting detail has been provided and no description of lighting is noted on the site plan. The parking areas appear to be adequately lighted, but there is no indication as to the light style and such design details as height, cut-off type, horizontal lamps, etc. These details must be provided.

Security for the site consists of a six-foot high, steel picket fence surrounding the site as well as an "all-terrain vehicle security path" which staff takes to mean that the perimeter will be patrolled for security reasons, although this is not stated clearly on the site plan. **Additionally, paving or other treatment for this path is not called out in the site plan.**

Landscaping

The Landscape Plan shows a mixture of mostly deciduous trees with some conifers and a variety of shrubs and small, native flowers. The landscaping appears to be concentrated at the front or public area of the site and neglected in the interior. The landscape plan barely meets the 15% requirement for the site and a large portion of that will be lost when the day care center is built, as a sizeable part of the current landscape is in the area proposed for this purpose. Currently, 54% of the proposed landscape is "non-irrigated native plant meadow". If it is non-irrigated, there is a strong likelihood that it will not survive. **Landscaping regulations require that 75%**



of landscape areas over 36 square feet in size must be covered with living, vegetative material. The site and the public would be better served if the perimeter of the site were lined with shade trees and if landscaped areas could be found throughout the site instead of just the "public face" of the facility. Additionally, a shade tree should be positioned within every 10 parking spaces throughout parking areas in the site.

The species of native grass that is to be planted in the large areas east and west of the Operations Building should be specified. In addition, it is unwise to plan for non-irrigated vegetation in a disturbed soil area. Irrigation should be provided the first few growing seasons to allow establishment of the plants.

At least one shaded, outdoor break area should be provided for employees and trees should be planted in planters that are a minimum of five-feet by five-feet.

There are many spaces throughout the site that are not marked either on the site plan for building permit or the landscape plan. These areas should be marked as to their treatment.

Staff recommends a revision of the landscape plan that would show the species of native grass to be planted in the "meadow" areas, a note that it be irrigated for three years, show shade trees at a minimum of 2-inch caliper in size planted around the entire perimeter of the site and every 10 spaces in parking areas, and more landscaping spaces within the interior of the site that would ensure a 15% coverage even after the day care facility is built.

Grading, Drainage, Utility Plans

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

The Utility Development Division of Public Works states that the utility plan must be modified and that infrastructure is required in accordance with a serviceability letter dated March 1999. Also, prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.

In addition, the Utility Development Division notes that access and development of this site presupposes dedication of off-site right of way and asks as to whether the land has been acquired, or is under contract, or will condemnation be pursued? **Staff has asked the Transit Department to clarify this matter by providing verification that the landowners in question are in agreement with this proposal or that the City has rights to proceed with the submitted request. (Included with packet)**

Architecture and Signage

The architecture of the site is an eclectic style of shapes and materials that consists of CMU block, standing seam metal and stucco. **No colors have been provided for any building materials and specific materials have not been called out on the elevations.** The Operations Building is shown as a 13,534 square foot rectangular building standing 20-feet three-inches at



its highest point with a curved portal at the entrance. The Maintenance Building is shown as a 50,155 square foot building in Phase I and after an addition in Phase II it becomes 21,828 square feet larger. The building is similar in style to the Operations Building with featured curves and a covered entrance. Overhead doors for bus entry are prominent on all four sides of this building. The highest point of this structure is 35'6". The Bus Storage Building is proposed to be 106,782 square feet and is similar in style to the other buildings with brick and stucco construction and overhead doors along the east and west sides. The Service Building, Wash Building and Control Buildings are all similar in style to the rest with identical construction materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant was in attendance at the pre-hearing review meeting.

Transportation Planning notes that there are some deficiencies regarding approval for "site plan for building permit": (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument; (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable; (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review.

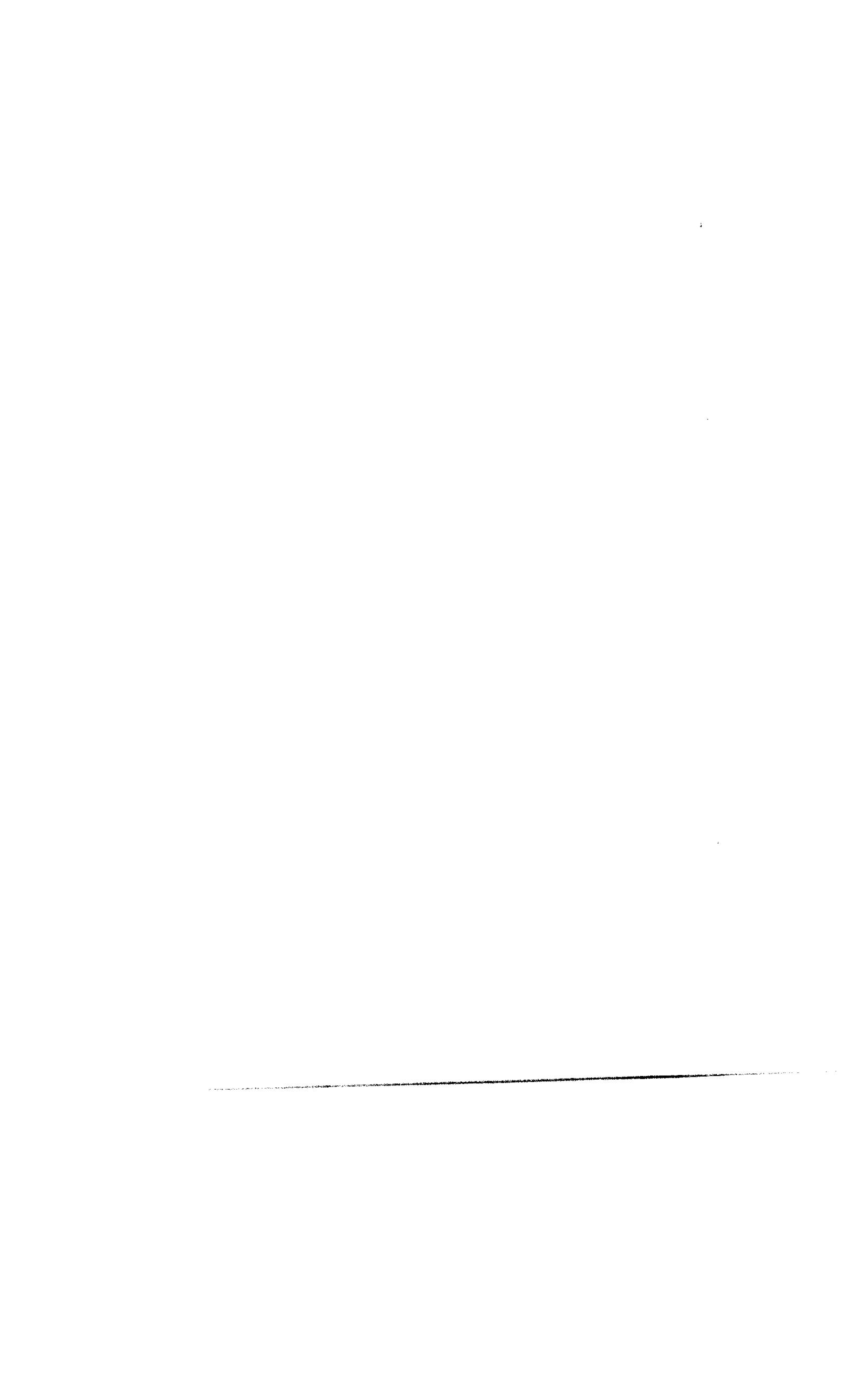
Neighborhood Concerns

Staff has received no inquiries from neighbors or others regarding this request.

A facilitator's report was received which stated that no facilitated meeting was requested.

Conclusions

The site plan for subdivision does not show the existing tracts consolidated into one large tract. This should be an integral part of the site plan for subdivision. In addition, the site plan for building permit is deficient in areas of parking calculations, pedestrian access, landscape plan, lighting, and colors and materials of architecture. For these reasons, staff recommends a 60-day deferral of the site development plans in order to allow the applicant to amend the plans.



FINDINGS – 00114-00000-01643 – January 18, 2001, Annexation

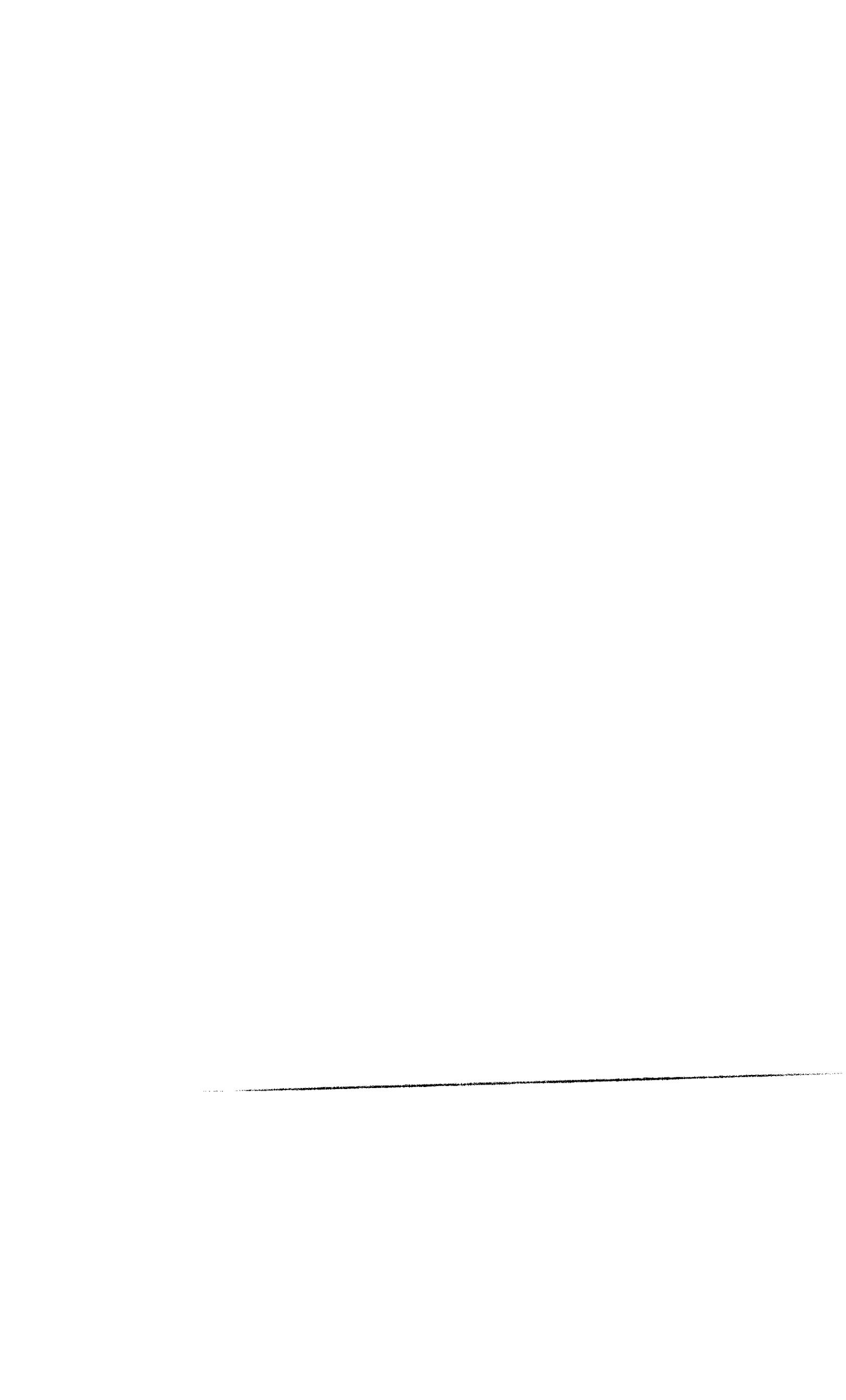
1. This is a request for approval of annexation of an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The subject request meets the requirements for annexation into the city because it is contiguous to city boundaries, accessible to service providers, and will have convenient street access. In addition, the area is suitable for urban intensity as defined by its designation of Developing Urban in the Albuquerque / Bernalillo County Comprehensive Plan.
3. The subject request meets the Plan's goal for this area 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.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.

RECOMMENDATION - 00114-00000-01643 – January 18, 2001, Annexation

APPROVAL of 00114-00000-01643, a request for annexation, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding Findings.

FINDINGS – 00110-00000-01650 – January 18, 2001, Zone Map Amendment

1. This is a request for establishment of SU-1 for Transit Facility and Daycare zoning for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.



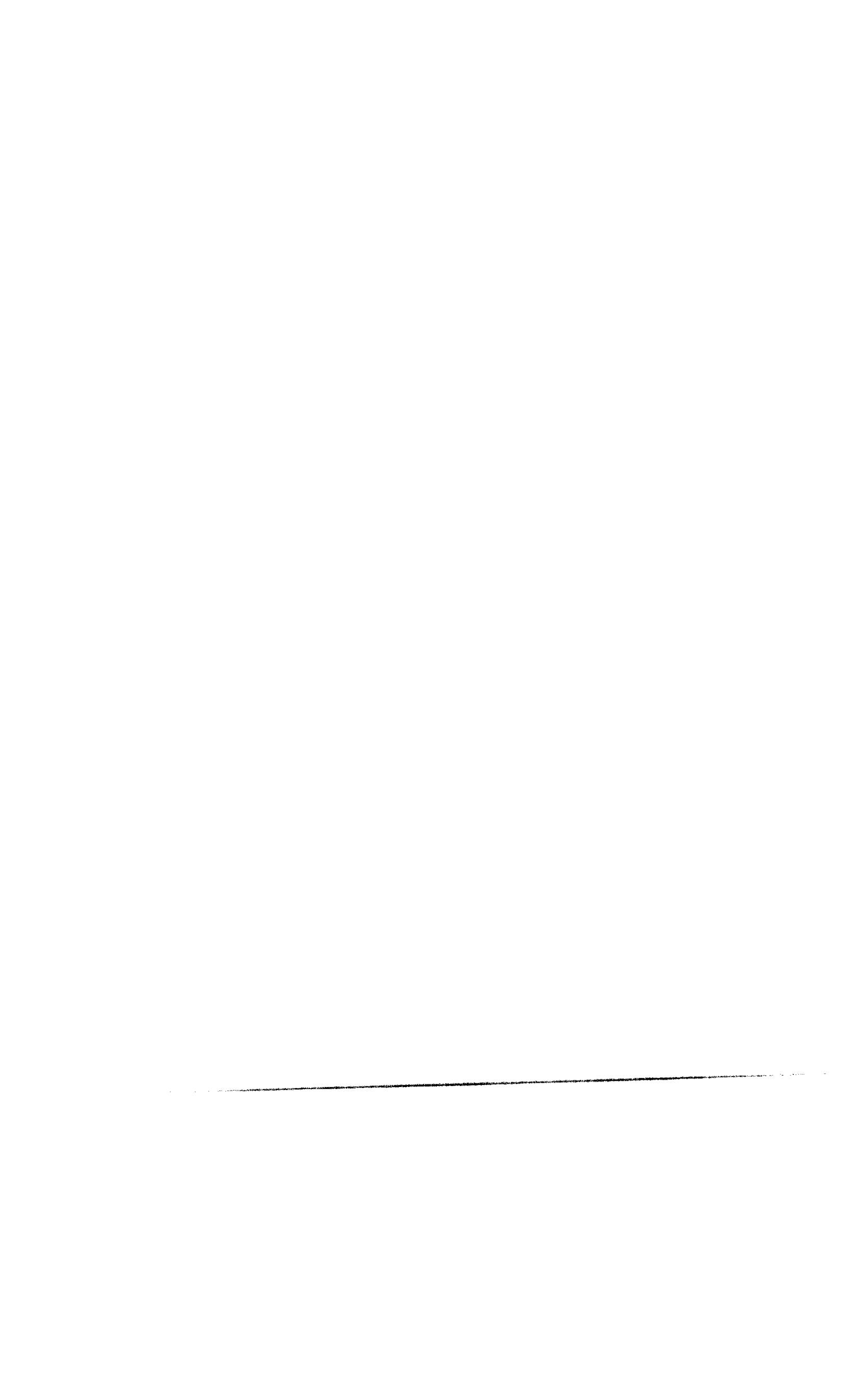
-
2. The subject site meets the requirements of Resolution 270-1080 because approval of the annexation constitutes a changed condition in the area. Additionally, the requested zoning is more advantageous to the community by helping to provide more convenient transit access and a day care center that will be made available to the public.
 3. The requested zoning meets the goal in the Comprehensive Plan of planning new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.
 4. This request is in conformance with the West Side Strategic Plan which encourages growth in this area.

RECOMMENDATION - 00110-00000-01650 - January 18, 2001, Zone Map Amendment

APPROVAL of 00110-00000-01650, a request for zone map amendment from County A-1 and C-1 to SU-1 for Transit Facility and Daycare, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding findings.

FINDINGS - 00128-00000-01641 - January 18, 2001, Site Plan for Subdivision

1. This is a request for approval of a site development plan for subdivision for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. No specific site plan for subdivision has been submitted.
3. A plan for subdivision eliminating existing tracts and replatting into one tract is not shown.



-
4. A maximum floor area ratio for the site is not shown as required in the subdivision ordinance.

RECOMMENDATION - 00128-00000-01641 - January 18, 2001, Site Plan for Subdivision

DEFERRAL of 00128-00000-01641, a request for site plan for subdivision, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, for 60 days to March 15, 2001, based on the preceding findings.

FINDINGS - 00128-00000-01642 - January 18, 2001, Site Plan for Building Permit

1. This is a request for approval of a site development plan for building permit for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. Parking calculations for the site have not been provided.
3. Site lighting details are inadequate.
4. The submitted landscape plan is inadequate for the site. Lacking details include a note that would show the species of native grass to be planted in the "meadow" areas, a note that this area will be irrigated for a minimum of three years, shade trees at a minimum of 2-inch caliper in size planted around the entire perimeter of the site and every 10 spaces in parking areas, and additional landscaping spaces within the interior of the site that would ensure a 15% coverage of the site even after the day care facility is built.
5. No colors have been provided for any building materials and specific materials have not been called out on the elevations.
6. The Public Works Department, Transportation Planning, notes that there are deficiencies regarding the site plan for building permit as follows:



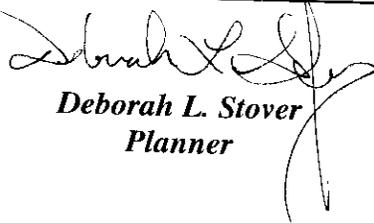
(a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument;

(b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable;

(c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review. The Public Works Department Hydrology Division advises us that an approved drainage plan is also required.

RECOMMENDATION - 00128-00000-01642 - January 18, 2001, Site Plan for Building Permit

DEFERRAL of 00128-00000-01642, a request for site plan for building permit, Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, for 60 days to March 15, 2001, based on the preceding Findings.


**Deborah L. Stover
Planner**

cc: COA Transit Department, 601 Yale Blvd. SE, Albuquerque, NM 87106
Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuquerque, NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuquerque, NM 87120
Kathleen Duran, Parkway Neigh. Assoc., 8127 Glenbrook Pl. NW, Albuquerque, NM 87120
Michelle Boehrens, Parkway Neigh. Assoc., 1405 Somerset Dr. NW, Albuquerque, NM 87120



**CITY OF ALBUQUERQUE
COMMISSION
PLANNING DEPARTMENT**

**DEVELOPMENT SERVICES DIVISION
2000**

ENVIRONMENTAL PLANNING

**Number: 00114 00000 01643/00128 00000
01641/00128 00000 01642/00110 00000 01650
January 18,**

Page 16

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 annexation and establishment of zoning.

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

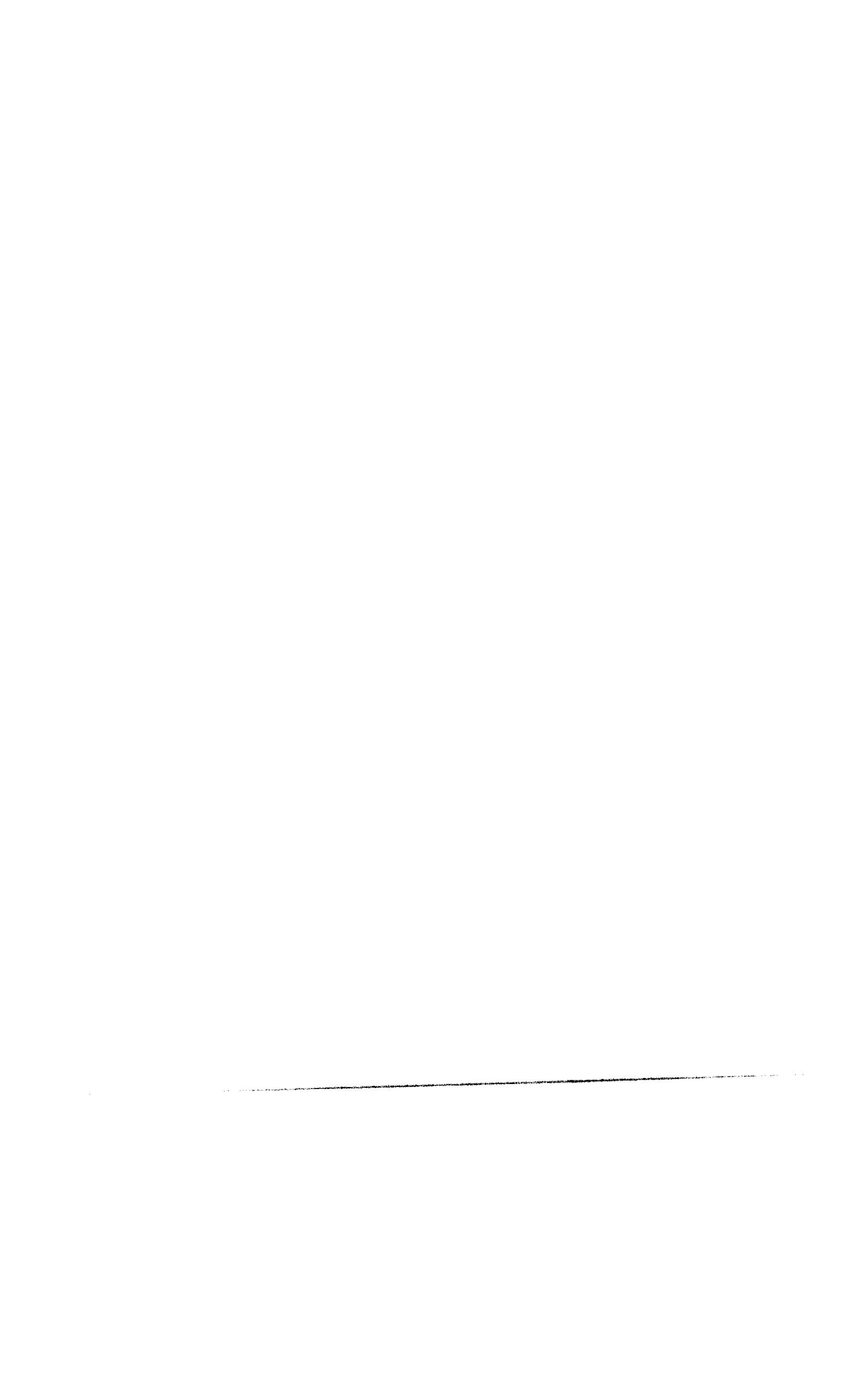
- A) Dedication of 60 feet of right-of-way and construction of arterial pavement (30 feet minimum width), curb, gutter and sidewalk on Daytona Road and Oliver Ross Drive.
- B) Adequate curb returns to accommodate the transit vehicles must be provided at all affected driveways and intersections.
- C) Modifications to the intersection of Unser Boulevard and Los Volcanes Road to accommodate all transit vehicle-turning movements.

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

- A) Proposed parallel parking in the employee parking lot should be converted to 90 degree parking or added to the adjacent parking pods.
- B) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- C) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- D) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- E) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- F) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- G) Coordination with the Solid Waste Department with regard to refuse container location and access.
- H) Street Trees are required along Interstate 40

Utility Development:

Access and development presupposes dedication of off-site right of way. Has the land been acquired, or under contract, or will condemnation be pursued? The utility plan must be modified and infrastructure required in accordance with serviceability letter of March '99. Prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department."



Traffic Engineering Operations:

No adverse comment except to provide good sight distances at any access points.

Hydrology:

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

Transportation Planning:

1. No objection to annexation and zoning. Annexation should include the full width of the Daytona Road right-of-way, where it lies adjacent to the site.
2. No drawing is provided specifically for "site plan for subdivision", therefore we are unable to review.
3. There are some deficiencies regarding approval for "site plan for building permit": (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument; (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable; (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review. The Public Works Department Hydrology Division advises us that an approved drainage plan is also required

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No Comment."

Environmental Services Division

NEIGHBORHOOD SERVICES

"Laurelwood and Parkway (both recognized associations) were notified."

PARKS AND RECREATION

Planning and Design

OPEN SPACE DIVISION

POLICE DEPARTMENT/Planning

Lighting issues

Maintenance of landscaping

Adequate security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Approved. Consider possible self contained compactor for efficiency and cost effectiveness.”

FIRE DEPARTMENT/Planning

– 20 foot wide gates required for entry and exit at control booth. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall be installed and operating prior to this construction project. **Our office upon permit stage will conduct its normal plan review for fire department access and structures.**

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

No objection. AMAFCA has entered into an agreement with the upstream property owner to remove the floodplain from the site. Prior to development, an approved Grading and Drainage



Plan will be required. Water quality measures appropriate for this type of usage should be incorporated into the plans."

ALBUQUERQUE PUBLIC SCHOOLS

"No Adverse Comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No Adverse Comment."

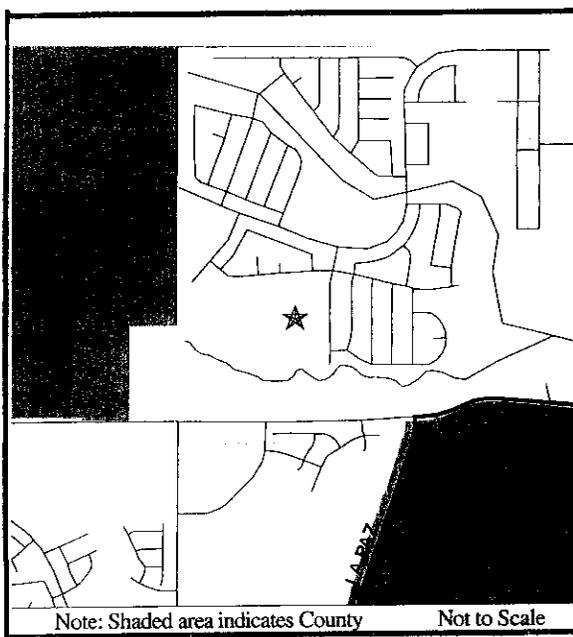




NOTICE OF PUBLIC HEARING

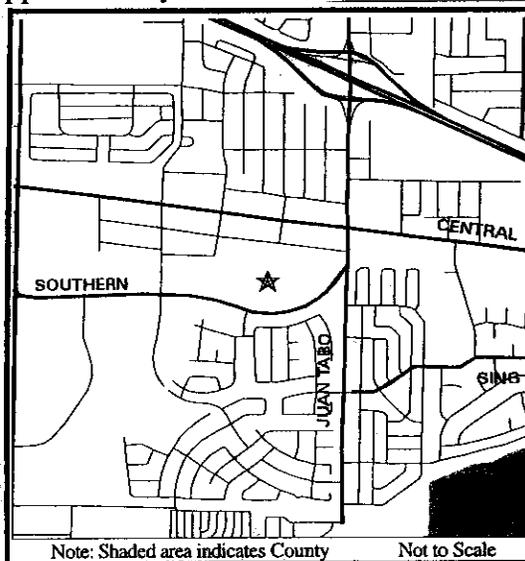
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, January 18, 2001 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:
[Note: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

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



00110 00000 01631
 00128 00000 01632
 Project #1000933

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



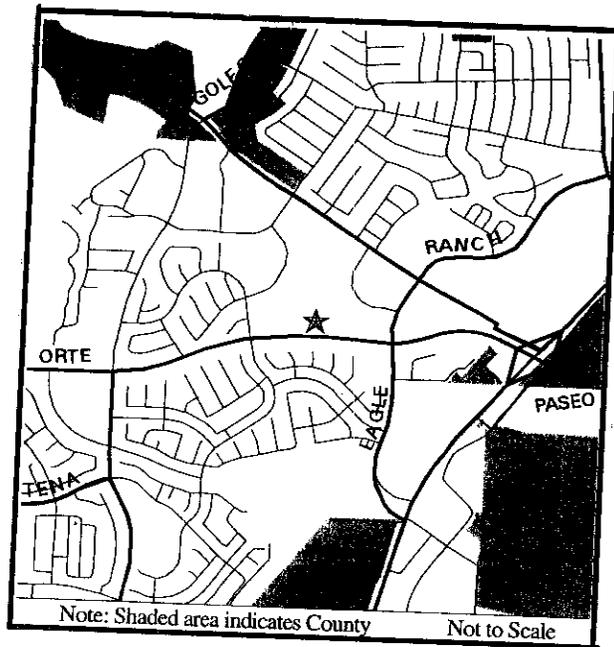
00110 00000 01639
 00128 00000 01640
 Project #1000936

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

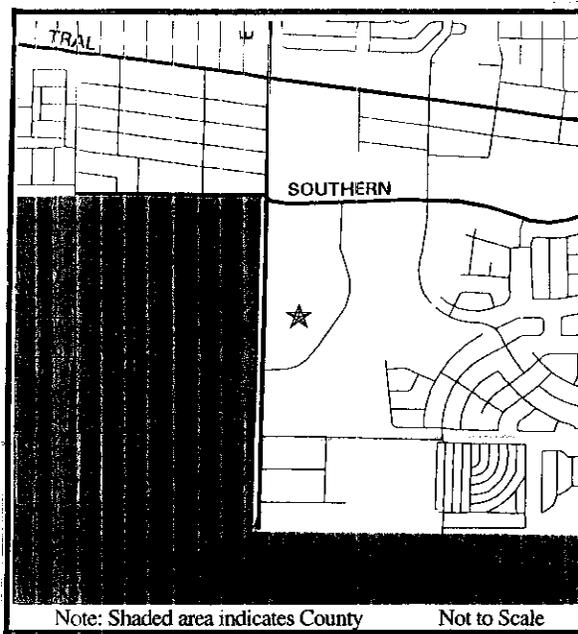
00128 00000 01624 HDR Engineering, agents for Bernalillo County PWD request approval
Project #1000930 of a site development plan for building permit for Lot B, Tracts A & B Pajarito Elementary School, zoned RO-1, located on Don Felipe Road SW between Coors Boulevard and Don Felipe Court, containing approximately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

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

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



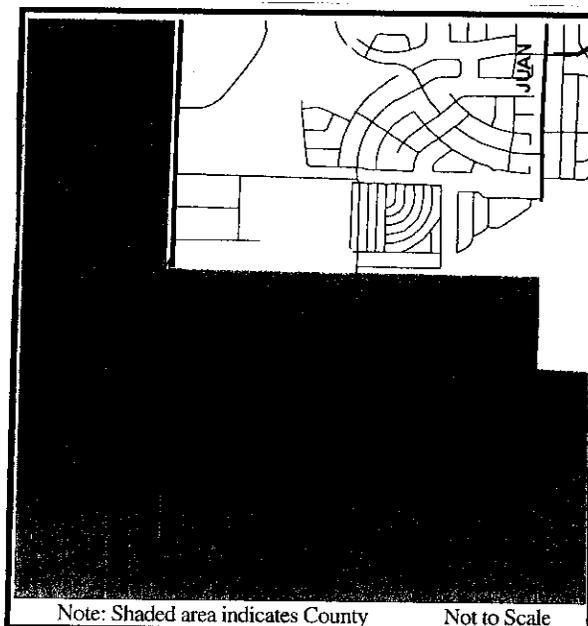
00110 00000 01644 Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone
00128 00000 01645 map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-
00128 00000 01646 1 for R-2 plus approval of a site development plan for subdivision
00128 00000 01647 purposes and approval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



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

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

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



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

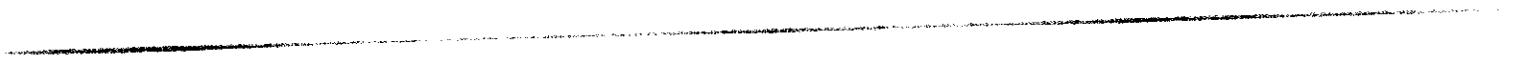
Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS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

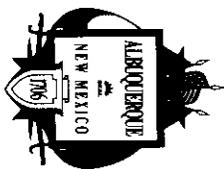
Chuck Gara, Chairman
Environmental Planning Commission

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

APPROVED


Russell Brito, Senior Planner
Development Services Division, Planning Department





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



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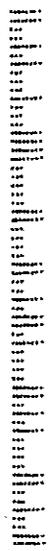


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Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 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.

[Handwritten Signature]

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

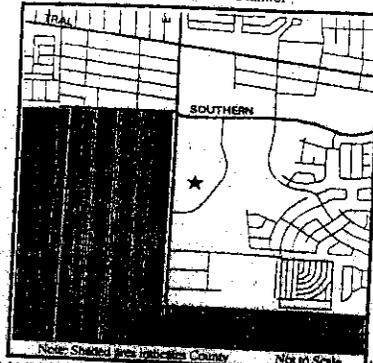
PRICE 273.74

Statement to come at end of month.

ACCOUNT NUMBER 680583

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

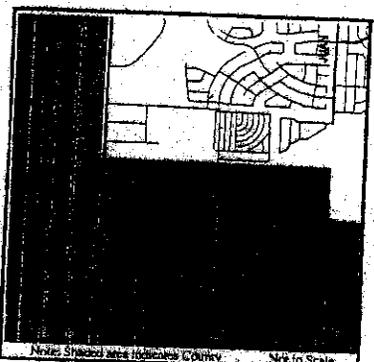
01110 00000 01644 Consensus Planning, Inc., agents for G.S.L. Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner.



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

00114 00000 01634 Mark Goodwin & Associates, agents for 106th Street Partner, Ltd. request annexation and establishment of R-D/20 du zoning plus an amendment to the Tower Unser Sector Development Plan for Lots 2-5, Block 9, Town of 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 request annexation and establishment of SU-1 for IP zoning for Section 33, T10N, R4E, Tract SE 1/4, NW 1/4, located on Eubank Blvd. SE between Southern SE and KAFB, containing approximately 40 acres. (M-21) Makita Hill, Staff Planner.



00114 00000 01643 City of Albuquerque, Transit Department request annexation and establishment of SU-1 for Transit Facility and Daycare zoning plus approval of a site development plan for building permit for Tracts B-15, B-16, B-17, B-19 and B-19, Town of 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: 1-800-639-8331.

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

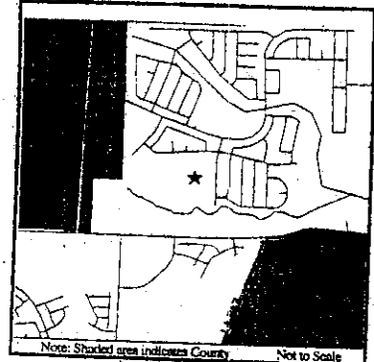
Journal: January 3, 2001

Camper shell, \$3.500. OBO. Call 505-434-8064

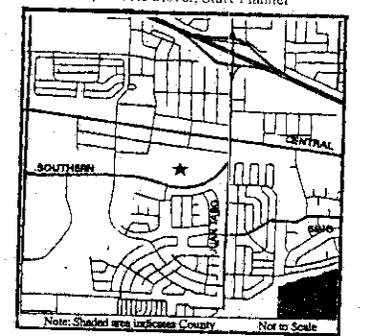
NOTICE OF PUBLIC HEARING

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

- 00110 00000 01500 Garcia Kraemer, agents for Charles 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
- 00110 00000 01623 Consensus Planning, Inc., agents for Richard Smith request a zone map amendment from R-1 to SU-1 for SU-1 for Mixed Use Development including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities and including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant (1.4 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (16 acres), plus approval of a site development plan for subdivision purposes for Paradise Heights, Unit 3, located on the northeast corner of Unser and McMahon, containing approximately 20 acres. (A-11) Russell Brito, Staff Planner
- 00110 00000 01626 Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-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 Consensus Planning, Inc., agents for Royalty Investment Company/Manzano Mesa Limited Partnership request a zone map amendment from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus approval of a site development plan for subdivision purposes for Tract B, Manzano Mesa located on Southern Boulevard between Eubank SE and Juan Tabo SE, containing approximately 37.87 acres. (L-21) Debbie Stover, Staff Planner

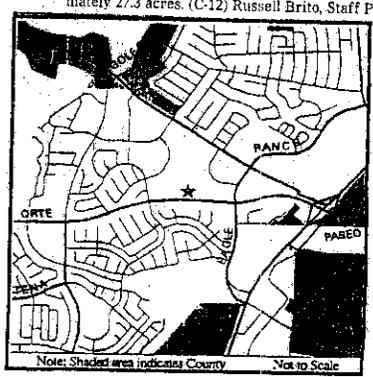


00110 00000 01639 Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin request a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities including package liquor sales ancillary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

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

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

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





Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal and Tribune, 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 therefor 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 7 times, the first publication being on the 7 day of Mar, 2001, and the subsequent consecutive publications on _____, 2001.

[Signature]

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico, this 7 day of March, 2001.

PRICE 109.47 ✓

Statement to come at end of month.

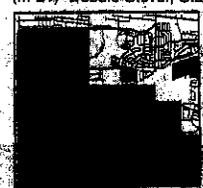
ACCOUNT NUMBER C80583

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, March 22, 2001 at 9:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM. Consider the following items: (Note: these items are not in the order they will be heard)

- 00114 00000 01643 City of Albuquerque, Transit Department request annexation and establishment of SU-1 for Transit Facility and daycare zoning plus approval of a site development plan for 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 (RECOMMENDED APPROVAL TO THE CITY COUNCIL OF ANNEXATION AND ESTABLISHMENT OF SU-1 FOR TRANSIT FACILITY ZONING. DEFERRED SITE DEVELOPMENT PLAN FROM JANUARY 18, 2001)
- 00110 00000 01650 Garcia/Kraemer & Associates, agents for Bernie & Juanita Sanchez request a zone map amendment from R-1 to P for Lot 3, a portion of Lot 4, Block 3, and Lot 7, Anayas Duranes Addition, located on Rio Grande Boulevard at the west end of San Venito Place and Alameda Drain between San Francisco Road and Rice Avenue, containing approximately .28 acres. (H-13) Loretta Naranjo-Lopez, Staff Planner (DEFERRED FROM DECEMBER 21, 2000) ro
- 00110 00000 01498 Ernest Castillo, agent for Michael Castillo request a zone map amendment from R-1 to SU-1 to include mini-warehouse storage, RV Parking, On-Site Management Residences, Sales/Rental Office (Truck Rental) and Storage, for Lot 3A, San Jose Arenal Addition, located on Arenal between Coors SW and Unser SW, containing approximately 4.834 acres. (M-10 & M-11) Cynthia Borrego Archuleta, Staff Planner (CONTINUED FROM DECEMBER 21, 2000) ro
- 00110 00000 01499 Project # 1000891
- 01136-00000-00068 Cecilia Garcia, agent for Paula Spooner appeals the Development Review Board's approval of the Vacation (closing) of Public Right-of-Way for a portion of San Venito Place, adjacent only to Lot 7, Block 1 and Lots 3 and 4, Block 3, Anayas Duranes Addition, zoned R-1 (City) and located on Rio Grande NW and San Venito Pl NW. [REF: DRB-96-377/V-98-102] (H-13)
- 01110 00000 00117 John Myers, agent for Bosque Meadows Group, LLC, Paul Lee and Yum Fu request a text amendment of the Westside Strategic Plan (For 9.298 acres) plus a zone map amendment from R-D to SU-1 for C-1 uses, plus liquor for on-site consumption at a restaurant and excluding certain C-1 uses plus approval of a site development plan for subdivision purposes for Tract F, Bosque Meadows Subdivision and Tract A, Lands of Paul Lee, located on the east side of Coors Boulevard between Bosque Meadows Land NW and Rambla Lana NW, containing approximately 11.39 acres. (D-13) Lola Bird, Staff Planner
- 01110 00000 00120 Consensus Planning, agents for Science and Technology Park Development Corp., request approval of a master development plan for Tract A, Lands of Shaw, Mitchell & Malloy Partnership, Tract E1, Manzano Mesa, Section 33, T10N, R4E, SE1/4, NW1/4, Section 33, T10N, Range 4E, NW1/4, SW1/4, Section 33, T10N, R4E, SW1/4, NE1/4, Section 33, T10N, R4E, N1/2, SW1/4, NW1/4, zoned IP, and a zone map amendment for Tract E1 from SU-1 Limited IP Uses to IP located on Eubank Boulevard SE between Southern SE and KAFB, containing approximately 219.00 acres. (M-21) Debbie Stover, Staff Planner
- 01128 00000 00122 Mark Goodwin & Associates, agents for VASA Development request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for the remainder of Hidden Valley Hidden Valley Subdivision, Unit 5, zoned SU-1/PRD, located on Hidden Valley Drive between Sagenwood Court and Fennel Court, containing approximately 1.1 acres. (L-22) Loretta Naranjo-Lopez, Staff Planner
- 01110 00000 00125 Van Gilbert, AIA, agents for Marty Saiz request a zone map amendment from RA-2 to CP for Lot 19A, ZAPP Van Addition, No. 10, located on Mortiano Road, NW between Guadalupe NW and 8th Street, containing approximately 0.3761 acre. (F-14) Debbie Stover, Staff Planner



APPROVED
s/Russell Brito, Senior Planner
Development Services Division, Planning Department
Journal: March 7, 2001
Elizabeth Begay, Chair
Environmental Planning Commission



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

Meeting Date: July 18, 2001

Zone Atlas Page: 592

Notification Radius: 100 Ft.

| | |
|--------|---|
| App# | <u>00114 0000 01012</u> |
| Proj# | <u>1000731</u> |
| Other# | <u>00122 0000 01041</u>
<u>00123 0000 01041</u>
<u>00110 0000 01030</u> |

Cross Reference and Location: _____

Applicant: City of Albany - Transit Department - Tom Murphy

Address: 601 Yale SE, 87106

Agent: _____

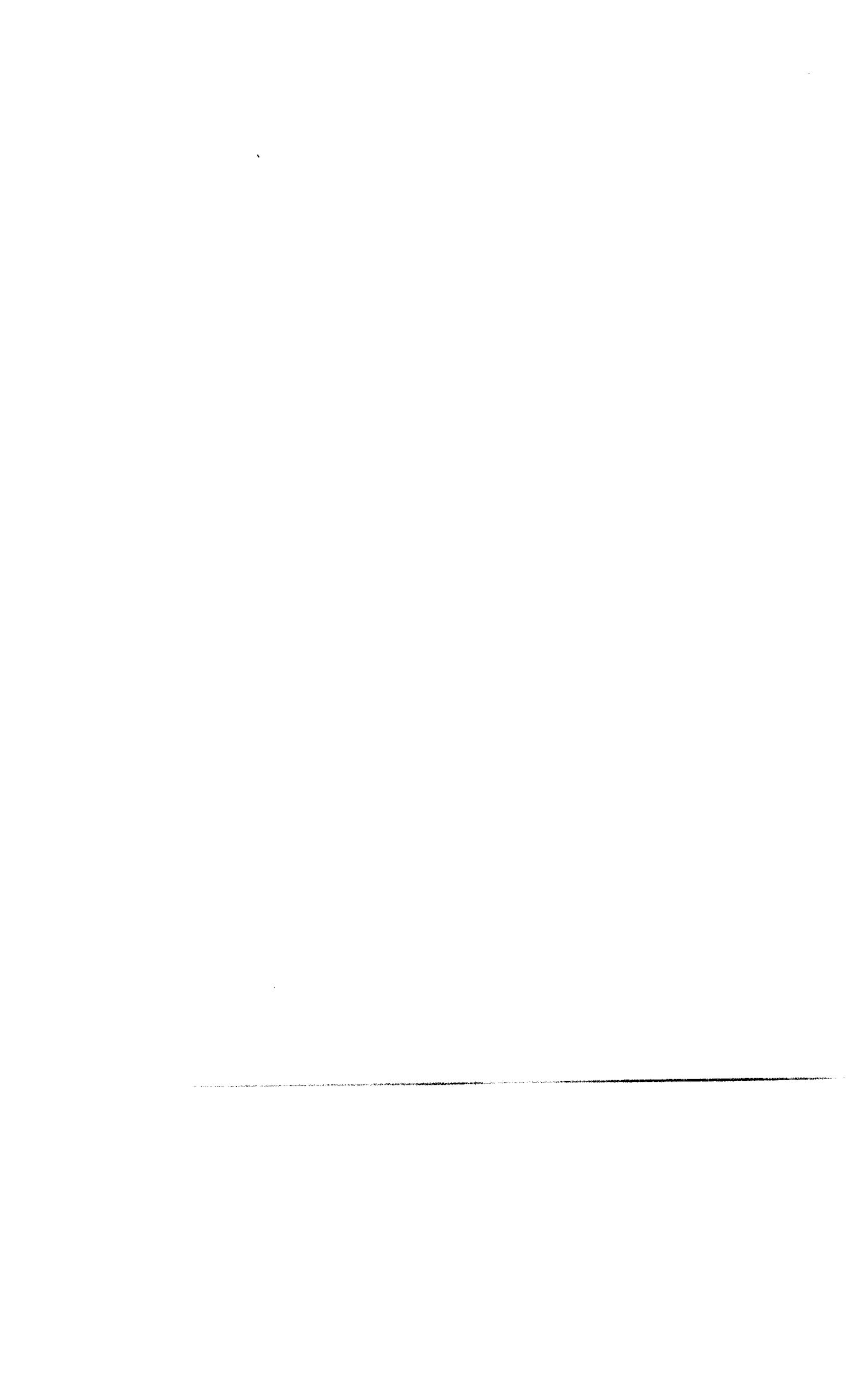
Address: _____

SPECIAL INSTRUCTIONS

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

Date Mailed: 1-3-01

Signature: K. Tse-Hlikai



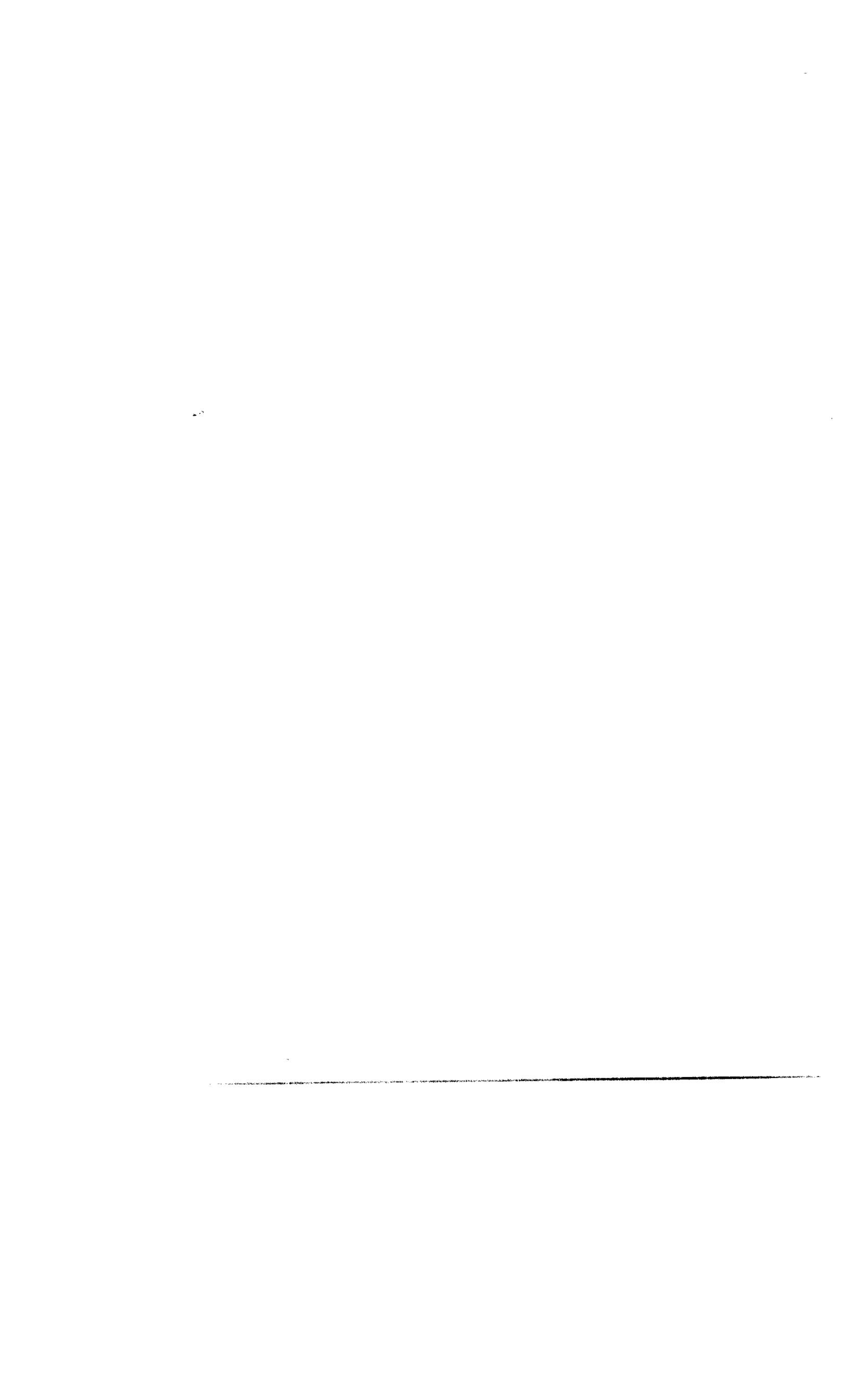
PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 of 1

| Zone Atlas Page | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address | | | | |
|-----------------|--------------|---------------|-----------------|-------------------|---------|---------|-----|------|
| J-9 | 1009058 | 285-066 | 461-02 | ✓ mp | 1010058 | 125-205 | 301 | 06 ✓ |
| | | 305-069 | 03 | ✓ mp ² | | 088-110 | | 01 ✓ |
| | | 320-072 | 04 | ✓ mp ² | 1009057 | 234-500 | 104 | 02 ✓ |
| | | 347-072 | 05 | ✓ mp ² | | 275-502 | | 04 ✓ |
| | | 368-072 | 06 | ✓ | | 317-505 | | 06 ✓ |
| | | 390-062 | 10 | ✓ mp | | 407-477 | | 08 ✓ |
| | | 434-005 | 08 | ✓ | | 334-511 | | 10 ✓ |
| | | 244-044 | 01 | ✓ mp | | 391-485 | | 12 ✓ |
| | | 244-058 | 302-03 | ✓ mp ² | | 395-491 | | 14 ✓ |
| | | 220-118 | 311-02 | ✓ mp ² | | | | |
| | | 242-130 | 357-09 | ✓ mp ² | | | | |
| | | 254-141 | 08 | ✓ mp ² | | | | |
| | | 229-193 | 03 | ✓ mp ² | | | | |
| | | 259-200 | 01 | ✓ | | | | |
| | | 286-066 | 404-04 | ✓ mp ² | | | | |
| | | 219-168 | 09 | ✓ mp ² | | | | |
| | | 210-212 | 01 | ✓ mp ² | | | | |
| | | 315-227 | 05 | ✓ | | | | |
| | | 340-239 | 02 | ✓ | | | | |



1009058

*** THIS UPC CODE HAS A MASTER RECORD ON FILE

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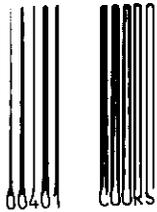
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LAND USE:

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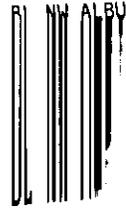
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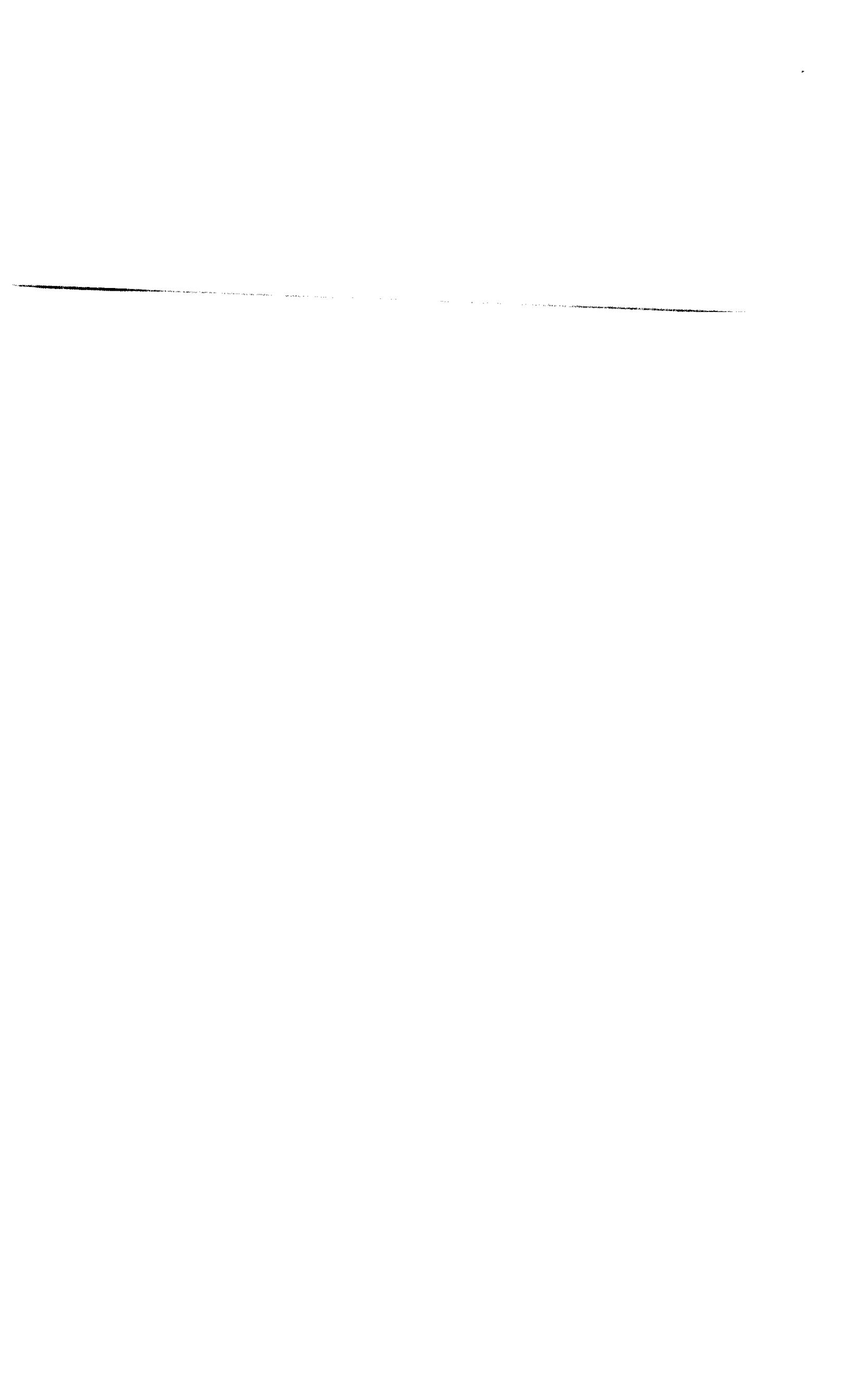
ALBUQUERQUE NM 87105



OWNER ADDR: 00401

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PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905832607240104 LEGAL: ATRI SCO GRANT TRACT B-17 UNIT 5 CONT 5.00 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87105

100905834707240105 LEGAL: ATRI SCO GRANT UNIT 5 TR B-16 EXC NLY POR OUT TO HI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87105

100905836807240106 LEGAL: ATRI SCO GRANT UNIT 5 TR B-15 EXC NLY PORT OUT TO H LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TANNER MARY UNSER
OWNER ADDR: 05209 TIMAN NW ALBUQUERQUE NM 87114

100905839006240110 LEGAL: TR T -2 R IGH T-OF-WAY MAP UNSER DIVERSION CHANNEL CO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87110

100905843400540108 LEGAL: TR T -1 R IGH T-OF-WAY MAP UNSER DIVERSION CHANNEL CO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: M & B INVESTMENTS LTD CO
OWNER ADDR: 00000 PO BOX 6363 ALBUQUERQUE NM 87197

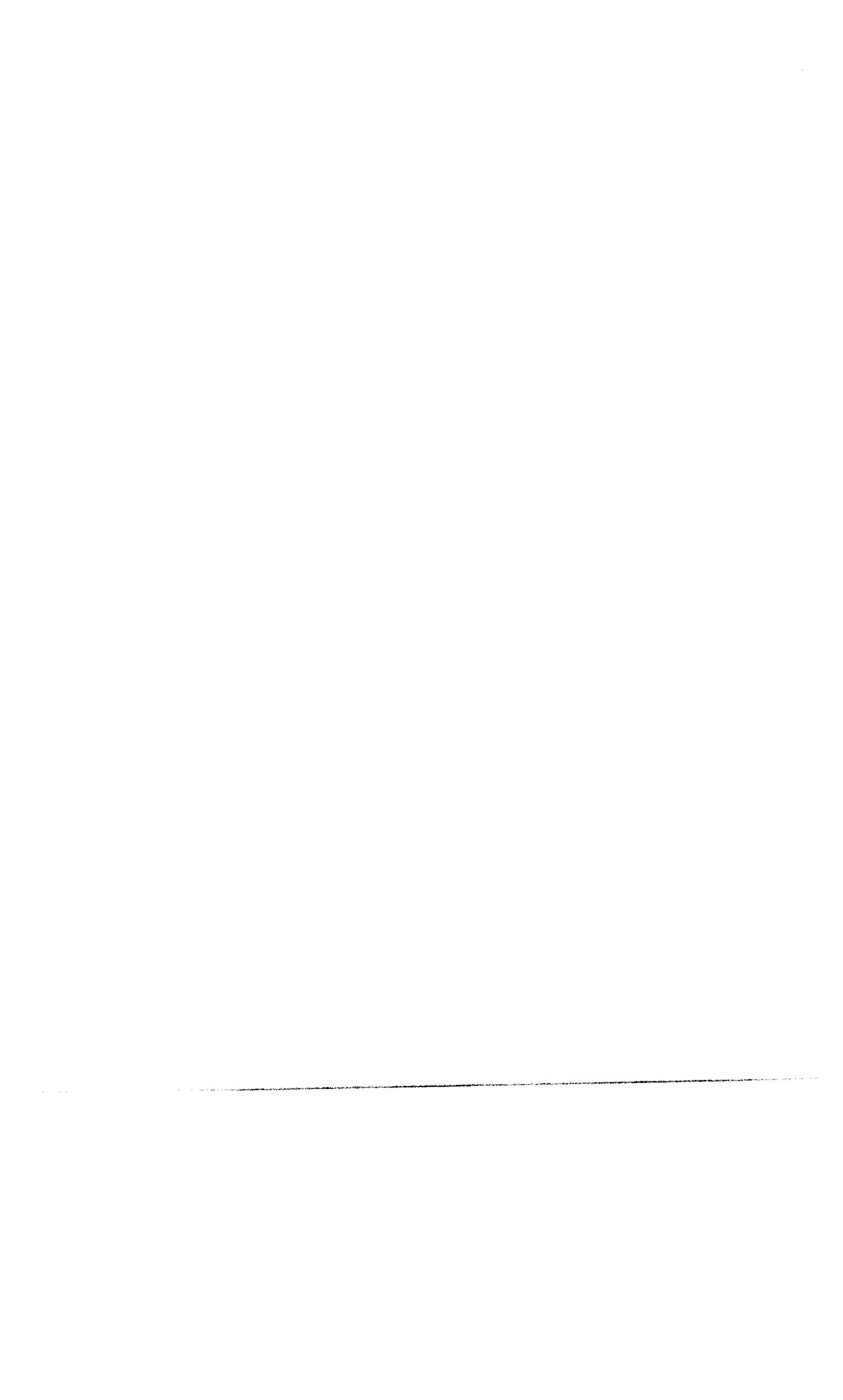
100905826406440101 LEGAL: ATRI SCO GRANT TRACT B20 UNIT 5 CONT 4.00 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BOX DANNY L
OWNER ADDR: 00000 PO BOX 30247 AMARILLO TX 79120

100905824405830203 LEGAL: S PO RT T RACT B-21 UNIT 5 TOWN OF ATRISCO GRANT CON LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BOX DANNY L
OWNER ADDR: 00000 PO BOX 30247 AMARILLO TX 79120

100905822011830402 LEGAL: NORT HERL Y PORTION OF TRACTS B-22 & B-21, UNIT 5 TO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A.M.A.F.C.A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

100905824213030709 LEGAL: SOUT HERL Y PORTION OF TRACT OF LAND IN THE E/2 NE/4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A.M.A.F.C.A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

100905825414130708 LEGAL: SOUT HERL Y PORTION OF A TRACT OF LAND IN THE NW/4 S LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A.M.A.F.C.A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107



100905822919330703 LEGAL: NORTHERLY PORTION OF TRACT OF LAND IN THE E/2 NE/4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905825920030701 LEGAL: NORTHERLY PORTION OF TRACT OF LAND IN THE SE/4 SEC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TAFOYA ROSS U & ROSE
OWNER ADDR: 00849 EMMASON DR SW ALBUQUERQUE NM 87105

100905828620640404 LEGAL: NORTHERLY PORTION OF TRACT OF LAND IN THE NW/4 SE/4 S LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905829516840407 LEGAL: SOUTHERLY PORTIONS OF TRACTS OF LAND IN THE NW/4 S LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A.M.A.F.C.A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

100905830021240401 LEGAL: NORTHERLY PORTION OF TRACT OF LAND IN THE NW/4, SE/4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DAVIS CHARLES
OWNER ADDR: 18765 ST MARKS AV MORGAN HILL CA 95037

100905831522740405 LEGAL: PORTS 3 & 4 TOWN OF ATRISCO GRANT SEC16 T10N R2E LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DAVIS JOSEPH EUGENE
OWNER ADDR: 18765 ST MARKS AV MORGAN HILL CA 95037

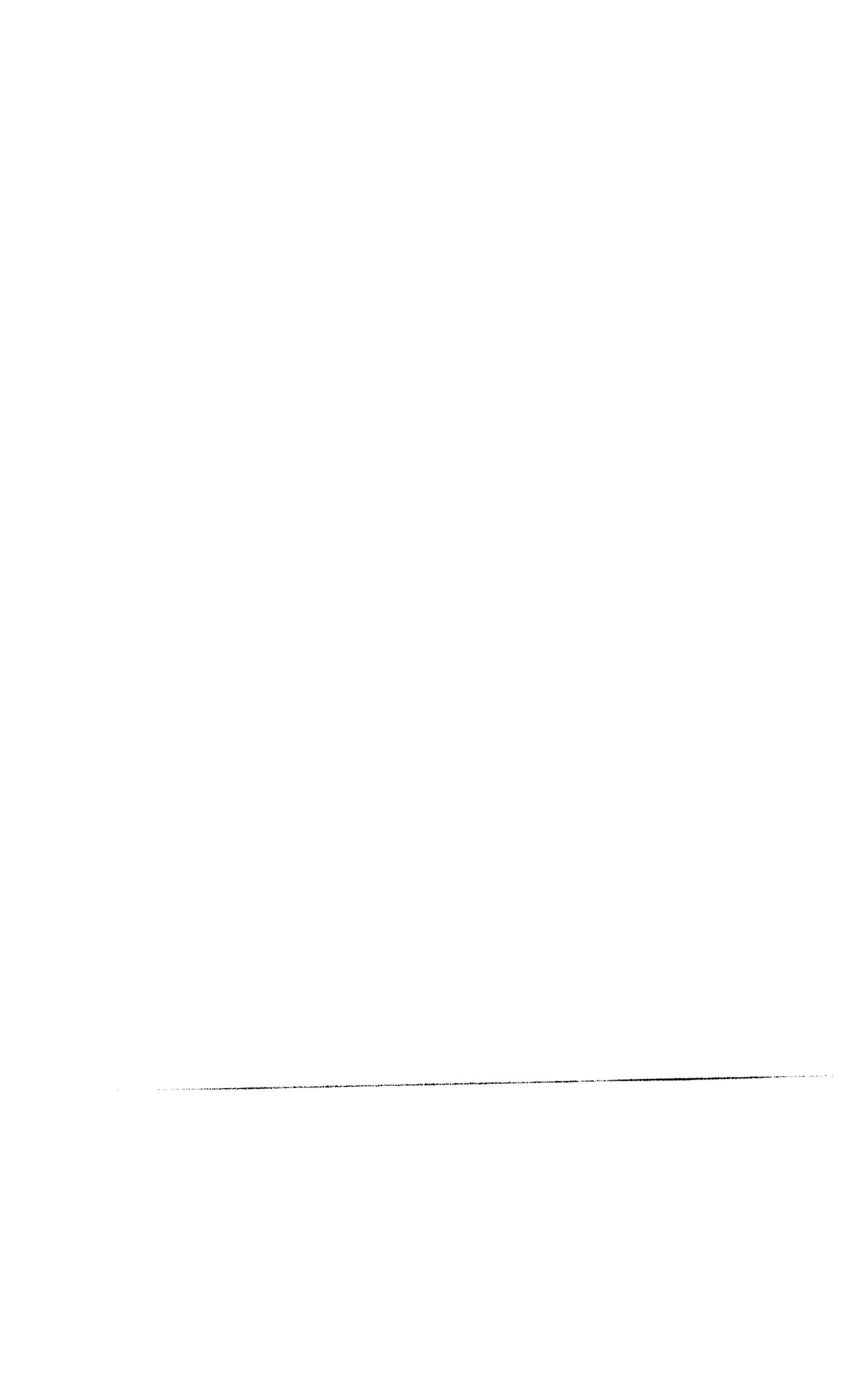
100905834023940402 LEGAL: TRS INTERSECTION IN TRS 1 & 2 TOWN OF ATRISCO GRANT SEC 1 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE HIGHWAY DEPT
OWNER ADDR: 00000 PO BOX 1149 SANTA FE NM 87504

101005812520530106 LEGAL: TRS -1A OF TRS S-1A & S-2A ATRISCO BUSINESS PARK U LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SUNWEST BANK OF ALBUQUERQUE
OWNER ADDR: 00000 PO BOX 25500 ALBUQUERQUE NM 87125

101005808811030101 LEGAL: TRS 2A2 PLAT OF TRS S2A1 & S2A2 ATRISCO LAND USE:
PROPERTY ADDR: 00000 LOS VOLCANOS NW
OWNER NAME: RUSSELL CHARLES C JR
OWNER ADDR: 00205 MARQUETTE AV NE ALBUQUERQUE NM 87102

100905723450010402 LEGAL: TRB -11 UNIT 5 TOWN OF ATRISCO GRANT LAND USE:
PROPERTY ADDR: 00000 CLOUDCROFT RD NW
OWNER NAME: KELEHER JOHN G & LINDA B ETAL
OWNER ADDR: 00000 PO BOX DRAWER ALBUQUERQUE NM 87103

100905727550210404 LEGAL: TRB -12 UNIT 5 TOWN OF ATRISCO GRANT LAND USE:
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OWNER NAME: KELEHER JOHN G & LINDA B
OWNER ADDR: 00000 PO BOX DRAWER ALBUQUERQUE NM 87103



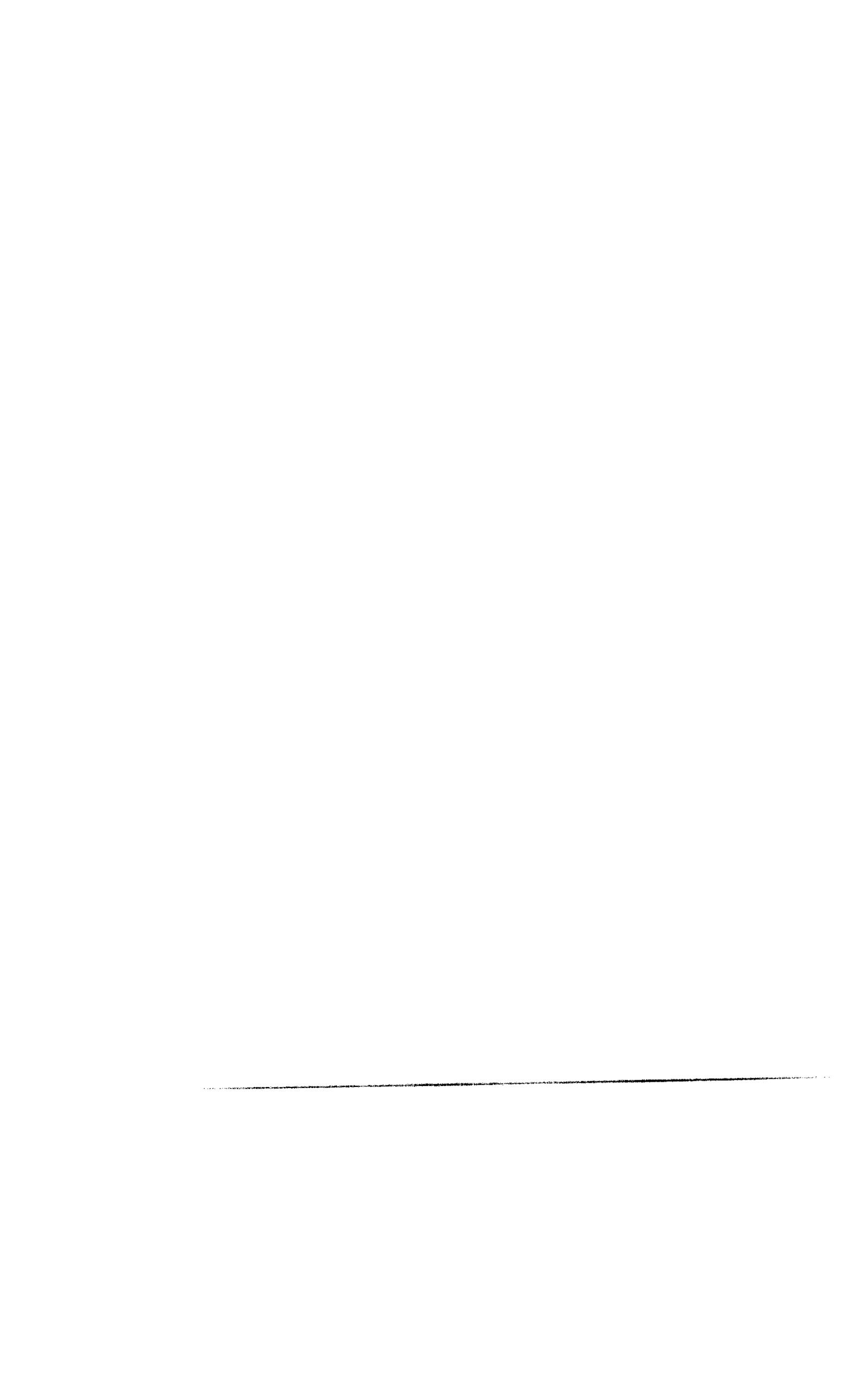
100905731750510406 LEGAL: TR B -13 UNIT 5 TOWN OF ATRISCO GRANT LAND USE:
PROPERTY ADDR: 00000 CLOUDCROFT RD NW
OWNER NAME: KELEHER JOHN G & LINDA B
OWNER ADDR: 00000 PO BOX DRAWER ALBUQUERQUE NM 87103

100905736747710408 LEGAL: TR B -14- A RIGHT-OF-WAY MAP UNSER DIVERSION CHANNEL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: KELEHER JOHN G & LINDA B
OWNER ADDR: 00000 PO BOX DRAWER ALBUQUERQUE NM 87103

100905738451110410 LEGAL: TR B -14- B RIGHT-OF-WAY MAP UNSER DIVERSION CHANNEL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT AV NE ALBUQUERQUE NM 87107

100905739148510412 LEGAL: TR T -4 R IGH-OF-WAY MAP UNSER DIVERSION CHANNEL CO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87110

100905739549110414 LEGAL: TR T -5 R IGH-OF-WAY MAP UNSER DIVERSION CHANNEL CO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87110



"ATTACHMENT A"

Tom Murphy
City of Albuquerque, Transit Department
Zone Map J-9

LAURELWOOD N.A. (R)

***Imogene Jones** *e-mail: alda@nmia.com*
 1319 Duskfire Dr. NW/87120 352-2379 (h)
 Rick Sacoman *e-mail: Ricksaco@uswest.net*
 7805 Baybrook Rd. NW/87120 833-5815 (h)

Council District: 1
County District: 1
Police Beat: 138/WS/Z-C
Zone Map #: H-J-9-10
Community Id Dist.: Westside

PARKWAY N.A. (R)

***Michelle Boehrns** *e-mail: mrboehrns@aol.com*
 1405 Somerset Dr. NW/87120 839-7424 (h) 836-1858 (w)
 Kathleen Duran
 8127 Glenbrook Pl. NW/87120 831-7319 (h) 836-3030 (w)

Council District: 1
County District: 1
Police Beat: 139/WS/Z-C
Zone Map #: H-J-9
Community Id Dist.: Westside

LEGEND

(R) Recognized Neighborhood Association under O-92.
 * Indicates Neighborhood Association President for Neighborhood Association or Group.

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

Reason for request

The City of Albuquerque Transit Department is requesting annexation and establishment of zoning (SU-1 for Transit Facility and Daycare) for Tracts B-15, B-16, B-17, B-18, and B-19 of Unit No. 5, Town of Atrisco Grant. The site is approximately 2/10 of a mile west of Unser Blvd and immediately south of I-40. It is currently zoned a mix of A-1 and C-1 in unincorporated Bernalillo County.

The subject property is identified as Developing Urban by the Comprehensive Plan. Annexation is supported by Council Resolution 54-1990 which states that annexation of areas designated Central Urban, Established Urban, and Developing Urban are desired and encouraged.

Project Description

The site is the proposed location for the Transit Department's Westside Maintenance and Operations Facility. This facility will house the maintenance, storage, and refueling operations for compressed natural gas (CNG) busses for the West Side. This site replaces the previously approved location at the northeast corner of 98th and Unser. Concerns from near-by residential areas and physical constraints that created design difficulties on the property itself caused the Transit Department to search for an alternative site. The new location is located in an area that is more likely to develop with industrial uses. The adjacent property within the City Limits is zoned IP. The new location also does not possess the easement restrictions that created design difficulties.

Public Involvement

The Transit Department has scheduled a public meeting for November 28, 2000 at Jimmy Carter Middle School. Notice of the meeting was mailed out to residents within a one mile radius of the location.

ATRISCO

GRANT

FRWY

A-1

A-1

A-1

A-1 TOWN OF ATRISCO GRANT

UNSER

DAYTONA

A-1

(UNIT 5)

DIVERSION

TOWN OF ATRISCO GRANT

A-1

WELL SITE WEST MESA

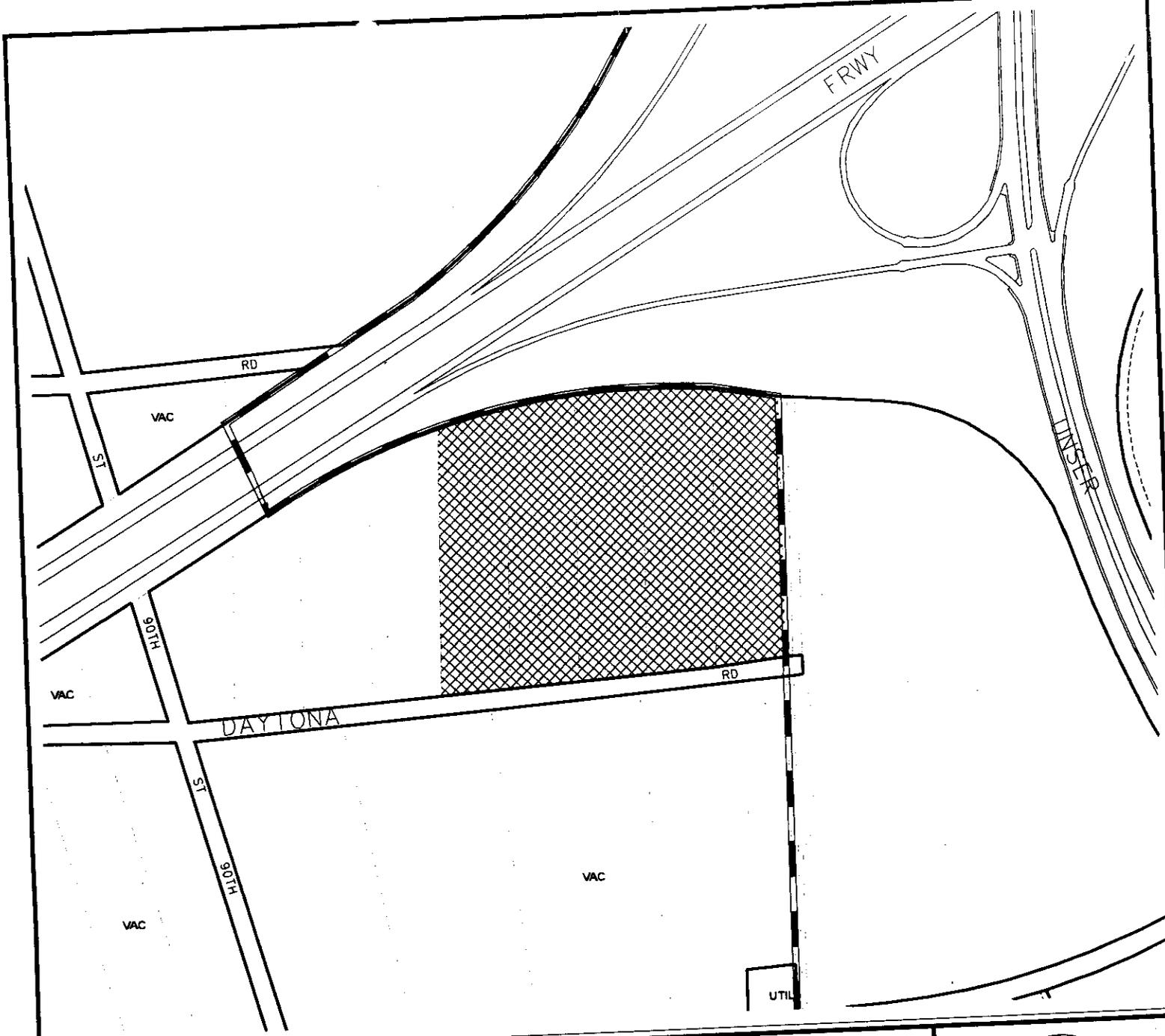


ZONING MAP



Scale 1"=432'

| |
|---|
| PROJECT NO.
1000937 |
| HEARING DATE
01-18-01 |
| MAP NO.
J-9 |
| APPLICATION NO.
00114-00000-01643
00128-00000-01641
00128-00000-01642
00110-00000-01650 |



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



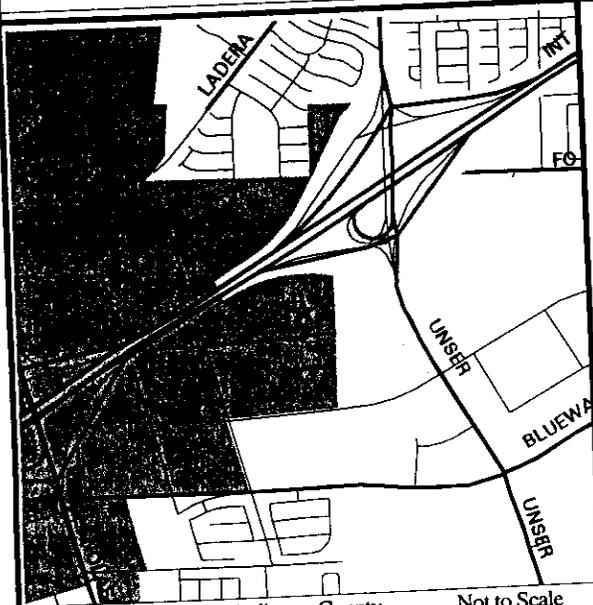
Scale 1"=432'

PROJECT NO.
1000937

HEARING DATE
01-18-01

MAP NO.
J-9

APPLICATION NO.
00114-00000-01643
00128-00000-01641
00128-00000-01642
00110-00000-01650



Note: Shaded area indicates County Not to Scale

February 20, 2001



Ron R. Burton, AIA
Willard L. Eastman, AIA

Ms. Deborah L. Stover
Planning Department, City of Albuquerque
Development Services Division
600 Second Street, NW, 3rd Floor
Albuquerque, New Mexico 87102

RE: West Side Transit Facility

Dear Ms. Stover:

This letter, with the attached drawings, dated February 15, 2001, is written to respond to staff comments of January 18, 2001, regarding the initial EPC submittal for the West Side Transit Facility. A listing of the modifications/revisions follows:

Site Development Plan

- Staff Comment: No specific Site Plan for Subdivisions is submitted.*
Response: Although a Site Plan for Subdivisions was submitted, it was not properly titled. Two phased and color-coded plans are now properly titled. Each plan serves both the Site Plan for Subdivisions and Site Plan for Building Permit purposes.
- Staff Comment: The Site Plan for Subdivisions should show Tract B-15 through B-19 consolidated into one tract.*
Response: The Site Plan for Subdivisions has been modified to indicate tract consolidation into one tract (see attached letter from Smith Engineering Company addressing civil issues).

Pedestrian/Vehicular Access and Internal Circulation

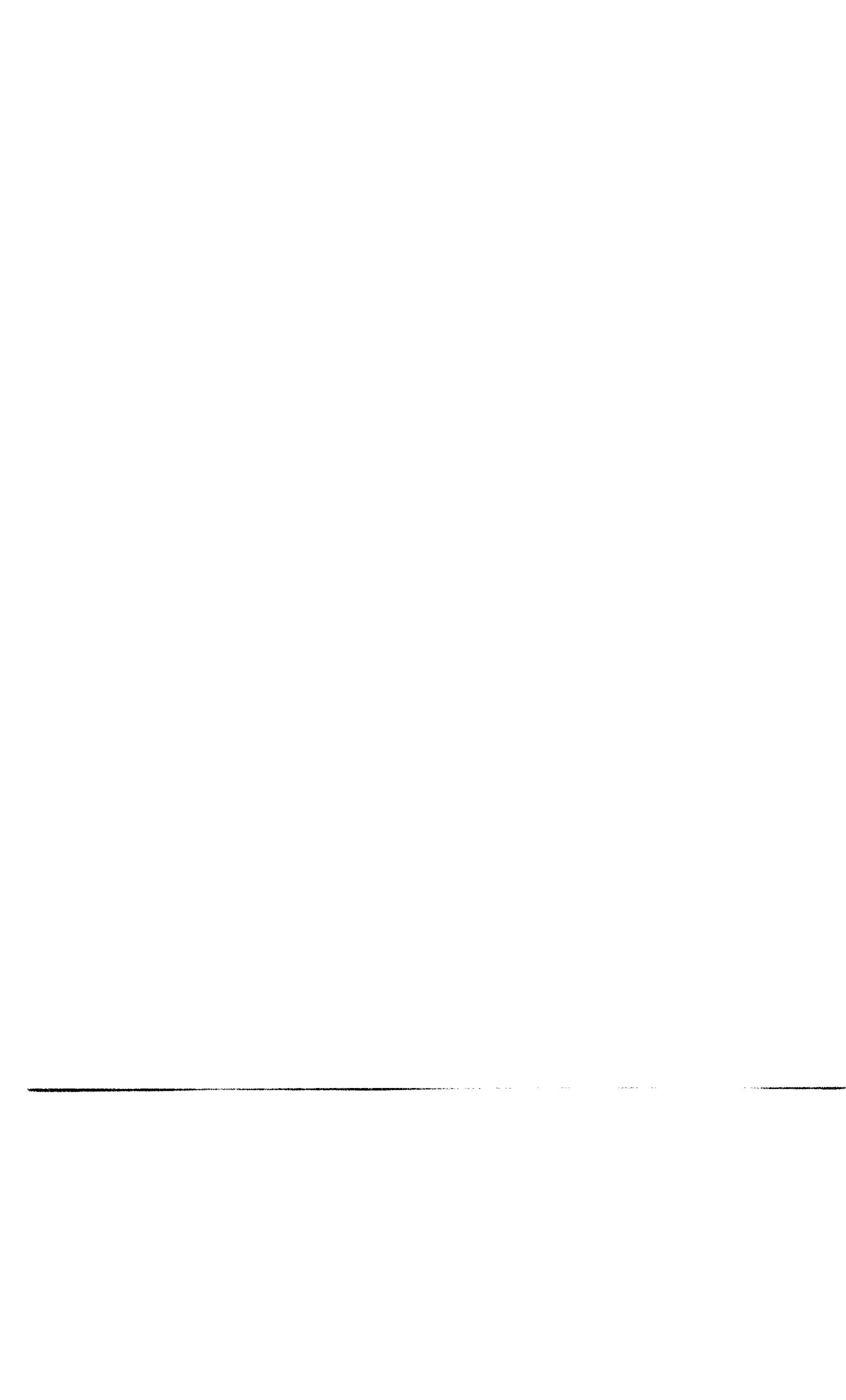
- Staff Comment: Internal sidewalk width is not stated.*
Response: All sidewalk widths are currently shown on the Site Plan for Subdivisions.
- Staff Comment: The maximum floor area ratio is not shown in the plans.*
Response: Floor Area Ratio is currently shown on the site plans.

Site Plan for Building Permit

- Staff Comment: Phases for building and features are not indicated.*
Response: The current drawings show phasing on two site plan sheets. Phase I contains all off-site street and utility work, which is indicated in a separate civil set of drawings previously submitted to the EPC, Phase IIA, IIB, and IIC on one sheet, and Phase II, III, IV, and color coded on a following sheet.
- Staff Comment: A note referring to 'slope' down was unclear as to what was indicated.*
Response: This note was placed in error and has been removed. Site slopes and drainage are included in the civil submittal for this project.
- Staff Comment: Square footage for all facilities has not been shown on the site plan.*
Response: The square footage of all facilities is shown on the current plans.

Vehicular Access Circulation and Parking

- Staff Comment: It is a confusing proposal to invoke a street name change from Daytona Road, adjacent to the site; then curving south to become Oliver Ross Drive.*
Response: This comment has been addressed by the civil engineer. The street names are established by the city; and the transformation point from Daytona to Oliver Ross has been set at the east edge of the West Side Transit Facility site.



9. *Staff Comment: Parking calculations have not been provided for the site. Also, stated numbers differ between site plan and landscape plan.*

Response: Parking calculations are shown in a table on the current site plan and are based on the West Side Transit Facility staff's shift numbers. Parking space numbers now are consistent on the site plan and the landscape plan.

Pedestrian and Bicycle Access and Circulation

10. *Staff Comment: Pedestrian walkways appear but are not marked as to width, texture, and materials.*
Response: All sidewalks are now indicated with dimensional widths. All sidewalks are to be in concrete with a light brown finish. Walking paths within the internal asphalt-paved areas around the Bus Maintenance and Bus Storage areas are to be painted striping on asphalt.

11. *Staff Comment: No detail of the bike rack is shown, and no calculations are given.*
Response: A bike detail and calculations are shown on the current site plans.

Lighting and Security

12. *Staff Comment: No lighting detail is shown.*
Response: A lighting detail is shown on the current site lighting plans with height, cutoff types, horizontal lamps, etc.

13. *Staff Comment: The all terrain vehicle security path does not indicate the treatment for the path.*
Response: The path, as indicated on the current drawings, will be paved with crusher fine material.

Landscaping

14. See attached letter from Roddick & Dunbar, Ltd., that addresses all landscape issues.

Grading, Drainage, Utility Plans

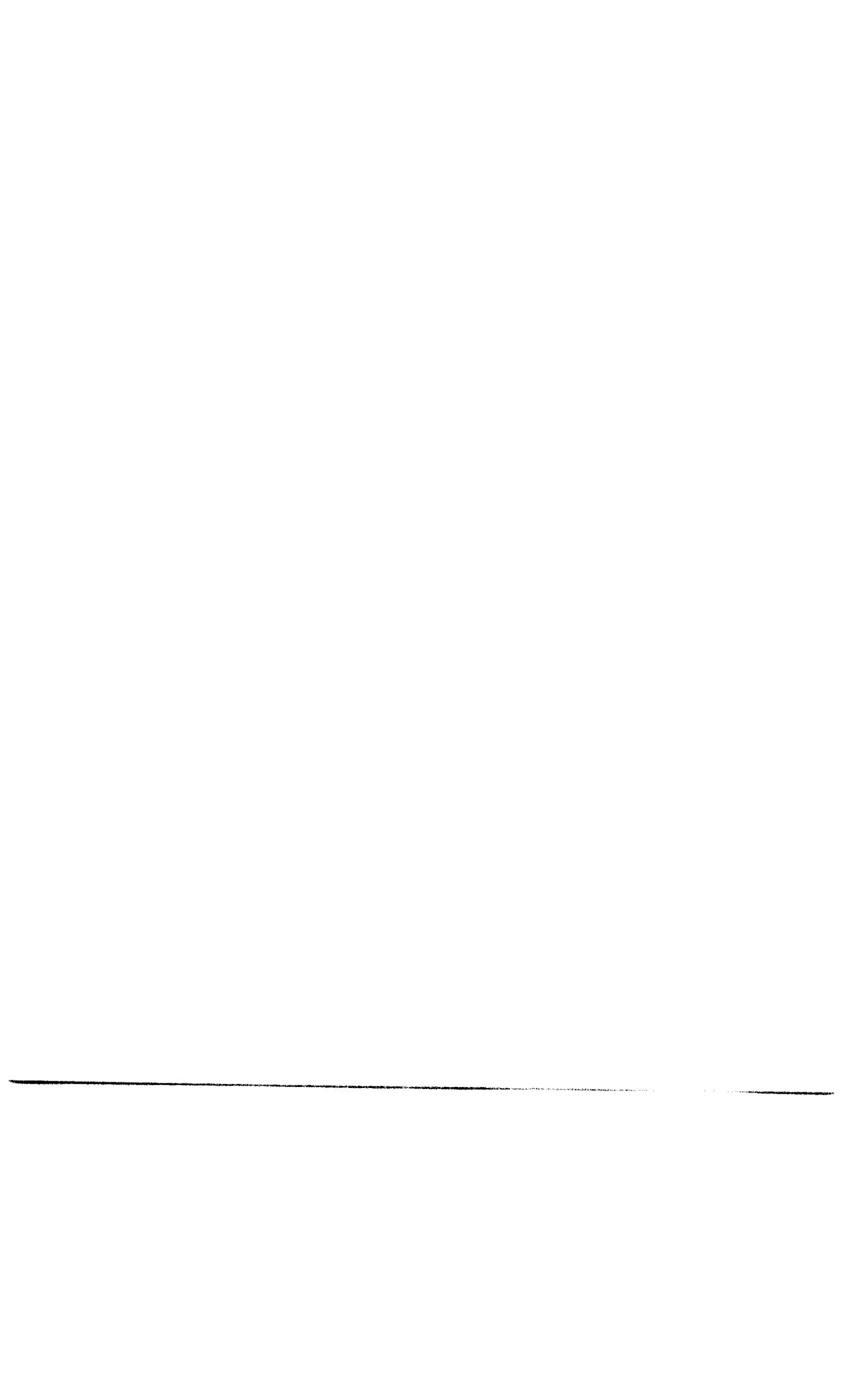
15. *Staff Comment: The development of this site presupposes dedication of the off-site, right-of-way for Daytona and Oliver Roads.*

Response: The Transit Department is addressing this matter.

Architecture and Signage

16. *Staff Comment: No colors have been provided for any building material, and specific material has not been provided on the elevation.*

Response: Elevations of all individual buildings, two colored perspectives of the Operations Building and Maintenance Building, and four overall site elevations are included in this resubmittal package. The colors and materials of all buildings are shown on individual elevations of each building. The overall site elevations are shown to indicate the relationship of buildings across the site. The color perspectives are provided to indicate the character of the buildings. Actual color sample of each building material and associated colors will be presented in the verbal presentation of the project at the EPC Hearing.



Concerns of Reviewing Agencies/Pre-hearing Discussions

17. Staff Comment:

- a. Right-of-way for Daytona Road between the site and Los Volcanes should be dedicated by appropriate instrument.*
- b. A typical section of Daytona Road should be shown.*
- c. Street drainage and off-site intersections and signage all need coordination with the Public Works Department.*
- d. The site plan drawing needs DRC review.*

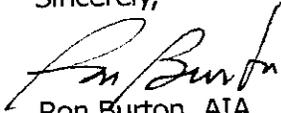
Response:

All these comments have been addressed by the civil portion of the project. The Site Plan has had an initial review by the DRC.

If there are any staff comments that we have not addressed, please let me know. We are eager to be responsive to the EPC and the plan check process.

Thank you so much.

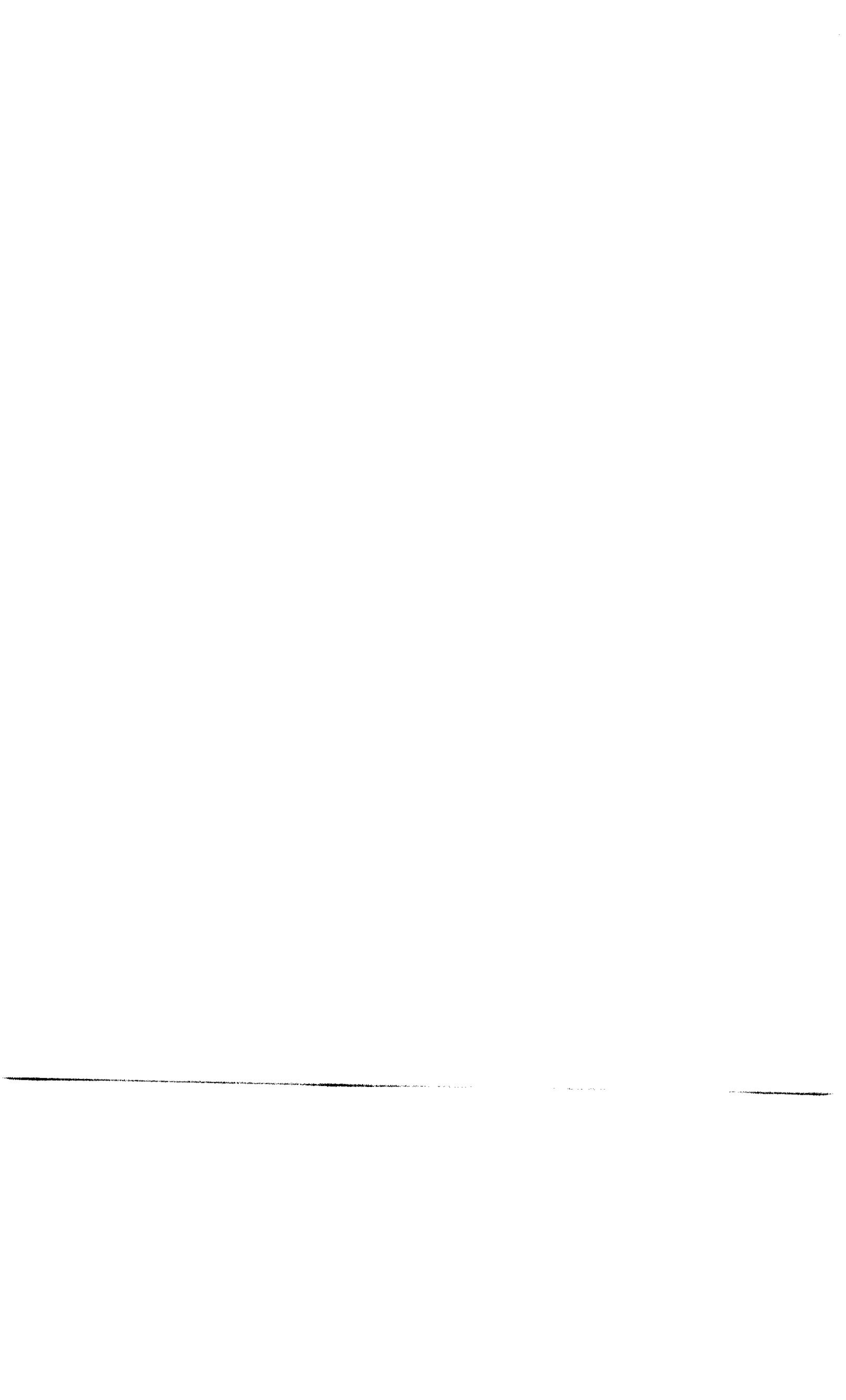
Sincerely,



Ron Burton, AIA
President

cc: Bruce Rizzieri

Attachments.





Roddick & Dunbar Ltd.
LANDSCAPE ARCHITECTURE

February 19, 2001

Mr. Ron Burton
DWL Architects and Planners Inc.
202 Central SE, Building C
Albuquerque, New Mexico 87102

RE: West Side Transit Facility

Dear Ron,

The following narrative is provided for use in your letter to EPC upon submittal of the West Side Transit Facility drawings. Please edit as necessary.

Landscaping:

The interior of the site has been kept clear of vegetative plantings to most efficiently allow for bus movement. This area will be fully screened from view from adjacent properties by a wall that is at least six feet in height.

The following landscape calculations are provided for the site:

Phase I:

Phase I is off-site work. No landscaping is provided.

Phase II:

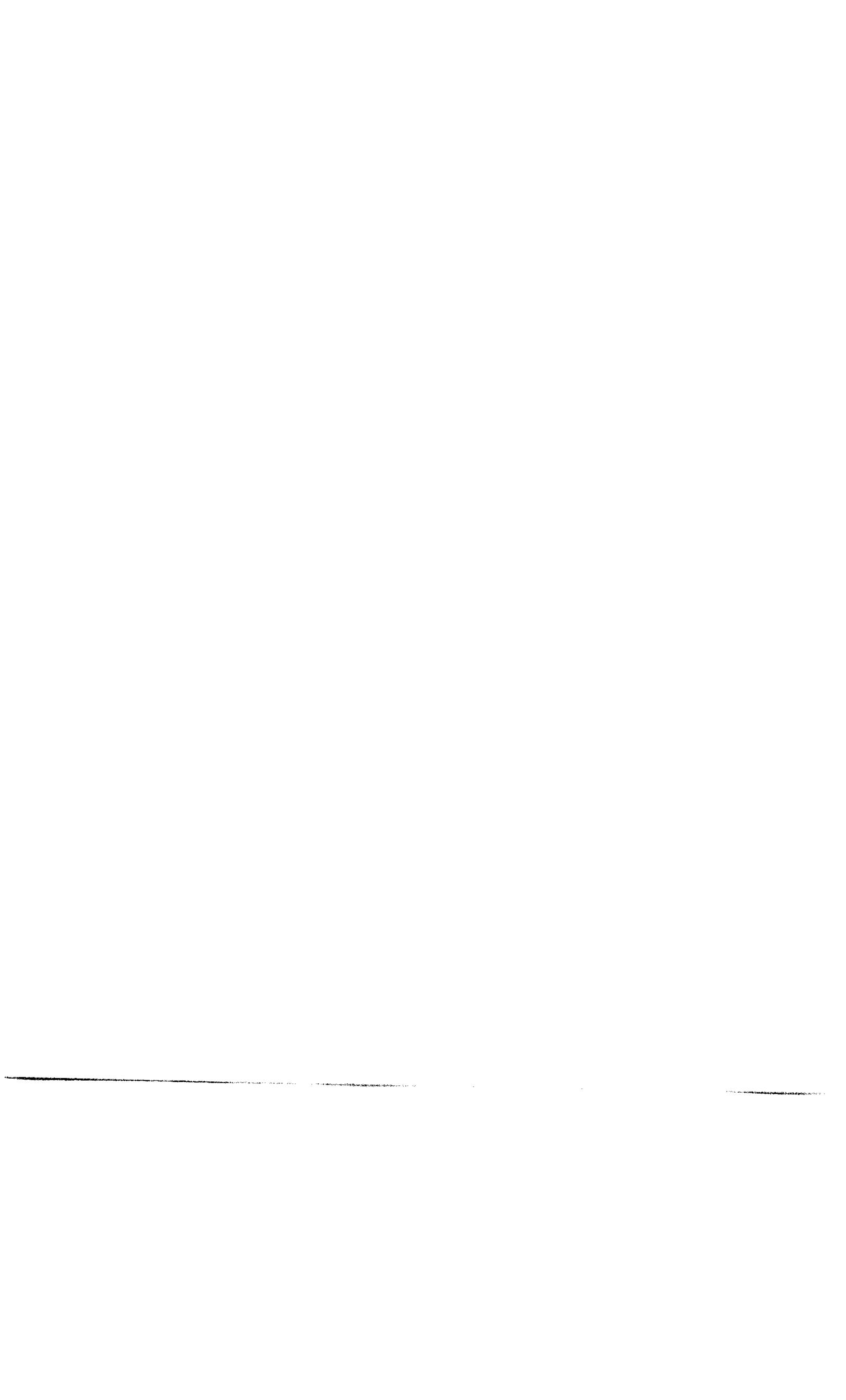
Total property (874, 719 SF) minus area not developed in Phase II (229,173 SF) minus area screened by wall (523,235 SF) = Net Lot Area for Phase II (122,311 SF). Landscaped area (34,649 SF) equals 28% of the Net Lot Area for Phase II.

(Note: "Area not developed in Phase II" and "Area screened by wall" are indicated on sheet SIT-L-101.)

Phase III:

Total property (874, 719 SF) minus area not developed in Phase III (122,311 SF) minus area screened by wall (523,235 SF) minus Operations Building area (13,909 SF) = Net Lot Area for Phase III (215,264 SF). Landscaped area (38,946 SF) equals 18% of the Net Lot Area for Phase III.

(Note: "Area not developed in Phase III" and "Area screened by wall" are indicated on sheet SIT-L-102.)



Phase IV:

Because design documents for Phase IV are not a part of this project, the area for this phase is included in the landscape calculations for Phase III. Though Phase IV area will be revegetated with native grasses, the square footage for this area was not included as "landscaping" square footage. This illustrates that we are meeting landscape requirements for the entire property prior to the eventual completion of Phase IV (eventual completion of Phase IV will undoubtedly provide additional landscaping to the site).

All Phases:

Total property (874,719 SF) minus area screened by wall (523,235 SF) minus Operations Building area (13,909 SF) = Net Lot Area (337,575 SF). Landscaped area (73,595 SF) equals 21.8% of the Total Net Lot Area.

Additional Trees in Employee Parking Lot:

Additional trees were provided in the employee parking lot in the place most needed - shading a sidewalk that extends the entire length of the east side of the lot. Trees are provided in quantity to equal more than one tree per 10 parking spaces (tree quantity equals approximately one tree for every five and a half spaces).

Landscaped Buffer Strip at Parking Lot:

A landscaped buffer strip was provided along the total west side of the employee parking lot. This strip equals at least six feet in width for most of its length.

Native Grass Species:

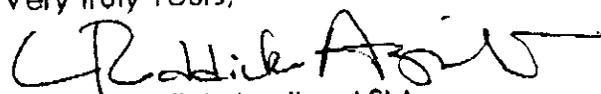
Seed schedules for revegetation and for irrigated native grass are provided on sheet SIT-L-101.

Irrigation of Revegetation:

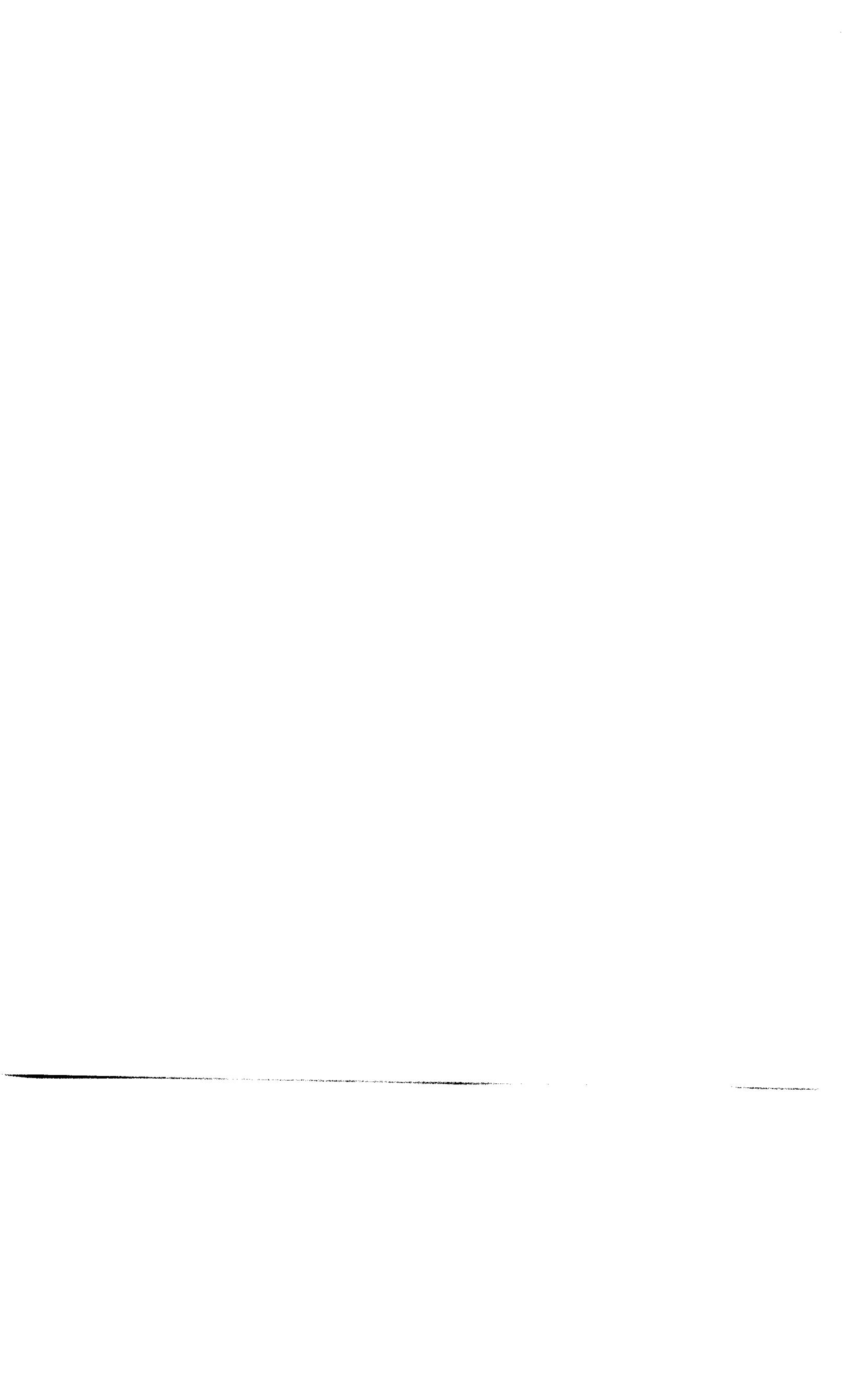
A note indicating that revegetation areas are to receive temporary irrigation is provided on each landscaping sheet.

Ron - you'll notice that a section regarding perimeter shade trees is missing. I thought you would be better than I at conveying Bruce's thoughts on that matter.

Very Truly Yours,



Laurie Roddick-Aguilar, ASLA





February 21, 2001

Mr. Ron Burton
DWL Architects
202 Central Ave, SE
Albuquerque, NM 87102

RE: EPC Submittal for the West Side Transit Facility

Dear Mr. Burton

The purpose of this letter is to address the comments from the EPC Staff Report dated January 18, 2000 that pertain to the civil engineering portions of the above referenced project.

Comment #1, Page 7 "The site plan for subdivision should show Tracts b-15 through B-19 consolidated into one tract."

Action #1 – Smith Engineering Company provided DWL Architects with a plat from Surveying Control Inc. that illustrated the consolidation of these tracts.

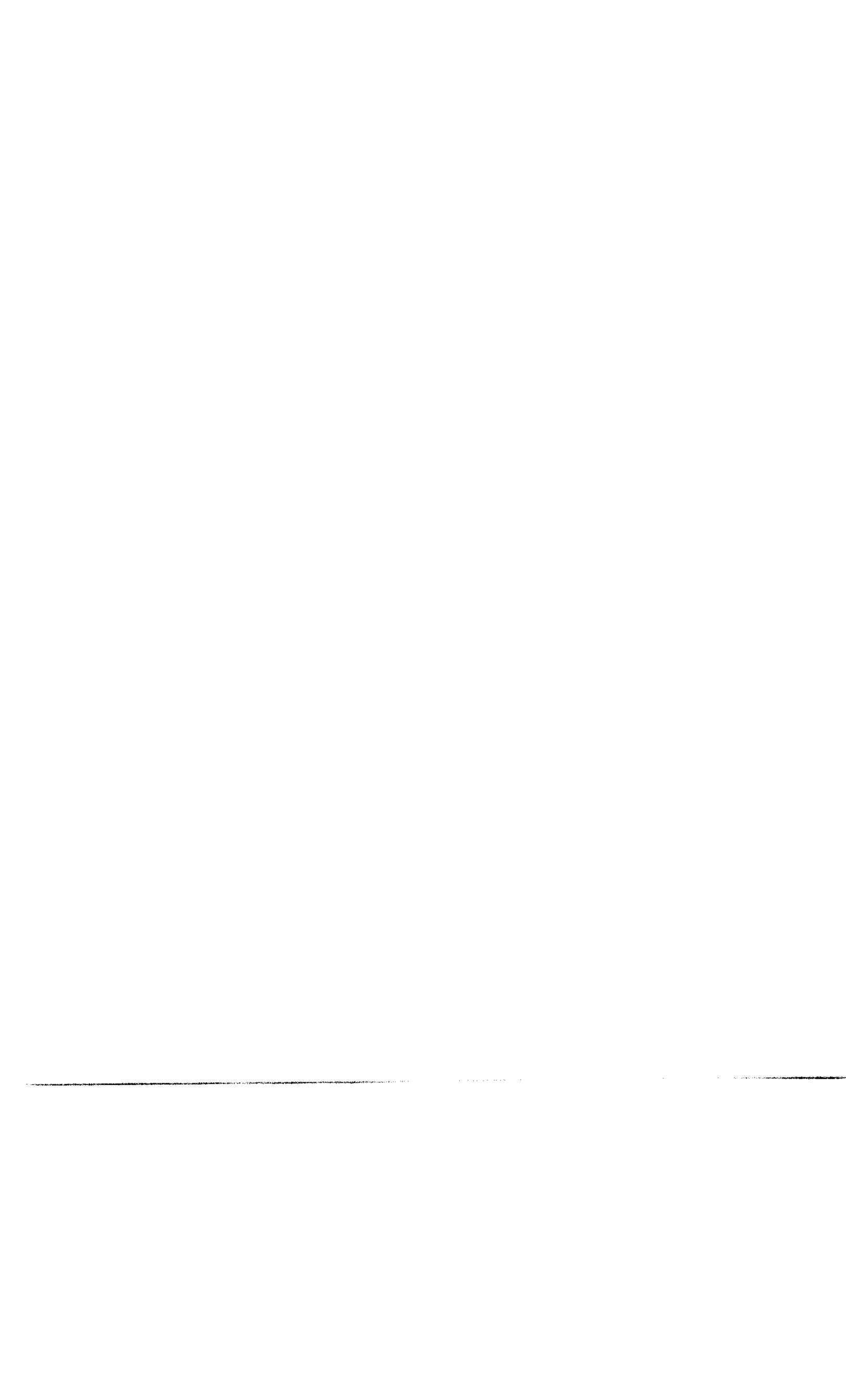
Comment #2, Page 8 "It is a confusing proposal to invoke a street name change with no clear transformation from one street to the next"

Action #2 – Smith Engineering Company discussed this issue with the Glenn Hakin, the City of Albuquerque Surveyor. His comment was that this is not that unusual and that often times the name change occurs half way through the proposed road curve. In this case the existing Daytona Road Right-of-Way ends at the eastern property line of the proposed site so it is reasonable to have this as the point of street name change.

Comment #3, Page 10 "Staff has asked the Transit Department to clarify this matter (Offsite Right-of-Way) by providing verification that the landowners in question are in agreement with this proposal or that the City has rights to proceed with the submitted request."

Action #3 – Smith Engineering Company provided M & B Investments with a preliminary alignment of Oliver Ross Road through the property as per the agreement with the City and any current owner of the property. On January 30, 2001 we received a letter from Mr. Angelo Brunacini of M & B Investments with his approval of the alignment. A copy of this letter was provided to the Transit Department on January 31, 2001.

Comment #4, Page 11 "Transportation Planning notes that there are some deficiencies regarding approval for site plan for building permit a) a right of way for the portion of Daytona Road lying between the site and Los Volcanes Road should be dedicated by appropriate instrument, b) a typical section for Daytona Road should be shown, and the plan view of the road also needs to be more understandable, c) street drainage and offsite street intersections





Smith Engineering Company

A Full Service Engineering Company

and signalization all need coordination with the public works department. If not already done, the site plan drawings need DRC review.

Action #4 – a) the 60-ft right-of way of Daytona Road is existing and refer to action #3 for the remainder of the right-of-way. b) a typical section for all roads was provided on sheet SIT-C-131. The plan view was shown to Kevin Dourte of the City of Albuquerque Design Review Committee. He expressed no concerns as to the clarity or ability to understand the layout. c) all offsite infrastructure has been coordinated through the Public Works Department and been reviewed once by the Design Review Committee.

Smith Engineering Company has reviewed all comments from EPC and provided a response to the four that were pertinent to the civil engineering portion of the project. If there are any other comments that we may aid in providing a solution to please contact me at 884-0700.

Sincerely,

Michael J. Riordan, E.I.
Civil Engineering Project Manager

Cc: File

Z:\Civproj\300\100300\Correspondence\EPC.doc

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

Major Subdivision Plat

Minor Subdivision Plat

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

ZONING Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

Special Exception **E**

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

Decision by: Planning Director or Staff, DRB, EPC, Zoning Board or 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: COA Transit Department PHONE: 764-6135

ADDRESS: 601 Yale Blvd SE FAX: 764-6146

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: own

AGENT (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Annexation and establishment of SU-1 for Transit Facility, plus day care. Site Plan for Subdivision; Site Plan for Building Permit

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

Lot or Tract No: B-15, B-16, B-17, B-18 and B-19 Block: _____ Unit: No 5

Subdiv. / Addn. Town of Abasco Grant

Current Zoning: A-1 & C-1 (cont) Proposed zoning: SU-1 for Transit Facility and Day care

Zone Atlas page(s): J-9 No. of existing lots: 5 No. of proposed lots: 1

Total area of site (acres): 20± Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Daytona

Between: Usher and 90th

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-88-13 / CE-95-21

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

SIGNATURE Thomas Murphy DATE 11/27/00

(Print) Thomas Murphy, Co. COA Transit Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2000

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

| Application case numbers | Action | S.F. | Fees |
|-----------------------------------|-----------|----------|-------------------|
| <u>A 00114 - 00000 - 01643</u> | | <u>Z</u> | \$ <u>0</u> |
| <u>SPS 00128 - 00000 - 01641</u> | | <u>P</u> | \$ <u>0</u> |
| <u>SPBP 00128 - 00000 - 01642</u> | | <u>P</u> | \$ <u>0</u> |
| <u>20110 - 00000 - 01650</u> | <u>ZE</u> | | \$ <u>0</u> |
| Hearing date <u>JAN 18 2001</u> | | | Total \$ <u>0</u> |

JAM 11/27/00
Planner signature / date

Project # 1000937



CITY OF ALBUQUERQUE

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

APPLICANT: COA Transit Dept Date of request: 10/24/00 Zone atlas page(s): J-9

CURRENT: Zoning _____ Legal Description: Lot or (Tract #) B-15, B-16, B-17, B-18, B-19 Block # _____
Parcel Size (acres / sq.ft.) ± 70 acres Subdivision Name V. 1. + N. 5.

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

PROPOSED DEVELOPMENT: No construction / development [] # of units - _____ + transit facility
New Construction [X] Building Size - _____ (sq. ft.)
Expansion of existing development []

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

Applicant or Representative [Signature] Date 10/24/00
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

[Signature] 10-24-00
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [X] BORDERLINE []
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600
THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring AQIA: Previously studied: []

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

[Signature] 10/24/00
ENVIRONMENTAL HEALTH DATE

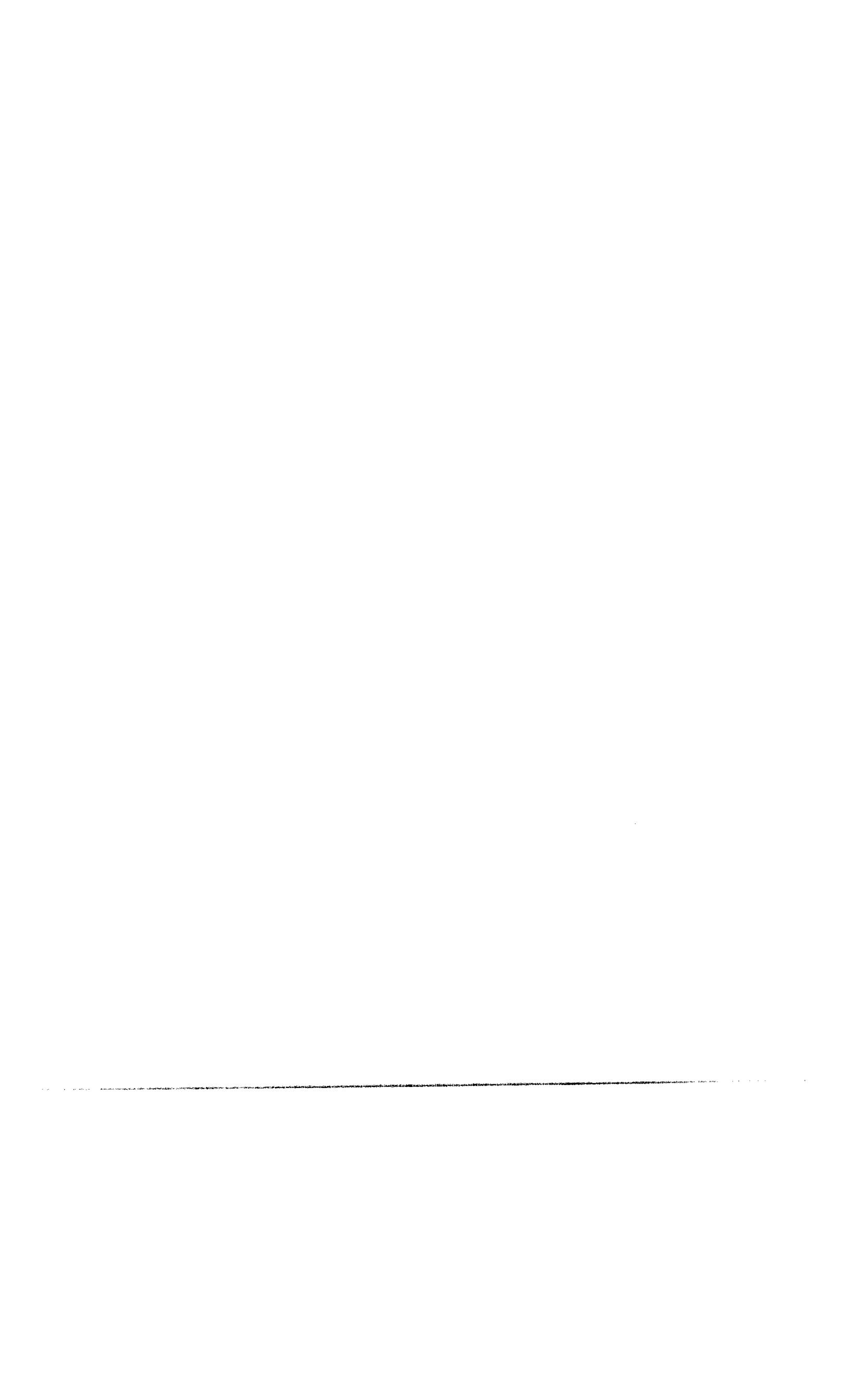
Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

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

Accompanying Material - Fee payment

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

SHEET #1 - SITE PLAN

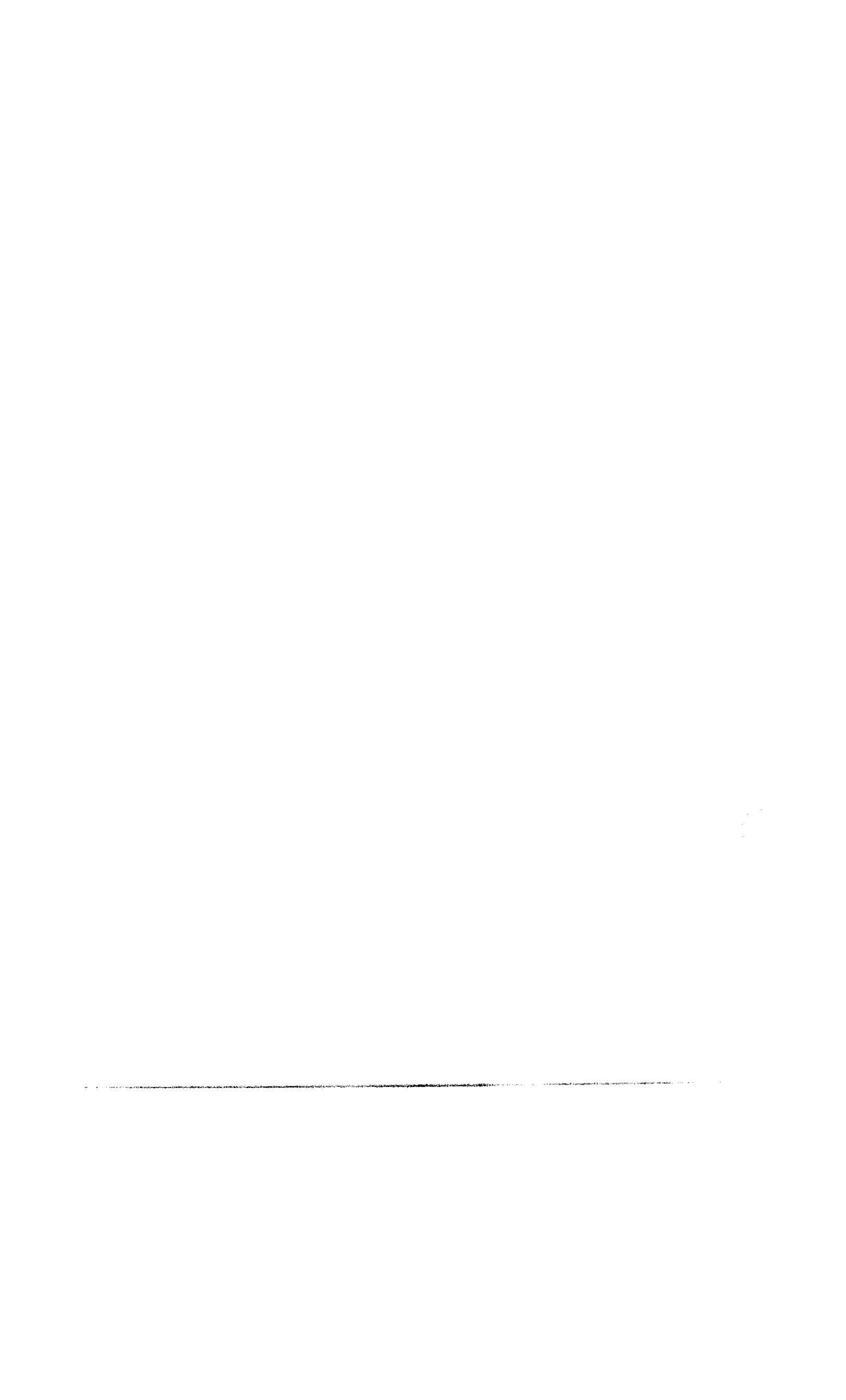
A. General Information

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

B. Proposed Development

1. Structural

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



- F. Dimensions of all principal site elements
- G. Loading facilities
- H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle.
 - 1. Location
 - 2. Arrangements
 - 3. Dimensions and curve radii
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required: 362 provided
 - 10. Handicapped parking, spaces required: 18 provided
- B. Bicycle racks, spaces required: _____
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

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

D. Utilities

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

E. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 - GRADING PLAN

A. General Information

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

B. Proposal

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

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN 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 *Application*
- 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:

- N/A* Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- N/A* Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- N/A* Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- N/A* Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- N/A* Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower

Registered Engineer's stamp on the Site Development Plans
Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius
EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

X Thomas Murphy for COA Transit
Applicant name (print)

X Thomas Murphy
Applicant signature / date



Form revised September 2000

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

| Application case numbers | |
|--------------------------|-----------------------|
| AZ | 00114 - 00000 - 01643 |
| SP SA | 00128 - 00000 - 01641 |
| SP BA | 00128 - 00000 - 01642 |

JM 11/27/00
Planner signature / date

Project # 1000 937



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 *City of Albany/Treasurer*
 - 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) *City Project No fee*
 - 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.

Thomas Murphy for CCA Parent
 Applicant name (print)
Thomas Murphy
 Applicant signature / date



Form revised September 2000

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
AZ 00114 - 00000 - 01643
SP Sub 00128 - 00000 - 01641
SPBP 00128 - 00000 - 01642

AM 11/27/00
 Planner signature / date
 Project # 1000937



Reason for request

The City of Albuquerque Transit Department is requesting annexation and establishment of zoning (SU-1 for Transit Facility and Daycare) for Tracts B-15, B-16, B-17, B-18, and B-19 of Unit No. 5, Town of Atrisco Grant. The site is approximately 2/10 of a mile west of Unser Blvd and immediately south of I-40. It is currently zoned a mix of A-1 and C-1 in unincorporated Bernalillo County.

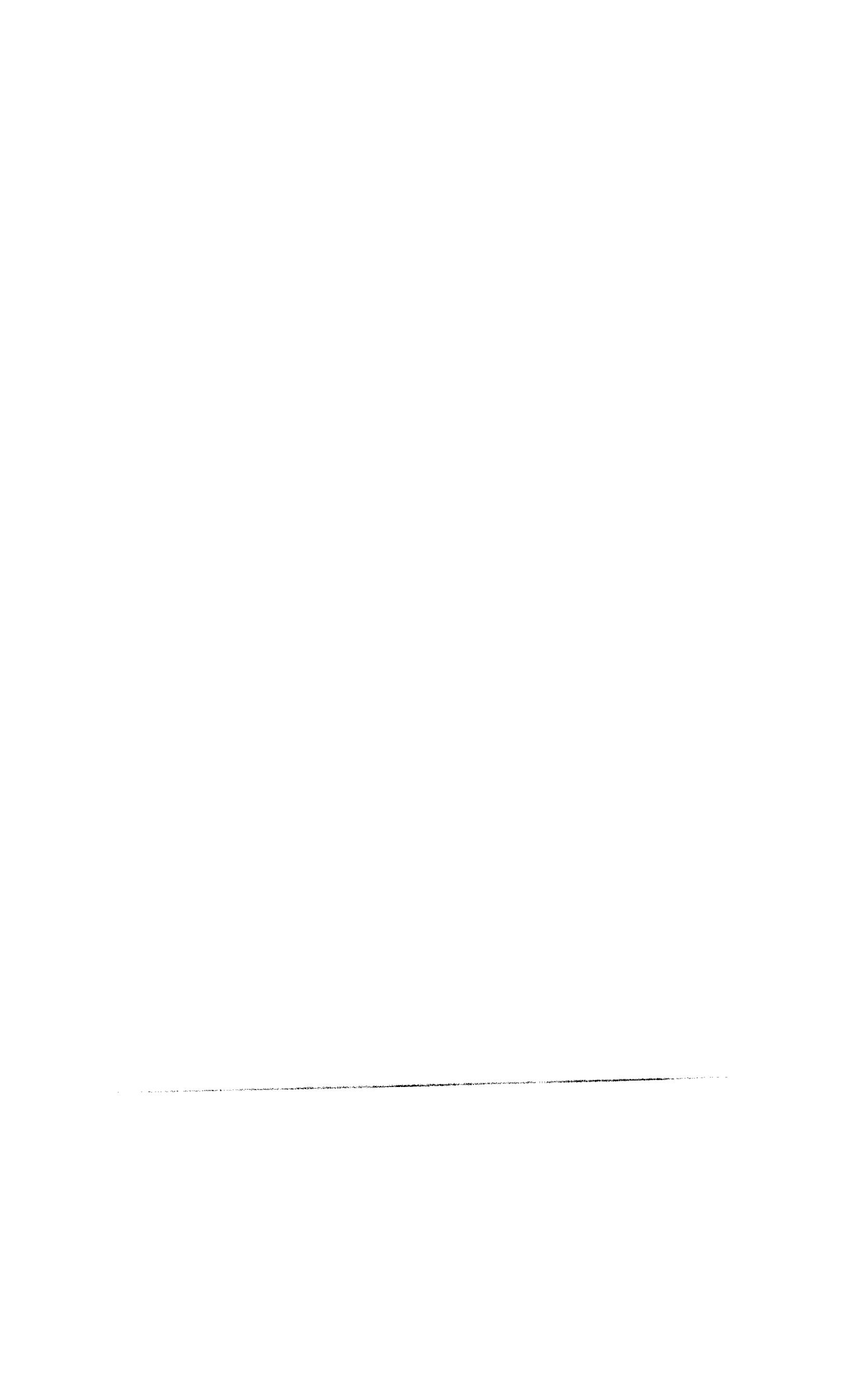
The subject property is identified as Developing Urban by the Comprehensive Plan. Annexation is supported by Council Resolution 54-1990 which states that annexation of areas designated Central Urban, Established Urban, and Developing Urban are desired and encouraged.

Project Description

The site is the proposed location for the Transit Department's Westside Maintenance and Operations Facility. This facility will house the maintenance, storage, and refueling operations for compressed natural gas (CNG) busses for the West Side. This site replaces the previously approved location at the northeast corner of 98th and Unser. Concerns from near-by residential areas and physical constraints that created design difficulties on the property itself caused the Transit Department to search for an alternative site. The new location is located in an area that is more likely to develop with industrial uses. The adjacent property within the City Limits is zoned IP. The new location also does not possess the easement restrictions that created design difficulties.

Public Involvement

The Transit Department has scheduled a public meeting for November 28, 2000 at Jimmy Carter Middle School. Notice of the meeting was mailed out to residents within a one mile radius of the location.



"ATTACHMENT A"

Tom Murphy
City of Albuquerque, Transit Department
Zone Map J-9

LAURELWOOD N.A. (R)

***Imogene Jones**

e-mail: aida@nmla.com

1319 Duskfire Dr. NW/87120 352-2379 (h)

Rick Sacoman

e-mail: Ricksaco@uswest.net

7805 Baybrook Rd. NW/87120 833-5815 (h)

Council District: 1

County District: 1

Police Beat: 138/WS/Z-C

Zone Map #: H-J-9-10

Community Id Dist.: Westside

PARKWAY N.A. (R)

***Michelle Boehrns**

e-mail: mrboehrns@aol.com

1405 Somerset Dr. NW/87120 839-7424 (h) 836-1858 (w)

Kathleen Duran

8127 Glenbrook Pl. NW/87120 831-7319 (h) 836-3030 (w)

Council District: 1

County District: 1

Police Beat: 139/WS/Z-C

Zone Map #: H-J-9

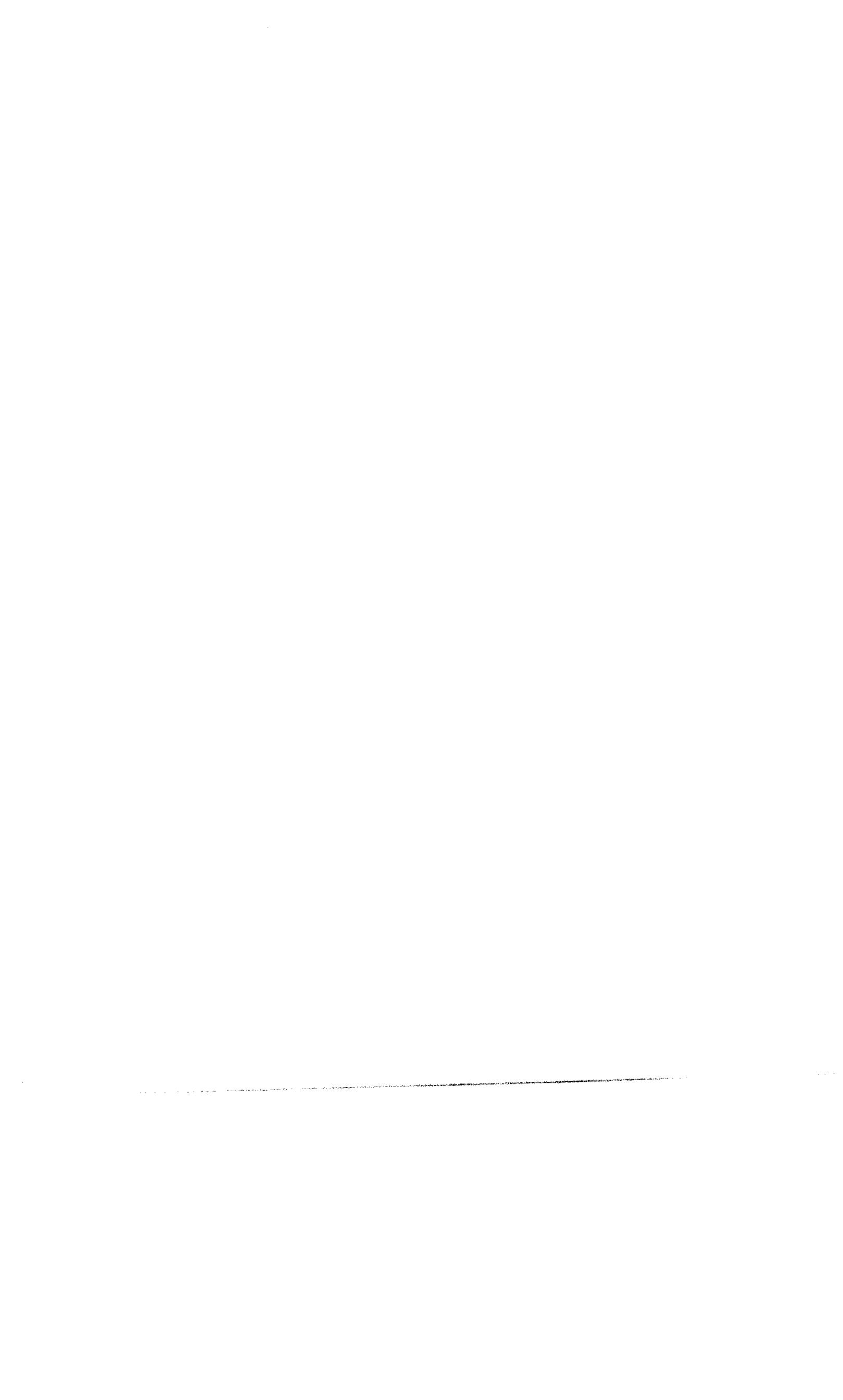
Community Id Dist.: Westside

LEGEND

(R) Recognized Neighborhood Association under O-92.

* Indicates Neighborhood Association President for Neighborhood Association or Group.

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





Mediation Works, Inc.

Project #1000937

FACILITATOR'S REPORT dated January 8, 2001

NO FACILITATED MEETING HELD

between Applicant/Agent: City of Albuquerque Transit Department/
Thomas Murphy

and

Neighborhood Associations: Laurelwood/Imogene Jones
Parkway/Michele Boehrns

re: 00114 00000 01643 00110 00000 01650 00128 00000 01641
00128 00000 01642 Project #1000937

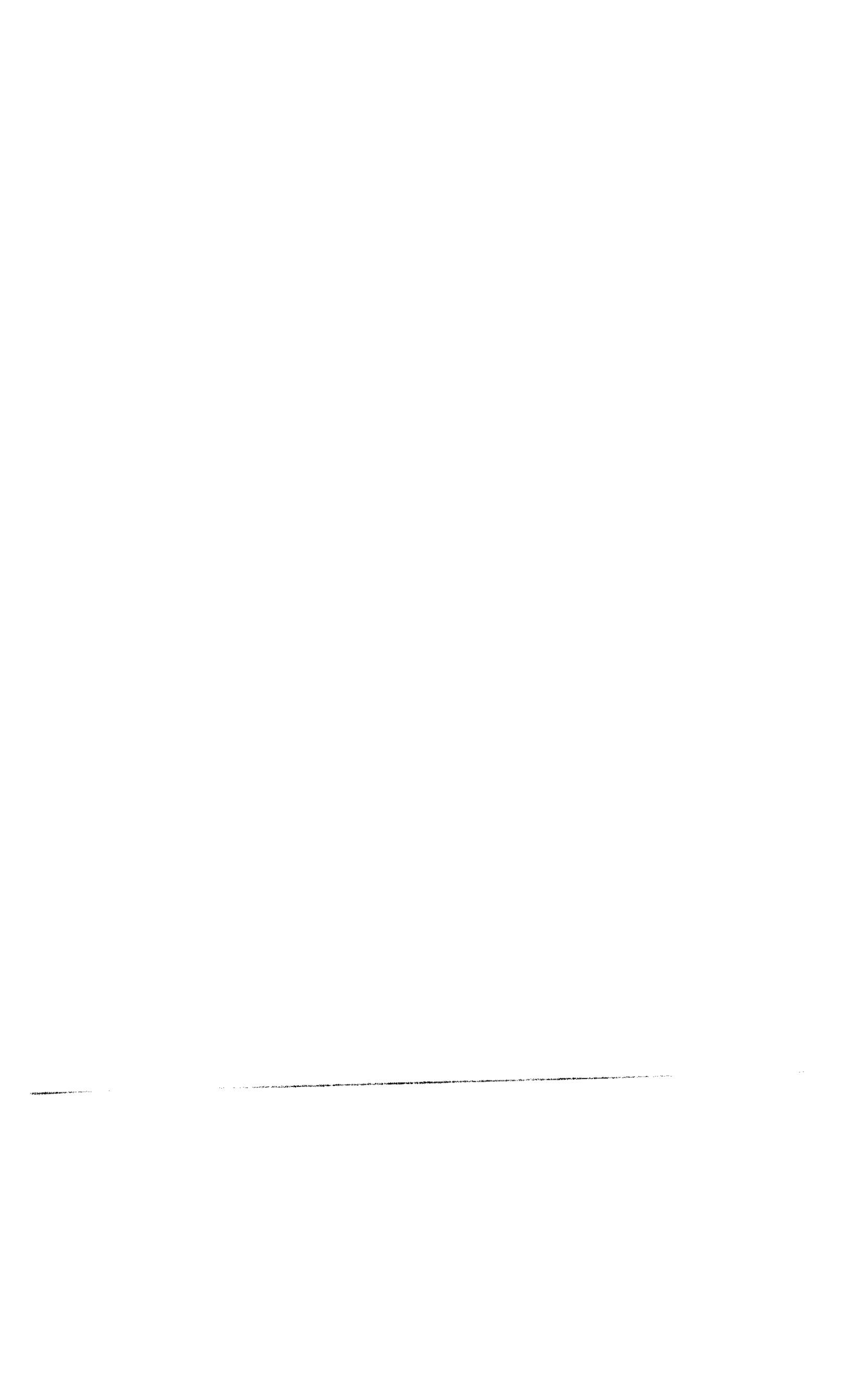
in which City of Albuquerque Transit Department requests annexation and establishment of SU-1 for Transit Facility and Daycare zoning plus approval of a site development plan for subdivision purposes and site development plan for building permit for Tracts B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, located on Daytona between Unser and 90th Street
Russell Brito, Planner

Facilitator: Kathleen B. Anthony

Facilitator's Comments:

Ms. Jones from Laurelwood Neighborhood Association indicated that she herself and Laurelwood NA have no objection and have heard no opposition to the proposals in this application for changing the location of this facility.

Kathleen B. Anthony



ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (the "Agreement") is made as of this 27th day of SEPTEMBER, 1996, between SUNWEST BANK OF ALBUQUERQUE, N.A., a national banking association, ("Sunwest"), and WESTLAND DEVELOPMENT CO., INC., a New Mexico corporation, ("Westland").

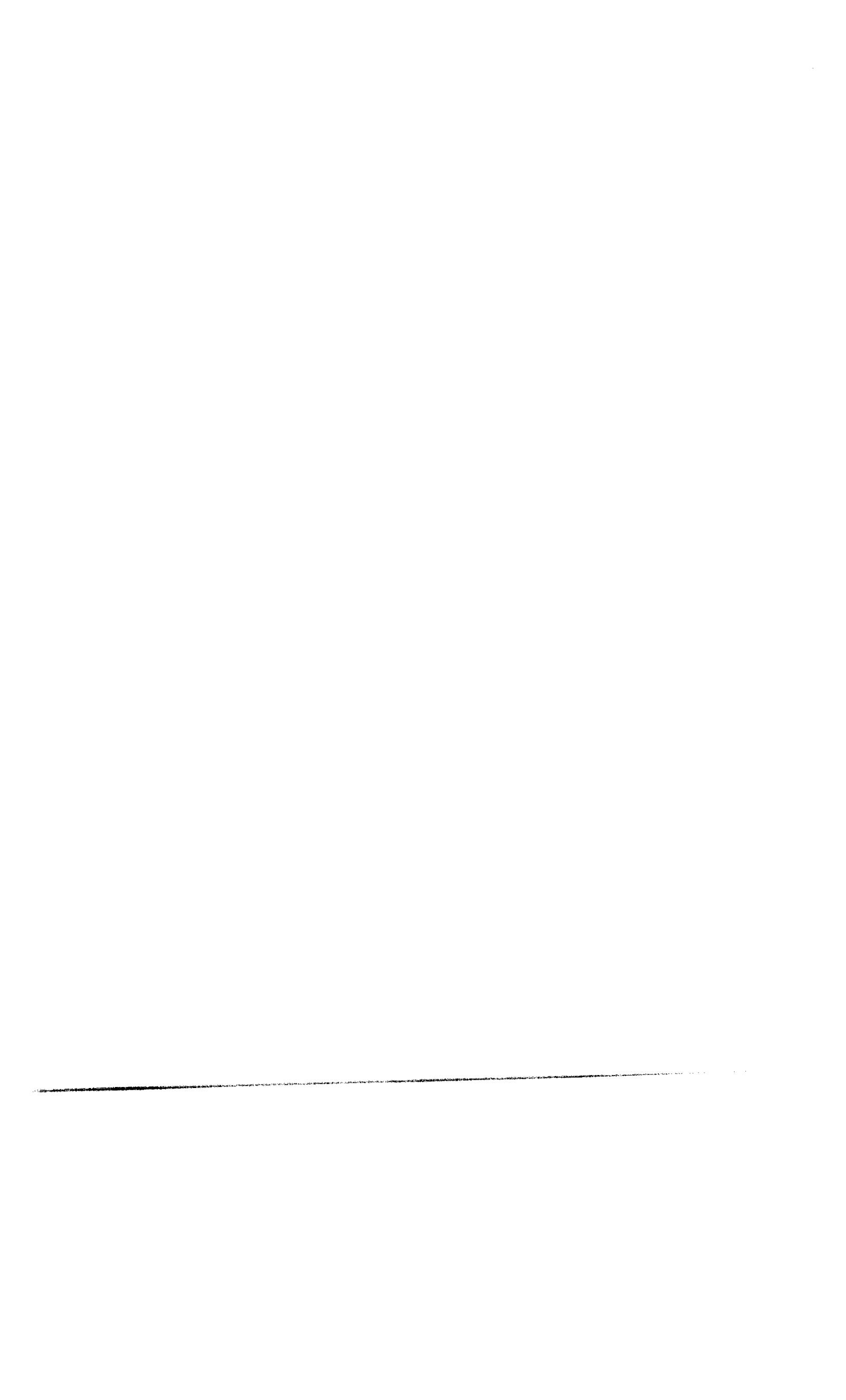
WHEREAS, Sunwest is the owner of certain real estate located in Bernalillo County, New Mexico known as Tract T-1, UNSER-DIVERSION CHANNEL CORRIDOR; and as more particularly shown on plat of record filed in Bernalillo County Clerk's Office on February 21, 1996 in Volume 95C, Folio 77 ("Parcel 1"); and

WHEREAS, Westland is the owner of certain real estate located in Bernalillo County, New Mexico west of Parcel 1 known as Tracts B-16, B-17, B-18 and B-19 Unit 5, Town of Atrisco as more particularly shown on plat of record filed in Bernalillo County Clerk's Office on December 5, 1994 in Folio Vol. D at Page 117 ("Parcel 2"); and

WHEREAS, Sunwest and Westland, by this Agreement, desire to create a 60 foot wide non-exclusive access easement over and across Parcel 1 for the benefit of Parcel 1 and 2 ("Easement"); and

WHEREAS, Sunwest and Westland, by this Agreement, desire to establish the Easement at a later date and at the time when either Parcel 1 or 2 is developed or subdivided.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) paid by each to the other, the mutual benefits to



be derived herefrom, Sunwest and Westland do hereby agree as follows:

1. Sunwest does hereby grant to Westland the Easement for the right and privilege of passage and use, both pedestrian and vehicular, for ingress and egress across Parcel 1. The Easement granted hereby shall be for the benefit of the owner or owners from time to time of all or any portion of Parcel 1 and Parcel 2, but such owner or owners may grant the benefit of such Easement to its tenants, franchises, or affiliates, now or hereafter occupying a building or portions thereof on said Parcels for the period of such tenancy, and to the customers, employees and business invitees of said owner or owners and tenants, franchises or affiliates. The Easement granted shall be used and enjoyed in such a manner as to cause the least possible interference with the conduct and operations of any business at any time existing on Parcel 1 and/or Parcel 2.

2. Sunwest and Westland agree that after the Easement has been improved that no barriers, fences, curbs, walls, ditches, barricades or other structures or obstacles will be erected on, along or across the Easement so as to in any way burden or interfere with, impede, slow, divert or in any way prevent vehicular and pedestrian traffic from freely passing between Parcel 1 and Parcel 2 through the Easement, except as may be required by a governmental authority. "Improved" shall mean the construction of a roadway within the Easement for the purpose of providing access across Parcel 1 to Parcel 2. "Construction" means that the

.....

roadway shall meet and be in accordance with the specifications and/or standards for dedication of public roadways established by the City of Albuquerque.

3. The Easement shall be an easement and covenant running with the land, and shall inure to the benefit of, and be binding upon Sunwest and Westland and all future owners of all or any portion of Parcel 1 and Parcel 2, their respective successors and assigns, and all persons claiming under them.

4. The exact alignment of the Easement shall be exclusively determined by the owner of Parcel 1, at the time that either Parcel 1 or Parcel 2 is developed or subdivided, except if the owner of Parcel 2 is the first to develop or subdivide, the owner of Parcel 2 shall give written notice to the owner of Parcel 1 and the owner of Parcel 1 shall have forty-five (45) days after receipt of such notice within which to establish the alignment of the Easement. If the owner of Parcel 1 does not provide an alignment within said forty-five (45) day period, the owner of Parcel 2 may set the alignment and the owner of Parcel 1 agrees to execute any document(s) necessary to establish the alignment. In general, the alignment of the Easement shall provide access to and from Los Volcanes Road located at the south boundary of Parcel 1 and will connect with Daytona Road adjacent to the west boundary of Parcel 1. "Develop" means to physically improve a Parcel or portion of a Parcel. "Subdivide" means the filing of a plat, but not a plat involving a bulk land variance or similar division.

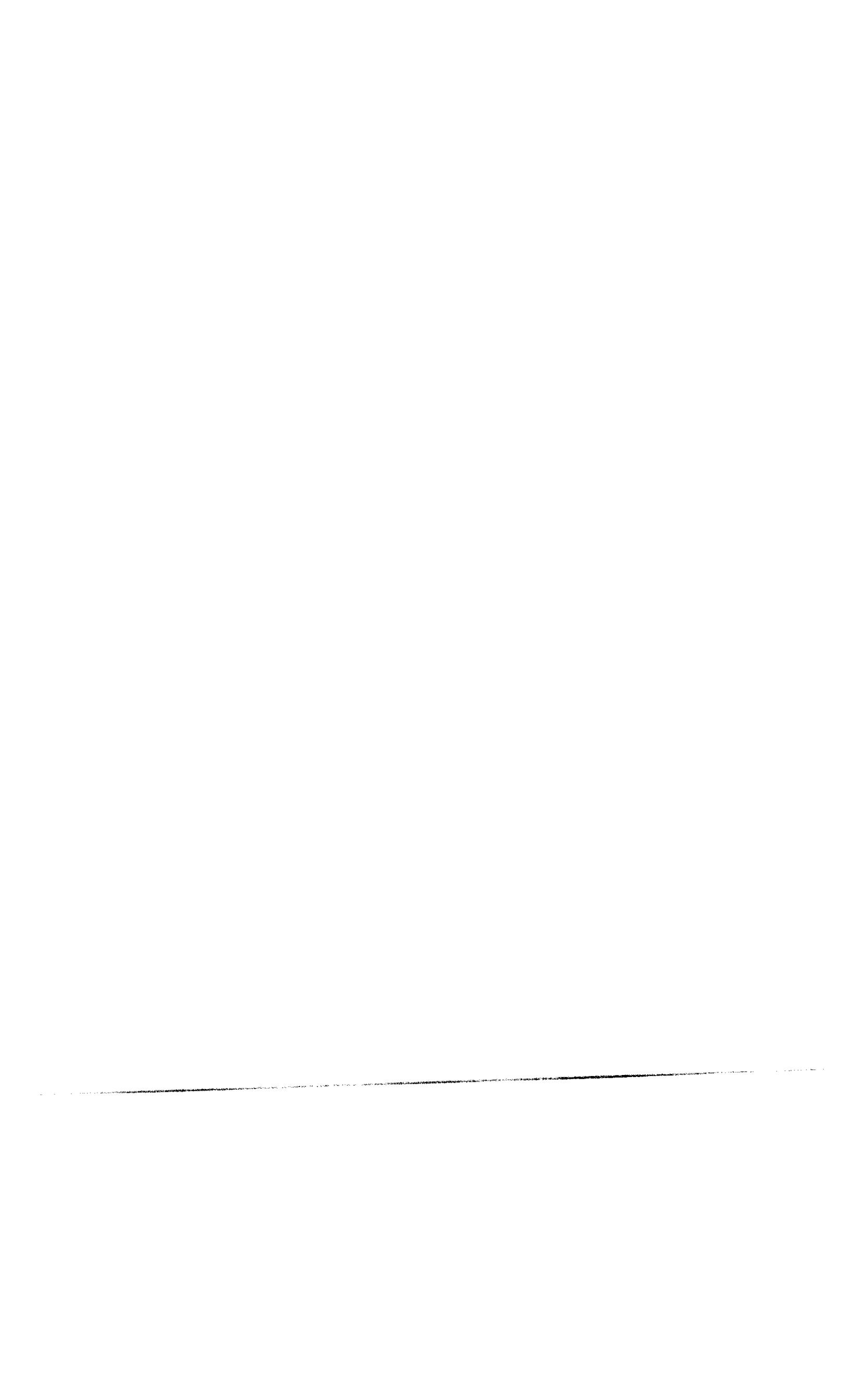
5. It is the intent of both parties that the Easement be dedicated as a Public Right of Way ("R.O.W."). The first party to develop its Parcel agrees to improve the Easement and seek dedication of the improved Easement as a R.O.W. The owner of Parcel 1 is obligated to dedicate on any plat covering Parcel 1 the Easement as a R.O.W., if permitted by appropriate governmental authorities. Coincident with the dedication of the R.O.W. and the satisfaction of the obligations imposed by Paragraph 6, any and all obligations of the owner of Parcel 1 and the owner of Parcel 2 hereunder shall automatically terminate.

6. The party who is the first to develop or subdivide its parcel shall pay the costs for the improvements within Los Volcanes Road and improvements within the Easement at such time as required by appropriate governmental authorities. If the owner of Parcel 2 is the first to develop or subdivide, the owner of Parcel 1 shall have the right to approve the costs for improvements within Los Volcanes and the Easement which are to be reimbursed to the owner of Parcel 2. If the owner of Parcel 1 does not provide its own lower bid for the improvements to either Los Volcanes or the Easement within fifteen (15) days of the written request from the owner of Parcel 2, the owner of Parcel 2 shall have the right to proceed with construction pursuant to its bids.

As to those costs for improvements within Los Volcanes Road and within the Easement, the owner of Parcel 1 shall ultimately be responsible for such costs. If the owner of Parcel 2 is the first to develop or subdivide, the owner of Parcel 1 shall reimburse the

.....

owner of Parcel 2. Reimbursement to the owner of Parcel 2 shall occur after substantial completion of the improvements to Los Volcanes Road and/or the Easement, as applicable. Reimbursement shall occur on a pro-rata basis at the time of each sale of a portion of Parcel 1 by: multiplying a fraction, the numerator of which shall be the number of acres sold by the owner of Parcel 1; the denominator of which shall be the total number of acres in Parcel 1 (39.33 acres); times the total costs incurred by the owner of Parcel 2 to improve Los Volcanes Road and the Easement, as applicable ("Reimbursement Formula"). All sales prior to substantial completion of the improvements shall be calculated within the Reimbursement Formula. Notwithstanding the provisions of the previous portions of this subparagraph, the entire amount due the owner of Parcel 2 shall be paid not later than thirty (30) months from substantial completion of the improvements to Los Volcanes Road and the Easement. The owner of Parcel 2 shall provide written notice to the owner of Parcel 1 setting forth the date of substantial completion. If the City of Albuquerque changes its formula for payment for subdivision improvements after the date of this Agreement such that the owner of Parcel 1 would not have been required to incur the entire expense for improving Los Volcanes Road and the Easement at the time of development or subdivision of Parcel 1--("City Percentage Requirement"), the Reimbursement Formula shall be multiplied by the City Percentage Requirement, and that new formula will be multiplied by the costs incurred by the owner of Parcel 2 to improve Los Volcanes Road and

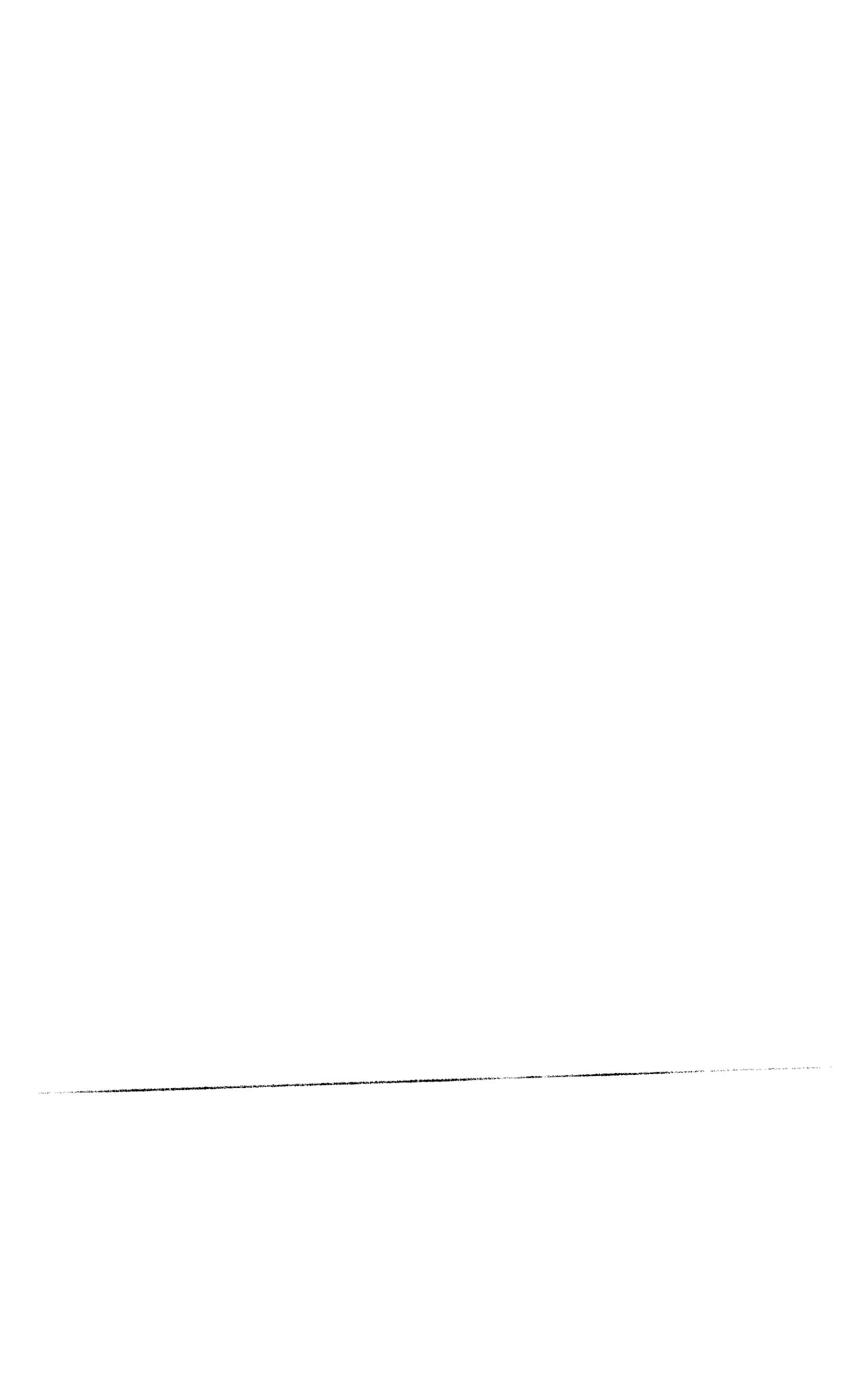


the Easement to arrive at the amount to be reimbursed. The parties acknowledge the City Percentage Requirement is one hundred percent (100%) as of the date of this Agreement.

7. If the owner of Parcel 2 develops or subdivides its Parcel first, said owner shall have the responsibility of maintaining the Easement and Los Volcanes Road until either the City of Albuquerque accepts the dedication of the improved Easement and Los Volcanes Road or the owner of Parcel 1 develops or subdivides its Parcel, whichever occurs first. If the owner of Parcel 1 develops or subdivides its Parcel first, said owner shall have the responsibility of maintaining the Easement and Los Volcanes Road until the City of Albuquerque accepts the dedication of the improved Easement and Los Volcanes Road.

8. To the extent a party receives or is otherwise entitled to impact fees or other credits for improving Los Volcanes Road or the Easement, those fees or credits shall be for the benefit of the party incurring the expense for said improvements. The owner of Parcel 2 shall offset or assign to the owner of Parcel 1 all impact fees or other credits received by the owner of Parcel 2 at the time of reimbursement for said improvements by the owner of Parcel 1.

9. Notwithstanding any provision contained herein to the contrary, if the owner of Parcel 1 is permitted by appropriate governmental authorities to divide Parcel 1 without fully developing and subdividing the remaining portion of Parcel 1, any obligation to align and improve the Easement shall be deferred until the earlier of: (i) the westernmost portion of Parcel 1 is



developed or subdivided; (ii) the owner of Parcel 1 sells or conveys portions of Parcel 1 totalling more than 49% of the acreage of Parcel 1 to third parties, provided however, the sale or conveyance of all of Parcel 1 to a third party in a bulk sale shall not trigger the provisions of this subparagraph (ii); or (iii) the owner of Parcel 2 develops or subdivides Parcel 2, whichever occurs first.

10. All notices required to be given pursuant to this Agreement, shall be hand-delivered or sent certified mail, return receipt requested, as follows:

Sunwest Bank of Albuquerque, N.A.
Attn: President
303 Roma, N.W.
P.O. Box 25500
Albuquerque, New Mexico 87125-0500

with a copy to:

Boatmen's Sunwest, Inc.
Attn: General Counsel
303 Roma, N.W.
P.O. Box 25500
Albuquerque, New Mexico 87125-0500

Westland Development Co., Inc.
Attn: President
401 Coors Blvd., N.W.
Albuquerque, New Mexico 87121

with a copy to:

Westland Development Co., Inc.
Attn: Corporate Counsel
401 Coors Blvd., N.W.
Albuquerque, New Mexico 87121

Notice shall be deemed delivered on the date of hand-delivery or three (3) days after the mailing of notice by certified mail, return receipt requested with proper postage. Any subsequent owners of Parcel 1 and Parcel 2 shall provide written notice of the

change of ownership, which notice shall be effective seven (7) days after notice is deemed received by the other party.

11. All obligations of the parties for construction of improvements within the Easement and Los Volcanes Road and to create the Easement are subject to the approvals of applicable governmental authorities. Each party agrees to execute any and all documents reasonably necessary to effectuate the terms and provisions of this Agreement.

12. The owner of Parcel 1 shall indemnify, defend and hold the owner of Parcel 2 harmless from and against any and all claims, suits, penalties, liabilities and expenses (including, without limitation, attorney's fees) for injury to persons (including death) or damage to property arising out of, resulting from, or in connection with, the use by such owner, its agents, invitees, employees and suppliers, of the Easement over Parcel 1, except where such injury, death or damage results solely from the negligence of the owner of Parcel 2.

13. The owner of Parcel 2 agrees to indemnify, defend and hold harmless the owner of Parcel 1 from and against any and all claims, suits, penalties, liabilities and expenses (including, without limitation, attorney's fees) for injury to persons from, or in connection with, the use by the owner of Parcel 2, its agents, invitees, employees and suppliers, of the Easement over Parcel 1, except where such injury, death or damage results solely from such owner's negligence.

.....

14. Upon execution of this Agreement by Sunwest and Westland, (1) the covenants, terms and conditions of this Agreement will be binding on and inure to the benefit of Sunwest and of Westland and of their respective successors and assigns, (ii) Westland will execute and deliver to Sunwest a Quitclaim Deed in the form attached as Exhibit "A" for delivery to AMAFCA, and (iii) Sunwest will execute and delivery to Westland the letter attached as Exhibit "B" granting Westland the right to create a temporary pond on the eastern portion of Tract S-1A, Atrisco Business Park, Unit 2 and to provide a temporary drainage easement, if necessary, thereon.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the day and year first above written.

SUNWEST BANK OF ALBUQUERQUE, N.A.

By: *Robert M. Goodman*
ROBERT M. GOODMAN, President

WESTLAND DEVELOPMENT CO., INC.

By: *Barbara Page*
BARBARA PAGE
Its: President & C.E.O.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on SEPT. 27, 1996, by ROBERT M. GOODMAN, President of SUNWEST BANK OF ALBUQUERQUE, N.A., a national banking association.

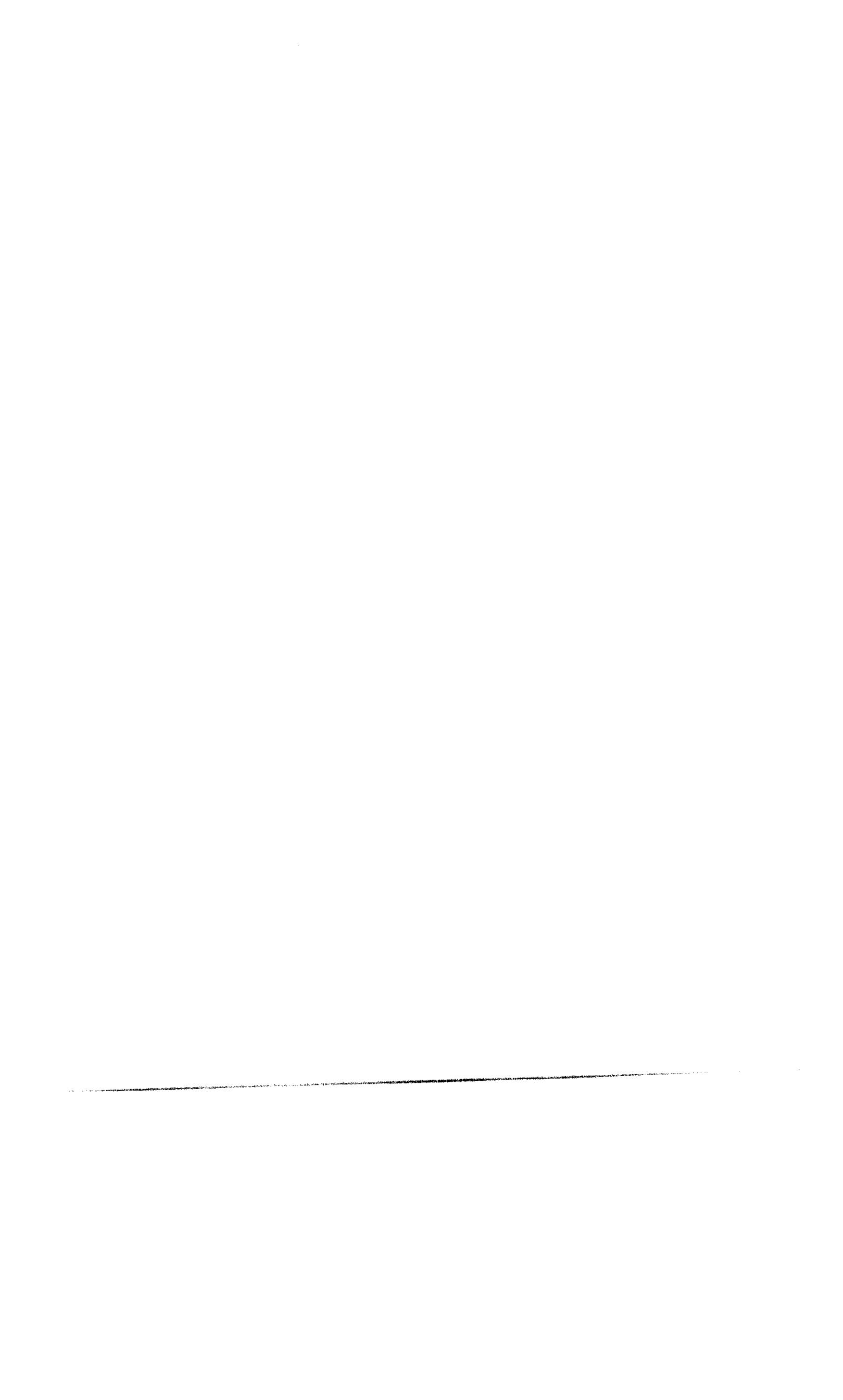
MY COMMISSION EXPIRES:



OFFICIAL SEAL
LINDA J. BLAIR
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 8/5/97

Linda J. Blair
NOTARY PUBLIC

09/27/96



p.o. box 6565
albuquerque
new mexico
87197

abrunacini@brunacini.com
www.brunacini.com

01/09/2001 10:23 AM
01/09/2001 10:23 AM

January 9, 2001

Mike Riordan
Smith Engineering Company
6400 Uptown Blvd., NE Suite 500E
Albuquerque, NM 87110

Dear Mike,

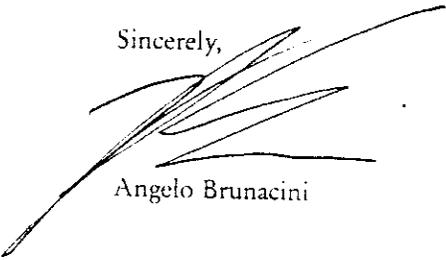
SUBJECT: ACCESS RIGHT OF WAY FOR THE PROPOSED WESTSIDE TRANSIT FACILITY

Let this letter serve as notice of our receipt of your letter dated November 8, 2000 regarding the Right-of-Way alignment across Tract T-1 for the proposed Westside Transit Facility.

We hired Jim Strozier of Consensus Planning to look at the alignment for our proposed uses on the site. It was his opinion and ours that the proposed alignment dated 10/27 would work for our development.

I am your contact for M&B Investments Ltd. Co., so if you have any questions or comments feel free to give me a call.

Sincerely,


Angelo Brunacini

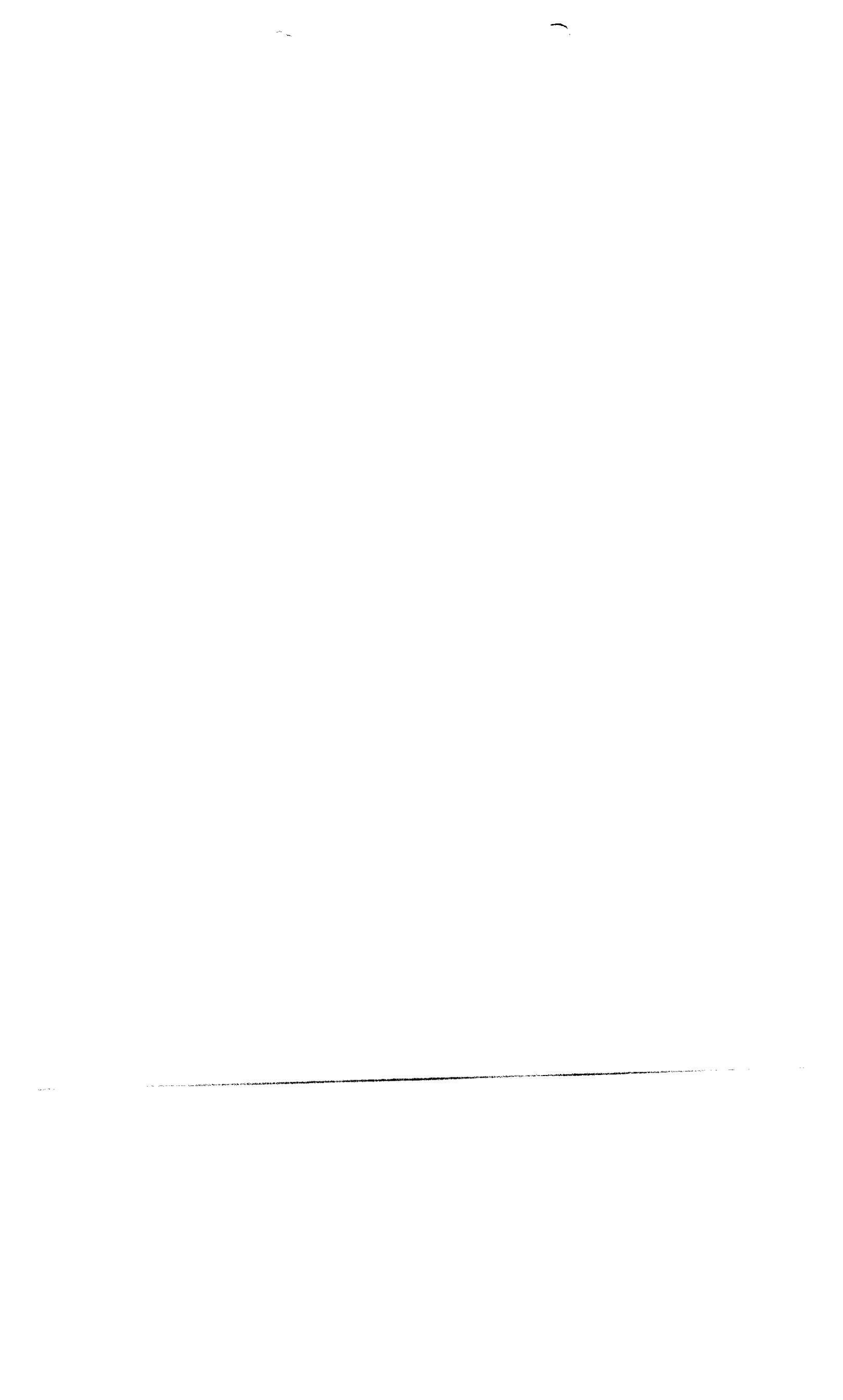
RECEIVED

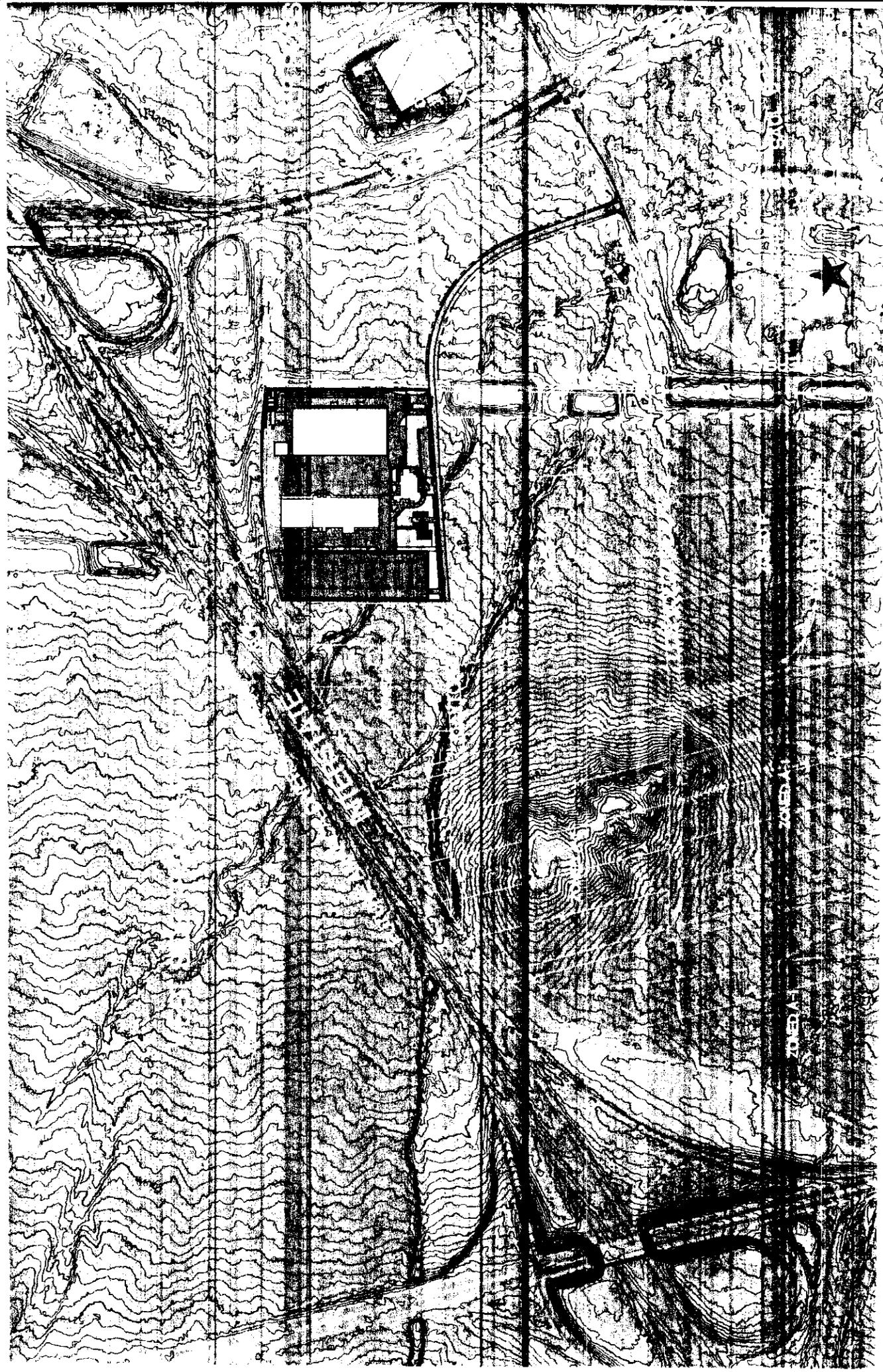
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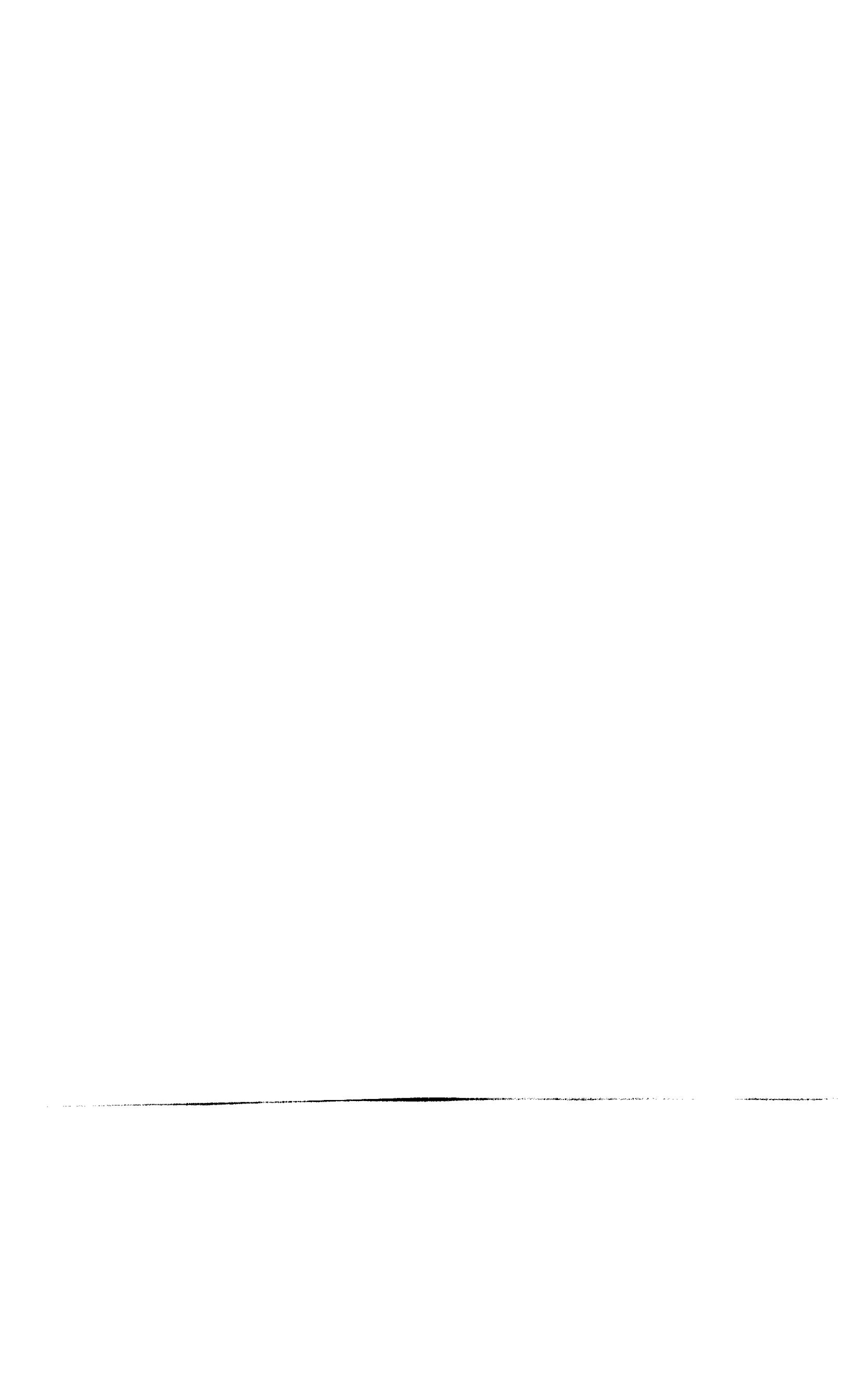
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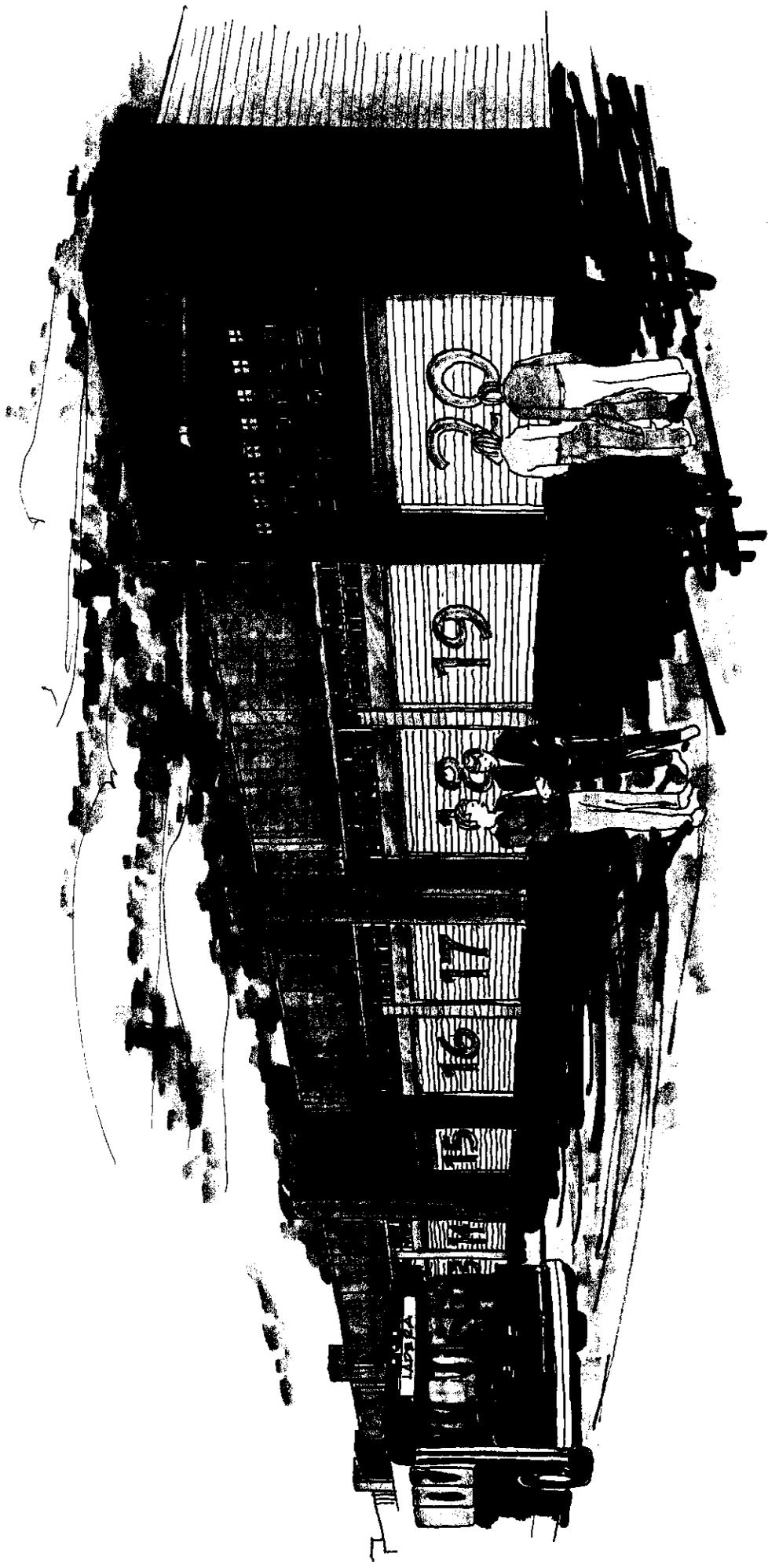

BRUNACINI
CONSULTING ENGINEERS ARCHITECTS

Submitted to
EPC
3/22

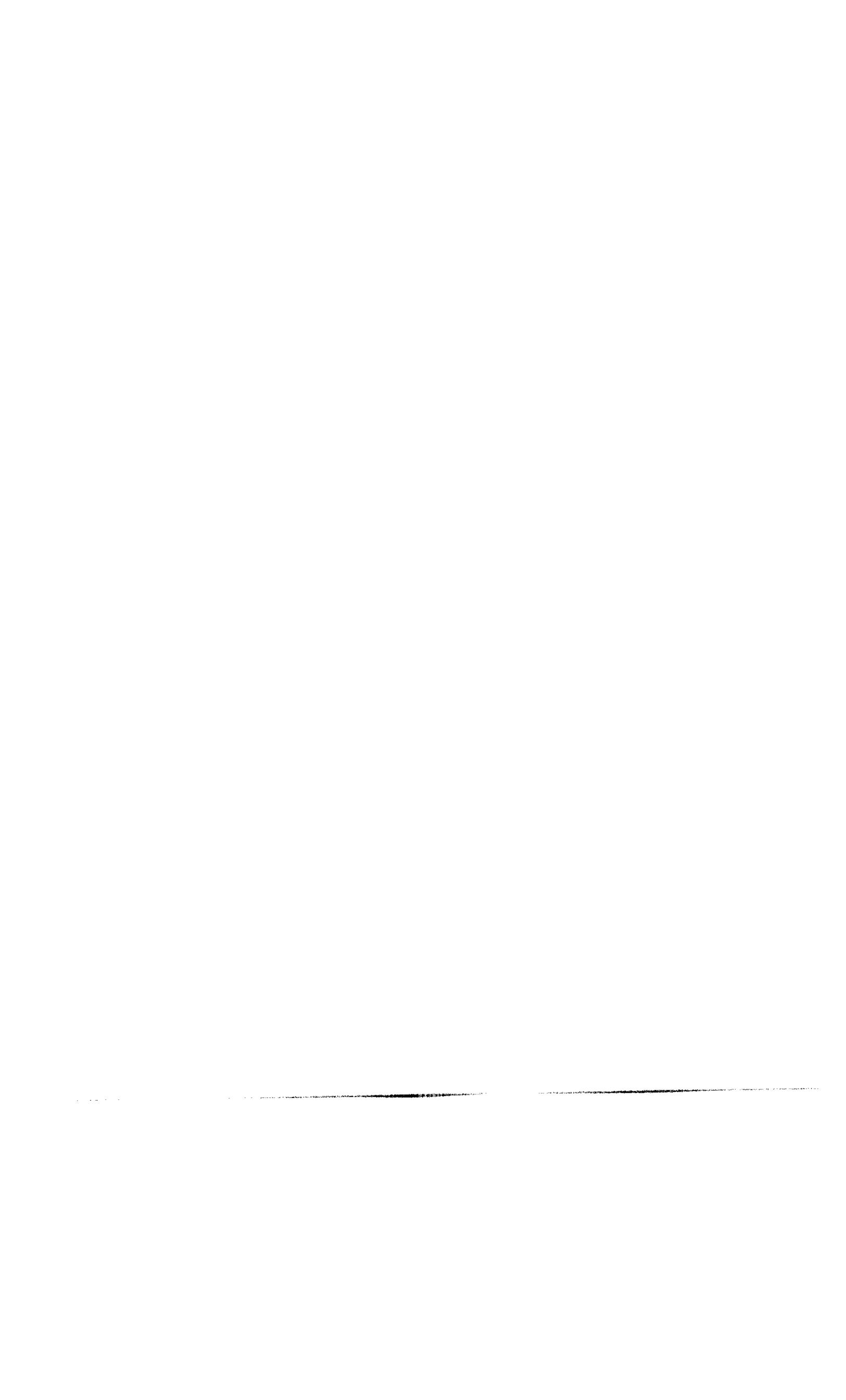


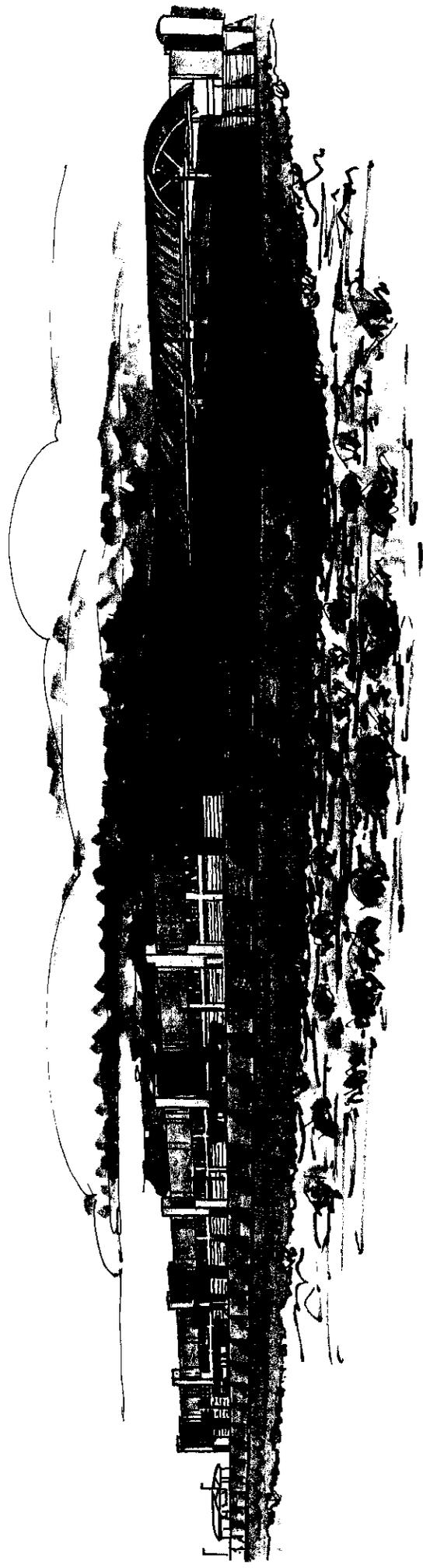




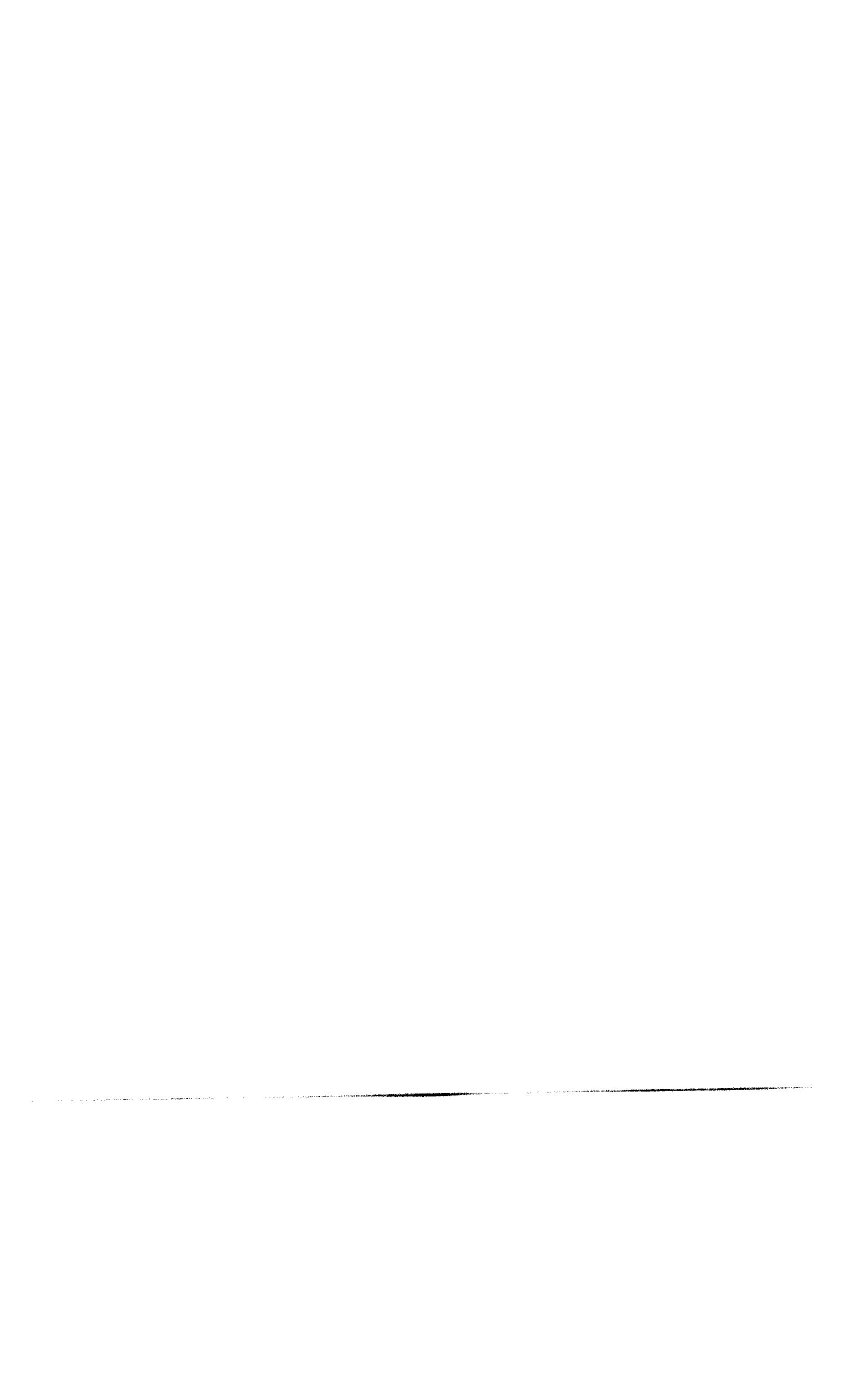


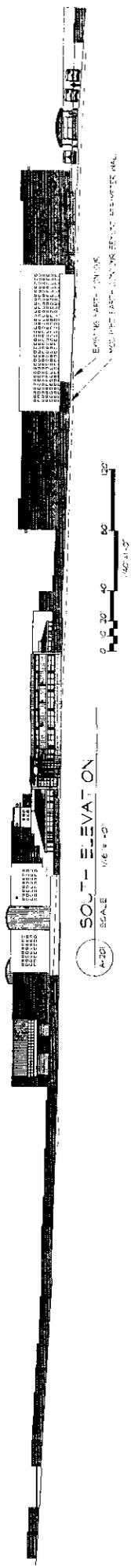
Sketch View - Bus Storage Building
Northeast Corner





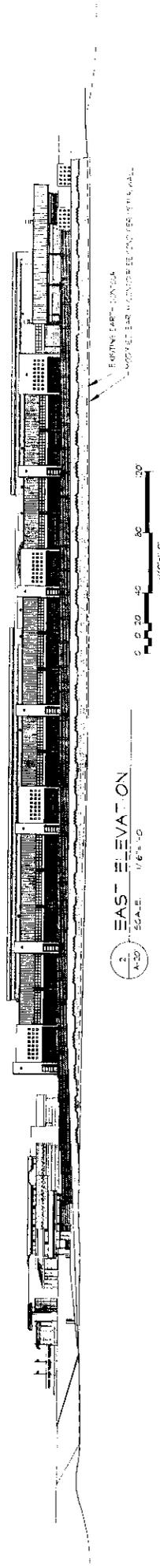
Sketch View from Unser Blvd.
Northeast Corner





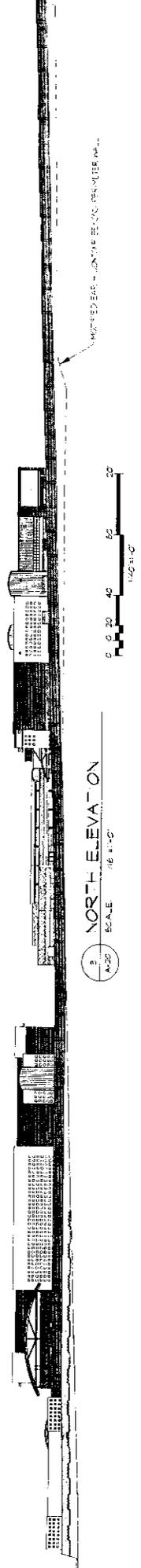
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



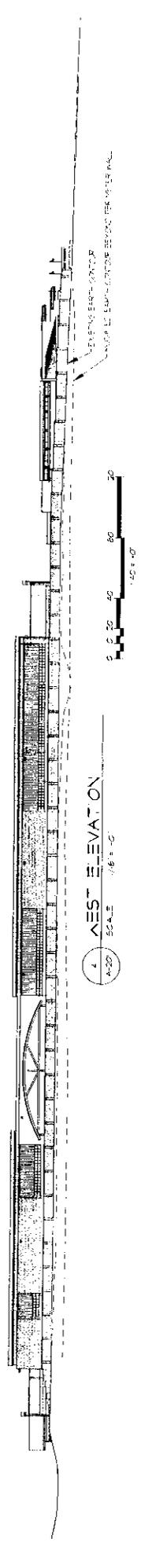
EAST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

.....

FAX TRANSMITTAL

City of Albuquerque Planning Department
Development Services Division
924-3860 / 924-3339 FAX
rev. 2/2000 x:\share\epc\stuffs\siteplan\faxlist

PAGE 1 of 1

DATE: 11-27-00

TO: COA Transit 764-6146 [BY FAX]
FROM: Planning 924-3860 (Russell, Denise or Loretta)
SUBJECT: EPC Dan Submitted

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on Jan 18, 2001, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, Nov. 29, 2000. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

Show typical drawings or descriptions of lighting (detailed text description)
(show plan or elev. only to avoid duplication)

Show parking calculations

Show bicycle parking calculations

Need elevation drawings of recessed eave

Need horizontal dimensions in elevations

Need colors of all facade elements & exterior materials
Provide dimensions of facade elements (overhead door, door windows, canopy, metal wall panel,

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3298
CONNECTION TEL 97646146
SUBADDRESS
CONNECTION ID
ST. TIME 11/27 17:19
USAGE T 00'53
PGS. 1
RESULT OK

001

10/25/00 WED 10:23 FAX 5059243864

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision Plat

Minor Subdivision Plat

Vacation

Variance (Non-Zoning)

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

Special Exception

Supplemental form **E**

SITE DEVELOPMENT PLAN

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) L

Supplemental form **A**

APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department 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: COA Transit Department PHONE: 764-6135

ADDRESS: 601 Yale Blvd SE FAX: 764-6146

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____

Proprietary Interest in site: None

AGENT (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

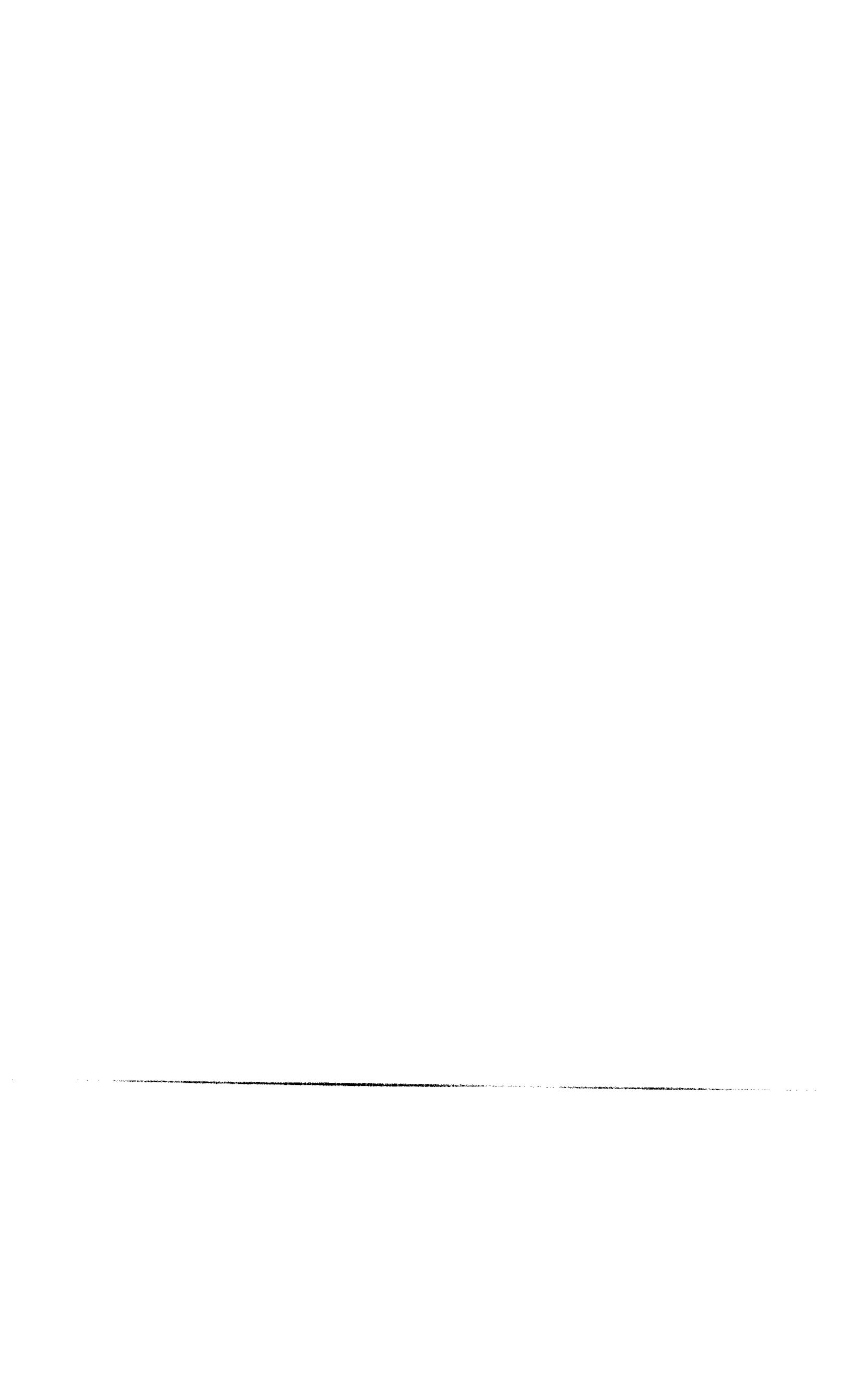
DESCRIPTION OF REQUEST: Annexation and establishment of SU-1 for Transit Facility plus daycare Site Plan for Subdivision; Site Plan for Building Permit

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

Lot or Tract No: B-15, B-16, B-17, B-18 and B-19 Block: _____ Unit: No 5

Subdiv. / Addn. Town of Abasco Grant

... SU-1 for Transit Facility and Daycare





Roddick & Dunbar Ltd.
LANDSCAPE ARCHITECTURE

February 19, 2001

Mr. Ron Burton
DWL Architects and Planners Inc.
202 Central SE, Building C
Albuquerque, New Mexico 87102

RE: West Side Transit Facility

Dear Ron,

The following narrative is provided for use in your letter to EPC upon submittal of the West Side Transit Facility drawings. Please edit as necessary.

Landscaping:

The interior of the site has been kept clear of vegetative plantings to most efficiently allow for bus movement. This area will be fully screened from view from adjacent properties by a wall that is at least six feet in height.

The following landscape calculations are provided for the site:

Phase I:

Phase I is off-site work. No landscaping is provided.

Phase II:

Total property (874,719 SF) minus area not developed in Phase II (229,173 SF) minus area screened by wall (523,235 SF) = Net Lot Area for Phase II (122,311 SF). Landscaped area (34,649 SF) equals 28% of the Net Lot Area for Phase II.

(Note: "Area not developed in Phase II" and "Area screened by wall" are indicated on sheet SIT-L-101.)

Phase III:

Total property (874,719 SF) minus area not developed in Phase III (122,311 SF) minus area screened by wall (523,235 SF) minus Operations Building area (13,909 SF) = Net Lot Area for Phase III (215,264 SF). Landscaped area (38,946 SF) equals 18% of the Net Lot Area for Phase III.

(Note: "Area not developed in Phase III" and "Area screened by wall" are indicated on sheet SIT-L-102.)

Phase IV:

Because design documents for Phase IV are not a part of this project, the area for this phase is included in the landscape calculations for Phase III. Though Phase IV area will be revegetated with native grasses, the square footage for this area was not included as "landscaping" square footage. This illustrates that we are meeting landscape requirements for the entire property prior to the eventual completion of Phase IV (eventual completion of Phase IV will undoubtedly provide additional landscaping to the site).

All Phases:

Total property (874,719 SF) minus area screened by wall (523,235 SF) minus Operations Building area (13,909 SF) = Net Lot Area (337,575 SF). Landscaped area (73,595 SF) equals 21.8% of the Total Net Lot Area.

Additional Trees in Employee Parking Lot:

Additional trees were provided in the employee parking lot in the place most needed – shading a sidewalk that extends the entire length of the east side of the lot. Trees are provided in quantity to equal more than one tree per 10 parking spaces (tree quantity equals approximately one tree for every five and a half spaces).

Landscaped Buffer Strip at Parking Lot:

A landscaped buffer strip was provided along the total west side of the employee parking lot. This strip equals at least six feet in width for most of its length.

Native Grass Species:

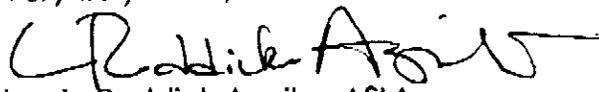
Seed schedules for revegetation and for irrigated native grass are provided on sheet SIT-L-101.

Irrigation of Revegetation:

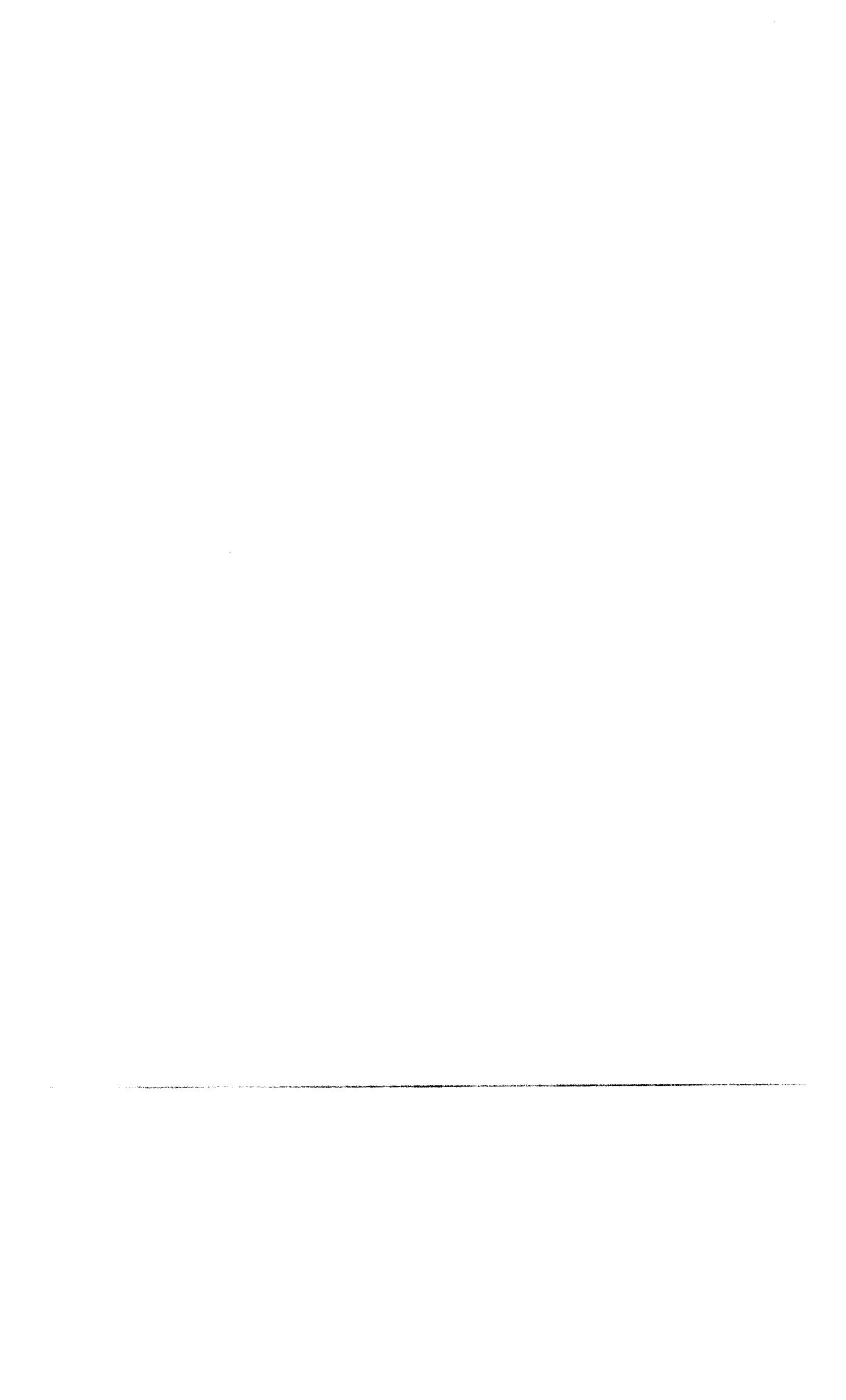
A note indicating that revegetation areas are to receive temporary irrigation is provided on each landscaping sheet.

Ron – you'll notice that a section regarding perimeter shade trees is missing. I thought you would be better than I at conveying Bruce's thoughts on that matter.

Very Truly Yours,



Laurie Roddick-Aguilar, ASLA





February 21, 2001

Mr. Ron Burton
DWL Architects
202 Central Ave, SE
Albuquerque, NM 87102

RE: EPC Submittal for the West Side Transit Facility

Dear Mr. Burton

The purpose of this letter is to address the comments from the EPC Staff Report dated January 18, 2000 that pertain to the civil engineering portions of the above referenced project.

Comment #1, Page 7 "The site plan for subdivision should show Tracts b-15 through B-19 consolidated into one tract."

Action #1 – Smith Engineering Company provided DWL Architects with a plat from Surveying Control Inc. that illustrated the consolidation of these tracts.

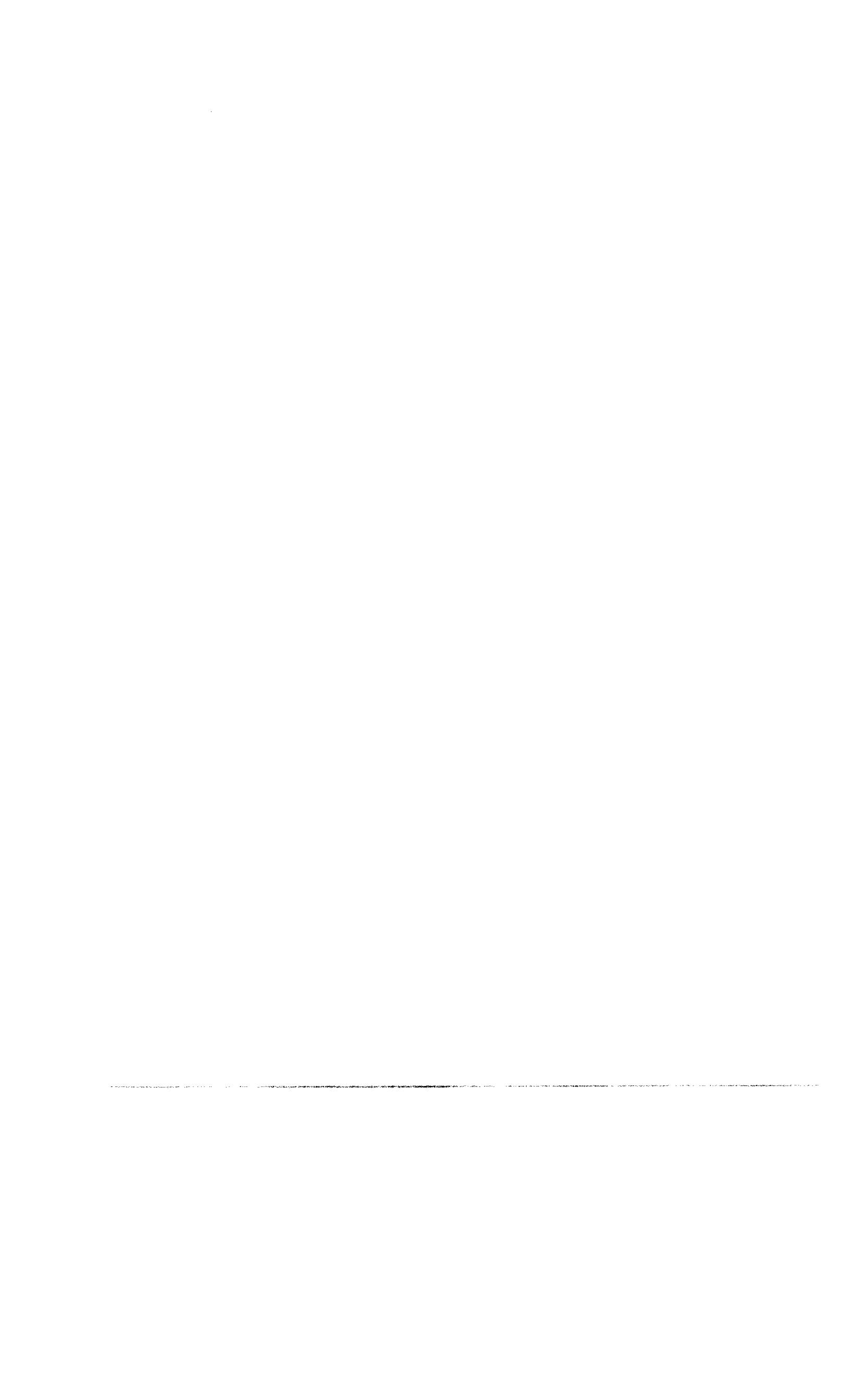
Comment #2, Page 8 "It is a confusing proposal to invoke a street name change with no clear transformation from one street to the next"

Action #2 – Smith Engineering Company discussed this issue with the Glenn Hakin, the City of Albuquerque Surveyor. His comment was that this is not that unusual and that often times the name change occurs half way through the proposed road curve. In this case the existing Daytona Road Right-of-Way ends at the eastern property line of the proposed site so it is reasonable to have this as the point of street name change.

Comment #3, Page 10 "Staff has asked the Transit Department to clarify this matter (Offsite Right-of-Way) by providing verification that the landowners in question are in agreement with this proposal or that the City has rights to proceed with the submitted request."

Action #3 – Smith Engineering Company provided M & B Investments with a preliminary alignment of Oliver Ross Road through the property as per the agreement with the City and any current owner of the property. On January 30, 2001 we received a letter from Mr. Angelo Brunacini of M & B Investments with his approval of the alignment. A copy of this letter was provided to the Transit Department on January 31, 2001.

Comment #4, Page 11 "Transportation Planning notes that there are some deficiencies regarding approval for site plan for building permit a) a right of way for the portion of Daytona Road lying between the site and Los Volcanes Road should be dedicated by appropriate instrument, b) a typical section for Daytona Road should be shown, and the plan view of the road also needs to be more understandable, c) street drainage and offsite street intersections





Smith Engineering Company

A Full Service Engineering Company

and signalization all need coordination with the public works department. If not already done, the site plan drawings need DRC review.

Action #4 – a) the 60-ft right-of way of Daytona Road is existing and refer to action #3 for the remainder of the right-of-way. b) a typical section for all roads was provided on sheet SIT-C-131. The plan view was shown to Kevin Dourte of the City of Albuquerque Design Review Committee. He expressed no concerns as to the clarity or ability to understand the layout. c) all offsite infrastructure has been coordinated through the Public Works Department and been reviewed once by the Design Review Committee.

Smith Engineering Company has reviewed all comments from EPC and provided a response to the four that were pertinent to the civil engineering portion of the project. If there are any other comments that we may aid in providing a solution to please contact me at 884-0700.

Sincerely,

Michael J. Riordan, E.I.
Civil Engineering Project Manager

Cc: File

Z:\Civproj\300\100300\Correspondence\EPC.doc



3/23/01 WCL to CMC
9/19

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Legal Department
P.O. Box 2248 • Albuquerque, NM 87103
(505) 768-4500 • FAX (505) 768-2506

Robert M. White, City Attorney

Confidential Attorney/Client Communication

INTER-OFFICE MEMORANDUM

DATE: April 16, 2001

TO: Bruce Rizzieri, Manager, Systems & Facilities Development - Transit

FROM: Kevin J. Curran, Assistant City Attorney

SUBJECT: West Side Transit Facility – Response to EPC Questions

This is in response to questions/concerns presented in memo dated March 29, 2001 (attached) from you to Assistant City Attorney Greg Smith regarding the above referenced matter. I have reviewed the attached Access Easement Agreement. You have requested that I put my responses in writing to you. My responses to the following questions are as follows:

1. *Is the document, "Access Easement Agreement" an "Easement" or an "Agreement"?*

In my opinion, the Agreement grants a present blanket access easement across Parcel 1 for the benefit of Parcel 1 and Parcel 2. The exact alignment of the easement is to be defined and constructed at the time of development of Parcel 1 or Parcel 2.

2. *Parcel 2 is defined as Tracts B-16, B-17, B-18, B-19. However, Tract B-15 and a drainage channel lie between the western edge of Parcel 1 and the eastern edge of Tract B-16. Does this cause a problem?* No, according to the City's Zone Atlas, Daytona Road, a public street, is contiguous to Parcel 1. Therefore the easement can properly connect, to two public streets, Daytona Road and Los Volcanes Road.

3. *Section 5 of the Agreement deals with dedication of the Easement as right-of-way. What responsibilities does M&B Investments have? Does the dedication of the Easement trigger a subdivision of Parcel 1?* If the Easement is dedicated in fee simple, the owner of Parcel 1 would be required to replat Parcel 1 to comply with the City's Subdivision Ordinance. The City's acceptance of the dedication in fee would require the Public Works Dept. of the City to assume maintenance responsibility for the roadway. If the roadway is dedicated as an easement, a replat of Parcel 1 would not be required. If the roadway is dedicated as an easement the Public Works Dept.

Kjcmisc/rizzieri memo

would take maintenance responsibilities, (assuming the easement is accepted by the City).

If the easement was not dedicated, the easement would remain a private access right for the benefit of both parcels. Construction and maintenance of the roadway would be the responsibility of the owners of Parcel 1 and Parcel 2. Regardless of when, (if ever) the roadway is dedicated, the owner of Parcel 1 has the ultimate responsibility for the costs to construct the roadway

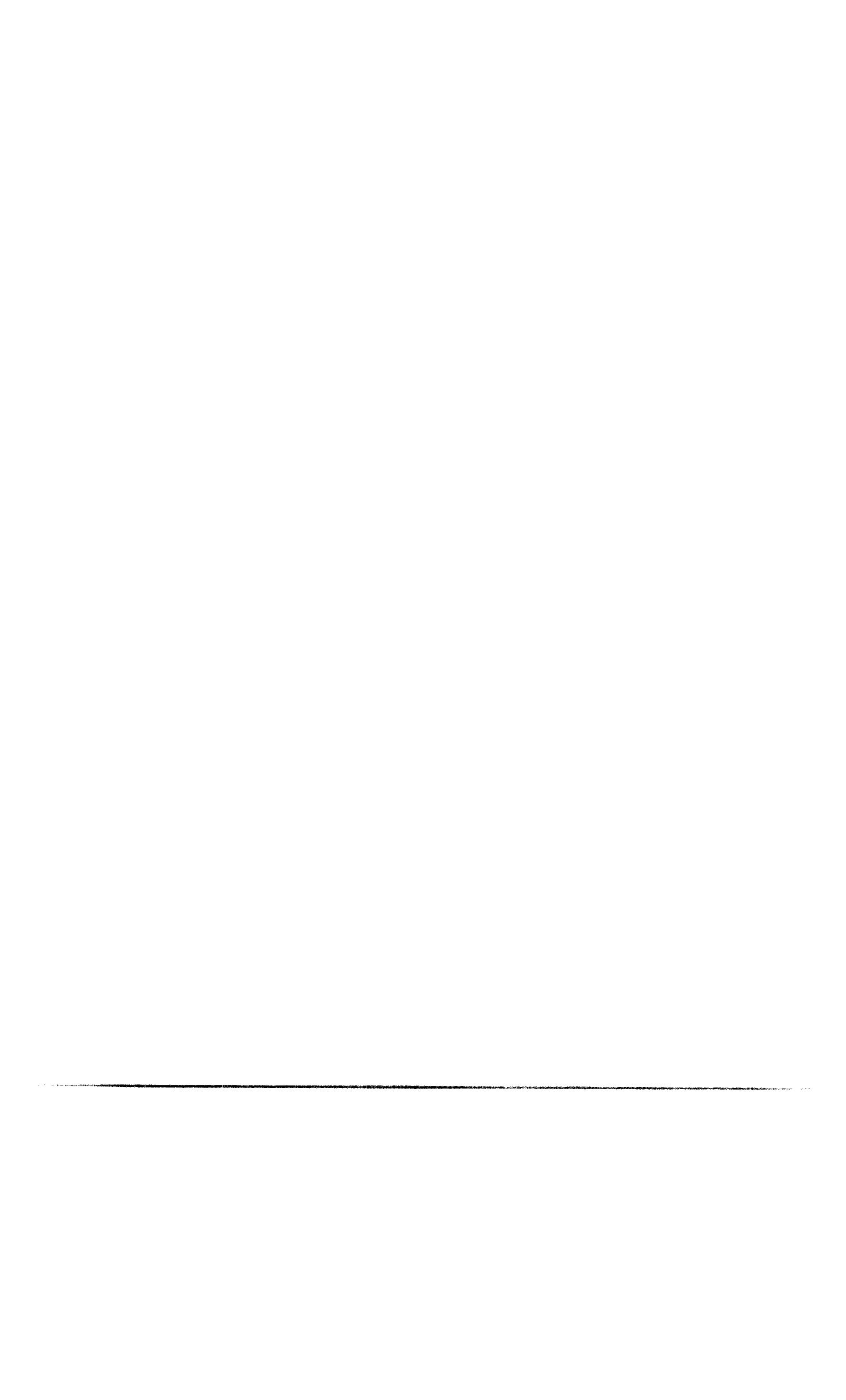
- 4. *Can the City accept dedication of the improved easement, Section 7, without requiring curb gutter, street trees, and sidewalks?*** If the Easement is dedicated to the City in fee or as an easement, construction of the road, satisfactory to the City Engineer, would have to occur prior to subdivision plat or site plan approval. Alternatively the City Engineer could accept a financial guarantee for the costs to construct the road, and approve the subdivision Plat or site plan.

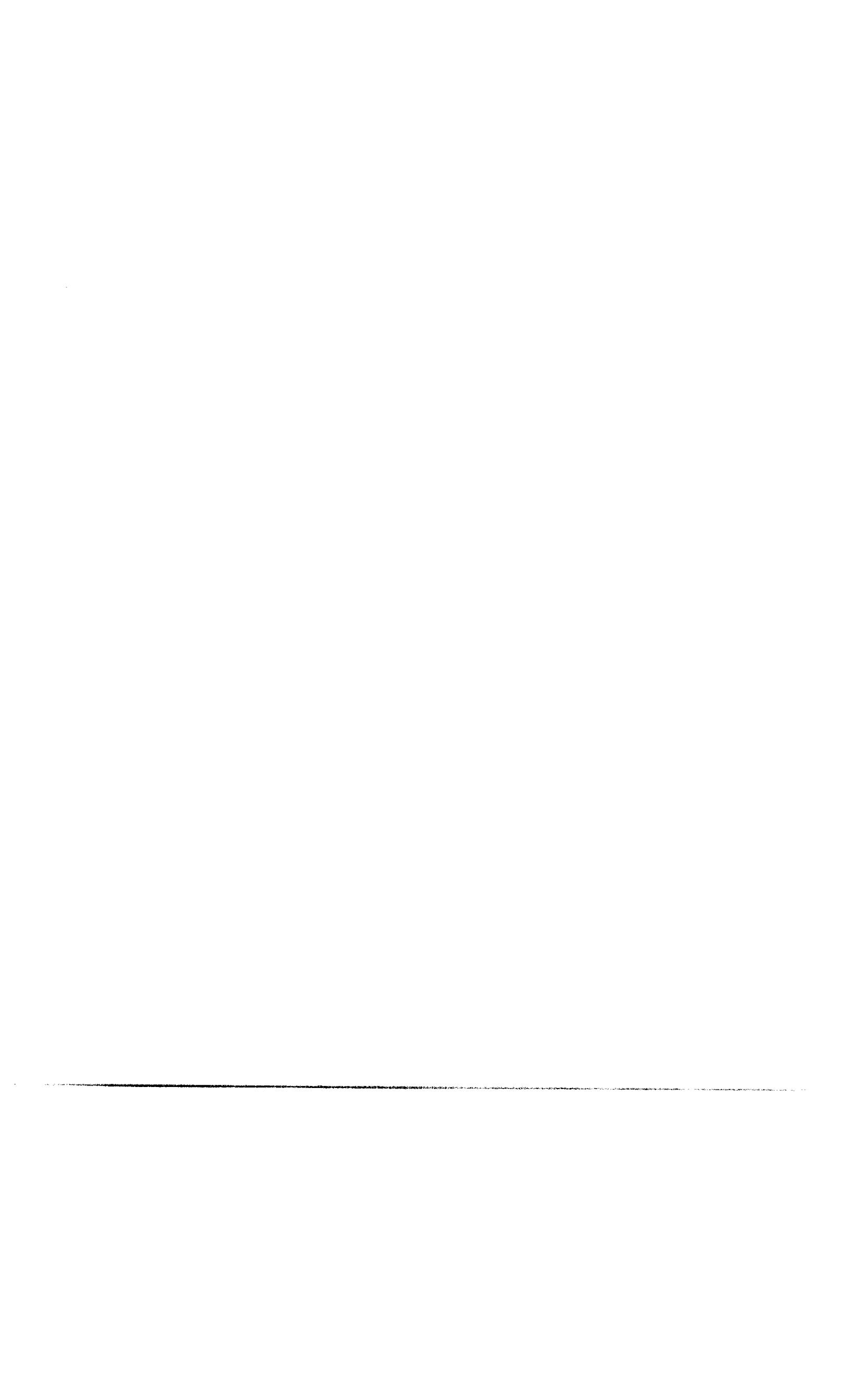
I hope I have adequately addressed your questions/concerns. Please contact me if you require additional clarification.

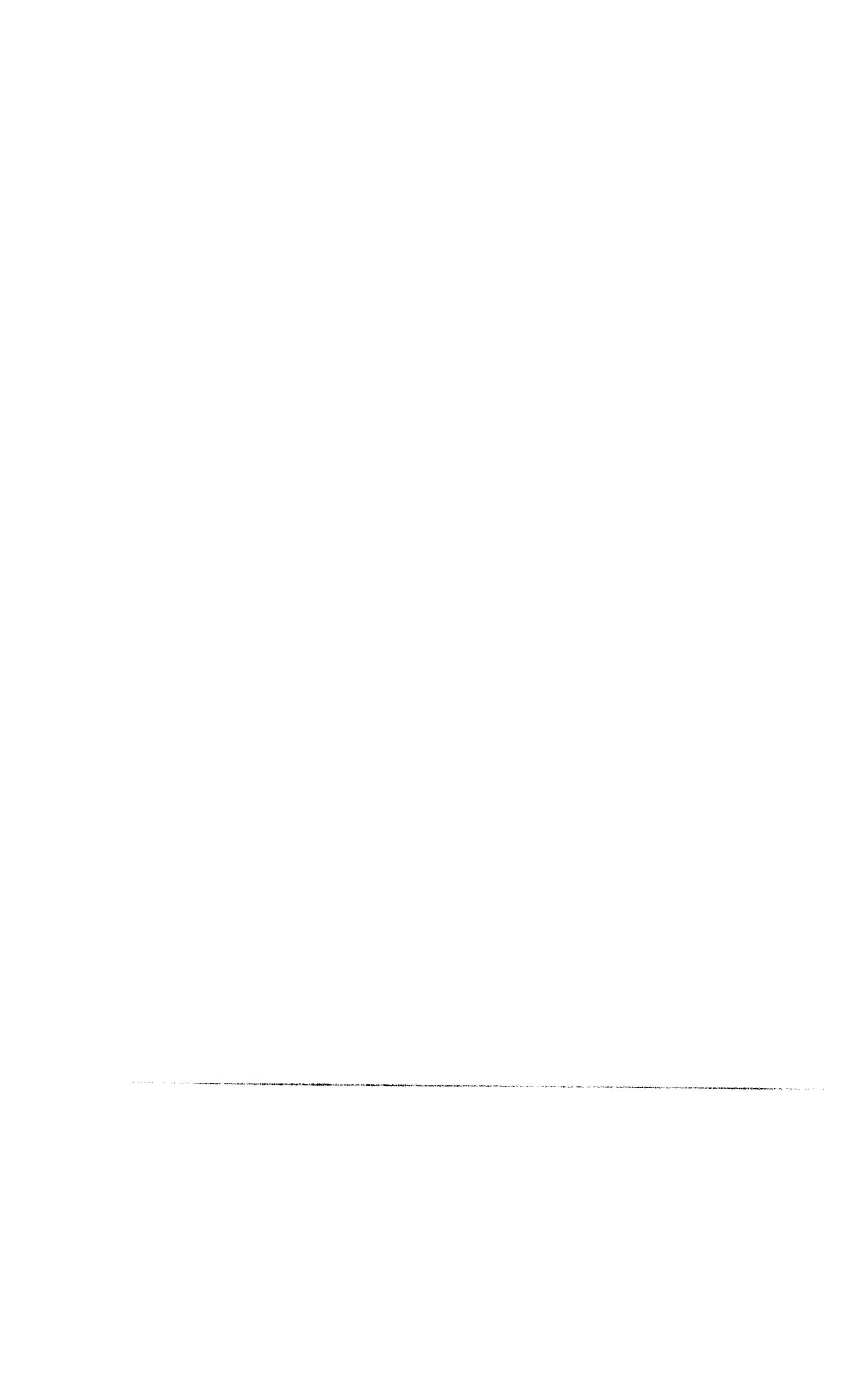
cc: Greg Smith
Bob Waldman

KJC/st









CITY OF ALBUQUERQUE
 CAPITAL IMPROVEMENT PROGRAM
 TITLE: WEST SIDE TRUNK FACILITY
 INTERSECTION PLAN FOR UNSER AND LOS VOLCANES
 City Engineer: [Signature]
 City Engineer: [Signature]

100,000
 South Engineering Company
 1000 North Central Avenue
 Albuquerque, N.M. 87102

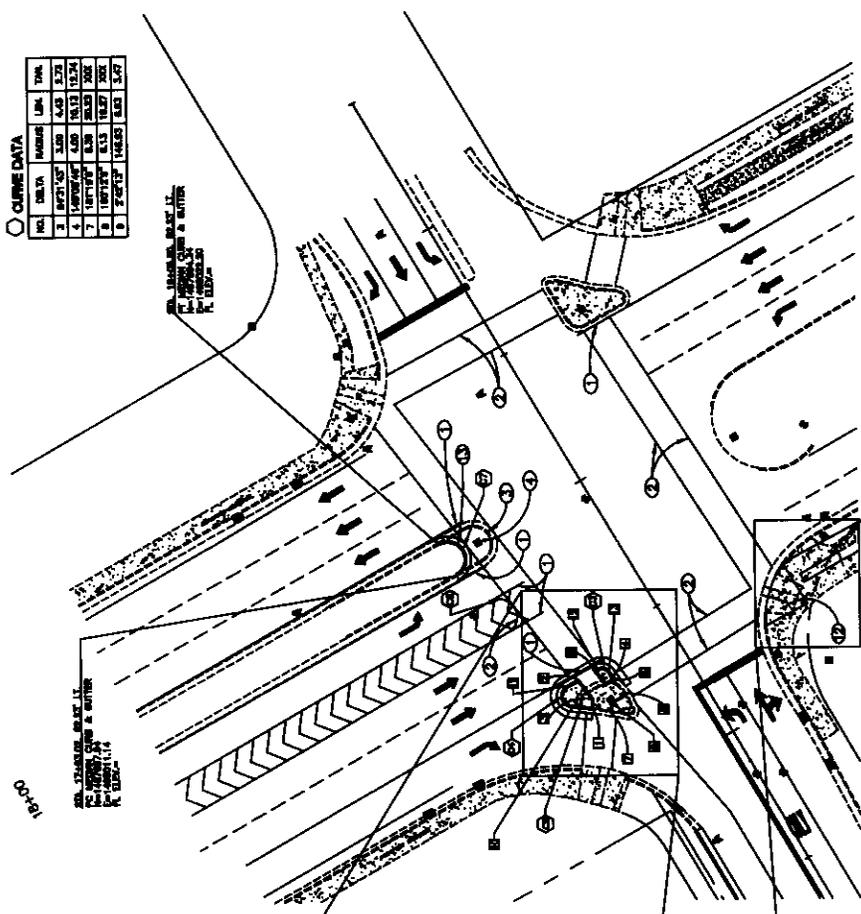
SHEET NO. 0000.01
 OF 1.0
 PROJECT NO. ST-C-104

KEYED NOTES:

- REMOVE AND IMPROVE TO 1" LF OF EXISTING PAVEMENT MARKINGS.
- INSTALL 6" LF OF 4" SAND WITH REINFORCED PLASTIC PAVEMENT MARKINGS.
- REMOVE AND IMPROVE TO 4" LF OF EXISTING MEDIAN CURB AND GUTTER.
- INSTALL 18" BY 6" OF PAVEMENT SECTION FOR DETAIL ON SHEET X.
- INSTALL 2" LF OF IMPACT CURB, 4" HIGH.
- INSTALL 3" LF OF IMPACT CURB, 4" HIGH TO RECONSTRUCT ISLAND "A".
- INSTALL 11" BY 6" OF THICK CONCRETE, 4000 PSI.
- REMOVE AND IMPROVE TO 8" BY 6" OF CONCRETE.
- REMOVE AND IMPROVE TO 2" LF OF MEDIAN CURB & GUTTER.
- IMPROVE TO 18" LF OF PAVEMENT.
- REMOVE AND IMPROVE TO 11" BY 6" PAVEMENT.
- RECONSTRUCT EXISTING WHEELCHAIR RAMP FOR ADA COMPLIANCE.
- INSTALL 2" LF OF STANDARD CURB AND GUTTER.
- REMOVE AND IMPROVE CONCRETE MEDIAN AND 18" WHEELCHAIR RAMP.
- REMOVE AND IMPROVE OF EXISTING CONCRETE MEDIAN AND 18" WHEELCHAIR RAMP FOR DETAIL OF THIS SHEET.

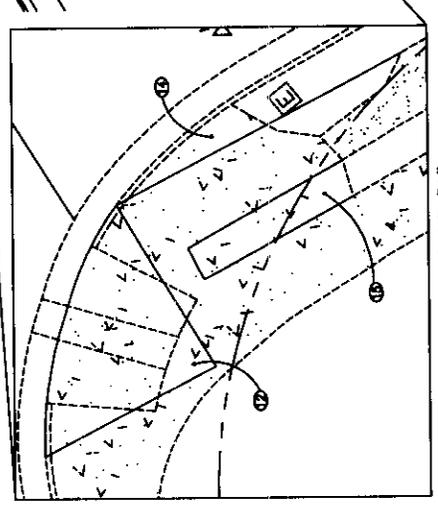
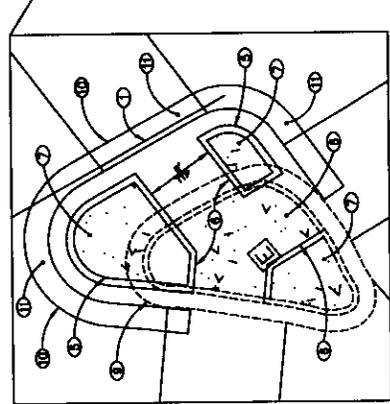
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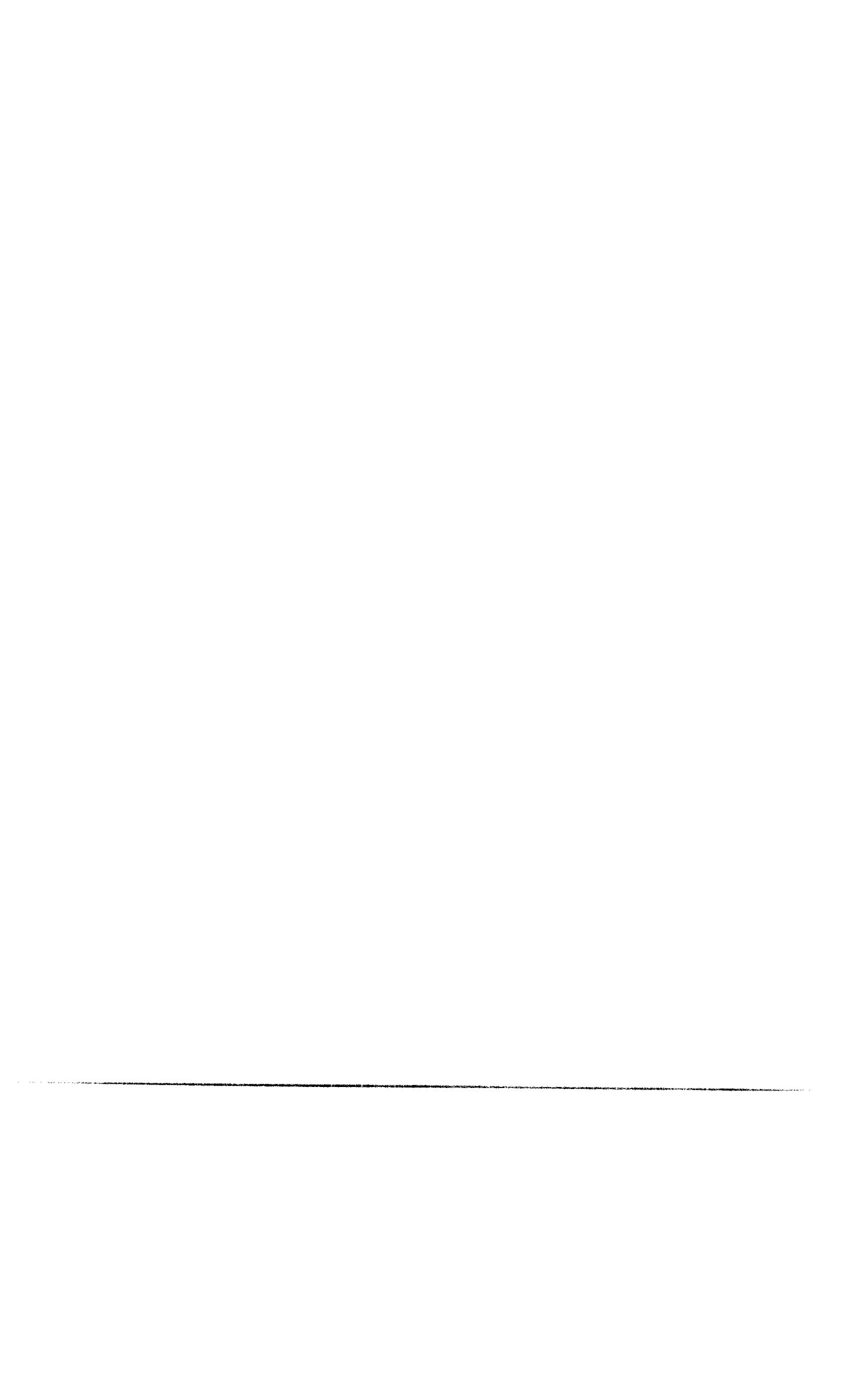
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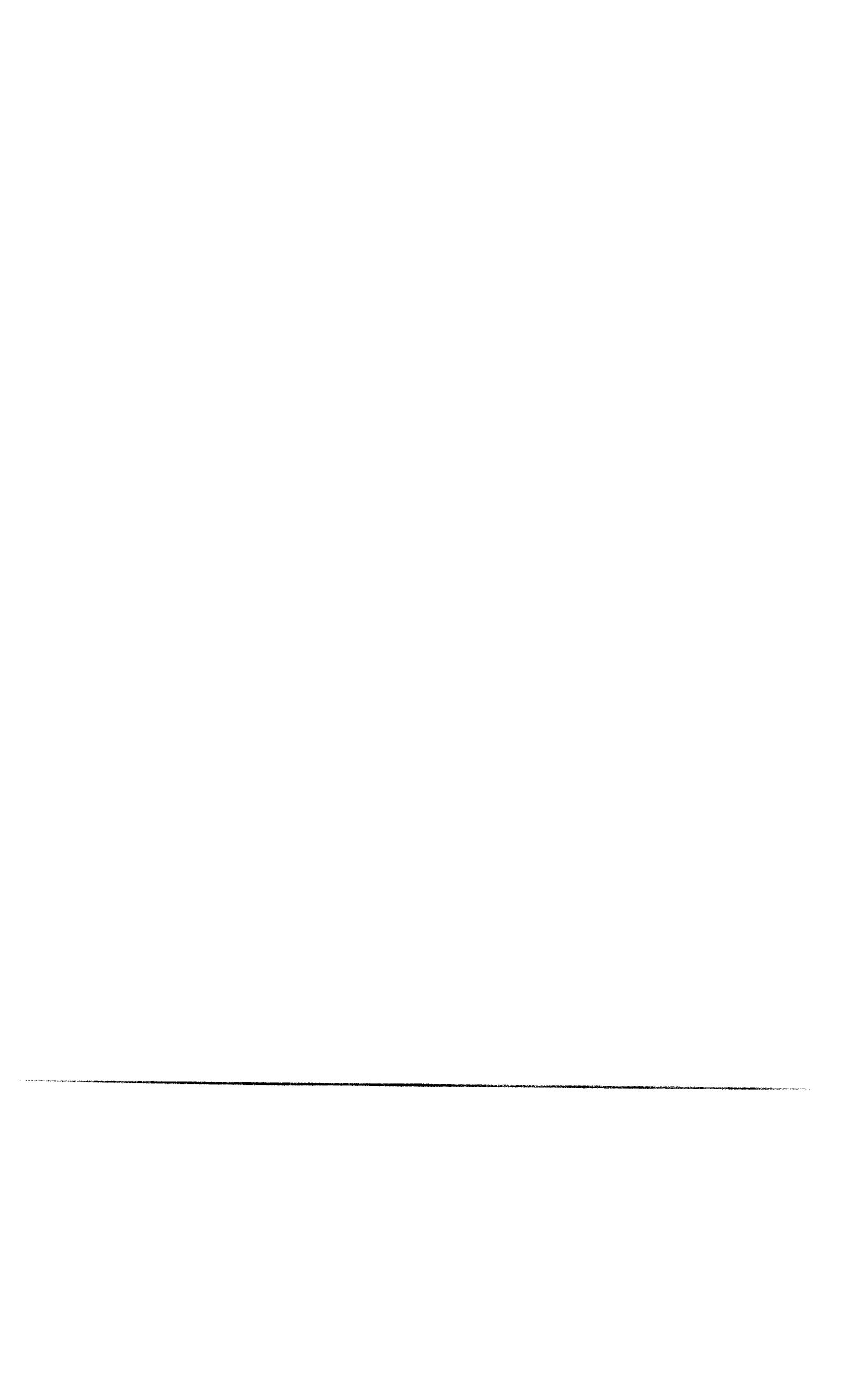


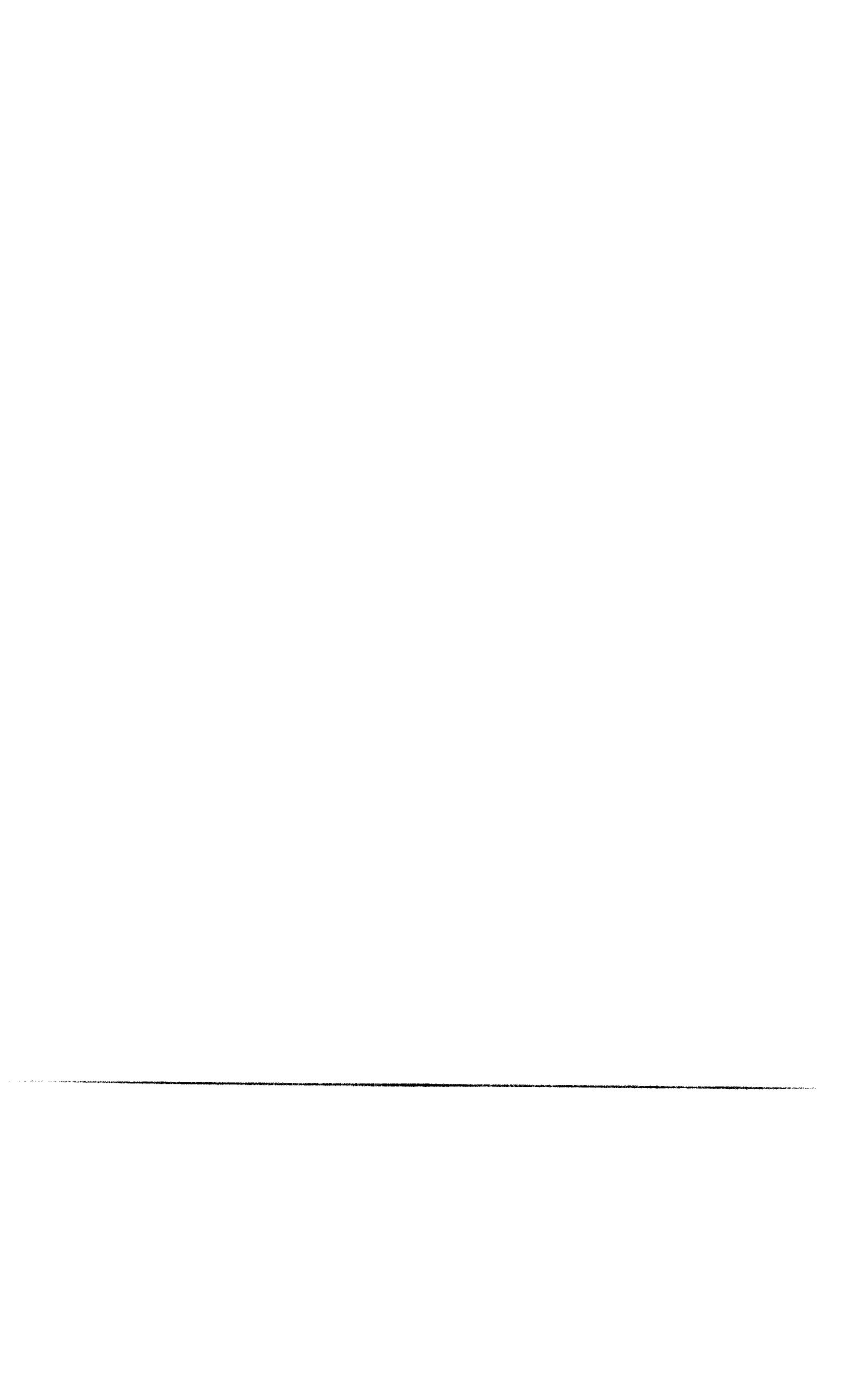
INDEX TABLE

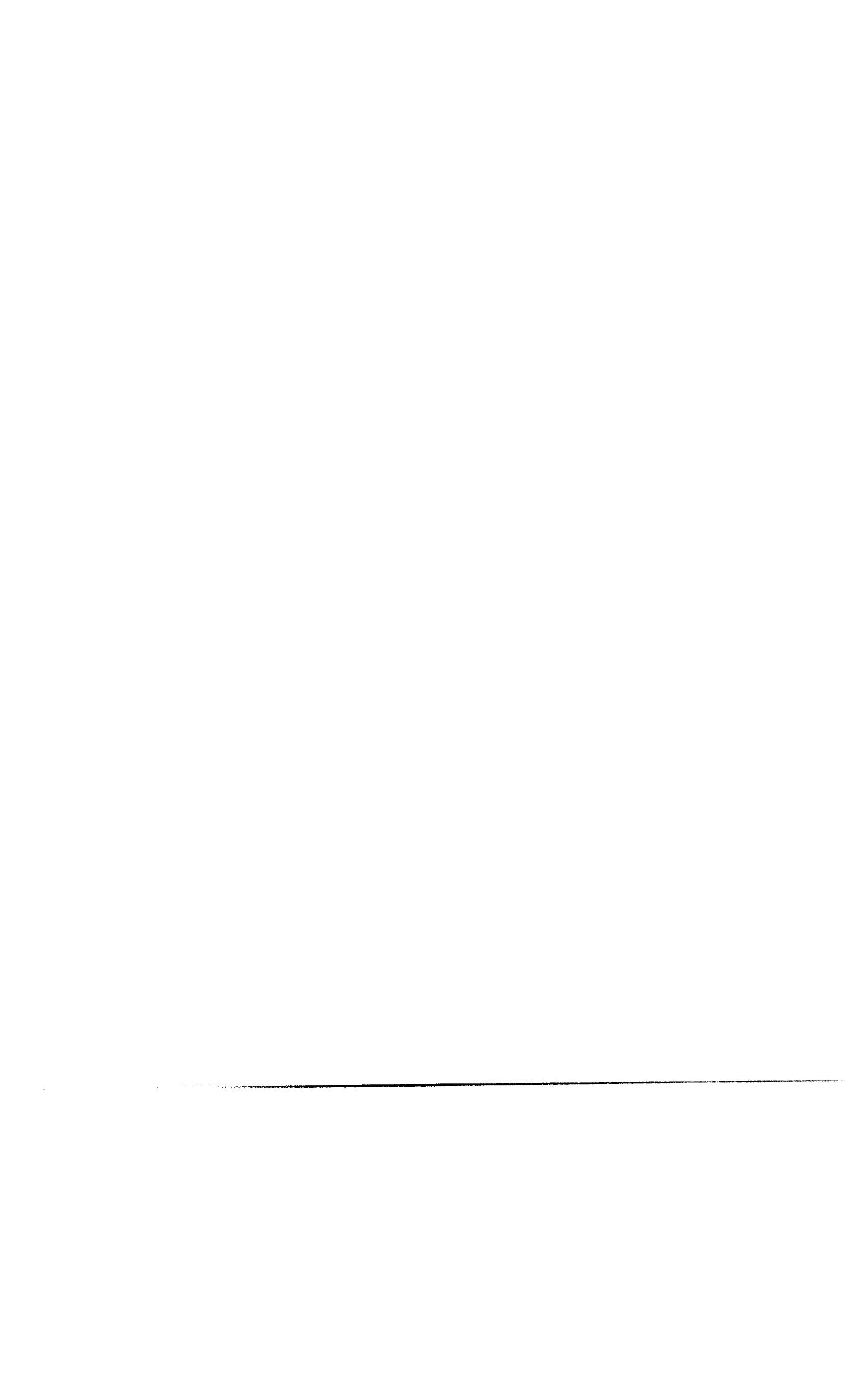
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| 2 | 17-00.00 | 50.00 | 11 | 10 | 10877.50 | 10877.50 | PT. OF NEW MEDIAN CURB & GUTTER |
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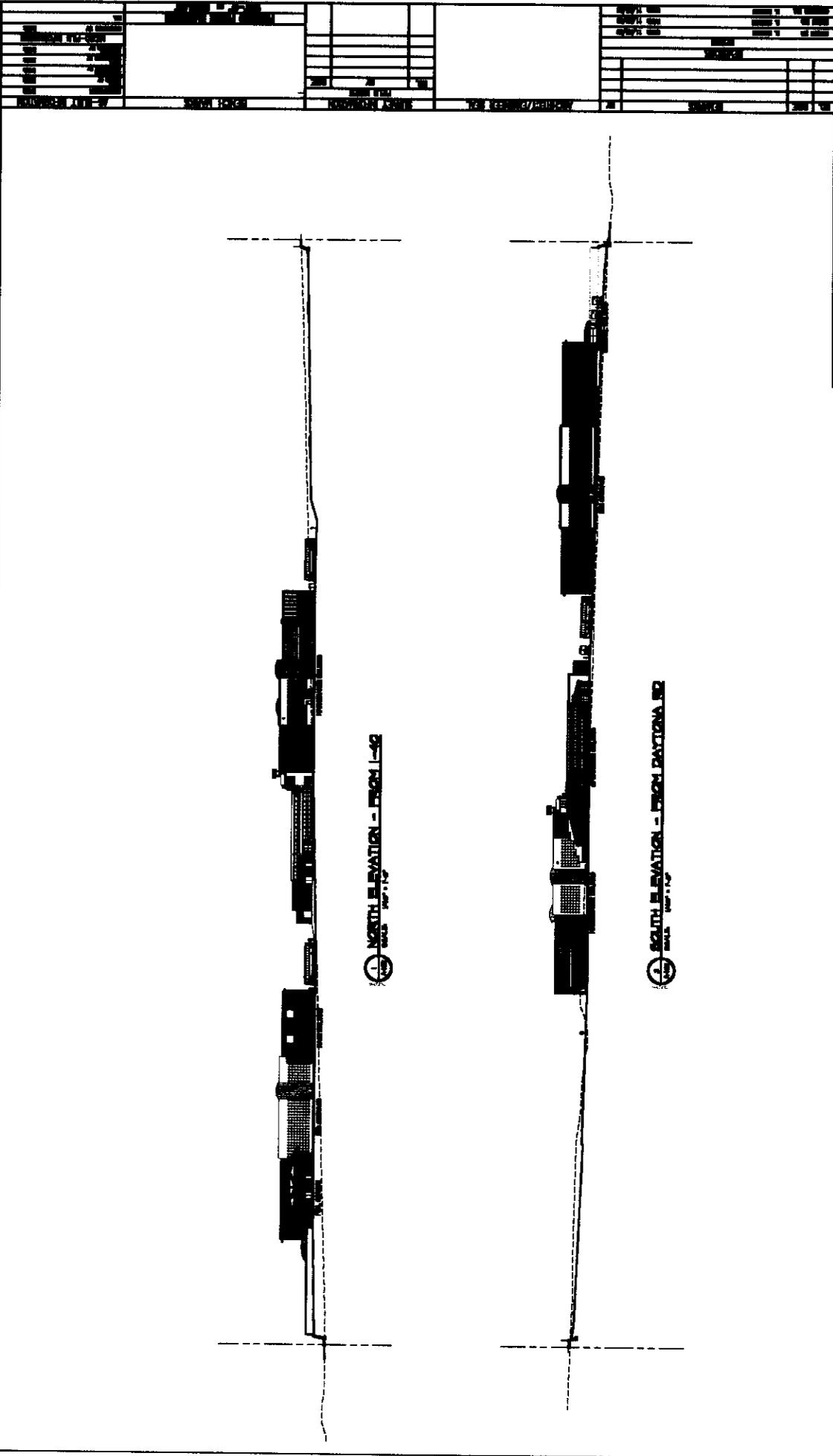












⊕ NORTH ELEVATION - FROM 1-49

⊕ SOUTH ELEVATION - FROM PORTALS 82

CITY OF ALBUQUERQUE
 CAPITAL IMPROVEMENT PROGRAM

THE W.S.T.P. SITE PLAN
 SITE ELEVATIONS

DATE: 10/1/88
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PLANNING DEPARTMENT
 100 NORTH GARDEN AVENUE
 ALBUQUERQUE, NM 87102
 TEL: 505-243-2000

PROJECT NO. 888A.01

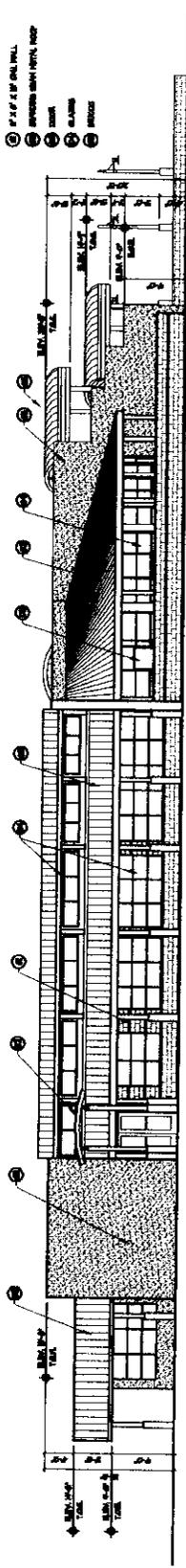
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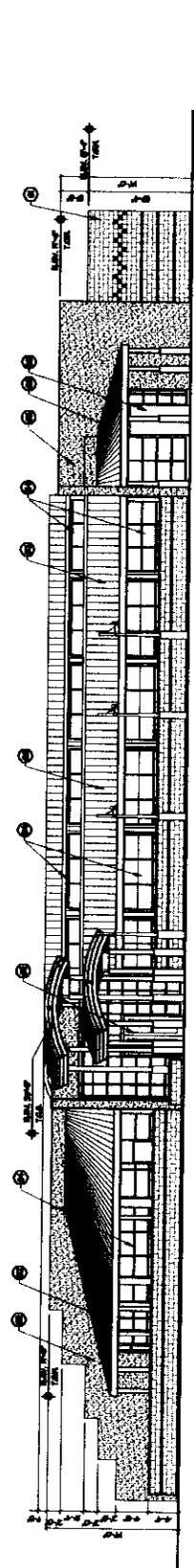


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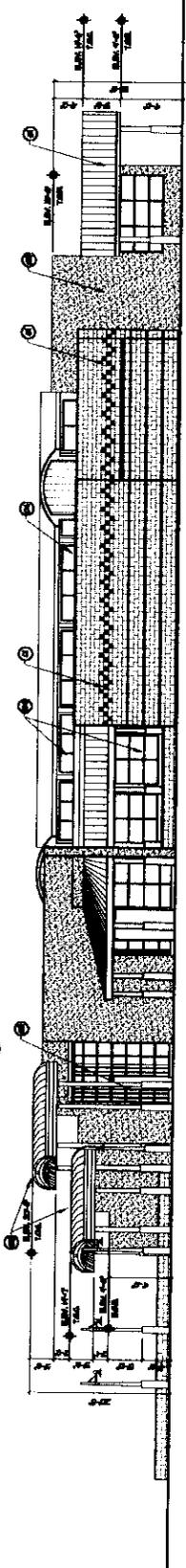
- NOTED NOTES**
- 1. SEE PLAN FOR WALL THICKNESS
 - 2. SEE PLAN FOR WINDOW SIZES
 - 3. SEE PLAN FOR DOOR SIZES
 - 4. SEE PLAN FOR FINISHES
 - 5. SEE PLAN FOR ROOF FINISHES
 - 6. SEE PLAN FOR FLOOR FINISHES
 - 7. SEE PLAN FOR CEILING FINISHES
 - 8. SEE PLAN FOR LIGHT FIXTURES
 - 9. SEE PLAN FOR VENTILATION
 - 10. SEE PLAN FOR MECHANICAL
 - 11. SEE PLAN FOR ELECTRICAL
 - 12. SEE PLAN FOR PLUMBING
 - 13. SEE PLAN FOR FIRE PROTECTION
 - 14. SEE PLAN FOR ACCESSIBILITY
 - 15. SEE PLAN FOR SIGNAGE
 - 16. SEE PLAN FOR LANDSCAPE
 - 17. SEE PLAN FOR UTILITIES
 - 18. SEE PLAN FOR EXTERIOR WALLS
 - 19. SEE PLAN FOR EXTERIOR ROOF
 - 20. SEE PLAN FOR EXTERIOR FLOORING
 - 21. SEE PLAN FOR EXTERIOR CEILING
 - 22. SEE PLAN FOR EXTERIOR LIGHTING
 - 23. SEE PLAN FOR EXTERIOR VENTILATION
 - 24. SEE PLAN FOR EXTERIOR MECHANICAL
 - 25. SEE PLAN FOR EXTERIOR ELECTRICAL
 - 26. SEE PLAN FOR EXTERIOR PLUMBING
 - 27. SEE PLAN FOR EXTERIOR FIRE PROTECTION
 - 28. SEE PLAN FOR EXTERIOR ACCESSIBILITY
 - 29. SEE PLAN FOR EXTERIOR SIGNAGE
 - 30. SEE PLAN FOR EXTERIOR LANDSCAPE
 - 31. SEE PLAN FOR EXTERIOR UTILITIES



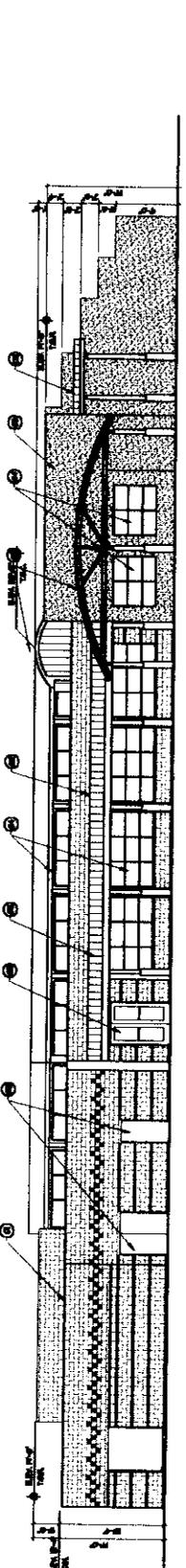
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



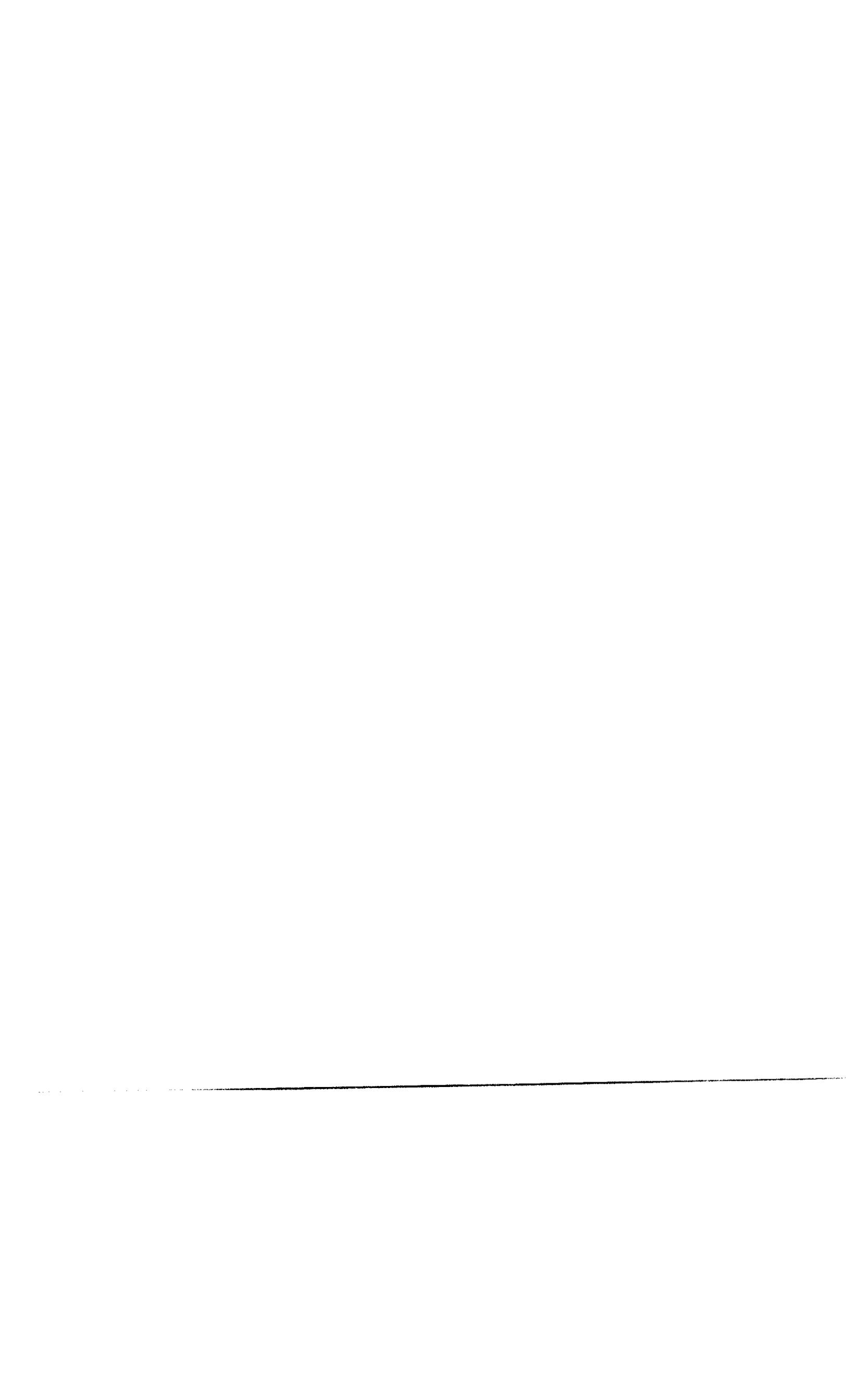
EAST ELEVATION
SCALE: 1/8" = 1'-0"

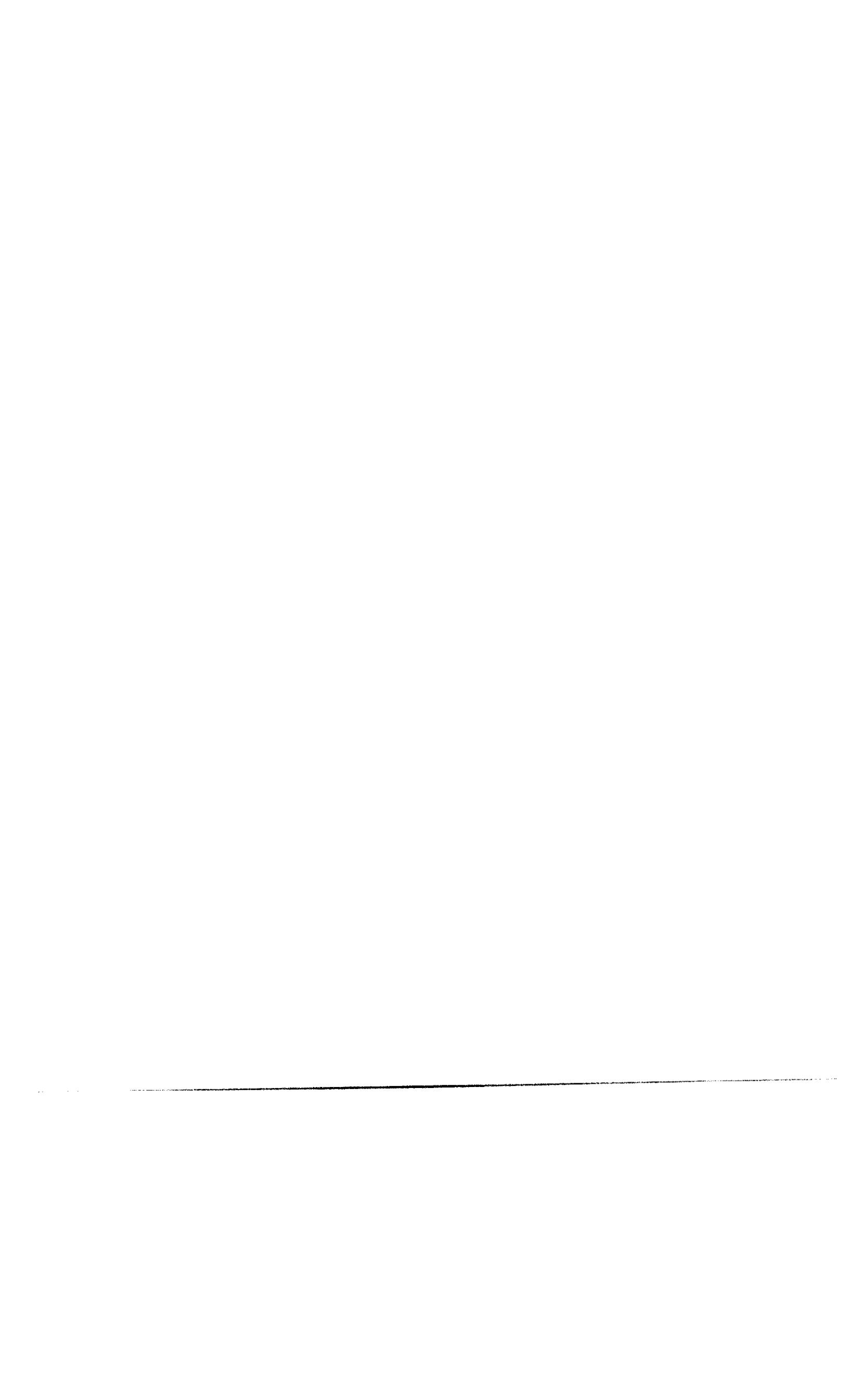


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

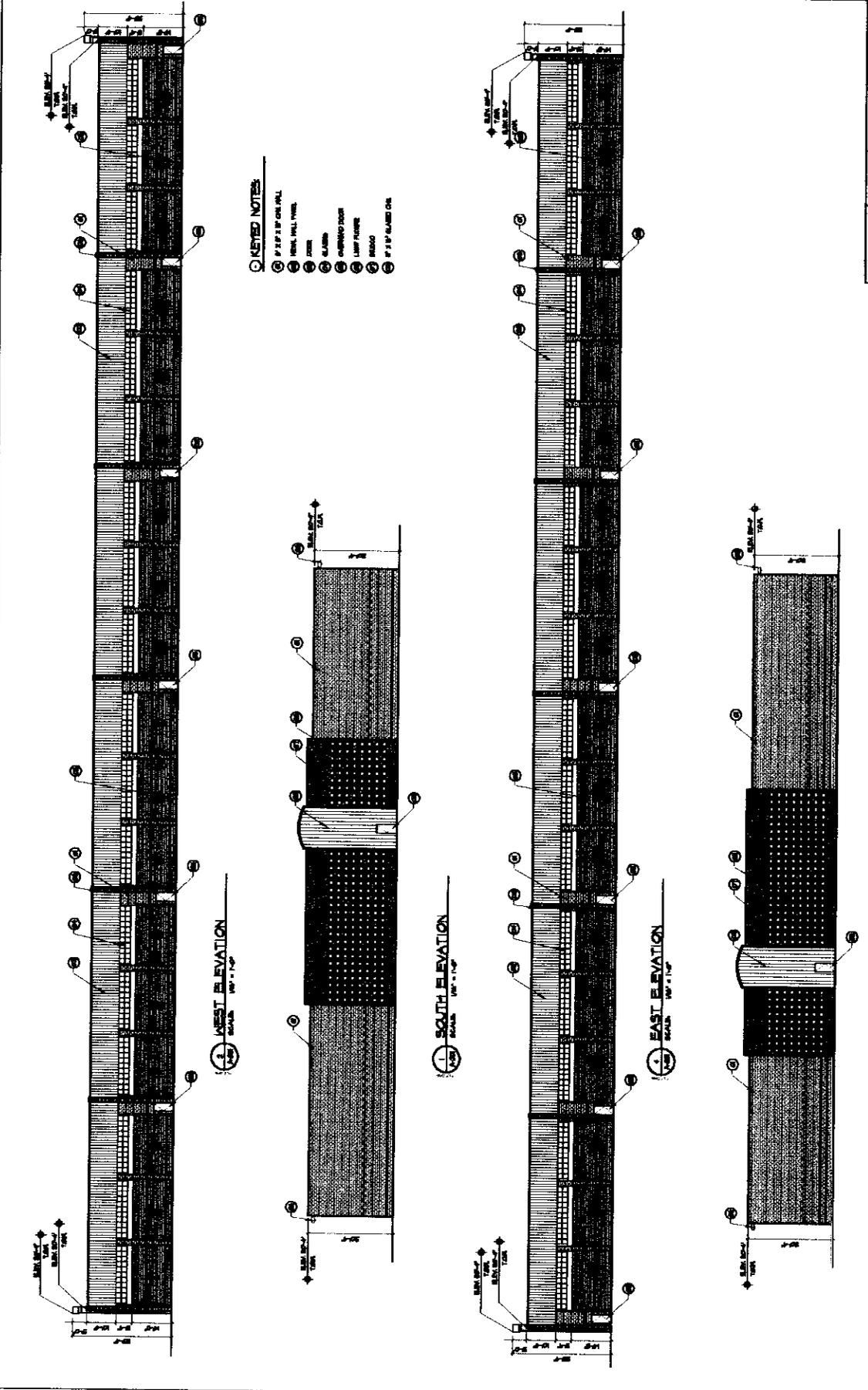
CITY OF ALBUQUERQUE
CAPITAL IMPROVEMENT PROGRAM
FILE: W.S.T.F. OPERATIONS BUILDING ELEVATIONS
DATE: 10/1/80
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
SHEET NO. 000 OF 000
PROJECT NO. 8800.01
JOB NO. 88-1-2







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| NO. | DATE | REVISIONS |
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| 100 | 10/1/80 | ISSUED FOR PERMITS |



CITY OF ALBUQUERQUE
CAPITAL IMPROVEMENT PROGRAM
FILE: W.S.T.F. BUS STORAGE BUILDING
ELEVATIONS
DATE: 10/1/80
BY: [Signature]

DMV
D. W. ARCHITECTS
1000 UNIVERSITY BLVD. N.E.
ALBUQUERQUE, N.M. 87102
PHONE: (505) 243-1111

PROJECT NO. 8888.01
SHEET NO. 000
OF 000

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| NO. 1 | DATE | REVISIONS | REMARKS |
| NO. 2 | DATE | REVISIONS | REMARKS |
| NO. 3 | DATE | REVISIONS | REMARKS |
| NO. 4 | DATE | REVISIONS | REMARKS |
| NO. 5 | DATE | REVISIONS | REMARKS |
| NO. 6 | DATE | REVISIONS | REMARKS |
| NO. 7 | DATE | REVISIONS | REMARKS |
| NO. 8 | DATE | REVISIONS | REMARKS |
| NO. 9 | DATE | REVISIONS | REMARKS |
| NO. 10 | DATE | REVISIONS | REMARKS |

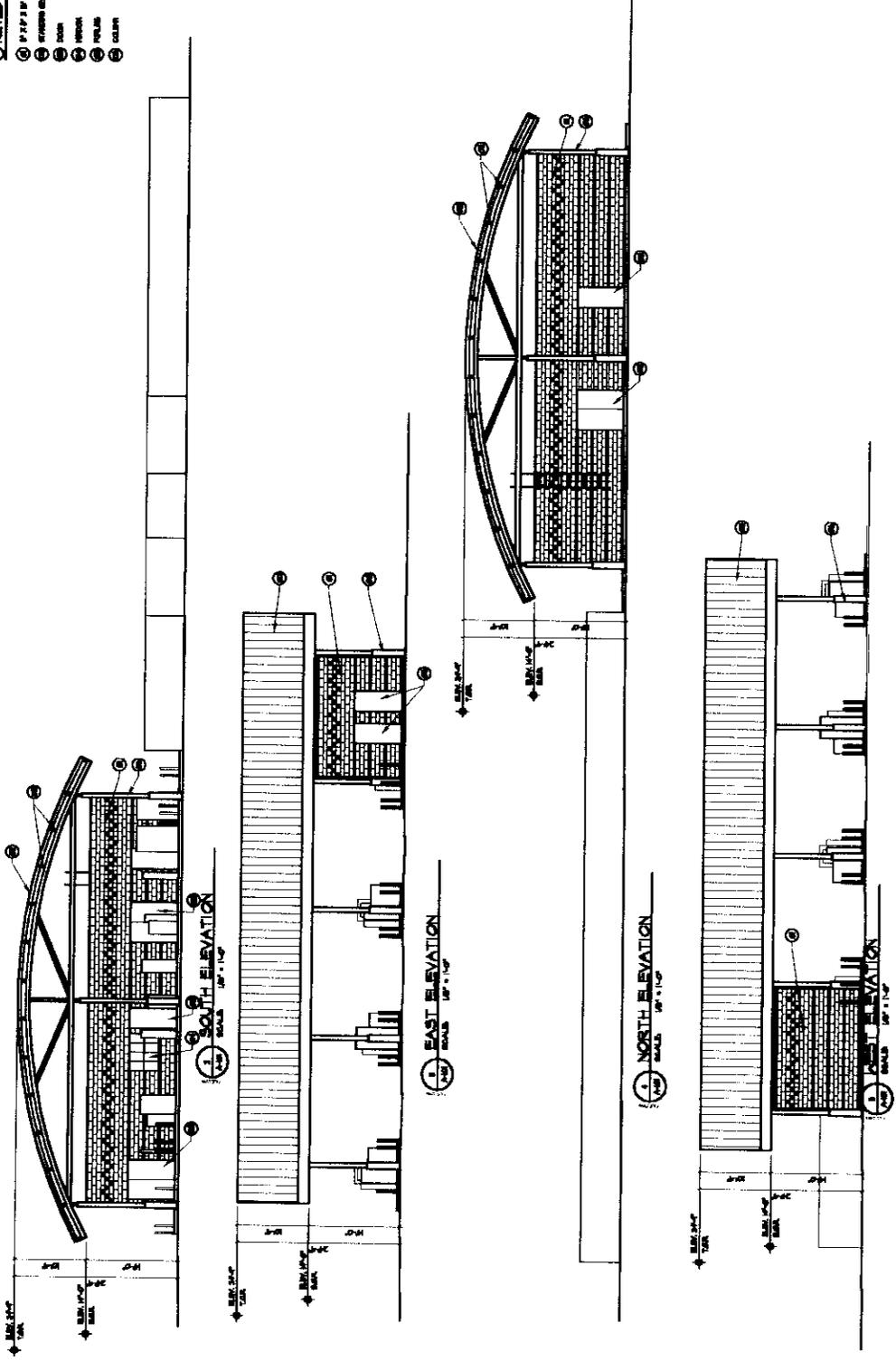
CITY OF ALBUQUERQUE
CAPITAL IMPROVEMENT PROGRAM
TITLE: W.S.T.F. SERVICE BUILDING
ELEVATIONS

DATE: 11/22/78
 DRAWN BY: A. BROWN
 CHECKED BY: L. BROWN
 DESIGNED BY: A. BROWN

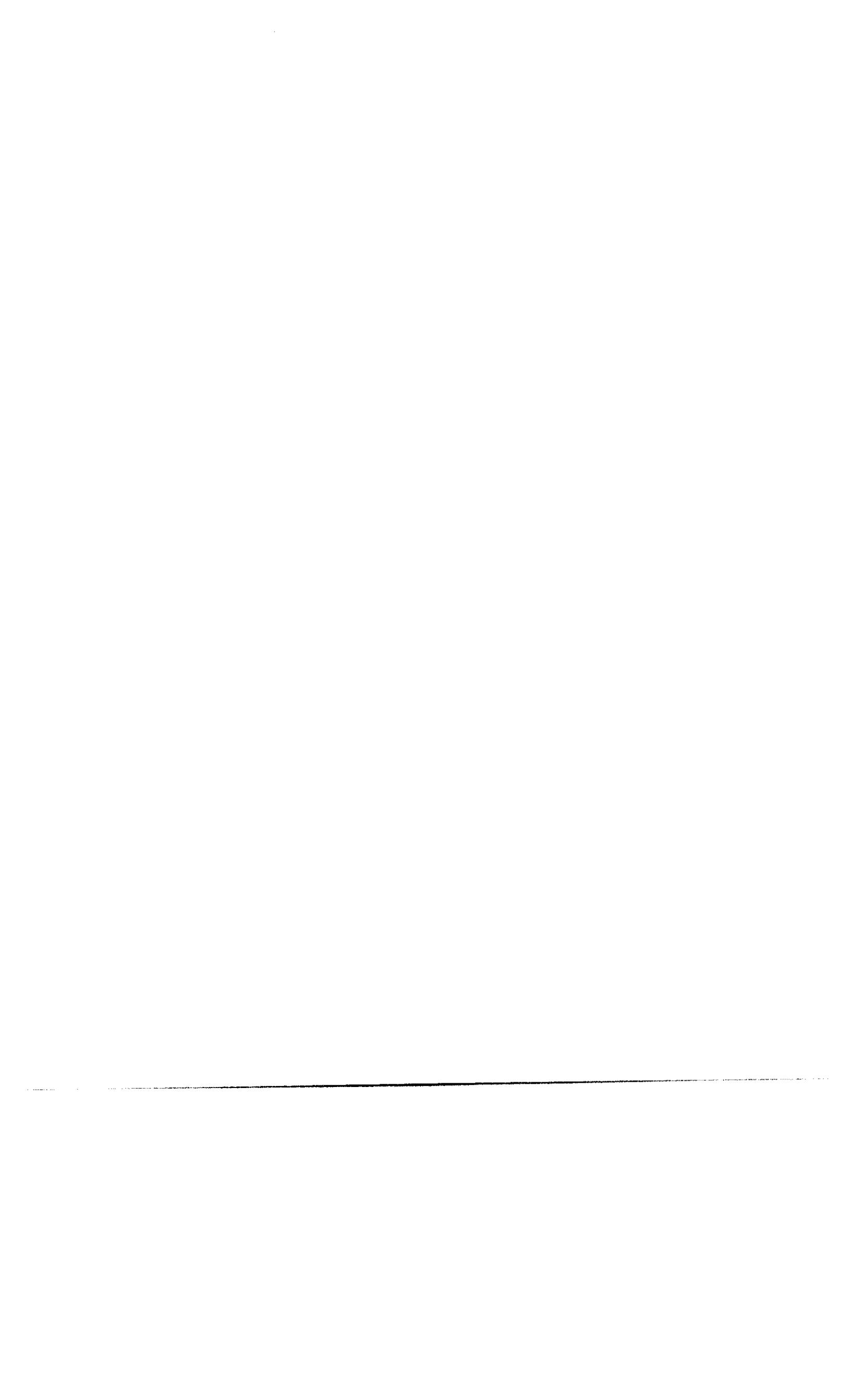
PROJECT NO. 5188.01
 SHEET NO. 000 OF 000

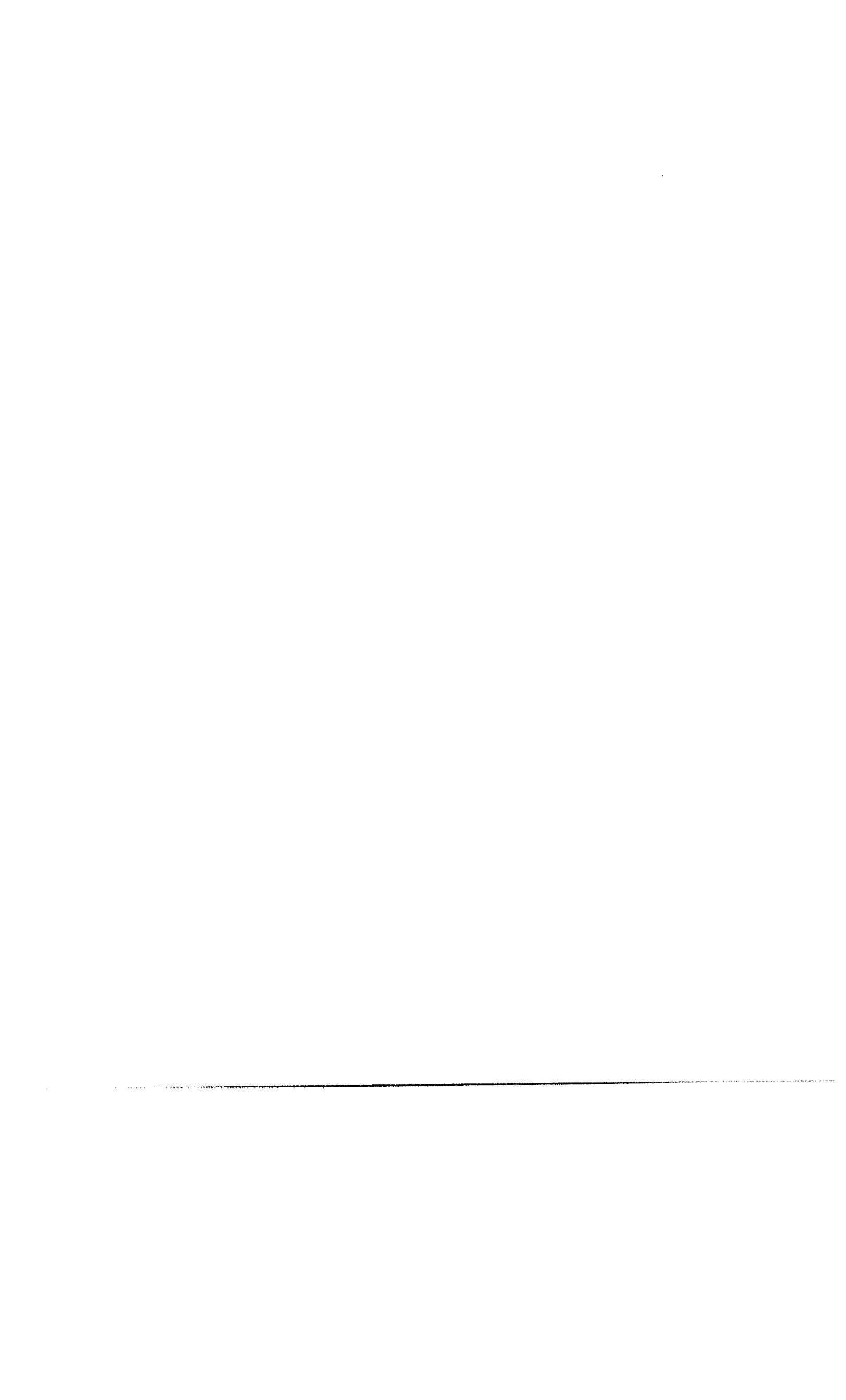
SCALE: 1/4" = 1'-0"

- KEYED NOTES:**
- 1. 1/2" x 2" x 8" WOOD WALL
 - 2. 2" x 4" x 8" WOOD WALL
 - 3. BRICK
 - 4. STUCCO
 - 5. METAL PANELS
 - 6. GLASS

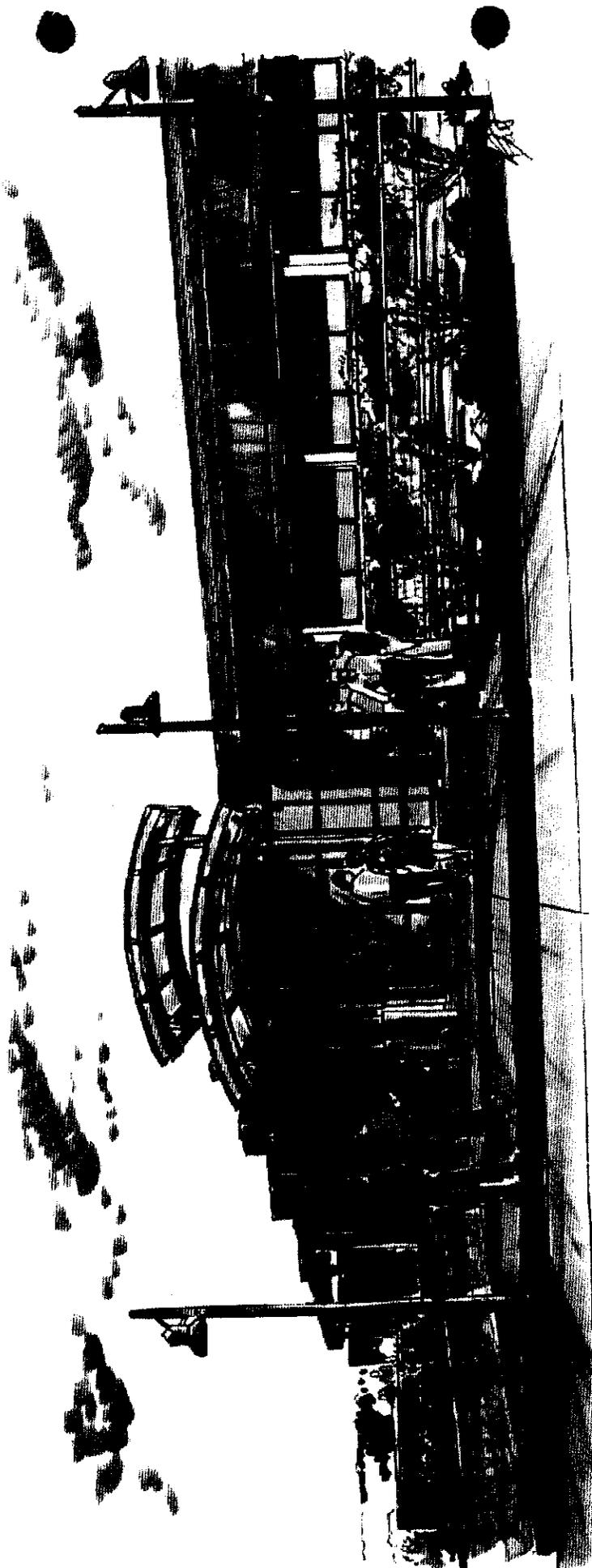


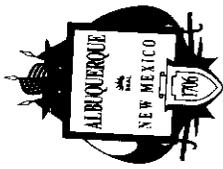
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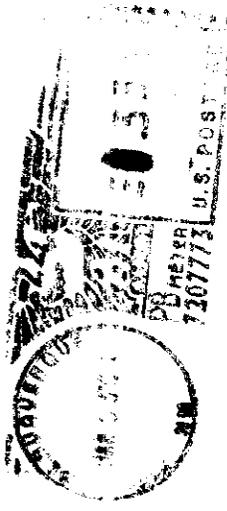






City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**PLANNING DEPARTMENT
EPC**

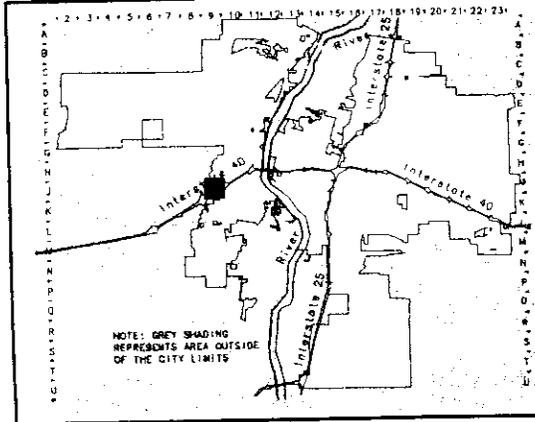
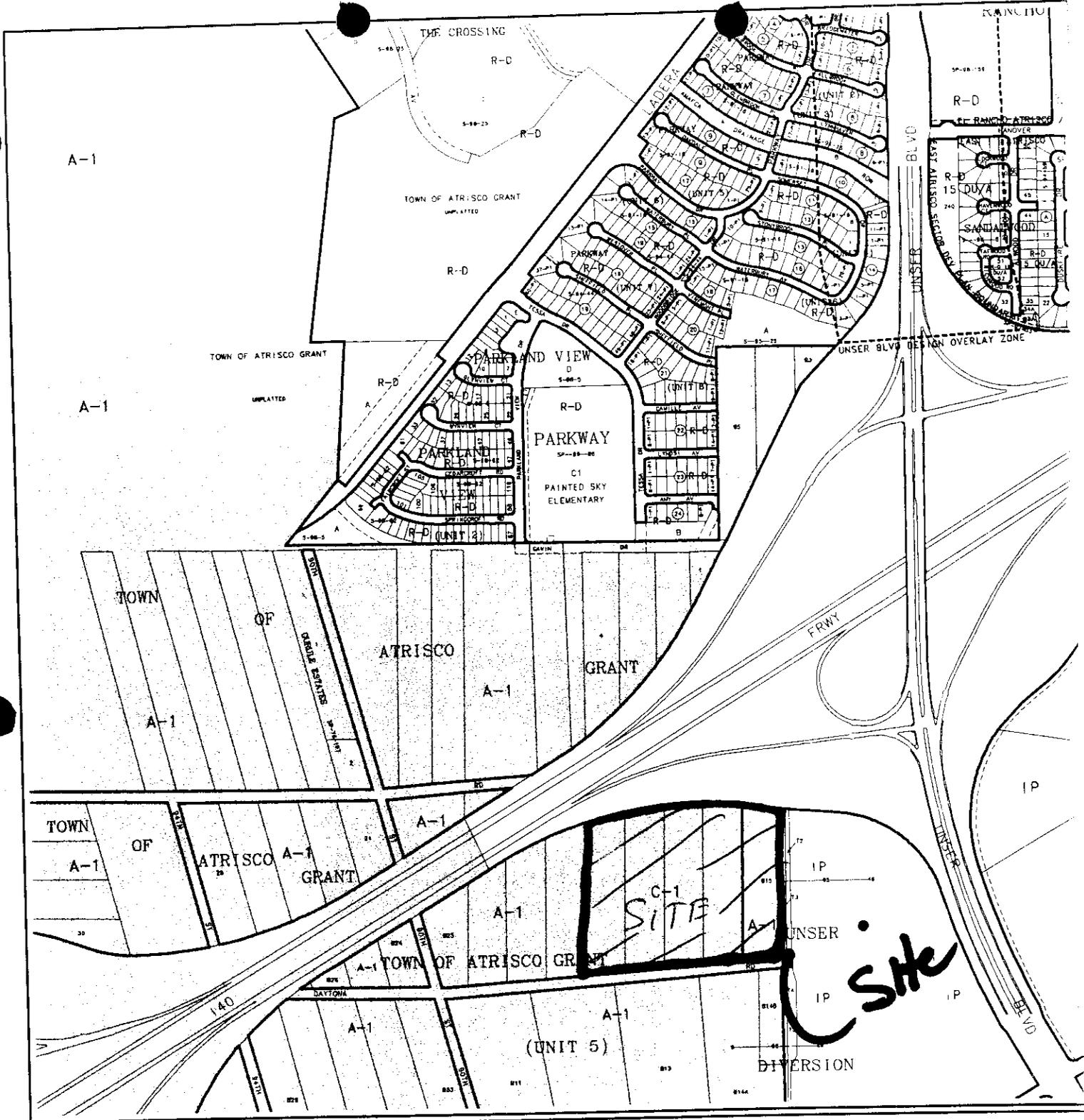


101005808811030101

RUSSELL CHARLES C JR
205 MARQUETTE AV NE
ALBUQUERQUE NM 87102

87103/1293





CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

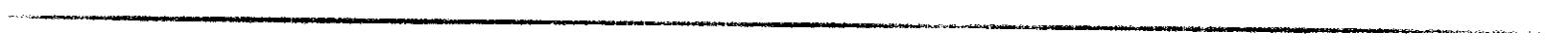
© Copyright 2000



Zone Atlas Page

J-9-Z

Map Amended through July 28, 2000





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.

October 5, 2000

Tom Murphy
City of Albuquerque, Transit Department
601 Yale Blvd. SE/87106
Phone #: 764-6135 Fax #: 764-6146

Dear Tom:

Thank you for your inquiry of October 5, 2000 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project **CITY PROJECT - TRACTS B-15, B-16, B-17, B-18, B-19, UNIT NO. 5, TOWN OF ATRISCO GRANT, LOCATED ON DAYTONA RD. NW BETWEEN UNSER BLVD. NW AND 90TH ST. NW** zone map page(s) J-9.

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.

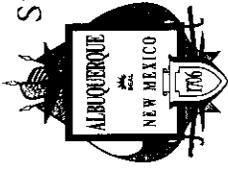
Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED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

Sincerely,

Dalaina L. Carmona

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningmlorn(11/5/98)



SYSTEMS & FACILITIES DEVELOPMENT

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

TRANSIT DEPARTMENT 601 Yale Blvd., SE
Albuquerque, NM 87106

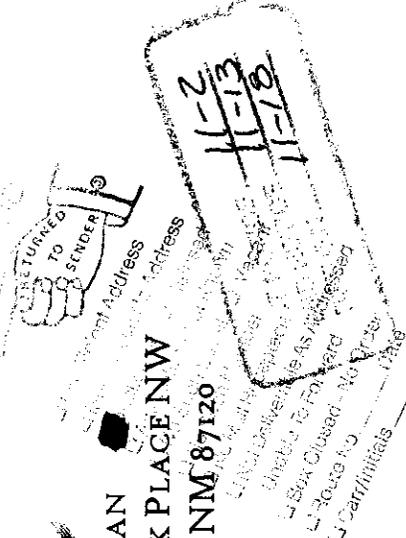
CERTIFIED MAIL



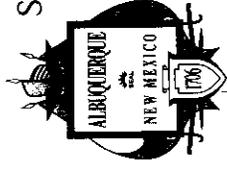
7099 3220 0005 5962 7570

88
1-12

KATHLEEN DURAN
8127 GLENBROOK PLACE NW
ALBUQUERQUE, NM 87120



87106/5113



SYSTEMS & FACILITIES DEVELOPMENT

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

TRANSIT DEPARTMENT 601 Yale Blvd., SE
Albuquerque, NM 87106

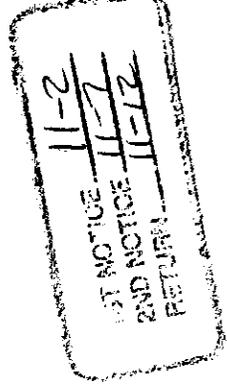
CERTIFIED MAIL

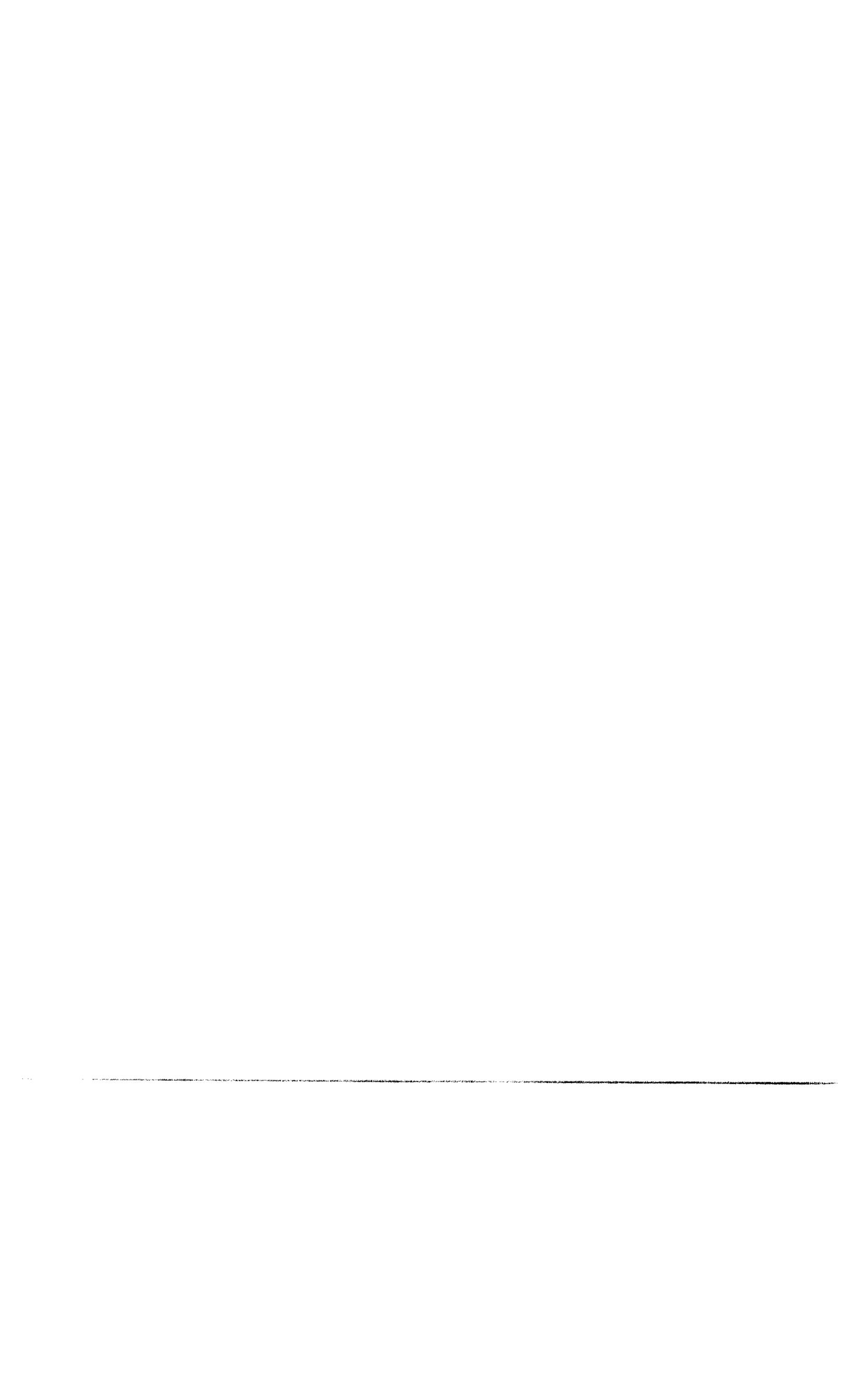


7099 3220 0005 5962 7594

UNCLAIMED
11-12

RICK SACOMAN
7805 BAYBROOK ROAD NW
ALBUQUERQUE, NM 87120





7099 3220 0005 5962 7587

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

Article Sent To:
Michelle Bohrens

| | |
|--|----|
| Postage | \$ |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ |

Postmark Here

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

Street, Apt. No.; or PO Box No. *87120*

City, State, ZIP+4

Form 3800, July 1999 See Reverse for Instructions

7099 3220 0005 5962 7570

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

Article Sent To:
Kathleen Duran

| | |
|--|----|
| Postage | \$ |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ |

Postmark Here

Name (Please Print Clearly) (To be completed by mailer)
8127 Glenbrook

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

Form 3800, July 1999 See Reverse for Instructions

7099 3220 0005 5962 7600

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

Article Sent To:
Erudgene Jones

| | |
|--|----|
| Postage | \$ |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ |

Postmark Here

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

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

Form 3800, July 1999 See Reverse for Instructions

7099 3220 0005 5962 7594

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

Article Sent To:
Rick Sacoman

| | |
|--|----|
| Postage | \$ |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ |

Postmark Here

Name (Please Print Clearly) (To be completed by mailer)
7805 Baybrook

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

Form 3800, July 1999 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michelle Boehrs
 1405 Somerset Dr. NW
 APO NM 87120

2. Article Number (Copy from service label)

7099 3220 0005 5962 7587

PS Form 3811, July 1999

Domestic Return Receipt

102595-00-M

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

Michelle Boehrs 11/3/00
 C. Signature Agent Address

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Inogene Jones
 1319 Dustfire NW
 Albuquerque NM 87120

2. Article Number (Copy from service label)

7099 3220 0005 5962 7587

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

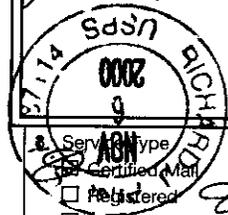
C. Signature Agent Address
 X Inogene Jones

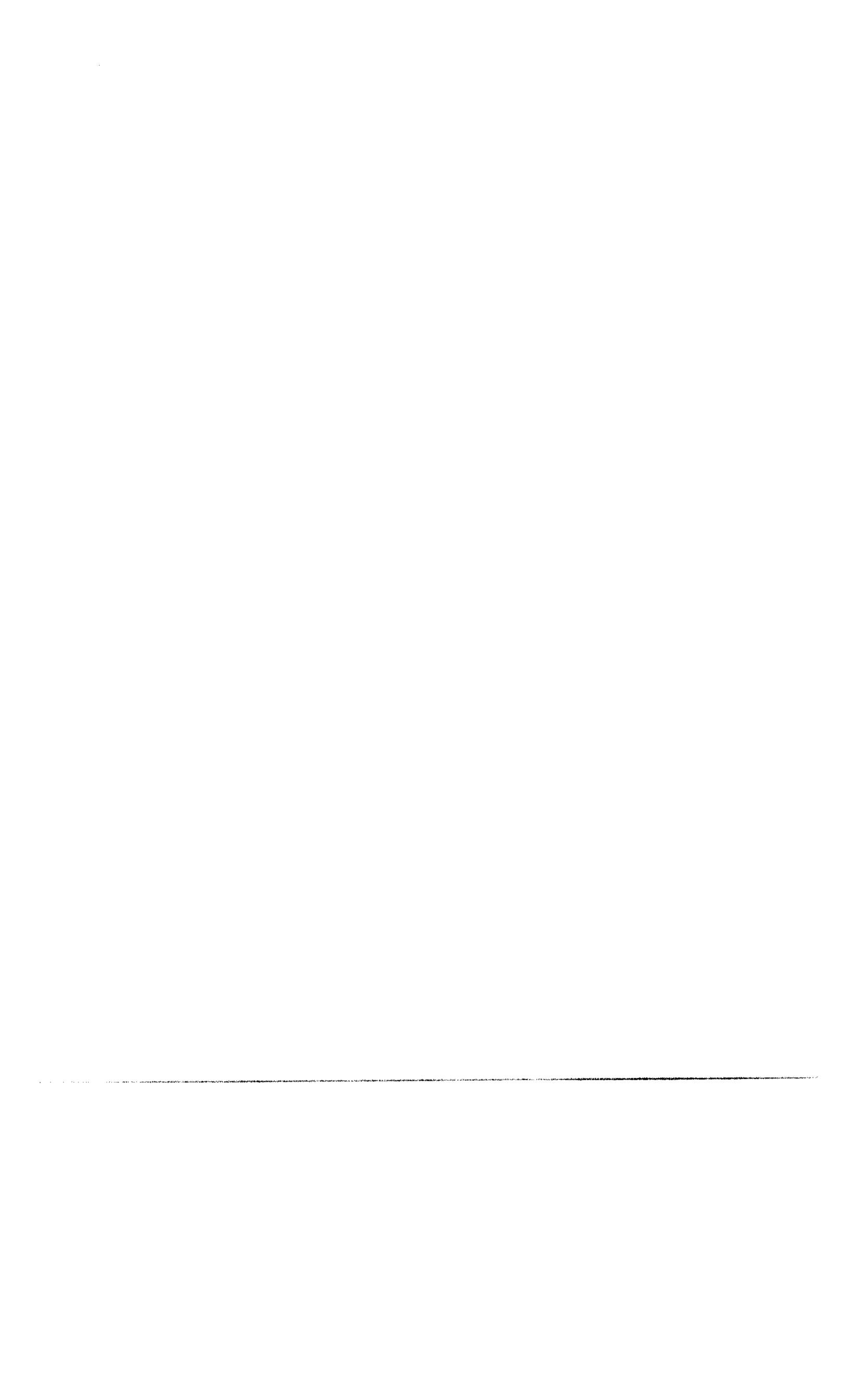
D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes





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 Thomas M. [Signature] 11-27-00
(Applicant or Agent) (Date)

I issued 2 signs for this application. 11-27-00 J. Chung
(Date) (Staff Member)