



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

December 8, 2003

City of Albuquerque, Open Space Division
P.O. Box 1293
Albuq. NM 87103

CERTIFICATE OF ZONING

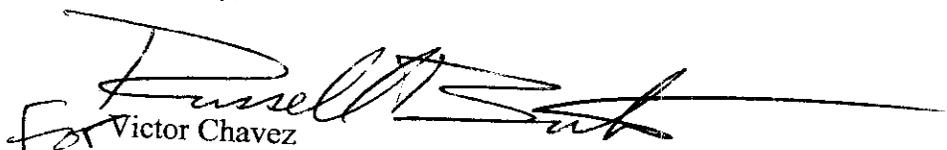
FILE: 02EPC 01769 (Project 1000965)
DATE OF FINAL ACTION: January 15, 2003
LEGAL DESCRIPTION: for all or a portion of Tract(s)
6, **Lands of Ray A. Graham III, Owenwest Corpation,**
a zone map amendment from SU-1 C-2, O-1, PRD (10
du/ac) to SU-1 for Major Public Open Space, located on
MONTANO ROAD NW, between COORS BLVD. NW
and CORRALES RIVERSIDE DRAIN, containing
approximately 2.12 acre(s). (E-12) Chris Hyer, Staff
Planner

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

FROM SU-1 for C-2, O-1, PRD (10 dus/acre)
TO SU-1 for Major Public Open Space, for the 2.12-acre, northeastern corner of tract 6, Lands of Ray
Graham, III

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

Sincerely,


for Victor Chavez
Planning Director

VC/ac

cc: Zoning Code Services Division
Neal Weinberg, AGIS Division





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

Date: January 17, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000965**
02EPC-01769 Zone Map Amendment
02EPC-01770 EPC Site Development Plan-Building
Permit
02EPC-01771 EPC Site Development Plan-
Amendment to Subdivision

City of Albuquerque, Open Space Division
P.O. Box 1293
Albuq. NM 87103

LEGAL DESCRIPTION: for all or a portion of
Tract(s) 6, **Lands of Ray A. Graham III, Owenwest
Corpation**, a zone map amendment from SU-1 C-2, O-
1, PRD (10 du/ac) to SU-1 for Major Public Open
Space, located on MONTANO ROAD NW, between
COORS BLVD. NW and CORRALES RIVERSIDE
DRAIN, containing approximately 2.12 acre(s). (E-12)
Chris Hyer, Staff Planner

On January 16, 2003 the Environmental Planning Commission voted to approve Project 1000965/02EPC 01769, a request for zone map amendment from SU-1 for C-2, O-1, PRD (10 dus/acre) to SU-1 for Major Public Open Space, for the 2.12-acre, northeastern corner of tract 6, Lands of Ray Graham, III, located south of Montano Road NW, west of the Corrales Riverside Drain, between Coors Boulevard NW and the Rio Grande River/Bosque, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for C-2, O-1, PRD (10 dus/acre) to SU-1 for Major Public Open Space for the 2.12 acre northeasterly corner of tract 6, Lands of Ray Graham, III. The subject site is located on the south side of Montano Road NW, the west side of the Corrales Riverside Drain between Coors Boulevard NW and the Rio Grande River/Bosque.

2. The proposed zone map amendment is consistent with the *Comprehensive Plan's* Open Space Network policy b and policy c in that the site will be part of the Open Space trail network and provide a new access point to the Rio Grande River and Bosque area. This site has been purchased by the City's Open Space Division for the purpose of creating a parking facility/ trailhead for the Bosque trail network and creating a site encompassing a loop trail with picnic tables and park benches that is handicap accessible.
 3. This request is in conformance of the intent and policies for the Rio Grande Bosque in the *West Side Strategic Plan* by providing a designated facility in the Bosque transition zone to allow for the use of the Rio Grande Bosque area. (*WSSP* policies 7.1, 7.2, 7.3)
 4. This request furthers policies of the *Coors Corridor Plan* through recognizing that the Bosque is a unique naturally occurring area and the proposed open space facility will provide for controlled access to this area. (Issue 2, policy 1)
 5. The applicant has demonstrated that the proposed zone map amendment and the loop trail, trailhead/parking facility meets the policies and requirements of *Resolution 270-1980*. The proposed zoning is more advantageous to the community as articulated in the *Comprehensive Plan*, the *West Side Strategic Plan*, and the *Coors Corridor Plan*. (Section 1.D.)
-

On January 16, 2003 the Environmental Planning Commission voted to approve Project 1000965/ 02EPC 01771, a request for an amendment to the site plan for subdivision, for the 2.12-acre, northeastern corner of tract 6, Lands of Ray Graham, III, located south of Montano Road NW, west of the Corrales Riverside Drain, between Coors Boulevard NW and the Rio Grande River/Bosque, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to the site plan for subdivision for tract 6, Lands of Ray Graham, III, located on the south side of Montano Road NW, the west side of the Corrales Riverside Drain between Coors Boulevard NW and the Rio Grande River/Bosque.
 2. The Open Space Division has purchased a 2.12 acre site in the northeastern corner of tract 6 of the Lands of Ray Graham, III, to develop a loop trail and a trailhead/parking facility for the trail network in the Rio Grande River Bosque.
 3. This submittal accompanies a zone map amendment request for the subject site from SU-1 for C-2, O-1, PRD (10 du/acre) to SU-1 for Major Public Open Space.
-

4. This request for amendment to the site plan for subdivision meets the goals and policies of the *Comprehensive Plan* by proposing development that is compatible with the area's open, natural resources. (Policy B.1.c)
5. The amendment to the site plan for subdivision furthers the applicable policies of the *West Side Strategic Plan* by presenting a controlled access point to the Bosque (through the Bosque transition zone) in an urban environment. (Policy 7.3)
6. This amendment meets the applicable general policies, site planning policies and view preservation policies contained in the *Coors Corridor Plan*. (Issue 2, policies 1, 2 and 6)
7. The proposed subdivision and use will have no adverse impact on the larger, surrounding site.

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. Transportation Planning Division of the Public Works Department: A note shall be added to the site plan stating that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.
 3. City Engineer and Public Works Department conditions for approval:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - c. The site driveway, if divided, shall provide 20' for entering vehicles and 20' for exiting vehicles (car, refuse, emergency). Site driveway may be 32' wide, if not divided.
 - d. A note shall be added to the site plan, stating, that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.
 - e. Re-plat.
 - f. A conceptual grading and drainage plan is required for Site Plan for Building Permit signoff by the City Engineer.
-

On January 16, 2003 the Environmental Planning Commission voted to approve Project 1000965/ 02EPC 01770, a request for site plan for building permit, for the 2.12-acre, northeastern corner of tract 6, Lands of Ray Graham, III, located south of Montano Road NW, west of the Corrales Riverside Drain, between Coors Boulevard NW and the Rio Grande River/Bosque, based on the preceding Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for building permit for a 2.12 acre site in the northeastern corner of tract 6 of the Lands of Ray Graham, III located on the south side of Montano Road NW, the west side of the Corrales Riverside Drain between Coors Boulevard NW and the Rio Grande River/Bosque.
2. This submittal accompanies a zone map amendment request for the subject site from SU-1 for C-2, O-1, PRD (10 du/acre) to SU-1 for Major Public Open Space.
3. The proposed site development plan for building permit is consistent with the *Comprehensive Plan* in that the site is located next to the Rio Grande River/Bosque, which is a sensitive area, and this site provides a controlled point of access to it.
4. The request is consistent with applicable policies of the *West Side Strategic Plan* because the City acquired this site for the specific purpose of expanding the Open Space Network of trails. It also provides a parking facility at a new point of access to the Rio Grande Bosque. (Policy 7.2)
5. The request is consistent with the *Coors Corridor Plan* in that it will add important scenic, recreational, environmental and cultural values to the community as a whole. (Issue 2, policy 1)
6. The proposed subdivision and use will have no adverse impact on the larger, surrounding site.

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 transportation planning division asks "that a note be added to the site plan stating that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future."
-

3. The City Engineer has provided the following as conditions for approval:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - c. The site driveway, if divided, shall provide 20' for entering vehicles and 20' for exiting vehicles (car, refuse, emergency). Site driveway may be 32' wide, if not divided.
 - d. A note shall be added to the site plan, stating, that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.
 - e. Re-plat.
 - f. A conceptual grading and drainage plan is required for Site Plan for Building Permit signoff by the City Engineer.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 31, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

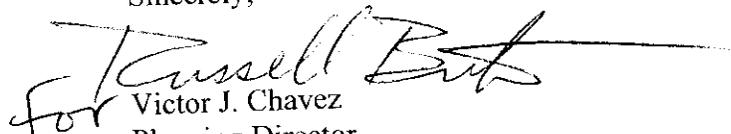
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting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

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

OFFICIAL NOTICE OF DECISION
JANUARY 16, 2003
PROJECT #1000965
PAGE 6

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 Victor J. Chavez
Planning Director

VJC/CH/ac

- cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Ed Swenson, LaLuz Del Sol, One Wind NW, Albuquerque, NM 87120
Ray Graham, La Luz Del Sol, One Wind NW, Albuquerque, NM 87120
Cul Van Berkel, Taylor Ranch NA, 5716 Morgan Ln. NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch Na, 6804 Staghorn Dr. NW, Albuquerque, NM 87120
-

7. The Bosque trail located within the 100-foot buffer shall connect to the proposed or existing trails on the north and south sides of the subject site.
8. Conditions from City Engineer and Public Works:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - c. Reduce 14' wide entrance island to 8', to provide 20' for entering vehicles and 20' for exiting vehicles (refuse and emergency).
 - d. If the interior streets are private, change right-of-way to easement.
 - e. A note shall be added to the site plan, stating, that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.
 - f. Re-plat.
 - g. Minor modifications to the utility plan will be required prior to DRB action.
 - h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
 - i. Maintenance of common area shall be attached to each lot owner, not to homeowners association, unless streets are designated as private. Clarify.
9. Mechanical Equipment on Lots 8-19 shall be screened from views from the east.

MOVED BY COMMISSIONER OWENS

SECONDED BY COMMISSIONER BRISCOE

MOTION PASSED UNANIMOUSLY

12. Project # 1000965

02EPC-01769 Zone Map Amendment
02EPC-01770 EPC Site Development
Plan-Building Permit
02EPC-01771 EPC Site Development
Plan-Amendment to Subdivision

CONSENSUS PLANNING, INC. agent(s) for CITY OF ALBUQUERQUE/OPEN SPACE DIVISION request the above action(s) for all or a portion of Tract(s) 6, **Lands of Ray A. Graham III, Owenwest Cor**, a zone map amendment from SU-1 C-2, O-1, PRD (10 du/ac) to SU-1 for Major Public Open Space, located on MONTANO ROAD NW, between COORS BLVD. NW and CORRALES RIVERSIDE DRAIN, containing approximately 3 acre(s). (E-12) Chris Hyer, Staff Planner **(ZONE MAP AMENDMENT APPROVED. APPROVED WITH CONDITIONS FOR BOTH SITE PLAN FOR BUILDING PERMIT & SITE DEVELOPMENT PLAN FOR SUBDIVISION)**

STAFF PRESENT:

Chris Hyer, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jackie Fishman, 924 Park Avenue SW

THERE WAS NO PRESENT TO SPEAK IN OPPOSITION

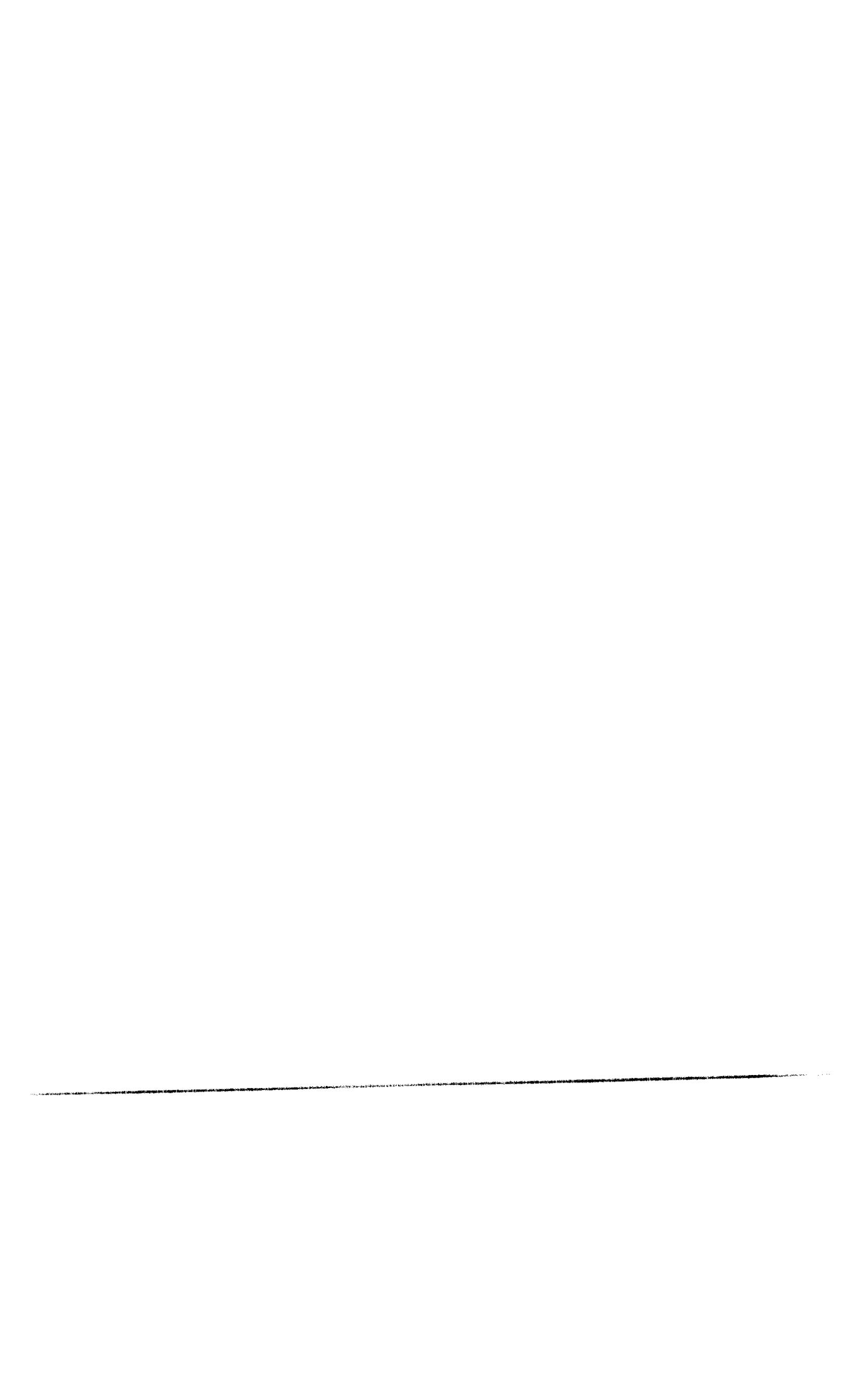
MR. HYER: Reiterated comments made in the staff report in which approval was recommended for the zone map amendment, site plan for subdivision and site plan for building permit.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000965/02EPC 01769, a request for zone map amendment from SU-1 for C-2, O-1, PRD (10 dus/acre) to SU-1 for Major Public Open Space, for the 2.12-acre, northeastern corner of tract 6, Lands of Ray Graham, III, located south of Montano Road NW, west of the Corrales Riverside Drain, between Coors Boulevard NW and the Rio Grande River/Bosque, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for C-2, O-1, PRD (10 dus/acre) to SU-1 for Major Public Open Space for the 2.12 acre northeasterly corner of tract 6, Lands of Ray Graham, III. The subject site is located on the south side of Montano Road NW, the west side of the Corrales Riverside Drain between Coors Boulevard NW and the Rio Grande River/Bosque.
2. The proposed zone map amendment is consistent with the *Comprehensive Plan's* Open Space Network policy b and policy c in that the site will be part of the Open Space trail network and provide a new access point to the Rio Grande River and Bosque area. This site has been purchased by the City's Open Space Division for the purpose of creating a parking facility/ trailhead for the Bosque trail network and creating a site encompassing a loop trail with picnic tables and park benches that is handicap accessible.
3. This request is in conformance of the intent and policies for the Rio Grande Bosque in the *West Side Strategic Plan* by providing a designated facility in the Bosque transition zone to allow for the use of the Rio Grande Bosque area. (WSSP policies 7.1, 7.2, 7.3)
4. This request furthers policies of the *Coors Corridor Plan* through recognizing that the Bosque is a unique naturally occurring area and the proposed open space facility will provide for controlled access to this area. (Issue 2, policy 1)
5. The applicant has demonstrated that the proposed zone map amendment and the loop trail, trailhead/parking facility meets the policies and requirements of *Resolution 270-1980*. The proposed zoning is more advantageous to the community as articulated in the



Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan.
(Section 1.D.)

MOVED BY COMMISSIONER SCHWARTZ
SECONDED BY COMMISSIONER OWENS

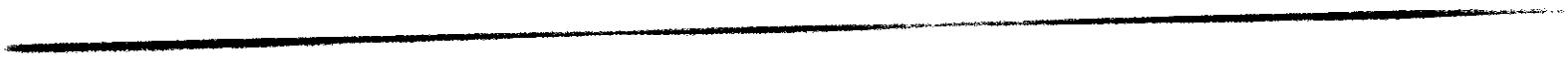
MOTION PASSED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000965/ 02EPC 01771, a request for an amendment to the site plan for subdivision, for the 2.12-acre, northeastern corner of tract 6, Lands of Ray Graham, III, located south of Montano Road NW, west of the Corrales Riverside Drain, between Coors Boulevard NW and the Rio Grande River/Bosque, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to the site plan for subdivision for tract 6, Lands of Ray Graham, III, located on the south side of Montano Road NW, the west side of the Corrales Riverside Drain between Coors Boulevard NW and the Rio Grande River/Bosque.
2. The Open Space Division has purchased a 2.12 acre site in the northeastern corner of tract 6 of the Lands of Ray Graham, III, to develop a loop trail and a trailhead/parking facility for the trail network in the Rio Grande River Bosque.
3. This submittal accompanies a zone map amendment request for the subject site from SU-1 for C-2, O-1, PRD (10 du/acre) to SU-1 for Major Public Open Space.
4. This request for amendment to the site plan for subdivision meets the goals and policies of the *Comprehensive Plan* by proposing development that is compatible with the area's open, natural resources. (Policy B.1.c)
5. The amendment to the site plan for subdivision furthers the applicable policies of the *West Side Strategic Plan* by presenting a controlled access point to the Bosque (through the Bosque transition zone) in an urban environment. (Policy 7.3)
6. This amendment meets the applicable general policies, site planning policies and view preservation policies contained in the *Coors Corridor Plan*. (Issue 2, policies 1, 2 and 6)
7. The proposed subdivision and use will have no adverse impact on the larger, surrounding site.

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. Transportation Planning Division of the Public Works Department: A note shall be added to the site plan stating that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.
3. City Engineer and Public Works Department conditions for approval:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - c. The site driveway, if divided, shall provide 20' for entering vehicles and 20' for exiting vehicles (car, refuse, emergency). Site driveway may be 32' wide, if not divided.
 - d. A note shall be added to the site plan, stating, that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.
 - e. Re-plat.
 - f. A conceptual grading and drainage plan is required for Site Plan for Building Permit signoff by the City Engineer.

MOVED BY COMMISSIONER SCHWARTZ
SECONDED BY COMMISSIONER OWENS

MOTION PASSED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000965/ 02EPC 01770, a request for site plan for building permit, for the 2.12-acre, northeastern corner of tract 6, Lands of Ray Graham, III, located south of Montano Road NW, west of the Corrales Riverside Drain, between Coors Boulevard NW and the Rio Grande River/Bosque, based on the preceding Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for building permit for a 2.12 acre site in the northeastern corner of tract 6 of the Lands of Ray Graham, III located on the south side of Montano Road NW, the west side of the Corrales Riverside Drain between Coors Boulevard NW and the Rio Grande River/Bosque.
2. This submittal accompanies a zone map amendment request for the subject site from SU-1 for C-2, O-1, PRD (10 du/acre) to SU-1 for Major Public Open Space.

3. The proposed site development plan for building permit is consistent with the *Comprehensive Plan* in that the site is located next to the Rio Grande River/Bosque, which is a sensitive area, and this site provides a controlled point of access to it.
4. The request is consistent with applicable policies of the *West Side Strategic Plan* because the City acquired this site for the specific purpose of expanding the Open Space Network of trails. It also provides a parking facility at a new point of access to the Rio Grande Bosque. (Policy 7.2)
5. The request is consistent with the *Coors Corridor Plan* in that it will add important scenic, recreational, environmental and cultural values to the community as a whole. (Issue 2, policy 1)
6. The proposed subdivision and use will have no adverse impact on the larger, surrounding site.

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 transportation planning division asks "that a note be added to the site plan stating that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future."
3. The City Engineer has provided the following as conditions for approval:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - c. The site driveway, if divided, shall provide 20' for entering vehicles and 20' for exiting vehicles (car, refuse, emergency). Site driveway may be 32' wide, if not divided.
 - d. A note shall be added to the site plan, stating, that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.
 - e. Re-plat.
 - f. A conceptual grading and drainage plan is required for Site Plan for Building Permit signoff by the City Engineer.

MOVED BY COMMISSIONER SCHWARTZ
SECONDED BY COMMISSIONER OWENS

MOTION PASSED UNANIMOUSLY



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 25 day of Dec., 2002, and the subsequent consecutive publications on _____, 2002.

[Handwritten Signature]

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 25 day of December of 2002.

PRICE 133.62
Statement to come at end of month.
ACCOUNT NUMBER C80583

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

OFFICIAL SEAL
Samantha Wales
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/2/06
[Handwritten Signature]



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, January 9, 2003, 4:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

- 1. Distribution & Review - Current Land Use Matters for the January 9, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, January 16, 2003, 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: (Note: these items are not in the order they will be heard)

Project # 1002287:
02EPC-04787 EPC Site Development Plan-Building Permit MASTERWORKS ARCHITECT INC. agent(s) for MVA, LLC request the above action(s) for all or a portion of Lot(s) 11, N2 Commercial Office Center, zoned IP, located on RANDOLPH CT. SE, between UNIVERSITY BLVD. SE and YALE BLVD. SE, containing approximately 2 acres (M-18) Debbie Stover, Staff Planner.

Project # 1002888:
02EPC-01788 SPP - Special Planning Request
CITY OF ALBUQUERQUE/CIP a request for the Environmental Planning Commission to review and hold a public hearing on the Mayor's Proposed October Plan for Capital Improvements, 2000-2012. Included in the October Plan are the general obligation bond projects of the Department of Cultural Services; Environmental Health; Family & Community Services; Finance & Administrative Services; Fire; Parks

& Recreation; Planning; Police; Public Works; Senior Affairs; and Transit. Also included are the Enterprise Fund Capital Programs for the Departments of Aviation, Solid Waste and Public Works - Water/Wastewater Utility. And finally, the Biennial Urban Enhancement Trust Fund program is a part of the Mayor's proposed program. Barbara Taylor, Staff Planner

Project # 1000985
02EPC-01789 Zone Map Amendment
02EPC-01770 EPC Site Development Plan-Building Permit
02EPC-01771 EPC Site Development Plan-Amendment to Subdivision
CONSENSUS PLANNING, INC. agent(s) for CITY OF ALBUQUERQUE/OPEN SPACE DIVISION request the above action(s) for all or a portion of Lot(s) 6, Lots of Ray A. Graham III, Overwest Co., a zone map amendment from SU-1 C-2, C-1, PRD (10 du/ac) to SU-1 for Major Public Open Space, located on MONTANO ROAD NW, between COORS BLVD. NW and CORRALES RIVERSIDE DRAIN, containing approximately 3 acres (E-12) Chris Byer, Staff Planner

Project # 1002866
02EPC-01772 EPC Site Development Plan-Subdivision
02EPC-01773 EPC Site Development Plan-Building Permit
CONSENSUS PLANNING, INC. agent(s) for PATRICK STROGENDER request the above action(s) for all or a portion of Tract(s) 8, 9, Lots of James Taylor, zoned SU-1 PRD, located on WINTER MOUNTAIN ROAD NW, between MONTANO ROAD NW and CORRALES ROAD NW, containing approximately 7 acres (E-18) Deborah Stover, Staff Planner

Project # 1003887
02EPC-0774 Zone Map Amendment
02EPC-0675 EPC Site Development Plan-Building Permit
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**ENVIRONMENTAL PLANNING COMMISSION
A G E N D A**

Thursday, January 16, 2003, 8:30 a.m.

Plaza del Sol Hearing Room

**Lower Level
600 2nd Street NW**

MEMBERS

Alan Schwartz, Chairman

Susan Johnson, Vice Chair

**Elizabeth Begay
Mick McMahan
Camilla Serrano
Jeffery J, Jesionowski**

**Bevin Owens
Larry Chavez
John Briscoe**

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. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.

All written materials - including petitions, legal analysis and other documents - should be submitted at least one week prior to the meeting in time for presentation to the EPC at its Study Session. The EPC strongly discourages submission of written material at the meeting. Except in extraordinary circumstances, the EPC will not consider any written materials submitted at the meeting. In the event the EPC believes the written material submitted may influence its final decision, the EPC will likely defer the matter to a subsequent meeting.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order.
 - A. Election of Officers for 2003
 - B. Announcement of Changes and/or Additions to the Agenda
 - C. Approval of the Amended Agenda
 - D. Approval of Minutes for November 21, 2002

2. **02EPC-01836 (SBP) and 02EPC-01837 SPS)Project # 1002337**
02DRB-01708 Minor-Site Dev Plan
BldPermit/EPC
02DRB-01710 Minor-Site Dev Plan
Subd/EPC

Rodey Dickason Sloan Akin & Robb PA, Michelle Henrie, appeals the Development Review Board's approval of the Site Development Plan for Building Permit and Site Development Plan for Subdivision approval all or a portion of Tract(s) A, **MONROE JUNIOR HIGH SCHOOL**, zoned SU-3 Inside and Outside Intense Core, located on LOUISIANA BLVD. NE, between INDIAN SCHOOL RD. NE and INTERSTATE 40 containing approximately 12 acre(s). [DEFERRED FROM 11/13/02] (J-19) Bob Paulsen, EPC Case Planner.

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

BILL BURK, THIRD, ARCHITECT agent(s) for WILLIAM & EDNA MCIVER request the above action(s) for all or a portion of Lot(s) 1A,2A,3,4,, Block(s) 32 Lots 1A, 2A, 3, 4, 5 & 6, **Terrace Addition**, zoned MD-2, located on SOUTH SIDE OF LEAD AVE SE, between CEDAR STREET SE and SPRUCE STREET SE, containing approximately 1 acre(s). (K-15) Deborah Stover, Staff Planner **DEFERRED FROM NOVEMBER 21, 2002**

4. **Project 1001914**
02EPC-00980 Site Development Plan -
Building Permit

TIERRA WEST LLC agent(s) for IHOP REALTY CORP. request the above action(s) for all or a portion of Tract(s) A and B, Lot(s) 4 and 5, **Ever Ready Oil Subdivision; 40/25 Associates; and Gibson Tracts**, located on GIBSON BOULEVARD SE between UNIVERSITY BOULEVARD SE and I-25, containing approximately 5.0630 acre(s). (L-15) Makita Hill, Staff Planner **(DEFERRED FROM NOVEMBER 21, 2002)**

5. **Project # 1002054**
02EPC-00969 Site Development Plan-
Building Permit

PETER P. ARMIJO agent(s) for VOICESTREAM WIRELESS request the above action(s) for all or a portion of Lot(s) 5A, Block(s) 16, Tract(s) 2, **North Albuquerque Acres Unit 3**, zoned R-D Church and Related Uses, located on WYOMING BLVD. NE between WILSHIRE NE and CORONA NE, containing approximately 4.03-acre(s). (C-19) Cynthia Borrego, Staff Planner **(DEFERRED FROM DECEMBER 19, 2002)**

6. **Project # 1002123**
02EPC-01149 Zone Map Amendment

GARCIA/KRAEMER & ASSOC. agent(s) for DEL'S HIDE-A-WAY PARK, LTD. request the above action(s) for all or a portion of Tract(s) 22-A-1, **MRGCD Map 33**, a zone map amendment from R-1 to R-T, located on 4TH ST NW, between SAN CLEMENTE NW and JUPITER STREET NW, containing approximately 4 acre(s). (G-14) Len Malry, Staff Planner (**DEFERRED FROM DECEMBER 19, 2002**)

7. **Project # 1002357**
02EPC-01767 EPC Site Development Plan-Building Permit

MASTERWORKS ARCHITECT INC. agent(s) for RNG, LLC request the above action(s) for all or a portion of Lot(s) 11, **NZ Commercial Office Center**, zoned IP, located on RANDOLPH CT. SE, between UNIVERSITY BLVD. SE and YALE BLVD. SE, containing approximately 2 acre(s). (M-15) Debbie Stover, Staff Planner

8. **Project # 1002360**
02EPC-01774 Zone Map Amendment
02EPC-01775 EPC Site Development Plan-Building Permit

TIERRA ENCANTADA CONSULTANT agent(s) for SHERRY LOVELACE request the above action(s) for all or a portion of Lot(s) 7B, **Siesta Hills Subdivision**, a zone map amendment from R-1 to SU-1 for Bed & Breakfast, located on RIDGECREST DRIVE SE, between SAN PEDRO BLVD. SE and RIDGECREST LOOP SE, containing approximately 1 acre(s). (M-18) Makita Hill, Staff Planner

9. **Project # 1001004**
02EPC-01778 Zone Map Amendment
02EPC-01779 EPC Site Development Plan-Building Permit

ENEDELIA GUAJARDO agent(s) for CASA DEL REY MINISTRIES request the above action(s) for all or a portion of Tract(s) 9, **West Bluff Center**, a zone map amendment from R-1 to PR, located on CORONA DRIVE NW, between OURAY NW and ALAMOGORDO, containing approximately 1 acre(s). (H-11) Juanita Vigil, Staff Planner

10. **Project # 1001081**
02EPC-01776 EPC Site Development Plan-Building Permit
02EPC-01777 EPC Site Development Plan-Amendment to Subdivision

TIERRA WEST LLC agent(s) for MENAUL DEVELOPMENT THREE LLC request the above action(s) for all or a portion of Lot(s) 23, **Snow Heights Addition**, zoned C-2 (SC), located on MENAUL BLVD. NE, between EUBANK BLVD. NE and GLORIETTA ST. NE, containing approximately 11 acre(s). (H-20) Makita Hill, Staff Planner

11. Project # 1002359

02EPC-01772 EPC Site Development Plan-
Subdivision
02EPC-01773 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agent(s) for PATRICK STROSNIDER request the above action(s) for all or a portion of Tract(s) B-1A, **Lands of Joel P. Taylor**, zoned SU-1 PDA, located on WINTER HAVEN ROAD NW, between MONTANO ROAD NW and LA ORILLA ROAD NW, containing approximately 7 acre(s). (E-12) Deborah Stover, Staff Planner

12. Project # 1000965

02EPC-01769 Zone Map Amendment
02EPC-01770 EPC Site Development Plan-
Building Permit
02EPC-01771 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING, INC. agent(s) for CITY OF ALBUQUERQUE/OPEN SPACE DIVISION request the above action(s) for all or a portion of Tract(s) 6, **Lands of Ray A. Graham III, Ovenwest Cor**, a zone map amendment from SU-1 C-2, O-1, PRD (10 du/ac) to SU-1 for Major Public Open Space, located on MONTANO ROAD NW, between COORS BLVD. NW and CORRALES RIVERSIDE DRAIN, containing approximately 3 acre(s). (E-12) Chris Hyer, Staff Planner

13. Project # 1002358

02EPC-01768 SPR Special Planning Request

CITY OF ALBUQUERQUE/CIP a request for the Environmental Planning Commission to review and hold a public hearing on the Mayor's Proposed Decade Plan for Capital Improvements, 2003-2012. Included in the Decade Plan are the general obligation bond programs of the Departments of: Cultural Services; Environmental Health; Family & Community Services; Finance & Administrative Services; Fire; Parks & Recreation; Planning; Police; Public Works; Senior Affairs; and Transit. Also included are the Enterprise Fund Capital Programs for the Departments of Aviation, Solid Waste and Public Works - Water/Wastewater Utility. And finally, the biennial Urban Enhancement Trust Fund program is a part of the Mayor's proposed program. Barbara Taylor, Staff Planner

14. OTHER MATTERS

Staff Report

Agent	Consensus Planning, Inc.
Applicant	City of Albuquerque Open Space Division
Request(s)	Zone Map Amendment Amendment to Site Plan for Subdivision Site Plan for Building Permit
Legal Description	Tract 6 (portion of), Lands of Ray Graham, III, Owenwest Corporation and the City of Albuquerque
Location	South of Montano Road NW, east of the Corrales Riverside Drain between Coors Boulevard NW and the Rio Grande River
Size	Approximately 2.12 acres
Existing Zoning	SU-1 for C-2, O-1, PRD (10 du/acre)
Proposed Zoning	SU-1 for Major Public Open Space

Staff Recommendation

APPROVAL of 02EPC 01769, based on the findings on page 11.

APPROVAL of 02EPC 01771, based on the findings on page 12, and subject to the conditions of approval on page 13.

APPROVAL of 02EPC 01770, based on the findings on page 14, and subject to the conditions of approval on page 14.

Staff Planner

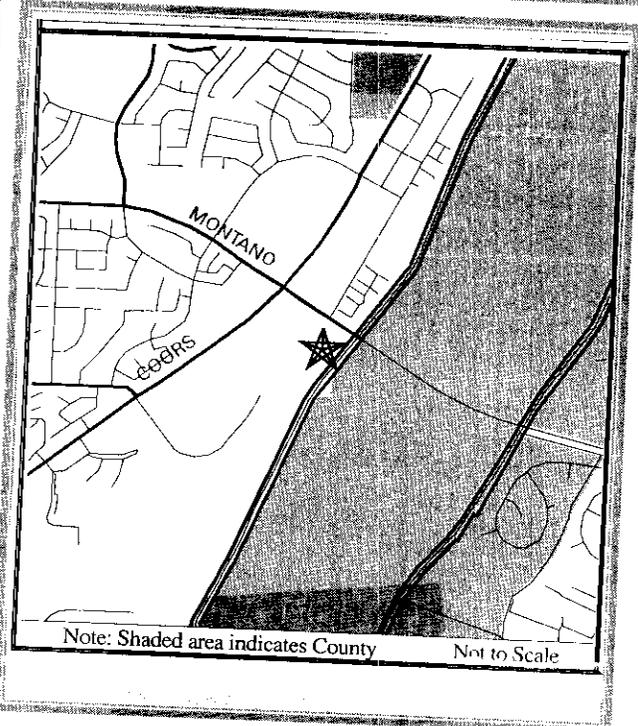
Christopher Hyer, Sr. Planner

Summary of Analysis

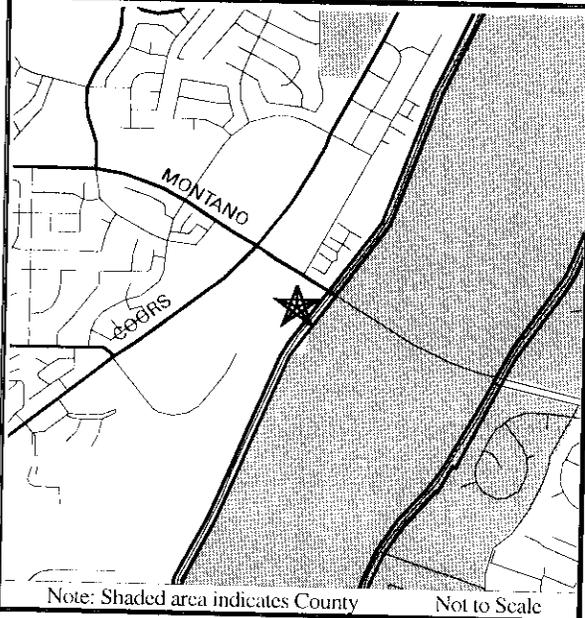
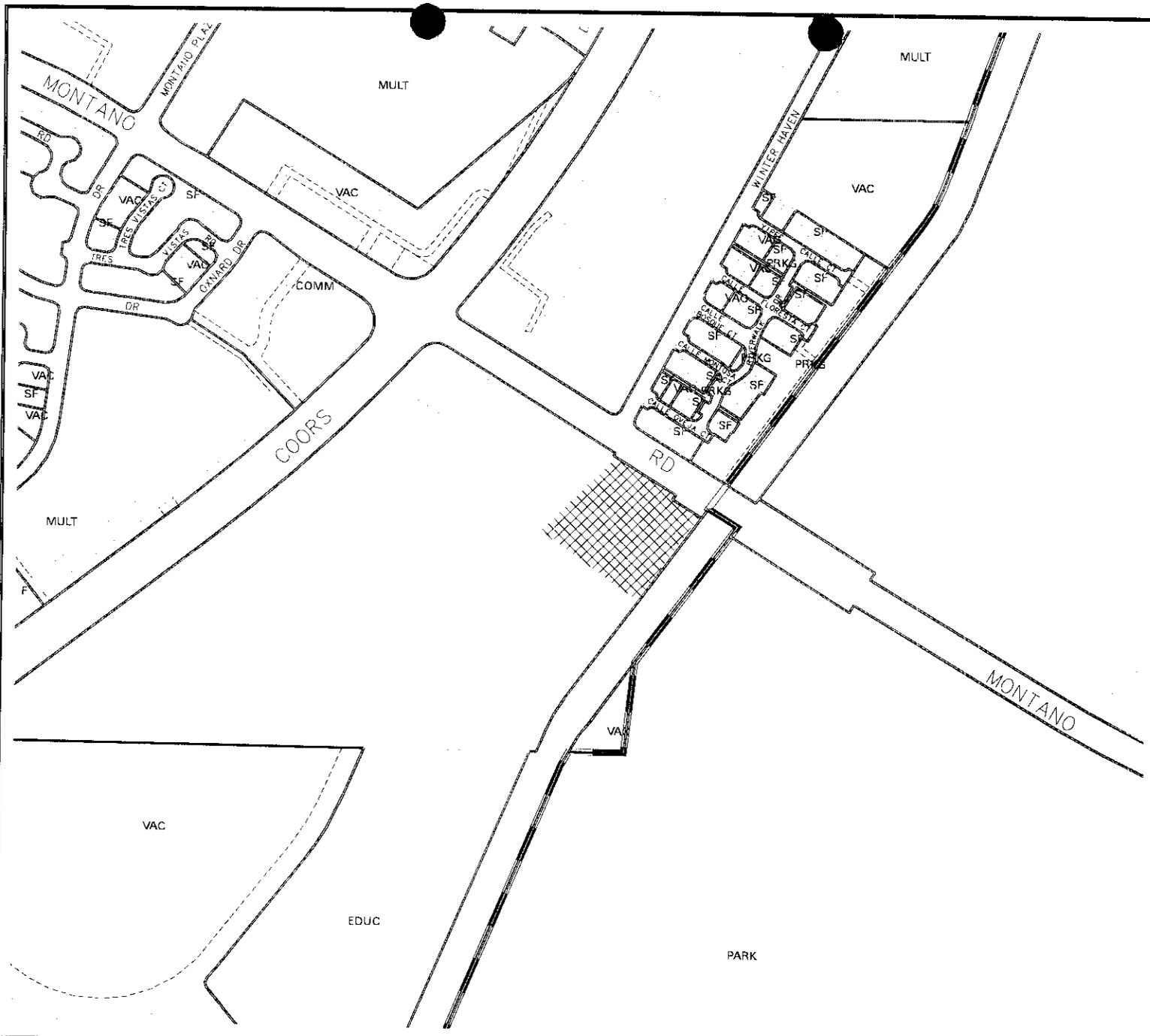
This is a request for a zone map amendment, an amendment to a site plan for subdivision and a site plan for building permit for a portion of tract 6 of the Lands of Ray Graham, III, to create a City Open Space trail/trailhead with parking and handicap facilities.

The site is located on the south side of Montano Road NW, west of Corrales Riverside Drain, between Coors Boulevard NW and the Rio Grande River. It is currently zoned SU-1 for C-2, O-1 and PRD (10 dus/acre) and requested zoning is SU-1 for Major Public Open Space. The site is currently vacant.

The request is consistent with the Comprehensive Plan's Goal and policy's regarding open space, the West Side Strategic Plan's strategies and policies regarding an interface to the Bosque and policies and guidelines related to environmental concerns presented in the Coors Corridor Plan. The zone map amendment request also fulfills policies of Resolution 270-1980.



City Departments and other interested agencies reviewed this application from 12/03/02 to 12/17/02. Agency comments were used in the preparation of this report, and begin on page 16.



LAND USE MAP

KEY to Land Use Abbreviations

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



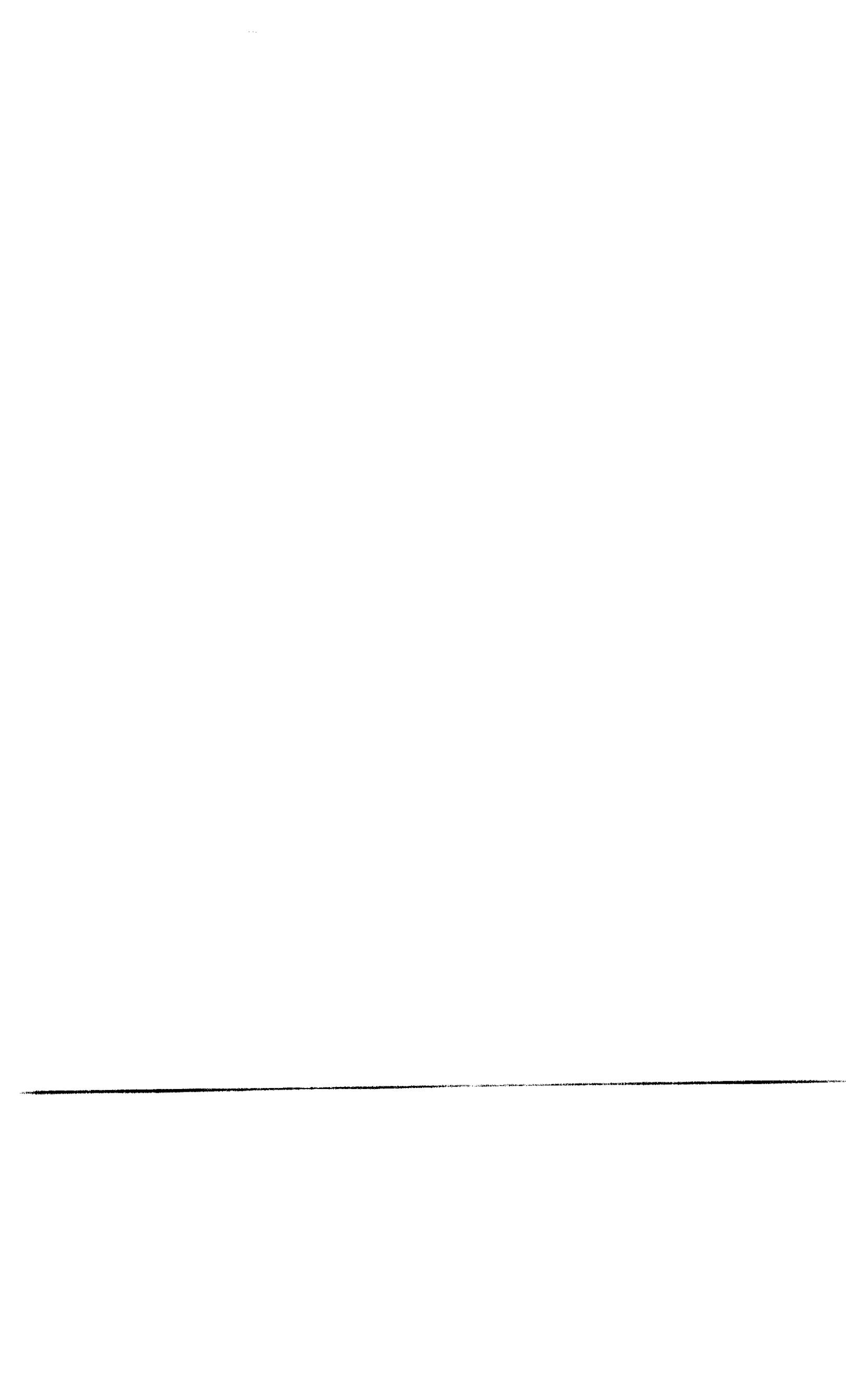
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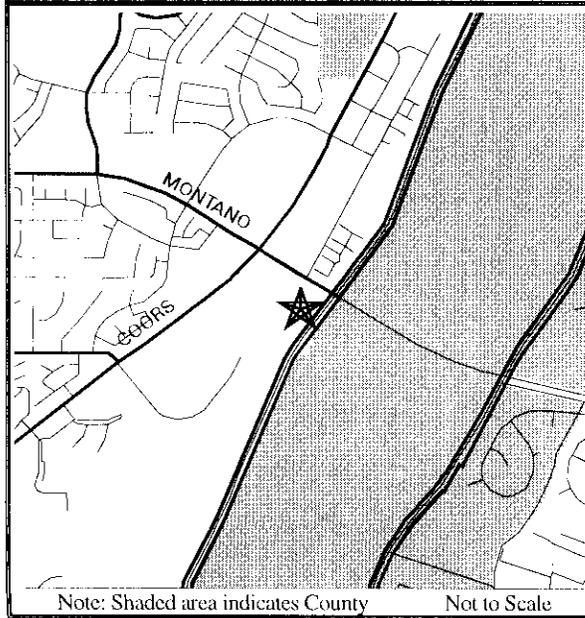
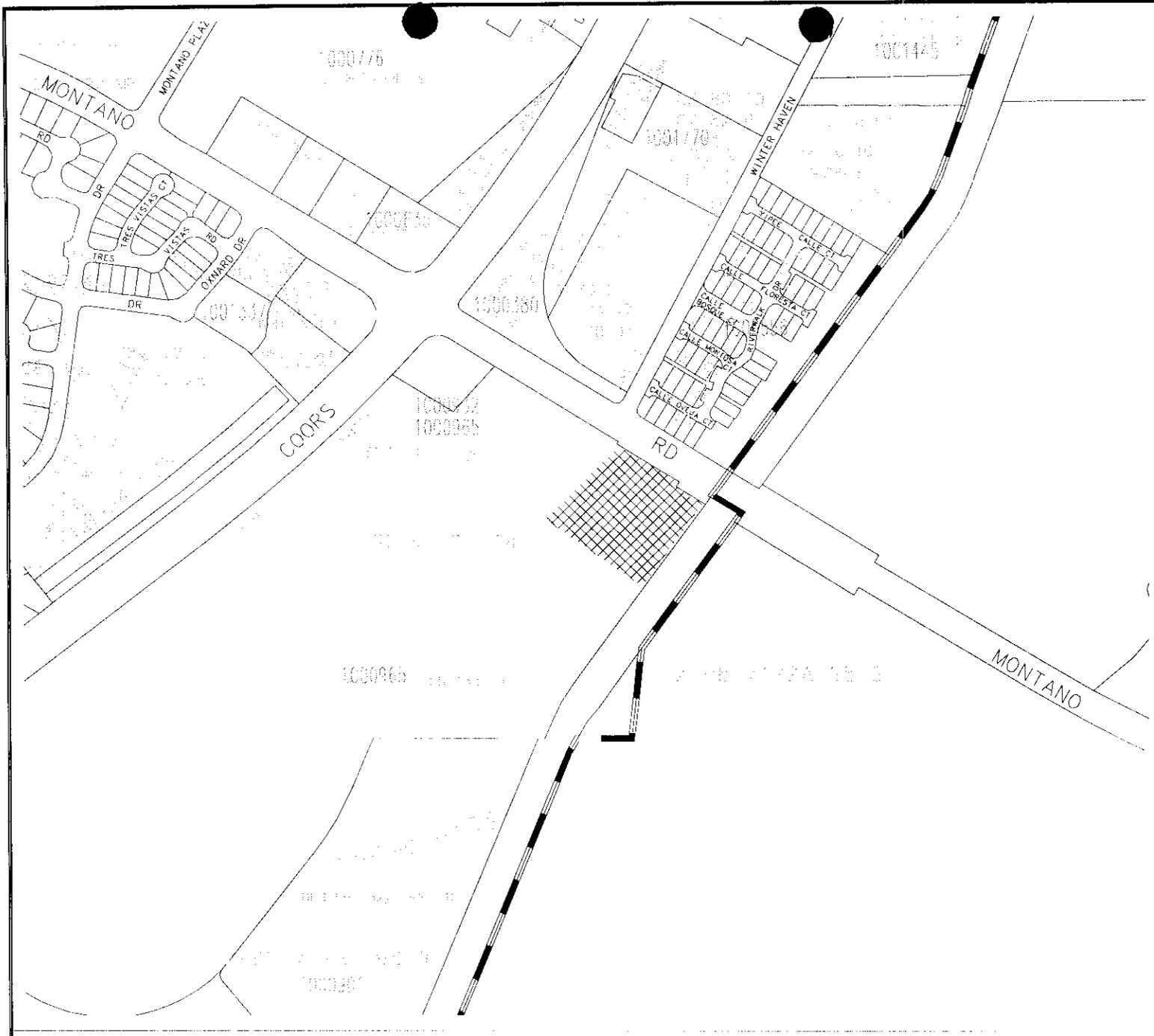
PROJECT NO.
1000965

HEARING DATE
1-16-03

MAP NO.
E-12

ADDITIONAL CASE NUMBER(S)
02EPC-01769
02EPC-01770
02EPC-01771





Note: Shaded area indicates County Not to Scale

HISTORY MAP



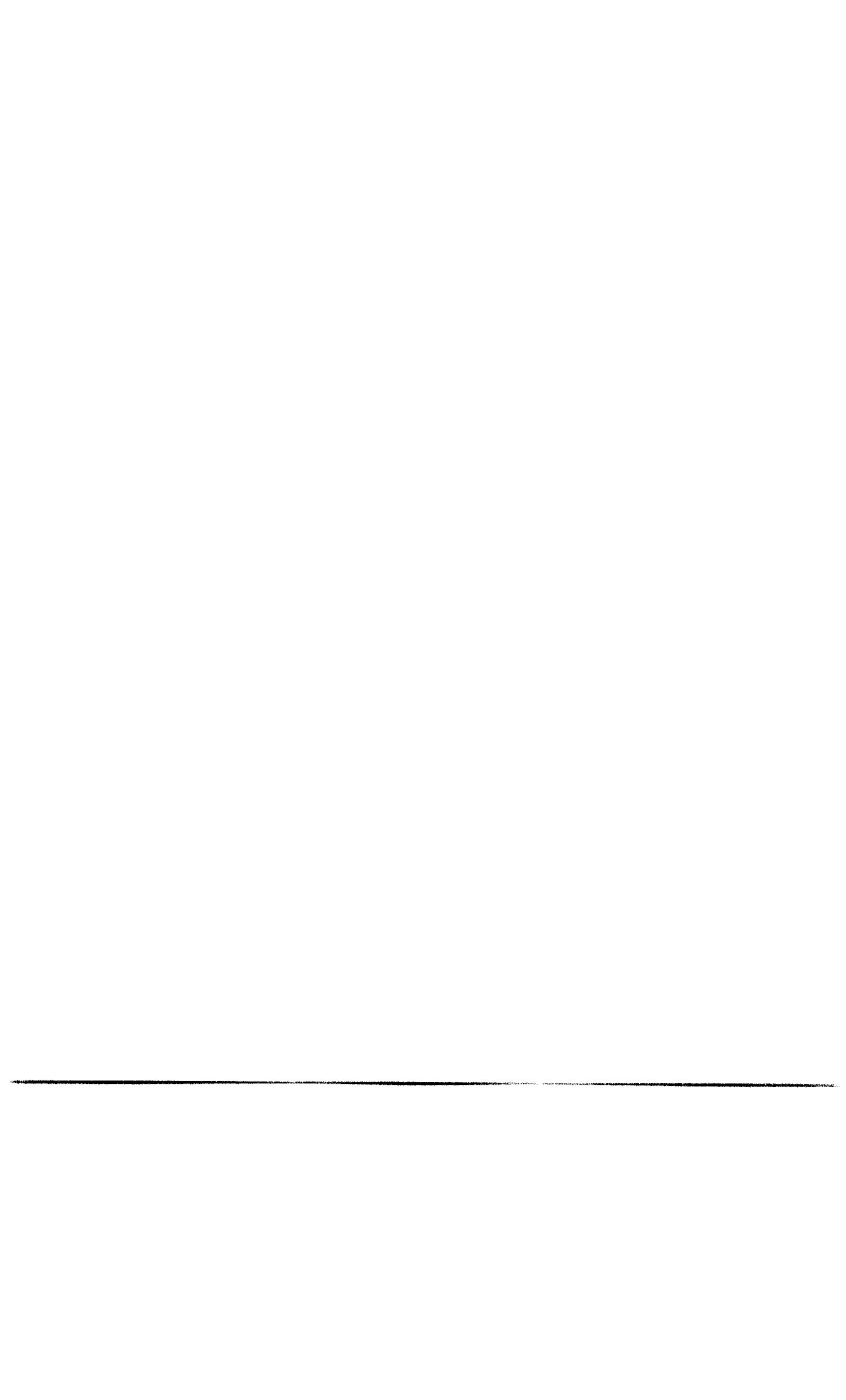
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PROJECT NO.
1000965

HEARING DATE
1-16-03

MAP NO.
E-12

ADDITIONAL CASE NUMBER(S)
02EPC-01769
02EPC-01770
02EPC-01771



Development Services Report

SUMMARY OF REQUEST

Request(s)	Zone Map Amendment to SU-1 for Major Public Open Space Amendment to Site Plan for Subdivision Site Plan for Building Permit
Location	South side of Montano Road NW, west side of the Corrales Riverside Drain, between Coors Boulevard NW and the Rio Grande River/Bosque

AREA CHARACTERISTICS AND ZONING HISTORY

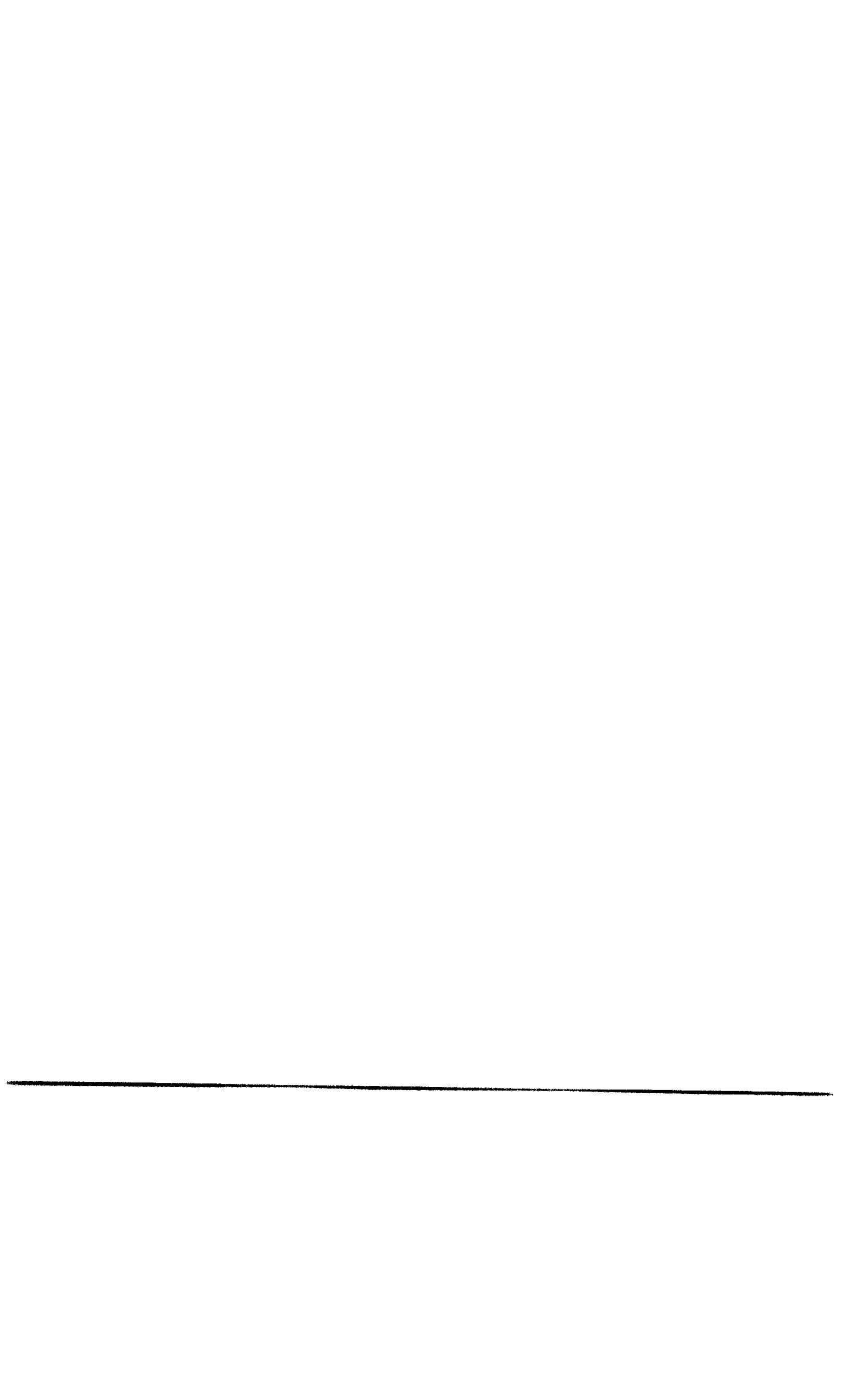
Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-2, O-1, PRD (10 dus/ac)	Rural; West Side Strategic Plan Coors Corridor Plan	Vacant
North	SU-1 for PRD (5-10 dus/ac)	"	Single-Family Residential
South	SU-1 for C-2, O-1, PRD (10 dus/ac)	"	Vacant
East	A-1	"	Vacant
West	SU-1 for C-2, O-1, PRD (10 dus/ac)	"	Bosque, River

Background, History and Context

This is a request for a zone map amendment from SU-1 for C-2, O-1 and PRD (10 dus/acre) to SU-1 for Major Public Open Space, an amendment to the site plan for subdivision and a site development plan for building permit. The site is a 2.12-acre portion of tract 6 of the Lands of Ray Graham, III, and is located on the south side of Montano Road NW, the west side of the Corrales Riverside Drain, between Coors Boulevard NW and the Rio Grande River/Bosque.

The site is a small piece of a larger area yet to be developed regarding contiguous tracts of land owned by Ray Graham, III. The larger site consists of 229 acres on the east side of Coors Boulevard NW bounded by Namaste Road NW to the south and Montano Road NW to the north and the Corrales Riverside Drain running along the eastern boundary. This larger site is the location of the existing Bosque Preparatory School and 3 units of the La Luz subdivision. It also has an area of private commons/school recreational fields and private open space. The rest of the land is vacant. In August 2001, 85 acres of this larger tract was annexed (AX-00114-01742) and zoned (Z-00128-



01743) SU-1 for C-2, O-1, PRD (10 dus/acre), and private commons area, SU-1 for School Recreation Fields and SU-1 for Major Public Open Space. This has allowed assemblage of the remaining vacant land of the larger site and master planning for this area is in the process.

When this larger site was heard by the EPC in March 2001, the owner agreed to provide parking for the trail network in the Rio Grande River Bosque. Since that time, the open space division has purchased a 2.12-acre site (July, 2002) from Ray Graham with plans to create parking facilities and a closed loop trail on the site. The parking area will also facilitate those who are using the trail system in the Rio Grande Bosque Area.

The purchase of this land from Mr. Graham by the City's open space division was done in accordance with a finding in the August 2001 case:

"The far northeastern corner of the site is an ideal location for a trailhead and parking area to accommodate bosque trail user groups. The applicant should further discuss this potential use with the Open Space Division."

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

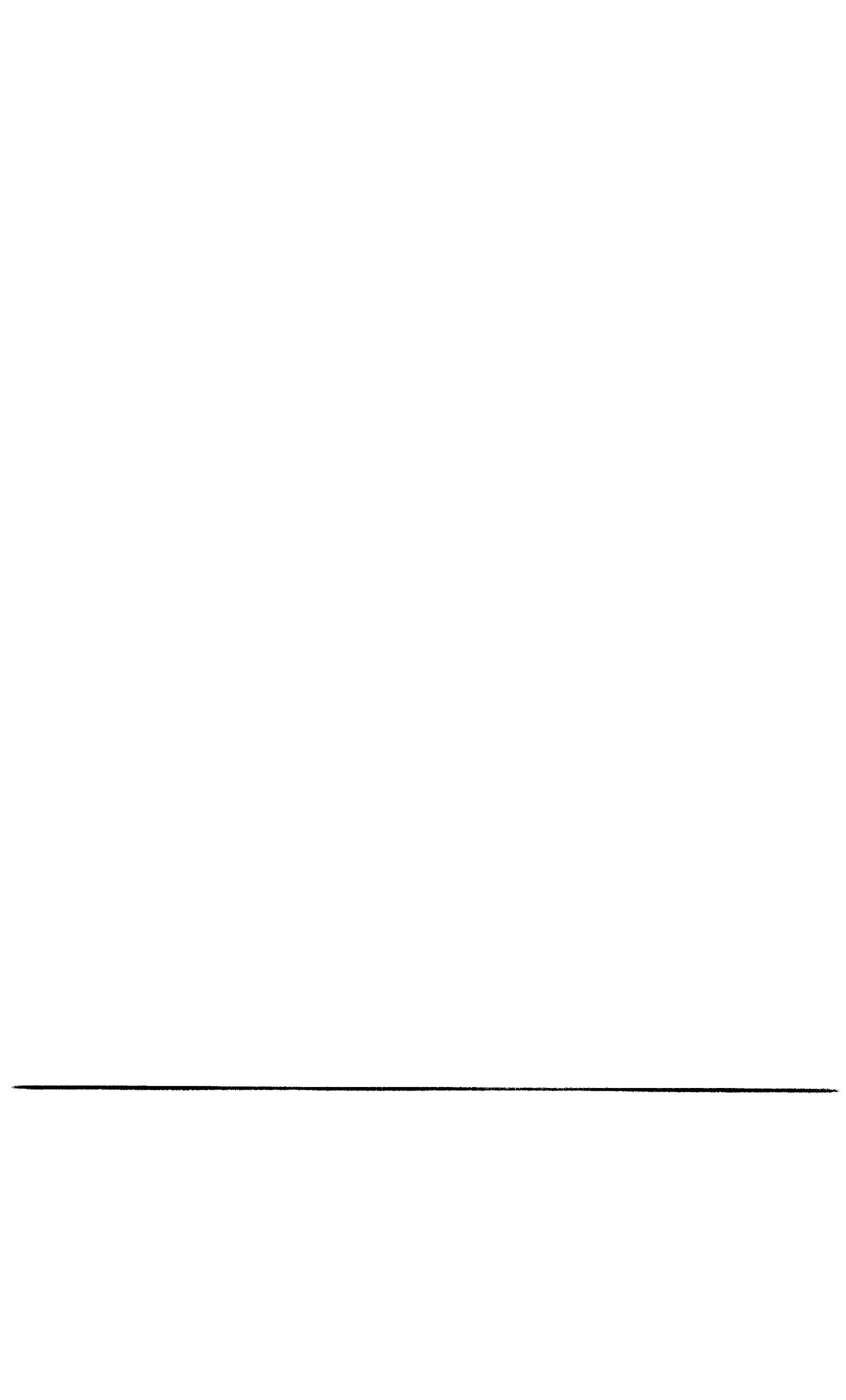
The subject site is located in the area designated Rural by the *Comprehensive Plan* with a Goal to "maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open character, natural resources and traditional settlement patterns." Although this site is appropriate in a rural land use designation, the policies pertaining to this Goal are not very applicable to the proposed use of this site because they speak to housing issues rather than trails and recreational facilities.

Since the proposed use is for a loop trail, trailhead/parking area with handicap accessibility and is adjacent to the Rio Grande Bosque, the *Comprehensive Plan's* Goal for the Open Space Network fits this facility's use better. The Goal for the Open Space Network is to "provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors and open areas throughout the *Comprehensive Plan* area." Thus, reference to this site as a proposed open space facility may be better suited.

Because this site is better suited to be viewed in this context, it is easier to understand that it provides a "gateway" to the Rio Grande River and the Bosque surrounding it from the built urban society. Users will be able to park their vehicles at the edge of the urban society and enjoy the natural setting provided by the river and the Bosque and the trail network surrounding the river (in the Bosque). By analyzing the project from this standpoint, Goals and Policies for the *Comprehensive Plan's* designation for the Open Space Network apply. Applicable policies for this Goal are:

Policy a Open space lands and waters shall be acquired or regulated as appropriate to serve one or more of the following specific purposes:

- Conservation of natural resources and environmental features
- Provision of opportunities for outdoor education and recreation



- Shaping the urban form
- Conservation of archaeological resources
- Provision of trail corridors
- Protection of the public from natural hazards

Policy b Access to the Rio Grande, Bosque and surrounding river lands should be carefully designed to provide entry to those portions suitable for recreational, scientific and educational purposes, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage functions.

Possible Techniques

- 1) Use the Rio Grande Valley State Park Management Plan
- 2) Integrate irrigation, water conservation, drainage and flood control functions with natural preservation and recreational purposes.
- 3) Ensure that the design and construction of future river crossings are sensitive to the bosque's natural environment, river functions and valley land uses.
- 4) Protect lands adjacent to the river by assuring compatible land uses; acquire adjacent lands suitable for recreation uses and provide links to the river and bosque.
- 5) Plan and develop a water related recreation complex which integrates the Zoo, Tingley Lagoon, San Gabriel Park and a botanical garden with links to Old Town.

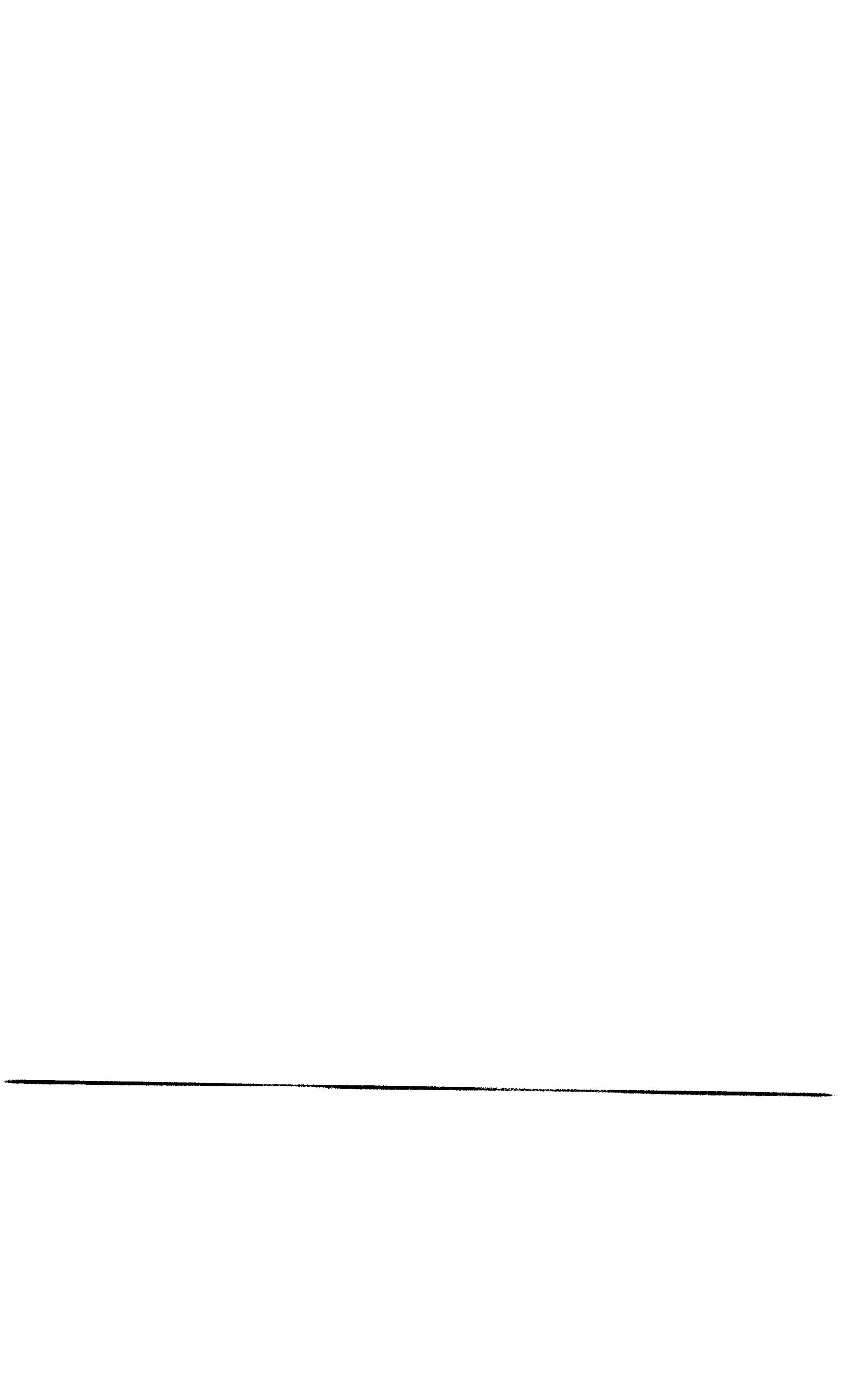
Policy c Development in or adjacent to the proposed Open Space Network shall be compatible with open space purposes.

Possible Techniques

- 1) Require slope, soil condition and/or other appropriate surveys to be conducted to determine precise open space boundaries and regulatory treatment.
- 2) Utilize special zoning standards to guide development of lands within or adjacent to the Open Space Network.
- 3) Modify ordinances where necessary to require appropriate surveys.
- 4) Require adequate setbacks to protect sensitive areas.
- 5) Use scenic easements to protect critical open space views.

West Side Strategic Plan (Rank 2)

The *West Side Strategic Plan* 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, a line south of Gun Club Road (the Atrisco Grant line) on the south and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land – approximately 150 square miles. Specific boundaries are shown on the plan's Boundary Map on page 2 of the plan.



Section 7 of the *West Side Strategic Plan*, Natural and Cultural Resources, Recreation and Special Areas, recognizes that much of the land on the West Side is "ideally situated for development", but special attention needs to be paid by requiring development to be sensitive to natural features of the area. "Many of the development vs. preservation issues on the West Side come down to what happens in an interface area, i.e., ... what will a development's impact be on a sensitive Bosque environment?"

As is stated in the *West Side Strategic Plan* "Bernalillo County and the City of Albuquerque should investigate the potential for purchase of certain key parcels of land [to be] used for recreational purposes." The Open Space Division has purchased this 2.12 acre piece of land for the purpose of a trailhead because of its immediate proximity to the Bosque. The parking area will also provide for a safe place to park for those who already use the trail network in the Bosque. Currently people are parking across Montano Road NW and cross a busy street to enter into the Bosque area.

Policies for the Bosque Interface/Bosque Transition are:

Policy 7.1 Include Bosque transition area techniques in the West Side Design Guidelines which will affect new development east of Coors Boulevard. These techniques shall consider height, color, style, massing and tree preservation. The City and County may also decide to impose an overlay zone in this area.

Policy 7.2 The Bernalillo County and City of Albuquerque Planning Directors shall establish a priority list of key parcels in the Bosque transition zone which should be protected from further development through zoning requirements or purchase/lease back options.

Policy 7.3 The Bernalillo County and City of Albuquerque Planning Departments shall consider the amendment of the existing overlay zone to further preserve and protect the Bosque view sheds, agricultural lands, archaeological and historic sites and provide public and private access as appropriate.

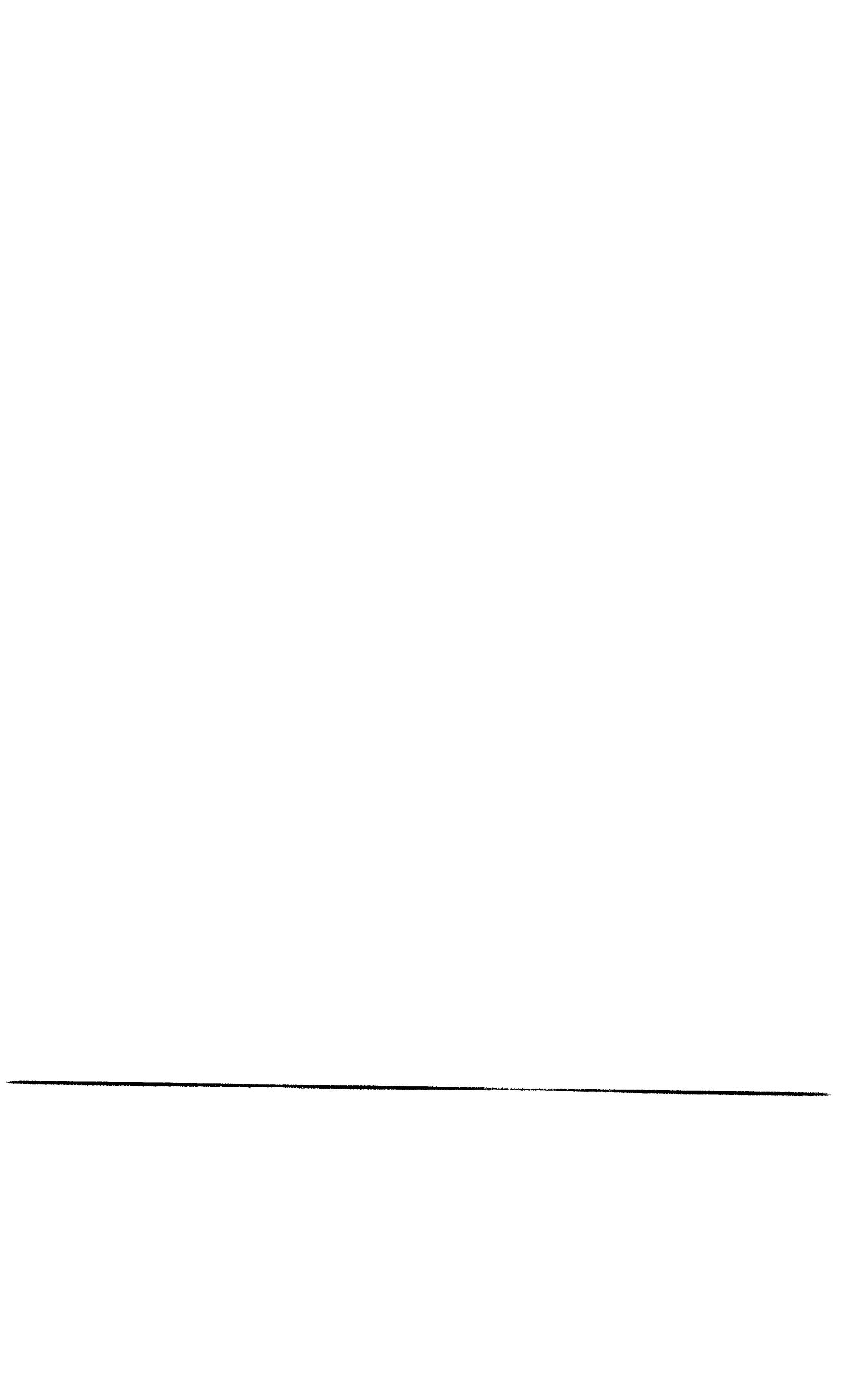
Open Space Facility Plan (Rank 2)

The purpose of Major Public Open Space as outlined in the *Comprehensive Plan* is to:

- Conserve natural resources and environmental features
- Provide opportunities for outdoor education and recreation
- Shape the urban form
- Conserve archaeological resources
- Provide trail corridors
- Protect the public from natural hazards

A more general way of describing the purpose of the *Major Public Open Space Facility Plan* is to establish guidelines for implementation of the open space network goals as specified in the *Comprehensive Plan*. The *Comprehensive Plan* mandates that access to the Rio Grande, Bosque and surrounding river lands be carefully designed to provide entry to areas suitable for recreational, scientific and educational use. The Open Space Facility Plan lists several points of access (both existing and proposed) to provide access to the Bosque area in order " ... to preserve wildlife habitat and maintain essential watershed and drainage functions."

Section Five in the *Open Space Facilities Plan*, regarding the Rio Grande Bosque, states several policies. The categories of the policies include planning, land use, management and revenue



generation. Applicable policies specific to this project are presented in the land use category and stated below:

Policy C.4 The City shall provide adequate public parking adjacent to Rio Grande Valley State Park.

Policy C.5 Coordinate plans for other facilities to ensure access to Rio Grande Valley State Park. Plans for development adjacent to the Park shall be reviewed to coordinate access consistent with the *Major Public Open Space Facility Plan* and the *Bosque Action Plan*.

Coors Corridor Plan (Rank III)

The *Coors Corridor Plan* was first adopted in 1984 and amended in 1995. The *Coors Corridor Plan* provides policy and guidelines for design of Coors Boulevard as a limited access roadway to function efficiently as a major north-south arterial for the northwest mesa area. It also provides policy and design guidelines for development within the corridor area which will integrate natural resources with development activities in order to achieve a balance between the built and natural environments.

The *Coors Corridor Plan* recognizes Environmental Concerns and Related Improvements as an issue to be addressed with policies and guidelines. The Plan recognizes that naturally occurring attributes add important scenic, recreational, environmental and cultural values to the community as a whole. There are several policies regarding these naturally occurring amenities and the pertinent policies regarding this project are listed below.

Policy 1 The Rio Grande, Bosque and surrounding river lands are desirable and appropriate for recreation, scientific and educational purposes. Development in the Coors Corridor area shall be carefully designed to provide access to these lands while still preserving the natural wildlife habitat and maintaining essential flood control and drainage functions.

Because public access to the river lands is desirable and feasible with careful design, the City and County should seek acquisition, dedication, lease or easement agreement for private lands in the bosque as a part of the Rio Grande Valley State Park.

This policy provides residents with relief from the built urban environment. The river lands offer an excellent opportunity to fulfill recreational, scientific and educational needs. The Rio Grande Valley State Park is the central focus of fulfilling access needs.

Policy 2 Disturbance or removal of existing natural vegetation from the Bosque shall be minimized.

Policy 6 Any person planning a development within an identified archaeological site shall obtain clearance and guidance from the State Historic Preservation Office, Santa Fe, New Mexico before actual development begins.

Since a known archaeological site exists on the larger portion of tract 6 of the Lands of Ray Graham, III, this policy is applicable. The known archaeological site has been studied and is found to be just to the west of this particular site for the trailhead and parking lot.

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.

Long Range Roadway System

The Long Range Roadway System designates Coors Boulevard NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Montano Road NW as a Limited-Access Minor Arterial, with a right-of-way of 86'.

The Long Range Major Street Plan proposes a grade separation at the intersection of Montano and Winter Haven Roads. When this grade separation is built, Winter Haven will no longer have access to Montano Road.

ANALYSIS

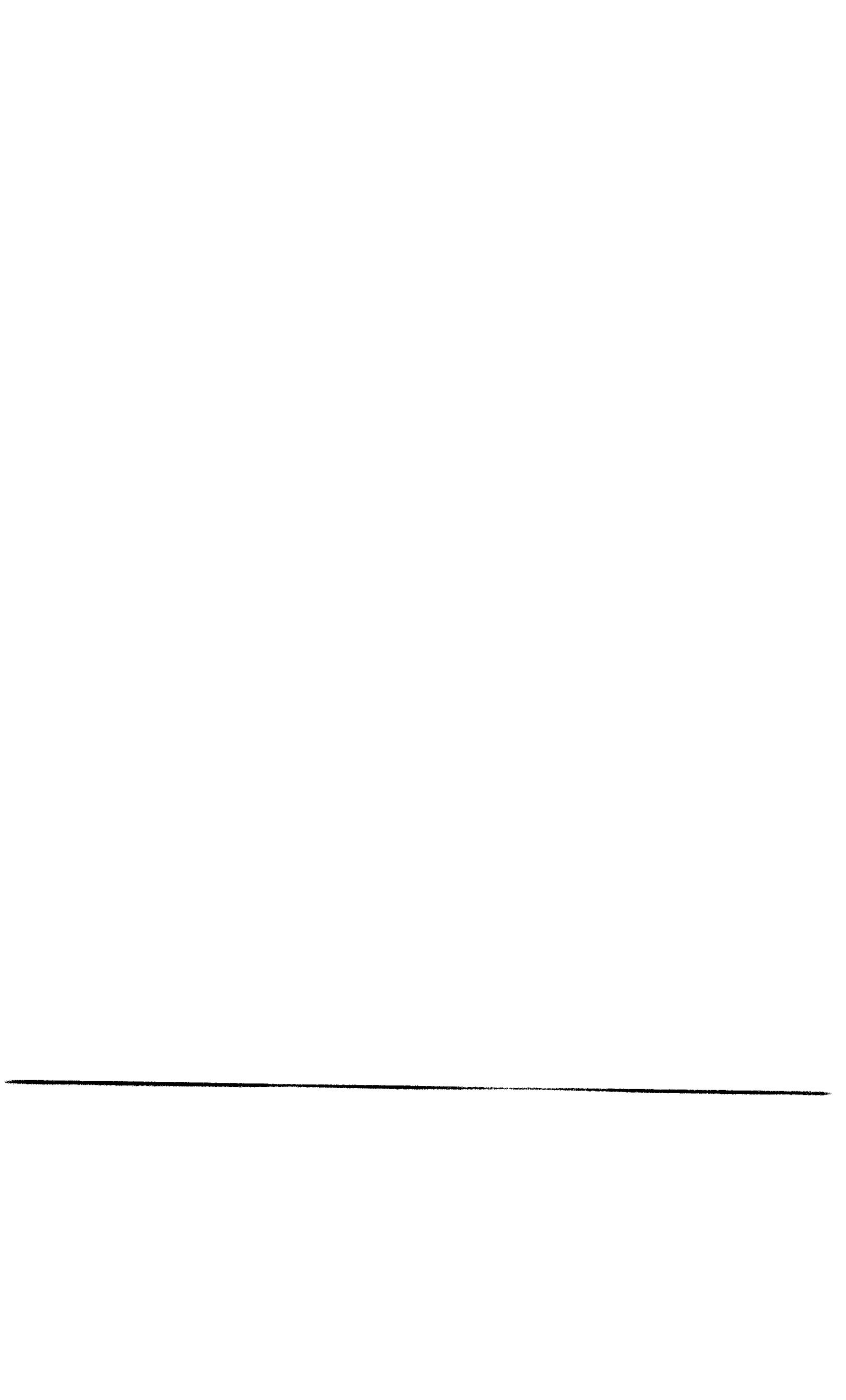
Zone Map Amendment

Conformance to Adopted Plans, Policies, and Ordinances

This is a request to change the zoning from SU-1 for C-2, O-1 and PRD (10 dus/acre) to SU-1 for Major Public Open Space. This site has been purchased by the City's Open Space Division and will be used as a parking site (with handicap accessibility) for people desiring access to the Rio Grande Bosque. The Bosque's trail network has access points directly east of the site, across the Corrales Riverside Drain. The site will also have a crusher-fine topped trail with park benches and picnic tables placed along the trail for public use.

The request meets the applicable goals and policies of the *Comprehensive Plan* by proposing a use that is compatible with the area. (Open Space Network Goal, Policies a, b, c) This site will be a point of departure for those leaving the more urban environment to enjoy nature and the Rio Grande Bosque. The *Comprehensive Plan's* land-use designation of Rural Area is fitting for such a facility as well. However, the Goal and policies from the Open Space Network are a better descriptor for the site because it will become part of the network of trails.

The request for SU-1 for Major Public Open Space is in conformance of the intent and policies for the Rio Grande Bosque in the *West Side Strategic Plan* by providing a designated facility in the Bosque transition zone to allow for the use of the Rio Grande Bosque area. (Policy 7.3) This request also furthers the policies of the *Coors Corridor Plan* by recognizing that the



Bosque is a unique, naturally occurring area and the proposed parking area/trail/trail head is a facility that will provide for controlled access to this area.

Further, this proposed use adequately justifies the request and requirements of *Resolution 270-1980*. The proposed zone change is consistent with the health, safety, morals and general welfare of the City and is not in conflict with the *Comprehensive Plan* or other City master plans. The applicant has demonstrated that the existing zoning is an appropriate because of changed neighborhood or community conditions. (Section 1.D)

The completion of the Montano Bridge to the east of the site is a changed condition that provides a link across the river and to the site. The proposed SU-1 zoning for open space will be more beneficial to the community as presented in the *Comprehensive Plan* by allowing an additional trailhead to the trail network in the Rio Grande Bosque and is compatible with policies presented in the *West Side Strategic Plan* and the *Coors Corridor Plan*. Use of the parking facility/trail/trailhead will not be harmful to adjacent properties, the neighborhood or the community.

Amendment to Site Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This request is for approval of an amendment to a site plan for subdivision that will separate out the northeasterly corner of tract 6 (70.69 acres) of the larger, surrounding site (229.2 acres) containing the Lands of Ray Graham, III. The subject site (2.12-acres) is owned by the open space division and will be used as a parking facility/trailhead for the Rio Grande Bosque trail network and encompass a smaller trail with park benches and picnic tables for all individuals to use. These facilities will be handicap accessible. The proposed open space facility will not have an adverse impact with the future development of the larger site.

Access to the subject site will be via Winterhaven Road and eventually to Coors Boulevard NW. Currently, Winterhaven Road can be accessed from Montano Road NW (to the North and South), but when Winterhaven Road is improved, a grade separation will be built and thus, the intersection to Montano Road will be eliminated.

The amendment to the site plan for subdivision meets the goals and policies of the *Comprehensive Plan* by proposing development that is compatible with the area's open, natural resources. (Policy b, c) The amendment to the site plan furthers the applicable policies of the *West Side Strategic Plan* by presenting a controlled access point to the Bosque (through the Bosque transition zone) in an urban environment. (Policy 7.2) This amendment also meets the applicable general policies, site planning policies and view preservation policies contained in the *Coors Corridor Plan*. (Policies 1, 2, and 6)

The amendment to the site plan contains the information required by the *Zoning Code*. It presents the subject site, the proposed uses of the site, pedestrian and vehicular ingress and egress and internal circulation requirements. It further shows the route of the proposed trail, proposed locations of park benches, picnic tables and natural vegetation.

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 a 2.12 acre site located in the northeast corner of tract 6, Lands of Ray Graham, III, to create a parking facility/trailhead and internal trail. The site is located on Montano Road NW, adjacent (on the west) to the Corrales Riverside Drain between Coors Boulevard NW and the Rio Grande River. Requested zoning for the vacant site is SU-1 for Major Public Open Space.

The request is consistent with the applicable policies of the *Comprehensive Plan* in that the acquisition and establishment of access points to the Rio Grande Bosque shall be carefully designed to provide entry suitable for recreational, scientific and educational purposes while controlling access to the sensitive areas. (Policy b)

This request is also consistent with applicable policies of the *West Side Strategic Plan* because the City acquired this site for the specific purpose of expanding the open space network of trails. (Policy 7.2) It also provides a parking facility at a new point of access to the Rio Grande Bosque. (Policy 7.1) Further, this request is consistent with the *Coors Corridor Plan* in that it will add important scenic, recreational, environmental and cultural values to the community as a whole. (Policy 1)

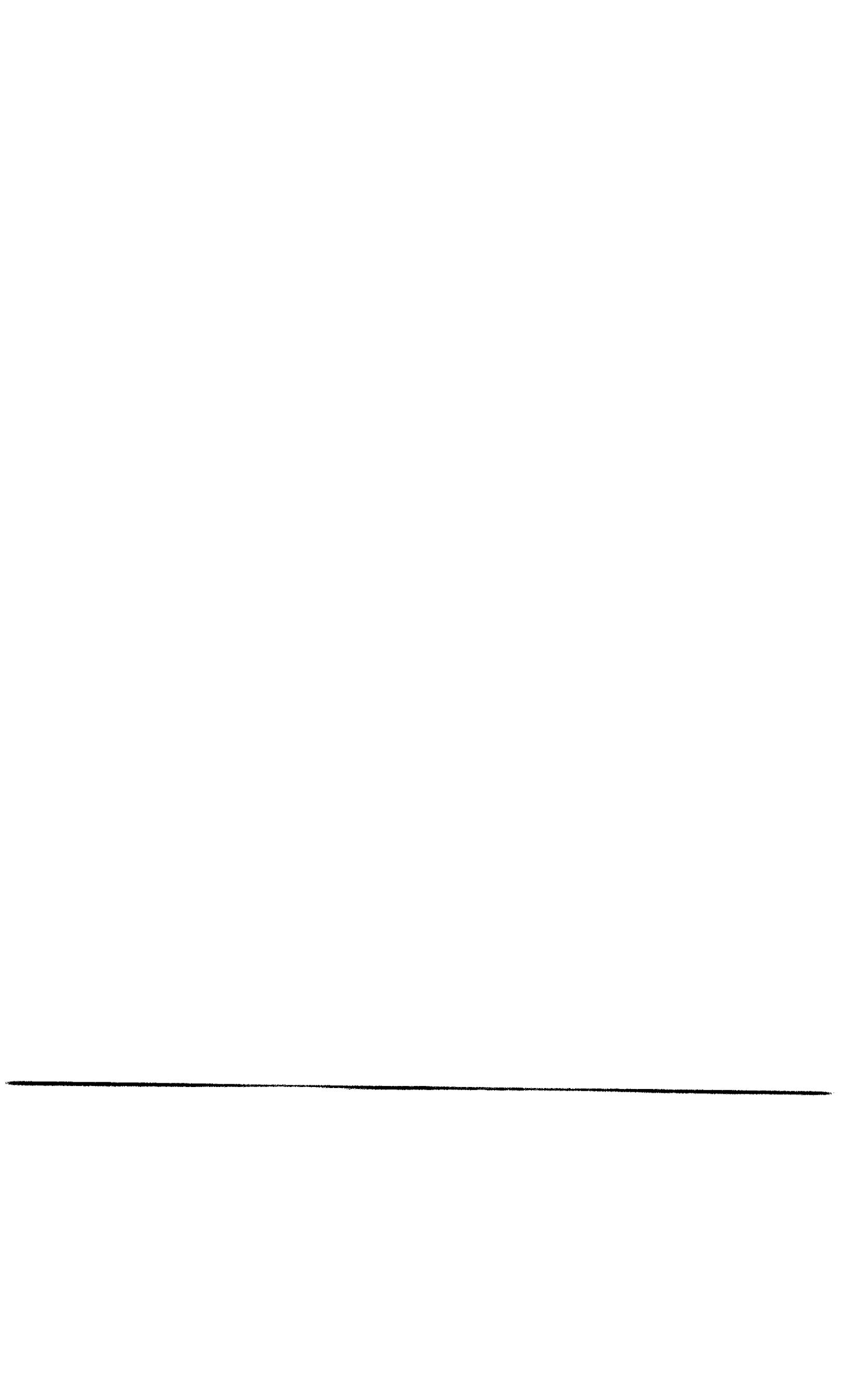
Site Plan Layout / Configuration

The 2.12 acre site is bordered by the Corrales Riverside Drain on the east (the Rio Grande River and Bosque is beyond that), Montano Road NW on the north (single family homes beyond that) and the future Learning Road to the west. Since the site is the northeast corner of tract 6 of the Lands of Ray Graham, III, and future development will take place to the south – zoned SU-1 for C-2, O-1 and PRD (10 dus/acre). However, tract 6 is 67.9 acres and is proposed to have a 300-foot buffer along Learning Road that prohibits any type of commercial uses but office and residential uses are allowed. This will help soften the adjacent urban development intensity when the surrounding City is viewed from the site.

Access to the site will be via Learning Road with no access to Montano Road NW. The site consists of a parking lot (38 normal spaces and 4 handicap spaces), an internal loop trail with 7 handicap accessible picnic tables and 2 park benches and all remaining naturally occurring trees and vegetation. There will be no buildings allowed on this site. Also, no utilities will be brought to this site.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrians will be able to access the site through a non-vehicular path at the southeastern corner of the site and from Winterhaven. The footpath will be an 8-foot wide trail covered with Santa Fe Brown stabilized crusher fines. A bicycle rack will be located along the footpath, opposite from the parking lot.



Lighting and Security

There will not be any lighting on the site.

There will be a 6-foot fence surrounding the entire site. The western side will have a 6-foot decorative fence with a closable gate to vehicular traffic. The rest of the perimeter fence will be a 6-foot Horse Fence with interlocking wire connections.

Landscaping

The landscaping will be the current naturally occurring vegetation with a row of Valley Cottonwood trees planted along the western edge of the property – the side facing Learning Road.

Grading, Drainage, Utility Plans

A 6 inch high, 5 foot wide compacted earth berm will run along the southern boundary of the site to control for storm-water flow off-site. The earth berm will guide over-flow waters to the east of the site where the Corrales Riverside Drain is located. The overflow will be allowed to disperse over the City sewer easement that is on the east side of the 100-foot buffer to the Rio Grande River Bosque per the *Coors Corridor Plan*.

Architecture and Signage

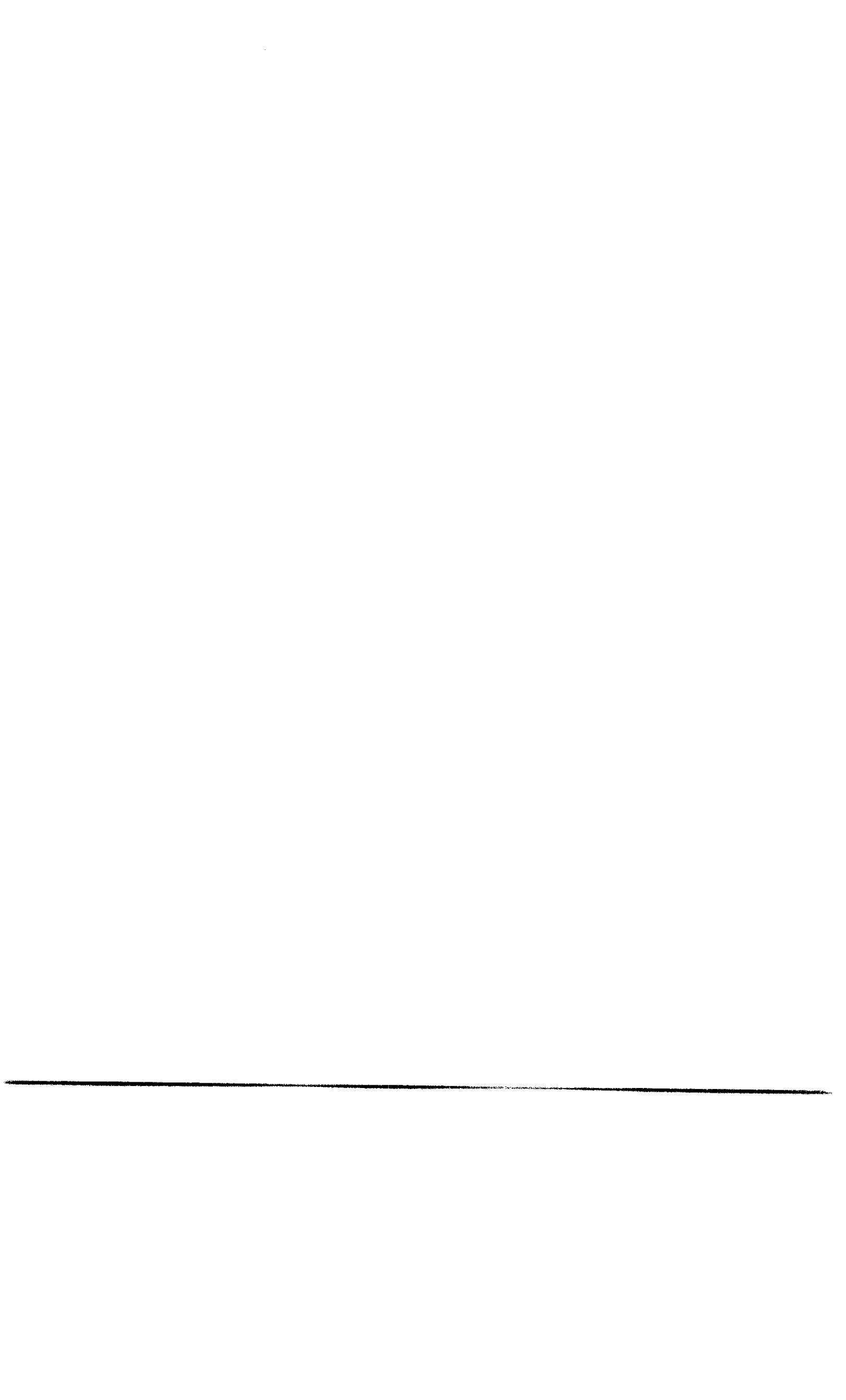
No buildings or signage are proposed for the site. There will be an information kiosk, however, located at the beginning of the loop trail on the southern side of the site, across from the parking lot.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Conditions of approval have been obtained from transportation planning and the City engineer. The transportation planning division asks "that a note be added to the site plan stating that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future." This is noted in the MRCOG's long-term roadway map.

The City Engineer has provided the following as conditions for approval:

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
2. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
3. The site driveway, if divided, shall provide 20' for entering vehicles and 20' for exiting vehicles (car, refuse, emergency). Site driveway may be 32' wide, if not divided.
4. A note shall be added to the site plan, stating, that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.
5. Re-plat.



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6. A conceptual grading and drainage plan is required for Site Plan for Building Permit signoff by the City Engineer.

Neighborhood Concerns

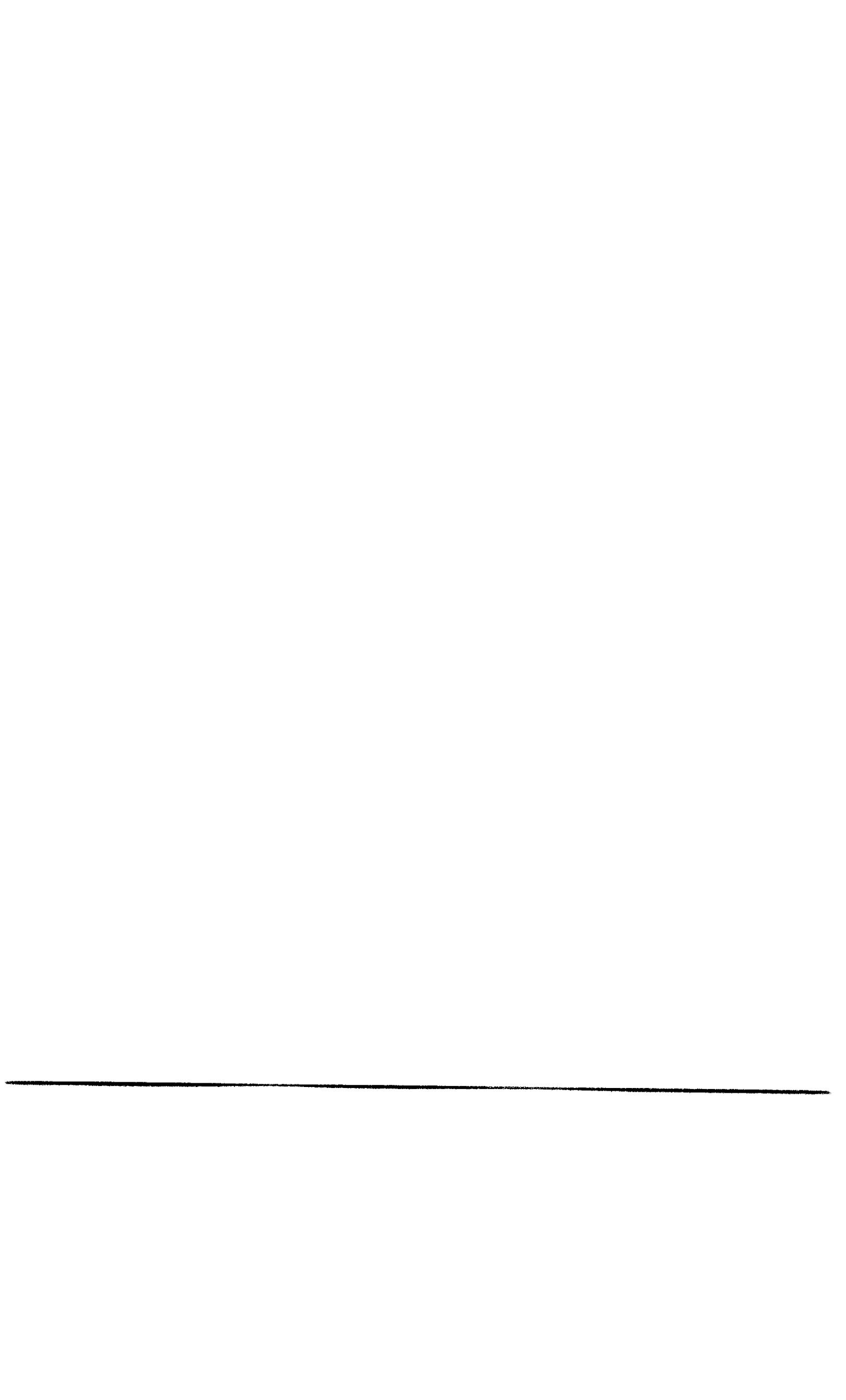
Staff received one phone call from a single neighbor concerned with the parking lot, trash receptacle and access to Montano Road NW. The neighbor is a resident of the single-family homes to the north of the site, across Montano Road NW. The resident expressed the following concerns:

- Does not like having a public use parking lot created near their property.
- Does not want a public use trash receptacle located near their property.
- Was unaware that a future grade separation will exist between Montano Road NW and Winterhaven Road and the intersection of these two roads will be eliminated.

Conclusions

This is a request for approval of a zone map amendment, an amendment to site plan for subdivision and site plan for building permit for a 2.12 acre portion of tract 6 of the Lands of Ray Graham, III, located south of Montano Road NW and west of the Corrales Riverside Drain between Coors Boulevard NW and the Rio Grande River. The site has been purchased by the open space division for the purpose of providing a parking facility/trailhead (for the Rio Grande Bosque) and a loop trail with picnic benches and handicap facilities.

The applicant has sufficiently met the requirements for the request as per the *Comprehensive Plan*, the *West side Strategic Plan*, the *Coors Corridor Plan* and *Resolution 270-1980*. Staff recommends approval.

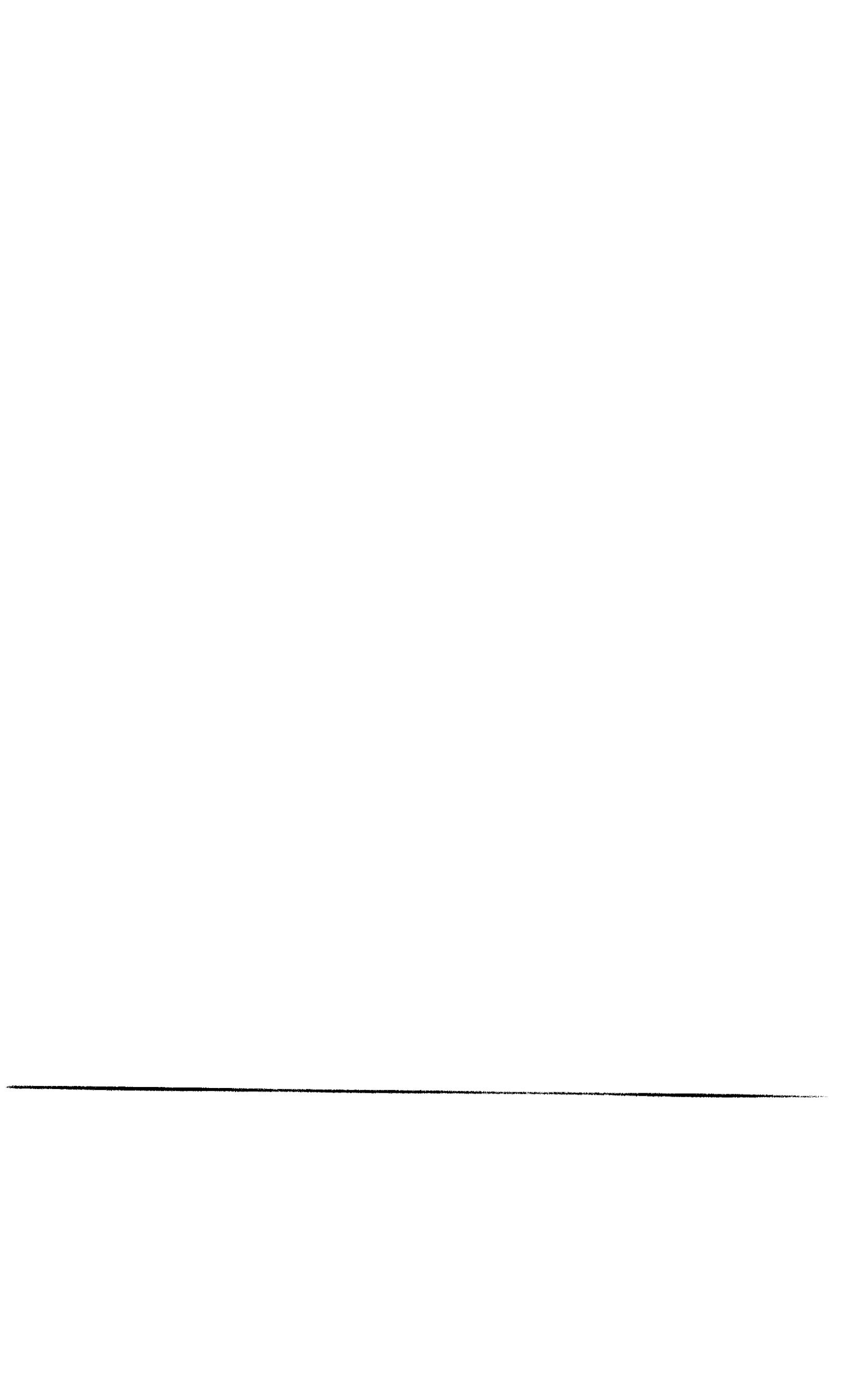


FINDINGS - 02EPC 01769 -- January 16, 2003 (Zone Map Amendment)

1. This is a request for a zone map amendment from SU-1 for C-2, O-1, PRD (10 dus/acre) to SU-1 for Major Public Open Space for the 2.12 acre northeasterly corner of tract 6, Lands of Ray Graham, III. The subject site is located on the south side of Montano Road NW, the west side of the Corrales Riverside Drain between Coors Boulevard NW and the Rio Grande River/Bosque.
2. The proposed zone map amendment is consistent with the *Comprehensive Plan's* Open Space Network policy b and policy c in that the site will be part of the Open Space trail network and provide a new access point to the Rio Grande River and Bosque area. This site has been purchased by the City's Open Space Division for the purpose of creating a parking facility/trailhead for the Bosque trail network and creating a site encompassing a loop trail with picnic tables and park benches that is handicap accessible.
3. This request is in conformance of the intent and policies for the Rio Grande Bosque in the *West Side Strategic Plan* by providing a designated facility in the Bosque transition zone to allow for the use of the Rio Grande Bosque area. (WSSP policies 7.1, 7.2, 7.3)
4. This request furthers policies of the *Coors Corridor Plan* through recognizing that the Bosque is a unique naturally occurring area and the proposed open space facility will provide for controlled access to this area. (Issue 2, policy 1)
5. The applicant has demonstrated that the proposed zone map amendment and the loop trail, trailhead/parking facility meets the policies and requirements of *Resolution 270-1980*. The proposed zoning is more advantageous to the community as articulated in the *Comprehensive Plan*, the *West Side Strategic Plan*, and the *Coors Corridor Plan*. (Section 1.D.)

RECOMMENDATION - 02EPC 01769 - January 16, 2003

APPROVAL of 02EPC 01769, a request for zone map amendment from SU-1 for C-2, O-1, PRD (10 dus/acre) to SU-1 for Major Public Open Space, for the 2.12-acre, northeastern corner of tract 6, Lands of Ray Graham, III, located south of Montano Road NW, west of the Corrales Riverside Drain, between Coors Boulevard NW and the Rio Grande River/Bosque, based on the preceding Findings.

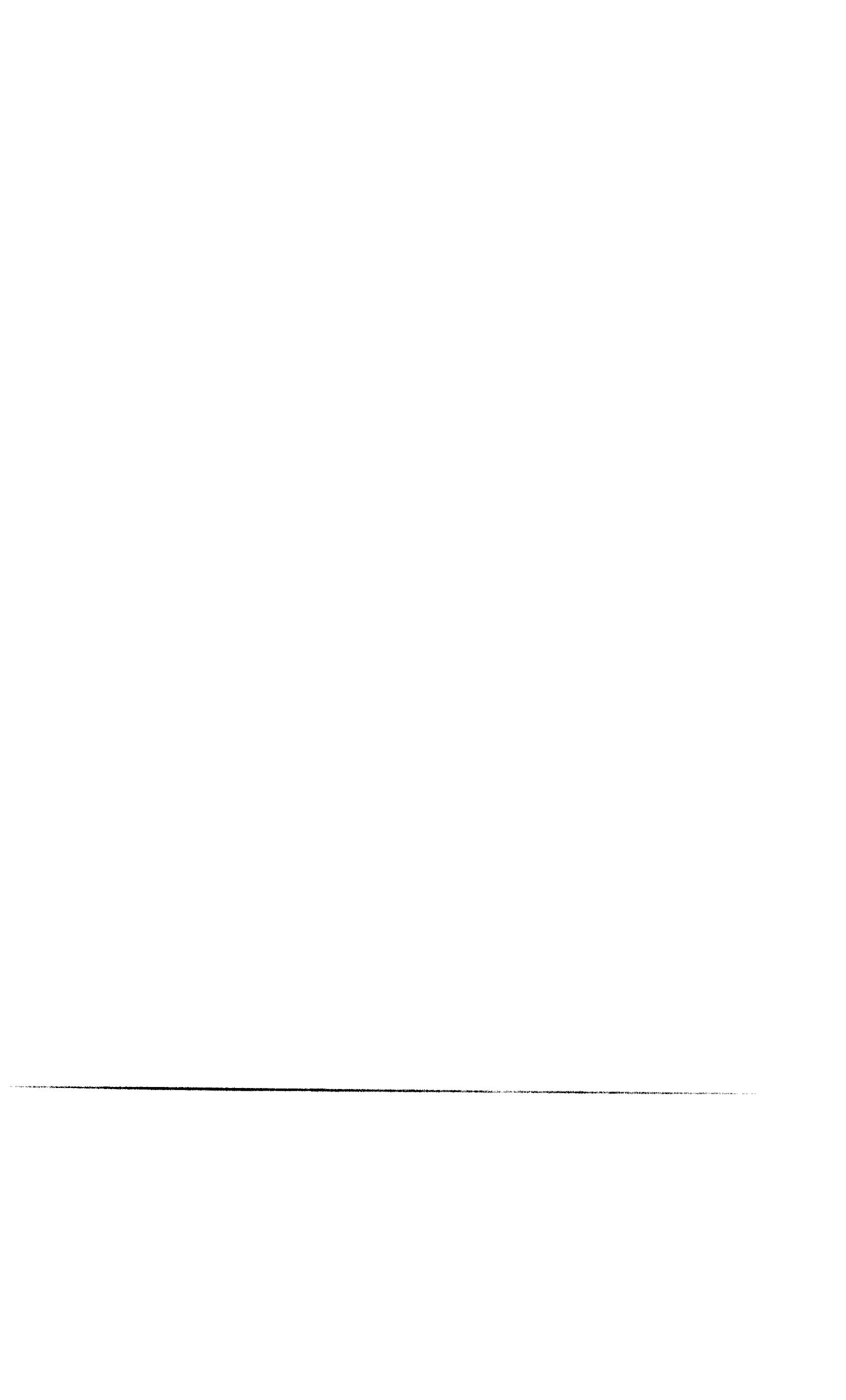


FINDINGS - 02EPC 01771 – January 16, 2003 (Amendment to site plan for subdivision)

1. This is a request for an amendment to the site plan for subdivision for tract 6, Lands of Ray Graham, III, located on the south side of Montano Road NW, the west side of the Corrales Riverside Drain between Coors Boulevard NW and the Rio Grande River/Bosque.
2. The Open Space Division has purchased a 2.12 acre site in the northeastern corner of tract 6 of the Lands of Ray Graham, III, to develop a loop trail and a trailhead/parking facility for the trail network in the Rio Grande River Bosque.
3. This submittal accompanies a zone map amendment request for the subject site from SU-1 for C-2, O-1, PRD (10 du/acre) to SU-1 for Major Public Open Space.
4. This request for amendment to the site plan for subdivision meets the goals and policies of the *Comprehensive Plan* by proposing development that is compatible with the area's open, natural resources. (Policy B.1.c)
5. The amendment to the site plan for subdivision furthers the applicable policies of the *West Side Strategic Plan* by presenting a controlled access point to the Bosque (through the Bosque transition zone) in an urban environment. (Policy 7.3)
6. This amendment meets the applicable general policies, site planning policies and view preservation policies contained in the *Coors Corridor Plan*. (Issue 2, policies 1, 2 and 6)
7. The proposed subdivision and use will have no adverse impact on the larger, surrounding site.

RECOMMENDATION - 02EPC 01771 – January 16, 2003

APPROVAL of 02EPC 01771, a request for an amendment to the site plan for subdivision, for the 2.12-acre, northeastern corner of tract 6, Lands of Ray Graham, III, located south of Montano Road NW, west of the Corrales Riverside Drain, between Coors Boulevard NW and the Rio Grande River/Bosque, based on the preceding Findings and subject to the following Conditions of Approval.

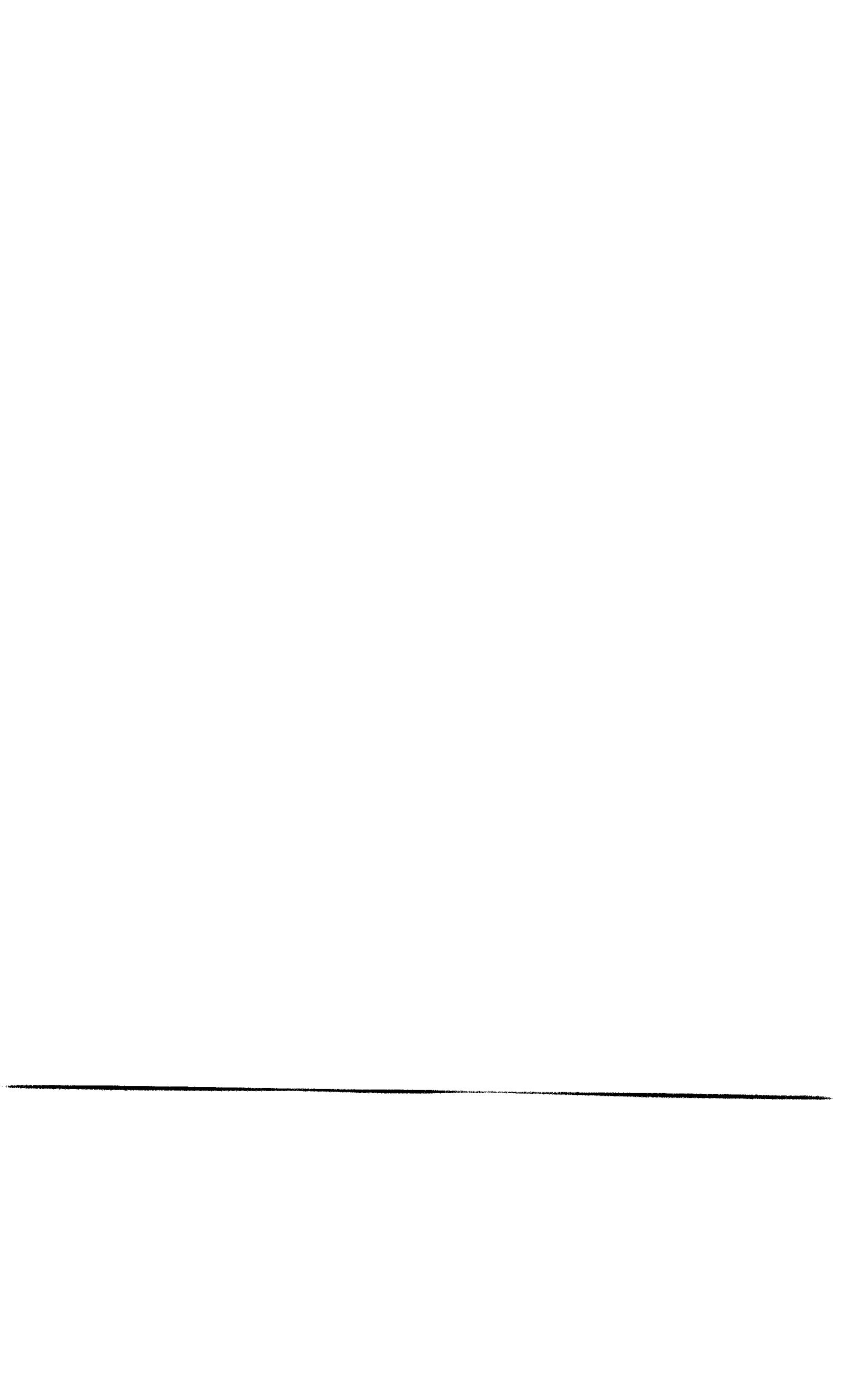


CONDITIONS OF APPROVAL - 02EPC 01771 – January 16, 2003

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

2. Transportation Planning Division of the Public Works Department: A note shall be added to the site plan stating that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.

3. City Engineer and Public Works Department conditions for approval:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - c. The site driveway, if divided, shall provide 20' for entering vehicles and 20' for exiting vehicles (car, refuse, emergency). Site driveway may be 32' wide, if not divided.
 - d. A note shall be added to the site plan, stating, that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.
 - e. Re-plat.
 - f. A conceptual grading and drainage plan is required for Site Plan for Building Permit signoff by the City Engineer.



FINDINGS – 02EPC 01770 – January 16, 2003 (Site Plan for Building Permit)

1. This is a request for a site plan for building permit for a 2.12 acre site in the northeastern corner of tract 6 of the Lands of Ray Graham, III located on the south side of Montano Road NW, the west side of the Corrales Riverside Drain between Coors Boulevard NW and the Rio Grande River/Bosque.
2. This submittal accompanies a zone map amendment request for the subject site from SU-1 for C-2, O-1, PRD (10 du/acre) to SU-1 for Major Public Open Space.
3. The proposed site development plan for building permit is consistent with the *Comprehensive Plan* in that the site is located next to the Rio Grande River/Bosque, which is a sensitive area, and this site provides a controlled point of access to it.
4. The request is consistent with applicable policies of the *West Side Strategic Plan* because the City acquired this site for the specific purpose of expanding the Open Space Network of trails. It also provides a parking facility at a new point of access to the Rio Grande Bosque. (Policy 7.2)
5. The request is consistent with the *Coors Corridor Plan* in that it will add important scenic, recreational, environmental and cultural values to the community as a whole. (Issue 2, policy 1)
6. The proposed subdivision and use will have no adverse impact on the larger, surrounding site.

RECOMMENDATION - 02EPC 01770 – January 16, 2003

APPROVAL of 02EPC 01770, a request for site plan for building permit, for the 2.12-acre, northeastern corner of tract 6, Lands of Ray Graham, III, located south of Montano Road NW, west of the Corrales Riverside Drain, between Coors Boulevard NW and the Rio Grande River/Bosque, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL -02EPC 01770 – January 16, 2003

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

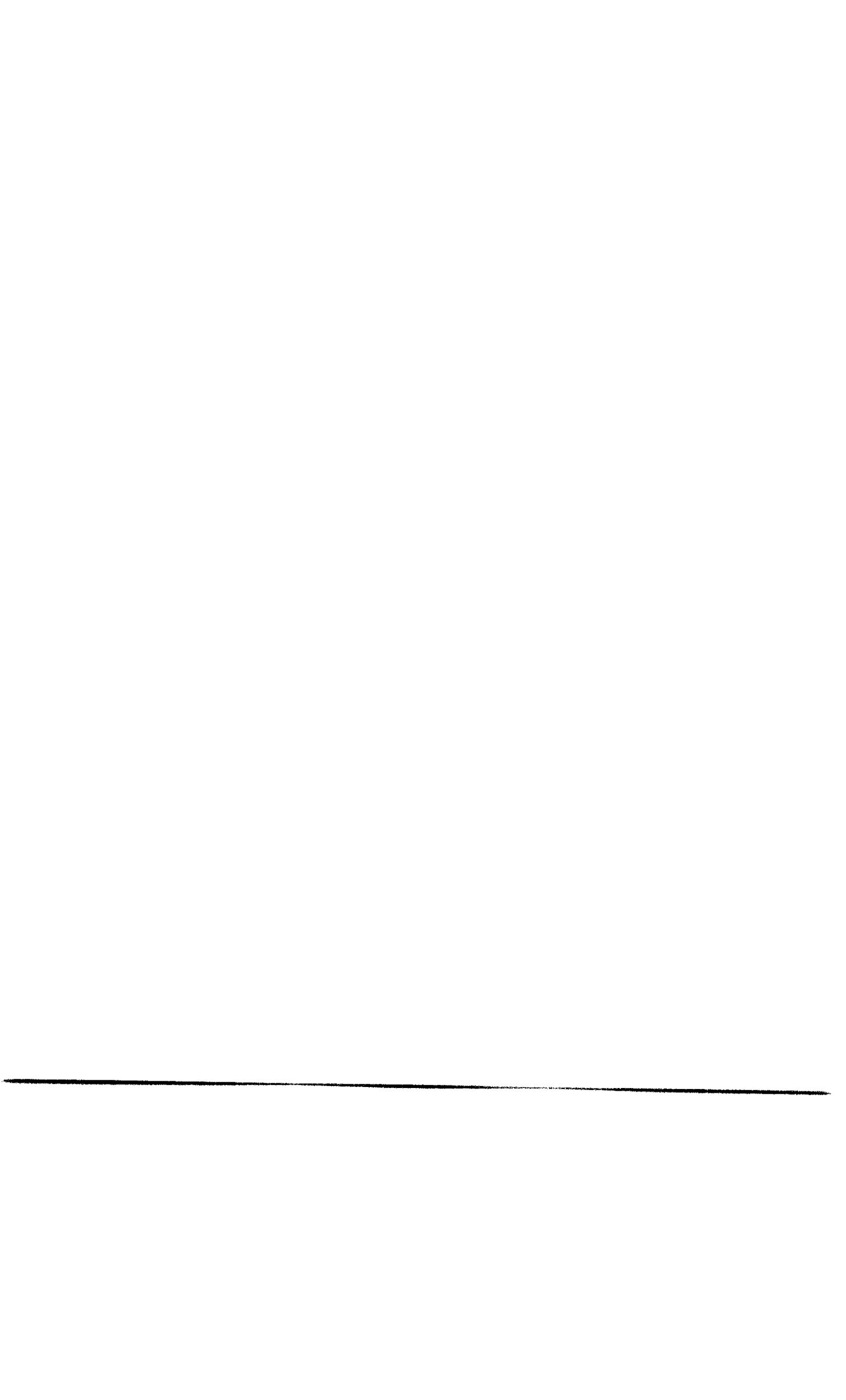
the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The transportation planning division asks "that a note be added to the site plan stating that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future."

3. The City Engineer has provided the following as conditions for approval:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - c. The site driveway, if divided, shall provide 20' for entering vehicles and 20' for exiting vehicles (car, refuse, emergency). Site driveway may be 32' wide, if not divided.
 - d. A note shall be added to the site plan, stating, that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.
 - e. Re-plat.
 - f. A conceptual grading and drainage plan is required for Site Plan for Building Permit signoff by the City Engineer.

Christopher Hyer
Senior Planner

cc: City of Albuquerque, Open Space Division, P.O. Box 1293, Albuquerque, NM 87103
Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Ed Swenson, LaLuz Del Sol, One Wind NW, Albuquerque, NM 87120
Ray Graham, La Luz Del Sol, One Wind NW, Albuquerque, NM 87120
Cul Van Berkel, Taylor Ranch NA, 5716 Morgan Ln. NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch Na, 6804 Staghorn Dr. NW, Albuquerque, NM 87120



CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comment.

Office of Neighborhood Coordination

Taylor Ranch ®

La Luz del Sol ®

PUBLIC WORKS DEPARTMENT

Transportation Development Services

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- Site shall comply and be designed per DPM Standards and current COA Zoning Code.
- The site driveway, if divided, shall provide 20' for entering vehicles and 20' for exiting vehicles (car, refuse, emergency). Site driveway may be 32' wide, if not divided.
- Re-plat.

Utility Development

- No adverse comment. A re-plat must be required as a condition of approval.

Traffic Engineering Operations

- Though this was already open space, seems this does make it open space at least from a zoning vantage.

Hydrology

- Hydrology section has no objection to the requested zoning or to the Site Plan for Subdivision amendment. A conceptual grading and drainage plan is required for Site Plan for Building Permit signoff by the City Engineer.

Transportation Planning

- Findings
 1. The segment of the Montano Road abutting the proposed development is designated a limited access minor arterial on the Long Range Roadway System.
 2. Consistent with the standing policy of the Long Range Roadway System and the Coors Corridor Plan, Montano Road is proposed to be grade separated from Winterhaven Road at some time in the future.

3. It would be prudent on the part of the applicant to assess the adequacy of the site access and circulation system without access to Montano Road.

- Conditions

1. That a note be added to the site plan stating that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.

Street Maintenance:

- No comments.

Water Resources, Water Utilities and Wastewater Utilities:

- No comments.

New Mexico State Highway and Transportation Department:

- No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

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

7. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
8. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
9. The site driveway, if divided, shall provide 20' for entering vehicles and 20' for exiting vehicles (car, refuse, emergency). Site driveway may be 32' wide, if not divided.
10. A note shall be added to the site plan, stating, that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.
11. Re-plat.
12. A conceptual grading and drainage plan is required for Site Plan for Building Permit signoff by the City Engineer.

ENVIRONMENTAL HEALTH DEPARTMENT

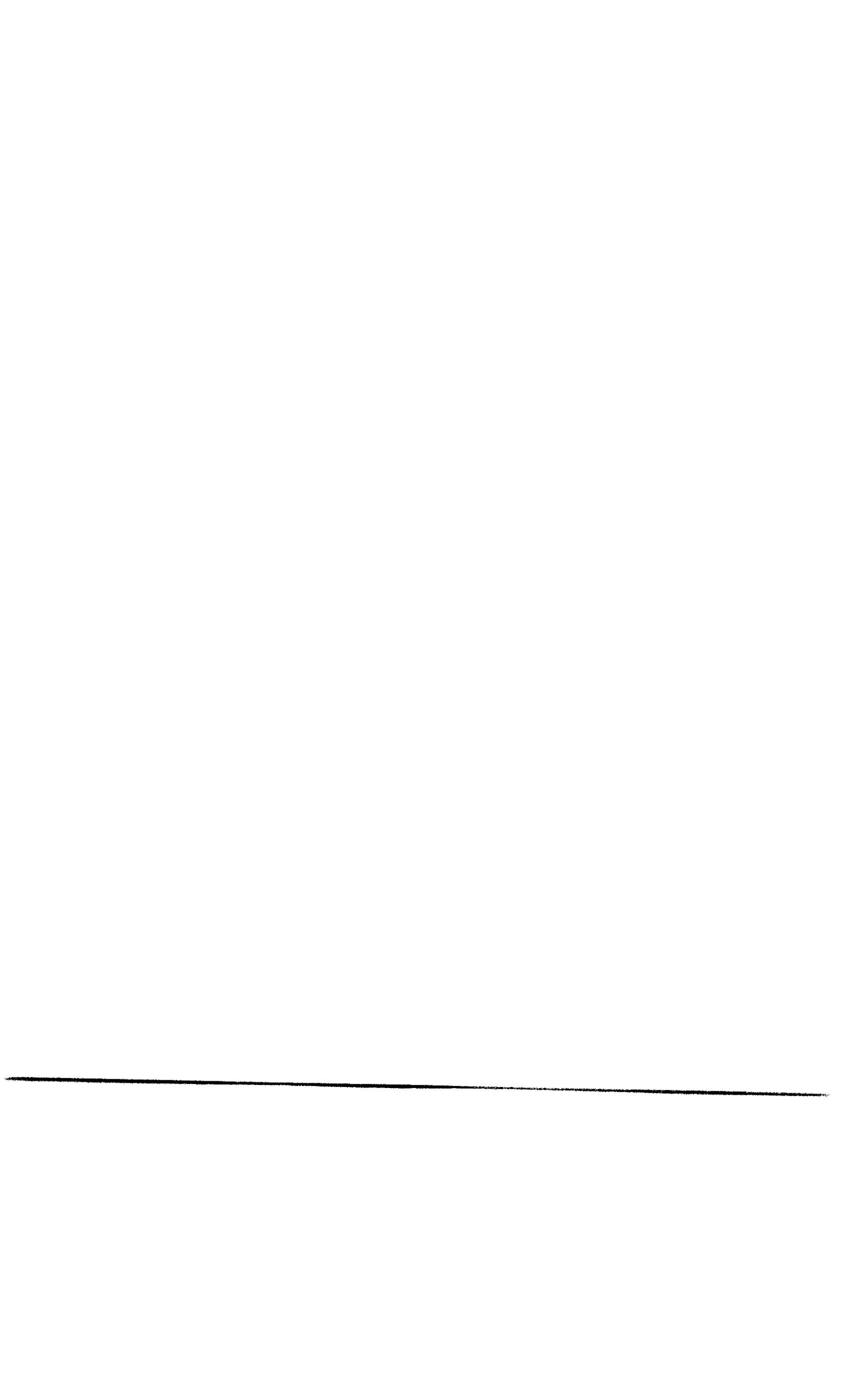
Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Parks and Recreation supports the Zone Map Amendment and Site Plan for Building Permit and Subdivision. The Parking lot will benefit trail users and will be an asset to the trail system.



Open Space Division

With regard to the Zone Map amendment request, the granting SU-1 for MPOS (Major Public Open Space) zoning will be a positive step towards the uniform and consistent classification of all publicly-owned lands within the City Open Space network.

With regard to the Site Development Plan for Building Permit, Open Space Division (OSD) is pleased to be able to offer to bosque trail-user groups a much-needed trailhead parking and picnic area. Besides providing an important entry point to the bosque trail-system, this proposed trailhead parking area will enhance public safety by eliminating the need for trail- users to cross Montano Road in order to access the Rio Grande Valley State Park trails.

OSD has worked with the facility designer to identify, map, and preserve all significant cottonwood trees within the site.

The handicap accessible benches and stabilized crusher-fine loop trail will help to provide a quality passive recreation experience for mobility-impaired users.

OSD recommends APPROVAL of the Zone Map amendment, Site Development Plan for Building Permit, and Site Development Plan for Subdivision requests.

POLICE DEPARTMENT/Planning

No comment.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

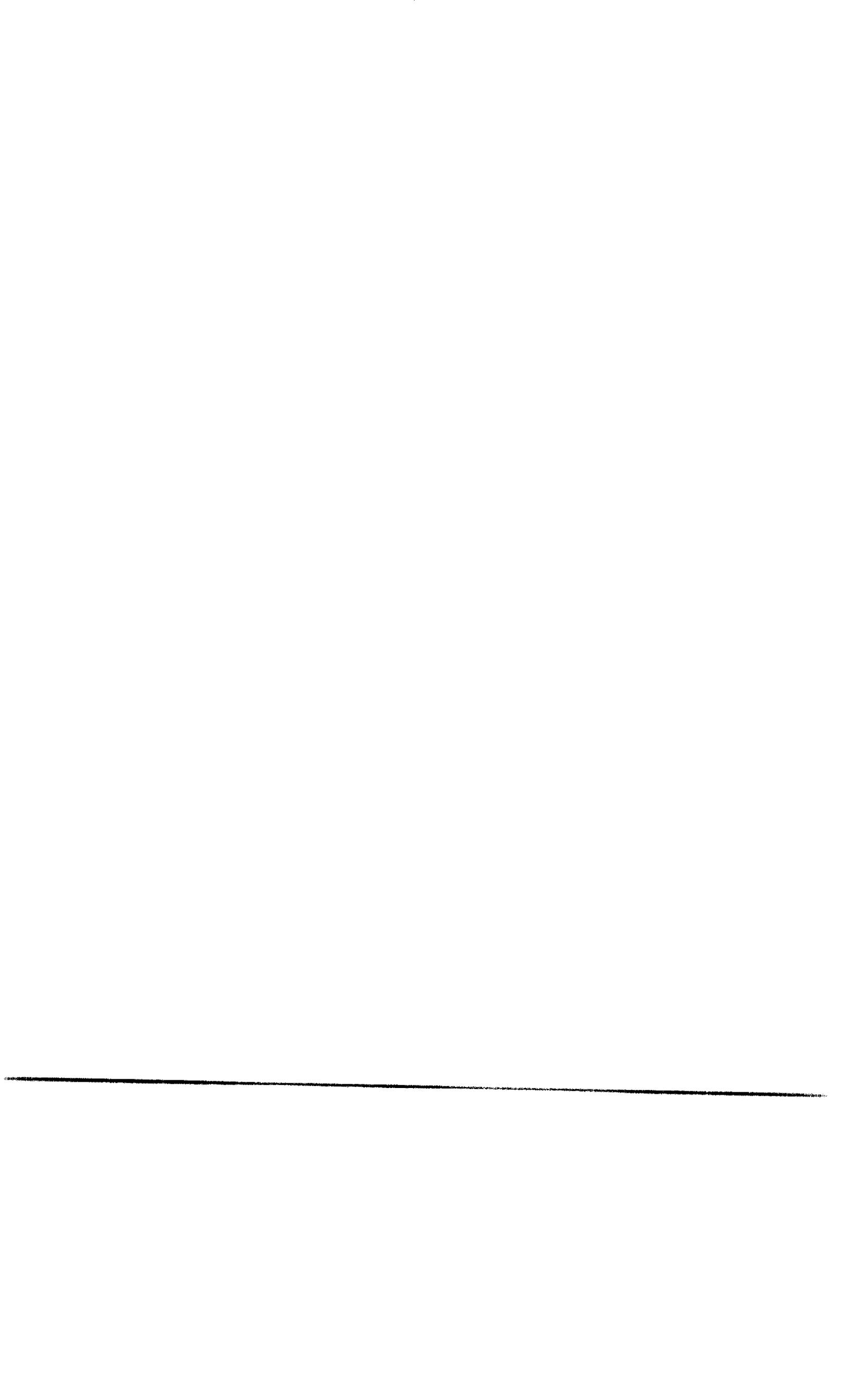
No adverse comment.

FIRE DEPARTMENT/Planning

New construction will be reviewed through the normal City of Albuquerque Plans Review Process. Items to be reviewed by AFD will be but not limited to, fire department access and fire hydrants locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections. New additions will require a fire flow statement prior to DBR.

TRANSIT DEPARTMENT

No comment.



COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comment.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

No adverse comment.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There is an UG 3-phase distribution line adjacent to property. Project description indicates no buildings planned, thus no electric service is required. Gas facilities are 4" PE pipe in South side of Montano on the North end of the proposed development. Gas also is installed on the East side of Learning Road across the street from the development. The 3-phase electric underground is also installed in the same trench as gas on the South side of Montano and is also underground on the West side of Learning Road. We have no current immediate plans for distribution additions or developments to this area at this time. The developer could possibly damage our facilities if care is not taken around them.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, January 9, 2003, 4:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the January 9, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, January 16, 2003, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1002357
02EPC-01767 EPC Site Development Plan-
Building Permit

MASTERWORKS ARCHITECT INC. agent(s) for RNG, LLC request the above action(s) for all or a portion of Lot(s) 11, **NZ Commercial Office Center**, zoned IP, located on RANDOLPH CT. SE, between UNIVERSITY BLVD. SE and YALE BLVD. SE, containing approximately 2 acre(s). (M-15) Debbie Stover, Staff Planner

Project # 1002358
02EPC-01768 SPR Special Planning Request

CITY OF ALBUQUERQUE/CIP a request for the Environmental Planning Commission to review and hold a public hearing on the Mayors Proposed Decade Plan for Capital Improvements, 2003-2012. Included in the Decade Plan are the general obligation bond programs of the Departments of: Cultural Services; Environmental Health; Family & Community Services; Finance & Administrative Services; Fire; Parks & Recreation; Planning; Police; Public Works; Senior Affairs; and Transit. Also included are the Enterprise Fund Capital Programs for the Departments of Aviation, Solid Waste and Public Works – Water/Wastewater Utility. And finally, the biennial Urban Enhancement Trust Fund program is a part of the Mayors proposed program. Barbara Taylor, Staff Planner

Project # 1000965

02EPC-01769 Zone Map Amendment
02EPC-01770 EPC Site Development Plan-
Building Permit
02EPC-01771 EPC Site Development Plan-
Amendment to Subdivision

Project # 1002359

02EPC-01772 EPC Site Development Plan-
Subdivision
02EPC-01773 EPC Site Development Plan-
Building Permit

Project # 1002360

02EPC-01774 Zone Map Amendment
02EPC-01775 EPC Site Development Plan-
Building Permit

Project # 1001081

02EPC-01776 EPC Site Development Plan-
Building Permit
02EPC-01777 EPC Site Development Plan-
Amendment to Subdivision

Project # 1001004

02EPC-01778 Zone Map Amendment
02EPC-01779 EPC Site Development Plan-
Building Permit

**02EPC-01836 (SBP) and 02EPC-01837
SPS)Project # 1002337**

02DRB-01708 Minor-Site Dev Plan
BldPermit/EPC
02DRB-01710 Minor-Site Dev Plan
Subd/EPC

CONSENSUS PLANNING, INC. agent(s) for CITY OF ALBUQUERQUE/OPEN SPACE DIVISION request the above action(s) for all or a portion of Tract(s) 6, **Lands of Ray A. Graham III, Owenwest Cor.**, a zone map amendment from SU-1 C-2, O-1, PRD (10 du/ac) to SU-1 for Major Public Open Space, located on MONTANO ROAD NW, between COORS BLVD. NW and CORRALES RIVERSIDE DRAIN, containing approximately 3 acre(s). (E-12) Chris Hyer, Staff Planner

CONSENSUS PLANNING, INC. agent(s) for PATRICK STROSNIDER request the above action(s) for all or a portion of Tract(s) B-1A, **Lands of Joel P. Taylor**, zoned SU-1 PDA, located on WINTER HAVEN ROAD NW, between MONTANO ROAD NW and LA ORILLA ROAD NW, containing approximately 7 acre(s). (E-12) Deborah Stover, Staff Planner

TIERRA ENCANTADA CONSULTANT agent(s) for SHERRY LOVELACE request the above action(s) for all or a portion of Lot(s) 7B, **Siesta Hills Subdivision**, a zone map amendment from R-1 to SU-1 for Bed & Breakfast, located on RIDGECREST DRIVE SE, between SAN PEDRO BLVD. SE and RIDGECREST LOOP SE, containing approximately 1 acre(s). (M-18) Makita Hill, Staff Planner

TIERRA WEST LLC agent(s) for MENAUL DEVELOPMENT THREE LLC request the above action(s) for all or a portion of Lot(s) 23, **Snow Heights Addition**, zoned C-2 (SC), located on MENAUL BLVD. NE, between EUBANK BLVD. NE and GLORIETTA ST. NE, containing approximately 11 acre(s). (H-20) Makita Hill, Staff Planner

ENEDELIA GUAJARDO agent(s) for CASA DEL REY MINISTRIES request the above action(s) for all or a portion of Tract(s) 9, **West Bluff Center**, a zone map amendment from R-1 to PR, located on CORONA DRIVE NW, between OURAY NW and ALAMOGORDO, containing approximately 1 acre(s). (H-11) Juanita Vigil, Staff Planner

Rodey Dickason Sloan Akin & Robb PA, Michelle Henrie, appeals the Development Review Board's approval of the Site Development Plan for Building Permit and Site Development Plan for Subdivision approval all or a portion of Tract(s) A, **MONROE JUNIOR HIGH SCHOOL**, zoned SU-3 Inside and Outside Intense Core, located on LOUISIANA BLVD. NE, between INDIAN SCHOOL RD. NE and INTERSTATE 40 containing approximately 12 acre(s). [DEFERRED FROM 11/13/02] (J-19) Bob Paulsen, EPC Case Planner.

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

Alan Schwartz, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL DECEMBER 25, 2002.

APPROVED


Russell Brito, Senior Planner
Planning Department

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

Meeting Date: 1-16-03

Zone Atlas Page: E-12-2

Notification Radius: 100 Ft.

App#	<u>02 EPC-01769</u>
Proj#	<u>1000965</u>
Other#	<u>02 EPC-01770</u>
	<u>02 EPC-01771</u>

Cross Reference and Location:

Applicant: City of Albuquerque - Open Space Division ✓

Address: P.O. Box 1293, Albuquerque, NM 87103

Agent: Consensus Planning, Inc. ✓

Address: 924 Park Ave SW, 87102

SPECIAL INSTRUCTIONS

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

Date Mailed: 12-31-02

Signature: K. Sefton

PROPERTY OWNERSHIP / LEGAL LIST

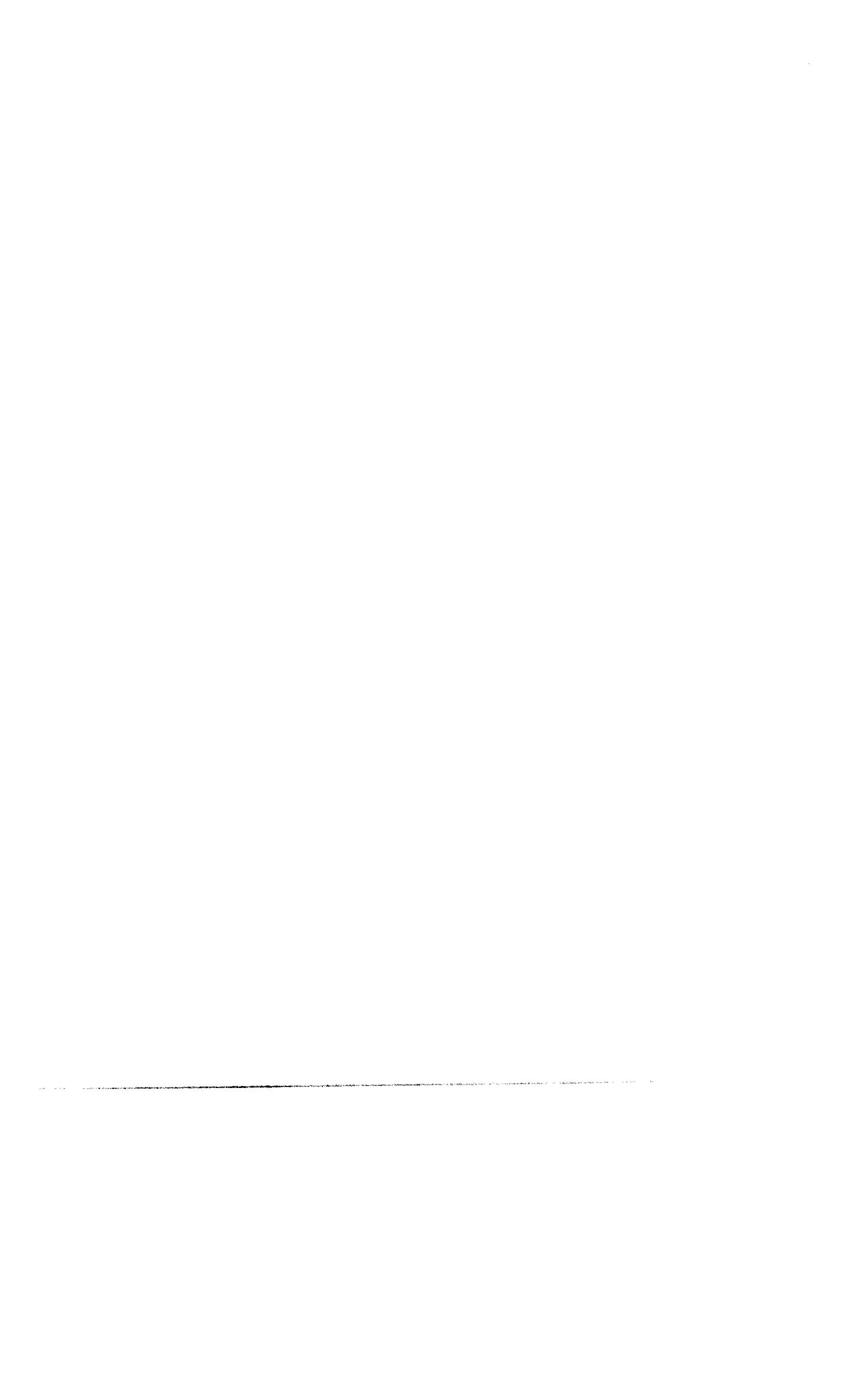
App# _____
 Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-12	1410042	180-046	802-15	✓
		300-035	05	✓
		359-135	461-10	✓ No A
		313-133	443-01	✓ mg
		225-100	105	✓
		222-108	104	✓ mg
		219-111	103	✓ mg
		214-113	102	✓ mg
		210-114	101	✓ mg
		2105-120	100	✓ mg
		212-104	59	✓ mg
		205-121	58	✓ mg
		219-119	57	✓
		218-143	45	✓ mg
		238-110	12	✓ mg
		240-114	13	✓ mg
		212-110	402-18	✓
		185-129	302-16	✓ mg

Parcel 5A1, lands of N. Col. P. Taylor,
 (Recl. of Roads and S. Port. Sec. 12, Ac.
 Taylor, J. Col. P. Estate / Trust
 % wills Togo Bank of mbr
 P.O. Box 1908
 Albuquerque, NM 87103-1908



1012062 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206218606630215 LEGAL: TR O F LA ND IN S/2 SW/4 & PORT OF MONTANO RD EXTENS LAND USE:
 PROPERTY ADDR: 00000 4000 LEARNING RD NW
 OWNER NAME: GRAHAM RAY A III
 OWNER ADDR: 00000 ALBUQUERQUE NM 87120

101206232003530205 LEGAL: THE REMA INING PORT OF TR OF LAND IN FRACTIONAL SEC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GRAHAM RAY A III
 OWNER ADDR: 00000 ALBUQUERQUE NM 87120

101206239913540110 LEGAL: THE ELY PORT OF TR "B" LDS OF JOEL P TAYLOR EXC SL LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206231313340301 LEGAL: TRAC T B CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISI LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: RAYLEE HOMES INC
 OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206227510640365 LEGAL: LOT 44 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000 3602 CALLE OVEJA CT NW
 OWNER NAME: MARRIOTT JOHN T & MARRIOTT MAR
 OWNER ADDR: 03602 CALLE OVEJA CT NW ALBUQUERQUE NM 87114

06227210840364 LEGAL: LOT 45 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000 3604 CALLE OVEJA CT NW
 OWNER NAME: RAYLEE HOMES INC
 OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206226911140363 LEGAL: LOT 46 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000 3608 CALLE OVEJA CT NW
 OWNER NAME: RAYLEE HOMES INC
 OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206226611340362 LEGAL: LOT 47 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000 3612 CALLE OVEJA CT NW
 OWNER NAME: RAYLEE HOMES INC
 OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206226211440361 LEGAL: LOT 48 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:



PROPERTY ADDR: 00000 3616 CALLE OVEJA CT NM
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206226812640360
LEGAL: LOT 49 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISTO LAND USE:
PROPERTY ADDR: 00000 3615 CALLE OVEJA CT NM
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206227212440359
LEGAL: LOT 50 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISTO LAND USE:
PROPERTY ADDR: 00000 3609 CALLE OVEJA CT NM
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206227512140358 LEGAL: LOT 51 C CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 3605 CALLE OVEJA CT NW
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206227911940357 LEGAL: LOT 52 C CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 3601 CALLE OVEJA CT NW
OWNER NAME: PADILLA SERAFIN JR & GUZMAN ME
OWNER ADDR: 03601 CALLE OVEJA CT NW ALBUQUERQUE NM 87107

101206228811040302 LEGAL: TRAC T A CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISI LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206229011440303 LEGAL: LOT 41 C CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 6004 RIVERWALK DR NW
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206221216040208 LEGAL: PARC EL 5 -A2-A PLAT OF PARCEL 5-A2-A LANDS OF JOEL LAND USE:
PROPERTY ADDR: 00000 6000 COORS BLVD NW
OWNER NAME: WALGREEN HASTINGS CO
OWNER ADDR: 00200 WILMOT RD DEERFIELD IL 60015

101206218912930216 LEGAL: TRAC T OF LAND WITHIN THE E/2 OF THE SW/4 OF SEC 25 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103



City of Albuquerque

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

Date: November 20, 2002

TO CONTACT NAME: Jackie Fishman
 COMPANY/AGENCY: Consensus Planning
 ADDRESS/ZIP: 924 Park Ave SW 87102
 PHONE/FAX #: 764-9801 / 842-5495

Thank you for your inquiry of 11-20-02 (Date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Portion of Tract 16, Lands of Ray A. Graham III, Overwest Corp. and the City of Albuq. zone map page(s) E-12

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

La Luz Del Sol
 Neighborhood Association
 Contact: Ed Swenson
One Wind NW / 87120
898-5600 (message)
Ray Graham
One Wind NW / 87120
898-5600 (message)

Jaylor Ranch
 Neighborhood Association
 Contact: Ceil Van Berkel
5714 Morgan Ln NW / 87120
899-2738 (K) 845-9565 (W)
Jolene Wolfley
6804 Staghorn Dr NW
890-9414 (K) 87120-4806

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

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 S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

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

7001 2510 0009 0792 1303

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To **CEIL VAN BERKEL**
 Street, Apt. No., or PO Box No. **5916 MORGAN LN NW**
 City, State, ZIP+4 **ALBQ NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 2510 0009 0792 1396

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To **ED SWENSON**
 Street, Apt. No., or PO Box No. **1 WIND RD NW**
 City, State, ZIP+4 **ALB. NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 2510 0009 0792 1402

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



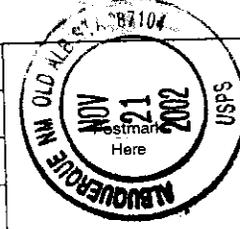
Sent To **RAY GRAHAM**
 Street, Apt. No., or PO Box No. **1 WIND RD NW**
 City, State, ZIP+4 **ALB. NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 2510 0009 0792 1334

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To **JOLENE WOLFLEY**
 Street, Apt. No., or PO Box No. **6804 STAGHORN DR. NW**
 City, State, ZIP+4 **ALB. NM 87120-4806**

PS Form 3800, January 2001 See Reverse for Instructions

INTER-OFFICE MAIL

Proj# 1000965

COA - OPEN SPACE DIVISION
P.O. BOX 1293
ALBUQUERQUE NM 87103

CONSENSUS PLANNING, INC.
924 PARK AVE SW
ALBUQUERQUE NM 87102

ED SWENSON
La Luz Del Sol Neigh. Assoc.
ONE WIND NW
ALBUQUERQUE NM 87120

RAY GRAHAM
La Luz Del Sol Neigh. Assoc.
ONE WIND NW
ALBUQUERQUE NM 87120

CEIL VAN BERKEL
Taylor Ranch Neigh. Assoc.
5716 MORGAN LA. NW
ALBUQUERQUE NM 87120

JOLENE WOLFLEY
Taylor Ranch Neigh. Assoc.
6804 STAGEHORN DR NW
ALBUQUERQUE NM 87120-4806

101206218606630215

101206231313340301

101206227510640365

GRAHAM RAY A III
ONE WIND NW
ALBUQUERQUE NM 87120

RAYLEE HOMES INC
4011 BARBARA LP SE
RIO RANCHO NM 87124

MARRIOTT JOHN T & MARRIOTT MA
3602 CALLE OVEJA CT NW
ALBUQUERQUE NM 87114

101206227210840364

101206227911940357

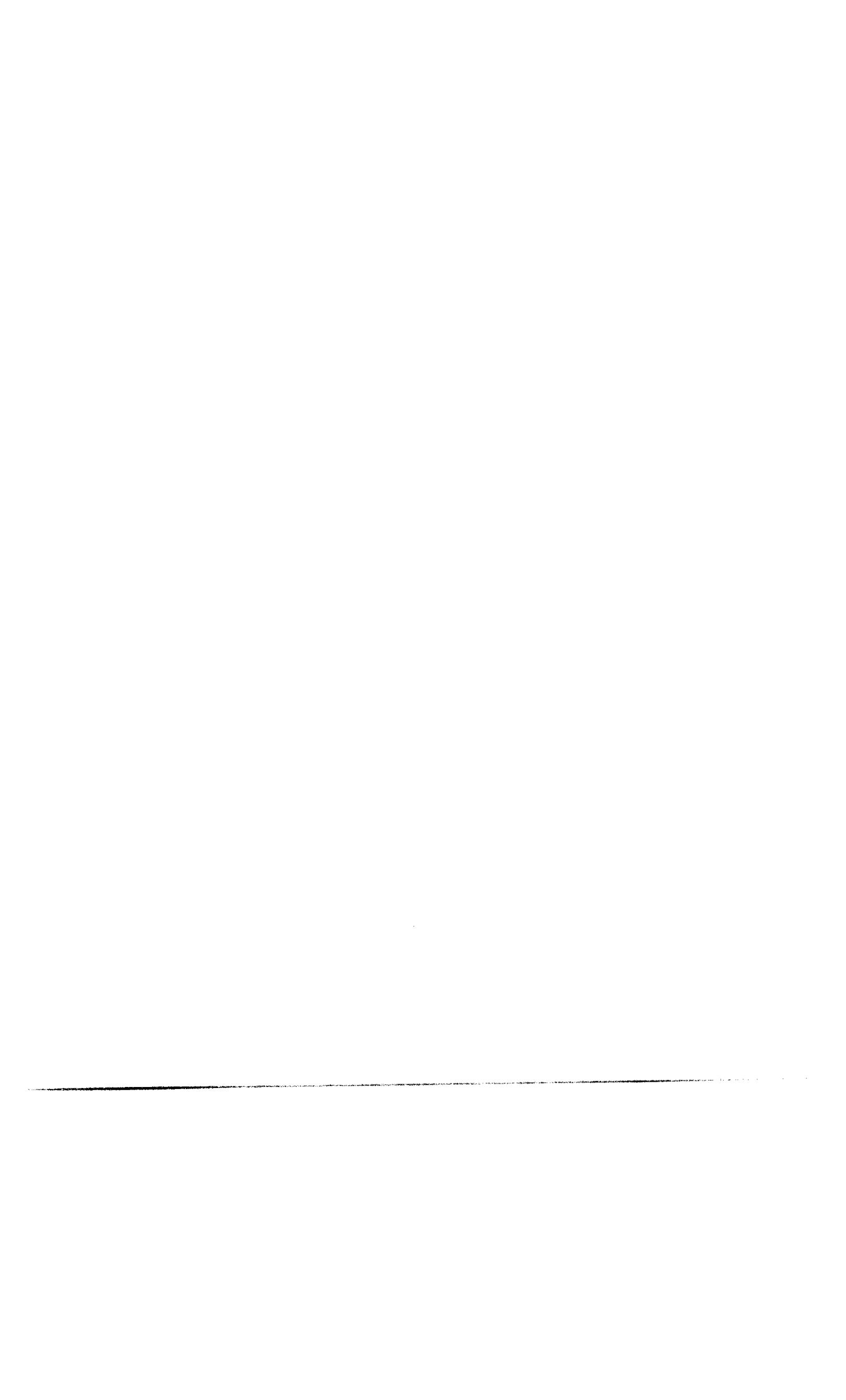
101206221216040208

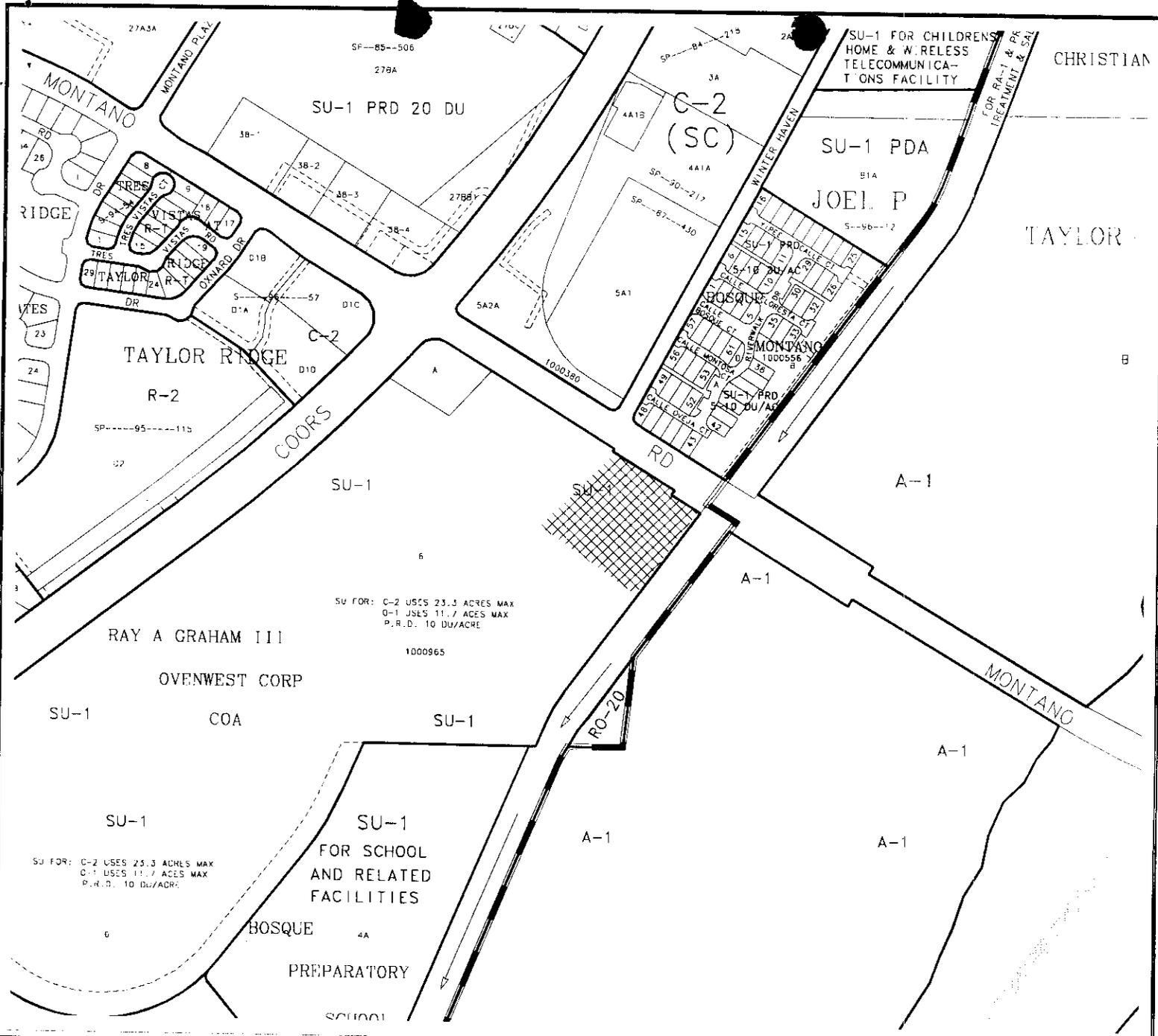
RAYLEE HOMES INC
4011 BARBARA LP SE
RIO RANCHO NM 87124

PADILLA SERAFIN JR & GUZMAN M
3601 CALLE OVEJA CT NW
ALBUQUERQUE NM 87107

WALGREEN HASTINGS CO
200 WILMOT RD
DEERFIELD IL 60015

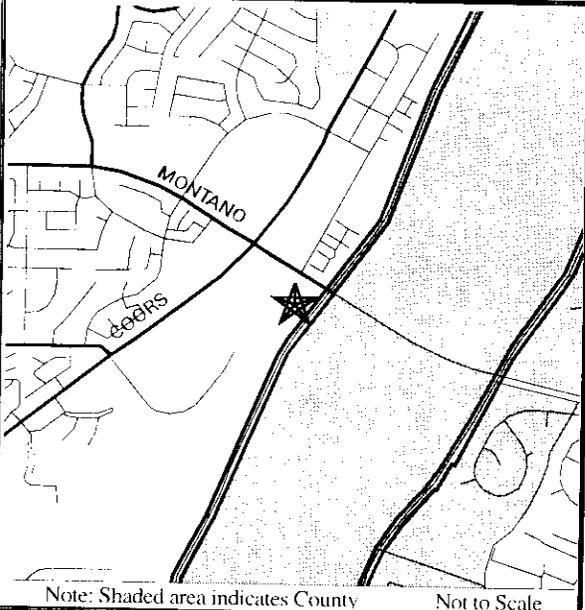
Taylor Joel P. Etux Etal Trust
C/O Wells Fargo Bank Of NM
P.O. Box 1968
Albuquerque NM 87103-1968





SU FOR: C-2 USES 23.3 ACRES MAX
 O-1 USES 11.7 ACRES MAX
 P.R.D.: 10 DU/ACRE

SU FOR: C-2 USES 23.3 ACRES MAX
 O-1 USES 11.7 ACRES MAX
 P.R.D.: 10 DU/ACRE



ZONING MAP



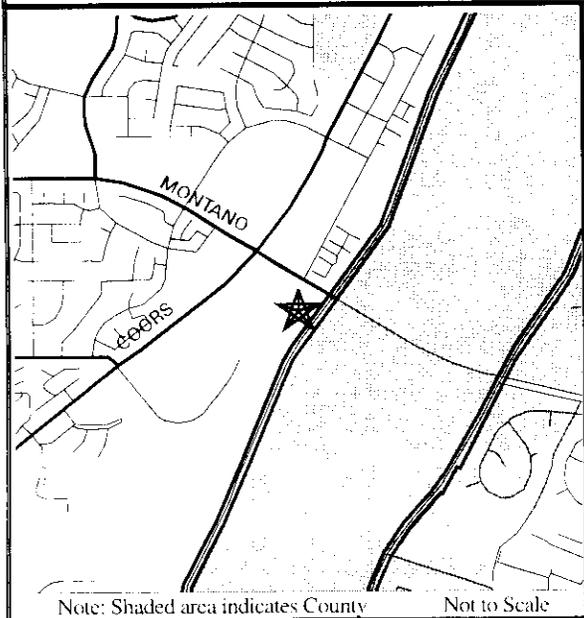
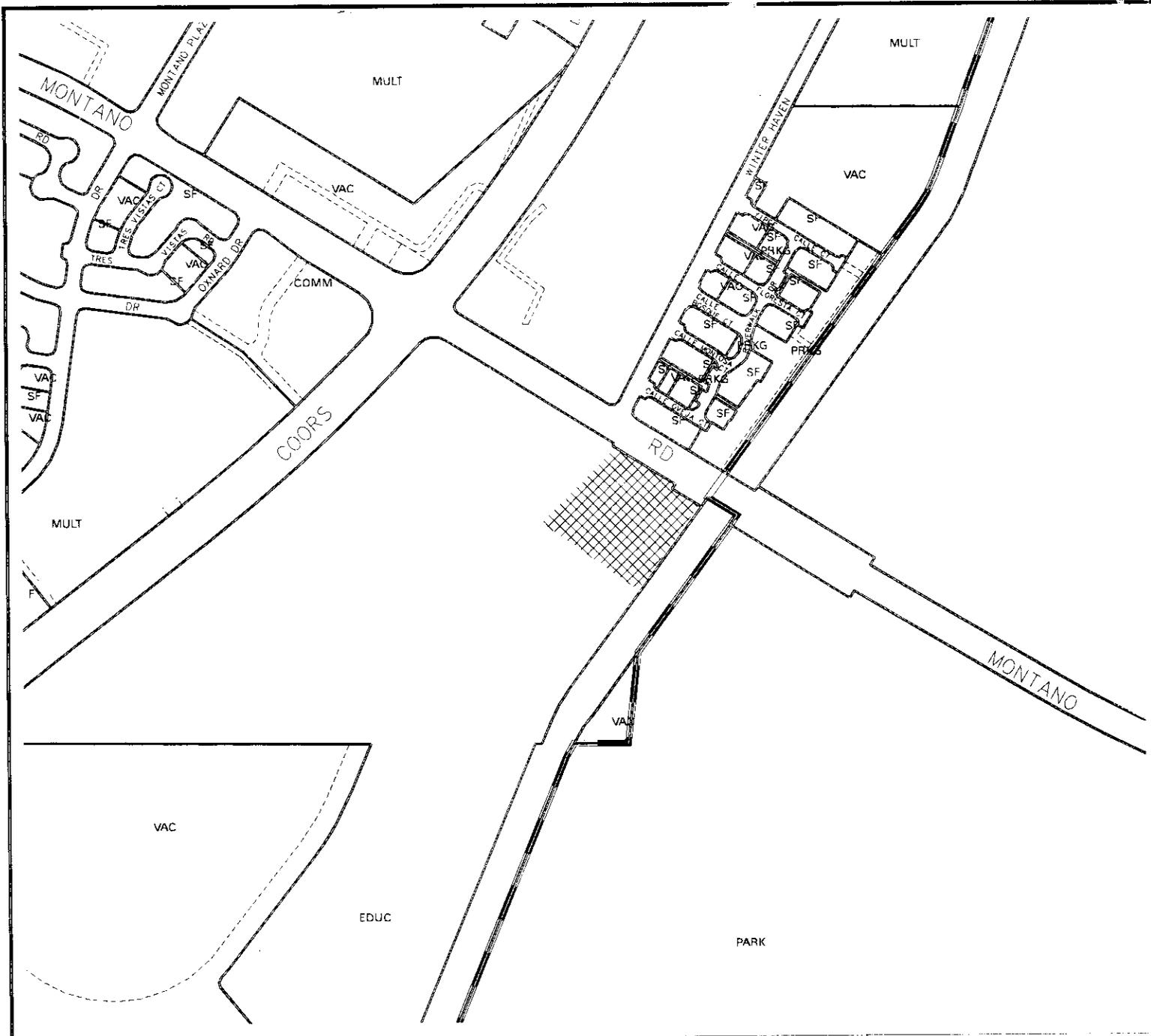
Scale 1" = 504'

PROJECT NO.
1000965

HEARING DATE
1-16-03

MAP NO.
E-12

ADDITIONAL CASE NUMBER(S)
 02EPC-01769
 02EPC-01770
 02EPC-01771



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" = 504'

PROJECT NO.
1000965

HEARING DATE
1-16-03

MAP NO.
E-12

ADDITIONAL CASE NUMBER(S)
02EPC-01769
02EPC-01770
02EPC-01771

Taylor Ranch Neighborhood Association

January 7, 2003

Environmental Planning Commission
City of Albuquerque
Plaza del Sol Bldg., 3rd Floor
600 Second St., NW
Albuquerque, NM 87102

(sent by email)

Dear Commission Members:

RE: Montano Trailhead, 02EPC-001769,71; Project # 1000965

I am writing this letter to you on behalf of the Taylor Ranch Neighborhood Association (TRNA). **The TRNA Board voted unanimously at its December 18th meeting to recommend approval of this Zone Map Amendment and Site Development Plan.** TRNA has petitioned the City for years for a trailhead to the Bosque; the Board is delighted that this project is now before the EPC.

The TRNA review raised only a concern as to whether or not the parking provided would be adequate to serve the demand. Jim Strozier of Consensus Planning presented the project to the Board and explained that only this amount of parking would fit without taking out trees. He further explained that future commercial projects built across Learning Road should be built in such a way as to provide overflow trailhead parking. The Board was satisfied with these explanations.

We appreciate your attention to these matters.

Sincerely,

Jolene Wolfley, Director
Land Use and Transportation
Taylor Ranch Neighborhood Association

Email copy: cp@consensusplanning.com

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: City of Albuquerque Open Space Division PHONE: 873-6620
 ADDRESS: PO Box 1293 FAX: 873-6628
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
 ADDRESS: 924 Park Avenue SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning

DESCRIPTION OF REQUEST: Zone Map Amendment, Amendment to Site Plan for Subdivision, and Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Portion of Tract 6 Block: _____ Unit: _____
 Subdiv. / Addn. Lands of Ray A. Graham III, Owenwest Corp., and City of Albuquerque
 Current Zoning: SU-1 C-2, O-1, PRD (10 du/ac) Proposed zoning: SU-1 for Major Public Open Space
 Zone Atlas page(s): E-12 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 2.12 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? no
 UPC No. 101206218606630215 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: South of Montano Road
 Between: Coors Blvd. and Corrales Riverside Drain

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Project #1000965; 00114-01742; 00114-01743; 01110-00006

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 6/12/02

SIGNATURE Jacqueline Fishman DATE 11/21/02
 (Print) Jacqueline Fishman, AICP Applicant Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

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>02EPC - -01769</u>	<u>ZMA</u>		\$ <u>300</u>
<u>02EPC - -01770</u>	<u>SPBP</u>		\$ <u>750</u>
<u>02EPC - -01771</u>	<u>ASP S</u>		\$ _____
			\$ _____
			\$ _____
			\$ _____
Hearing date <u>Jan. 16, 2002</u>			Total \$ <u>1050</u>

Paul Casdoff 11/21/02
 Planner signature / date

Project # 1000965

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

ANNEXATION

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

- SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW (Unadvertised)**
- SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)**
- SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)**

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

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

- Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO SECTOR DEVELOPMENT PLAN

- Proposed Amendment referenced to the materials in the sector plan being amended
 - Sector Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

- Amendment referenced to the sections of the Zone Code being amended
 - Sections of the Zone Code to be amended with text to be changed noted and marked
 - Letter briefly describing, explaining, and justifying the request
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

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

Jacqueline Fishman, AICP

Jacqueline Fishman 11/21/02
Applicant signature / date



pdf Form revised Sept. 2001

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

Application case numbers
OZER - - 01769

Paul Lander 11/21/02
Planner signature / date

Project # 1000965

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

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

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

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

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - Registered Engineer's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Jacqueline Fishman

Jacqueline Fishman 11/21/02
Applicant name (print)
Applicant signature / date



Form revised September 2001

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

Application case numbers
02EPC - 01770
02EPC - 01771

Paul ... 11/21/02
Planner signature / date
Project # 1000965



APPLICANT: CITY OPEN SPACE Date of request: 11/20/02 Zone atlas page(s): E-12

CURRENT: Zoning SU-1 C-2, O-1, PRD
Parcel Size (acres / sq.ft.) 2.12 AC.

Legal Description -
Lot or Tract # TRACT 6 Block # _____
Subdivision Name LANDS OF RAY A. GRAHAM III, OVENWEST CORP, & COA

REQUESTED CITY ACTION(S):
Annexation [] Sector Plan []
Comp. Plan [] Zone Change []
Amendment [] Conditional Use []

Site Development Plan: Building Permit []
a) Subdivision [] Access Permit []
b) Build'g Purposes [] Other []
c) Amendment []

PROPOSED DEVELOPMENT:
No construction / development []
New Construction []
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 2.12 ACRE
of units - _____ PARKING LOT /
Building Size - _____ (sq. ft.) TRAIL HEAD -
NO BUILDINGS

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

Applicant or Representative *Gaylene Johnson* Date 11/20/02
(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.

Tony J... 11-20-02
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: PER 14-16-3-14 OF ZONE CODE. TL
11-20-02

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

ENVIRONMENTAL HEALTH _____ DATE _____

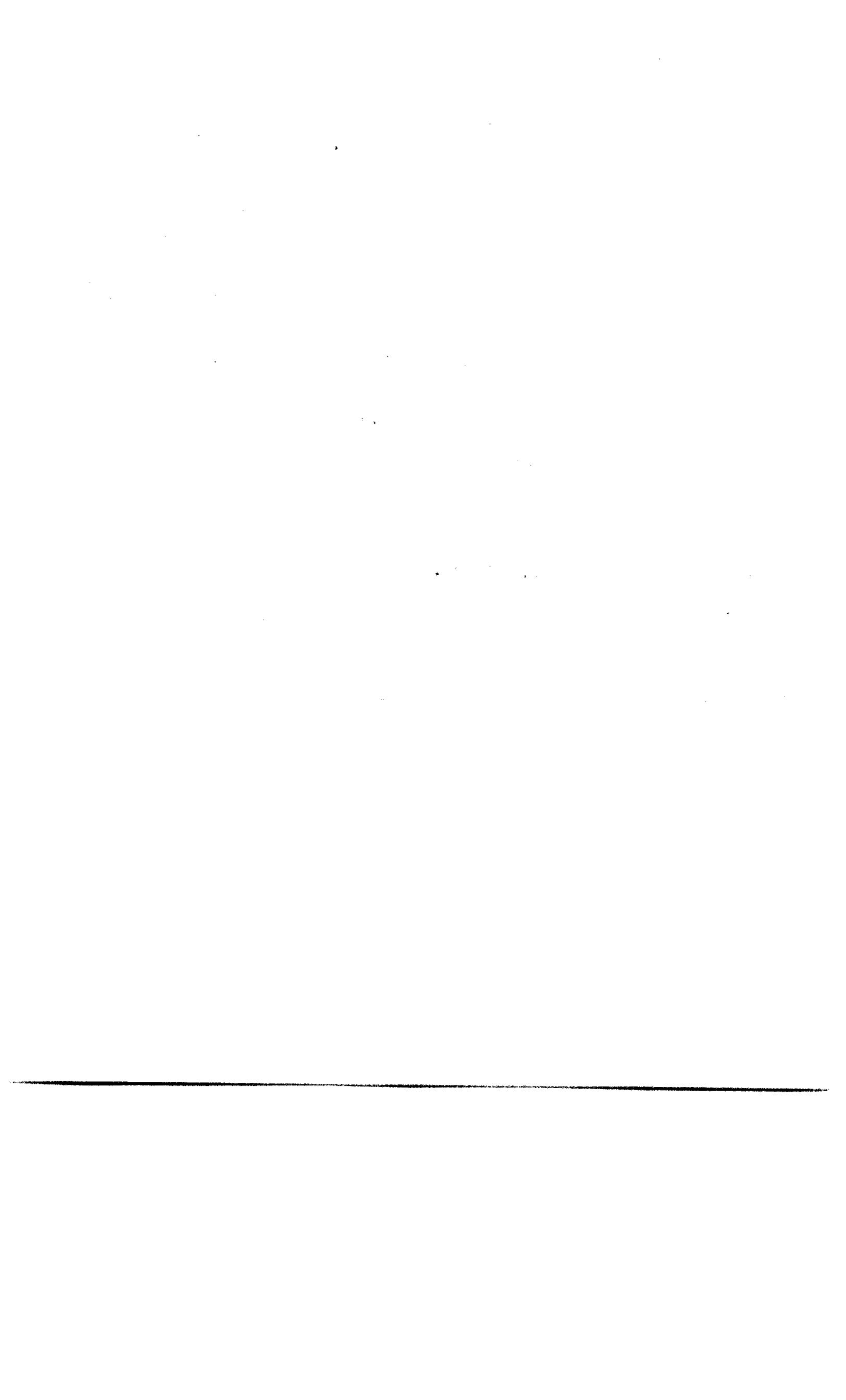
Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



**SITE DEVELOPMENT PLAN CHECKLIST
FOR BUILDING PERMITS**

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

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

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

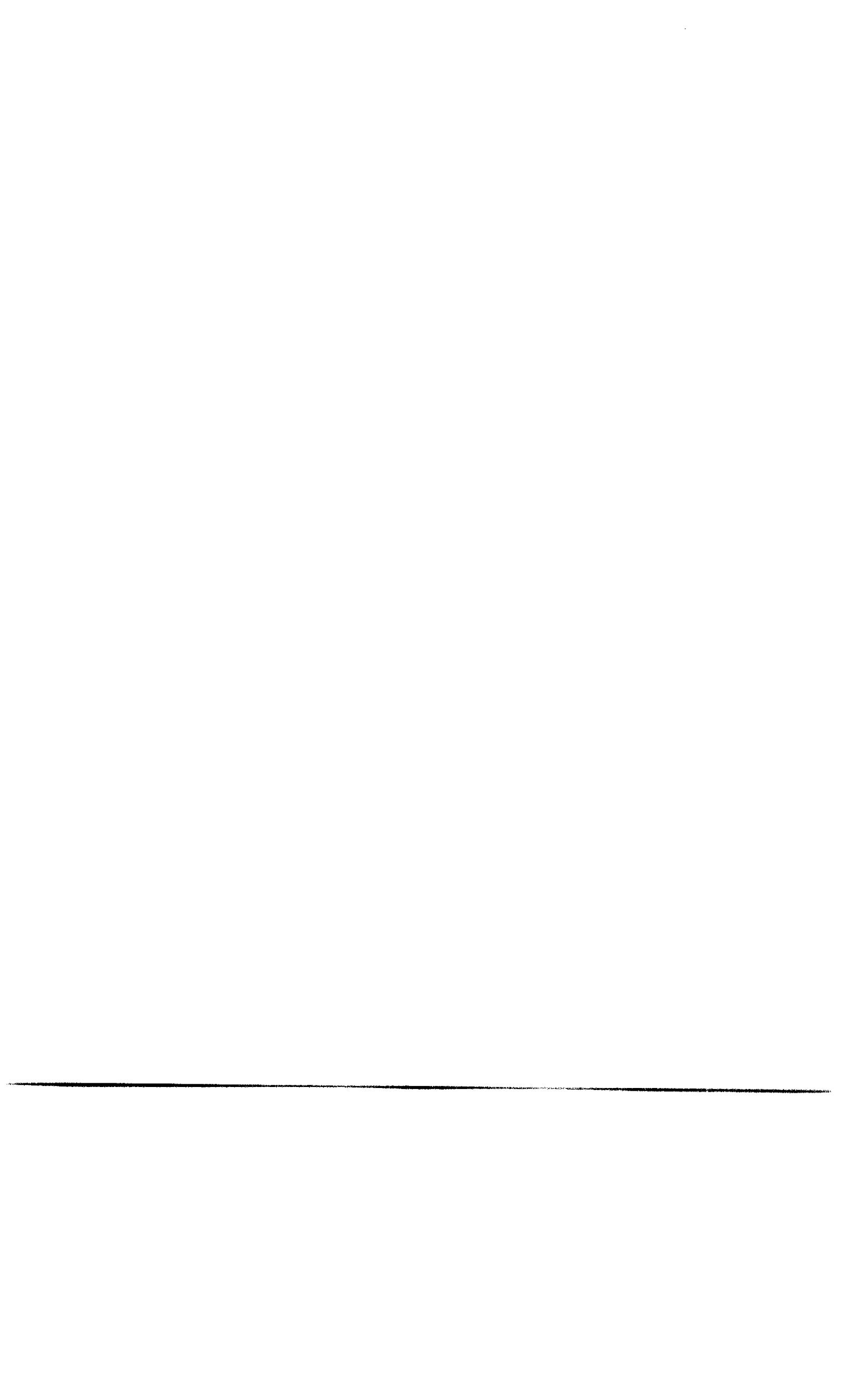
SHEET #1 - SITE PLAN

A. General Information

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

B. Proposed Development

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



2. Non-Structural and Parking

- ✓ A. Parking design with spaces numbered per aisle and totaled.
 - ✓ 1. Location
 - ✓ 2. Arrangements
 - ✓ 3. Dimensions
 - ✓ 4. Turning spaces
 - ✓ 5. Drives
 - ✓ 6. Aisles
 - ✓ 7. Ingress
 - ✓ 8. Egress
 - ✓ 9. Number of spaces required:
Provided: 40
 - ✓ 10. Handicapped parking, spaces required:
Provided: 4
- ✓ B. Bicycle racks, spaces required:
Provided: 10
- ✓ C. Refuse container and enclosure, if applicable.

C. Street and Circulation

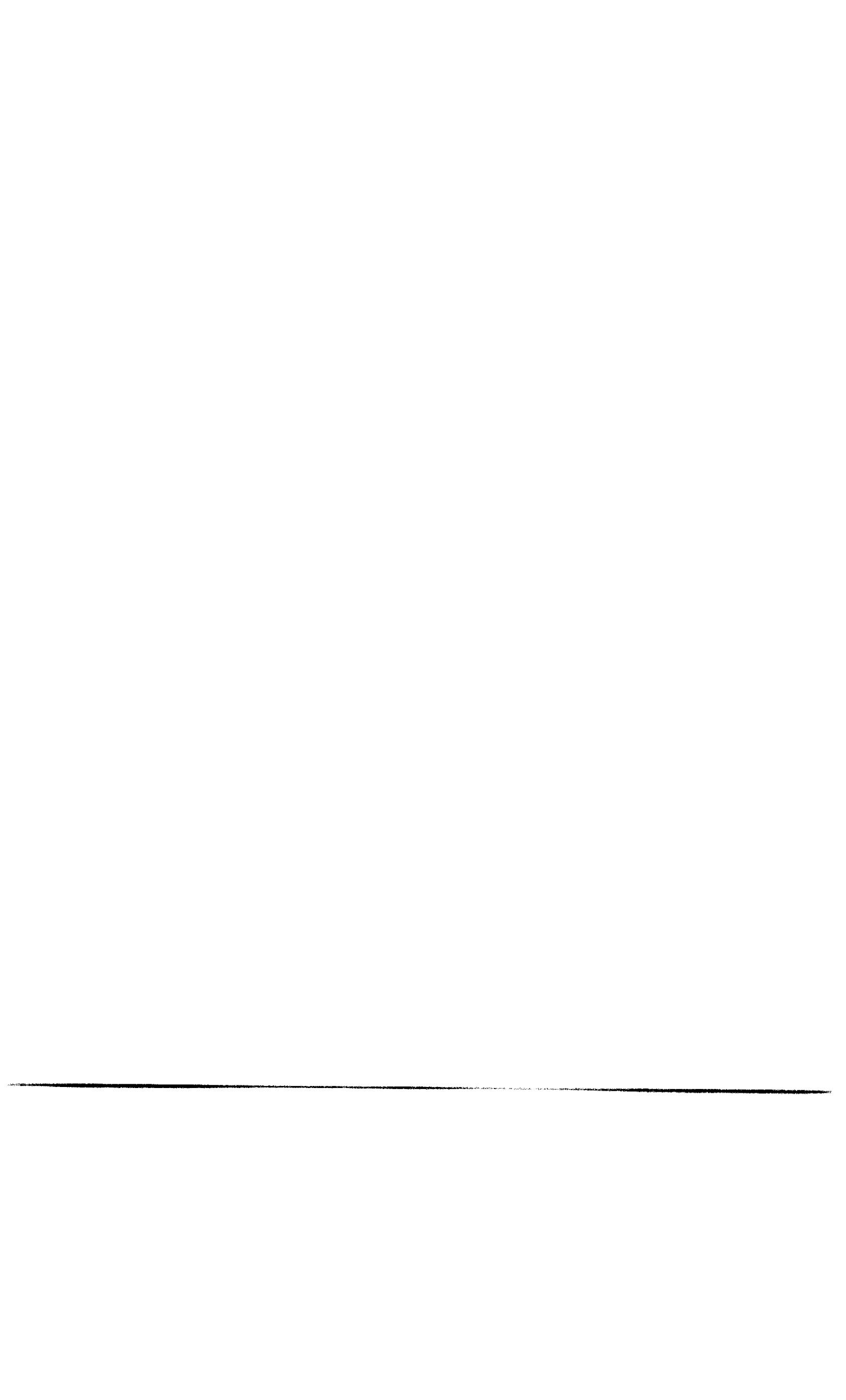
- ✓ 1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
- ✓ 2. Curve radii
- ✓ 3. Right-of-Way width
- ✓ 4. Pavement width, flow line to flow line including medians and median cuts.
- ✓ 5. Sidewalk widths and locations, existing and proposed.
- N/A 6. Rail spurs, if applicable
- N/A 7. Location of traffic signs and signals related to the functioning of the proposal.
- ✓ 8. Bikeways
- N/A 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

- N/A 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.



SHEET #2 - LANDSCAPING PLAN (SAME SHEET AS SITE PLAN)

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

1. Scale - must be same as scale on sheet #1 - Site plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - 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
- N/A 10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
11. Responsibility for maintenance
12. Statement of Water Waste, etc.
- N/A 13. Landscaped area requirement, in square feet and percent: N/A
14. Landscaped area provided, in square and percent: _____

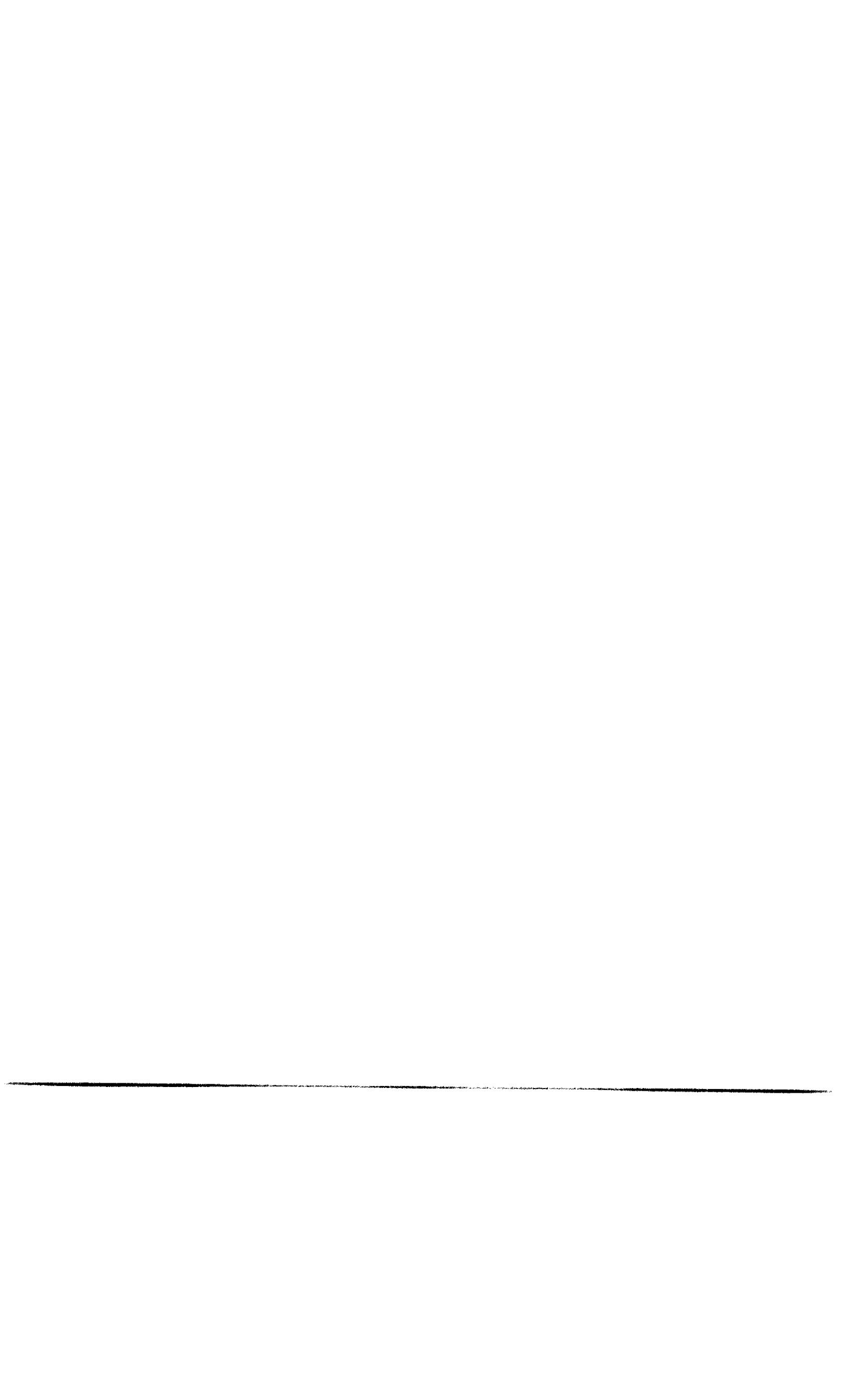
SHEET #3 - GRADING PLAN

A. General Information

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

B. Proposal

1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)
- A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point



- B. Spot Elevation
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.
- C. Grade Changes
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

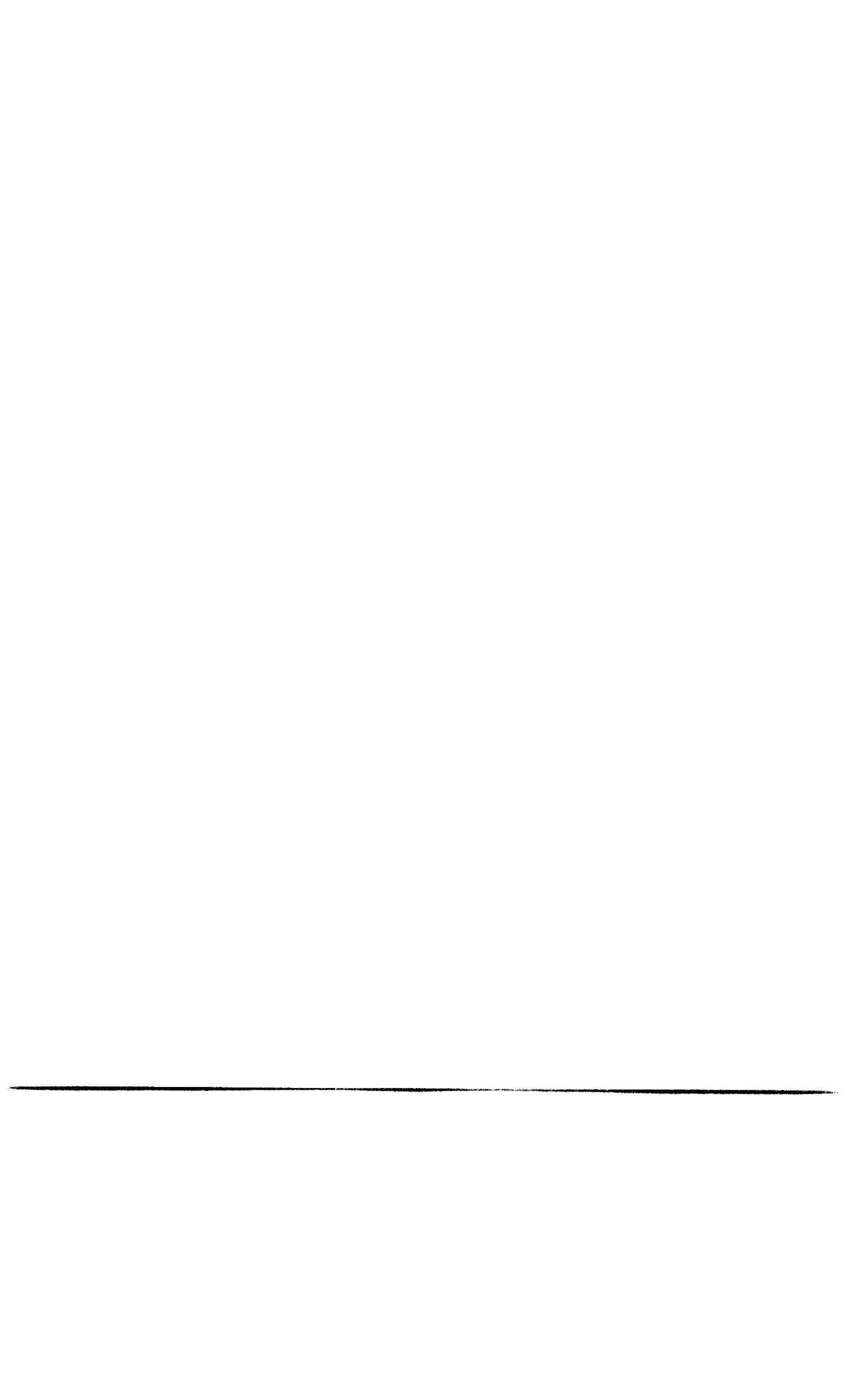
SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information *NOT APPLICABLE - NO BLDGS PROPOSED*

- 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. Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.
- 5. Location materials and colors of windows and building entrances
- 6. Materials and colors of buildings and structures

B. Signage

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





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 18, 2002

Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

Dear Commissioners:

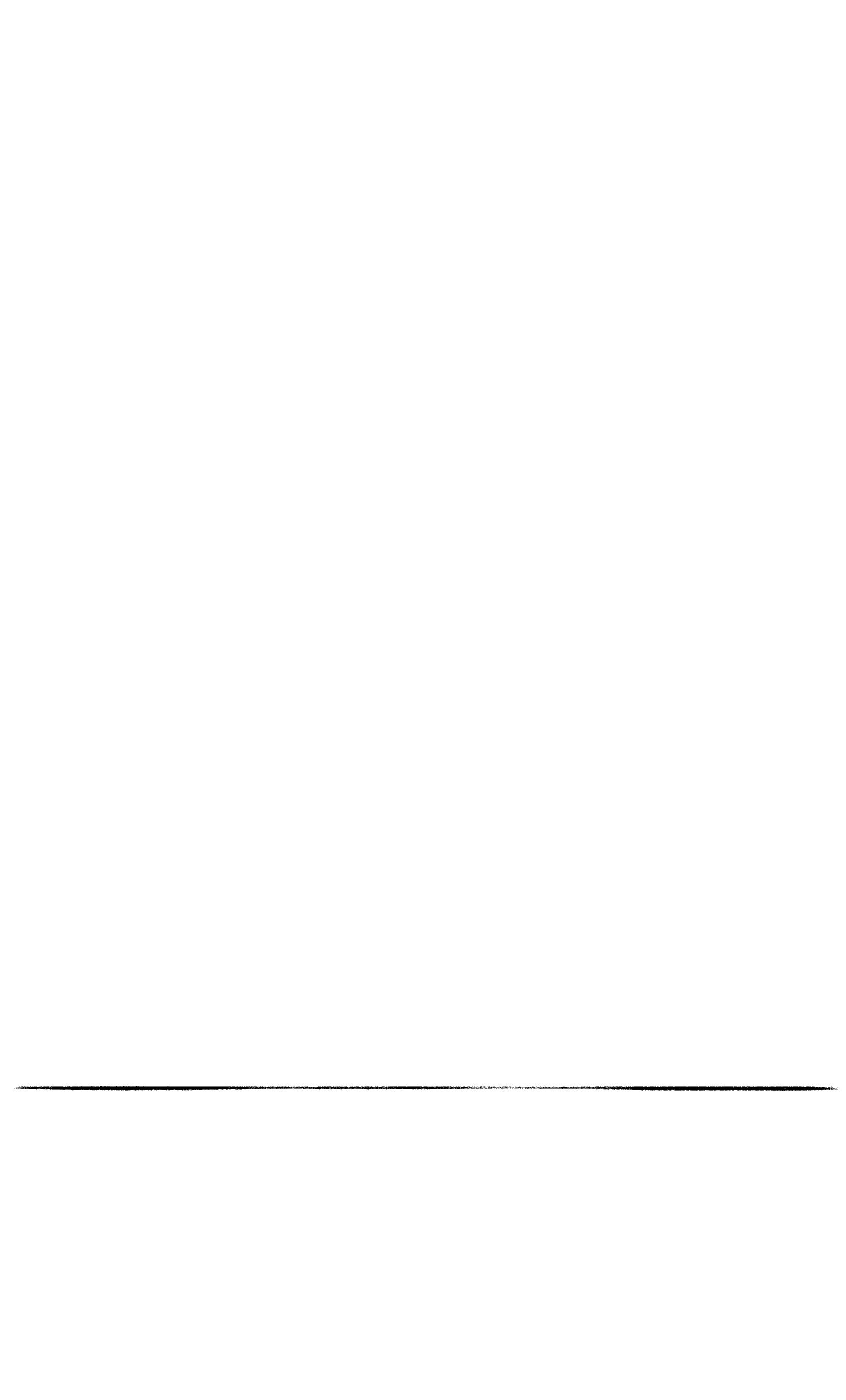
This letter authorizes Consensus Planning to act as agent on behalf of the City of Albuquerque Open Space Division to amend the approved Site Development Plan for Subdivision at the Graham Properties, and a Site Plan for Building Permit for a City trailhead project at Coors Blvd and Montano Rd/Winterhaven Rd.

Please do not hesitate to contact me at 873-6620 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Schmader", is written over the typed name.

Matthew F. Schmader, PhD
Assistant Superintendent
Open Space Division
Parks and Recreation Department





Landscape Architecture
Urban Design
Planning Services

9,4 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9871
Fax 505 764-9871
epc@consensusplanning.com
www.consensusplanning.com

November 21, 2002

Alan Schwartz, Chairman
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Coors/Montano Trailhead

Dear Chairman Schwartz:

The purpose of this letter is to explain our request to amend the Site Plan for Subdivision approved by the Environmental Planning Commission (EPC) on March 22, 2001 (00114-01742/00128-01743/01110-00006) and to request approval of a Site Plan for Building Permit for a City Open Space trailhead. We are also requesting a zone map amendment from SU-1 for C-2, O-1, and PRD (10 du/ac) to SU-1 for Major Public Open Space.

At the March 22, 2001 EPC hearing regarding the annexation, establishment of zoning, and Site Plan for Subdivision, the location of a public trailhead and parking area was discussed. The EPC specifically addressed this issue as follows in Finding #9:

"The far northeastern corner of the site is an ideal location for a trailhead and parking area to accommodate bosque trail user groups. The applicant should further discuss this potential use with the Open Space Division."

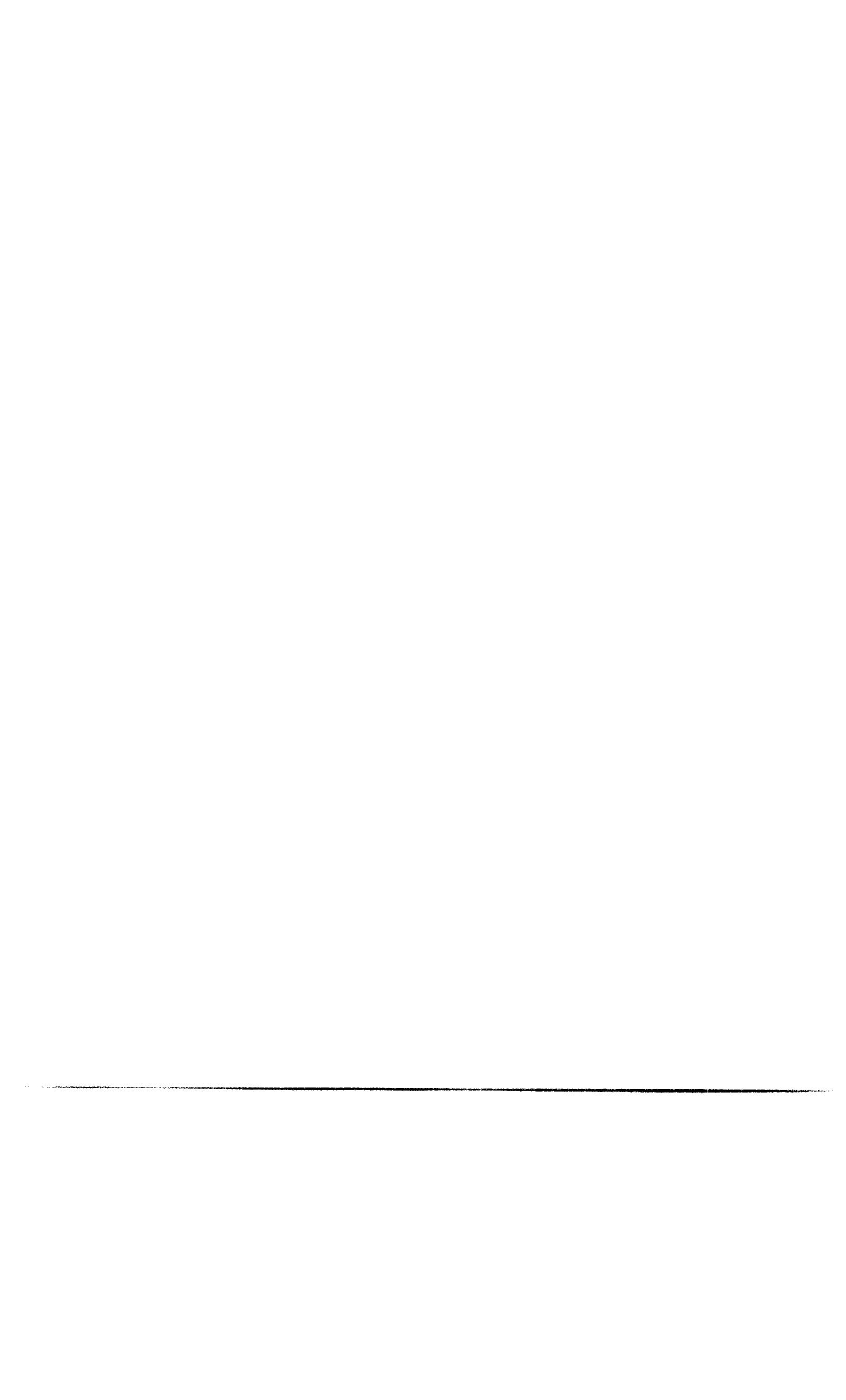
Since the Site Plan for Subdivision was approved, Mr. Graham worked cooperatively with City Open Space Division to achieve this goal. We are pleased to state that the 2.12-acre property was purchased from Mr. Graham by City Open Space Division in July, 2002.

The proposed trailhead facility will increase public health, safety, and welfare by providing better access to the City's trail system. It will eliminate the unsafe condition that currently exists with trail users parking across Montano Road at the commercial area and crossing the roadway to use the Montano trail on the south side.

The Site Plan for Building Permit includes a parking lot, picnic areas, and a loop trail. There are no buildings or restroom facilities planned at this location. Therefore, it was determined at a pre-application meeting with City staff that building elevations and a utility plan were unnecessary, and a zone map

PRINCIPALS

Karen B. Marston, AICP
James K. Norman, AICP
Christopher J. Chace, ASLA

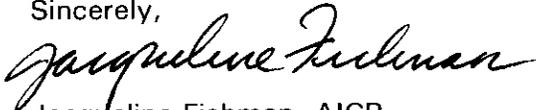


amendment to SU-1 for MPOS would be appropriate. The intent of this facility is to provide a passive recreation experience to trail users.

The street section to access this facility is proposed to be temporary, with a permanent section to be constructed as adjacent properties develop. An access easement was granted by Mr. Graham to the City of Albuquerque for this property.

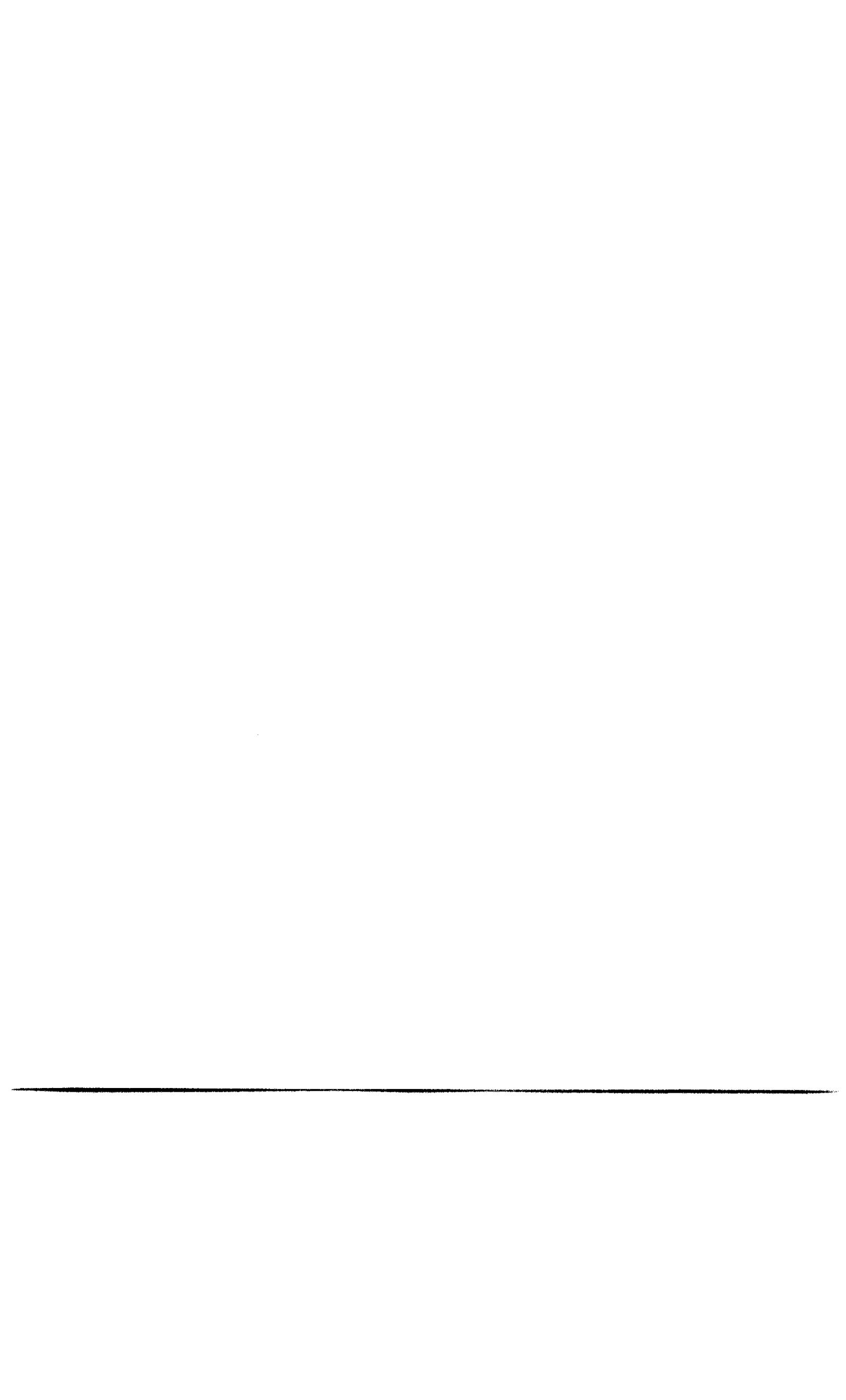
Please do not hesitate to contact me with any questions you may have about this request.

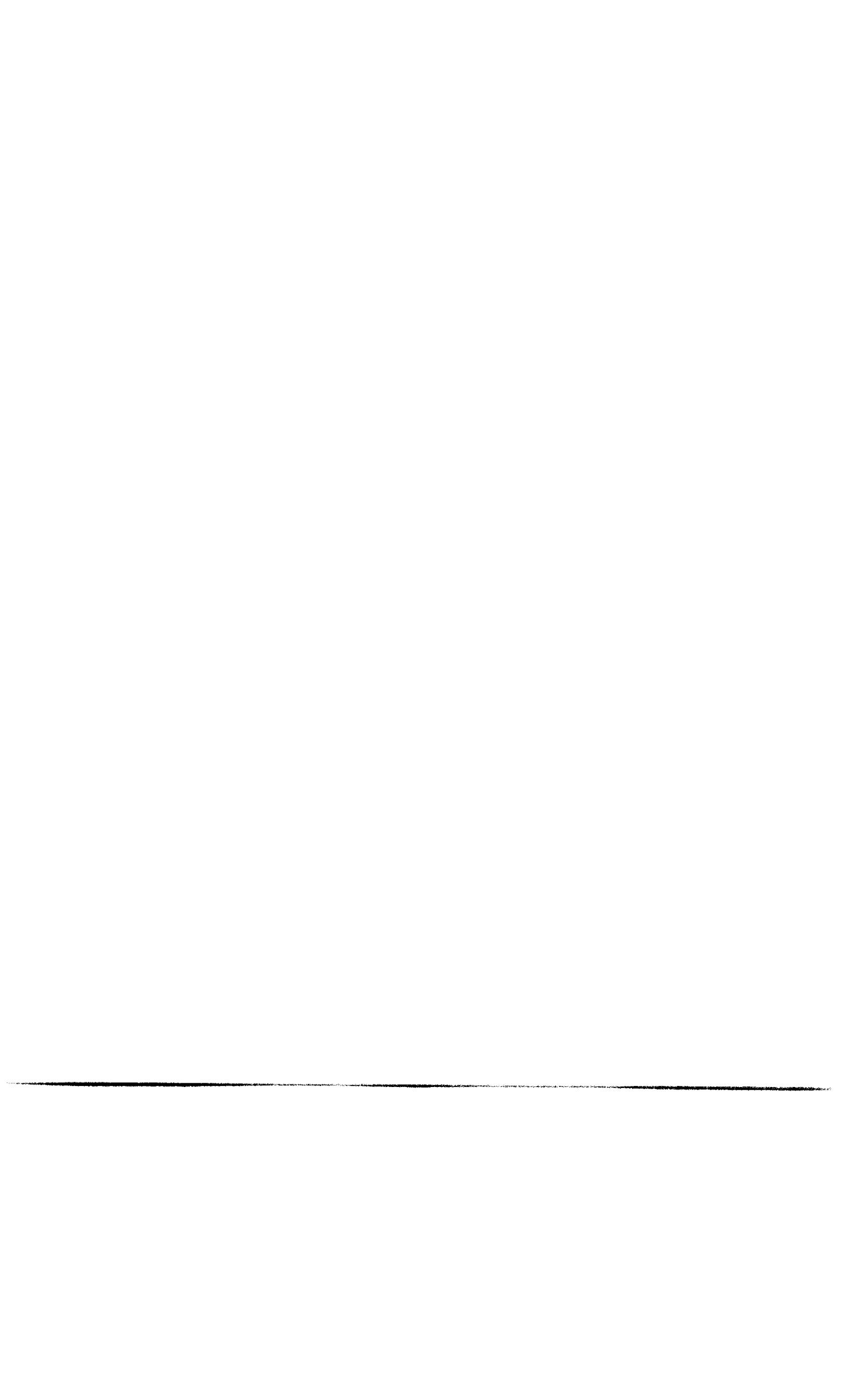
Sincerely,

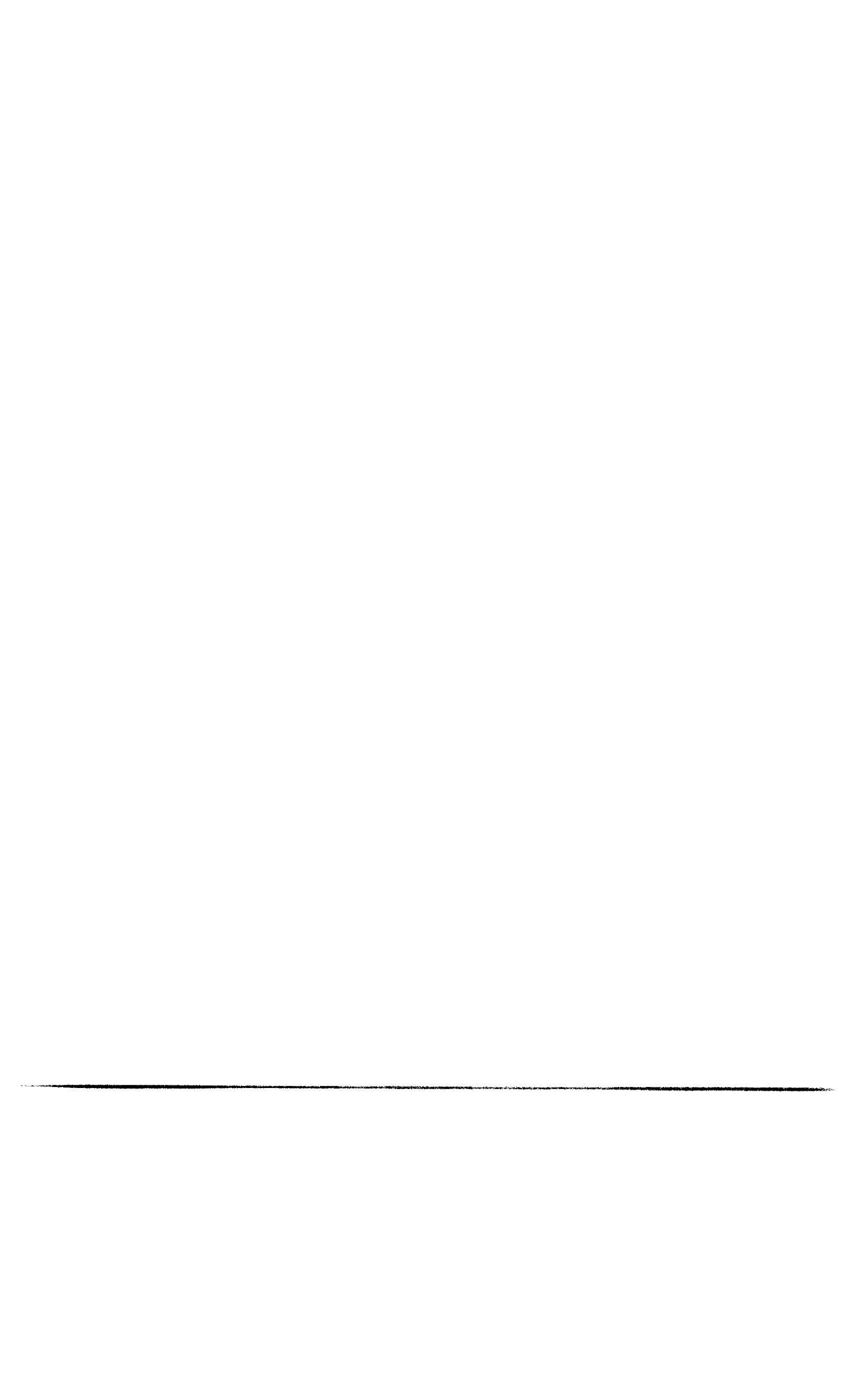
A handwritten signature in cursive script that reads "Jacqueline Fishman".

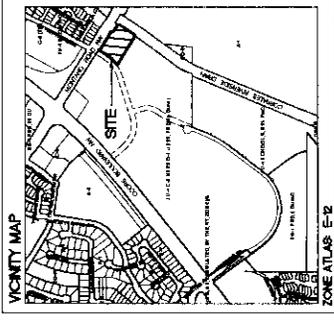
Jacqueline Fishman, AICP
Senior Planner II

C: Matt Schmader, City Open Space Division
Bill Tappan, Ovenwest Corporation



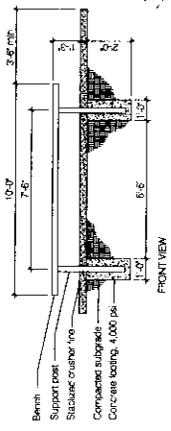






- Keyed Notes:**
- 1 Phone Table
 - 2 Information Kiosk
 - 3 Bench
 - 4 Trash Receptacle
 - 5 Utility Access
 - 6 Non Vehicular Access Control
 - 7 6' Height Fence with interlocking wire connections

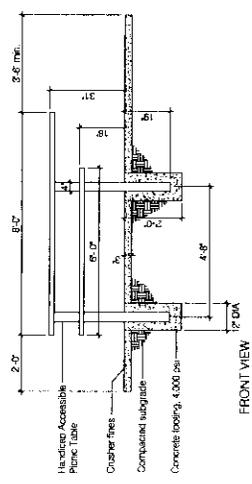
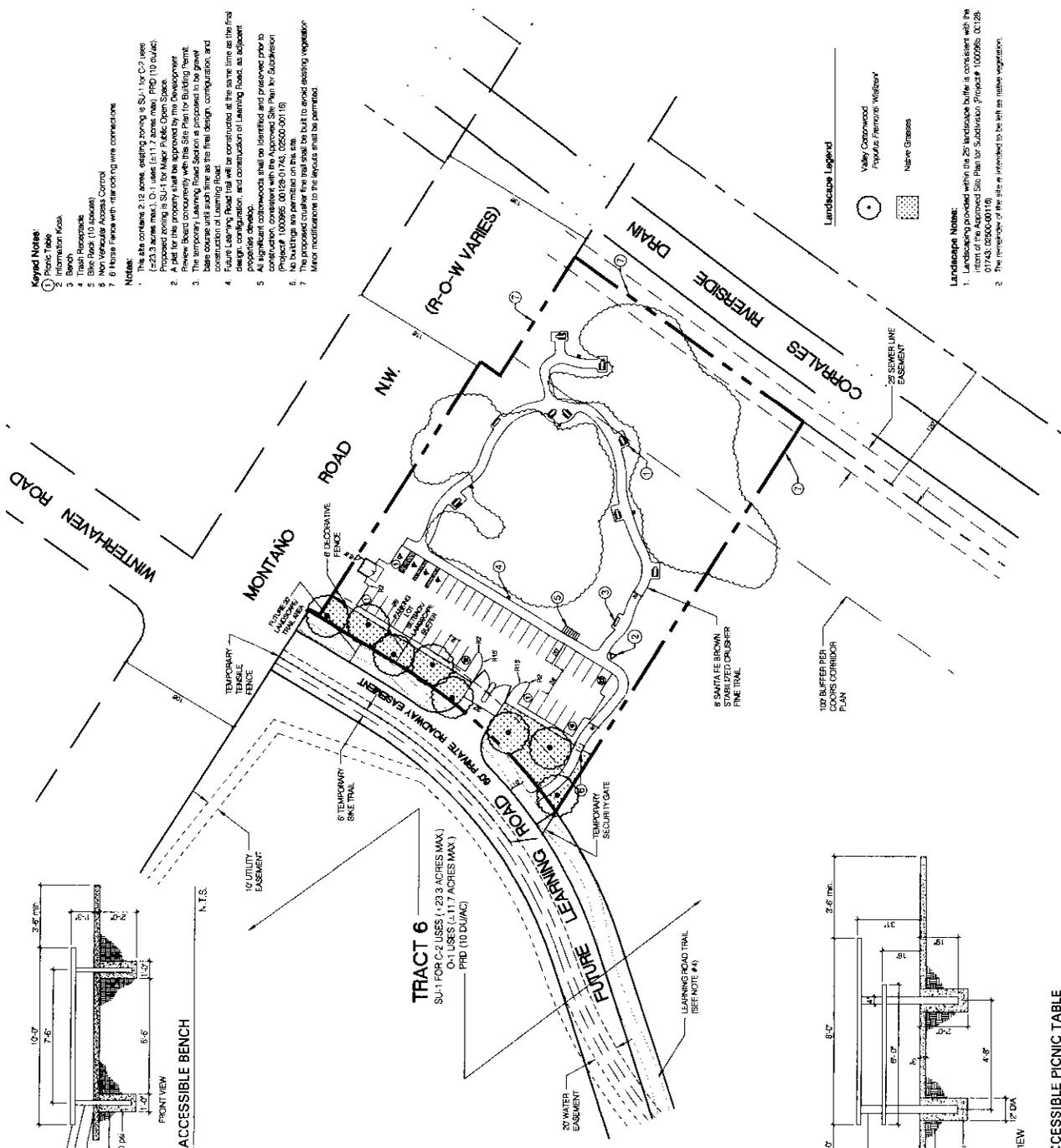
- Notes:**
1. The site contains 2.12 acres, zoning is SU-1 for C-2 uses (23.3 acres max), O-1 uses (11.7 acres max), PRD (10 acres max). Proposed zoning is SU-1 for Major Public Open Space.
 2. A plat for this property shall be approved by the Development Services Department prior to the start of construction.
 3. The proposed Learning Road Site is proposed as a base course until such time as the final design, configuration, and construction of Learning Road.
 4. Future Learning Road (that will be constructed at the same time as the final design, configuration, and construction of Learning Road), as adjacent to the site, shall be constructed at the same time as the final design, configuration, and construction of Learning Road.
 5. All significant cutbanks shall be identified and preserved prior to construction, consistent with the Approved Site Plan for Subdivision (Project # 1000965, 00129-01743, 02500-00116).
 6. No changes to the site plan shall be made without the approval of the City Engineer/AMA/CCA.
 7. Minor modifications to the layout shall be permitted.



HANDICAP ACCESSIBLE BENCH

N.T.S.

TRACT 6
SU-1 FOR C-2 USES (23.3 ACRES MAX.)
O-1 USES (11.7 ACRES MAX.)
PRD (10 ACRES MAX.)



HANDICAP ACCESSIBLE PICNIC TABLE

N.T.S.

APPROVALS

PROJECT # 1000965
EPCF

Planning Director	Date
Transportation Development	Date
City Engineer/AMA/CCA	Date
Utility Development	Date
Parks and Recreation Department	Date

DRB4

Site Plan for Building Permit

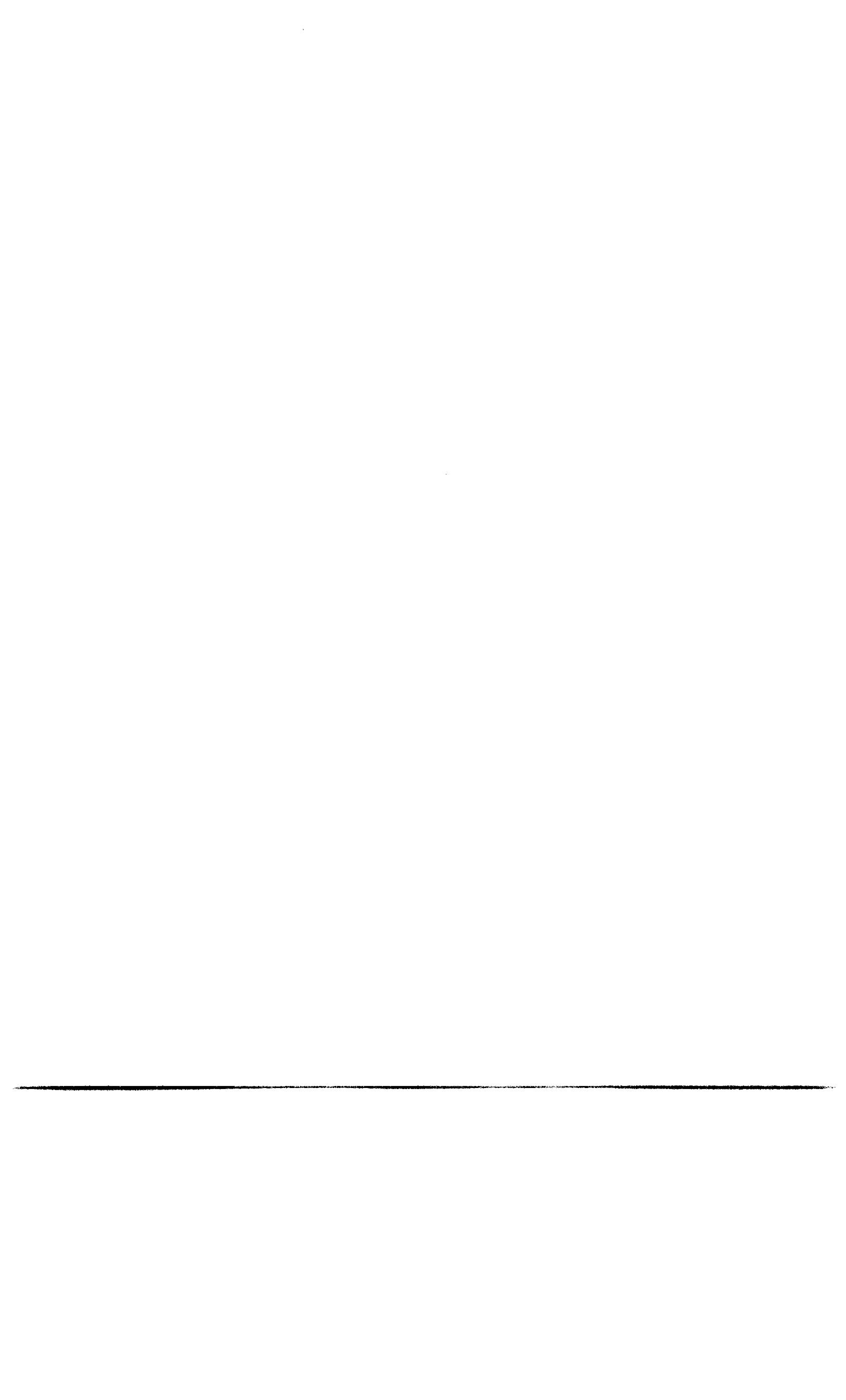
COORS/MONTANO TRAILHEAD

Prepared For:
City of Albuquerque
Open Space Division
P.O. Box 1296
Albuquerque, New Mexico 87103

Prepared By:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, New Mexico 87102
Borcenave Designs
P.O. Box 91194
Albuquerque, New Mexico 87199



- Landscaping Notes:**
1. Landscaping provided within the 25' landscape buffer is consistent with the information of the Approved Site Plan for Subdivision (Project # 1000965, 02129-01743, 02500-00116).
 2. The remainder of the site is intended to be left as native vegetation.





City of Albuquerque

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

Date: November 20, 2002

TO CONTACT NAME: Jackie Fishman
 COMPANY/AGENCY: Consensus Planning
 ADDRESS/ZIP: 924 Park Ave SW 8702
 PHONE/FAX #: 764-9801 / 842-5495

Thank you for your inquiry of 11-20-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Portion of Tract 16, Lands of Ray A. Graham III, Overwest Corp. and the City of Albuq zone map page(s) E-12.

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

La Luz Del Sol
 Neighborhood Association
 Contact: Ed Swenson
One Wind NW / 87120
898-5600 (message)
Ray Graham
One Wind NW / 87120
898-5600 (message)

Saylor Ranch
 Neighborhood Association
 Contact: Ceil Van Berkel
5714 Morgan Ln NW / 87120
899-2738 (K) 845-9565 (W)
Jolene Wolfley
6804 Staghorn Dr NW
890-9414 (K) 87120-4806

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

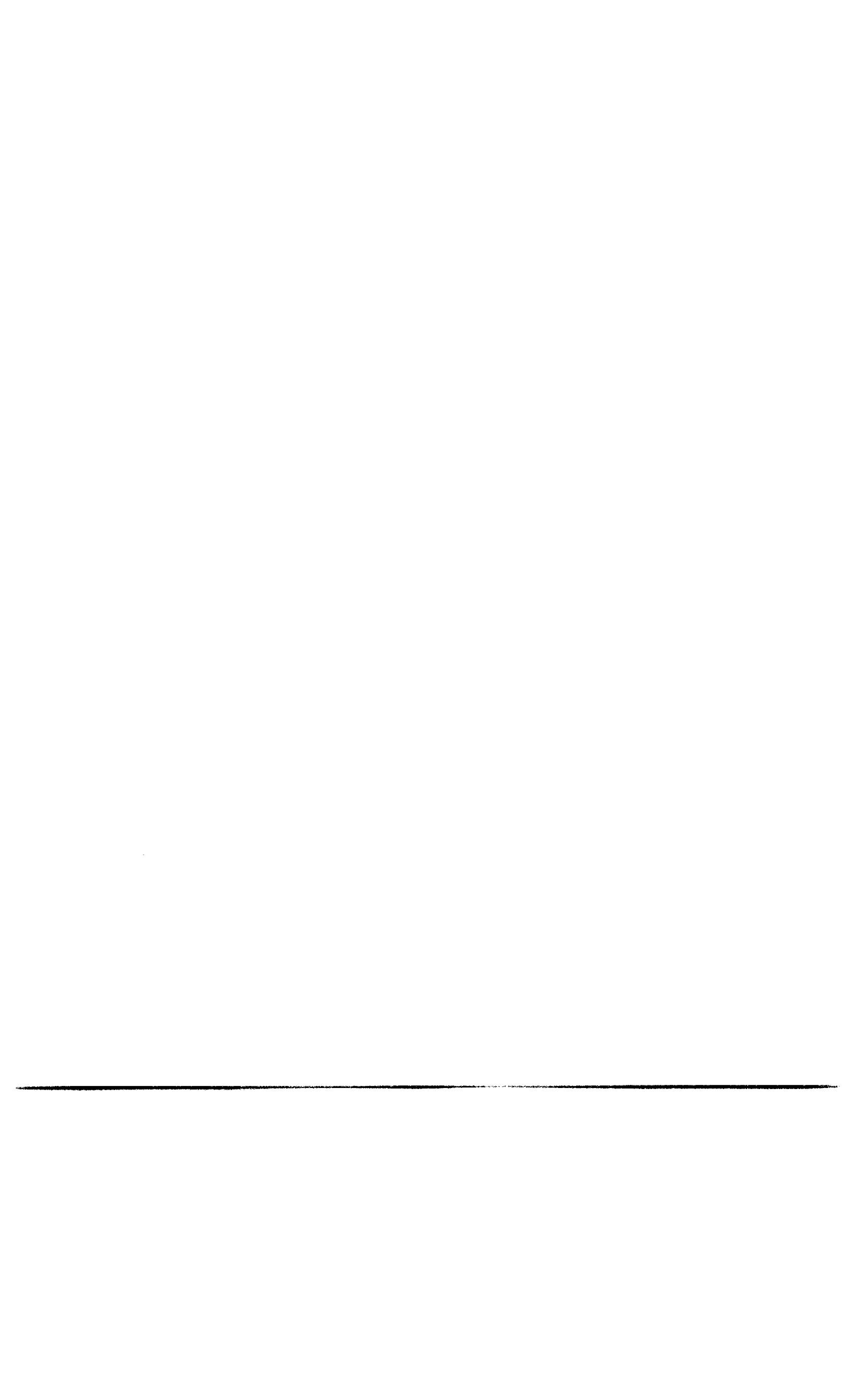
Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED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

Sincerely,

Dalaina Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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



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

7001 2510 0009 0792 1303

OFFICIAL USE

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To **CEIL VAN BERKEL**
 Street, Apt. No., or PO Box No. **5716 MORGAN LN NW**
 City, State, ZIP+4 **ALB. NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 2510 0009 0792 1396

OFFICIAL USE

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To **ED SWENSON**
 Street, Apt. No., or PO Box No. **1 WIND RD NW**
 City, State, ZIP+4 **ALB. NM 87120**

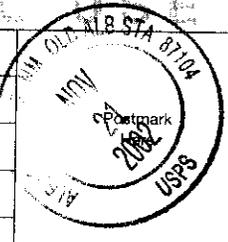
PS Form 3800, January 2001 See Reverse for Instructions

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

7001 2510 0009 0792 1402

OFFICIAL USE

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To **RAY GRAHAM**
 Street, Apt. No., or PO Box No. **1 WIND RD NW**
 City, State, ZIP+4 **ALB. NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

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

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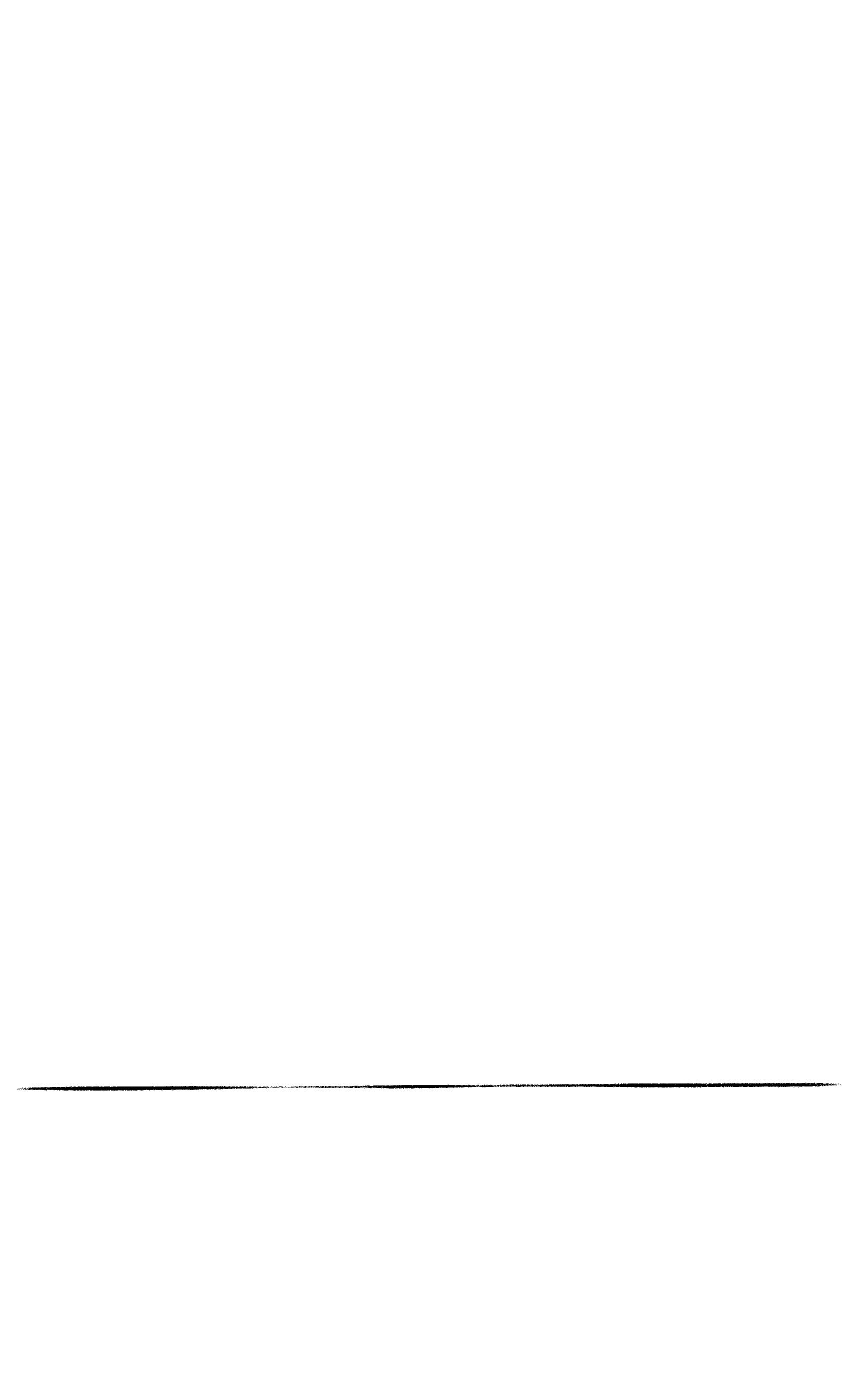
OFFICIAL USE

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To **JOLENE WOLFLEY**
 Street, Apt. No., or PO Box No. **6804 STAGHORN DR. NW**
 City, State, ZIP+4 **ALB. NM 87120-4806**

PS Form 3800, January 2001 See Reverse for Instructions



ACCESS EASEMENT

Ray A. Graham III, a married man dealing with his sole and separate property (Grantor) and the City of Albuquerque, a New Mexico municipal corporation ("City") agree:

Return to FATCO #25844.MT

1. Grant of Easement. Grantor grants to City an access easement ("Easement") for a roadway ("Public Improvement") on, over, across and through the property described on Exhibit A attached hereto ("Property"), together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of the Easement.

2. Conditions. City accepts the Property in its current condition and agrees to maintain it in good and safe condition while the Easement is in effect. City shall not permit the Public Improvement to constitute a public nuisance. City agrees to fence the Property as shown on Exhibit A to prevent the public from encroaching on the surrounding land with a gate at the south end of the Public Improvement.

3. Term. This Easement will take effect when this document is fully executed and will terminate when the Property becomes fee simple public right of way.

4. Warranty. Grantor covenants and warrants that he is the owner in fee simple of the Property and that he has a good and lawful right to convey the Property or any part thereof and the Grantor will forever warrant and defend that title to the Property against all claims from all persons or entities

5. Responsibility. Subject to the immunities and limitations of the New Mexico Tort Claims Act Section 41-4-1 et. Seq. NMSA 1978 as amended, City acknowledges that it will be responsible for claims or damages arising from personal injury or damage to persons or property to the extent resulting from its negligence or that of its employees, contractors or agents.

6. Binding Effect. This Easement is binding upon the parties, their successors and assigns, runs with the land, and inures to the benefit of the City and the Property. This Easement may be modified only in writing.


Mary Herrera Bern. Co. EASE R 15.00 2602099525
5786672
Page: 1 of 4
08/07/2002 02:36P
Bk-R39 Pg-3238


Mary Herrera Bern. Co. EASE R 11.00 2602099463
5783678
Page: 1 of 2
07/31/2002 02:31P
Bk-R39 Pg-6181

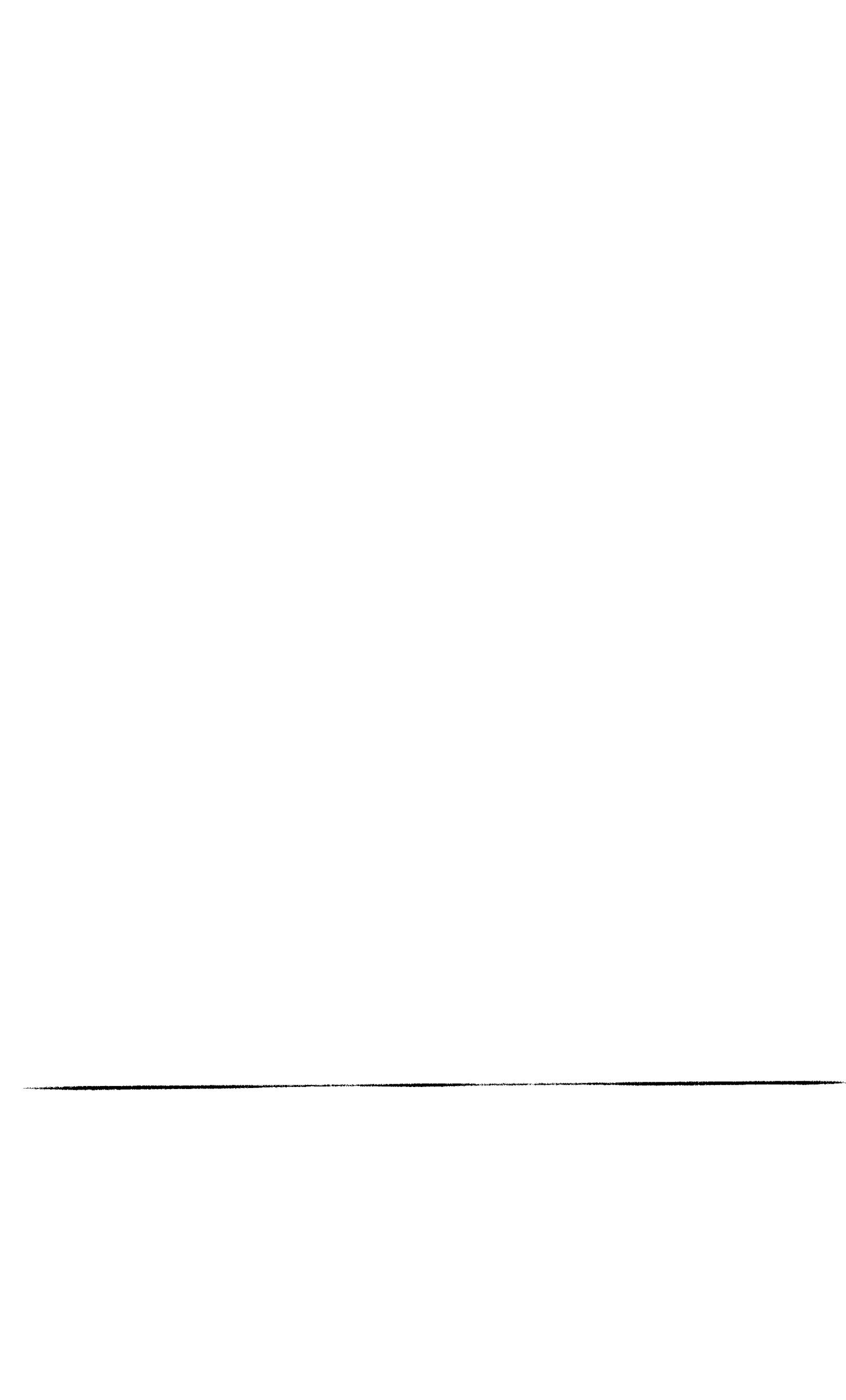


EXHIBIT A

PAGE 1 OF 2

A CERTAIN TRACT OF LAND SITUATED IN TRACT 6, OF THE PLAT OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF THE LANDS OF RAY A. GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE AS FILED IN THE OFFICE OF THE COUNTY CLERK ON APRIL 1, 2002 IN BOOK 2002C, PAGE 99, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED, USING NEW MEXICO STATE PLANE GRID BEARINGS (BEARING BASIS ACS NM448-6A (X=366640.72, Y=1507308.30) TO ACS NM448-7A (X=369804.62, Y=1510014.99) N49 27'12"W) AND GROUND DISTANCES, AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHENCE THE ACS MONUMENT NM448-7A BEARS N32 06'34"W A DISTANCE OF 862.04 FEET; THENCE,

N34 17'16"W, 45.00 FEET TO A POINT; THENCE,

NORTHEASTERLY, 160.97 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 392.00 FEET AND A LONG CHORD BEARING N43 44'03"E A DISTANCE OF 159.80 FEET TO A POINT; THENCE,

N31 45'21"E, 93.79 FEET TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF MONTANO ROAD; THENCE,

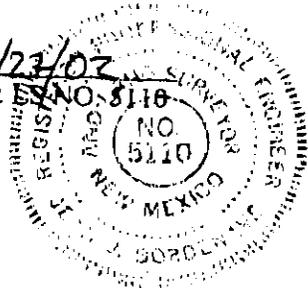
S58 14'39"E, 45.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF MONTANO ROAD TO A POINT; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF MONTANO ROAD,

S31 45'21"W, 93.79 FEET TO A POINT; THENCE,

SOUTHWESTERLY, 179.79 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 392.00 FEET AND A LONG CHORD BEARING S43 44'03"W A DISTANCE OF 178.48 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.2729 ACRES MORE OR LESS.

I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jean J. Bordenave 06/23/02
JEAN J. BORDENAVE NMPE & LS NO. 5110




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Page: 3 of 4
98/87/2002 02:36P
Bk-839 Pg-9238

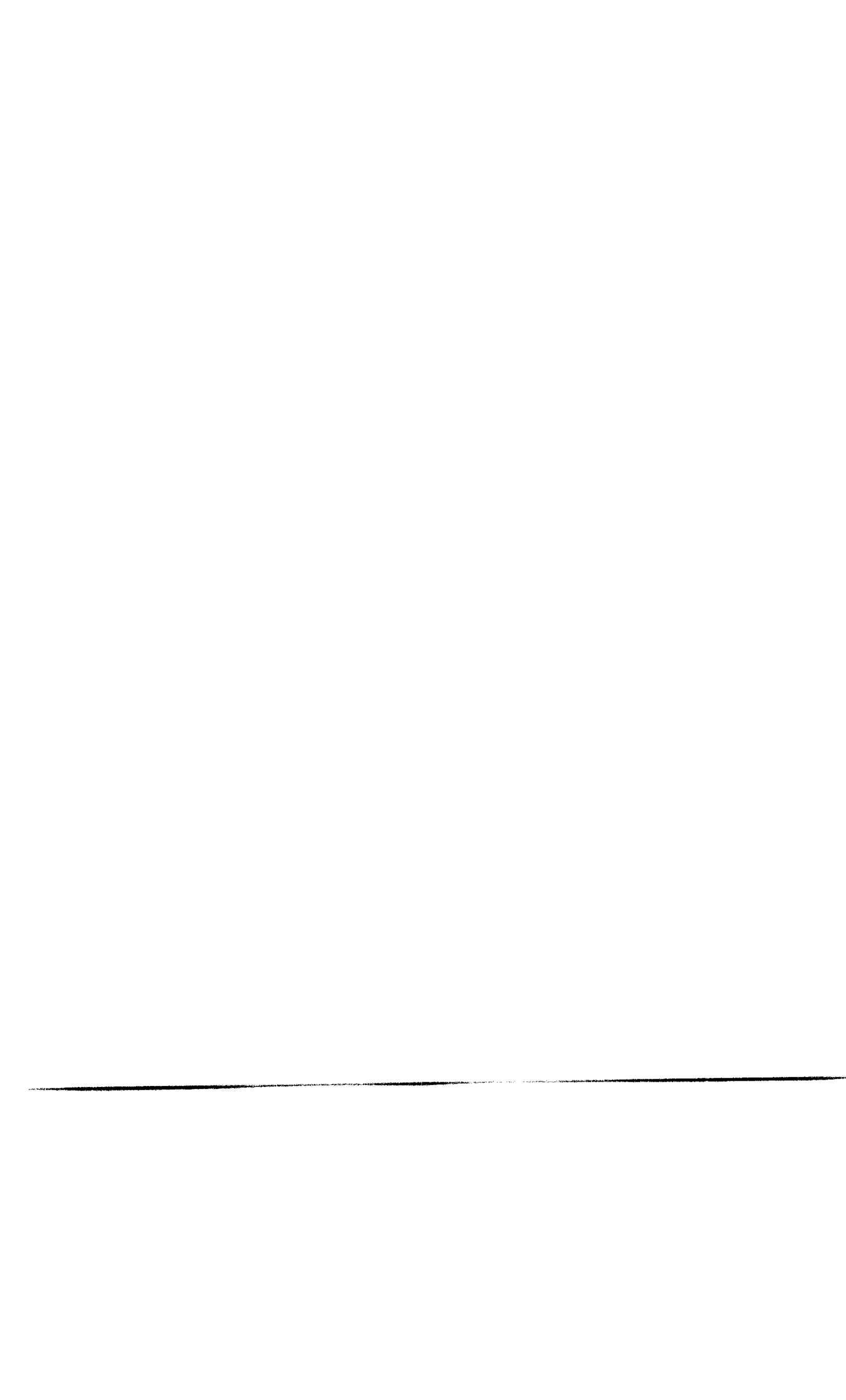
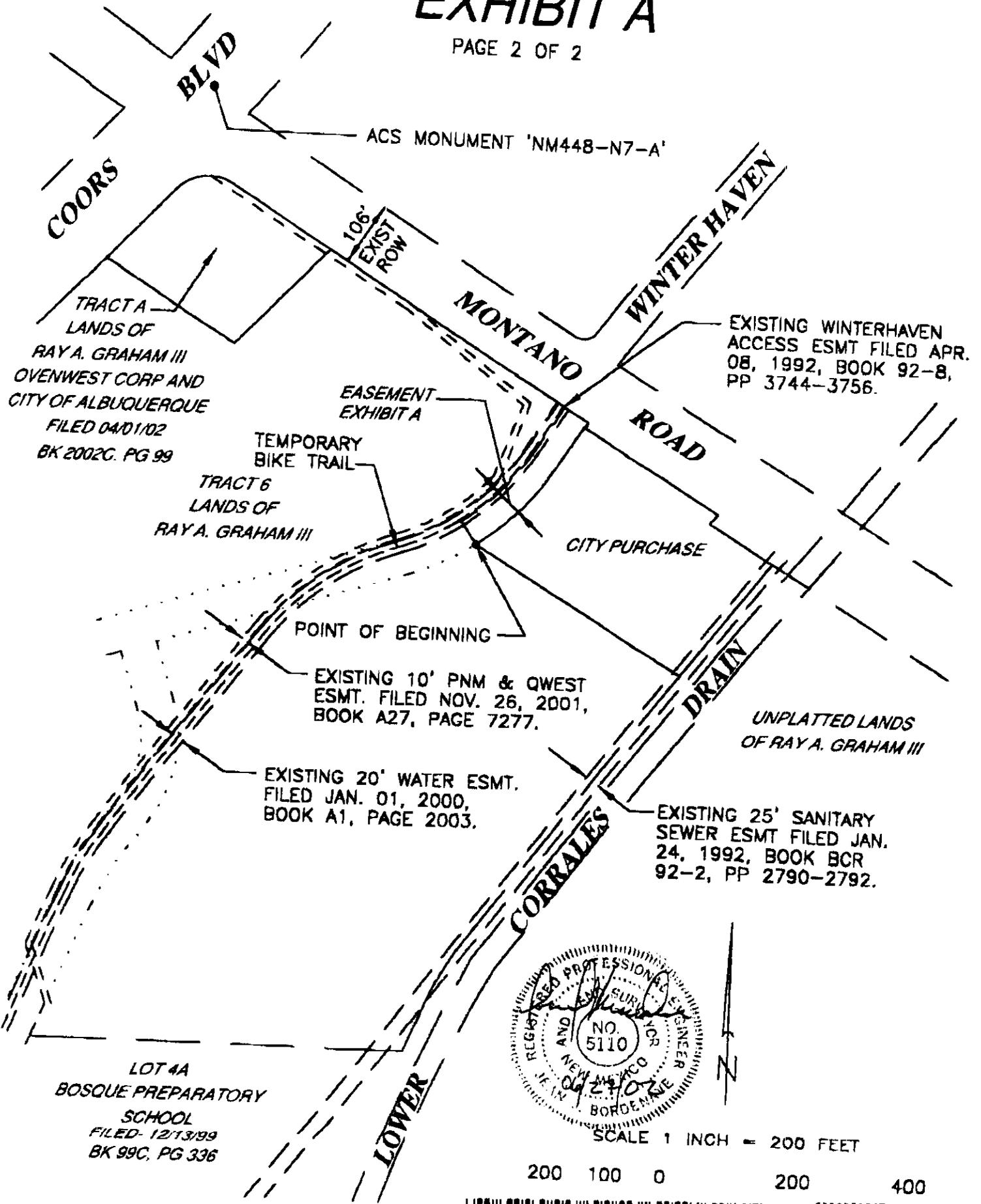


EXHIBIT A

PAGE 2 OF 2



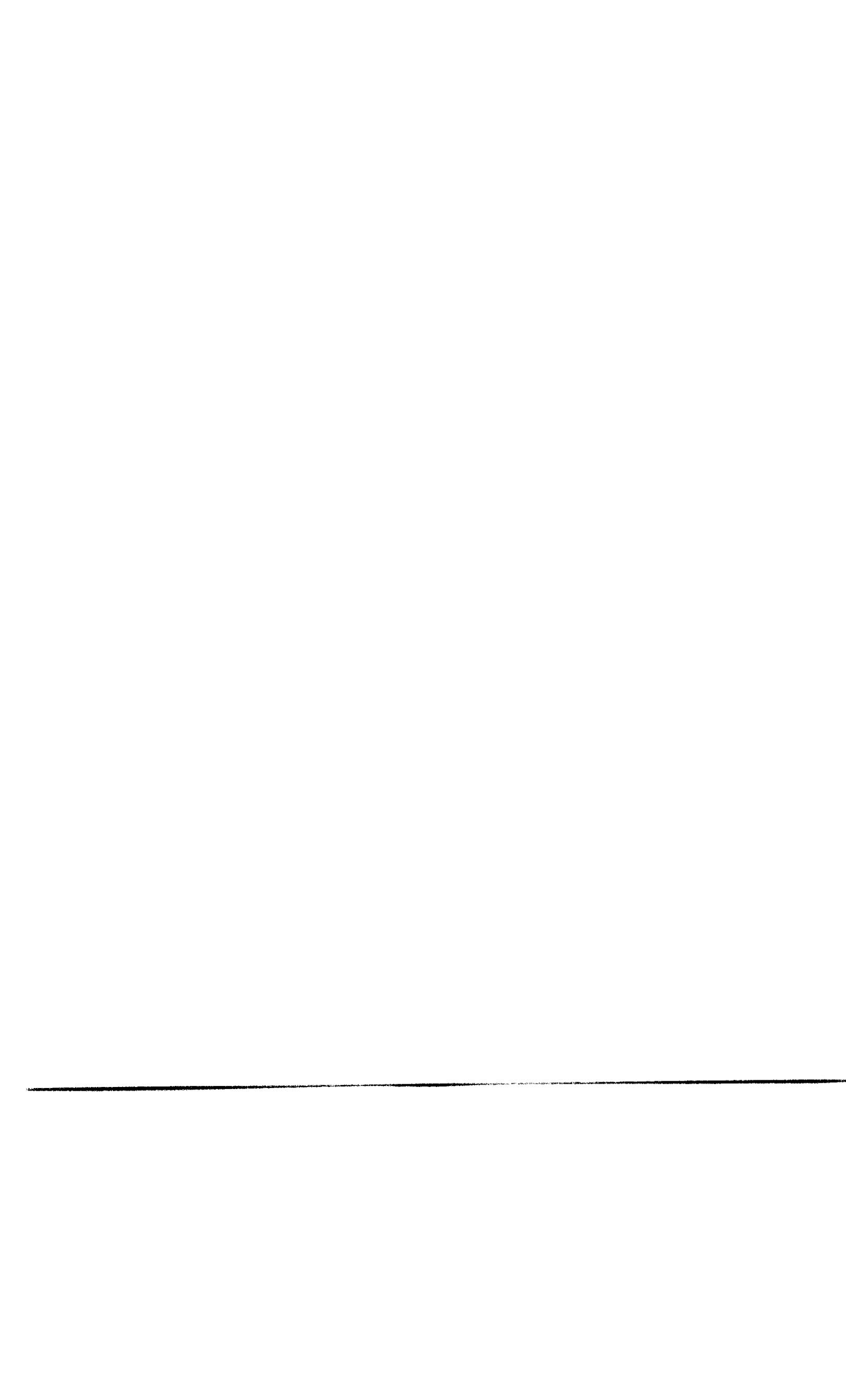
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Page: 4 of 4
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REV-028 8-0299

Mani Herrera

Selected Address: 99999 COORS BLVD NW
Zoning: SU-1 C-2 USES O-1 USES PRD(10 DU/A)
Lot/Block/Subd: 6 , 0000 , GRAHAM--RAY A III OVENWEST CORP COA
Council District/Name: FIVE , CADIGAN
County Commission: 1
Rep District/Sen District: 17 , 13
Nbr Assoc: TAYLOR RANCH R
Zoning: SU-1 C-2 USES O-1 USES PRD(10 DU/A)
Voter Pct: 30
High Sch District: CIBOLA
Mid Sch District: LBJ
Elem Sch District: MARIE HUGHES
ZoneMap Page: E12
Jurisdiction: CITY
Police Beat: 128/WESTSIDE
Flood Zone: Nothing Selected
Comm Plan Area: WEST SIDE
UPC #: 101206218606630215
Owner Name: GRAHAM RAY A III
Owner City/State/Zip: ALBUQUERQUE / NM / 87120 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

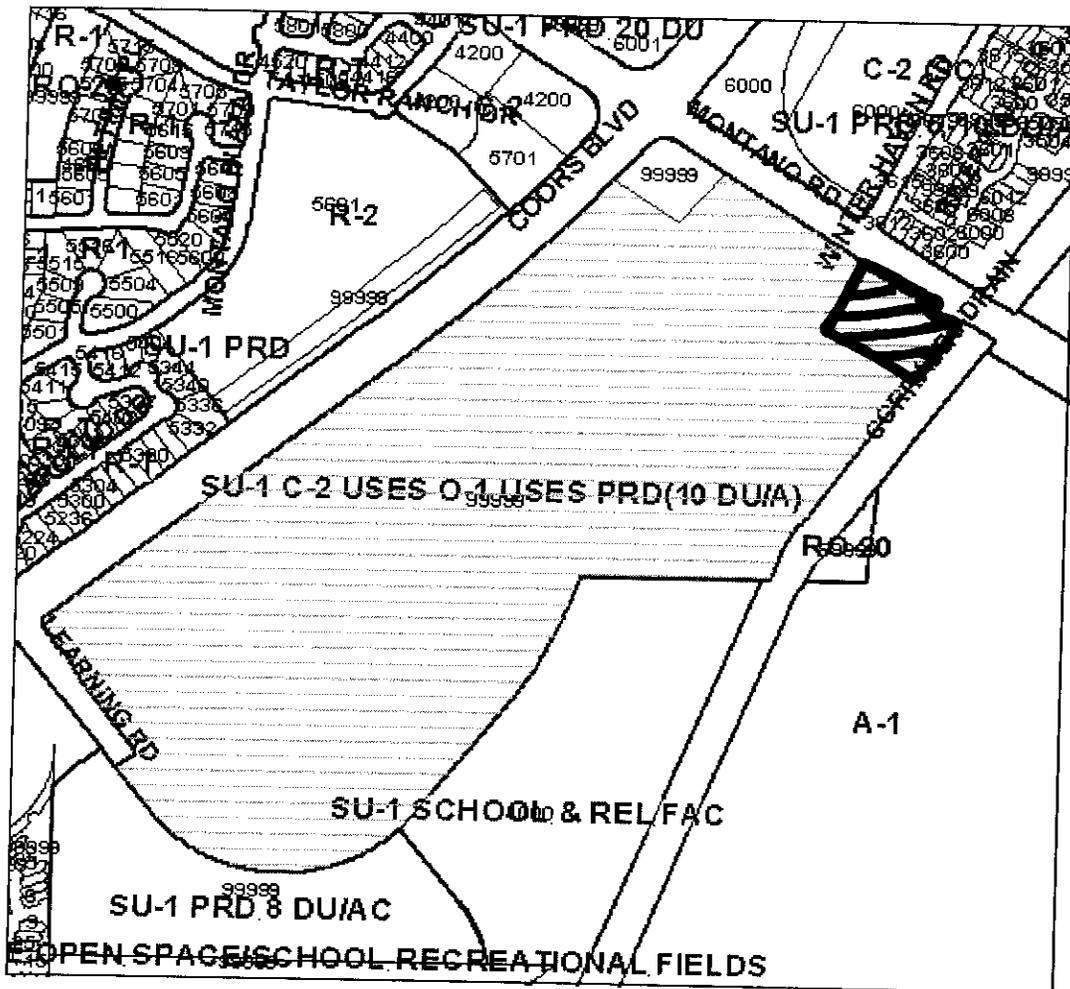
NEW GIS QUERY

[REDACTED]



Activate By 'Clicking' on the Map

Zoom In Id Address Pan Zoom Out



ReDraw Screen

Zoning Definitions
1999 AIR PHOTO (Metro Area Coverage)

CITY



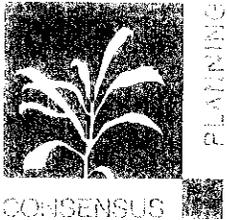
LAY

- STREET
- PARKS
- CITY L
- ZONE I
- NBR BI
- COMM
- WATER
- SEWER
- STORM
- ZONIN
- LOT NI
- ZIP CO
- COUNC
- FLOOD
- PARCE
- CONF
- SENAT
- REPRE
- COUNT
- PARCE
- CRIME
- CITY F
- LAND
- 1960 CI

ZO
T
ME

PROX





November 21, 2002

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Ms. Ceil Van Berkel
Taylor Ranch N.A.
5716 Morgan Lane NW
Albuquerque, NM 87120

Mr. Ed Swenson
La Luz del Sol
1 Wind Road NW
Albuquerque, NM 87120

Ms. Jolene Wolfley
Taylor Ranch NA
6804 Staghorn Drive NW
Albuquerque, NM 87120

Mr. Ray Graham
La Luz del Sol
1 Wind Road NW
Albuquerque, NM 87120

Re: Coors/Montano Trailhead

Dear Neighbors:

The purpose of this letter is to let you and your neighborhood associations know that Consensus Planning submitted a request for zone map amendment, Site Plan for Subdivision, and Site Plan for Building Permit on behalf of City Open Space Division. The case will be heard by the Environmental Planning Commission on January 16, 2003.

The 2.12 acre property is located south of Coors Boulevard and along the west side of the Corrales Riverside Drain. The request is for a City Open Space trailhead and parking lot. The zone change requested is from SU-1 for C-2, O-1, and PRD (10 du/ac) to SU-1 for Major Public Open Space.

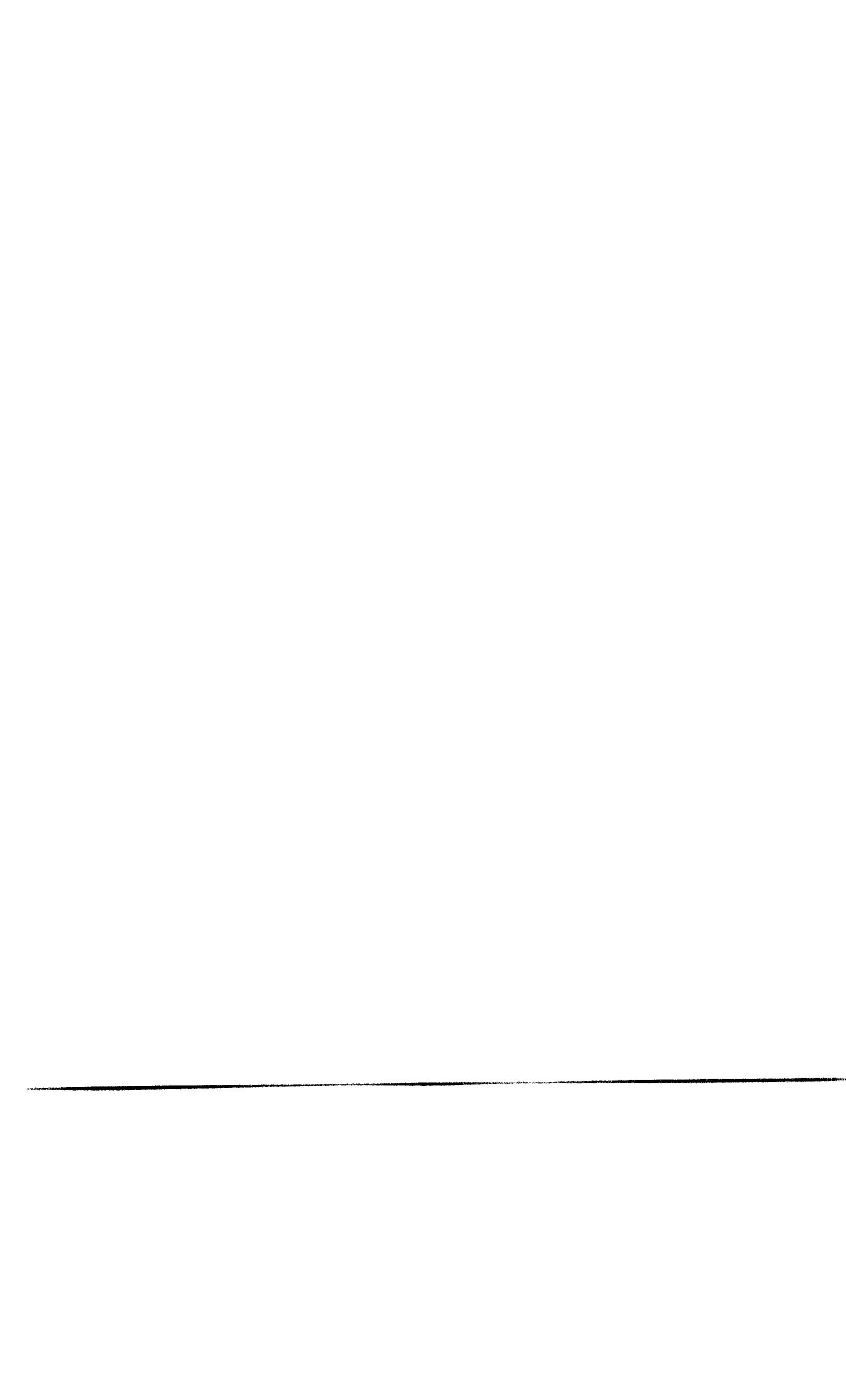
This parcel was part of a previous request approved by the EPC on March 22, 2001. At that hearing, the EPC specifically addressed this issue as follows in Finding #9:

"The far northeastern corner of the site is an ideal location for a trailhead and parking area to accommodate bosque trail user groups. The applicant should further discuss this potential use with the Open Space Division."

The 2.12-acre property was purchased from Mr. Graham by City Open Space Division in July, 2002. The proposed trailhead facility will increase public health, safety, and welfare by providing better access to the City's trail system. It will eliminate the unsafe condition that currently exists with trail users parking across Montano Road at the commercial area and crossing the roadway to use the Montano trail on the south side.

RESPECTFULLY

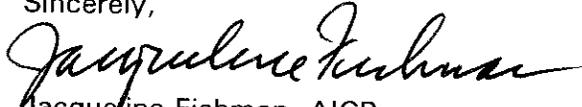
Karen R. Hutchins, AICP
James K. Sanchez, AICP
Christina J. Green, ASLA



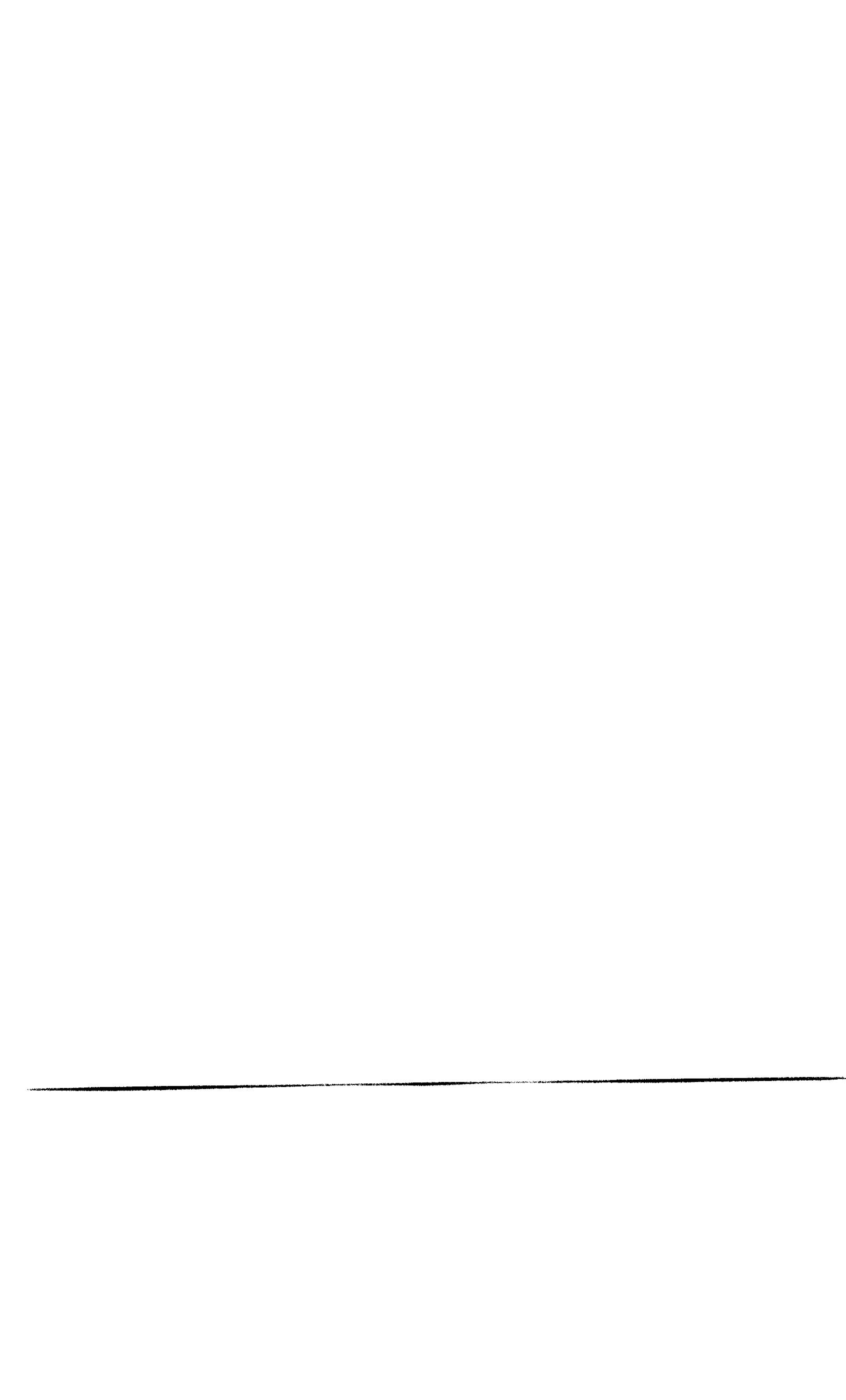
The Site Plan for Building Permit includes a parking lot, picnic areas, and a loop trail. The intent of this facility is to provide a passive recreation experience to trail users.

Please do not hesitate to contact me with any questions you may have about this request.

Sincerely,

A handwritten signature in cursive script that reads "Jacqueline Fishman".

Jacqueline Fishman, AICP
Senior Planner II



SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Jan. 1, 2003 To Jan. 16, 2003

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Josephine Fialuna 11/21/02
(Applicant or Agent) (Date)

I issued 1 signs for this application, 11/21/02, *Paul Curdo*
(Date) (Staff Member)

