

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

August 16, 2005

GMR, LLC
3738 Arno St. NE
Albuq. NM 87107

CERTIFICATE OF ZONING

FILE: 04EPC 01346 (Project 1000976)
DATE OF FINAL ACTION: December 16, 2004
LEGAL DESCRIPTION: for all or a portion of Tract 1,
**Westland Development Co. Subdivision and unplatted
lands of Bernalillo County and Mesa Enterprises**, located
west of COORS BLVD. SW between ERVIEN LANE and
HUSEMAN PLACE, containing approximately 40 acres.
(M-10) Carmen Marrone, Staff Planner

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

**FROM M-H (mobile home)
TO SU-1 PRD, 250 du ,max**

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 Richard Dineen
Planning Director

RD/ac

cc: Zoning Code Services Division
Neal Weinberg, AGIS Division





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

Date: December 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project #1000976**
04EPC-01346 Zone Map Amendment
04EPC-01760 EPC Site Development Plan-
Subdivision

GMR, LLC
3738 Arno St. NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Tract 1, **Westland Development Co. Subdivision and unplatted lands of Bernalillo County and Mesa Enterprises**, located west of COORS BLVD. SW between ERVIEN LANE and HUSEMAN PLACE, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1000976/04EPC 01346 a request for a zone map amendment from M-H to SU-1 PRD, 250 du max. for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, based on the following Findings:

FINDINGS:

1. This is a request for approval of a zone map amendment from M-H (mobile home) to **SU-1 PRD, 250 du max.** for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, located west of Coors Boulevard between Ervien Lane and Huseman Place SW and containing approximately 40 acres.
2. This case was heard by the EPC on October 21, 2004. At that hearing, the EPC voted to continue the hearing for 60 days to allow for an amendment to the request for R-LT zoning and to allow for a further investigation of the effects of decommissioned landfills on, and adjacent to, the subject site.
3. The site is within the Developing Urban Area of the *Comprehensive Plan*. The subject request will further the primary goal for Developing Urban Areas to encourage development of identifiable and integrated communities within the metropolitan area by allowing development of new quality housing consistent with modern site planning and construction standards that will better serve potential residents on the site (Goal 5, Developing Urban Areas).

4. The proposed net density of 6.25 du/acre is compatible with surrounding residential development and will respect existing neighborhood values, the natural environmental conditions and existing carrying capacities per Policy 5d of the *Comprehensive Plan*.
5. The site is located within the Bridge/Westgate Community as identified in the *West Side Strategic Plan*. The request is consistent with Policies 3.40 and 3.43 for the Bridge/
6. The subject site is located in Residential Area 5 of the *Southwest Area Plan*. The Plan states that up to 9 dwelling units per net acre can be accommodated in this area without significant adverse impact on the environment or existing neighborhoods. The proposed zoning will allow residential development that is within the recommended density of the *Southwest Area Plan*.
7. The request for zone change is justified per the policies of *Resolution 270-1980*. The proposed zoning will be more beneficial to the community because it allows public review of a site plan for subdivision and because it requires that the site plan contain specific design requirements to assure compatible development with adjacent properties. (*Section 1.D, R-270-1980*)
8. There is no known opposition to this request.

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1000976/f 04EPC 01760 a request for a Site Plan for Subdivision for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Site Plan for Subdivision for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo Count, located west of Coors Boulevard between Ervien Lane and Huseman Place SW and containing approximately 40 acres.
2. This request is associated with a request for SU-1 PRD zoning on the subject site. SU-1 PRD zoning requires EPC approval of a site plan for subdivision with associated design regulations.
3. Upon approval of the site plan for subdivision by the EPC, individual site plans for building permit may be submitted for building permit approval unless the EPC specifies additional review.
4. The southeastern portion of the subject site is partially developed with mobile homes per a special use permit issued by the County in 1993. The infrastructure and landscaping on the site are substandard. The applicant proposes to remove the existing mobile homes, along with the existing roadway and infrastructure improvements in order to develop single-family detached homes.

5. The subject property lies within the landfill buffer zones of two former landfills. Future development of the site must follow the City's most current version of "Interim Guidelines for Development within 1,000 feet of a Landfill."
6. The site is within the Developing Urban Area of the *Comprehensive Plan*. The subject request will further the primary goal for Developing Urban Areas to encourage development of identifiable and integrated communities within the metropolitan area by allowing development of new quality housing consistent with modern site planning and construction standards that will better serve potential residents on the site (Goal 5, Developing Urban Areas).
7. The proposed net density of 6.25 du/acre is compatible with surrounding residential development and will respect existing neighborhood values, the natural environmental conditions and existing carrying capacities per Policy 5d of the *Comprehensive Plan*.
8. The site is located within the Bridge/Westgate Community as identified in the *West Side Strategic Plan*. The request is consistent with Policies 3.40 and 3.43 for the Bridge/Westgate Community that call for urban style development and services in this community.
9. The subject site is located in Residential Area 5 of the *Southwest Area Plan* with a recommendation to provide up to 9 du/net acre. The proposed site development plan will allow residential development that is within the recommended density of the *Southwest Area Plan*.
10. The site development plan meets the requirements for SU-1 PRD zoning by providing a set of design regulations that will assure compatible development with adjacent properties.
11. There is no known opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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. Label Coors Boulevard and the two roadways from Coors. Describe each function of the two roadways.
3. A note shall be added to the site plan explaining where and how the pedestrian connections to Tom Tenorio Park will be provided and who will maintain them.

4. A note should be added under "Architectural Design Standards" that addresses variety in the style of the homes.
 5. Replace the word "should" with "shall" on Note 6 of the Architectural Design Standards.
 6. Verify that the term "plaster" is the correct term regarding the design of the perimeter walls.
 7. Add a second sentence to Note 3 of the Landscape Plan (Sheet 2) to read as follows: "No water shall be allowed to enter into or pond over the private park."
 8. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, WATER AUTHORITY and NMDOT:**
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Traffic Impact Study (TIS) is required prior to any DRB submittal.
 - c. Access coordination is required with NMDOT.
 - d. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
 - e. Two access points are required per DPM Standards. Main drive aisle to be divided with 22' entering and exiting lane segments and one strategically located emergency access. The divided segment will need to be continuous from Coors into the subdivision.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. An Availability Statement must be obtained prior to DRB sign off on Site Plan and Preliminary Plat application.
 9. The subject property lies within the landfill buffer zones of two former landfills (Seay Brothers and Riverside Landfills). If development/redevelopment occurs, the developers of this site are required to follow the most current version of "Interim Guidelines for Development within 1,000 feet of a Landfill." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.
 10. Prior to DRB review, the applicant shall provide additional test data on carcinogens.
-

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 3, 2005** 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. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

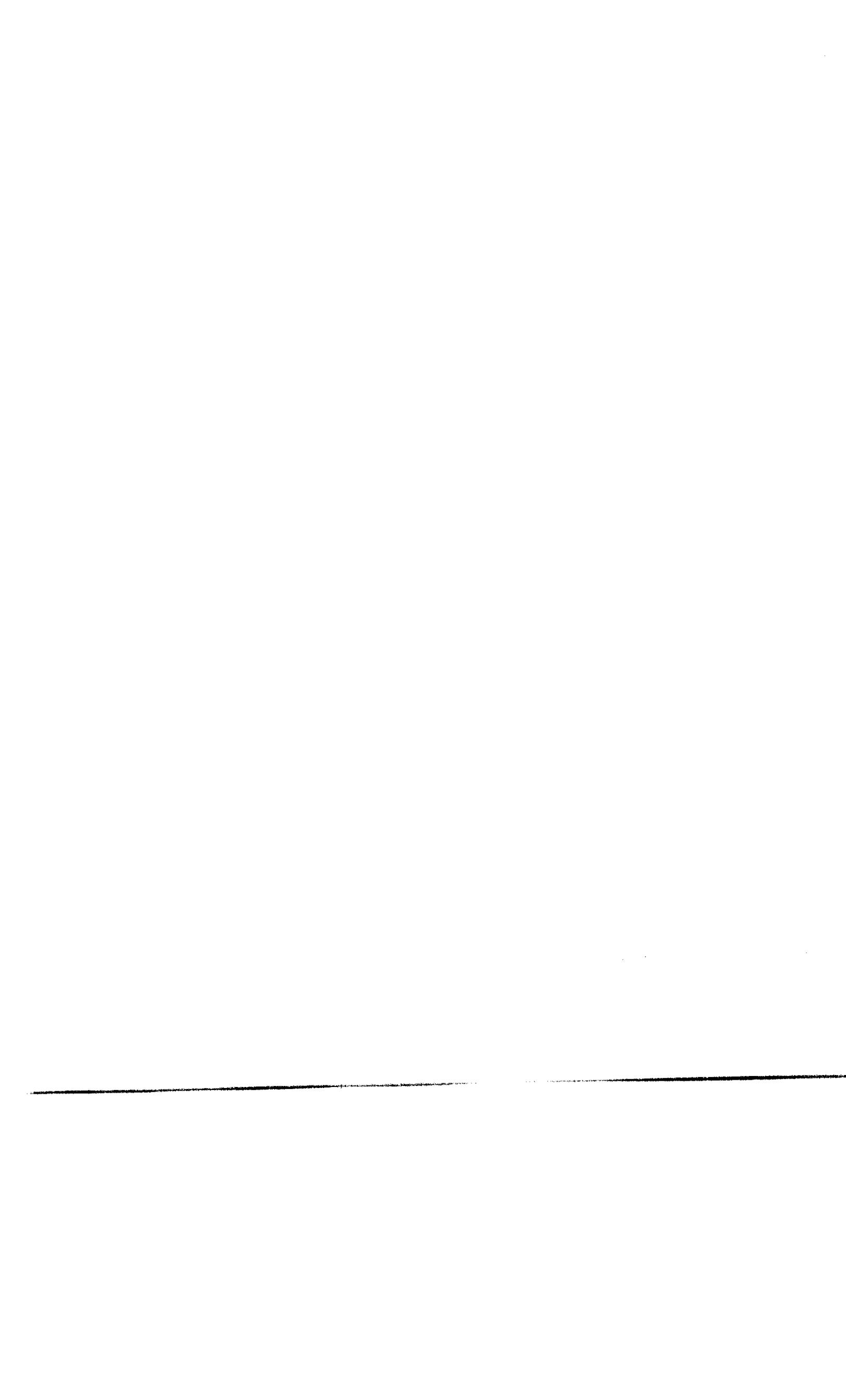
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


For Richard Dineen
Planning Director

RD/CM/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Tanya Maldonado, Desert Spring flower NA, 7408 Spring Flower Rd. SW, Albuquerque, NM 87121
Christine Shugars, Desert Spring Flower NA, 7305 Autumn Breeze Rd. SW, Albuquerque, NM 87122
Jim Joseph, INTERA, Inc., One Park Square, 6501 Americas Parkway NE, Suite 820, Albuquerque, NM 87110



Eric Johnson, 3117 Los Anayas Rd. NW

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

MS. MATSON: Reiterated comments made in the staff report in which denial of the appeal was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to remand Project 1003171/04EPC 01771 back to the DRB based on the following Findings:

FINDINGS:

1. The DRB acted correctly in requiring the Appellant to provide a safe turnaround for the portion of the alley to remain as public right-of-way in accordance with the provisions of the DPM, Chapter 23, Section 5(D.5).
2. Other alleys in the neighborhood have been gated however the public right-of-way has not officially been vacated.
3. The DRB was correct in denying the vacation request when the turnaround was not provided.

MOVED BY CHAIRMAN JESIONOWSKI
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY

12. Project #1000976
04EPC-01346 Zone Map Amendment
04EPC-01760 EPC Site Development
Plan-Subdivision

CONSENSUS PLANNING, INC. agents for GMR, LLC request a Zone Map Amendment from M-H to SU-1 PRD and a Site Plan for Subdivision for all or a portion of Tract 1, **Westland Development Co. Subdivision and unplatted lands of Bernalillo County and Mesa Enterprises**, located west of COORS BLVD. SW between ERVIEN LANE and HUSEMAN PLACE, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner
(APPROVED WITH CONDITIONS)

STAFF PRESENT:

Carmen Marrone, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Ave. SW
Jim Joseph, Intera
Jack Chappelle, 4848 Tramway NE

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

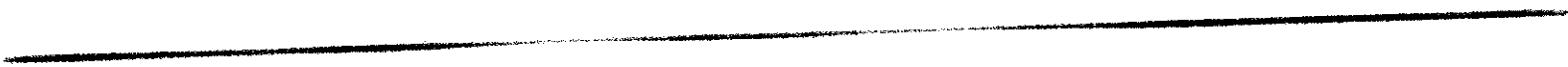
MS. MARRONE: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000976/ 04EPC 01346 a request for a zone map amendment from M-H to SU-1 PRD, 250 du max. for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, based on the following Findings:

FINDINGS:

1. This is a request for approval of a zone map amendment from M-H (mobile home) to **SU-1 PRD, 250 du max.** for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, located west of Coors Boulevard between Ervien Lane and Huseman Place SW and containing approximately 40 acres.
2. This case was heard by the EPC on October 21, 2004. At that hearing, the EPC voted to continue the hearing for 60 days to allow for an amendment to the request for R-LT zoning and to allow for a further investigation of the effects of decommissioned landfills on, and adjacent to, the subject site.
3. The site is within the Developing Urban Area of the *Comprehensive Plan*. The subject request will further the primary goal for Developing Urban Areas to encourage development of identifiable and integrated communities within the metropolitan area by allowing development of new quality housing consistent with modern site planning and construction standards that will better serve potential residents on the site (Goal 5, Developing Urban Areas).
4. The proposed net density of 6.25 du/acre is compatible with surrounding residential development and will respect existing neighborhood values, the natural environmental conditions and existing carrying capacities per Policy 5d of the *Comprehensive Plan*.
5. The site is located within the Bridge/Westgate Community as identified in the *West Side Strategic Plan*. The request is consistent with Policies 3.40 and 3.43 for the Bridge/



6. The subject site is located in Residential Area 5 of the *Southwest Area Plan*. The Plan states that up to 9 dwelling units per net acre can be accommodated in this area without significant adverse impact on the environment or existing neighborhoods. The proposed zoning will allow residential development that is within the recommended density of the *Southwest Area Plan*.
7. The request for zone change is justified per the policies of *Resolution 270-1980*. The proposed zoning will be more beneficial to the community because it allows public review of a site plan for subdivision and because it requires that the site plan contain specific design requirements to assure compatible development with adjacent properties. (*Section 1.D, R-270-1980*)
8. There is no known opposition to this request.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER KLEBESADEL

MOTION PASSED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000976/f 04EPC 01760 a request for a Site Plan for Subdivision for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, based on the following Findings and subject to the following Conditions:

FINDINGS:

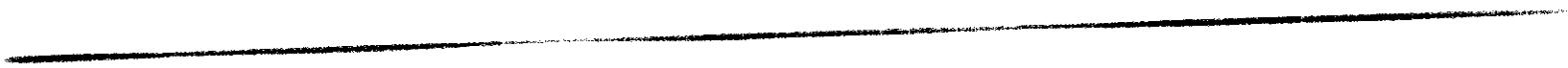
1. This is a request for approval of a Site Plan for Subdivision for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo Count, located west of Coors Boulevard between Ervien Lane and Huseman Place SW and containing approximately 40 acres.
2. This request is associated with a request for SU-1 PRD zoning on the subject site. SU-1 PRD zoning requires EPC approval of a site plan for subdivision with associated design regulations.
3. Upon approval of the site plan for subdivision by the EPC, individual site plans for building permit may be submitted for building permit approval unless the EPC specifies additional review.
4. The southeastern portion of the subject site is partially developed with mobile homes per a special use permit issued by the County in 1993. The infrastructure and landscaping on the site are substandard. The applicant proposes to remove the existing mobile homes, along with the existing roadway and infrastructure improvements in order to develop single-family detached homes.



5. The subject property lies within the landfill buffer zones of two former landfills. Future development of the site must follow the City's most current version of "Interim Guidelines for Development within 1,000 feet of a Landfill."
6. The site is within the Developing Urban Area of the *Comprehensive Plan*. The subject request will further the primary goal for Developing Urban Areas to encourage development of identifiable and integrated communities within the metropolitan area by allowing development of new quality housing consistent with modern site planning and construction standards that will better serve potential residents on the site (Goal 5, Developing Urban Areas).
7. The proposed net density of 6.25 du/acre is compatible with surrounding residential development and will respect existing neighborhood values, the natural environmental conditions and existing carrying capacities per Policy 5d of the *Comprehensive Plan*.
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10. The site development plan meets the requirements for SU-1 PRD zoning by providing a set of design regulations that will assure compatible development with adjacent properties.
11. There is no known opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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. Label Coors Boulevard and the two roadways from Coors. Describe each function of the two roadways.
3. A note shall be added to the site plan explaining where and how the pedestrian connections to Tom Tenorio Park will be provided and who will maintain them.



4. A note should be added under "Architectural Design Standards" that addresses variety in the style of the homes.
5. Replace the word "should" with "shall" on Note 6 of the Architectural Design Standards.
6. Verify that the term "plaster" is the correct term regarding the design of the perimeter walls.
7. Add a second sentence to Note 3 of the Landscape Plan (Sheet 2) to read as follows: "No water shall be allowed to enter into or pond over the private park."
8. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, WATER AUTHORITY and NMDOT:**
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Traffic Impact Study (TIS) is required prior to any DRB submittal.
 - c. Access coordination is required with NMDOT.
 - d. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
 - e. Two access points are required per DPM Standards. Main drive aisle to be divided with 22' entering and exiting lane segments and one strategically located emergency access. The divided segment will need to be continuous from Coors into the subdivision.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. An Availability Statement must be obtained prior to DRB sign off on Site Plan and Preliminary Plat application.
9. The subject property lies within the landfill buffer zones of two former landfills (Seay Brothers and Riverside Landfills). If development/redevelopment occurs, the developers of this site are required to follow the most current version of "Interim Guidelines for Development within 1,000 feet of a Landfill." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.
10. Prior to DRB review, the applicant shall provide additional test data on carcinogens.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER KLEBESADEL

MOTION PASSED UNANIMOUSLY



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

Date: October 22, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000976***
04EPC-01346 Zone Map Amendment

GMR, LLC
3738 Arno St. NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot 1, **Westland Develop. Co. Subd and Unplatted Land in Bern. Co.**, located west of COORS BLVD. SW, between ERVIEN SW and HUSEMAN PLACE SW, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner

On October 21, 2004 the Environmental Planning Commission voted to continue Project 1000976/04EPC-01346 Zone Map Amendment to the Environmental Planning Commission Public Hearing on December 16, 2004.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 5, 2004 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. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
OCTOBER 21, 2004
PROJECT #1000976
PAGE 2 OF 2

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

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

Sincerely,


For Richard Dineen
Planning Director

RD/CM/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Tanya Maldonado, Desert Spring flower NA, 7408 Spring Flower Rd. SW, Albuquerque, NM 87121
Christine Shugars, Desert Spring Flower NA, 7305 Autumn Breeze Rd. SW, Albuquerque, NM 87122



EPC MINUTES
OCTOBER 21, 2004
PAGE 11

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
2. Provide 15' outside radius on end aisles.
3. Provide cross access between tracts (if applicable).
4. Site plan shall comply and be designed per DPM Standards

MOVED BY COMMISSIONER DEICHMANN
SECONDED BY COMMISSIONER GROUT

MOTION PASSED UNANIMOUSLY

4. Project # 1000976*
04EPC-01346 Zone Map Amendment

CONSENSUS PLANNING agent for GMR LLC request a zone map amendment from MH to R-LT, for all or a portion of Lot 1, **Westland Develop. Co. Subd and Unplatted Land in Bern. Co.**, located west of COORS BLVD. SW, between ERVIEN SW and HUSEMAN PLACE SW, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner (CONTINUED TO DECEMBER 16, 2004)

STAFF PRESENT:

Carmen Marrone, Planning Department
Kevin Curran, Legal Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Ave.
Gilbert Lovato, 4682 Los Poblanos

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

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

FINAL ACTION TAKEN

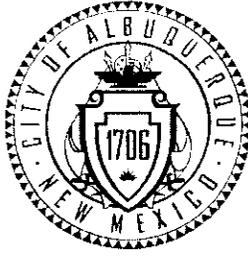
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue Project 1000976/ 04EPC-01346 Zone Map Amendment to the Environmental Planning Commission Public Hearing on December 16, 2004.

MOVED BY COMMISSIONER DEICHMANN
SECONDED BY COMMISSIONER PENA

MOTION PASSED UNANIMOUSLY

ARNO BE containing approx-
imately 4 acre(s). (L-14)
Project # 1000976 04EPC-01346
EPC Site Development Plan
Building Permit CLAUDIO VEGA
ARCHITECTS agent by DWAYNE
PINO-AERMI CONTRACTORS
LLC request the above action for
all or a portion of Lot 1, A-3
Eagle Ranch, zoned SU-100-C
and R-2, located at the north-
northwest corner of PARADISE
BLVD. NW between PARADISE
BOULEVARD NW and EARLE
RANCH ROAD NW, containing
approximately 2 acres. (C-10)
David Strubbe, Staff Planner





ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, December 16, 2004, 8:30 a.m.

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

MEMBERS

Jeffery Jesionowski, Chairman
Jens Deichmann, Vice Chair

James Grout
David Steele
Ishmael Valenzuela

Larry Chavez
Virginia Klebesadel
Klarissa Pena

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

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 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

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

2. Project # 1003458*

04EPC-01673 EPC Sector Development Plan
04EPC-00788 Annexation
04EPC-01672 Zone Map Amendment

MARK GOODWIN & ASSOCIATES agents for WESTLAND DEVELOPMENT CO. INC. request the above actions for all or a portion of Lots 16-20, **West of Westland Atrisco Grant**, zoned A-1, located on INTERSTATE 40 NW, between 118TH ST. NW and 98TH ST. NW, containing approximately 13 acres. (K-8) Stephanie Shumsky, Staff Planner

3. Project # 1001945*

04EPC-01666 Zone Map Amendment

MADLINE DUNN request the above action for all or a portion of Tracts 297 & 298, **MRGCD Map #38**, a zone map amendment from R-1 to RLT, located on the north side of CARSON ROAD NW, between RIO GRANDE BOULEVARD NW and the ALAMEDA DRAIN, containing approximately 1 acre. (J-13) David Stallworth, Staff Planner

4. Project # 1003761*

04EPC-01712 EPC Site Development Plan-
Building Permit

BRISCOE ARCHITECTS PC agent for VAUGHAN EQUITIES LLC request the above action for all or a portion of Lots 14-16, Block 20, Tract 3, Unit 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on PASEO DEL NORTE NE, between HOLBROOK NE and VENTURA NE, containing approximately 2.07 acres. (C-20) Carmen Marrone, Staff Planner

5. Project # 1002371*

04EPC-01713 EPC Site Development Plan-
Building Permit

TIERRA WEST LLC agents for HOFFMANTOWN WEST CHURCH request the above action for all or a portion of Tract 1A1, **Alban Hills**, zoned SU-1 for R-2 Uses and Church and Related Uses, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN, containing approximately 17 acres. (D-12) Elvira Lopez, Staff Planner

6. Project # 1003762*

04EPC-01714 Zone Map Amendment

CONSENSUS PLANNING, INC. agents for PATRICK STROSNIDER request the above actions for all or a portion of Lot K, **Panorama Heights Addition**, a zone map amendment from R-1 to R-T, located on EASTRIDGE DR NE, between CHELWOOD PARK BLVD NE and CONSTITUTION AVE NE, containing approximately 5 acres. (J-22) Anna DiMambro, Staff Planner

7. Project # 1001763*

04EPC-01716 EPC Site Development Plan-
Subdivision
04EPC-01717 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agents for AUTO ZONE INC. request the above actions for all or a portion of Tract C-1, **Albuquerque West Subdivision**, zoned SU-1 PRD & C-1 Permissive Uses, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW, containing approximately 1.5 acres. (H-11) Carmen Marrone, Staff Planner

8. Project # 1001932*

04EPC-01718 EPC Site Development Plan-
Building Permit

CLAUDIO VIGIL ARCHITECTS agent for PAUL HEDGES request the above action for all or a portion of Tract C, **West Ridge, U-1**, zoned SU-1 for C-1 and IP Uses, located at the southeast corner of OURAY ROAD NW AND TWIN OAKS DRIVE NW, containing approximately 4 acres. (G-10) David Stallworth, Staff Planner

9. Project # 1003764*

04EPC-01720 EPC Site Development Plan-
Amendment to Building Permit

SMPC ARCHITECTS agents for HOPE EVANGELICAL FREE CHURCH request the above action for all or a portion of Lots 7 & 8, **Holiday Park Subdivision**, zoned SU-1 Church & Related, located on JUAN TABO BLVD NE, between MANITOBA ST NE and BAJA DR NE, containing approximately 5 acres. (F-22) Stephanie Shumsky, Staff Planner

10. Project # 1001770*

04EPC-01722 EPC Site Development Plan-
Subdivision
04EPC-01721 EPC Site Development Plan-
Building Permit

GEORGE RAINHART & ASSOC. agents for JASPEG LLC request the above actions for all or a portion of Tracts 5-A1-B and 5-A2-A, **Lands of Joel B. Taylor**, zoned C-2 (SC), located on MONTANO RD, between WINTERHAVEN RD. and COORS BLVD., containing approximately 5 acre. (E-12) Elvira Lopez, Staff Planner

11. Project # 1001778

04EPC-01711 Zone Map Amendment

CONSENSUS PLANNING, INC. agent for JOE HAHN request the above actions for all or a portion of Tracts A2 & B, **Brentwood Hills Subdivision**, a zone map amendment from Tract B: R-1 and Tract A2: C-1 & P to Tract B: O-1, Tract A2: RT & C-1, located on MENAUL BLVD. NE, between MARIE PARK DRIVE NE and TRAMWAY BLVD. NE, containing approximately 4 acres. (H-22) Stephanie Shumsky, Staff Planner

12. Project # 1003709

- 04EPC-01545 EPC Site Development
Plan-Subdivision
- 04EPC-01546 EPC Site Development
Plan-Building Permit
- 04EPC 01547 EPC Sector Plan Amendment
- 04EPC 01785 EPC Sector Plan Amendment

GEORGE RAINHART ARCHITECTS & ASSOC agents for ANNA TASSO & CHRISTOPHER CHRONIS request the above actions for all or a portion of Tracts 64, **TOWN OF ATRISCO GRANT UNIT 6**, zoned O-1, and Lots 32-35, Hubbell Heights Subdivision, Zoned R-1, a zone map amendment to SU-1 for O-1 C-1 and Restaurant with Full Service Liquor, located on COORS BLVD SW, between 65TH ST SW and CENTRAL AVE SW, containing approximately 5 acres. (K-11) Makita Hill, Staff Planner

13. Project # 1001150

- 04EPC-01719 EPC Site Development Plan-
Building Permit
- 04EPC 01351 EPC Zone Map Amendment

ISAACSON & ARFMAN CONSULTING ENGINEERING agents for KB HOME NEW MEXICO INC. request the above actions for all or a portion of Tract L2, **Vista del Norte Subdivision**, from SU-1/O-1 with signage restrictions to SU-1 for R-2 Uses, located on VISTA DEL NORTE NW, between OSUNA NW and VISTA MONTE NW, containing approximately 6 acres. (E-16) Elvira Lopez, Staff Planner

14. Project # 1001620

- 04EPC-01710 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, agent for CITY OF ALBUQUERQUE requests a Text Amendment to Section 14-16-3-1 of the Comprehensive Zoning Code to allow credit for on-street parking.
Carmen Marrone, Staff Planner

15. Project # 1003763

- 04EPC-01715 EPC Site Development Plan-
Building Permit

CLAUDIO VIGIL ARCHITECTS agent for DWAYNE PINO-AERMI CONTRACTORS LLC request the above action for all or a portion of Tract 17-A-3, **Eagle Ranch**, zoned SU-1 for C-2 and R-2, located at the north-northwest corner of PARADISE BLVD. NW, between PARADISE BOULEVARD NW and EAGLE RANCH ROAD NW, containing approximately 2 acres. (C-13) David Stallworth, Staff Planner

16. Project #1000976

- 04EPC-01346 Zone Map Amendment
- 04EPC-01760 EPC Site Development Plan-
Subdivision

CONSENSUS PLANNING, INC. agents for GMR, LLC request a Zone Map Amendment from M-H to SU-1 PRD and a Site Plan for Subdivision for all or a portion of Tract 1, **Westland Development Co. Subdivision and unplatted lands of Bernalillo County and Mesa Enterprises**, located west of COORS BLVD. SW between ERVIEN LANE and HUSEMAN PLACE, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner **(CONTINUED FROM OCTOBER 21, 2004)**

17. Project # 1002498

04EPC-01486 Annexation
04EPC-01487 Zone Map Amendment
04EPC 01782 EPC Sector Plan Amendment

DULCES N. RIOS agent for DULCES N. RIOS ETAL request the above actions for Lots 40, A, B, C, D, E, 3,4,2, 4A, 4B, 43D, 43C, 43B, 1B, 1A **Town of Atrisco Grant, Unit 2, 43A1, 43A2, Petra I. Brito, 1A, 1B, M. Candelaria, 2A, 2B, Andriano Candelaria, Lot 3, Town of Atrisco Grant Unit 2 Division of Tract 41**, zoned A-1, SU Permit, 2MH and MH, a zone map and sector plan map amendment to the Tower/Unser Sector Development Plan to RD/R-1, located on SUNSET GARDENS SW, between 94TH ST. SW and 90TH ST. SW, containing approximately 21.21 acres. (L-9) Juanita Garcia, Staff Planner **(DEFERRED FROM NOVEMBER 18, 2004)**

18. Project # 1003715

04EPC-01562 EPC Site Development
Plan-Building Permit

DESIGN PLUS LLC agent for TULSI, INC. request a Site Development Plan for Building Permit to construct five townhomes for all or a portion of Lot 10, Block 22, **Brown & Lail's Highland Subdivision**, zoned SU-2 MC, located on COPPER AVE SE, between OAK STREET SE and MULBERRY STREET SE, containing approximately 0.162 acre. (K-15) Carmen Marrone, Staff Planner **(DEFERRED FROM NOVEMBER 18, 2004)**

19. Project # 1001620*

04EPC-00706 Text Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE CITY COUNCIL request the above action(s) for an amendment to the Zoning Code (§ 14-16-3-12(A)) to allow the City to consider covenants and restrictions in evaluating a community residential program's facility design. (City-Wide) Russell Brito, Staff Planner **(REMANDED FROM CITY COUNCIL)**

20. Project # 1003647

04EPC-01338 EPC Sector Development Plan

PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for rescission of the La Cuesta Sector Development Plan. Josh Skarsgard, Research Analyst **(DEFERRED FROM NOVEMBER 18, 2004)**

21. Project # 1003718*

04EPC-01579 Text Amendment

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agents, for CITY OF ALBUQUERQUE request the above action for Approval of the Night Sky Protection Ordinance. Josh Skarsgard, Research Analyst **(DEFERRED FROM NOVEMBER 18, 2004)**

22. 04EPC-01771 Project # 1003717
04DRB-01565 Major-Vacation of Pub Right-
of-Way

ERIC C JOHNSON, appeals the Development Review Board's denial of a request for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14)

23. Project # 1002941
04EPC-00698 Zone Map Amendment
04EPC-00700 EPC Sector Development Plan
04EPC-00701 Text Amendment

BEN RUIZ requests the above action(s) for all or a portion of Tracts H-20, **Riverview Subdivision**, a zone map amendment from RO-1 to SU-1 C-1 & O-1 including Liquor for on premise consumption, located on EAGLE RANCH ROAD NW, between COORS BLVD. and PIEDRAS MARCADAS DAM, containing approximately 5 acres. (C-12) Russell Brito, Staff Planner (**DEFERRED FROM SEPTEMBER 16, 2004**)

24. Project # 1002112
04EPC-01222 EPC Site Development Plan-
Building Permit
04EPC-01221 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING, INC. agent for SOLID GOLD CLASSIC, LTD. request the above actions for all or a portion of Lots 1-5 & 28-32, Tract A, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and PALOMAS DR. NE, containing approximately 6 acres. (D-19) (Juanita Garcia, Staff Planner) (**DEFERRED FROM SEPTEMBER 16, 2004**)

25. Project # 1001043
04EPC-00850 EPC Site Development Plan-
Amendment to Subdivision
04EPC-00849 EPC Site Development Plan-
Building Permit

BOHANNAN HUSTON, INC agents for BANDELIER PROPERTIES request the above actions for all or a portion of Tracts A & B, **STONEBRIDGE POINTE SUBD**, zoned SU-1 special use zone, located on MCMAHON BLVD NW, between MCMAHON BLVD NW and BANDELIER DR NW, containing approximately 17 acres. (A-12) Deborah Stover, Staff Planner (**DEFERRED FROM OCTOBER 21, 2004**)

26. Project # 1003649
04EPC-01340 Zone Map Amendment

GARCIA KRAEMER & ASSOCIATES agent(s) for KENRIC & KRISTY GARCIA request the above action(s) for all or a portion of Tract(s) A, **Division of Land of Richard Casaus**, a zone map amendment from R-1 to C-1, located on MONTANO ROAD NW, between 2ND ST. NW and 4TH ST. NW, containing approximately 1 acre. (F-15) Stephanie Shumsky, Staff Planner (**DEFERRED FROM OCTOBER 21, 2004**)

27. OTHER MATTERS



Environmental Planning Commission

Agenda Number 16
Project Number: 1000976
Case #'s: 04EPC 01346, 01760
December 16, 2004

Agent	Consensus Planning
Applicant	GMR, LLC
Request	Zone Map Amendment; Site Plan for Subdivision
Legal Description	Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County
Location	West of Coors between Ervien Lane and Huseman Place SW
Size	Approximately 40 acres
Existing Zoning	M-H
Proposed Zoning	SU-1 PRD, 250 du max.

Staff Recommendation

APPROVAL of 04EPC 01346, a Zone Map Amendment, based on the findings on page 14.

APPROVAL of 04EPC 01760, Site Plan for Subdivision, based on the findings on page 15 and subject to the conditions on page 17.

Staff Planner

Carmen Marrone

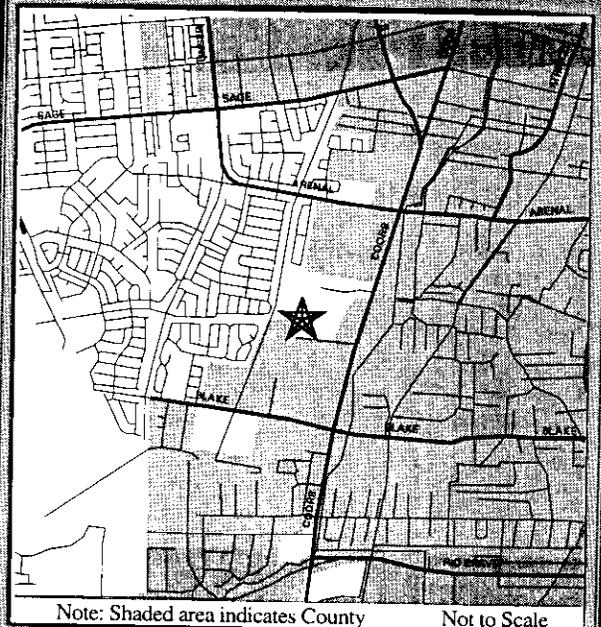
Summary of Analysis

This is an amended request for a zone map amendment from M-H to SU-1 PRD, 250 du max. for approximately 40 acres located west of Coors Boulevard between Ervien Lane and Huseman Place SW. This request is continued from the October 21, 2004 EPC hearing in order to address the Planning Commission's concerns regarding subdivision design and density. The applicant revised the zone map amendment request to SU-1 PRD in order to place a cap on the number of dwelling units and to propose design standards to assure compatible development with adjacent properties.

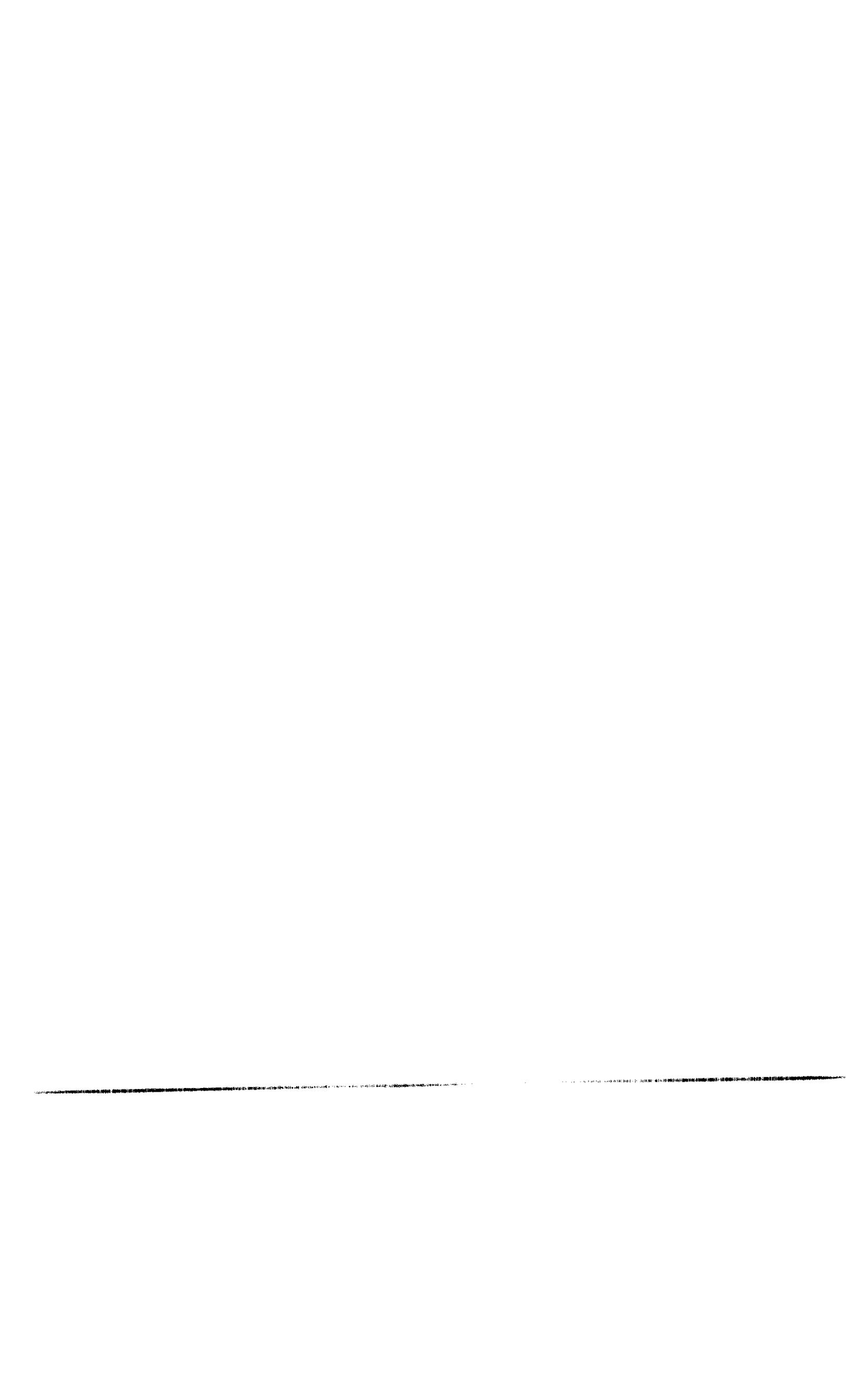
The request is in compliance with applicable goals and policies of the *Comprehensive Plan*, the *West Side Strategic Plan*, and the *Southwest Area Plan*. In addition, the applicant has justified the request per the policies of *Resolution 270-1980*.

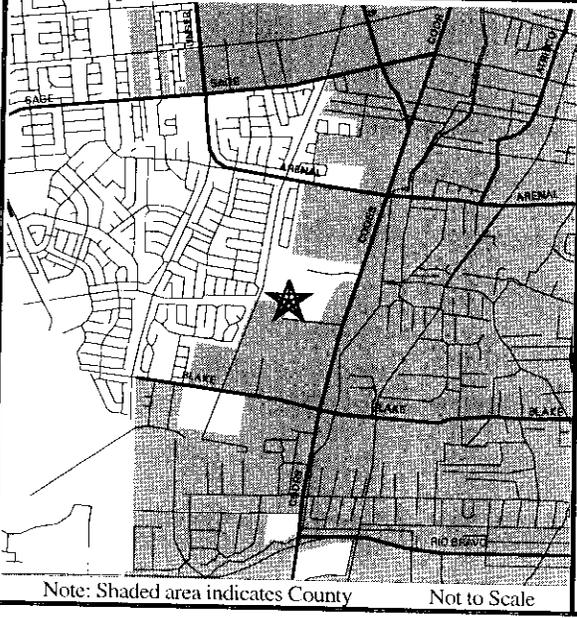
The affected neighborhood was notified regarding the amended request. No neighborhood comments have been received regarding the revised request.

Additional staff comments begin on page 10.



City Departments and other interested agencies reviewed this application from 9/7/04 to 9/17/04.
Agency comments were used in the preparation of this report, and begin on page 19.





ZONING MAP



Scale 1"= 857'

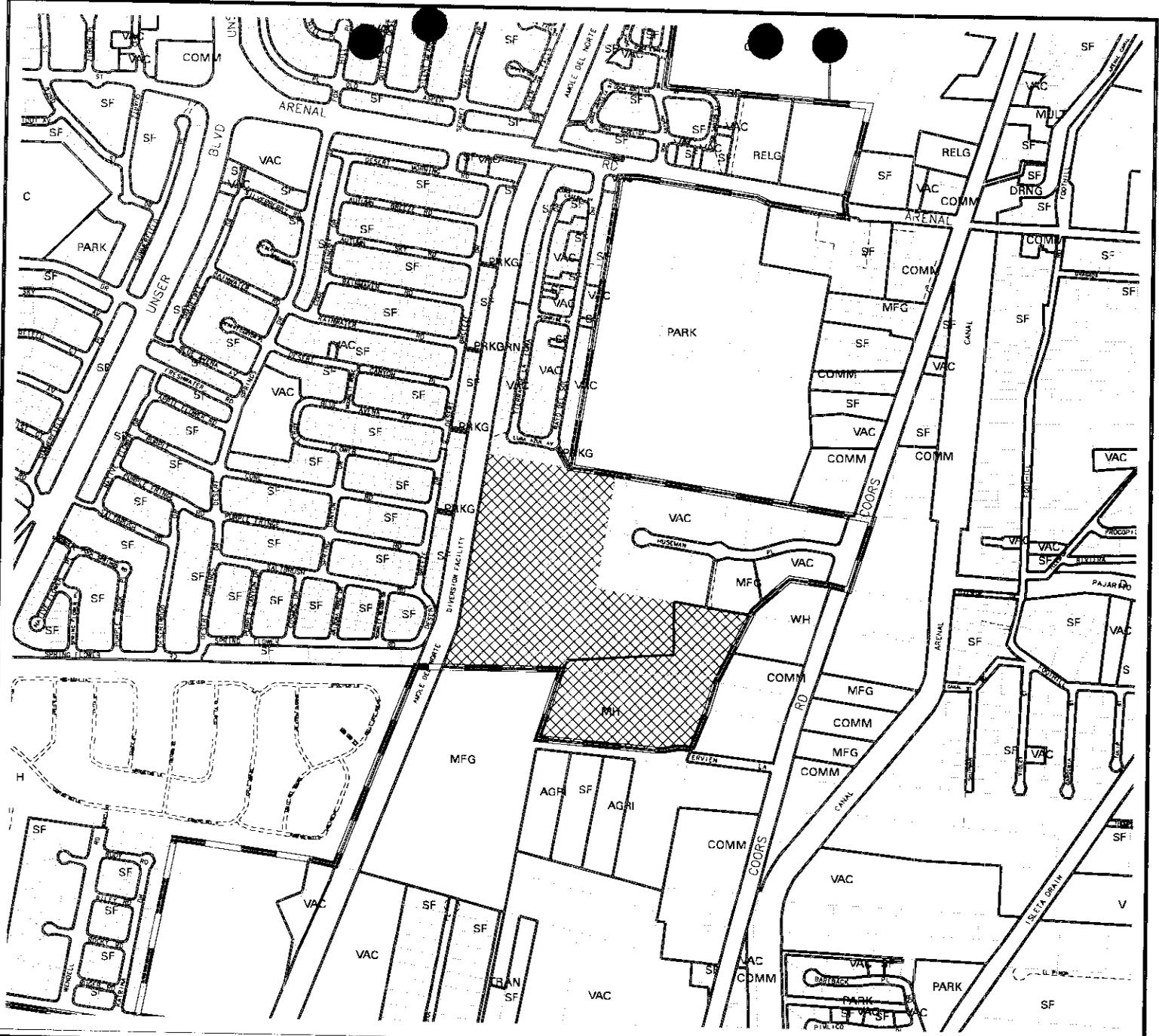
PROJECT NO.
1000976

HEARING DATE
10-21-04

MAP NO.
M-10

ADDITIONAL CASE NUMBER(S)
04EPC-01346

Note: Shaded area indicates County Not to Scale



LAND USE MAP

KEY to Land Use Abbreviations

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



Scale 1" = 857'

PROJECT NO.
1000976

HEARING DATE
10-21-04

MAP NO.
M-10

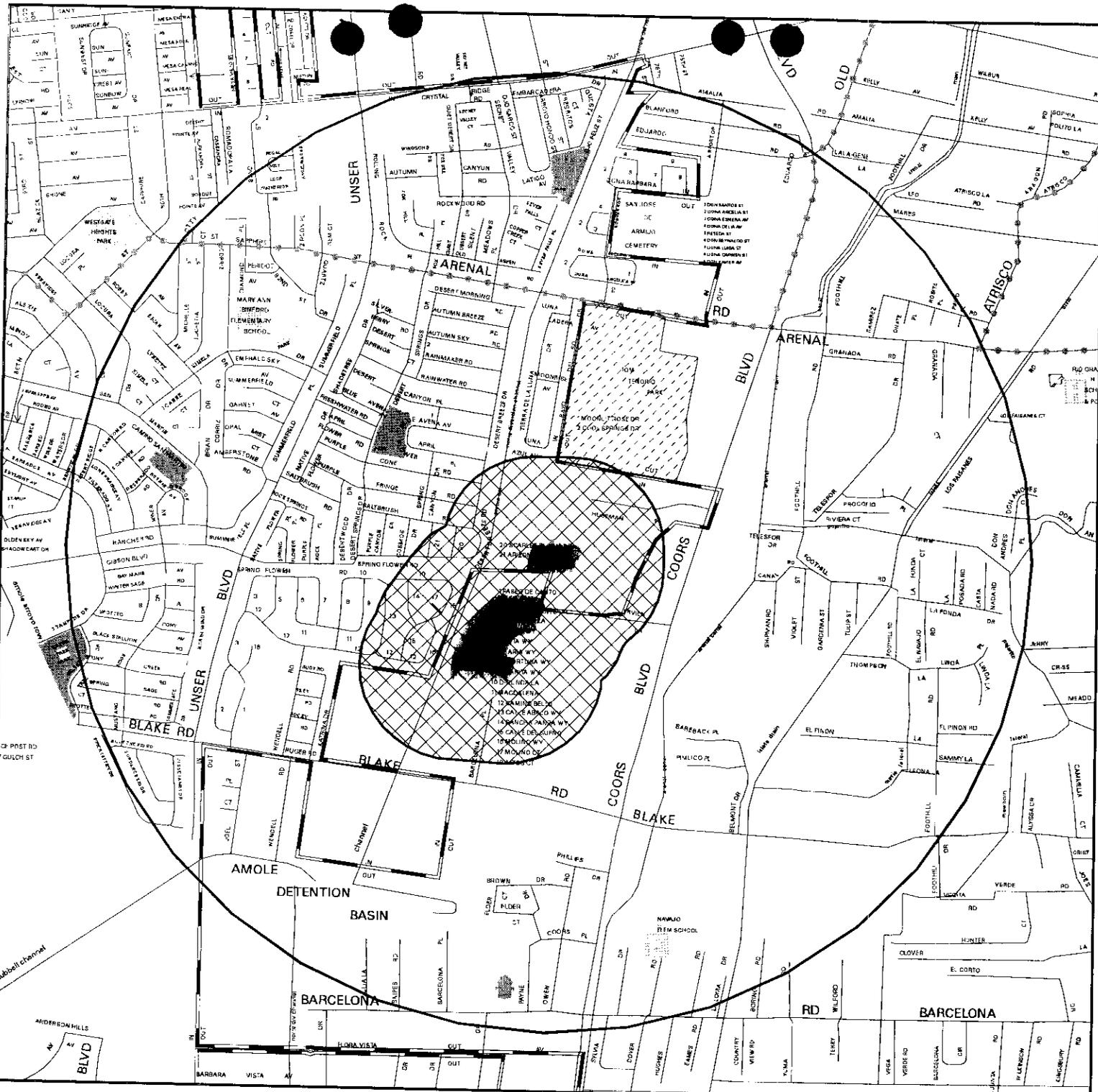
ADDITIONAL CASE NUMBER(S)
04EPC-01346

Note: Shaded area indicates County

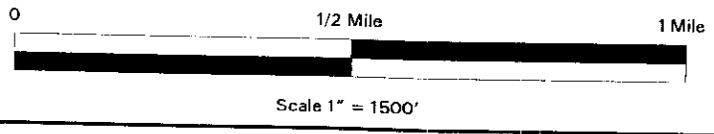
Not to Scale







	Senior Center		Developed City Park
	Community Center		Undeveloped City Park
	Multi-Service Center		County Park
	Library		Landfill
	Police		250 ft buffer designated by EHD
	Sheriff		APS Schools
	Fire Station		Elementary
	Pool		Middle
			High
			Suntran Routes
			City Limits
			1000976





Development Services Report

SUMMARY OF REQUEST

Request	<i>Zone Map Amendment from M-H to R-LT</i>
Location	<i>West of Coors between Ervien Lane and Huseman Place SW</i>

AREA CHARACTERISTICS AND ZONING HISTORY

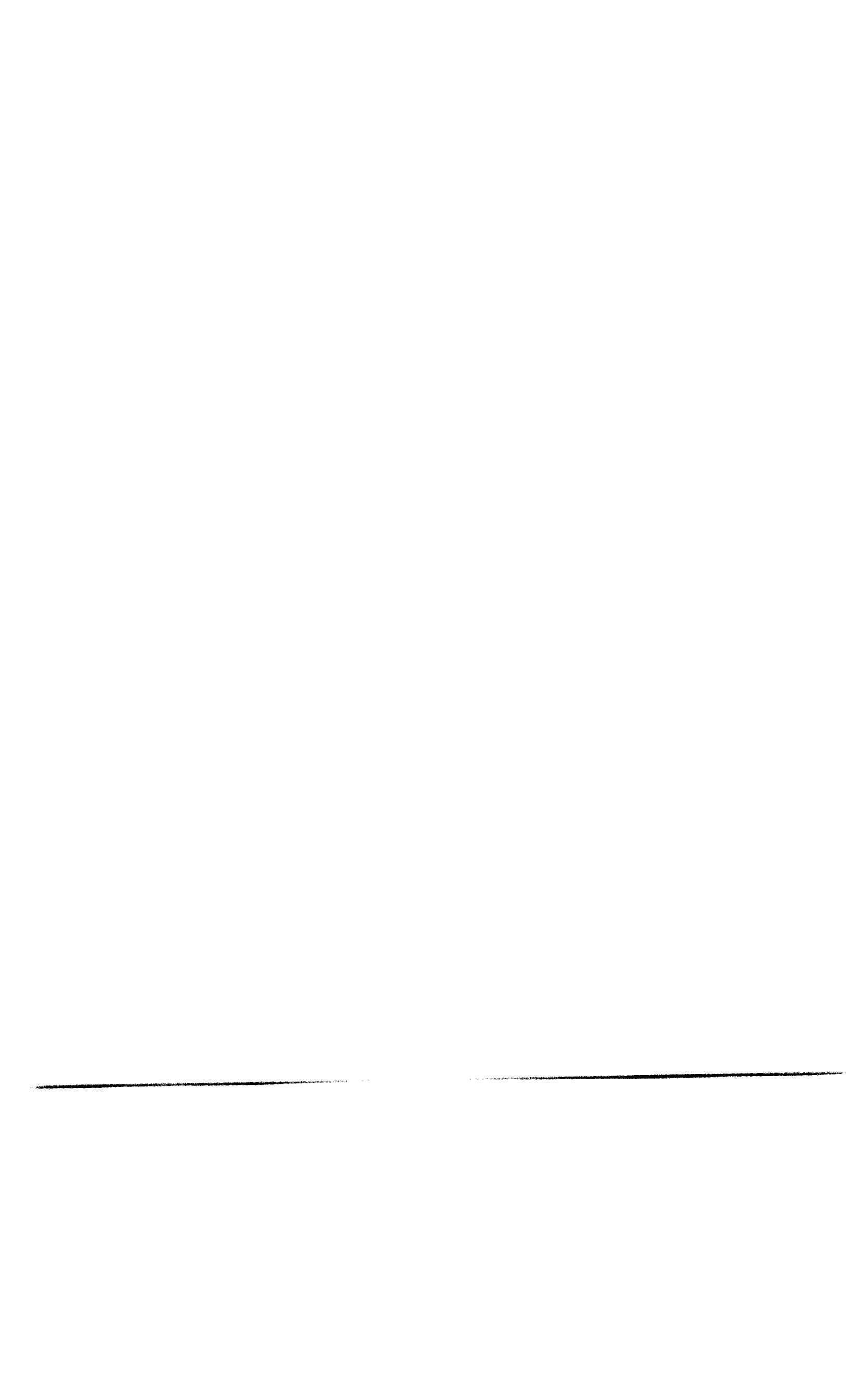
Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	M-H	Developing Urban Area; Westside Strategic Plan; Southwest Area Plan	mobile homes (approx. 10-15 acres); remainder of site is undeveloped
North	R-LT; County A-1 and M-1	same as above	single family residential; park; manufacturing
South	County M-1 and A-1, SU permit for mini-storage, RV storage and container storage	same as above	undeveloped and storage
East	County M-1	same as above	undeveloped; commercial; storage
West	R-LT, separated from the subject site by the Amole del Norte Diversion Channel	same as above	single family residential; diversion channel

Background, History and Context

This is a request for a zone map amendment from M-H to R-LT for approximately 40 acres located west of Coors Boulevard between Ervien Lane and Huseman Place SW. The site is designated Developing Urban per the Comprehensive Plan and falls within the West Side Strategic Plan's Bridge/Westgate Community sub-area and is also within Residential Area 5, as identified by the County's Southwest Area Plan.

The site was annexed and zoned M-H by the City Council in October 2001 (*Project #1000976*). On May 18, 2001, the EPC recommended denial of the annexation request on the grounds that the site did not have adequate access (see attached Notification of Decision). As a result, the EPC took no action on the request for MH zoning. The minutes of the May 2001 EPC hearing indicate that the



EPC expressed concern regarding the impact that the surrounding M-1 (manufacturing) zoning would have on the proposed M-H (residential) zoning.

The area north and east of the site has been developing rapidly over the last several years with single family detached homes at an average density of 6-7 dwelling units per acre. The land northeast, east, and south of the site is zoned M-1 (City and County) and is mostly undeveloped.

The southeastern portion of the subject site is partially developed with a mobile home park development per a special use permit issued by the County in 1993. The mobile home park development was never officially platted. The remainder of the site is undeveloped. The applicant proposes to remove the existing mobile homes, along with the existing roadway and infrastructure improvements in order to develop single-family detached homes on the site. The applicant does not state how many homes are proposed on the site.

Access to the site is from two points off of Coors Blvd - Ervien Lane and a private roadway easement located approximately 260 feet north of Ervien Lane. The roadway easement is owned by the developer of the subject site. A traffic study for the proposed development is currently being prepared.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

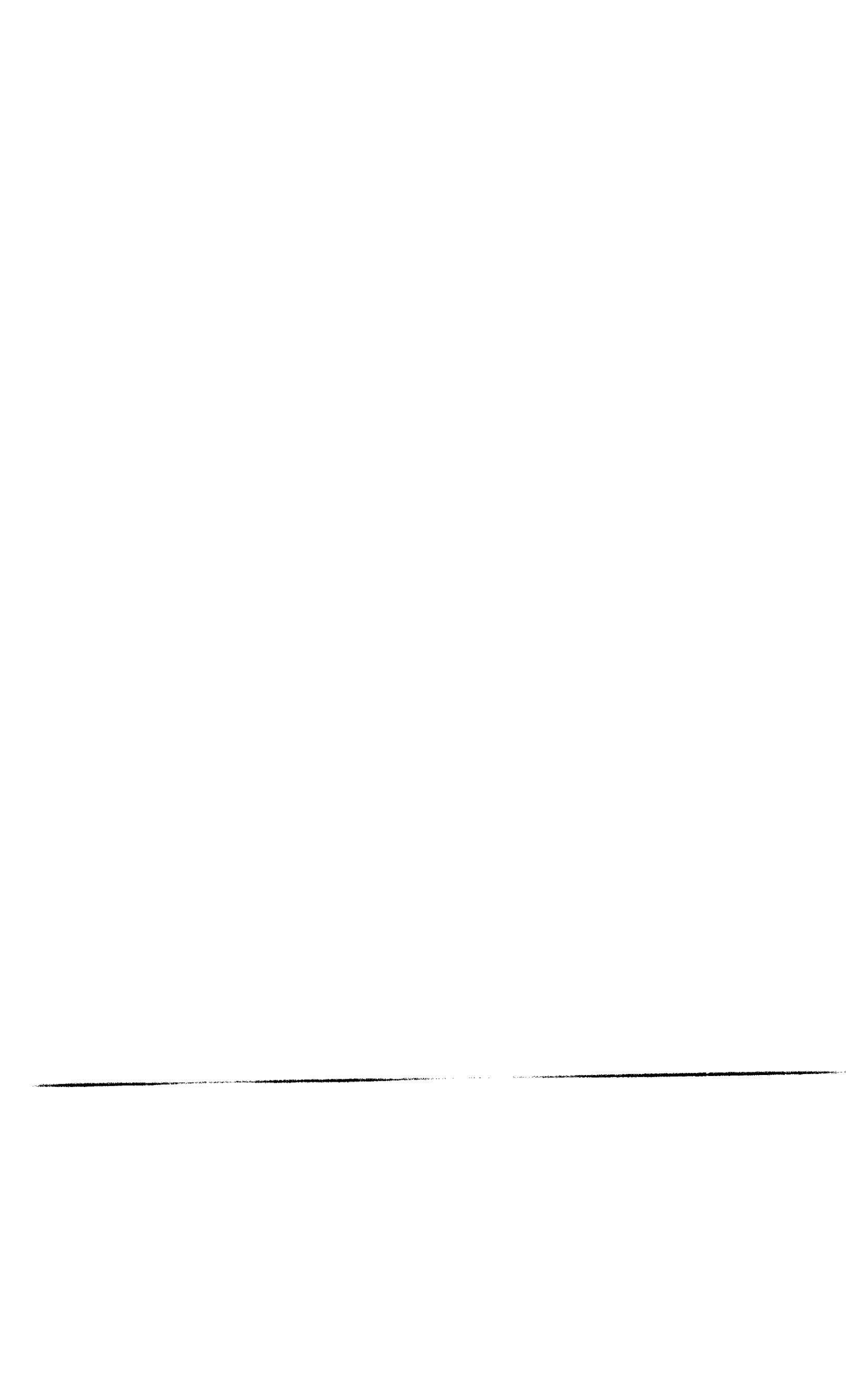
Policy 5a: The Established and Developing Urban areas as shown by the plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy 5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy 5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

West Side Strategic Plan, Rank 2

The *West Side Strategic Plan* (WSSP) was first adopted in 1997 and recently amended in 2002. The WSSP provides a framework of strategic policies to manage future growth and development on Albuquerque's West Side. The WSSP encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on page 2 in the WSSP.



The WSSP is based on a "Community Concept" and identifies 13 communities in the plan area. Each community identifies areas for low density and open spaces as well as nodes of higher density development to support services and transit. The subject site falls within the Bridge/Westgate Community as described on page 66 of the Plan. According to the WSSP, this Community is planned to provide substantial growth capacity for Albuquerque at urban densities. Growth is encouraged in this community. Applicable Community policies include:

Policy 3.40: Urban style services are appropriate in the Community. This area shall receive a high priority for public infrastructure spending.

Policy 3.43: Additional very low density, rural character development is not appropriate in this Community, and should be located in adjacent rural areas.

In addition to the community-oriented policies above, the WSSP also states, "When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes (Policy 2.5, WSSP).

Southwest Area Plan, Rank 2

The City and County first adopted the Southwest Area Plan (SWAP) in 1988 to protect and maintain the natural environment and rural character of the plan area. In June of 2002, the County revised the SWAP and the original Area Plan was repealed. The SWAP generally encompasses properties between Central Avenue on the north, the Rio Puerco on the west, the Isleta Pueblo boundary on the south, and I-25 on the east.

The subject site is located in Residential Area 5 of the SWAP. The Plan states that up to 9 dwelling units per net acre can be accommodated in this area without significant adverse impact on the environment or existing neighborhoods. Applicable policies include:

Zoning and Land Use Policy 26: The residential densities contained in the "Residential Area Densities Map" (p.74) shall be those controlling zoning in the Plan area.

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.



Zoning

The current M-H zoning requires a minimum of 4,000 square feet per residential lot. Usable open space must be provided on site at 1,200 square feet per dwelling unit. The proposed R-LT zoning is similar to the current M-H zoning with regard to minimum lot size requirements and usable open space requirements. R-LT zoning requires a minimum of 4,000 square feet per house and 3,200 square feet per townhouse and a minimum of 1,200 square feet of usable open space per dwelling unit.

The site is approximately 40 acres in size. Discounting 25% of the site for necessary infrastructure improvements, the site could accommodate approximately 325 single-family homes (net) on 4,000 square feet lots at a net density of 8 dwelling units per acre.

The eastern and southern boundaries of the subject site abut M-1 zoned property. M-1 zoning provides for heavy commercial and light manufacturing uses. Manufacturing, assembling, treating, repairing or rebuilding of articles is required to be conducted within a completely enclosed building. Structure height up to 36 feet is permitted at any location. Greater setbacks and landscaping buffers are required between residential and non-residential development per the Zoning Code.

Long Range Roadway System

The Long Range Roadway System designates Coors Road as a Principal Arterial, with a right-of-way of 124' in Established & Developing Urban Areas.

Public Facilities/Community Services

Police: Nearest Police Station is Shawn McWethy Memorial Substation, 6404 Los Volcanes NW, more than one mile away

Fire: Nearest Fire Station is Coors and Barcelona SW, less than one mile away

Transit: No stops are currently within walking distance of the site. The closest bus stops are at Coors and Arenal and at Arenal and Secret Valley Rd, if direct pedestrian access to the north is possible. Transit suggests ensuring pedestrian access from the site to Arenal to the north, potentially via a pedestrian connection to Tom Tenorio Park, as well as to Coors to the east.

Open Space: The Amole del Norte channel, adjacent to the western boundary of the site, is a designated Open Space link per the *Facility Plan for Arroyos*, a Rank 2 Plan, and has an improved trail along the west side of the arroyo.

Parks: Tom Tenorio Park is a county park located immediately north of the subject site. Desert Springs Park, a 3.67-acre park located across from the Amole del Norte channel, is currently in design.

Schools: The subject request will affect Navajo Elementary School, Harrison Middle School, and Rio Grande High School. All three schools are operating below capacity. APS comments that the affected schools should be to handle the enrollment generated by this development.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from M-H to R-LT for approximately 40 acres generally located west of Coors Road between Arenal and Blake Roads SW. The site is designated Developing Urban by the Comprehensive Plan and falls within the West Side Strategic Plan's Bridge/Westgate Community sub-area and is also within Residential Area 5, as identified by the County's Southwest Area Plan.

Comprehensive Plan, Rank 1 Plan

The proposed zoning is comparable with the existing zoning regarding lot size and open space requirements. Both zones require a minimum lot size of 4,000 square feet and 1200 square feet of usable open space. The few mobile homes that exist on the southeastern portion of the site were placed on the site prior to City annexation of the site. The infrastructure and landscaping on the site are substandard and the residents of the mobile homes are isolated unto themselves. The request for R-LT zoning will allow new quality housing consistent with modern site planning and construction standards that will further the primary goal for Developing Urban Areas by creating a better environment for potential residents that will enable development of an identifiable and integrated community within the metropolitan area. The proposed zone is comparable to the existing zone and is consistent with the existing residential zoning north and west of the subject site. As such, the proposed zone will respect existing neighborhood values as recommended in Policy 5e.

West Side Strategic Plan, Rank 2 Plan

The proposed zone map amendment is consistent with Policies 3.40 and 3.43 for the Bridge/Westgate Community that call for urban style development and services in this area. The Bridge/Westgate Community is identified as an area that should have a "high priority for public infrastructure spending."

Policy 2.5 of the WSSP requires the Planning Department to consider the impact to local public schools when considering development proposals. The existing and proposed zones are similar with respect to lot size and open space requirements and will generate, on average, the same number of dwelling units on the subject site. Therefore, the proposed zone will not create any additional impact on area schools.

Southwest Area Plan, Rank 2 Plan

The subject site is located in Residential Area 5 of the SWAP. The Plan states that up to 9 dwelling units per net acre can be accommodated in this area without significant adverse impact on the environment or existing neighborhoods. On average, R-LT zoning provides for 8-10 du/net acre which is within the recommended density of the Southwest Area Plan.



Resolution 270-1980, Policies for Zone Change

The applicant claims that increased demand for single-family, site-built housing provides justification by way of "changed conditions" (*Section D.2, R-270-1980*) but provides no convincing evidence to substantiate this claim. The applicant further claims that the request is justified because the proposed zone will be more beneficial to the community as articulated in the Comprehensive Plan, the West Side Strategic Plan and the Southwest Area Plan (*Section D.3, R-270-1980*). As noted above, the request for R-LT zoning will further the primary goal of the *Comprehensive Plan for Developing Urban Areas* by allowing development of new quality housing consistent with modern site planning and construction standards which will create a better environment for potential residents on the site. The proposed zone is comparable to the existing zone on the site and is consistent with the existing residential zoning north and west of the subject site. As such, the proposed zone will respect existing neighborhood values as recommended in Policy 5e.

The request is also consistent with Policies 3.40 and 3.43 for the Bridge/Westgate Community, as identified in the *West Side Strategic Plan* that call for urban style development and services in this community. And, the request is in compliance with Policy 26 of the *Southwest Area Plan* that requires residential densities to be consistent with those recommended in the "Residential Area Densities Map" as shown on page 74 of the Plan. The site is within Residential Area 5, which allows up to 9 du/net. The proposed R-LT zoning provides for 8-10 du/net acre which is within the recommended density of the Plan.

The proposed zone change will not jeopardize the health, safety, or general welfare of the City or the stability of land use and zoning since the proposed zoning is similar to the existing zoning and will generate approximately the same number of dwelling units as the current zone (*Section 1A and 1B, R-270-1980*).

The proposed zoning does not conflict with adopted elements of the comprehensive Plan, the WSSP and the Southwest Area Plan (*Section 1.C, R-270-1980*).

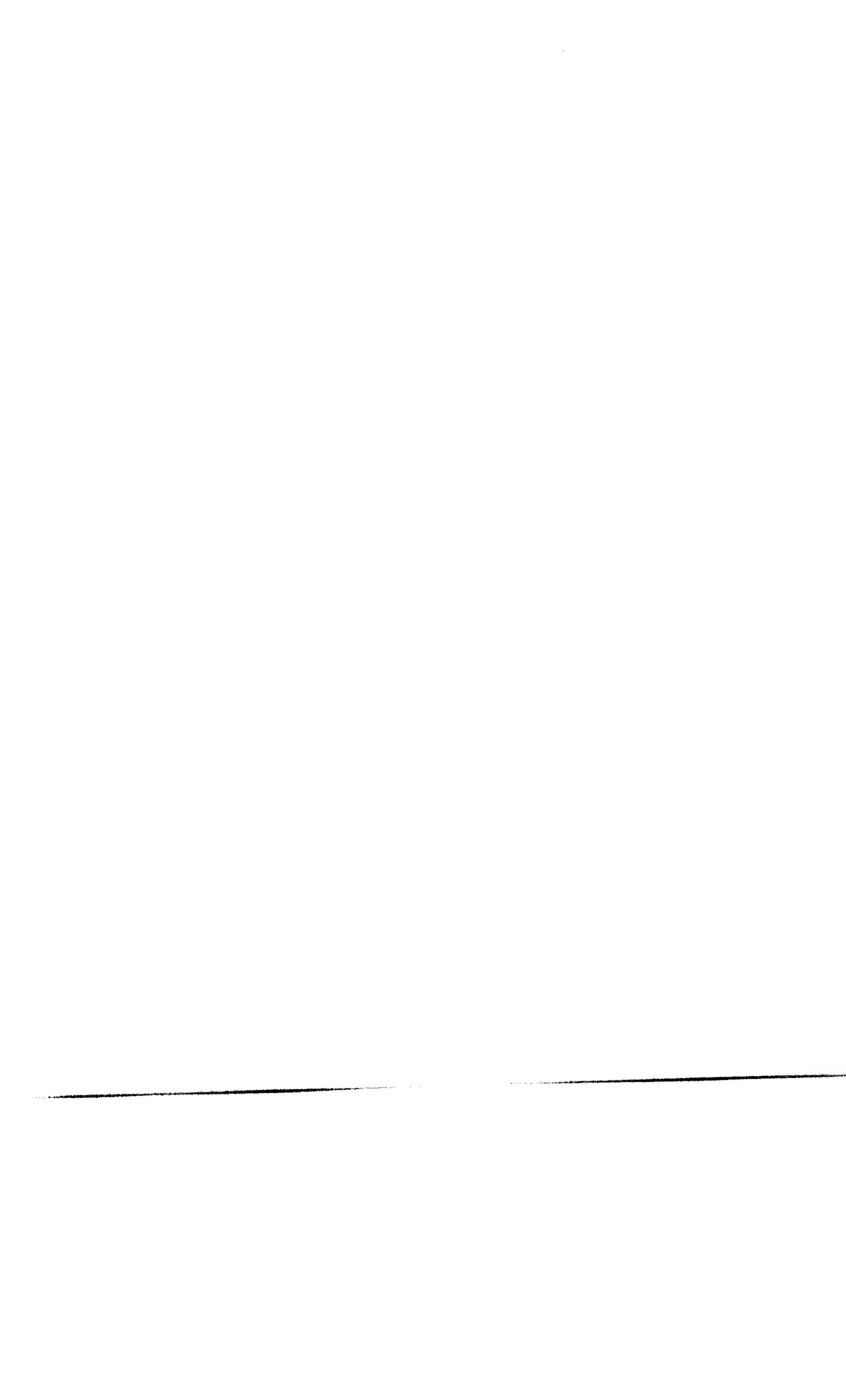
The proposed zone is consistent with the current zoning of the site and with adjacent residential zoning and will not be harmful to adjacent property, the neighborhood or the community (*Section 1E, R-270-1980*).

The proposed zone change will not require major capital expenditures by the City since the site is located in an area where existing infrastructure is available to service the site (*Section 1F, R-270-1980*).

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Transportation Development states that a Traffic Impact Study (TIS) will be required prior to DRB submittal of a Site Development Plan.

Environmental Services Division states that the subject property lies within the landfill buffer zones of two former landfills (Sea Brothers and Riverside Landfills). If development/redevelopment occurs, the developers of this site are required to follow the most current version



of "Interim Guidelines for Development within 1,000 feet of a Landfill." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

PNM states that the electric distribution system that serves the mobile home park may need to be upgraded to serve the expanded residential area.

Neighborhood Concerns

A facilitated meeting between the Desert Spring Flower Neighborhood Association and the applicant is scheduled for Thursday, October 14, 2004. A copy of the Facilitator's Report will be sent out to the EPC Tuesday morning, October 19, 48 hours prior to the EPC hearing. Staff has received no other neighborhood comments regarding this case.

Conclusions

This is a request for a zone map amendment from M-H to R-LT zoning for approximately 40 acres located west of Coors Boulevard between Ervien Lane and Huseman Place SW. The site is designated Developing Urban per the *Comprehensive Plan* and falls within the *West Side Strategic Plan's* Bridge/Westgate Community sub-area and is also within Residential Area 5, as identified by the County's *Southwest Area Plan*.

The subject request proposes a zone that is similar to the current zone with regard to minimum lot size and usable open space requirements and will generate approximately the same number of dwelling units as the current zoning allows. The proposed zoning is comparable to the existing zoning on the site and is consistent with the existing residential zoning north and west of the subject site.

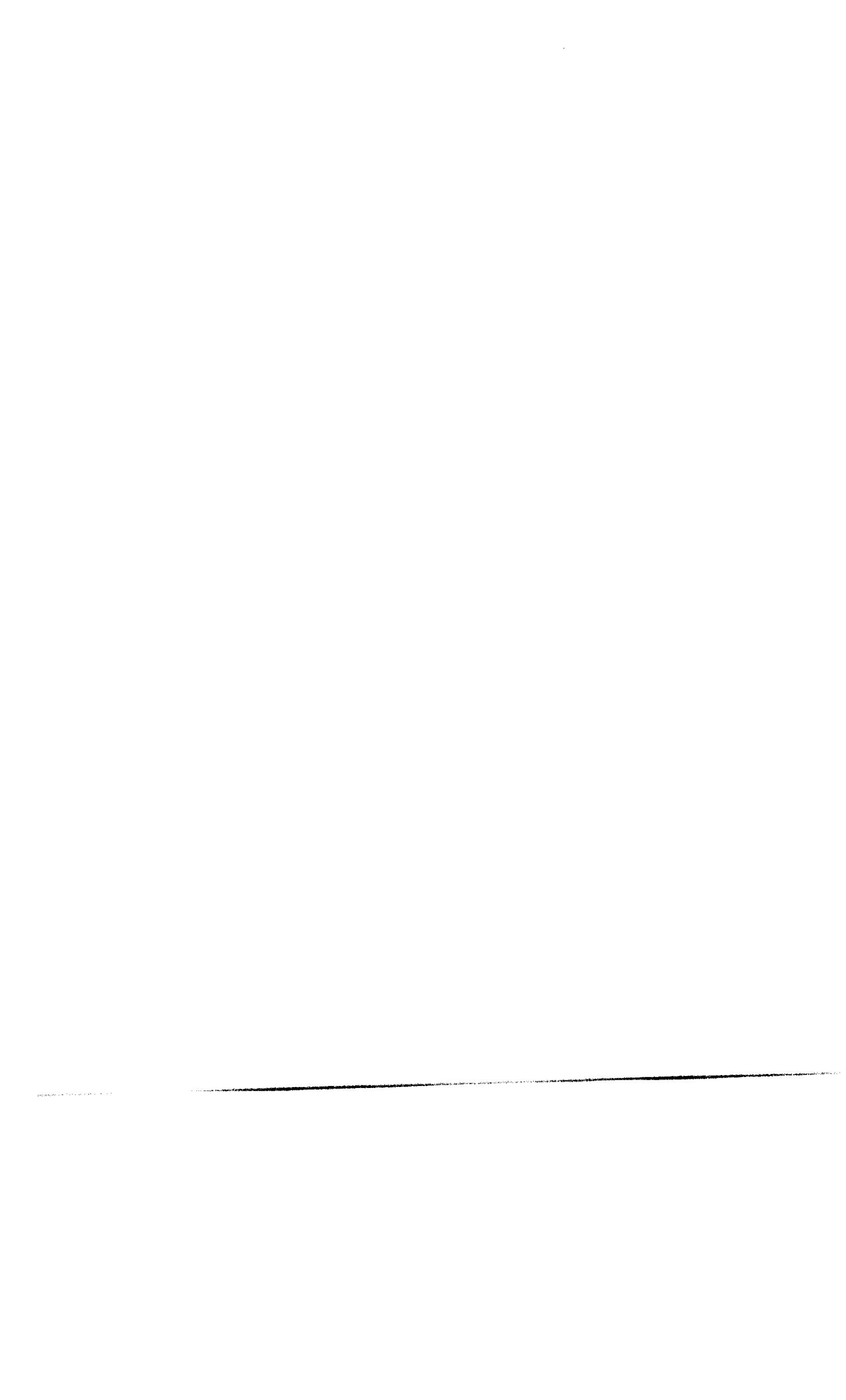
The request will further applicable goals and policies of the *Comprehensive Plan* and the *West Side Strategic Plan* and is in compliance with the recommended densities per the *Southwest Area Plan*.

Staff recommends approval of the request for zone map amendment.



FINDINGS – 04EPC 01346, October 21, 2004

1. This is a request for a zone map amendment from M-H (mobile home) to R-LT (residential, limited townhouses) zoning for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo Count, located west of Coors Boulevard between Ervien Lane and Huseman Place SW and containing approximately 40 acres.
2. The site was annexed and zoned M-H by the City in October 2001 (Project #1000976).
3. The southeastern portion of the subject site is partially developed with mobile homes per a special use permit issued by the County in 1993. The infrastructure and landscaping on the site are substandard. The applicant proposes to remove the existing mobile homes, along with the existing roadway and infrastructure improvements in order to develop single-family detached homes.
4. The subject property lies within the landfill buffer zones of two former landfills. Environmental Services Division requires that future development of the site must follow the most current version of "Interim Guidelines for Development within 1,000 feet of a Landfill."
5. The proposed R-LT zoning is similar to the current M-H zoning with regard to minimum lot size and usable open space requirements and will generate approximately the same number of dwelling units as the current zoning allows, but with permanent foundations, modern site planning and construction standards.
6. The site is within the Developing Urban Area of the *Comprehensive Plan*. The request for R-LT zoning will further the primary goal for Developing Urban Areas to encourage development of identifiable and integrated communities within the metropolitan area by allowing development of new quality housing consistent with modern site planning and construction standards that will better serve potential residents on the site (Goal 5, Developing Urban Areas).
7. The proposed zoning is comparable to the existing zoning on the site and is consistent with the existing residential zoning north and west of the subject site. As such, the proposed zone will respect existing neighborhood values as recommended in Policy 5e of the *Comprehensive Plan* for Developing Urban Areas.



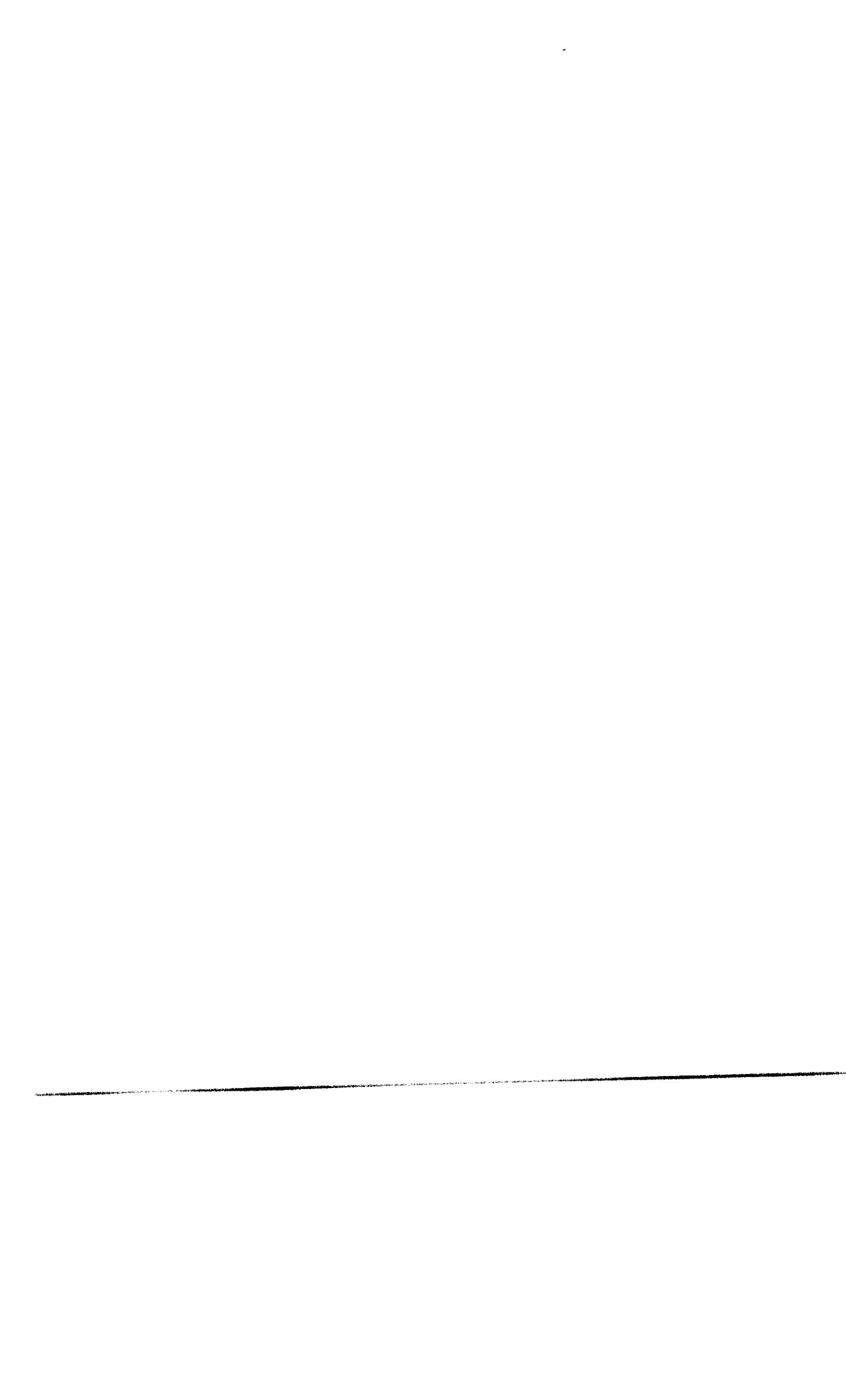
8. The site is located within the Bridge/Westgate Community as identified in the *West Side Strategic Plan*. The request for a zone change to R-LT zoning is consistent with Policies 3.40 and 3.43 for the Bridge/Westgate Community that call for urban style development and services in this community.
9. The subject site is located in Residential Area 5 of the *Southwest Area Plan*. The Plan states that up to 9 dwelling units per net acre can be accommodated in this area without significant adverse impact on the environment or existing neighborhoods. On average, the proposed R-LT zoning provides for 8-10 du/net acre which is within the recommended density of the *Southwest Area Plan*.
10. The request for zone change is justified per the policies of *Resolution 270-1980*. The applicant has demonstrated that the proposed zone change will be more beneficial to the community per applicable policies of the Comprehensive Plan, the West Side Strategic Plan and the Southwest Area Plan (Section 1.D, R-270-1980)
11. A Facilitated Meeting is scheduled for Thursday, October 14, 2004 between the Desert Spring Flower Neighborhood Association and the applicant. The Facilitator's Report will be forthcoming to the EPC prior to the hearing.

RECOMMENDATION – 04EPC 01346, October 21, 2004

APPROVAL of 04EPC 01346 a request for a zone map amendment from M-H to R-LT for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, based on the preceding Findings.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION on October 21, 2004

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to CONTINUE *Project #1000976, 04EPC 01346*, a request for a zone map amendment from MH to R-LT to the EPC Hearing of December 16, 2004.



ADDITIONAL COMMENTS TO THE EPC FOR DECEMBER 16, 2004

This case was heard by the EPC on October 21, 2004. At that hearing, the EPC voted to continue the hearing for 60 days to allow for an amendment to the request and to allow for a further investigation of the effects of decommissioned landfills on, and adjacent to, the subject site.

At the October 21 hearing, the Planning Commission expressed concern with continued development of monotonous subdivisions in the area and recommended that the applicant consider SU-1 zoning with design standards as a way to provide variety in the proposed subdivision. The Commission also asked the applicant to consider establishing a cap on the number of dwelling units and suggested caps ranging from 240 to 250 dwelling units. The applicant has amended the request for zone change for R-LT zoning to **SU-1 PRD, 250 du max.** and is also seeking approval of an associated site plan for subdivision, as required.

At the October 21 hearing, the EPC also requested that the applicant properly address the decommissioned landfills that sit on and adjacent to the site. Since the October 21 hearing, the applicant has submitted environmental assessment reports for both of the landfills (see attached).

ANALYSIS, Zone Map Amendment

This is a request for a zone map amendment from M-H (mobile homes) to SU-1 PRD (planned residential development) with a cap of 250 dwelling units. This request was amended from the original request for R-LT zoning to meet the desires of the community and the Planning Commission. The proposed zoning is more beneficial to the community because it allows for site plan review of the proposed subdivision along with an enforceable dwelling unit cap. The proposed zoning also requires that the site plan contain specific design requirements to assure compatible development with adjacent properties.

The proposed zoning will provide fewer homes than the current zoning could provide. The minimum lots size of the existing M-H zone and the originally proposed R-LT zone is 4,000 sf/lot. Under the originally proposed R-LT zoning the applicant was considering developing up to 270 homes on 4,000 sf lots (6.75 du/net acre). It is assumed that under the current zone, a similar number of homes could be provided on the site. Under the proposed SU-1 PRD zone, the applicant is requesting a cap of 250 homes for a net density of 6.25 du/net acre.

ANALYSIS, Site Plan for Subdivision

The SU-1 PRD zone requires a site plan for subdivision that includes specific design requirements to assure compatible development. These design requirements are listed under the SU-1 PRD zoning description, Section 14-16-2-22 (B) of the Zoning Code.

Land Use:

The site plan proposes a total of 250 detached single-family homes and a 1.8-acre private park. The easternmost lots will serve as temporary retention ponds and will be developed at a later date.

Building height and setbacks will be in conformance with the R-LT Zone, which limits the building height to 26'. Minimum front and rear yard setbacks are 15'. There is no required side yard setback, except that a distance of not less than 10' is required between residential buildings.

The eastern and southern boundaries of the subject site abut M-1 zoned property. M-1 zoning provides for heavy commercial and light manufacturing uses. The M-1 zoned properties are currently undeveloped and will be required to provide greater setbacks and landscaping buffers from the proposed residential development, per Section 14-16-3-10.E.4 of the Zoning Code.

The **minimum lot size** within the development will be 4,000 square feet. Note 4, Site Development Standards states that the neighborhood will include two distinct lot sizes - 43'x97' and 50'x97'.

Vehicular Access:

The site plan states that the site will be accessed from Coors Boulevard "via a dedicated and improved roadway." The site plan actually shows *two* roadways off of Coors. These roadways are drawn differently on the site plan which indicates that they will function differently. This needs to be indicated on the site plan. Also Coors Boulevard needs to be labeled on the plan.

There are several transportation conditions that need to be met prior to DRB submittal of the final site plan for subdivision including a submittal of a Traffic Impact Study (TIS).

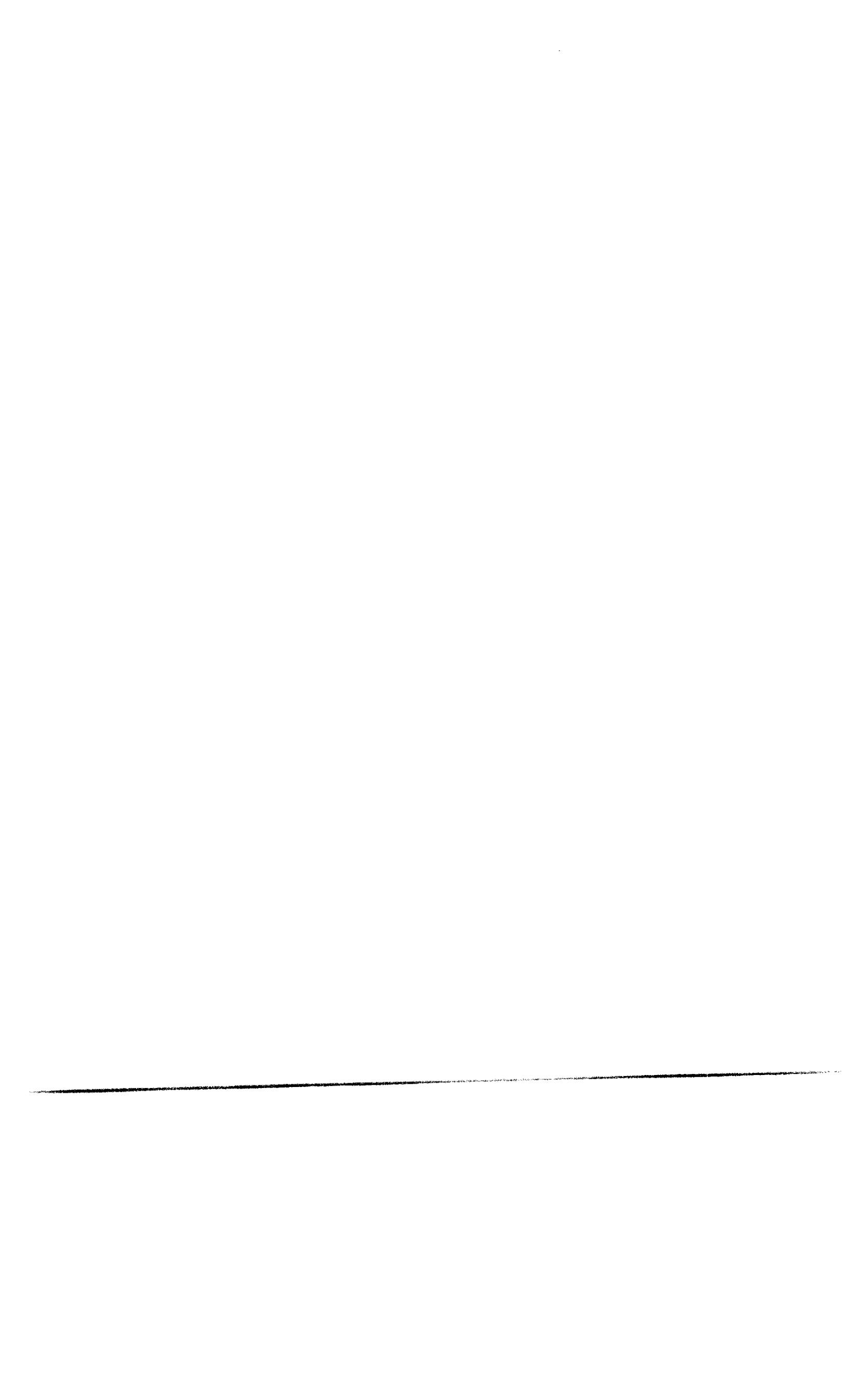
Pedestrian Access:

The subdivision will be provided with 4' wide sidewalks, as shown on Sheet 2. Pedestrians will access the neighborhood from Coors Boulevard via dedicated right-of-way that will serve as the primary pedestrian entrance. Pedestrian access will also be provided from this subdivision to Tom Tenorio Park, immediately north of the site. It is not clear whether the pedestrian connections to the park will be easements on privately owned lots or commonly owned platted parcels. A note should be added to the site plan explaining where and how the pedestrian connections to Tom Tenorio Park will be provided and who will maintain them.

Architectural Design Standards:

Structures will have a stucco exterior in shades of beige, browns, yellow ocre and grey greens. Roofs will vary between flat and pitched and roofing material may include asphalt shingles and concrete or clay tiles. Parapets will be allowed on flat roofs and roof-mounted mechanical units will be located to minimize their visibility from public rights-of-way. Each home will have a storage area for residential automated carts so they won't be visible from the street. There is no mention of architectural style of the homes or whether there will be a variety of styles. A note should be added under this section to address variety in the style of the homes.

Note 6 states, "Garages should have varying door patterns, and should be staggered or recessed a minimum of 8" from the front wall plane." Staff suggests that the word "should" be replaced with the word "shall" to address the Planning Commission's concerns regarding monotonous subdivisions.



Walls/Fences:

Perimeter walls will be designed per the City's wall design regulations. A typical wall elevation detail is provided on Sheet 2 and shows that the walls will be 6' in height. The walls will be constructed of split-face block. The bottom 1/3 will be "butte orange" in color and the top 2/3 will be "gallup gold" in color. The walls will be capped with a 4" colored concrete cap. The detail indicates that "plaster" will be placed every 20'. The street edge typical also shows that "plaster" will occur every 20'. The term "plaster" may be confused with the term "pilaster". The applicant shall verify that the term "plaster" is the correct term regarding the wall design.

Landscaping:

The applicant has included a set of design standards for landscaping the subdivision. Street trees will be provided every 45'. Two different landscape themes are provided for the front yards to add variety to the streetscape. All landscaped areas that are not covered with living vegetative groundcover will be covered in 3/4" Santa Ana Tan Rock Mulch over filter fabric. The private park, common landscape areas, and street trees will be owned and maintained by the Homeowners Association.

Public Amenities:

A 1.8-acre private park is proposed in the center of the site. The park site once functioned as a decommissioned landfill known as the Riverside Landfill. This landfill was closed in 1992. The attached Riverside Landfill Impact Assessment Report, dated February 21, 2003 includes recommendations for future development of the park site on page 11 of the report. Specifically, any buildings or landscaping planned on or adjacent to the landfill should incorporate xeriscaping. No water should be allowed to enter into or pond over the landfill. Note 5 of the Site Development Standards, Sheet 1, states that the park will include a minimum of three park amenities such as a shade structure, basketball court, sand volleyball court, or a play structure. These amenities are appropriate on the proposed park. Note 3 of Sheet 2 of the Landscape Plan partially addresses the landfill concern. However, this Note should include a second sentence stating, "No water shall be allowed to enter into or pond over the private park."

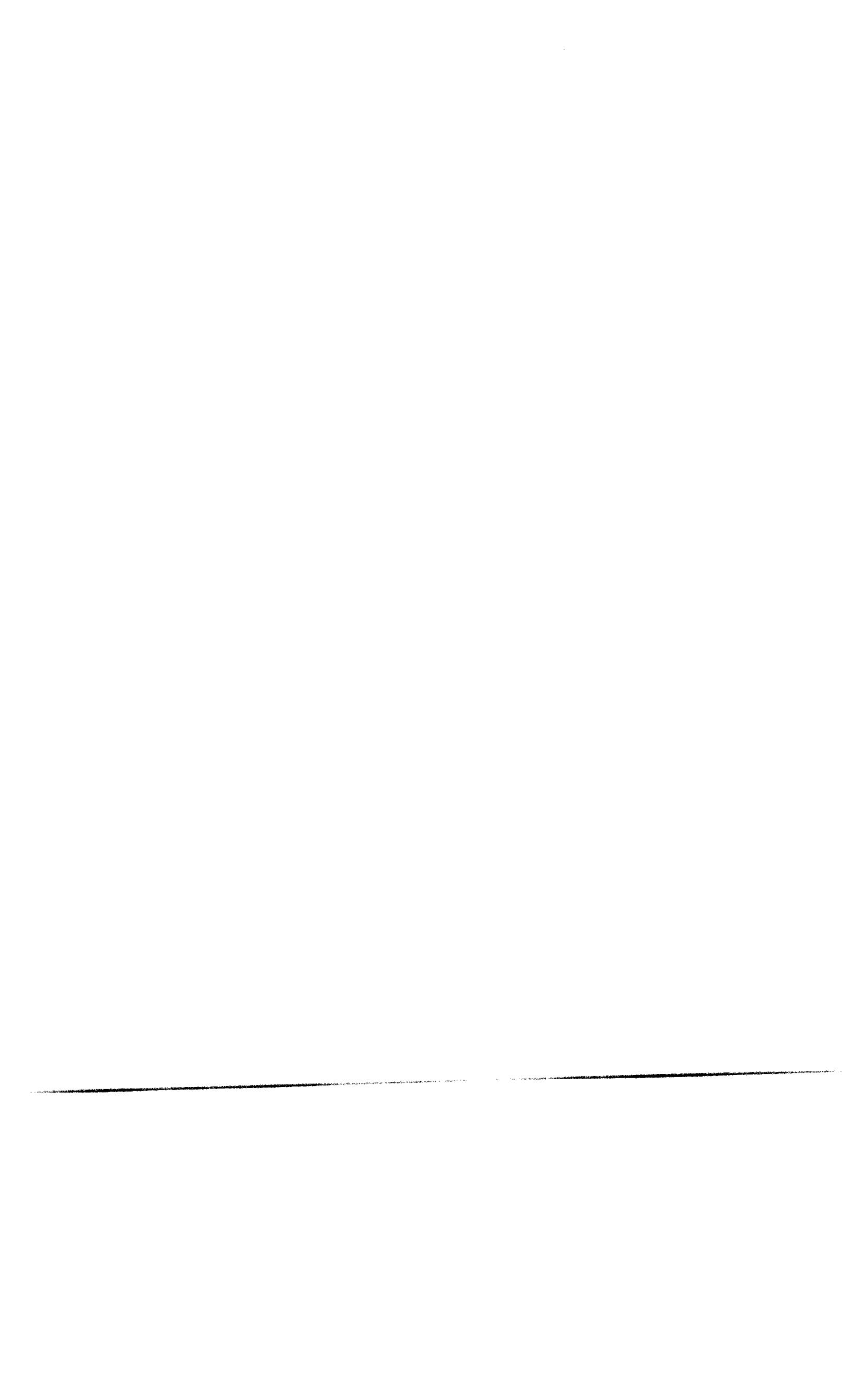
Grading and Drainage Plan:

A conceptual grading and drainage plan has been submitted per the requirements of the SU-1 PRD zone. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.

Landfill-related Issues:

The subject property lies within the landfill buffer zones of two former landfills (Riverside Landfill and Seay Brothers Construction-Debris Landfill). The developers of the site are required to follow the most current version of "Interim Guidelines for Development within 1,000 feet of a Landfill." A note to this effect is on the site plan for subdivision.

The applicant submitted impact assessment reports for each of the landfills. Both of the landfills accepted construction debris during their years of operation. The Riverside Landfill Report, prepared by Engineering Solutions & Design Inc. in 2003, found that "the values for gas generation



would be considered extremely low in the landfill industry." The Riverside Landfill will be developed as a 1.8-acre park with "dry" amenities as recommended in the report.

The Seay Brothers Landfill Site Assessment, prepared by Real Estate Environmental Services Co. in 2002, found that "the methane-levels at the closed landfill's surface were measured as negligible in 1995, 1999, and 2000." The reports goes on to say that, "only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell."

Both of these reports have been submitted to the City's Environmental Health Department.

Neighborhood Concerns:

The Desert Spring Flower Neighborhood Association was notified regarding the amended zone map amendment request, which included a copy of the proposed site plan for subdivision. Staff has not received any communication (written or verbal) from the N.A.

Conclusions:

This is an amended request for a zone map amendment from M-H to SU-1 PRD, 250 du max. and a site plan for subdivision for approximately 40 acres located west of Coors Boulevard between Ervien Lane and Huseman Place SW. This request is continued from the October 21, 2004 EPC hearing in order to address the Planning Commission's concerns regarding subdivision design and density.

The proposed zone change to SU-1 PRD with a dwelling unit cap will be more beneficial to the community because it allows public review of a site plan for subdivision and because it requires that the site plan contain specific design requirements to assure compatible development with adjacent properties. The proposed density is compatible with surrounding residential development and will respect existing neighborhood values, the natural environmental conditions and existing carrying capacities per Policy 5d of the *Comprehensive Plan*.

The site plan for subdivision proposes 250 single-family detached homes and a 1.8-acre private park. The site plan meets the requirements for SU-1 PRD zoning by providing a set of design regulations that will assure compatible development with adjacent properties.

No neighborhood objections have been raised regarding the revised request.

Staff recommends approval of both requests.



FINDINGS – 04EPC 01346, Zone Map Amendment, December 16, 2004

1. This is a request for approval of a zone map amendment from M-H (mobile home) to **SU-1 PRD, 250 du max.** for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, located west of Coors Boulevard between Ervien Lane and Huseman Place SW and containing approximately 40 acres.
2. This case was heard by the EPC on October 21, 2004. At that hearing, the EPC voted to continue the hearing for 60 days to allow for an amendment to the request for R-LT zoning and to allow for a further investigation of the effects of decommissioned landfills on, and adjacent to, the subject site.
3. The site is within the Developing Urban Area of the *Comprehensive Plan*. The subject request will further the primary goal for Developing Urban Areas to encourage development of identifiable and integrated communities within the metropolitan area by allowing development of new quality housing consistent with modern site planning and construction standards that will better serve potential residents on the site (Goal 5, Developing Urban Areas).
4. The proposed net density of 6.25 du/acre is compatible with surrounding residential development and will respect existing neighborhood values, the natural environmental conditions and existing carrying capacities per Policy 5d of the *Comprehensive Plan*.
5. The site is located within the Bridge/Westgate Community as identified in the *West Side Strategic Plan*. The request is consistent with Policies 3.40 and 3.43 for the Bridge/Westgate Community that call for urban style development and services in this community.
6. The subject site is located in Residential Area 5 of the *Southwest Area Plan*. The Plan states that up to 9 dwelling units per net acre can be accommodated in this area without significant adverse impact on the environment or existing neighborhoods. The proposed zoning will allow residential development that is within the recommended density of the *Southwest Area Plan*.
7. The request for zone change is justified per the policies of *Resolution 270-1980*. The proposed zoning will be more beneficial to the community because it allows public review of a site plan

for subdivision and because it requires that the site plan contain specific design requirements to assure compatible development with adjacent properties. (*Section 1.D, R-270-1980*)

8. There is no known opposition to this request.

RECOMMENDATION – 04EPC 01346, December 16, 2004

APPROVAL of 04EPC 01346 a request for a zone map amendment from M-H to SU-1 PRD, 250 du max. for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, based on the preceding Findings.

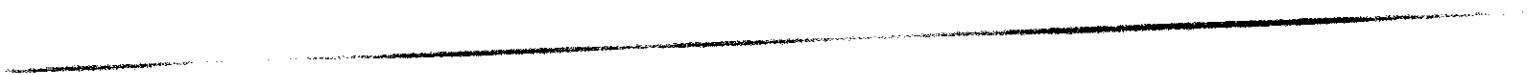
FINDINGS – 04EPC 01760, Site Plan for Subdivision, December 16, 2004

1. This is a request for approval of a Site Plan for Subdivision for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo Count, located west of Coors Boulevard between Ervien Lane and Huseman Place SW and containing approximately 40 acres.
2. This request is associated with a request for SU-1 PRD zoning on the subject site. SU-1 PRD zoning requires EPC approval of a site plan for subdivision with associated design regulations.
3. Upon approval of the site plan for subdivision by the EPC, individual site plans for building permit may be submitted for building permit approval unless the EPC specifies additional review.
4. The southeastern portion of the subject site is partially developed with mobile homes per a special use permit issued by the County in 1993. The infrastructure and landscaping on the site are substandard. The applicant proposes to remove the existing mobile homes, along with the



existing roadway and infrastructure improvements in order to develop single-family detached homes.

5. The subject property lies within the landfill buffer zones of two former landfills. Future development of the site must follow the City's most current version of "Interim Guidelines for Development within 1,000 feet of a Landfill."
6. The site is within the Developing Urban Area of the *Comprehensive Plan*. The subject request will further the primary goal for Developing Urban Areas to encourage development of identifiable and integrated communities within the metropolitan area by allowing development of new quality housing consistent with modern site planning and construction standards that will better serve potential residents on the site (Goal 5, Developing Urban Areas).
7. The proposed net density of 6.25 du/acre is compatible with surrounding residential development and will respect existing neighborhood values, the natural environmental conditions and existing carrying capacities per Policy 5d of the *Comprehensive Plan*.
8. The site is located within the Bridge/Westgate Community as identified in the *West Side Strategic Plan*. The request is consistent with Policies 3.40 and 3.43 for the Bridge/Westgate Community that call for urban style development and services in this community.
9. The subject site is located in Residential Area 5 of the *Southwest Area Plan* with a recommendation to provide up to 9 du/net acre. The proposed site development plan will allow residential development that is within the recommended density of the *Southwest Area Plan*.
10. The site development plan meets the requirements for SU-1 PRD zoning by providing a set of design regulations that will assure compatible development with adjacent properties.
11. There is no known opposition to this request.



RECOMMENDATION – 04EPC 01760, December 16, 2004

APPROVAL of 04EPC 01760 a request for a Site Plan for Subdivision for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 04EPC 01760, December 16, 2004

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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. Label Coors Boulevard and the two roadways from Coors. Describe each function of the two roadways.
3. A note shall be added to the site plan explaining where and how the pedestrian connections to Tom Tenorio Park will be provided and who will maintain them.
4. A note should be added under “Architectural Design Standards” that addresses variety in the style of the homes.
5. Replace the word “should” with “shall” on Note 6 of the Architectural Design Standards.
6. Verify that the term “plaster” is the correct term regarding the design of the perimeter walls.
7. Add a second sentence to Note 3 of the Landscape Plan (Sheet 2) to read as follows: “No water shall be allowed to enter into or pond over the private park.”



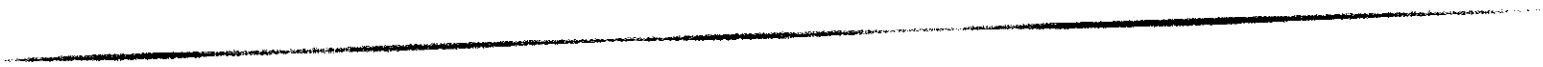
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8. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, WATER AUTHORITY and NMDOT:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Traffic Impact Study (TIS) is required prior to any DRB submittal.
 - c. Access coordination is required with NMDOT.
 - d. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
 - e. Two access points are required per DPM Standards. Main drive aisle to be divided with 22' entering and exiting lane segments and one strategically located emergency access. The divided segment will need to be continuous from Coors into the subdivision.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. An Availability Statement must be obtained prior to DRB sign off on Site Plan and Preliminary Plat application.
 - h. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System.
-

C. Marrone

Carmen Marrone,
Senior Planner

cc: GMR, LLC, 3738 Arno St. NE, Albuquerque, NM 87107
Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Tanya Maldonado, Desert Spring flower NA, 7408 Spring Flower Rd. SW, Albuquerque, NM 87121
Christine Shugars, Desert Spring Flower NA, 7305 Autumn Breeze Rd. SW, Albuquerque, NM 87122

Attachments



CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments.

Office of Neighborhood Coordination

Desert Spring Flower NA ®

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department)

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Traffic Impact Study (TIS) is required prior to any DRB submittal.
- Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
- Two access points are required per DPM Standards. Main drive aisle to be divided with 22' entering and exiting lane segments and one strategically located emergency access. The divided segment will need to be continuous from Coors into the subdivision.
- Site plan shall comply and be designed per DPM Standards.

Utility Development (City Engineer/Planning Department):

- No utility plan was included in the submittal. The applicant should be aware that there are existing water and sewer lines which cross the site from east to west
- CONDITION OF APPROVAL: An Availability Statement must be obtained prior to DRB sign off on Site Plan and Preliminary Plat application.

Hydrology Development (City Engineer/Planning Department):

- An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.

Transportation Planning (Department of Municipal Development):

- Coors Boulevard is a limited access, principal arterial with a *minimum* right-of-way width of 156 feet as designated on the Long Range Roadway System.

Conditions

- Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System.

New Mexico Department of Transportation (NMDOT):

- TIA and access coordination is required.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, WATER AUTHORITY and NMDOT:

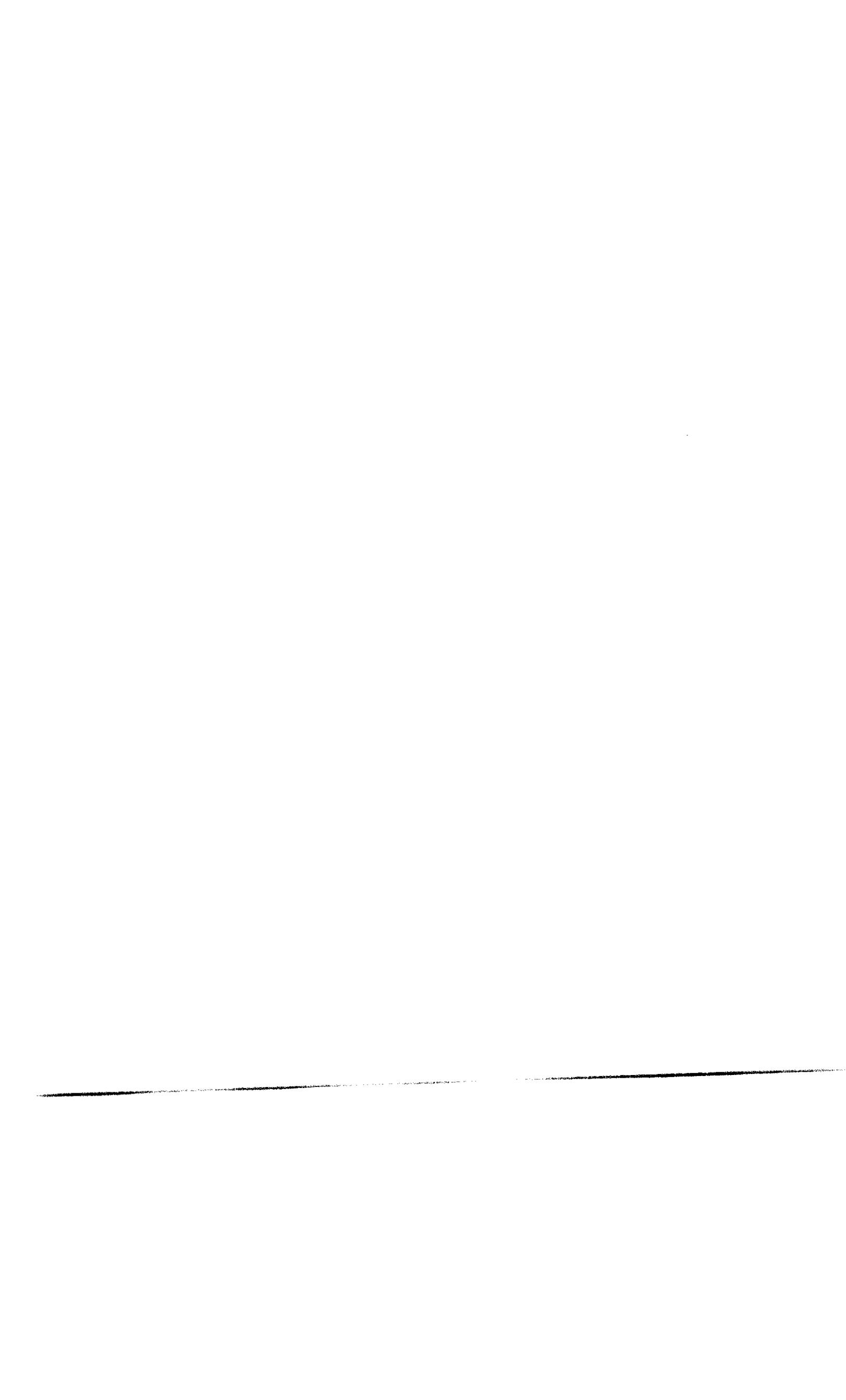
Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Subdivision shall include:

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Traffic Impact Study (TIS) is required prior to any DRB submittal.
- Access coordination is required with NMDOT.
- Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
- Two access points are required per DPM Standards. Main drive aisle to be divided with 22' entering and exiting lane segments and one strategically located emergency access. The divided segment will need to be continuous from Coors into the subdivision.
- Site plan shall comply and be designed per DPM Standards.
- An Availability Statement must be obtained prior to DRB sign off on Site Plan and Preliminary Plat application.
- Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System.

ENVIRONMENTAL HEALTH DEPARTMENT

Environmental Services Division

The subject property lies within the landfill buffer zones of two former landfills (Sea Brothers and Riverside Landfills). If development/redevelopment occurs, the developers of this site are required to follow the most current version of "Interim Guidelines for Development within 1,000 feet of a Landfill." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.



PARKS AND RECREATION

Planning and Design

Future residential development will be subject to the requirements of the City Park Dedication and Development Ordinance, which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

The purpose of the Park Dedication Ordinance is to provide developed park space within one-half mile of every home where practicable... There are 2 parks within ½ mile of this site.

Tom Tenorio is a county park located across the street from the subject site.

Desert Springs, a 3.67 acre park located on the other side of the amole del norte channel, is currently in design.

Open Space Division

No comments received

POLICE DEPARTMENT/Planning

Name, location and service area of the nearest Police station:

Shawn McWethy Memorial Substation
6404 Los Volcanes NW

Any plans for expansion of existing facilities or plans for new facilities in the area? unknown

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will have storage area for residential automated carts, not visible from streets or located inside garage.

FIRE DEPARTMENT/Planning

No comments received



TRANSIT DEPARTMENT

Adjacent and nearby routes	The #54 Bridge-Westgate route passes on Arenal, about 0.3 miles north of the northern edge of the site, slightly farther than normal transit walking distance (0.25 miles). The #51 Atrisco (on Atrisco and Arenal) comes within 1 mile of the site.
Adjacent bus stops	No stops are currently within walking distance of the site. The closest stops for the #54 are at Coors and Arenal and at Arenal and Secret Valley Rd, if direct pedestrian access to the north is possible. The closest stop for the #51 is slightly over 1 mile away (walking distance), at Atrisco and Arenal.
Site plan requirements	Transit suggests ensuring pedestrian access to the site from Arenal to the north, potentially via a pedestrian connection to Tom Tenorio Park, as well as to Coors to the east.
Large site TDM suggestions	N/A
Other information	The Comprehensive Plan identifies Arenal as a Proposed Enhanced Transit Corridor and Unser as an Enhanced Transit Corridor.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

The subject request will affect Navajo Elementary School, Harrison Middle School, and Rio Grande High School. The APS Facilities in the area should be to handle the enrollment generated by this development.

The APS facilities in the area have recently, and continue to be expanded and upgraded. In the fall of 1998, the district opened a new elementary school (Painted Sky) and another elementary school (Edward Gonzales) this fall 2004. A middle school (Jimmy Carter) opened in the fall of 2000.

School	2004-05 Enrollment	Capacity	Space
Navajo	526	540	14
Harrison	643	700	57
Rio Grande	1858	2090	232



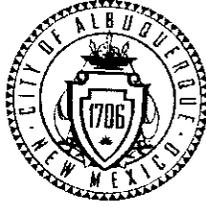
MID-REGION COUNCIL OF GOVERNMENTS

This section of Coors Blvd is designated as a limited access facility on the Long Range Roadway System map and is owned and maintained by the NMDOT. Currently, access at the proposed location is not approved and must be submitted to the MTB and NMDOT for approval.

PUBLIC SERVICE COMPANY OF NEW MEXICO

The existing mobile home park within the property is presently served. However, the electric distribution system that serves the mobile home park may need to be upgraded to serve the expanded residential area. There is a 2-inch gas distribution line in roads on portions of property. There is a three phase underground electric distribution line through portions of property. There is a three phase overhead electric distribution line South & East of the property. There is a 2-inch gas distribution line to the East of the property along the West side of Coors. There is a 6-inch gas distribution line to the East of the property along the East side of Coors. A future substation is planned near the intersection of Arenal Rd. and Coors Blvd. with a 115 kV transmission line from Arenal to the South of Rio Bravo Boulevard.





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

Date: October 22, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000976***
04EPC-01346 Zone Map Amendment

GMR, LLC
3738 Arno St. NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot 1, **Westland Develop. Co. Subd and Unplatted Land in Bern. Co.**, located west of COORS BLVD. SW, between ERVIEN SW and HUSEMAN PLACE SW, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner

On October 21, 2004 the Environmental Planning Commission voted to continue Project 1000976/04EPC-01346 Zone Map Amendment to the Environmental Planning Commission Public Hearing on December 16, 2004.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 5, 2004 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. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
OCTOBER 21, 2004
PROJECT #1000976
PAGE 2 OF 2

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

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

Sincerely,


For Richard Dineen
Planning Director

RD/CM/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Tanya Maldonado, Desert Spring flower NA, 7408 Spring Flower Rd. SW, Albuquerque, NM 87121
Christine Shugars, Desert Spring Flower NA, 7305 Autumn Breeze Rd. SW, Albuquerque, NM 87122



THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE

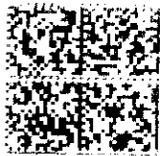
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

CITY OF ALBUQUERQUE



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UNITED STATES POSTAGE
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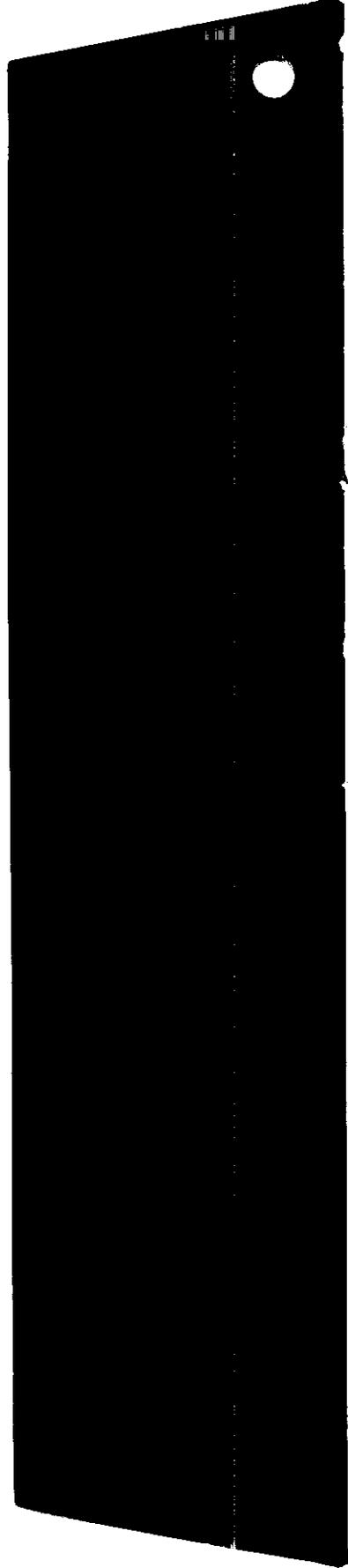
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MARTINEZ JOSHUA D
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ALBUQUERQUE NM

101000550100040722

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RETURN TO SENDER
MARTINEZ, JOSHUA
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
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CITY OF ALBUQUERQUE



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Planning Department

P.O. Box 1293

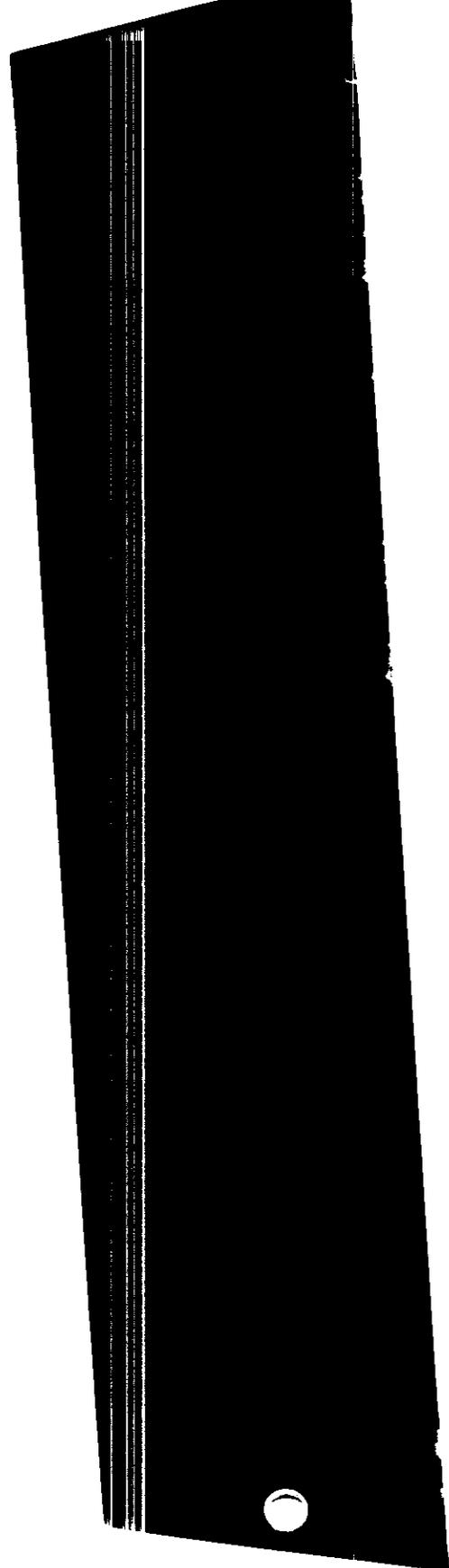
Albuquerque, NM 87103

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SENA TONY & RUBY
2003 COORS BL SW
ALBUQUERQUE NM 87121

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4879 01010000

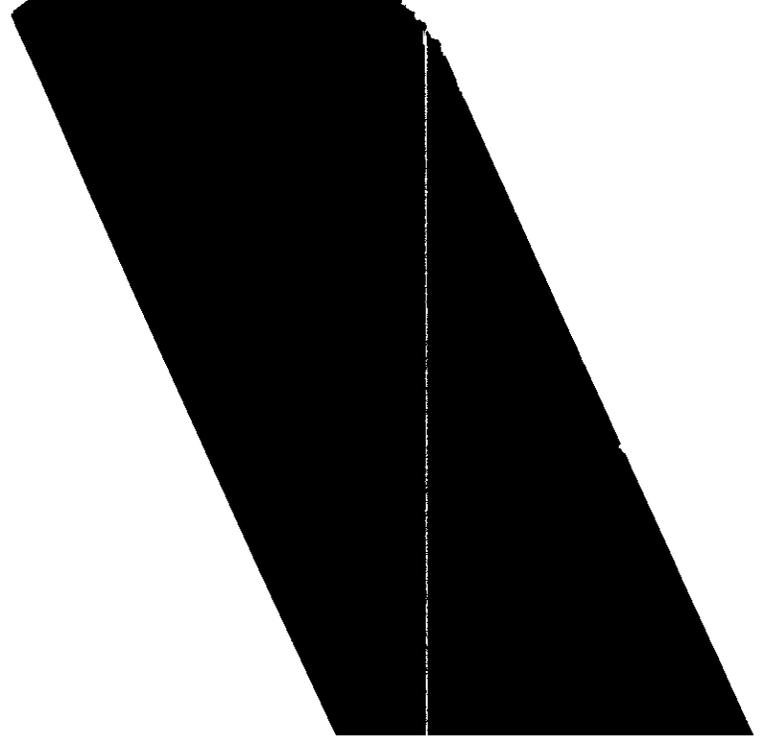


BUQUERQUE



28

A & ELIZABETH
ZE DR SW
87121



CITY OF ALBUQUERQUE



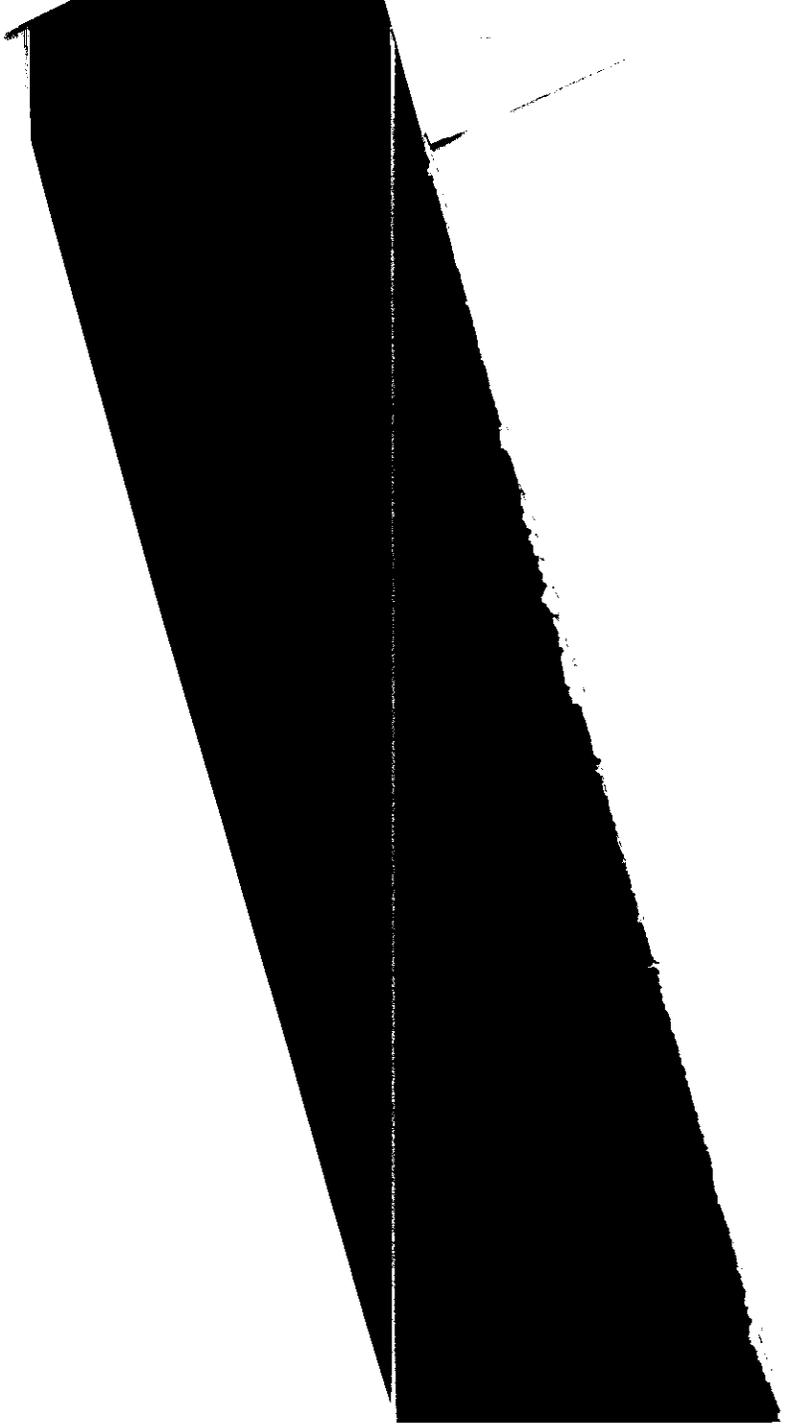
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ROMERO ROSE
2216 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

ALBUQUERQUE



**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: DECEMBER 16, 2004
Zone Atlas Page: M-10-Z & N-10-Z
Notification Radius: 100 Ft.

Project# 1000976
App# 04EPC-01346
App# 04EPC-01760

Cross Reference and Location:

Applicant: GMR, LLC
Address: 3738 ARNO ST. NE
ALBUQUERQUE NM 87107

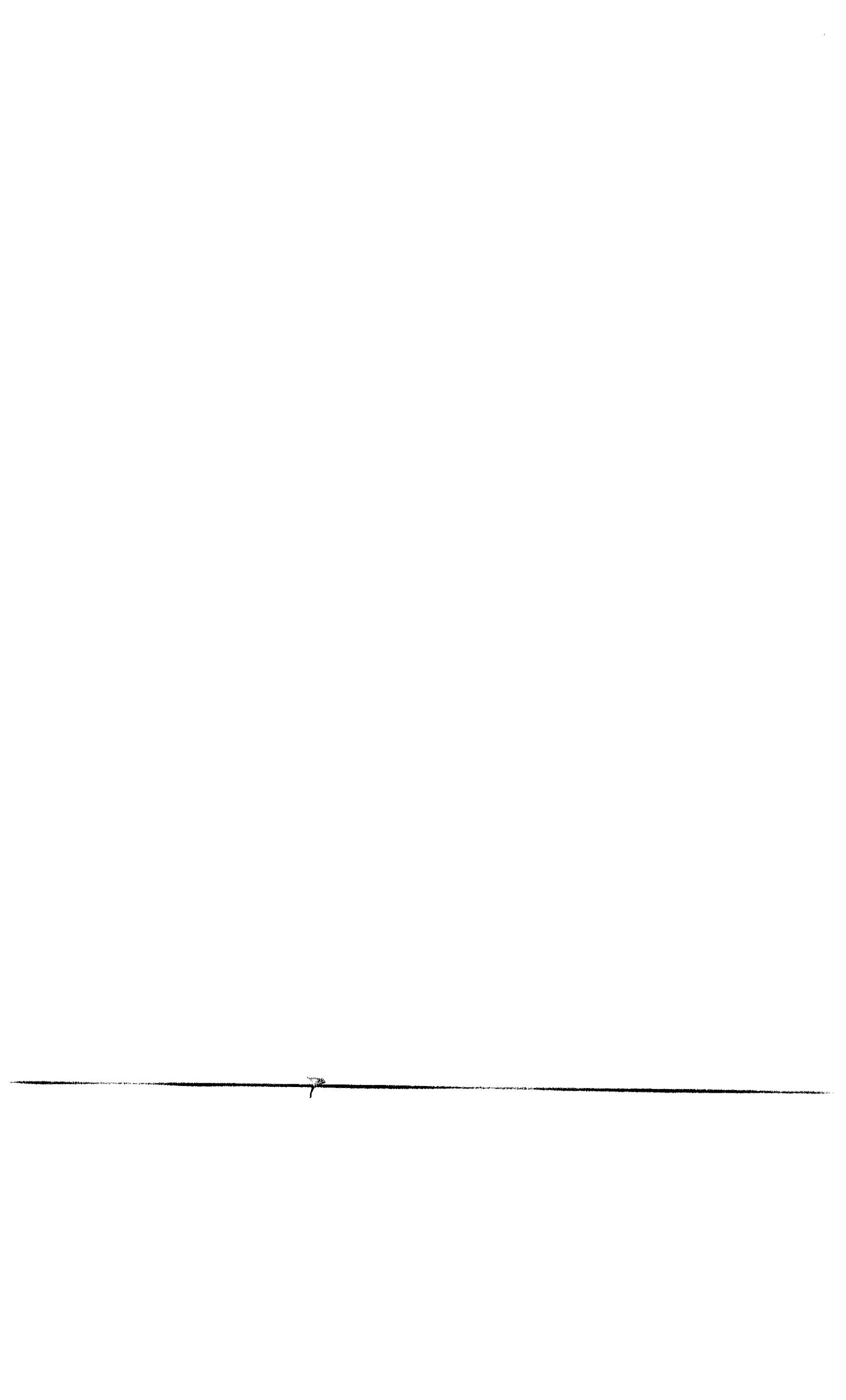
Agent: CONSENSUS PLANNING, INC.
Address: 924 PARK AVE SW
ALBUQUERQUE NM 87102

Special Instructions:

**Notice must be mailed from the
City's 21 day prior to the meeting.**

Date Mailed: NOVEMBER 25, 2004

Signature: KYLE TSEHLIKAI
KT



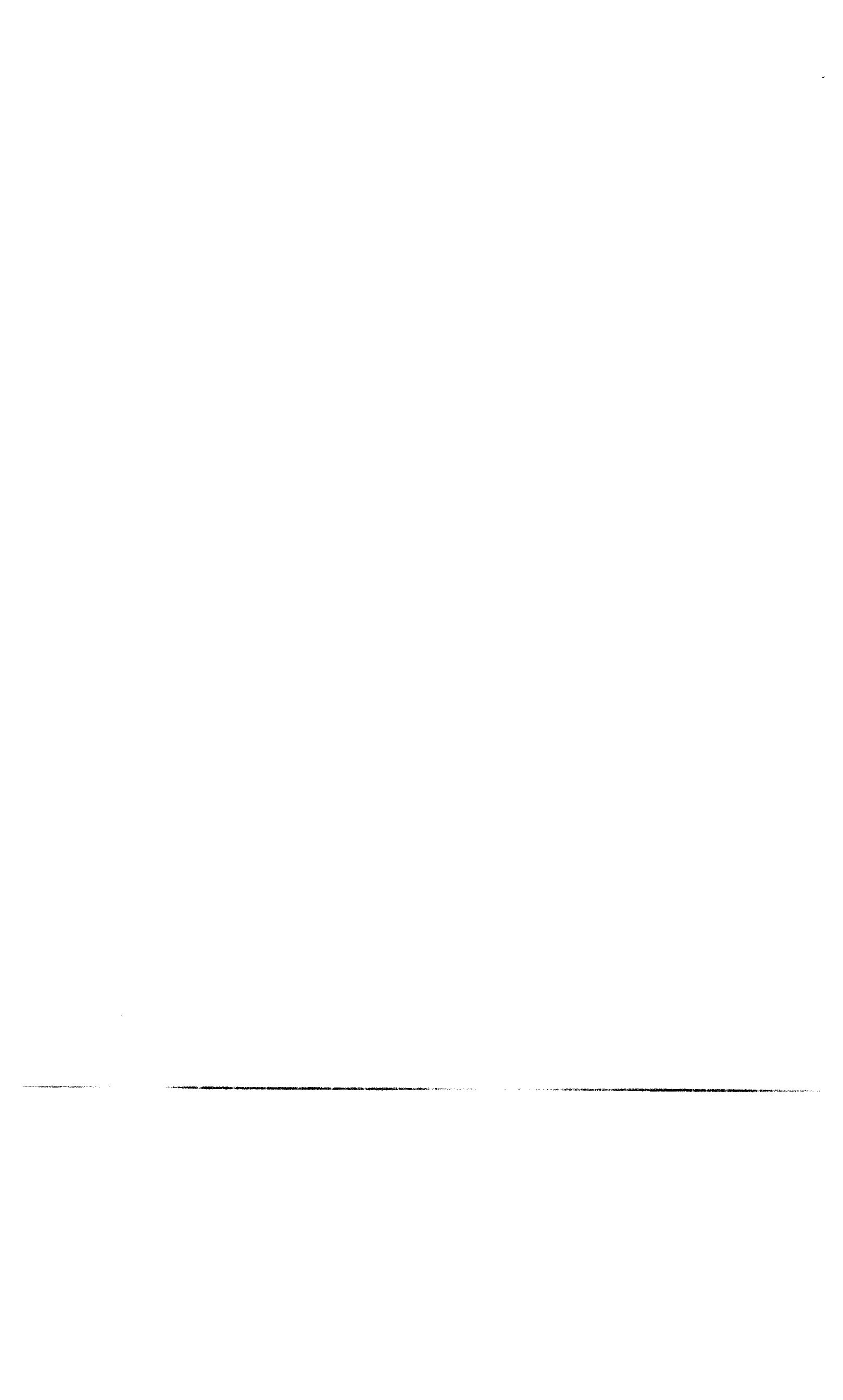
PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
M-10	100055	402-072	401-10	✓	100055	318-074	407	30 ✓
N-10	100054	405-528	205-45	✓		319-079		35 ✓
M-10	100055	359-194	401-12	✓		320-084		34 ✓
		417-155	35	✓		321-081		33 ✓
		433-090	20	✓ ONP		322-094		32 ✓
		419-081	19	✓ ONP		322-079		31 ✓
		410-100	18	✓ ONP		323-104		30 ✓
		425-049	17	✓		323-108		29 ✓
		440-047	16	✓		324-112		28 ✓
		452-047	15	✓ ONP		325-119		27 ✓
		466-045	14	✓ ONP		325-132		26 ✓
		480-042	13	✓		326-127		24 ✓
		510-049	12	✓ ONP		326-132		23 ✓
		509-039	05	✓		327-137		22 ✓
		490-022	04	✓		328-142		21 ✓
		494-001	03	✓		329-147		20 ✓
		333-101	401-51	✓		330-152		19 ✓
		332-150	30	✓		305-001	411	05 ✓
		318-009	37	✓		305-030		04 ✓



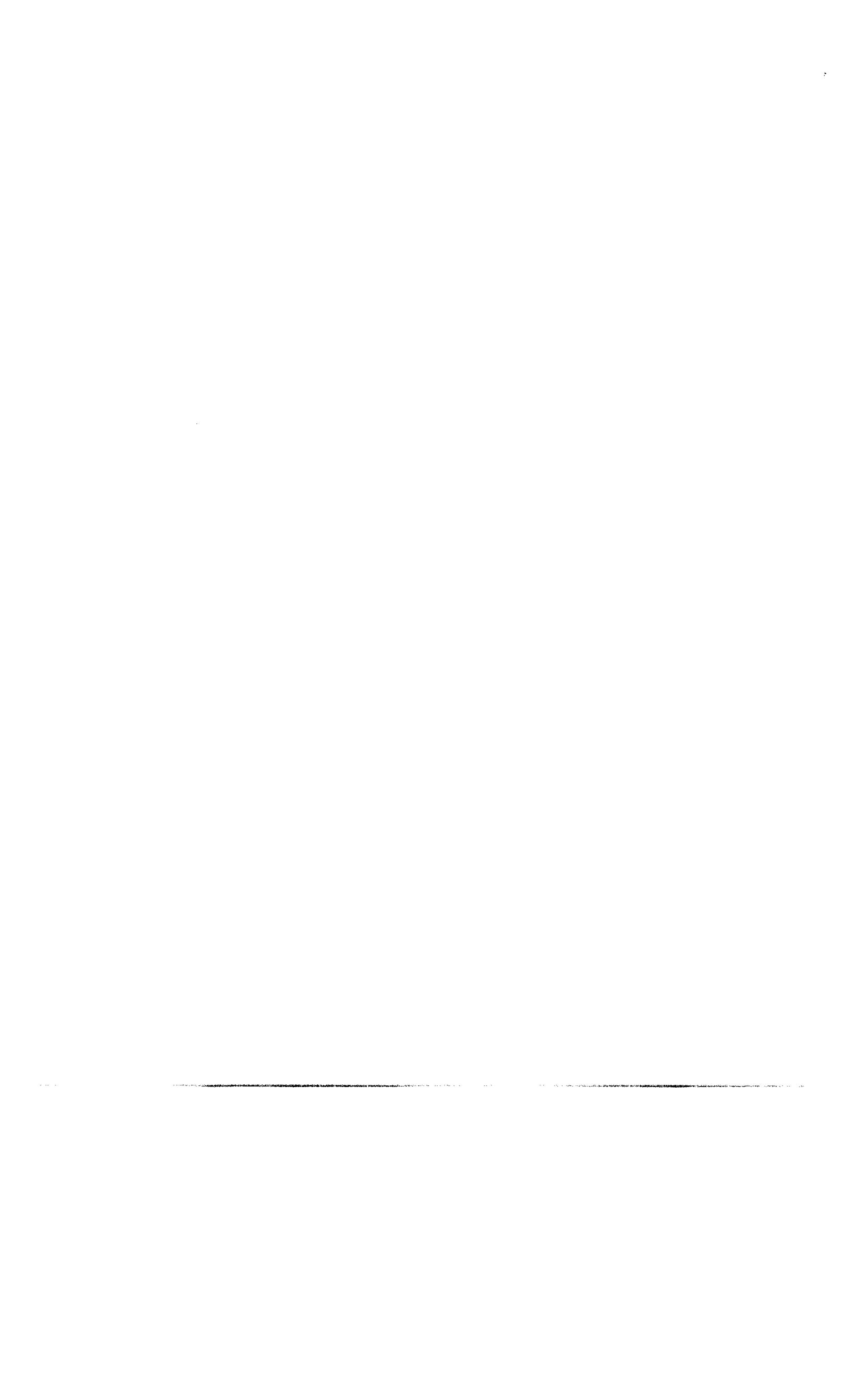
PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 2 of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
M-10	1A1455	305-051	411-03	✓
		344-047	02	✓
		303-042	01	✓
		300-028	327-27	✓
		301-028	24	✓
		290-028	25	✓
N-10	101454	309-412	205-44	✓
		294-470	43	✓ 1008
		130-448	42	✓
		323-430	144-42	✓ 1008
		394-425	41	✓ 1008
		438-414	40	✓
		413-420	38	✓
		483-512	34	✓ 1008
		473-522	33	✓
		470-430	32	✓



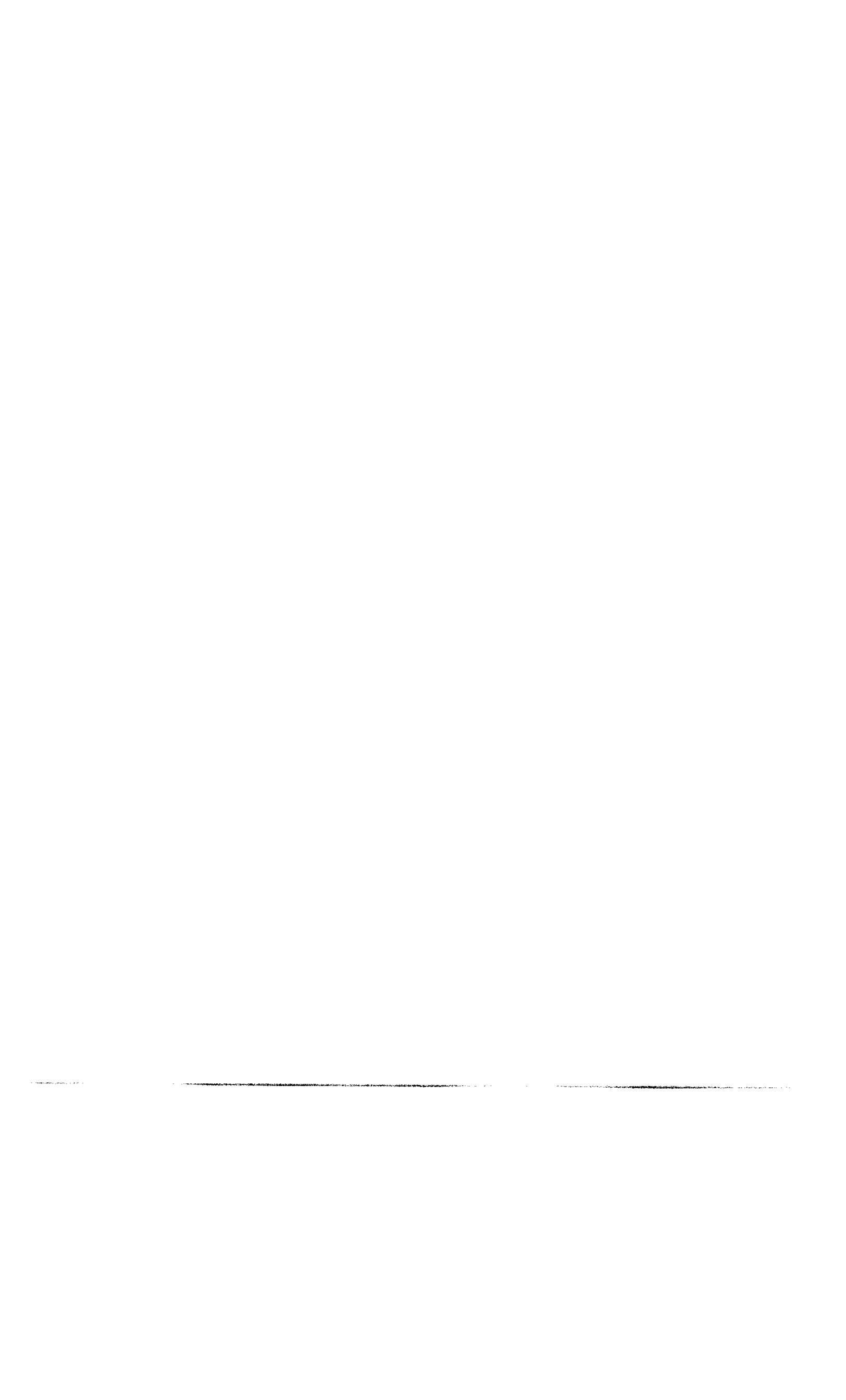


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cc:
Subject:

09/16/2004 01:33 PM

1 RECORDS WITH LABELS PAGE
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CHANN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SENA TONY & RUBY
OWNER ADDR: 02003 COORS BL SW
ALBUQUERQUE NM 87121
0101005440552820545 LEGAL: TRAC T 1 OF SUMMARY PLAT LAND DIVISION OF
WESTLAND LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: RIVERSIDE GENERAL CONSTR CO IN BL SW
OWNER ADDR: 02503 COORS
ALBUQUERQUE NM 87121
0101005535919440162 LEGAL: TR A PLA T FOR RAYO DEL SOL SUBDIVISION UNIT 1
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GSR GROUP LLC BL NE
OWNER ADDR: 06605 UPTOWN
ALBUQUERQUE NM 87110
0101005541915540135 LEGAL: PORT IONS WITHIN THE EAST 1/2 OF THE SOUTHEAST
1/4 LAND USE:
PROPERTY ADDR: 00000 ARENAL
OWNER NAME: COUNTY OF BERNALILLO
OWNER ADDR: 00000 *Civil Plaza NW*
ALBUQUERQUE NM 87102
0101005543309040120 LEGAL: LT 8 PLA T FOR COORS-ARENAL INDUSTRIAL PARK
SUBDIVI LAND USE:
PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: GUZMAN SALVADOR & PATRICIA & RD SW
OWNER ADDR: 00409 CLARK
ALBUQUERQUE NM 87105
0101005541908140119 LEGAL: LT 9 PLA T FOR COORS-ARENAL INDUSTRIAL PARK
SUBDIVI LAND USE:
PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: GUZMAN SALVADOR & PATRICIA & RD SW
OWNER ADDR: 00409 CLARK
ALBUQUERQUE NM 87105
0101005541606040118 LEGAL: LT 1 0 PL AT FOR COORS-ARENAL INDUSTRIAL PARK
SUBDIV LAND USE:
PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: HUSE KENNETH P & MARY LOU
OWNER ADDR: 16210 EAST IMHOFF
NORMAN OK 73026
0101005542504940117 LEGAL: LT 1 1 PL AT FOR COORS-ARENAL INDUSTRIAL PARK
SUBDIV LAND USE:
PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: TELLES TOBY L & CATHERINE G DR SW
OWNER ADDR: 05620 DONNA MARLANE
ALBUQUERQUE NM 87121
0101005544004940116 LEGAL: LT 1 2 PL AT FOR COORS-ARENAL INDUSTRIAL PARK



SUBDIV LAND USE:

PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: BACA ALBERT D
OWNER ADDR: 10436 HERON RD SW

ALBUQUERQUE NM 87121
0101005545204740115
SUBDIV LAND USE:

LEGAL: LT 1 3 PL AT FOR COORS-ARENAL INDUSTRIAL PARK

PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: HUSE KENNETH P & MARY LOU
OWNER ADDR: 16210 EAST IMHOFF

NORMAN OK 73026
0101005546604540114
SUBDIV LAND USE:

LEGAL: LT 1 4 PL AT FOR COORS-ARENAL INDUSTRIAL PARK

PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: HUSE KENNETH P & MARY LOU
OWNER ADDR: 16210 EAST IMHOFF

NORMAN OK 73026
1 R E C O R D S W I T H L A B E L S PAGE
2

0101005548604240113
SUBDIV LAND USE:

LEGAL: LT 1 5 PL AT FOR COORS-ARENAL INDUSTRIAL PARK

PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: ANDREWS CHARLES J & THERESA &
OWNER ADDR: 01625 RIO BRAVO SW

ALBUQUERQUE NM 87105
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SUBDIV LAND USE:

LEGAL: LT 1 6 PL AT FOR COORS-ARENAL INDUSTRIAL PARK

PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: HUSE KENNETH P & MARY LOU
OWNER ADDR: 16210 EAST IMHOFF

NORMAN OK 73026
0101005550903940105
ACS LAND USE:

LEGAL: WLY POR OF TR 240 B ALSO K A TR B CONTS 1.68

PROPERTY ADDR: 00000 COORS
OWNER NAME: GROSSETETE RICHARD & AURORA
OWNER ADDR: 02328 SHIPMAN SW

ALBUQUERQUE NM 87105
0101005549602240104
SUBDIVISION R LAND USE:

LEGAL: TRAC T A- 1 LAND DIVISION PLAT SUMMARY

PROPERTY ADDR: 00000 COORS
OWNER NAME: VAN SUMEREN WILLIAM M & PIHUI
OWNER ADDR: 02265 KELLY AV SW

ALBUQUERQUE NM 87105
0101005549400140103
SUBDIVISION R LAND USE:

LEGAL: TRAC T A- 2 LAND DIVISION PLAT SUMMARY

PROPERTY ADDR: 00000 COORS
OWNER NAME: GOMEZ OSCAR SR & ANA MARIA
OWNER ADDR: 03628 LISA RD SW

ALBUQUERQUE NM 87121
0101005533316140751
LAND USE:

LEGAL: LOT 2 BL OCK F CORRECTED PLAT FOR DESERT SPRINGS

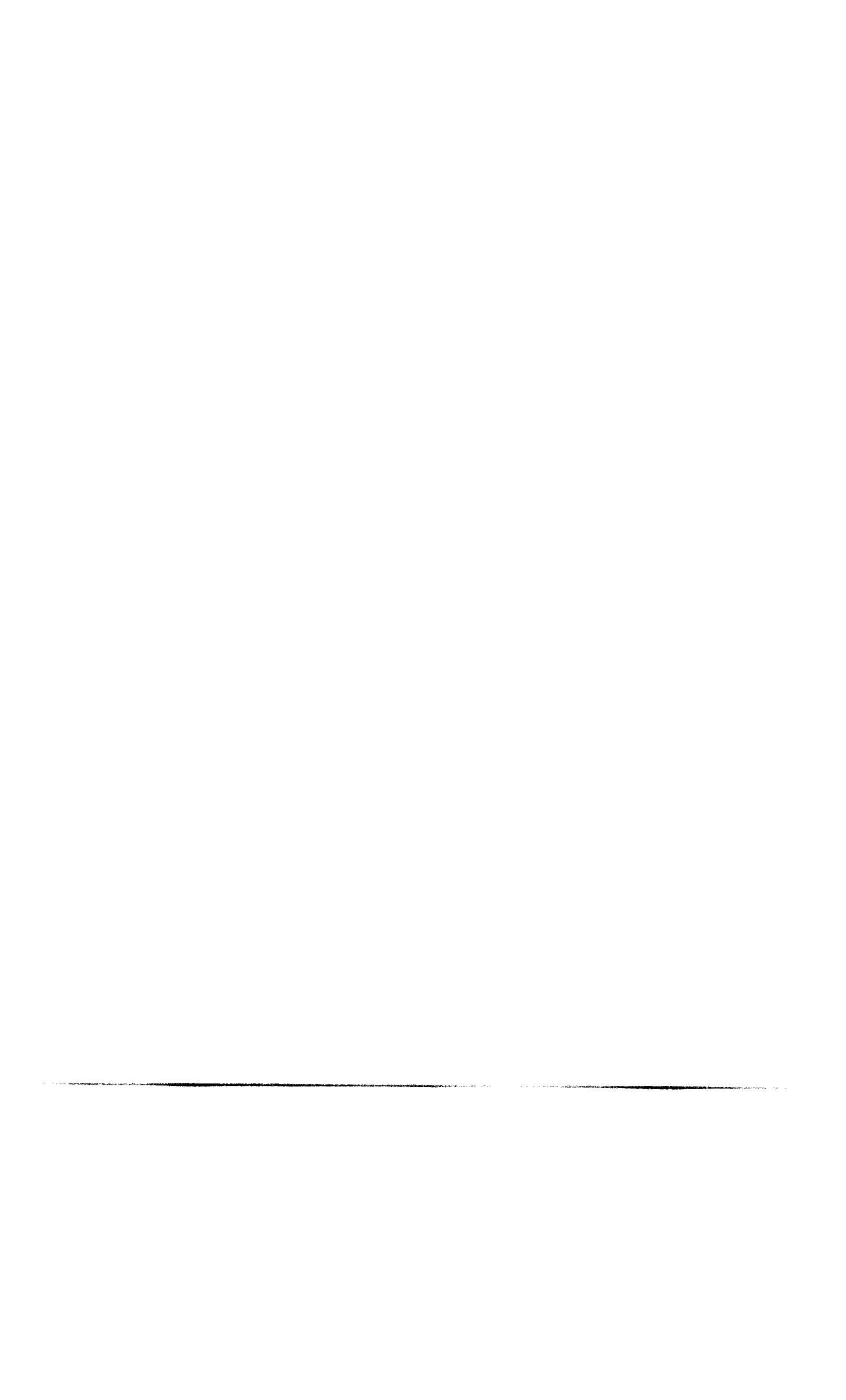
PROPERTY ADDR: 00000 DESERT BREEZE
OWNER NAME: TRUJILLO JEREMY J & PRUDIE R
OWNER ADDR: 01940 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
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LAND USE:

LEGAL: LOT 1 BL OCK F CORRECTED PLAT FOR DESERT SPRINGS

PROPERTY ADDR: 00000 DESERT BREEZE
OWNER NAME: HUNTER GARY R & RENATE M
OWNER ADDR: 01944 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121



0101005531806940737 LEGAL: LOT 30 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: ROMERO ROSE
 OWNER ADDR: 02216 DESERT BREEZE DR SW
 ALBUQUERQUE NM 87121
 0101005531807440736 LEGAL: LOT 29 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: MARTINEZ JOSHUA D
 OWNER ADDR: 02212 DESERT BREEZE DR SW
 ALBUQUERQUE NM 87121
 0101005531907940735 LEGAL: LOT 28 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: ROMERO THERESA
 OWNER ADDR: 02208 DESERT BREEZE DR SW
 ALBUQUERQUE NM 87121
 0101005532008440734 LEGAL: LOT 27 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: CHAVEZ SIMON C & JACKELINE M
 OWNER ADDR: 02204 DESERT BREEZE DR SW
 ALBUQUERQUE NM 87121
 1 R E C O R D S W I T H L A B E L S PAGE
 3
 0101005532108840733 LEGAL: LOT 26 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: ANDERSON DONALD W
 OWNER ADDR: 02200 DESERT BREEZE DR SW
 ALBUQUERQUE NM 87121
 0101005532209440732 LEGAL: LOT 25 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: MORALES ROSALIO & ANA MICAELA
 OWNER ADDR: 02108 DESERT BREEZE DR SW
 ALBUQUERQUE NM 87121
 0101005532209940731 LEGAL: LOT 24 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: SAENZ DAVID & VELASQUEZ MICHEL
 OWNER ADDR: 02104 DESERT BREEZE DR SW
 ALBUQUERQUE NM 87121
 0101005532310440730 LEGAL: LOT 23 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: BANUELOS JESUS D
 OWNER ADDR: 02100 DESERT BREEZE DR SW
 ALBUQUERQUE NM 87121
 0101005532310840729 LEGAL: LOT 22 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: MORENO EDMUNDO
 OWNER ADDR: 02036 DESERT BREEZE DR SW
 ALBUQUERQUE NM 87121
 0101005532411240728 LEGAL: LOT 21 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: NEVAREZ MIGUEL A & ELIZABETH P
 OWNER ADDR: 02032 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005532511940726 LEGAL: LOT 20 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: ROMERO ARMANDO
 OWNER ADDR: 02028 DESERT BREEZE DR NW

ALBUQUERQUE NM 87121
 0101005532512240725 LEGAL: LOT 19 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: SUAREZ JOSE S & VERONICA
 OWNER ADDR: 02024 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005532612740724 LEGAL: LOT 18 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: LADD JASON D & KIM S
 OWNER ADDR: 02020 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005532613240723 LEGAL: LOT 17 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: MELTON DANA Q
 OWNER ADDR: 02016 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005532713740722 LEGAL: LOT 16 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: ROMERO KATHRYN RACHAEL
 OWNER ADDR: 02012 DESERT BREEZE SW

ALBUQUERQUE NM 87121
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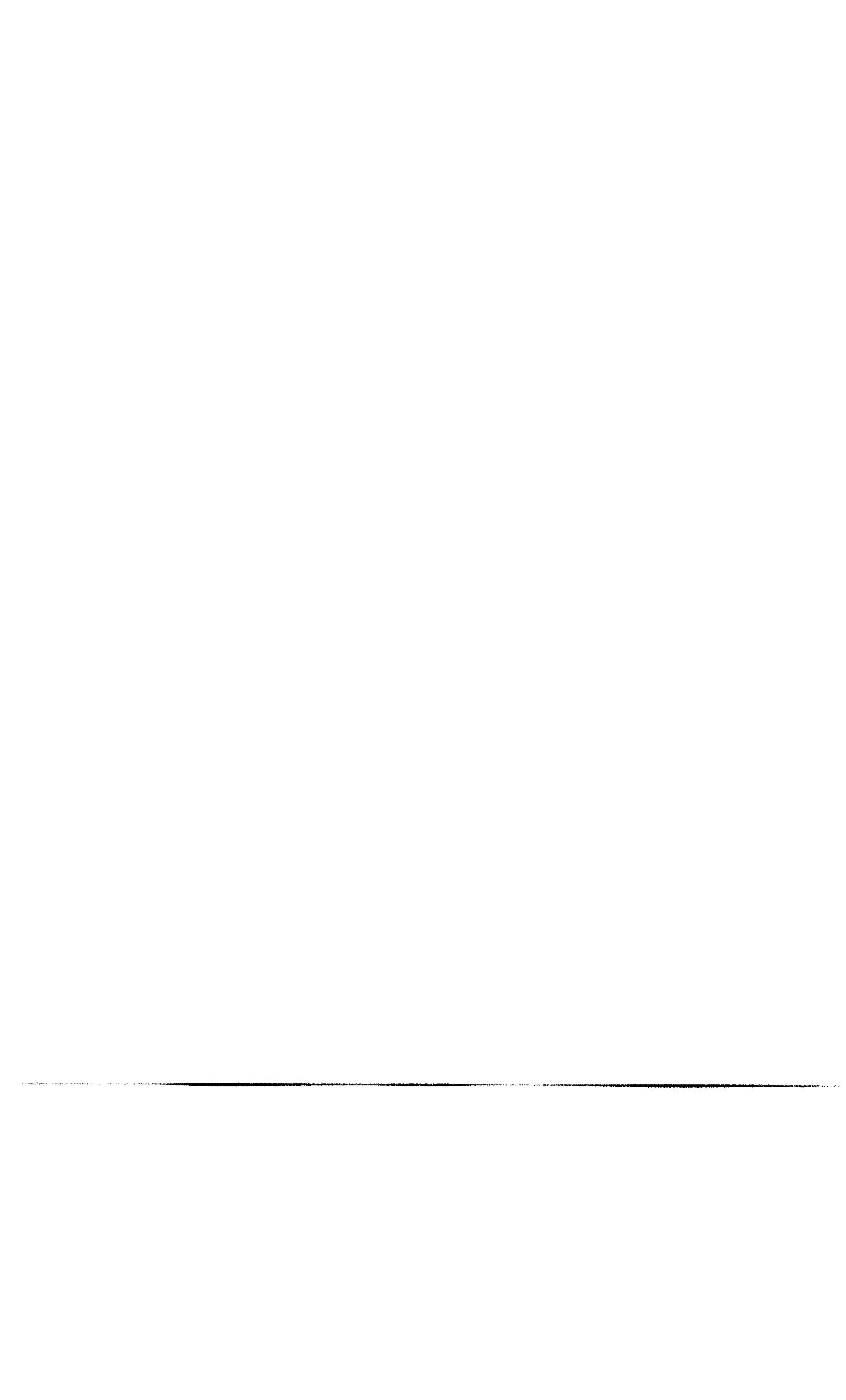
0101005532814240721 LEGAL: LOT 15 B LOCK T PLAT FOR DESERT FLOWER
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 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: SCHWARTZ MICHAEL T &
 OWNER ADDR: 02008 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005532914740720 LEGAL: LOT 14 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: TRINIDAD RUBEN F &
 OWNER ADDR: 02004 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005533015240719 LEGAL: LOT 13 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: GREENIER MARY V
 OWNER ADDR: 02000 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005530506141105 LEGAL: LOT 1 BL OCK S PLAT FOR DESERT FLOWER
 SUBDIVISION U LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: FERNANDEZ HECTOR IVAN &
 OWNER ADDR: 02301 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005530505641104 LEGAL: LOT 2 BL OCK S PLAT FOR DESERT FLOWER
 SUBDIVISION U LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: ARAGON KRISTINE B



ALBUQUERQUE NM 87121
 0101005530505141103 OWNER ADDR: 02305 DESERT BREEZE DR SW
 LEGAL: LOT 3 BL OCK S PLAT FOR DESERT FLOWER
 SUBDIVISION U LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: CERA JOSE F & ELIZABETH
 OWNER ADDR: 02309 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005530404741102 LEGAL: LOT 4 BL OCK S PLAT FOR DESERT FLOWER
 SUBDIVISION U LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: ORTIZ ALBERTO & MONSERRAT
 OWNER ADDR: 02401 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005530304241101 LEGAL: LOT 5 BL OCK S PLAT FOR DESERT FLOWER
 SUBDIVISION U LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: MARTINEZ MICHAEL E & SHELLEY D
 OWNER ADDR: 02405 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005530602832727 LEGAL: LOT 27 B LOCK M PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 SPRING FLOWER
 OWNER NAME: RUIZ RODOLFO T &
 OWNER ADDR: 07300 SPRING FLOWER RD SW

ALBUQUERQUE NM 87121
 0101005530102832726 LEGAL: LOT 26 B LOCK M PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 SPRING FLOWER
 OWNER NAME: LOPEZ ADELA M
 OWNER ADDR: 07304 SPRING FLOWER RD SW

ALBUQUERQUE NM 87121
 0101005529602832725 LEGAL: LOT 25 B LOCK M PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 SPRING FLOWER
 OWNER NAME: ZUNIGA RAFAEL
 OWNER ADDR: 07308 SPRING FLOWER RD SW

ALBUQUERQUE NM 87121
 1 R E C O R D S W I T H L A B E L S PAGE
 5
 0101005430946220544 LEGAL: TR 2 OF SUMMARY PLAT LAND OF WESTLAND DEV CO
 INC C LAND USE:
 PROPERTY ADDR: 00000 ERVIEN
 OWNER NAME: TRI-COUNTIES DEVELOPMENT INC
 OWNER ADDR: 00902 CHAPALA ST

SANTA BARBARCA 93101
 0101005426447020543 LEGAL: TR O F LA ND WITHIN SE NE NW & NE NW NE SEC 3 T9N
 R2 LAND USE:
 PROPERTY ADDR: 00000 BLAKE
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: 00000

ALBUQUERQUE NM 87103
 0101005413046820542 LEGAL: TR 3 -B-1 REPLAT OF LANDS OF ROGER COX SOUTHWEST
 DE LAND USE:
 PROPERTY ADDR: 00000 BLAKE
 OWNER NAME: VISTA DEL SOL LTD PTNS
 OWNER ADDR: 00280 DAINES ST

BIRMINGHAM MI 48009
 0101005437343010442 LEGAL: TR A PLA T OF TRACTS A, B, C & D LANDS OF
 MONTOYA C LAND USE:
 PROPERTY ADDR: 00000 GREVIN

OWNER NAME: RUIZ FIDEL &
 OWNER ADDR: 01739 ISLETA BL SW
 ALBUQUERQUE NM 87105
 0101005439442510441 LEGAL: TR B PLA T OF TRACTS A, B, C & D LANDS OF
 MONTOYA C LAND USE: PROPERTY ADDR: 00000 ERVIEN
 OWNER NAME: RUIZ FIDEL &
 OWNER ADDR: 01739 ISLETA BL SW

ALBUQUERQUE NM 87105
 0101005443841610440 LEGAL: TR D PLA T OF TRACTS A, B, C & D LANDS OF
 MONTOYA C LAND USE: PROPERTY ADDR: 00000 ERVIEN
 OWNER NAME: CARRETE ALFONSO A & SYLVIA
 OWNER ADDR: 04401 DRIFTWOOD AV NW

ALBUQUERQUE NM 87114
 0101005441342010438 LEGAL: TR C PLA T OF TRACTS A, B, C & D LANDS OF
 MONTOYA C LAND USE: PROPERTY ADDR: 00000 N/A
 OWNER NAME: MOLINAR CERVANDO & VERONICA
 OWNER ADDR: 01238 BONITO RD SW

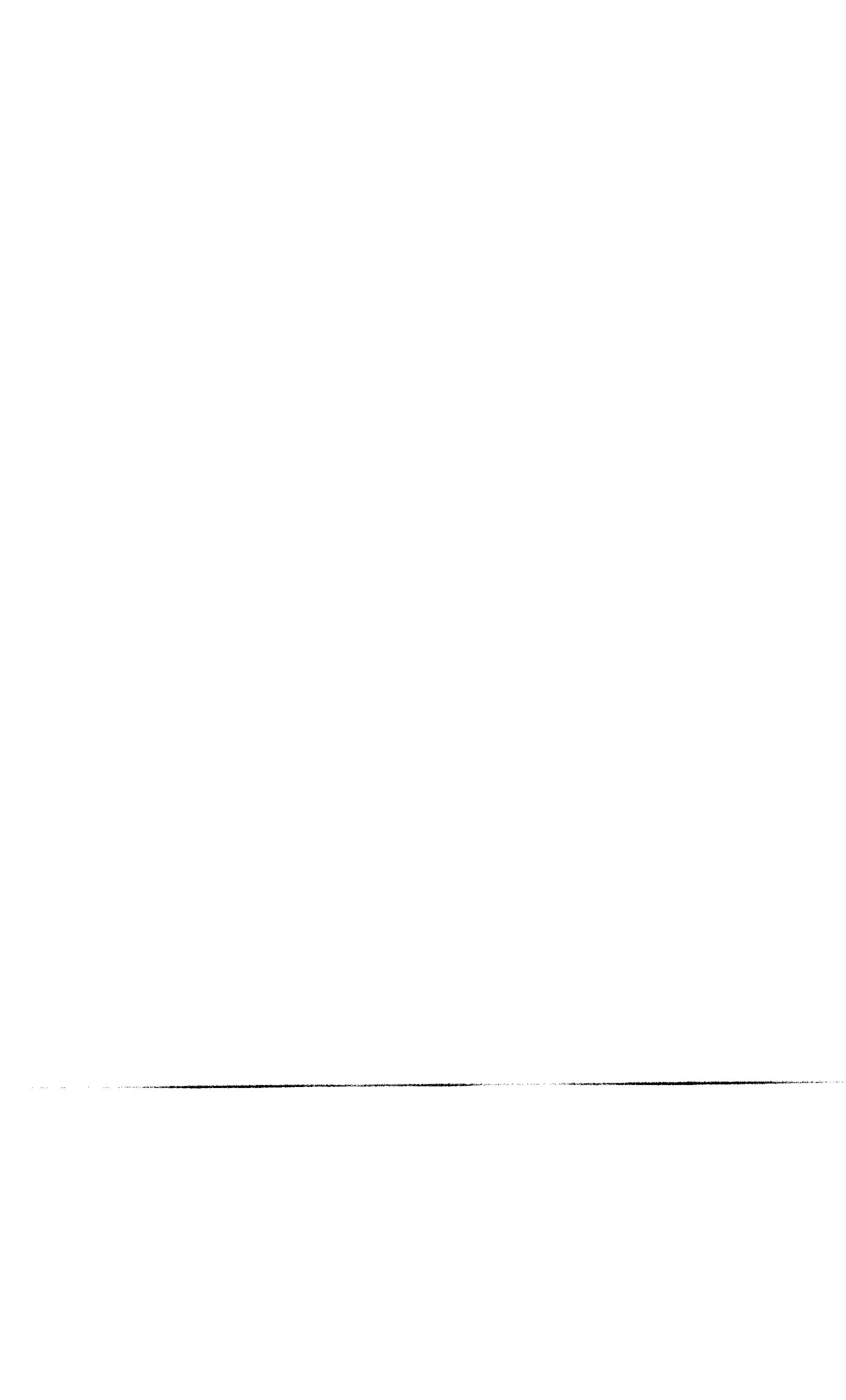
ALBUQUERQUE NM 87105
 0101005448351210434 LEGAL: TRAC T 'B ' LAND DIVISION PLAT SUMMARY SUBD LAND
 OF LAND USE: PROPERTY ADDR: 00000 COORS
 OWNER NAME: RIVERSIDE GENERAL CONSTRUCTION
 OWNER ADDR: 02503 COORS BL SW

ALBUQUERQUE NM 87121
 0101005447250210433 LEGAL: PARC EL B -2-A OF REPL FOR DEDICATION OF ERVIEW
 LN S LAND USE: PROPERTY ADDR: 00000 COORS
 OWNER NAME: MANZANARES RONNIE J & LISA &
 OWNER ADDR: 10204 KEEPING DR NW

ALBUQUERQUE NM 87114
 0101005447048010432 LEGAL: TR 1 PLA T OF TR 1 & 2 OF LANDS OF BRACKEN
 (BEING A LAND USE: PROPERTY ADDR: 00000 COORS
 OWNER NAME: HOWARD LLOYD G
 OWNER ADDR: 05513 CAMINO SOLEDAD NW

ALBUQUERQUE NM 87120

QUIT



Project# 1000976

GMR, LLC
3738 ARNO ST. NE
ALBUQUERQUE NM 87107

CHRISTINE SHUGARS
Desert Spring Flower Neigh. Assoc.
7305 AUTUMN BREEZE RD SW
ALBUQUERQUE NM 87121

101005535919440162

GSR GROUP LLC
6605 UPTOWN BL NE
ALBUQUERQUE NM 87110

101005541606040118

HUSE KENNETH P & MARY LOU
16210 EAST IMHOFF
NORMAN OK 73026

101005548604240113

ANDREWS CHARLES J & THERESA &
1625 RIO BRAVO SW
ALBUQUERQUE NM 87105

101005549400140103

GOMEZ OSCAR SR & ANA MARIA
3628 LISA RD SW
ALBUQUERQUE NM 87121

101005531806940737

ROMERO ROSE
2216 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532008440734

CHAVEZ SIMON C & JACKELINE M
2204 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532209940731

SAENZ DAVID & VELASQUEZ MICHE
2104 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532411240728

NEVAREZ MIGUEL A & ELIZABETH
2032 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

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

101005534207240110

SENA TONY & RUBY
2003 COORS BL SW
ALBUQUERQUE NM 87121

101005541915540135

COUNTY OF BERNALILLO
ATTN: COUNTY MANAGER
ONE CIVIC PLAZA NW
ALBUQUERQUE NM 87102
101005542504940117

TELLES TOBY L & CATHERINE G
5620 DONNA MARLANE DR SW
ALBUQUERQUE NM 87121

101005550903940105

GROSSETETE RICHARD & AURORA
2328 SHIPMAN SW
ALBUQUERQUE NM 87105

101005533316140751

TRUJILLO JEREMY J & PRUDIE R
1940 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005531807440736

MARTINEZ JOSHUA D
2212 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532108840733

ANDERSON DONALD W
2200 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532310440730

BANUELOS JESUS D
2100 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532511940726

ROMERO ARMANDO
2028 DESERT BREEZE DR NW
ALBUQUERQUE NM 87121

TANYA MALDONADO
Desert Spring Flower Neigh. Assoc.
7408 SPRING FLOWER RD SW
ALBUQUERQUE NM 87121

101005440552820545

RIVERSIDE GENERAL CONSTR CO I
2503 COORS BL SW
ALBUQUERQUE NM 87121

101005543309040120

GUZMAN SALVADOR & PATRICIA &
409 CLARK RD SW
ALBUQUERQUE NM 87105

101005544004940116

BACA ALBERT D
10436 HERON RD SW
ALBUQUERQUE NM 87121

101005549602240104

VAN SUMEREN WILLIAM M & PIHUI
2265 KELLY AV SW
ALBUQUERQUE NM 87105

101005533215640750

HUNTER GARY R & RENATE M
1944 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005531907940735

ROMERO THERESA
2208 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532209440732

MORALES ROSALIO & ANA MICAELA
2108 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532310840729

MORENO EDMUNDO
2036 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532512240725

SUAREZ JOSE S & VERONICA
2024 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532612740724

LADD JASON D & KIM S
2020 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532814240721

SCHWARTZ MICHAEL T &
2008 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530506141105

FERNANDEZ HECTOR IVAN &
2301 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530404741102

ORTIZ ALBERTO & MONSERRAT
2401 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530102832726

LOPEZ ADELA M
7304 SPRING FLOWER RD SW
ALBUQUERQUE NM 87121

101005413046820542

VISTA DEL SOL LTD PTNS
280 DAINES ST
BIRMINGHAM MI 48009

101005441342010438

MOLINAR CERVANDO & VERONICA
1238 BONITO RD SW
ALBUQUERQUE NM 87105

101005532613240723

MELTON DANA Q
2016 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532914740720

TRINIDAD RUBEN F &
2004 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530505641104

ARAGON KRISTINE B
2305 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530304241101

MARTINEZ MICHAEL E & SHELLEY
2405 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005529602832725

ZUNIGA RAFAEL
7308 SPRING FLOWER RD SW
ALBUQUERQUE NM 87121

101005437343010442

RUIZ FIDEL &
1739 ISLETA BL SW
ALBUQUERQUE NM 87105

101005447250210433

MANZANARES RONNIE J & LISA &
10204 KEEPING DR NW
ALBUQUERQUE NM 87114

101005532713740722

ROMERO KATHRYN RACHAEL
2012 DESERT BREEZE SW
ALBUQUERQUE NM 87121

101005533015240719

GREENIER MARY V
2000 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530505141103

CERA JOSE F & ELIZABETH
2309 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530602832727

RUIZ RODOLFO T &
7300 SPRING FLOWER RD SW
ALBUQUERQUE NM 87121

101005430946220544

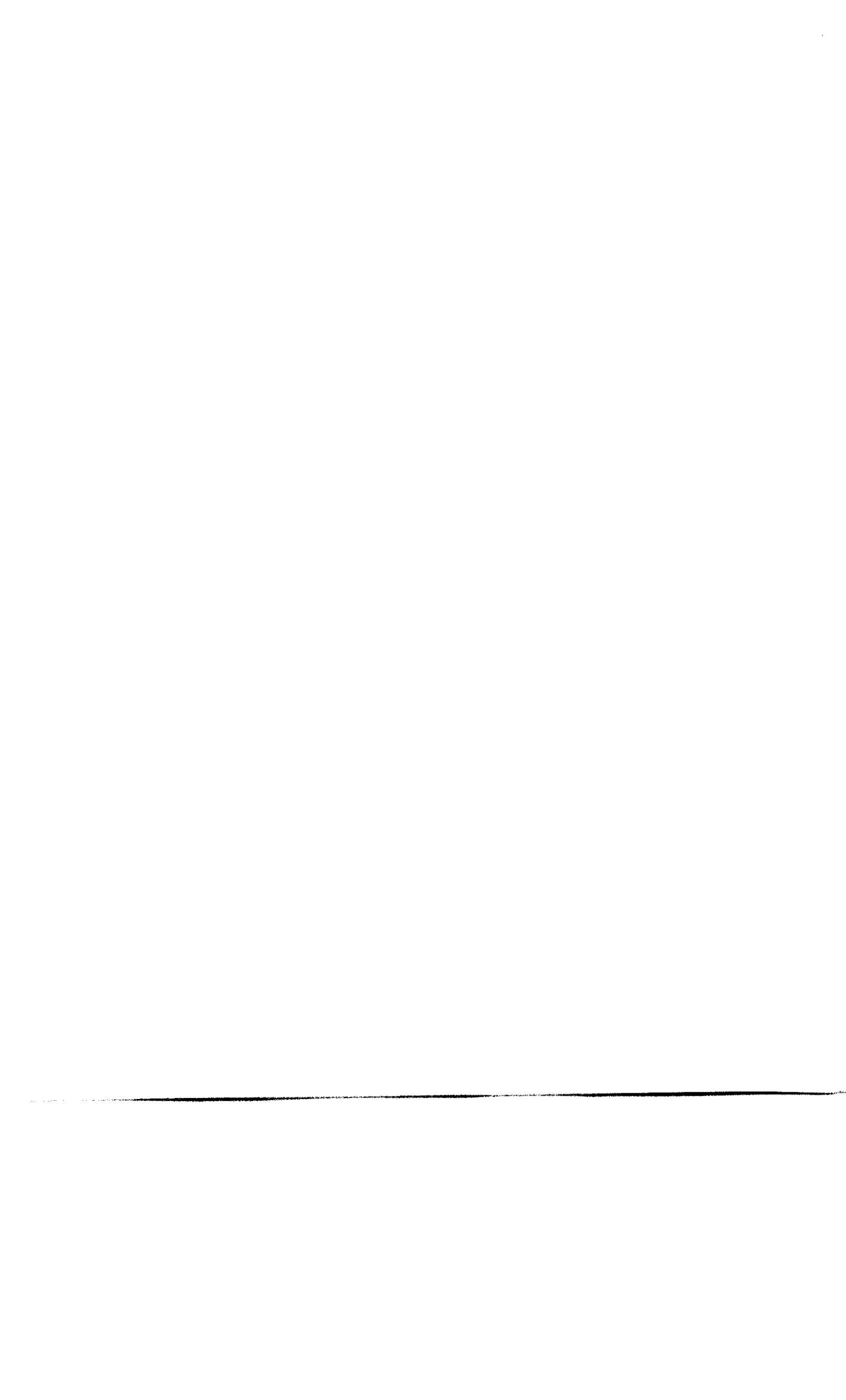
TRI-COUNTIES DEVELOPMENT INC
902 CHAPALA ST
SANTA BARBARA CA 93101

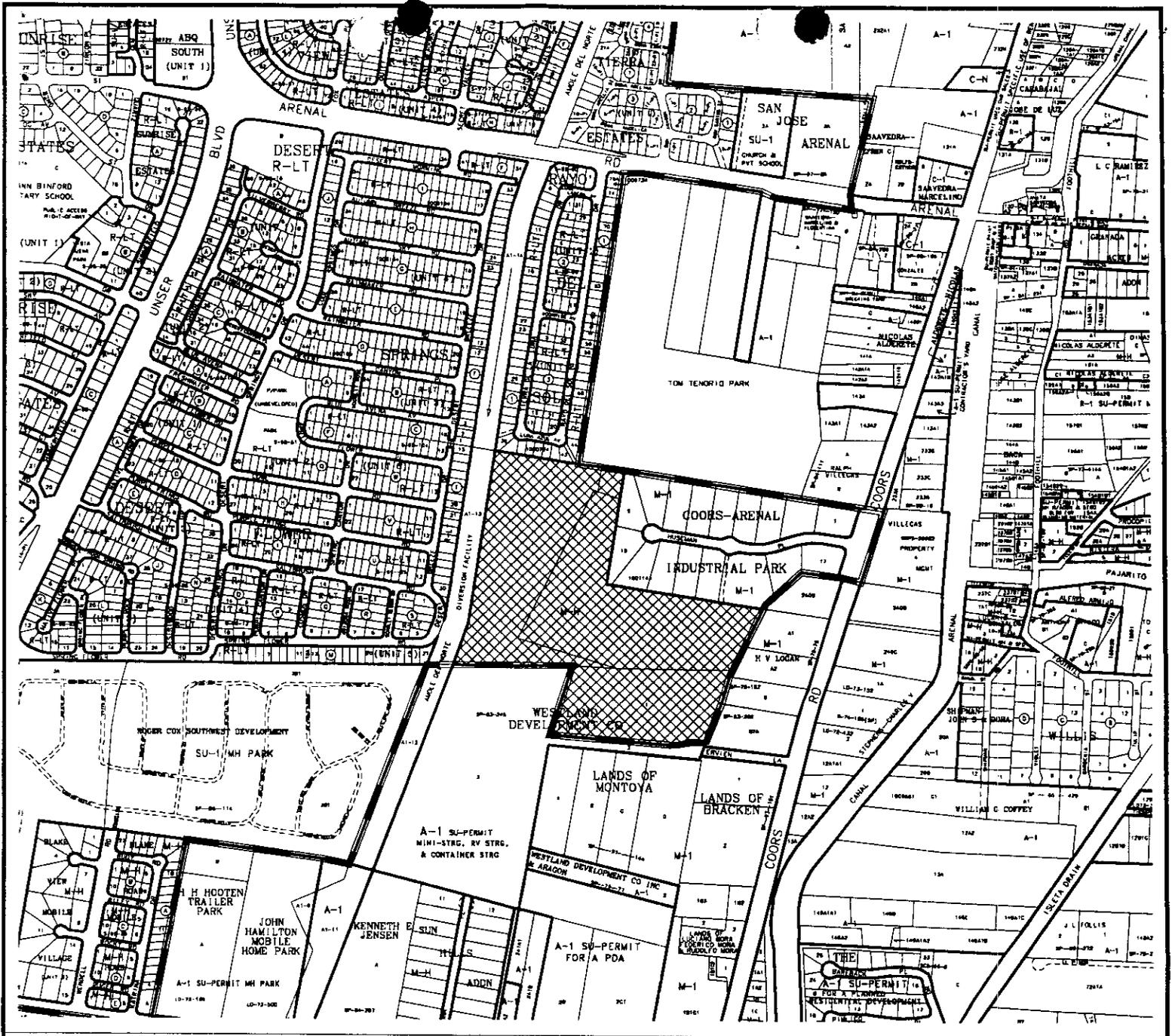
101005443841610440

CARRETE ALFONSO A & SYLVIA
4401 DRIFTWOOD AV NW
ALBUQUERQUE NM 87114

101005447048010432

HOWARD LLOYD G
5513 CAMINO SOLEDAD NW
ALBUQUERQUE NM 87120





Note: Shaded area indicates County Not to Scale

ZONING MAP



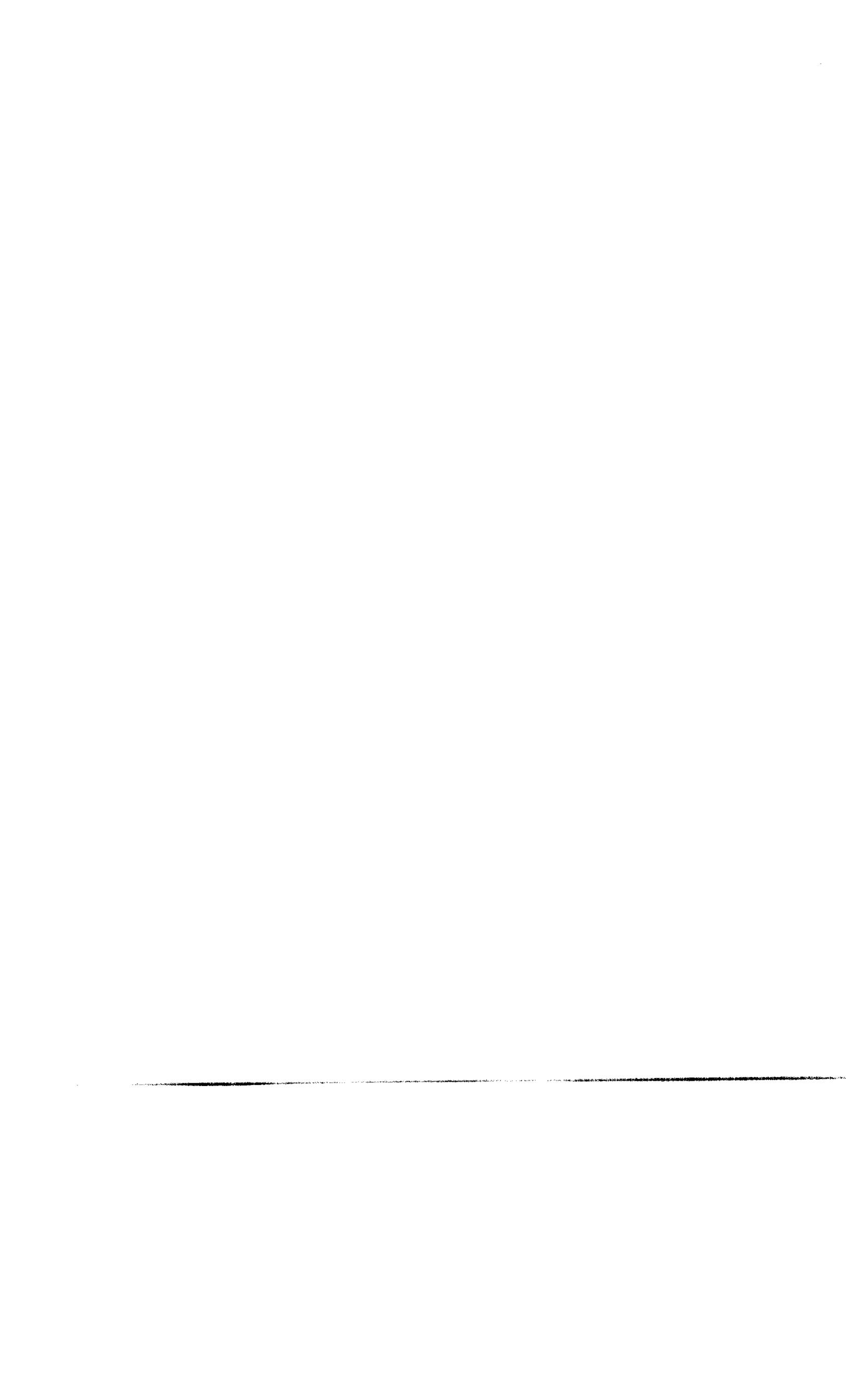
Scale 1" = 857'

PROJECT NO.
1000976

HEARING DATE
10-21-04

MAP NO.
M-10

ADDITIONAL CASE NUMBER(S)
04EPC-01346



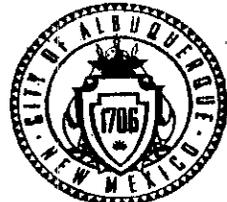
Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has 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 3 times, the first publication being on the 29 day of Sept. 2004 and the subsequent consecutive publications on _____, 20

[Signature]
Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 29 day of Sept. of 2004

PRICE \$ 137.20

Statement to come at end of month.

ACCOUNT NUMBER C 80583



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, October 14, 2004, 3:00 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 October 21, 2004 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, October 21, 2004, 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 # 1003003
04EPC-01323 Zone Map Amendment John Muller agent for LA MONTANTA CO-OP FOOD MARKET request a zone map amendment from SU-1 C-1 with exceptions to SU-1 C-1 with exceptions to include wine sales for off-premises consumption, for all or a portion of Tract 32C1, Alvarado Gardens Addition, located on RIO GRANDE BLVD. NW, between MATTHEW AVE. NW and CONTRERAS PL. NW, containing approximately 2 acres. (G-12) Carmen Marrone, Staff Planner

Project # 1003646
04EPC-01338 EPC Site Development Plan Amendment to Building Permit PAULA DAL SANTO agent(s) for PAULA DAL SANTO request the above action(s) for Lot 288, Block 1, Vista del Norte Addition, (comprising a portion of Lot B-2 Block), zoned SU-1 C-3 Uses, located on PROSPECT AVE. NE, between SAN MATEO BLVD. NE and CUNY ST. NE, containing approximately 1 acre. (H-17) Elvira Lopez, Staff Planner

Project # 1003647
04EPC-01338 EPC Sector Development Plan PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for rescission of the La Cuesta Sector Development Plan. Josh Staregard, Research Analyst

Project # 1003649
04EPC-01340 Zone Map Amendment GARCIA KRAEMER & ASSOCIATES agent(s) for KENRIC & KRISTY GARCIA request the above action(s) for all or a portion of Tract(s) A, Division of Land of Richard Casaus, a zone map amendment from R-1 to C-1, located on MONTANO ROAD NW, between 2ND ST. NW and 4TH ST. NW, containing approximately 1 acre. (F-15) Stephanie Shumsky, Staff Planner

Project # 1003650
04EPC-01342 Zone Map Amendment Plan GARCIA KRAEMER & ASSOCIATES agent(s) for MARILYN SANDERS ET AL request the above action(s) for all or a portion of Lot(s) 10-13, Montie Vista Addition, a zone map amendment from R-1 & R-2 to SU-2/QR, located on WELLESLEY NE, between CAMPUS NE and PURDUE NE, containing approximately 1 acre. (K-16) Makita Hill, Staff Planner

Project # 1000078
04EPC-01346 Zone Map Amendment CONSENSUS PLANNING agent for GMR LLC request a zone map amendment from MH to R-LT, for all or a portion of Lot 1, Westland Develop. Co. Subd and Unplatted Land in Bern. Co., located west of COORS BLVD. SW, between ERVIEN SW and HUSEMAN PLACE SW, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner

Project # 1003651
04EPC-01347 Zone Map Amendment PHIL D. FITZGERALD agent(s) for GARY SKIDMORE request the above action(s) for all or a portion of Lot(s) 16, Block(s) G, Mesa del Norte Addition, a zone map amendment from C-2 & P to C-2, located on LOMAS BLVD. NE, between ALCAZAR ST. NE and CHARLESTON NE, containing approximately 1 acre. (J-19) Stephanie Shumsky, Staff Planner

Project # 1001150
04EPC-01351 Zone Map Amendment ISACSON & ARFMAN CONSULTING ENGINEERING agent for KB HOME NEW MEXICONS request the above action for all or a portion of Tract L2, Vista del Norte Subdivision, a zone map amendment from SU-1 for O-1 with Signage Restrictions to R-2, located on VISTA DEL NORTE DR. NE, between OSUNA RD. NE and VISTA MONTE DR. NE, containing approximately 6 acres(s). (E-16) Elvira Lopez, Staff Planner

Project # 1003623
04EPC-01003 Annexation
04EPC-01352 Zone Map Amendment RIO GRANDE ENGINEERING agent for PICKARD TRUST request the above action(s) for all or a portion of Tracts 31, 30, 32, 33 and 37 and NMDOT ROW, Town of Arisco Grant, zoned A-1, located on 108TH ST. NW, between ENDEE ROAD NW and INTERSTATE 40, (J-8) Stephanie Shumsky, Staff Planner

Project # 1000076
04EPC-01353 EPC Site Development Plan Amendment to Subdivision
04EPC-01354 EPC Site Development Plan to Building Permit EDWARD FITZGERALD ARCHITECTS agent(s) for MARK & JEAN BERNSTEIN request the above action(s) for all or a portion of Tracts F-3, Las Tiendas de Comales Center, zoned SU-1AP Uses, located on CORRALES RD. NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD. NW, containing approximately 3 acres. (A-14) Elvira Lopez, Staff Planner

Project # 1001029
04EPC-01358 Text Amendments to the Subdivision Ordinance and Zoning Code

Project # 1001029
04EPC-01358 Text Amendments to the Subdivision Ordinance and Zoning Code CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent for CITY OF ALBUQUERQUE/CITY COUNCIL request amendment 1. Subdivision Ordinance Part 8 (Appeals), by amending Section 14-14-8-4 to specify that appeals of Development Review Board decision on Subdivision Map matters are to be heard by the City Council or the Land Use Hearing Officer rather than the Environmental Planning Commission and Section 14-14-8-5. 2. Zoning Code Sections 14-16-4-4 to specify that appeals of Development Review Board decisions on zoning matters are to be heard by the City Council or the Land Use Hearing Officer. CITY WIDE. Jan Mosler, Staff Planner

Project # 1001029
04EPC-01357 Text Amendment CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE/CITY COUNCIL request the above action(s) for Amendment to Zoning Code Sections 14-16-2-10(B)(1), 14-16-2-17(A)(12)(a) and 14-16-3-4(A)(2) to prohibit package liquor sales within 500 feet of a designated MRA

04EPC-01379 Project # 1002715
04BFB-00805 Major-Vacation of Pub Right-of-Way
04DPR-00807 Minor-Prelim/Final Plat Approval
ALAN IVENER, appeals the Development Review Board's approval of the listed action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, LANDS OF HORIZON CORPORATION, zoned SU-1 FOR C-1, located on UNISER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acres(s). (REF: 03EPC-00816, 03EPC-00817) [Deferred from 7/14/04] (B-11)

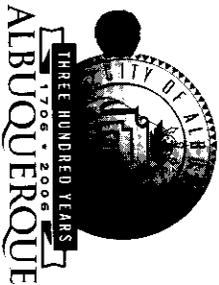
Project # 1002898
03EPC-01932 Zone Map Amendment
03EPC-01933 EPC Site Development Plan-Building Permit Garrett Smith Ltd and Consensus Planning, agents for Green Valley Land Company and Secret Ingredients, request: A Sector Plan Amendment to the Hunting Highlands Sector Development Plan for the westerly 42' of Lot 3 and Lot 4, Block 21, Hunting's Highlands Addition, for the Hunting Highlands Sector Development Plan; A Zone Map Amendment for the westerly 42' of Lot 3, Block 21, Hunting's Highlands Addition from SU-2MR to SU-2NCR; A Zone Map Amendment for Lot 4, Block 21, Hunting's Highlands Addition from SU-2MR to SU-2/SU-1 for R-2 Permissive Uses with 3 dwelling units maximum; and A Site Development Plan for Building Permit for Lot 4, Block 21, Hunting's Highlands Addition, located at the westerly 42' of 111 Walker Street SE and 115 Walker Street SE, between Central Avenue SE and Gold Avenue SE; the westerly 42' of Lot 3, Block 21, containing approximately .46 ac.; Lot 4, Block 21, containing approximately .16 acre. REMANDED FROM CITY COUNCIL.

Details of these applications may be examined at the Development Services Division of the Planning Department, 8th 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 Cardenas at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Cardenas 924-3886.
Jeff Jeonowski, Chairman
Environmental Planning Commission
APPROVED
Russell Brito, Senior Planner
Planning Department
Journal: September 29, 2004



My Comm. No. _____





Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

CITY OF ALBUQUERQUE



RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSEE
ORIGINALLY TO FORW



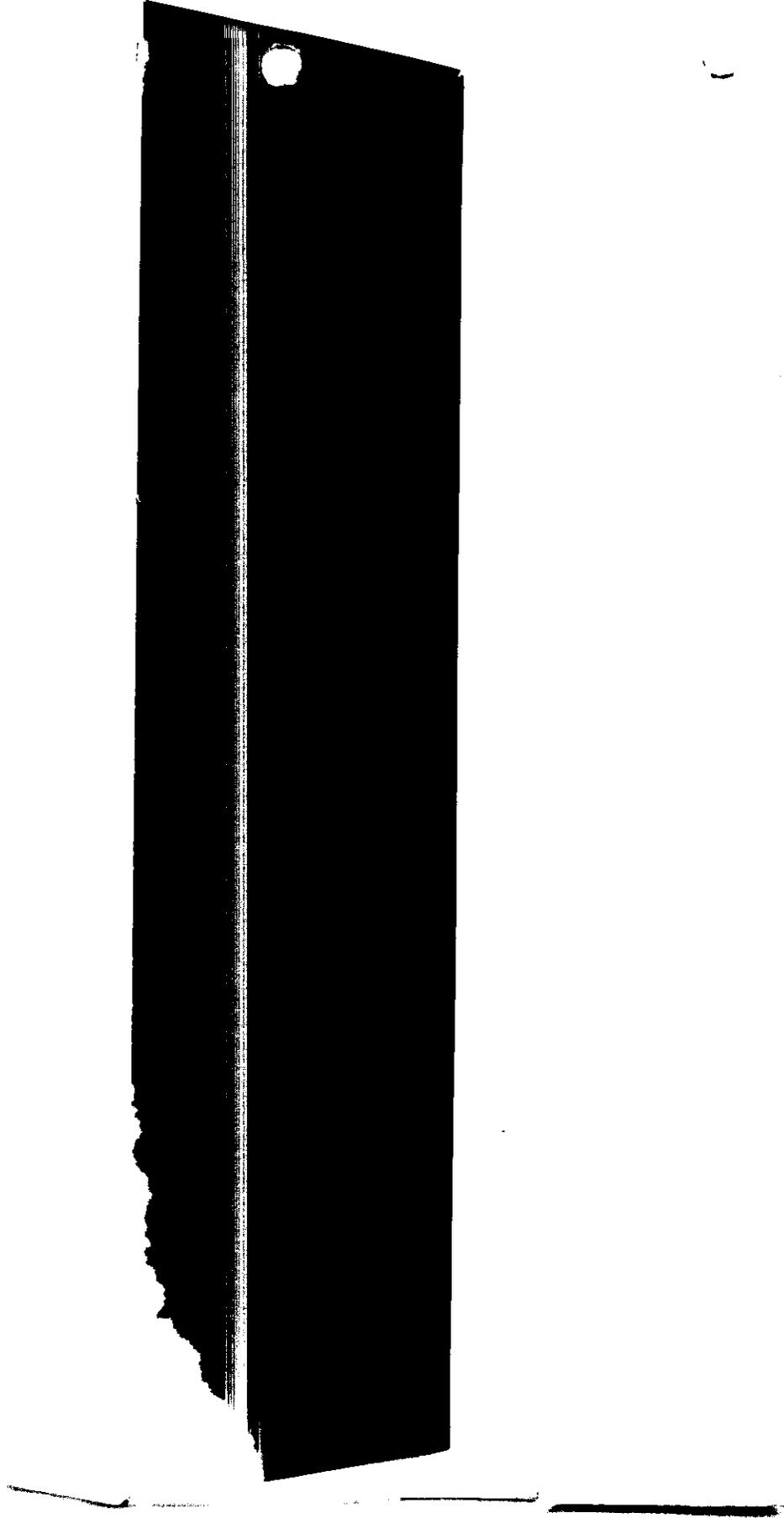
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MAILED FROM ALBUQUERQUE

101005534207240110

NSM
~~SENA TDNY & RUBY
2008 CDORS
ALBUQUERQUE NM~~

BL SM
87121

87121/3333





THREE HUNDRED YEARS
1706 - 2006
ALBUQUERQUE
Making History

Planning Department
P.O. Box 1293
Albuquerque, NM 87103



- REASON CHECKED**
- Attempted, Not Known
 - Insufficient Address
 - Moved, Not Forwardable
 - Moved, Left No Address
 - Forwarding Order Expired
 - Refused
 - Vacant
 - No Such Street
 - No Such Number
 - Unclaimed

CITY OF ALBUQUERQUE

101005535919440162

~~CSR GROUP LLC
6605 UPTOWN
ALBUQUERQUE, NM~~

BL NE
87110



UNITED STATES POSTAGE
FIRST CLASS PERMIT NO. 1000 ALBUQUERQUE, NM
\$ 00.370

Petersen to Sender

87110+4212 27





THREE HUNDRED YEARS
ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

CITY OF ALBUQUERQUE

PO 3

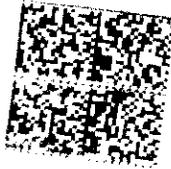
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ALBUQUERQUE ROSE
2216 DESERT BREEZE
ALBUQUERQUE NM

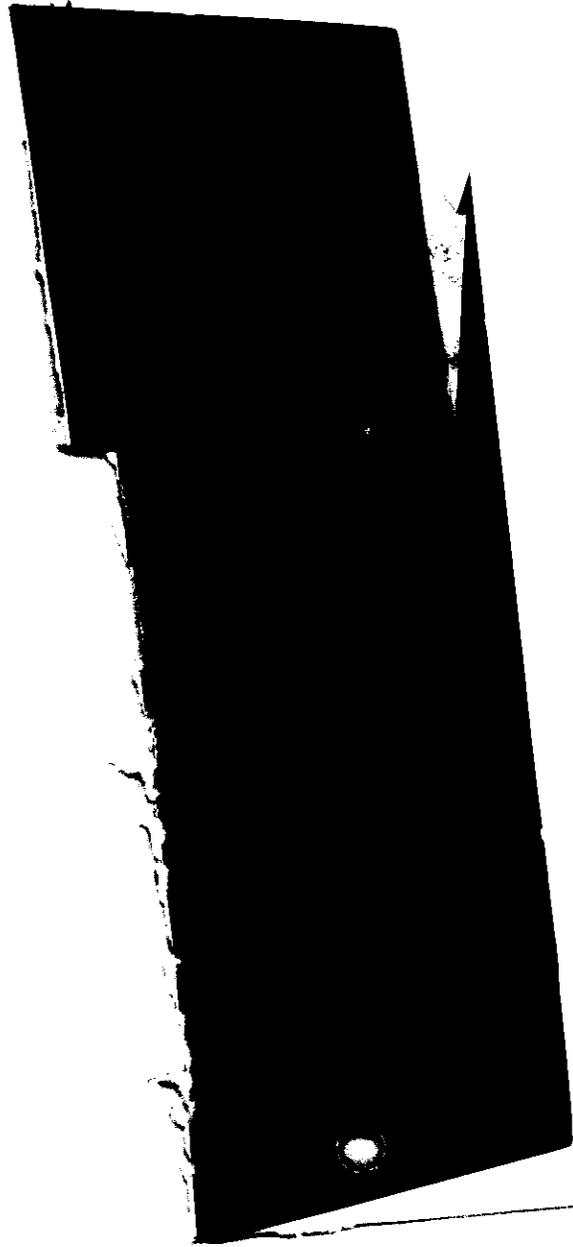
ALBUQUERQUE, NM 87103
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DR SM
87121

871214639A 12



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 87103





THREE HUNDRED YEARS
ALBUQUERQUE
Making History

Planning Department
P.O. Box 1293

Albuquerque, NM 87103

CITY OF ALBUQUERQUE

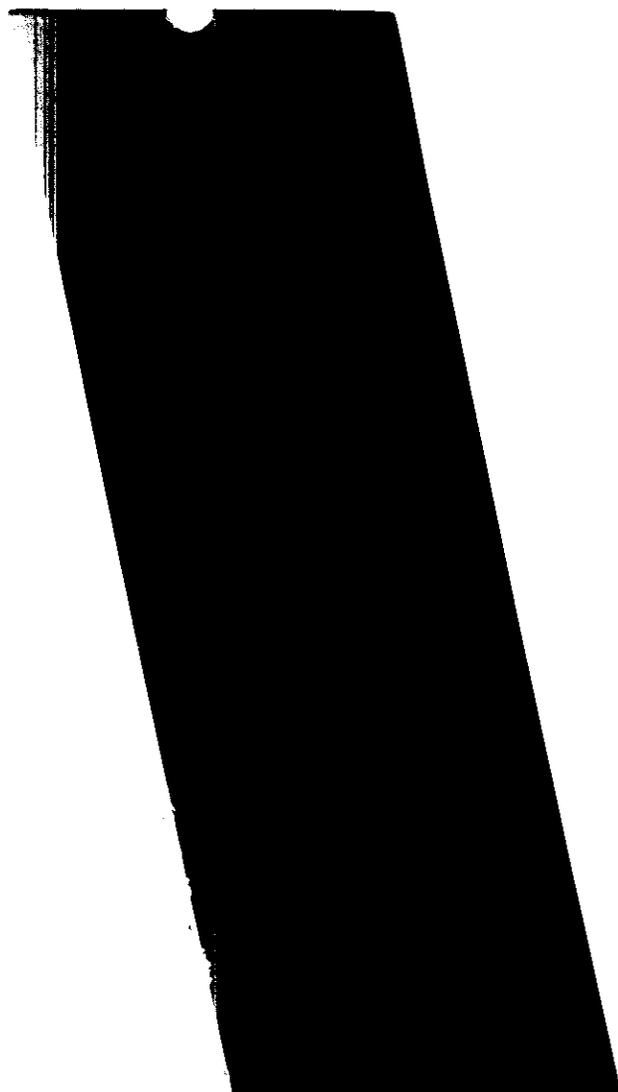
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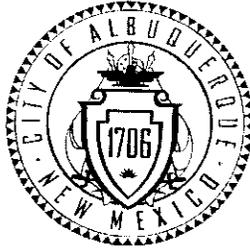
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NOTED
MARTINEZ JOSHUA D
DESERT BREEZE
ALBUQUERQUE NM

DR SW
87121

87121+6338 12





ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, October 21, 2004, 8:30 a.m.

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

MEMBERS

Jeffery Jesionowski, Chairman
Jens Deichmann, Vice Chair

James Grout
David Steele
Ishmael Valenzuela

Larry Chavez
Virginia Klebesadel
Klarissa Pena

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

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 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

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. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for August 19, 2004.

2. **Project # 1003003***

04EPC-01323 Zone Map Amendment

John Mulle agent for LA MONTANITA CO-OP FOOD MARKET request a zone map amendment from SU-1 C-1 w/exceptions to SU-1 C-1 w/exceptions to include wine sales for off-premises consumption, for all or a portion of Tract 32C1, **Alvarado Gardens Addition**, located on RIO GRANDE BLVD. NW, between MATTHEW AVE. NW and CONTRERAS PL. NW, containing approximately 2 acres. (G-12) Carmen Marrone, Staff Planner

3. **Project # 1003646***

04EPC-01336 EPC Site Development Plan-
Amendment to Building Permit

PAULA DAL SANTO agent(s) for PAULA DAL SANTO request the above actions for Lot 1B5, Block 1, Vidas Subdivision, (comprising a portion of lot B-2 Block), , zoned SU-1 C-3 Uses, located on PROSPECT AVE. NE, between SAN MATEO BLVD. NE and QUINCY ST. NE, containing approximately 1 acre. (H-17) Elvira Lopez, Staff Planner

4. **Project # 1000976***

04EPC-01346 Zone Map Amendment

CONSENSUS PLANNING agent for GMR LLC request a zone map amendment from MH to R-LT, for all or a portion of Lot 1, **Westland Develop. Co. Subd and Unplatted Land in Bern. Co.**, located west of COORS BLVD. SW, between ERVIEN SW and HUSEMAN PLACE SW, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner

5. **Project # 1003651***

04EPC-01347 Zone Map Amendment

PHIL D. FITZGERALD agent(s) for GARY SKIDMORE request the above action(s) for all or a portion of Lot(s) 16, Block(s) G, **Mesa del Norte Addition**, a zone map amendment from C-2 & P to C-2, located on LOMAS BLVD NE, between ALCAZAR ST. NE and CHARLESTON NE, containing approximately 1 acre. (J-19) Stephanie Shumsky, Staff Planner

6. **Project # 1000676***

04EPC-01353 EPC Site Development Plan-
Amendment to Subdivision
04EPC-01354 EPC Site Development Plan- to
Building Permit

EDWARD FITZGERALD ARCHITECTS agents for MARK & JEAN BERNSTEIN request the above action(s) for all or a portion of Tracts F-3, **Las Tiendas de Corrales Center**, zoned SU-1/IP Uses, located on CORRALES RD. NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD. NW, containing approximately 3 acres. (A-14) Elvira Lopez, Staff Planner

7. Project # 1003523*

04EPC-01003 Annexation
04EPC-01352 Zone Map Amendment
04EPC-01489 Sector Plan Boundary
Amendment

RIO GRANDE ENGINEERING agent for PICKARD TRUST request the above action(s) for all or a portion of Tracts 31, 30, 32, 33 and 37 and NMDOT ROW, **Town of Atrisco Grant**, zoned A-1 to SU-2 R-LT, located on 98TH ST. NW, between ENDEE ROAD NW and INTERSTATE 40, (J-8) Stephanie Shumsky, Staff Planner

8. Project # 1001620*

04EPC-01356 Text Amendments to the
Subdivision Ordinance and Zoning Code

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent for CITY OF ALBUQUERQUE/CITY COUNCIL request amendment 1. Subdivision Ordinance Part 8 (Appeals), by amending Section 14-14-8-4 to specify that appeals of Development Review Board decision on Subdivision Map matters are to be heard by the City Council or the Land Use Hearing Officer rather than the Environmental Planning Commission and Section 14-14-8-5. 2. Zoning Code Sections 14-16-4-4 to specify that appeals of Development Review Board decisions on zoning matters are to be heard by the City Council or the Land Use Hearing Officer. CITY WIDE. Jon Messier, Staff Planner

9. Project # 1003650

04EPC-01341 Zone Map Amendment
04EPC-01342 EPC Sector Development Plan

GARCIA KRAEMER & ASSOCIATES agent(s) for MARILYN SANDERS ET AL request the above action(s) for all or a portion of Lot(s) 10-13, **Monte Vista Addition**, a zone map amendment from R-1 & R-2 to SU-2/OR, located on WELLESLEY NE, between CAMPUS NE and PURDUE NE, containing approximately 1 acre. (K-16) Makita Hill, Staff Planner

10. Project # 1003649

04EPC-01340 Zone Map Amendment

GARCIA KRAEMER & ASSOCIATES agent(s) for KENRIC & KRISTY GARCIA request the above action(s) for all or a portion of Tract(s) A, **Division of Land of Richard Casaus**, a zone map amendment from R-1 to C-1, located on MONTANO ROAD NW, between 2ND ST. NW and 4TH ST. NW, containing approximately 1 acre. (F-15) Stephanie Shumsky, Staff Planner

11. Project # 1001150
04EPC-01351 Zone Map Amendment

ISAACSON & ARFMAN CONSULTING ENGINEERING agents for KB HOME NEW MEXICO INC. request the above action for all or a portion of Tract L2, **Vista del Norte Subdivision**, a zone map amendment from SU-1 for O-1 with Signage Restrictions to R-2, located on VISTA DEL NORTE DR. NE, between OSUNA RD. NE and VISTA MONTE DR. NE, containing approximately 6 acre(s). (E-16) Elvira Lopez, Staff Planner

12. Project # 1001620
04EPC-01357 Text Amendment

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE/CITY COUNCIL request the above action(s) for Amendment to Zoning Code Sections 14-16-2-15(B)(9), 14-16-2-17(A)(12)(a) and 14-16-3-4(A)(12) to prohibit package liquor sales within 500 feet of a designated MRA. CITY WIDE. Russell Brito, Staff Planner

13. Project # 1003647
04EPC-01338 EPC Sector Development Plan

PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for rescission of the La Cuesta Sector Development Plan. Josh Skarsgard, Research Analyst

14. Project # 1001043
04EPC-00850 EPC Site Development Plan-
Amendment to Subdivision
04EPC-00849 EPC Site Development Plan-
Building Permit

BOHANNAN HUSTON, INC agents for BANDELIER PROPERTIES request the above actions for all or a portion of Tracts A & B, **STONEBRIDGE POINTE SUBD**, zoned SU-1 special use zone, located on MCMAHON BLVD NW, between MCMAHON BLVD NW and BANDELIER DR NW, containing approximately 17 acres. (A-12) Deborah Stover, Staff Planner (**DEFERRED FROM JULY 15, 2004**)



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1000976
Case #'s: 04EPC 01346
October 21, 2004**

Agent	Consensus Planning
Applicant	GMR, LLC
Request	Zone Map Amendment
Legal Description	Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County
Location	West of Coors between Ervien Lane and Huseman Place SW
Size	Approximately 40 acres
Existing Zoning	M-H
Proposed Zoning	R-LT

Staff Recommendation
APPROVAL of 04EPC 01346, based on the findings on page 8.

Staff Planner
Carmen Marrone

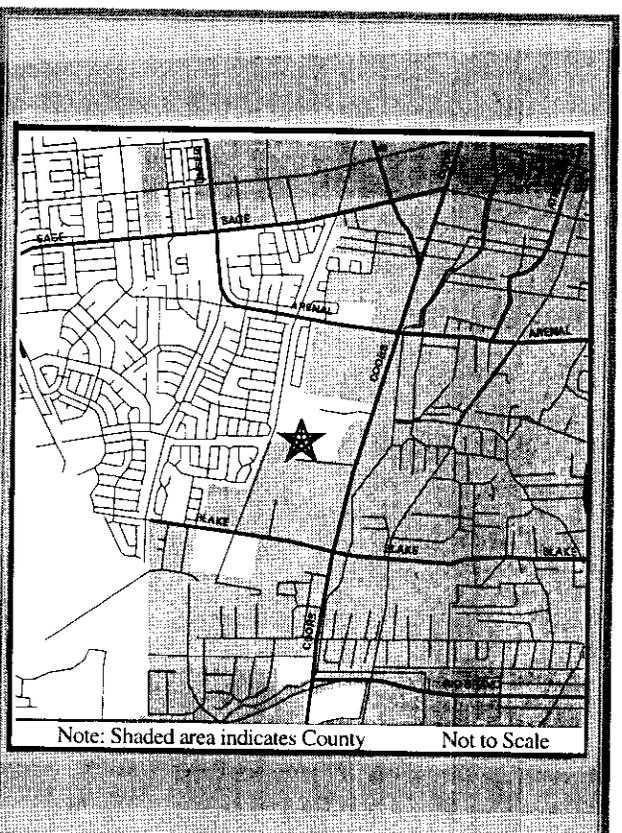
Summary of Analysis

This is a request for a zone map amendment from M-H to R-LT zoning for approximately 40 acres located west of Coors Boulevard between Ervien Lane and Huseman Place SW. The southeastern portion of the site is partially developed with mobile homes. The applicant proposes to remove the existing mobile homes and develop single-family detached homes on the site.

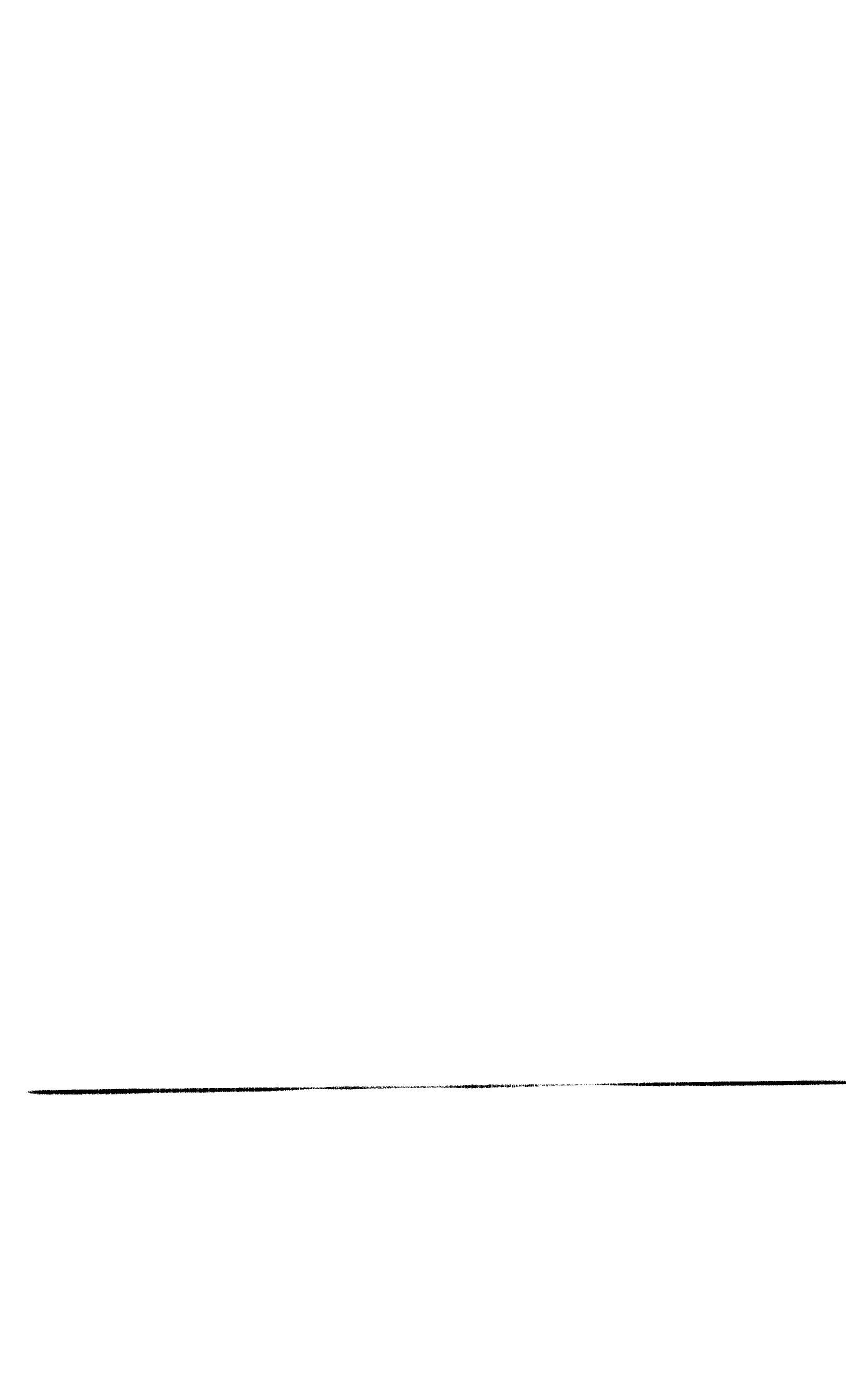
The proposed zoning is similar to the current zoning and will generate approximately the same number of dwelling units as the current zoning allows.

The request furthers applicable goals and policies of the *Comprehensive Plan* and the *West Side Strategic Plan* and is in compliance with the recommended densities per the *Southwest Area Plan*. In addition, the applicant has justified the request per the policies of *Resolution 270-1980*.

There is no known opposition to the request.



City Departments and other interested agencies reviewed this application from 9/7/04 to 9/17/04. Agency comments were used in the preparation of this report, and begin on page 10.



Development Services Report

SUMMARY OF REQUEST

Request	<i>Zone Map Amendment from M-H to R-LT</i>
Location	<i>West of Coors between Ervien Lane and Huseman Place SW</i>

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	M-H	Developing Urban Area; Westside Strategic Plan; Southwest Area Plan	mobile homes (approx. 10-15 acres); remainder of site is undeveloped
North	R-LT; County A-1 and M-1	same as above	single family residential; park; manufacturing
South	County M-1 and A-1, SU permit for mini-storage, RV storage and container storage	same as above	undeveloped and storage
East	County M-1	same as above	undeveloped; commercial; storage
West	R-LT, separated from the subject site by the Amole del Norte Diversion Channel	same as above	single family residential; diversion channel

Background, History and Context

This is a request for a zone map amendment from M-H to R-LT for approximately 40 acres located west of Coors Boulevard between Ervien Lane and Huseman Place SW. The site is designated Developing Urban per the Comprehensive Plan and falls within the West Side Strategic Plan's Bridge/Westgate Community sub-area and is also within Residential Area 5, as identified by the County's Southwest Area Plan.

The site was annexed and zoned M-H by the City Council in October 2001 (*Project #1000976*). On May 18, 2001, the EPC recommended denial of the annexation request on the grounds that the site did not have adequate access (see attached Notification of Decision). As a result, the EPC took no action on the request for MH zoning. The minutes of the May 2001 EPC hearing indicate that the EPC expressed concern regarding the impact that the surrounding M-1 (manufacturing) zoning would have on the proposed M-H (residential) zoning.

The area north and east of the site has been developing rapidly over the last several years with single family detached homes at an average density of 6-7 dwelling units per acre. The land northeast, east, and south of the site is zoned M-1 (City and County) and is mostly undeveloped.

The southeastern portion of the subject site is partially developed with a mobile home park development per a special use permit issued by the County in 1993. The mobile home park development was never officially platted. The remainder of the site is undeveloped. The applicant proposes to remove the existing mobile homes, along with the existing roadway and infrastructure improvements in order to develop single-family detached homes on the site. The applicant does not state how many homes are proposed on the site.

Access to the site is from two points off of Coors Blvd - Ervien Lane and a private roadway easement located approximately 260 feet north of Ervien Lane. The roadway easement is owned by the developer of the subject site. A traffic study for the proposed development is currently being prepared.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

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

Policy 5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy 5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

West Side Strategic Plan, Rank 2

The *West Side Strategic Plan* (WSSP) was first adopted in 1997 and recently amended in 2002. The WSSP provides a framework of strategic policies to manage future growth and development on Albuquerque's West Side. The WSSP encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on page 2 in the WSSP.

The WSSP is based on a "Community Concept" and identifies 13 communities in the plan area. Each community identifies areas for low density and open spaces as well as nodes of higher density development to support services and transit. The subject site falls within the Bridge/Westgate Community as described on page 66 of the Plan. According to the WSSP, this Community is planned to provide substantial growth capacity for Albuquerque at urban densities. Growth is encouraged in this community. Applicable Community policies include:

Policy 3.40: Urban style services are appropriate in the Community. This area shall receive a high priority for public infrastructure spending.

Policy 3.43: Additional very low density, rural character development is not appropriate in this Community, and should be located in adjacent rural areas.

In addition to the community-oriented policies above, the WSSP also states, "When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes (Policy 2.5, WSSP).

Southwest Area Plan, Rank 2

The City and County first adopted the Southwest Area Plan (SWAP) in 1988 to protect and maintain the natural environment and rural character of the plan area. In June of 2002, the County revised the SWAP and the original Area Plan was repealed. The SWAP generally encompasses properties between Central Avenue on the north, the Rio Puerco on the west, the Isleta Pueblo boundary on the south, and I-25 on the east.

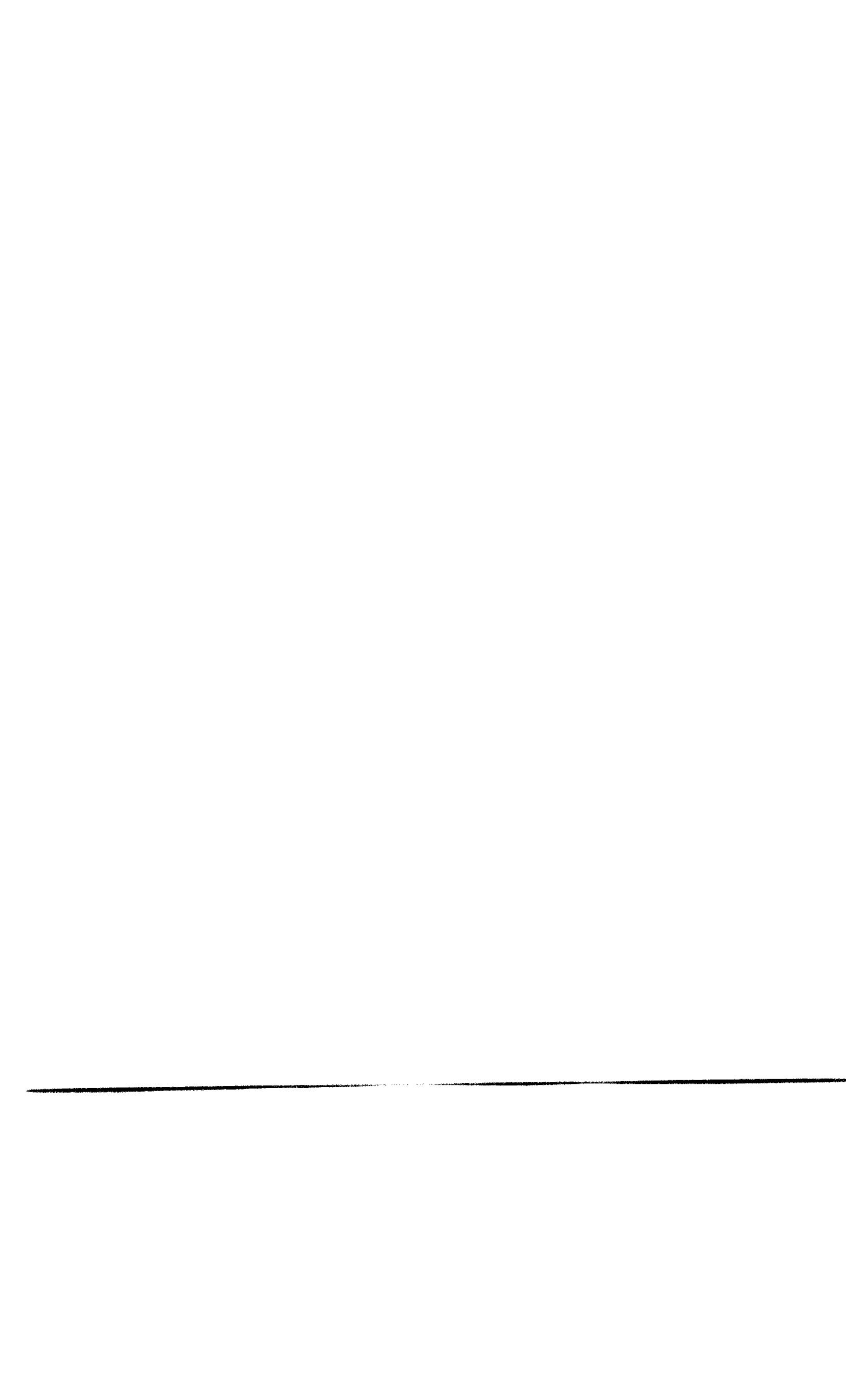
The subject site is located in Residential Area 5 of the SWAP. The Plan states that up to 9 dwelling units per net acre can be accommodated in this area without significant adverse impact on the environment or existing neighborhoods. Applicable policies include:

Zoning and Land Use Policy 26: The residential densities contained in the "Residential Area Densities Map" (p.74) shall be those controlling zoning in the Plan area.

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.



Zoning

The current M-H zoning requires a minimum of 4,000 square feet per residential lot. Usable open space must be provided on site at 1,200 square feet per dwelling unit. The proposed R-LT zoning is similar to the current M-H zoning with regard to minimum lot size requirements and usable open space requirements. R-LT zoning requires a minimum of 4,000 square feet per house and 3,200 square feet per townhouse and a minimum of 1,200 square feet of usable open space per dwelling unit.

The site is approximately 40 acres in size. Discounting 25% of the site for necessary infrastructure improvements, the site could accommodate approximately 325 single-family homes (net) on 4,000 square feet lots at a net density of 8 dwelling units per acre.

The eastern and southern boundaries of the subject site abut M-1 zoned property. M-1 zoning provides for heavy commercial and light manufacturing uses. Manufacturing, assembling, treating, repairing or rebuilding of articles is required to be conducted within a completely enclosed building. Structure height up to 36 feet is permitted at any location. Greater setbacks and landscaping buffers are required between residential and non-residential development per the Zoning Code.

Long Range Roadway System

The Long Range Roadway System designates Coors Road as a Principal Arterial, with a right-of-way of 124' in Established & Developing Urban Areas.

Public Facilities/Community Services

Police: Nearest Police Station is Shawn McWethy Memorial Substation, 6404 Los Volcanes NW, more than one mile away

Fire: Nearest Fire Station is Coors and Barcelona SW, less than one mile away

Transit: No stops are currently within walking distance of the site. The closest bus stops are at Coors and Arenal and at Arenal and Secret Valley Rd, if direct pedestrian access to the north is possible. Transit suggests ensuring pedestrian access from the site to Arenal to the north, potentially via a pedestrian connection to Tom Tenorio Park, as well as to Coors to the east.

Open Space: The Amole del Norte channel, adjacent to the western boundary of the site, is a designated Open Space link per the *Facility Plan for Arroyos*, a Rank 2 Plan, and has an improved trail along the west side of the arroyo.

Parks: Tom Tenorio Park is a county park located immediately north of the subject site. Desert Springs Park, a 3.67-acre park located across from the Amole del Norte channel, is currently in design.

Schools: The subject request will affect Navajo Elementary School, Harrison Middle School, and Rio Grande High School. All three schools are operating below capacity. APS comments that the affected schools should be to handle the enrollment generated by this development.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from M-H to R-LT for approximately 40 acres generally located west of Coors Road between Arenal and Blake Roads SW. The site is designated Developing Urban by the Comprehensive Plan and falls within the West Side Strategic Plan's Bridge/Westgate Community sub-area and is also within Residential Area 5, as identified by the County's Southwest Area Plan.

Comprehensive Plan, Rank 1 Plan

The proposed zoning is comparable with the existing zoning regarding lot size and open space requirements. Both zones require a minimum lot size of 4,000 square feet and 1200 square feet of usable open space. The few mobile homes that exist on the southeastern portion of the site were placed on the site prior to City annexation of the site. The infrastructure and landscaping on the site are substandard and the residents of the mobile homes are isolated unto themselves. The request for R-LT zoning will allow new quality housing consistent with modern site planning and construction standards that will further the primary goal for Developing Urban Areas by creating a better environment for potential residents that will enable development of an identifiable and integrated community within the metropolitan area. The proposed zone is comparable to the existing zone and is consistent with the existing residential zoning north and west of the subject site. As such, the proposed zone will respect existing neighborhood values as recommended in Policy 5e.

West Side Strategic Plan, Rank 2 Plan

The proposed zone map amendment is consistent with Policies 3.40 and 3.43 for the Bridge/Westgate Community that call for urban style development and services in this area. The Bridge/Westgate Community is identified as an area that should have a "high priority for public infrastructure spending."

Policy 2.5 of the WSSP requires the Planning Department to consider the impact to local public schools when considering development proposals. The existing and proposed zones are similar with respect to lot size and open space requirements and will generate, on average, the same number of dwelling units on the subject site. Therefore, the proposed zone will not create any additional impact on area schools.

Southwest Area Plan, Rank 2 Plan

The subject site is located in Residential Area 5 of the SWAP. The Plan states that up to 9 dwelling units per net acre can be accommodated in this area without significant adverse impact on the environment or existing neighborhoods. On average, R-LT zoning provides for 8-10 du/net acre which is within the recommended density of the Southwest Area Plan.

Resolution 270-1980, Policies for Zone Change

The applicant claims that increased demand for single-family, site-built housing provides justification by way of "changed conditions" (*Section D.2, R-270-1980*) but provides no convincing evidence to substantiate this claim. The applicant further claims that the request is justified because the proposed zone will be more beneficial to the community as articulated in the Comprehensive Plan, the West Side Strategic Plan and the Southwest Area Plan (*Section D.3, R-270-1980*). As noted above, the request for R-LT zoning will further the primary goal of the *Comprehensive Plan* for Developing Urban Areas by allowing development of new quality housing consistent with modern site planning and construction standards which will create a better environment for potential residents on the site. The proposed zone is comparable to the existing zone on the site and is consistent with the existing residential zoning north and west of the subject site. As such, the proposed zone will respect existing neighborhood values as recommended in Policy 5e.

The request is also consistent with Policies 3.40 and 3.43 for the Bridge/Westgate Community, as identified in the *West Side Strategic Plan* that call for urban style development and services in this community. And, the request is in compliance with Policy 26 of the *Southwest Area Plan* that requires residential densities to be consistent with those recommended in the "Residential Area Densities Map" as shown on page 74 of the Plan. The site is within Residential Area 5, which allows up to 9 du/net. The proposed R-LT zoning provides for 8-10 du/net acre which is within the recommended density of the Plan.

The proposed zone change will not jeopardize the health, safety, or general welfare of the City or the stability of land use and zoning since the proposed zoning is similar to the existing zoning and will generate approximately the same number of dwelling units as the current zone (*Section 1A and 1B, R-270-1980*).

The proposed zoning does not conflict with adopted elements of the comprehensive Plan, the WSSP and the Southwest Area Plan (*Section 1.C, R-270-1980*).

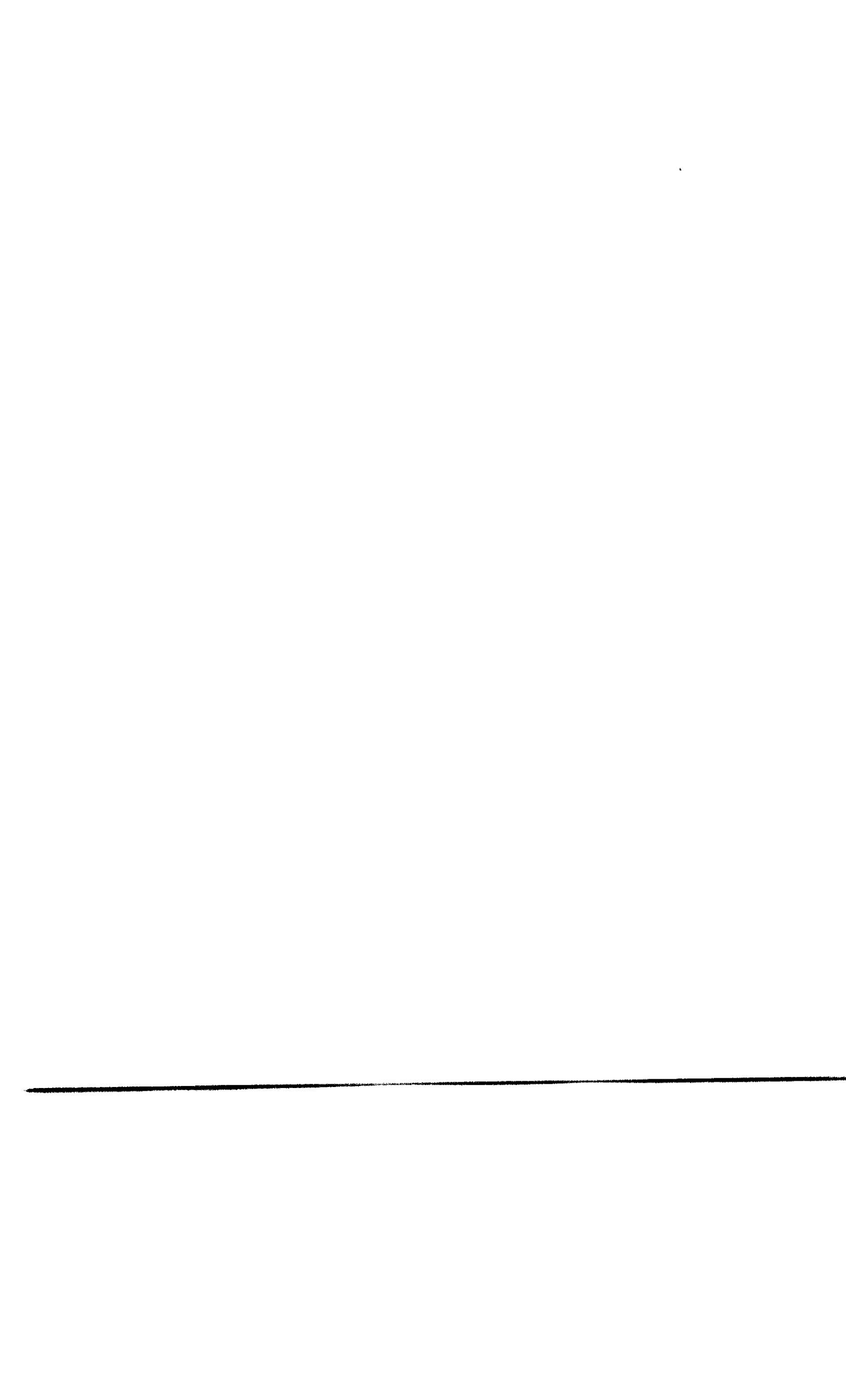
The proposed zone is consistent with the current zoning of the site and with adjacent residential zoning and will not be harmful to adjacent property, the neighborhood or the community (*Section 1E, R-270-1980*).

The proposed zone change will not require major capital expenditures by the City since the site is located in an area where existing infrastructure is available to service the site (*Section 1F, R-270-1980*).

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Transportation Development states that a Traffic Impact Study (TIS) will be required prior to DRB submittal of a Site Development Plan.

Environmental Services Division states that the subject property lies within the landfill buffer zones of two former landfills (Sea Brothers and Riverside Landfills). If development/redevelopment occurs, the developers of this site are required to follow the most current version



of "Interim Guidelines for Development within 1,000 feet of a Landfill." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

PNM states that the electric distribution system that serves the mobile home park may need to be upgraded to serve the expanded residential area.

Neighborhood Concerns

A facilitated meeting between the Desert Spring Flower Neighborhood Association and the applicant is scheduled for Thursday, October 14, 2004. A copy of the Facilitator's Report will be sent out to the EPC Tuesday morning, October 19, 48 hours prior to the EPC hearing. Staff has received no other neighborhood comments regarding this case.

Conclusions

This is a request for a zone map amendment from M-H to R-LT zoning for approximately 40 acres located west of Coors Boulevard between Ervien Lane and Huseman Place SW. The site is designated Developing Urban per the *Comprehensive Plan* and falls within the *West Side Strategic Plan's* Bridge/Westgate Community sub-area and is also within Residential Area 5, as identified by the County's *Southwest Area Plan*.

The subject request proposes a zone that is similar to the current zone with regard to minimum lot size and usable open space requirements and will generate approximately the same number of dwelling units as the current zoning allows. The proposed zoning is comparable to the existing zoning on the site and is consistent with the existing residential zoning north and west of the subject site.

The request will further applicable goals and policies of the *Comprehensive Plan* and the *West Side Strategic Plan* and is in compliance with the recommended densities per the *Southwest Area Plan*.

Staff recommends approval of the request for zone map amendment.

FINDINGS – 04EPC 01346, October 21, 2004

1. This is a request for a zone map amendment from M-H (mobile home) to R-LT (residential, limited townhouses) zoning for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo Count, located west of Coors Boulevard between Ervien Lane and Huseman Place SW and containing approximately 40 acres.
2. The site was annexed and zoned M-H by the City in October 2001 (Project #1000976).
3. The southeastern portion of the subject site is partially developed with mobile homes per a special use permit issued by the County in 1993. The infrastructure and landscaping on the site are substandard. The applicant proposes to remove the existing mobile homes, along with the existing roadway and infrastructure improvements in order to develop single-family detached homes.
4. The subject property lies within the landfill buffer zones of two former landfills. Environmental Services Division requires that future development of the site must follow the most current version of "Interim Guidelines for Development within 1,000 feet of a Landfill."
5. The proposed R-LT zoning is similar to the current M-H zoning with regard to minimum lot size and usable open space requirements and will generate approximately the same number of dwelling units as the current zoning allows, but with permanent foundations, modern site planning and construction standards.
6. The site is within the Developing Urban Area of the *Comprehensive Plan*. The request for R-LT zoning will further the primary goal for Developing Urban Areas to encourage development of identifiable and integrated communities within the metropolitan area by allowing development of new quality housing consistent with modern site planning and construction standards that will better serve potential residents on the site (Goal 5, Developing Urban Areas).
7. The proposed zoning is comparable to the existing zoning on the site and is consistent with the existing residential zoning north and west of the subject site. As such, the proposed zone will respect existing neighborhood values as recommended in Policy 5e of the *Comprehensive Plan* for Developing Urban Areas.

-
8. The site is located within the Bridge/Westgate Community as identified in the *West Side Strategic Plan*. The request for a zone change to R-LT zoning is consistent with Policies 3.40 and 3.43 for the Bridge/Westgate Community that call for urban style development and services in this community.

 9. The subject site is located in Residential Area 5 of the *Southwest Area Plan*. The Plan states that up to 9 dwelling units per net acre can be accommodated in this area without significant adverse impact on the environment or existing neighborhoods. On average, the proposed R-LT zoning provides for 8-10 du/net acre which is within the recommended density of the *Southwest Area Plan*.

 10. The request for zone change is justified per the policies of *Resolution 270-1980*. The applicant has demonstrated that the proposed zone change will be more beneficial to the community per applicable policies of the Comprehensive Plan, the West Side Strategic Plan and the Southwest Area Plan (Section 1.D, R-270-1980)

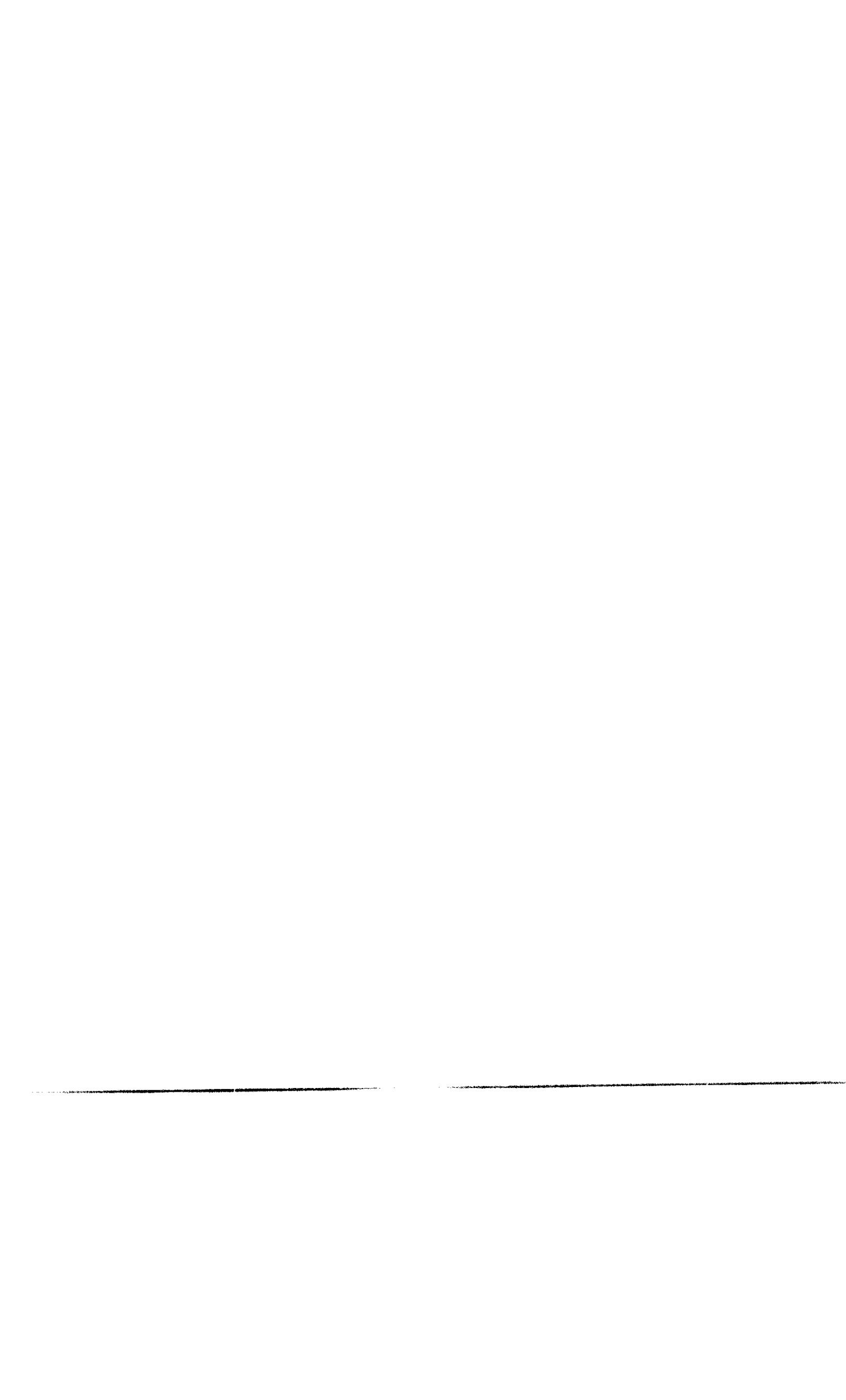
 11. A Facilitated Meeting is scheduled for Thursday, October 14, 2004 between the Desert Spring Flower Neighborhood Association and the applicant. The Facilitator's Report will be forthcoming to the EPC prior to the hearing.

RECOMMENDATION – 04EPC 01346, October 21, 2004

APPROVAL of 04EPC 01346 a request for a zone map amendment from M-H to R-LT for Tract 1, Westland Development Co. Inc. and Unplatted Lands in Bernalillo County, based on the preceding Findings.



**Carmen Marrone,
Senior Planner**



cc: GMR, LLC, 3738 Arno St. NE, Albuquerque, NM 87107
Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Tanya Maldonado, Desert Spring flower NA, 7408 Spring Flower Rd. SW, Albuquerque, NM 87121
Christine Shugars, Desert Spring Flower NA, 7305 Autumn Breeze Rd. SW, Albuquerque, NM 87122

Attachments



CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments.

Office of Neighborhood Coordination

Desert Spring Flower NA ®

PUBLIC WORKS DEPARTMENT

Transportation Development:

Information

- Based on acreage and proposed zoning, a Traffic Impact Study (TIS) will be required prior to DRB submittal.
- It is likely, that two access points will be required for access to the tract when subdivided.

Utility Development:

- No adverse comments to Zone Map Amendment.

Traffic Engineering Operations:

- No comments received.

Hydrology:

- The Hydrology Section has no objection to the zone map amendment request.

Transportation Planning:

- Reviewed, no comments regarding on-street bikeways, off-street trails or roadway system facilities.

Street Maintenance:

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities:

- No comments received.

New Mexico Department of Transportation:

Information

- At time of development, access coordination will be required.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:

Conditions of approval for the proposed Zone Map Amendment shall include:

- a. None.

ENVIRONMENTAL HEALTH DEPARTMENT

Environmental Services Division

The subject property lies within the landfill buffer zones of two former landfills (Sea Brothers and Riverside Landfills). If development/redevelopment occurs, the developers of this site are required to follow the most current version of "Interim Guidelines for Development within 1,000 feet of a Landfill." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

PARKS AND RECREATION

Planning and Design

Future residential development will be subject to the requirements of the City Park Dedication and Development Ordinance, which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

The purpose of the Park Dedication Ordinance is to provide developed park space within one-half mile of every home where practicable... There are 2 parks within ½ mile of this site.

Tom Tenorio is a county park located across the street from the subject site.

Desert Springs is a 3.67 acre park located on the other side of the amole del norte channel is currently in design.

Open Space Division

no comments received

POLICE DEPARTMENT/Planning

Name, location and service area of the nearest Police station:

Shawn McWethy Memorial Substation
6404 Los Volcanes NW

Any plans for expansion of existing facilities or plans for new facilities in the area? unknown

SOLID WASTE MANAGEMENT DEPARTMENT

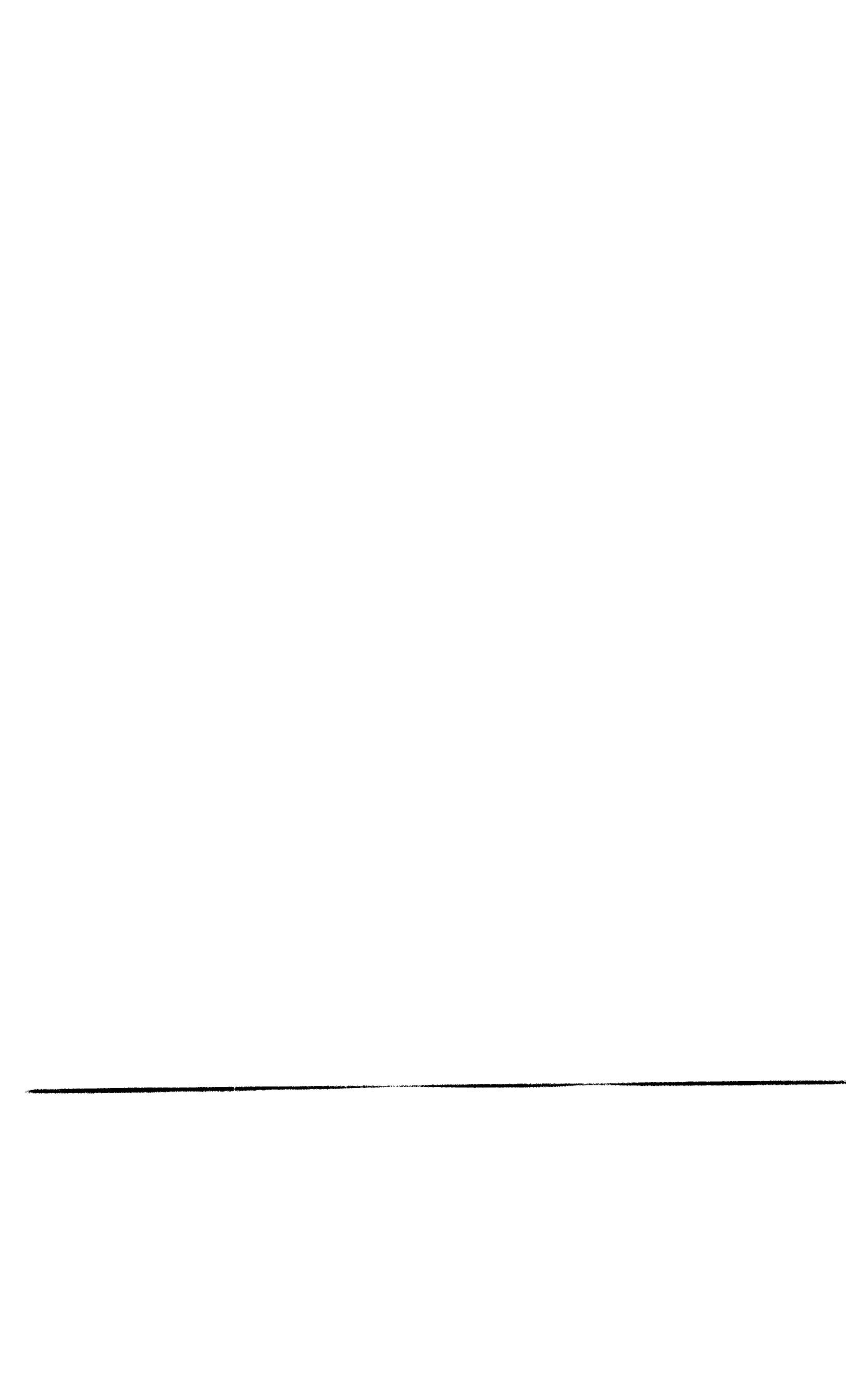
Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Adjacent and nearby routes	The #54 Bridge-Westgate route passes on Arenal, about 0.3 miles north of the northern edge of the site, slightly farther than normal transit walking distance (0.25 miles). The #51 Atrisco (on Atrisco and Arenal) comes within 1 mile of the site.
Adjacent bus stops	No stops are currently within walking distance of the site. The closest stops for the #54 are at Coors and Arenal and at Arenal and Secret Valley Rd, if direct pedestrian access to the north is possible. The closest stop for the #51 is slightly over 1 mile away (walking distance), at Atrisco and Arenal.
Site plan requirements	Transit suggests ensuring pedestrian access to the site from Arenal to the north, potentially via a pedestrian connection to Tom Tenorio Park, as well as to Coors to the east.
Large site TDM suggestions	N/A
Other information	The Comprehensive Plan identifies Arenal as a Proposed Enhanced Transit Corridor and Unser as an Enhanced Transit Corridor.



COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

The subject request will affect Navajo Elementary School, Harrison Middle School, and Rio Grande High School. The APS Facilities in the area should be to handle the enrollment generated by this development.

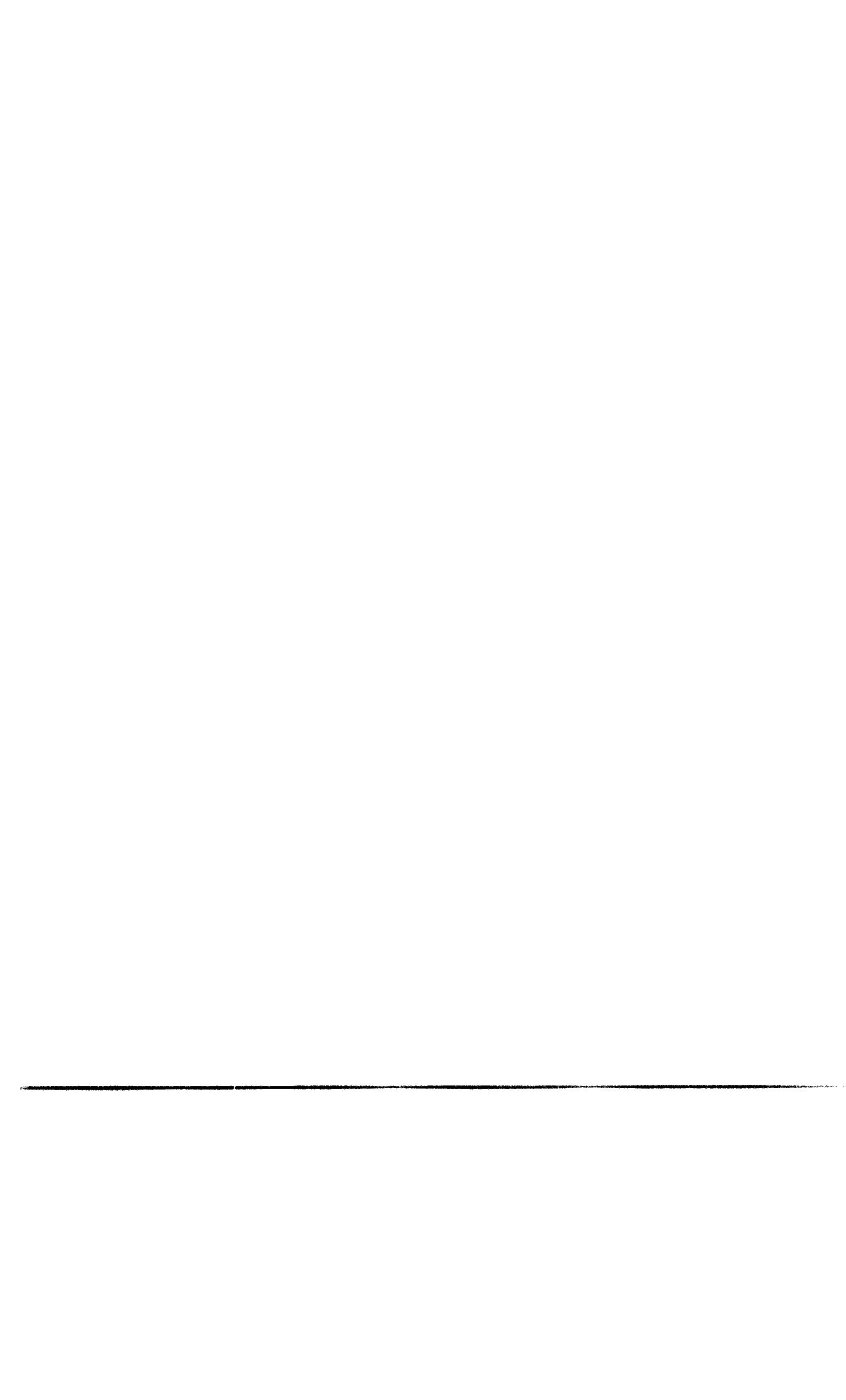
The APS facilities in the area have recently, and continue to be expanded and upgraded. In the fall of 1998, the district opened a new elementary school (Painted Sky) and another elementary school (Edward Gonzales) this fall 2004. A middle school (Jimmy Carter) opened in the fall of 2000.

School	2004-05 Enrollment	Capacity	Space
Navajo	526	540	14
Harrison	643	700	57
Rio Grande	1858	2090	232

MID-REGION COUNCIL OF GOVERNMENTS

The long range transportation planning goals and objectives for the Albuquerque Metropolitan Planning Area (AMPA) have been identified by the Metropolitan Transportation Board (MTB). The 2025 MTP includes significant transportation analysis that demonstrates a future growth scenario with increased travel demand across the river that will result in severely congested conditions, thus adversely affecting mobility, safety, air quality, and quality of life in the AMPA. The 2025 MTP recognizes the need for a more balanced urban form with a jobs/housing mix to help reduce the number and length of trips crossing the river. A strategy identified to mitigate this demand is the encouragement of non-residential development (jobs) west of the river in an attempt to reduce the growth in travel demand across the river. Given that these transportation/land use issues have been identified and supported by the Policy Board through the adoption of the 2025 MTP (5/03), MRCOG is concerned with and does not support the proposed shift of existing non-residential zoning to residential zoning.

Additionally, this proposed site lies within the Gibson West Transportation Study Corridor as included on the Long Range Roadway System map and Long Range Bikeway System map.



PUBLIC SERVICE COMPANY OF NEW MEXICO

The existing mobile home park within the property is presently served. However, the electric distribution system that serves the mobile home park may need to be upgraded to serve the expanded residential area. There is a 2-inch gas distribution line in roads on portions of property. There is a three phase underground electric distribution line through portions of property. There is a three phase overhead electric distribution line South & East of the property. There is a 2-inch gas distribution line to the East of the property along the West side of Coors. There is a 6-inch gas distribution line to the East of the property along the East side of Coors. A future substation is planned near the intersection of Arenal Rd. and Coors Blvd. with a 115 kV transmission line from Arenal to the South of Rio Bravo Boulevard.



Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: September 17, 2004

TO: Carmen Marrone, Environmental Planning Commission (EPC) Staff Planner

COPY: Marcia A. Pincus, P.E., Environmental Health Department
Kevin Curran, Legal Department
Jim Strozier, Consensus Planning

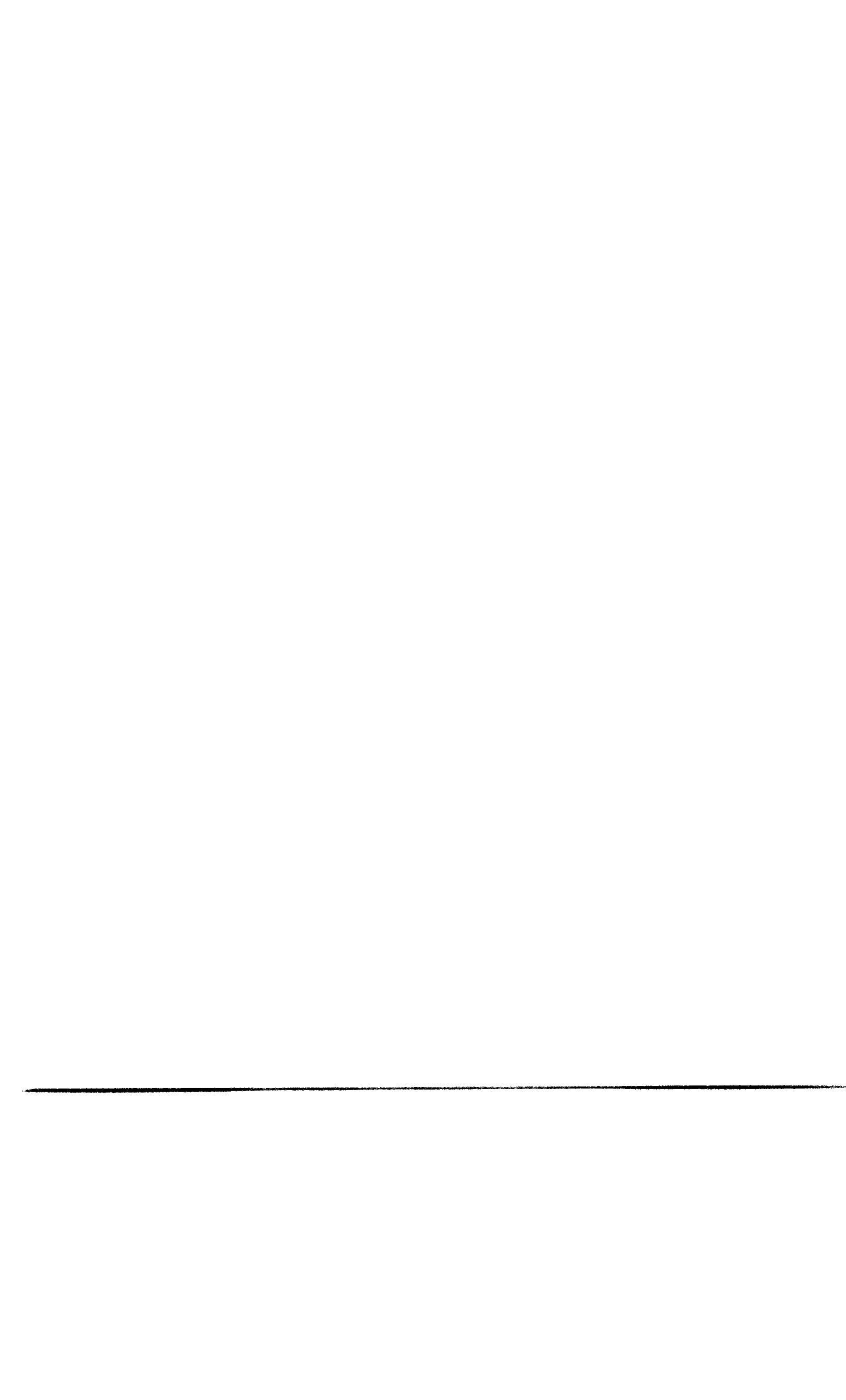
FROM: Jim Joseph, INTERA Inc. 

SUBJECT: EPC Project No. 1000976, 04EPC-01346 Zone Map Amendment (Lot 1, Westland Devel. Co. Subd and Unplatted, Zone Map Amendment from MH to R-LT)

There is the potential for above named project to be impacted by the presence of landfill gas generated by two former landfills (Seay Brothers and Riverside Landfills). It is acknowledged that this agenda item reflects only a change in zoning; however, if development/redevelopment does occur, the developers of this site are required to follow the most current version of the "Interim Guidelines for Development within One Thousand Feet of a Landfill."

At the request of the Albuquerque Environmental Health Department, please include the following statement in the **Findings** and City of Albuquerque Agency Comments sections of your staff report:

The subject property lies within the landfill buffer zones of two former landfills (Seay Brothers and Riverside Landfills). If development/redevelopment occurs, the developers of this site are required to follow the most current version of the "Interim Guidelines for Development within One Thousand Feet of a Landfill." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.



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

Date: May 18, 2001

OFFICIAL NOTIFICATION OF DECISION

Tony Sena
2503 Coors SW
Albuq. NM 87121

FILE: 00114 00000 01763/00110 00000
01764/01110 00000 00007

LEGAL DESCRIPTION: for Tract A, Lands of Tony Sena, Section 34, T10N, R2E Atrisco Grant and Lands of George Sena, Section 34, T10N, R2E and Section 3, T9N, R2E Atrisco Grant, located on Ervien Lane SW between Coors SW and the Amole Diversion Channel, containing approximately 40 acres. (M-10) Russell Brito, Staff Planner (**DEFERRED FROM FEBRUARY 15, 2001**)

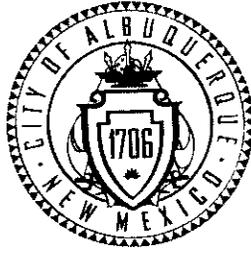
On May 18, 2001, the Environmental Planning Commission voted to recommend denial to the City Council of 00114 00000 01763 based on the following Finding:

FINDING:

1. This site does not have convenient access to the City.

On May 18, 2001, the Environmental Planning Commission took no action on 00110 00000 01764, zone map amendment.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JUNE 1, 2001 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, October 14, 2004, 3:00 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 October 21, 2004 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, October 21, 2004, 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 # 1003003
04EPC-01323 Zone Map Amendment

John Mulle agent for LA MONTANITA CO-OP FOOD MARKET request a zone map amendment from SU-1 C-1 w/exceptions to SU-1 C-1 w/exceptions to include wine sales for off-premises consumption, for all or a portion of Tract 32C1, **Alvarado Gardens Addition**, located on RIO GRANDE BLVD. NW, between MATTHEW AVE. NW and CONTRERAS PL. NW, containing approximately 2 acres. (G-12) Carmen Marrone, Staff Planner

Project # 1003646
04EPC-01336 EPC Site Development Plan-
Amendment to Building Permit

PAULA DAL SANTO agent(s) for PAULA DAL SANTO request the above actions for Lot 1B5, Block 1, Vidas Subdivision, (comprising a portion of lot B-2 Block), , zoned SU-1 C-3 Uses, located on PROSPECT AVE. NE, between SAN MATEO BLVD. NE and QUINCY ST. NE, containing approximately 1 acre. (H-17) Elvira Lopez, Staff Planner

Project # 1003647
04EPC-01338 EPC Sector Development Plan

PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for rescission of the La Cuesta Sector Development Plan. Josh Skarsgard, Research Analyst

Project # 1002698
 03EPC-01932 Zone Map Amendment
 03EPC-01933 EPC Site Development Plan-
 Building Permit

Garrett Smith Ltd and Consensus Planning, agents for Green Valley Land Company and Secret Ingredients, request: A Sector Plan Amendment to the *Huning Highland Sector Development Plan* for the westerly 42' of Lot 3 and Lot 4, Block 21, Huning's Highlands Addition, for the Huning Highlands Sector Development Plan; A Zone Map Amendment for the westerly 42' of Lot 3, Block 21, Huning's Highlands Addition from SU-2/MR to SU-2/NCR; A Zone Map Amendment for Lot 4, Block 21, Huning's Highland Addition from SU-2/MR to SU-2/SU-1 for R-2 Permissive Uses with 3 dwelling units maximum; and A Site Development Plan for Building Permit for Lot 4, Block 21, Huning's Highlands Addition, located at the westerly 42' of 111 Walter Street SE and 115 Walter Street SE, between Central Avenue SE and Gold Avenue SE; the westerly 42' of Lot 3, Block 21, containing approximately .048 ac.; Lot 4, Block 21, containing approximately .16 acre. **REMANDED FROM CITY COUNCIL**

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.

Jeff Jesionowski, Chairman
 Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 29, 2004.

APPROVED

 Russell Brito, Senior Planner
 Planning Department

423

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: OCTOBER 21, 2004
Zone Atlas Page: M-10-Z & N-10-Z
Notification Radius: 100 Ft.

Project# 1000976
App# 04EPC-01346

Cross Reference and Location:

Applicant: GMR, LLC
Address: 3738 ARNO ST. NE
ALBUQUERQUE NM 87107

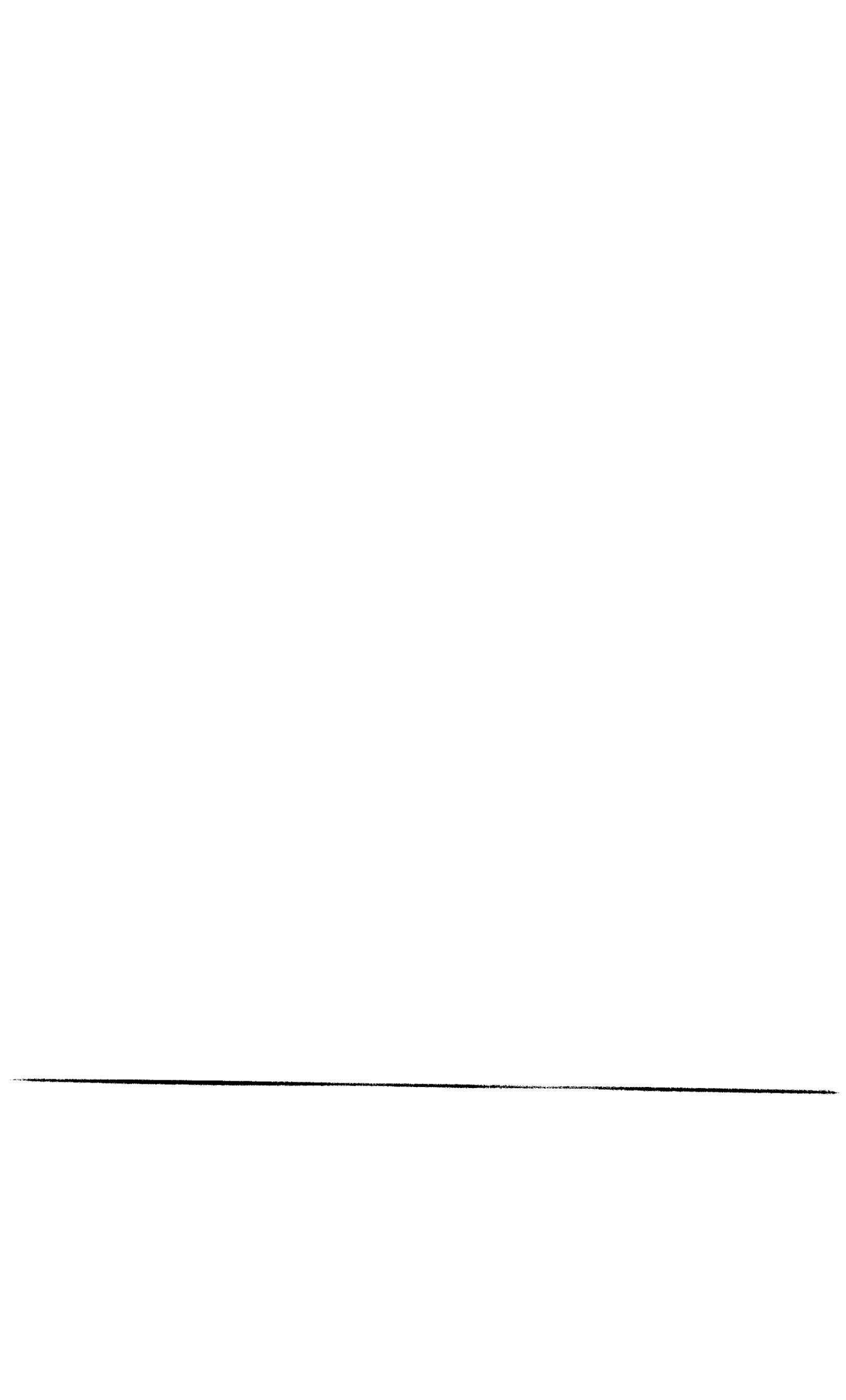
Agent: CONSENSUS PLANNING, INC.
Address: 924 PARK AVE. SW
ALBUQUERQUE NM 87102

Special Instructions:

**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: SEPTEMBER 30, 2004

Signature: KYLE TSETHLIKAI



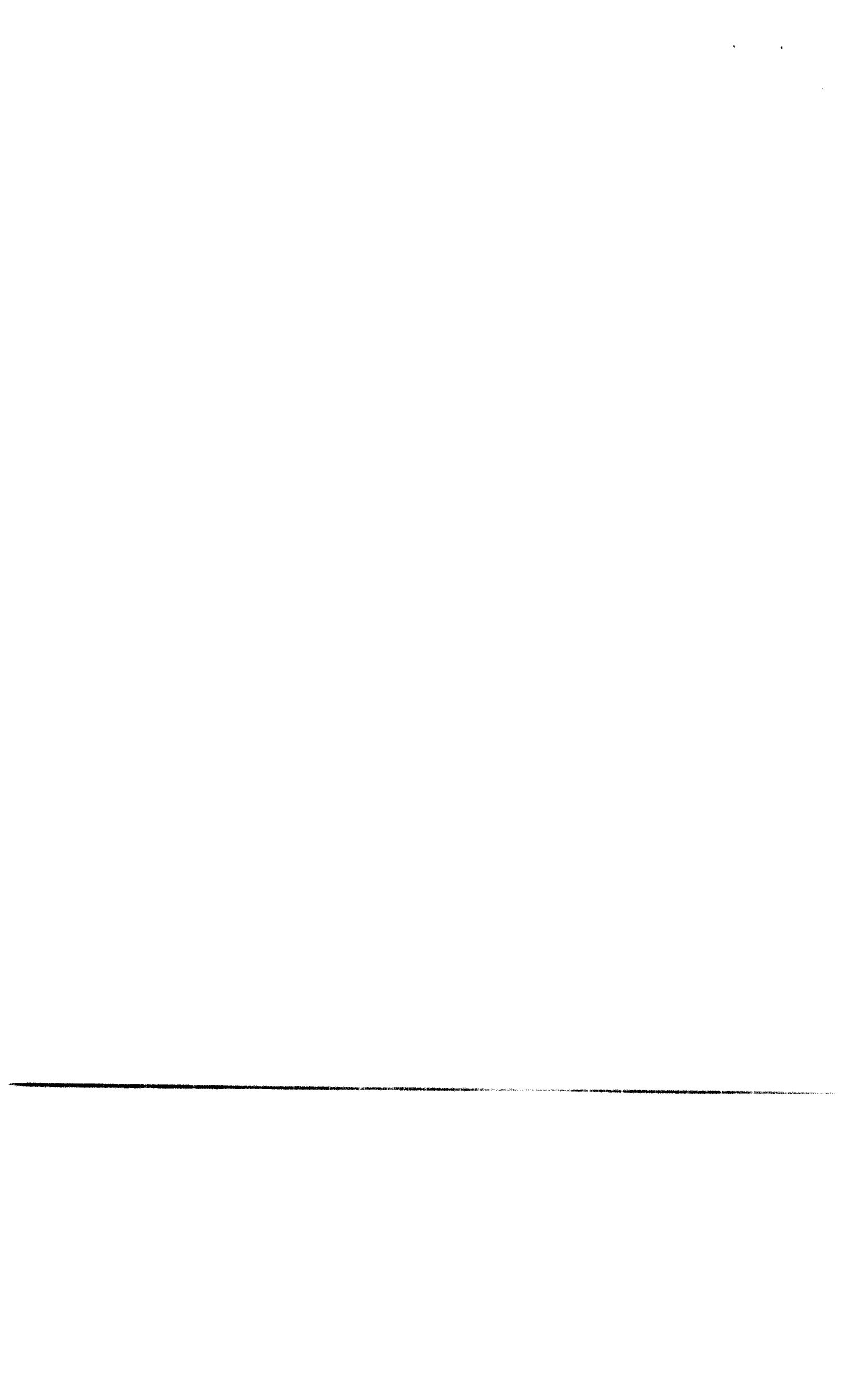
PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
M-10	1010055	418-072	411-10	✓	1010055	318-074	407	30 ✓
N-10	1010054	405-528	205-45	✓		319-079		35 ✓
M-10	1010055	359-194	401-42	✓		320-084		34 ✓
		417-155	35	✓		321-088		33 ✓
		433-090	20	✓ ONP		322-094		32 ✓
		419-081	19	✓ ONP		322-099		31 ✓
		416-160	18	✓ ONP		323-104		30 ✓
		405-049	17	✓		323-108		29 ✓
		440-045	16	✓		324-112		28 ✓
		452-047	15	✓ ONP		325-119		27 ✓
		466-045	14	✓ ONP		325-122		25 ✓
		480-042	13	✓		326-127		24 ✓
		510-049	12	✓ ONP		326-132		23 ✓
		539-039	05	✓		327-137		22 ✓
		490-022	04	✓		328-142		21 ✓
		494-001	03	✓		329-147		20 ✓
		333-111	407-51	✓		330-152		19 ✓
		332-154	30	✓		305-080	411	05 ✓
		318-069	37	✓		305-084		04 ✓



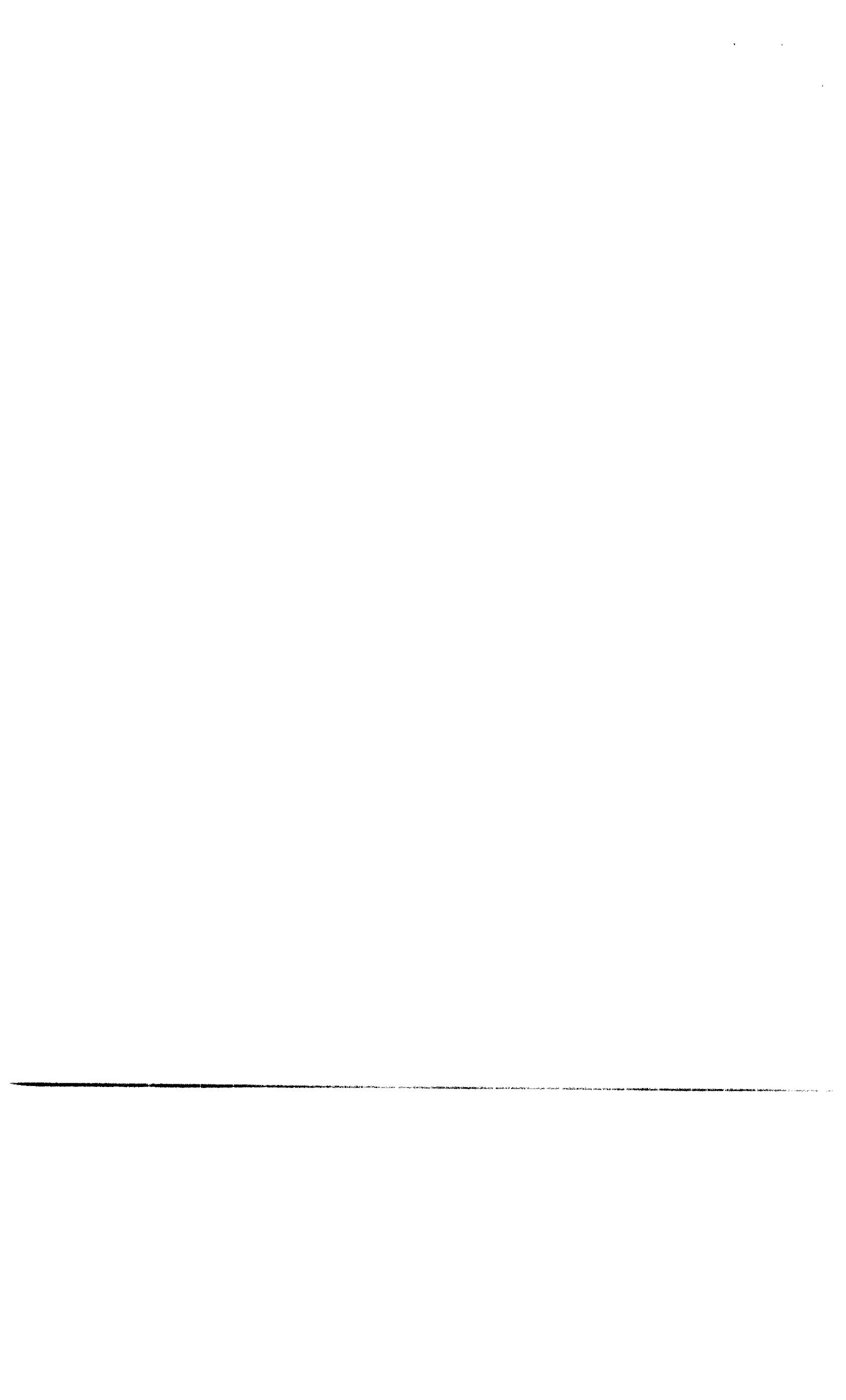
PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 2 of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
M-10	1414055	305-051	411-03	✓
		34-017	02	✓
		303-012	01	✓
		300-028	327-27	✓
		301-028	24	✓
		290-028	25	✓
N-10	1014054	309-4102	305-44	✓
		304-420	43	✓ Port
		130-418	42	✓
		323-430	144-42	✓ Port
		304-425	41	✓ Port
		438-414	40	✓
		413-420	38	✓
		483-512	34	✓ Port
		413-502	33	✓
		410-430	32	✓





<mainframe@coa1mp3.
cabq.gov>
09/16/2004 01:33 PM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01010055 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101005534207240110 LEGAL: TR O F LA ND EAST OF AMOLE DEL NORTE DIVERSION
CHANN LAND USE: PROPERTY ADDR: 00000
OWNER NAME: SENA TONY & RUBY
OWNER ADDR: 02003 COORS BL SW
ALBUQUERQUE NM 87121
0101005440552820545 LEGAL: TRAC T 1 OF SUMMARY PLAT LAND DIVISION OF
WESTLAND LAND USE: PROPERTY ADDR: 00000 COORS
OWNER NAME: RIVERSIDE GENERAL CONSTR CO IN
OWNER ADDR: 02503 COORS BL SW
ALBUQUERQUE NM 87121
0101005535919440162 LEGAL: TR A PLA T FOR RAYO DEL SOL SUBDIVISION UNIT 1
LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: GSR GROUP LLC
OWNER ADDR: 06605 UPTOWN BL NE
ALBUQUERQUE NM 87110
0101005541915540135 LEGAL: PORT IONS WITHIN THE EAST 1/2 OF THE SOUTHEAST
1/4 LAND USE: PROPERTY ADDR: 00000 ARENAL
OWNER NAME: COUNTY OF BERNALILLO
OWNER ADDR: ~~00000~~ *10000 10000 Plata Nw*
ALBUQUERQUE NM 87102
0101005543309040120 LEGAL: LT 8 PLA T FOR COORS-ARENAL INDUSTRIAL PARK
SUBDIVI LAND USE: PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: GUZMAN SALVADOR & PATRICIA &
OWNER ADDR: 00409 CLARK RD SW
ALBUQUERQUE NM 87105
0101005541908140119 LEGAL: LT 9 PLA T FOR COORS-ARENAL INDUSTRIAL PARK
SUBDIVI LAND USE: PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: GUZMAN SALVADOR & PATRICIA &
OWNER ADDR: 00409 CLARK RD SW
ALBUQUERQUE NM 87105
0101005541606040118 LEGAL: LT 1 0 PL AT FOR COORS-ARENAL INDUSTRIAL PARK
SUBDIV LAND USE: PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: HUSE KENNETH P & MARY LOU
OWNER ADDR: 16210 EAST IMHOFF
NORMAN OK 73026
0101005542504940117 LEGAL: LT 1 1 PL AT FOR COORS-ARENAL INDUSTRIAL PARK
SUBDIV LAND USE: PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: TELLES TOBY L & CATHERINE G
OWNER ADDR: 05620 DONNA MARLANE DR SW
ALBUQUERQUE NM 87121
0101005544004940116 LEGAL: LT 1 2 PL AT FOR COORS-ARENAL INDUSTRIAL PARK

SUBDIV LAND USE:

PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: BACA ALBERT D
OWNER ADDR: 10436 HERON RD SW

ALBUQUERQUE NM
0101005545204740115
SUBDIV LAND USE:

87121
LEGAL: LT 1 3 PL AT FOR COORS-ARENAL INDUSTRIAL PARK

PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: HUSE KENNETH P & MARY LOU
OWNER ADDR: 16210 EAST IMHOFF

NORMAN OK
0101005546604540114
SUBDIV LAND USE:

73026
LEGAL: LT 1 4 PL AT FOR COORS-ARENAL INDUSTRIAL PARK

PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: HUSE KENNETH P & MARY LOU
OWNER ADDR: 16210 EAST IMHOFF

NORMAN OK
1
2

R E C O R D S W I T H L A B E L S

PAGE

0101005548604240113
SUBDIV LAND USE:

LEGAL: LT 1 5 PL AT FOR COORS-ARENAL INDUSTRIAL PARK

PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: ANDREWS CHARLES J & THERESA &
OWNER ADDR: 01625 RIO BRAVO SW

ALBUQUERQUE NM
0101005551004940112
SUBDIV LAND USE:

87105
LEGAL: LT 1 6 PL AT FOR COORS-ARENAL INDUSTRIAL PARK

PROPERTY ADDR: 00000 HUSEMAN
OWNER NAME: HUSE KENNETH P & MARY LOU
OWNER ADDR: 16210 EAST IMHOFF

NORMAN OK
0101005550903940105
ACS LAND USE:

73026
LEGAL: WLY POR OF TR 240 B ALSO K A TR B CONTS 1.68

PROPERTY ADDR: 00000 COORS
OWNER NAME: GROSSETETE RICHARD & AURORA
OWNER ADDR: 02328 SHIPMAN SW

ALBUQUERQUE NM
0101005549602240104
SUBDIVISION R LAND USE:

87105
LEGAL: TRAC T A- 1 LAND DIVISION PLAT SUMMARY

PROPERTY ADDR: 00000 COORS
OWNER NAME: VAN SUMEREN WILLIAM M & PIHUI
OWNER ADDR: 02265 KELLY AV SW

ALBUQUERQUE NM
0101005549400140103
SUBDIVISION R LAND USE:

87105
LEGAL: TRAC T A- 2 LAND DIVISION PLAT SUMMARY

PROPERTY ADDR: 00000 COORS
OWNER NAME: GOMEZ OSCAR SR & ANA MARIA
OWNER ADDR: 03628 LISA RD SW

ALBUQUERQUE NM
0101005533316140751
LAND USE:

87121
LEGAL: LOT 2 BL OCK F CORRECTED PLAT FOR DESERT SPRINGS

PROPERTY ADDR: 00000 DESERT BREEZE
OWNER NAME: TRUJILLO JEREMY J & PRUDIE R
OWNER ADDR: 01940 DESERT BREEZE DR SW

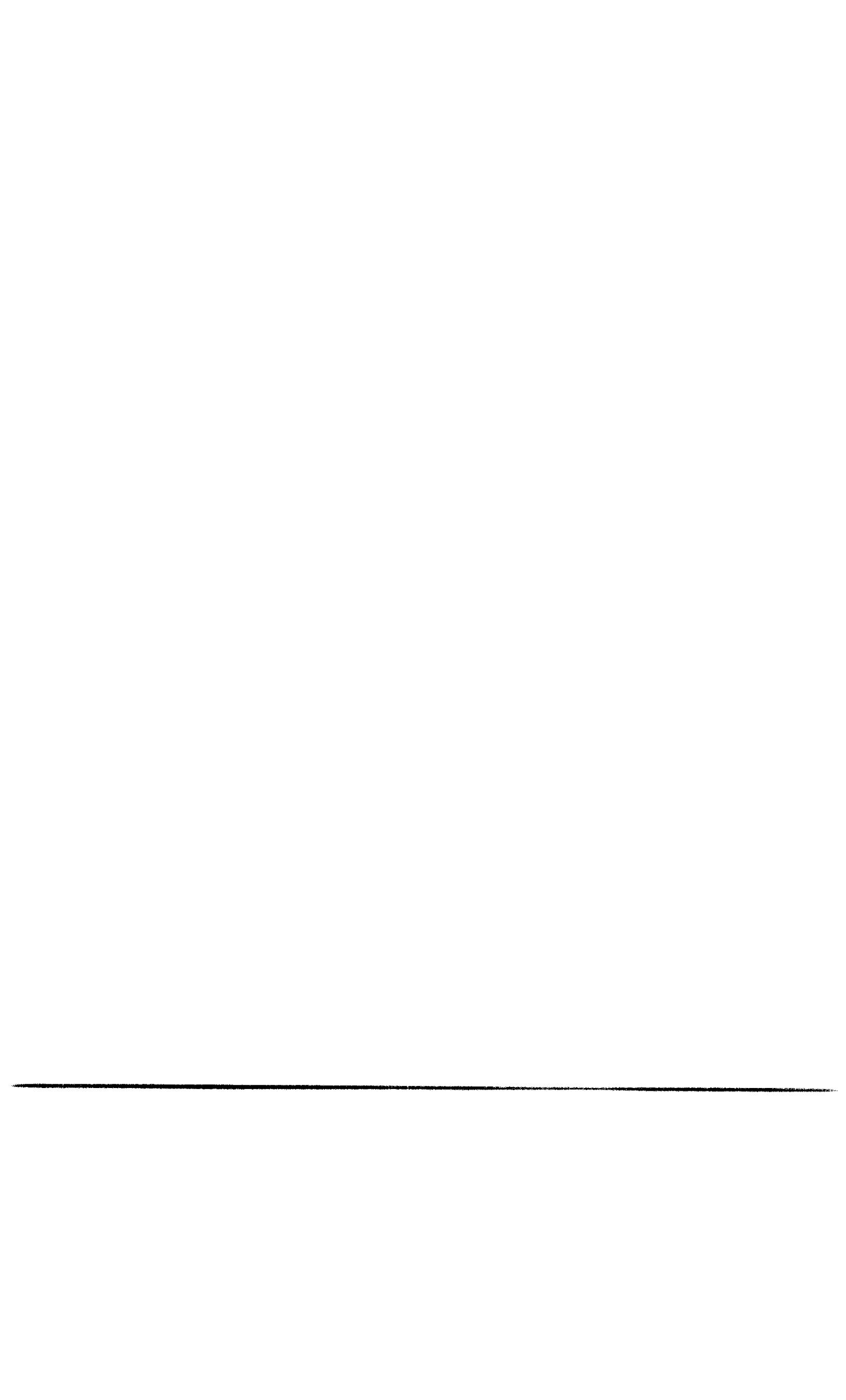
ALBUQUERQUE NM
0101005533215640750
LAND USE:

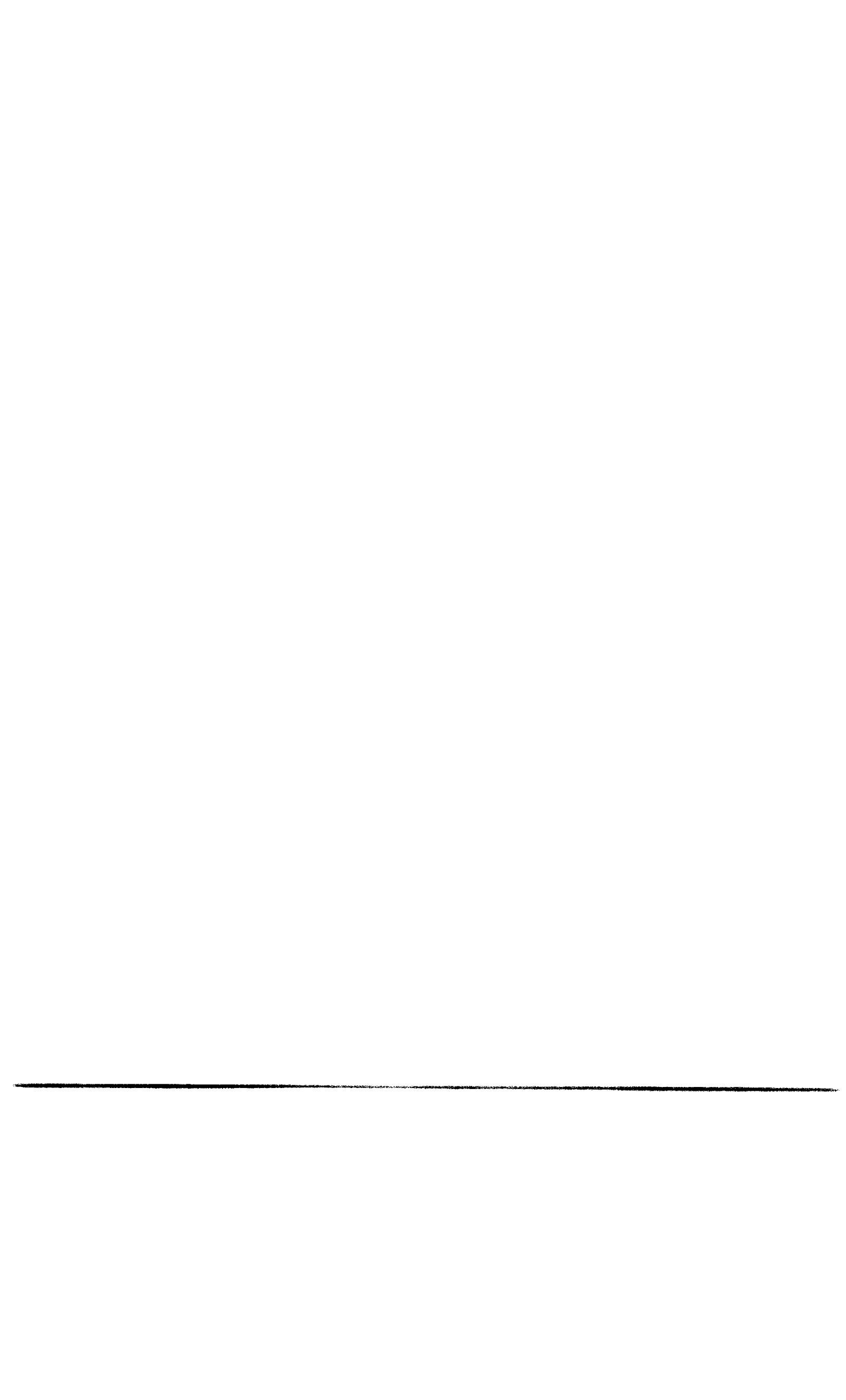
87121
LEGAL: LOT 1 BL OCK F CORRECTED PLAT FOR DESERT SPRINGS

PROPERTY ADDR: 00000 DESERT BREEZE
OWNER NAME: HUNTER GARY R & RENATE M
OWNER ADDR: 01944 DESERT BREEZE DR SW

ALBUQUERQUE NM

87121





ALBUQUERQUE NM 87121
 0101005532511940726 LEGAL: LOT 20 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: ROMERO ARMANDO
 OWNER ADDR: 02028 DESERT BREEZE DR NW

ALBUQUERQUE NM 87121
 0101005532512240725 LEGAL: LOT 19 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: SUAREZ JOSE S & VERONICA
 OWNER ADDR: 02024 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005532612740724 LEGAL: LOT 18 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: LADD JASON D & KIM S
 OWNER ADDR: 02020 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005532613240723 LEGAL: LOT 17 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: MELTON DANA Q
 OWNER ADDR: 02016 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005532713740722 LEGAL: LOT 16 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: ROMERO KATHRYN RACHAEL
 OWNER ADDR: 02012 DESERT BREEZE SW

ALBUQUERQUE NM 87121
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 4

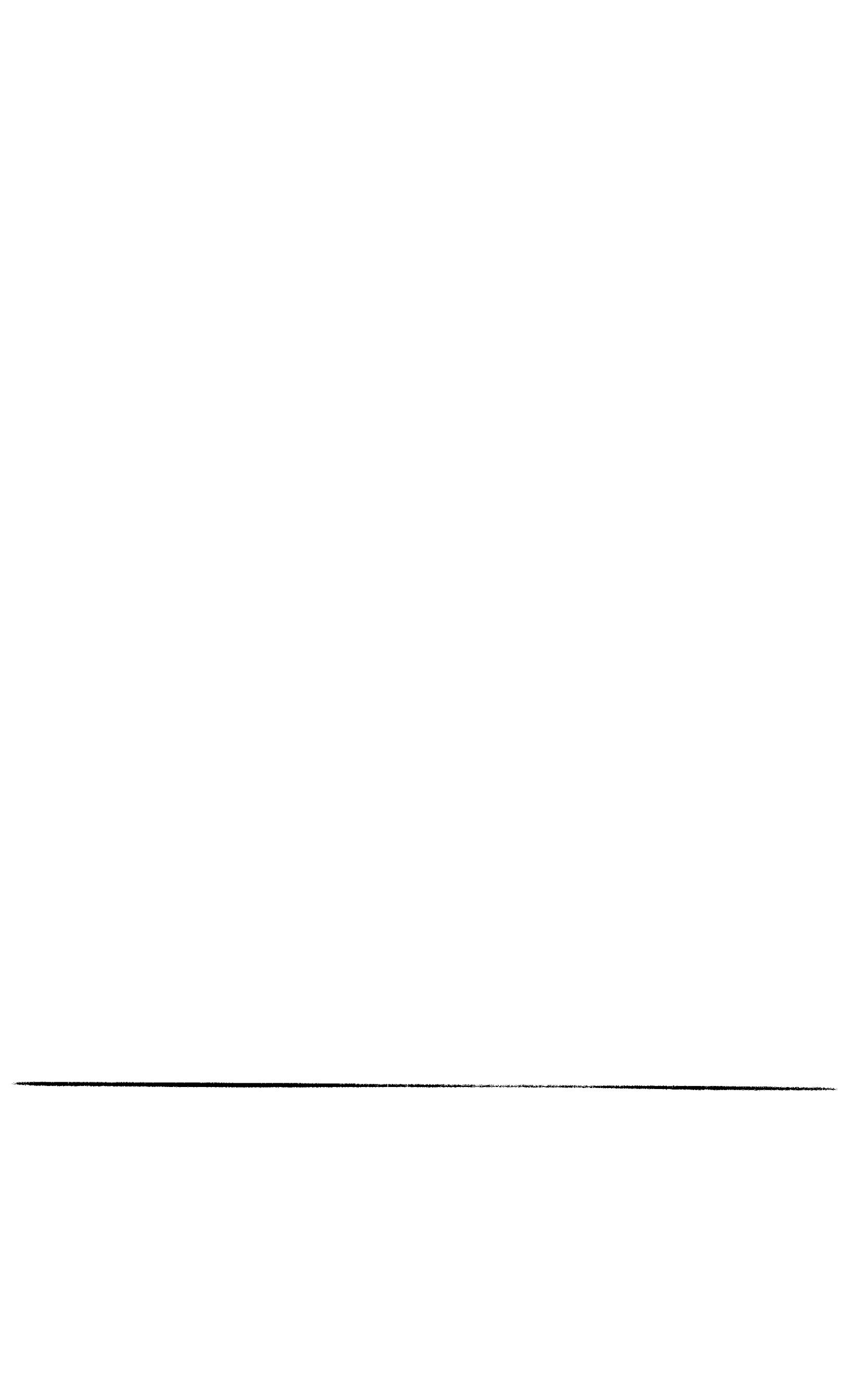
0101005532814240721 LEGAL: LOT 15 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: SCHWARTZ MICHAEL T &
 OWNER ADDR: 02008 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005532914740720 LEGAL: LOT 14 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: TRINIDAD RUBEN F &
 OWNER ADDR: 02004 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005533015240719 LEGAL: LOT 13 B LOCK T PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: GREENIER MARY V
 OWNER ADDR: 02000 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005530506141105 LEGAL: LOT 1 BL OCK S PLAT FOR DESERT FLOWER
 SUBDIVISION U LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: FERNANDEZ HECTOR IVAN &
 OWNER ADDR: 02301 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005530505641104 LEGAL: LOT 2 BL OCK S PLAT FOR DESERT FLOWER
 SUBDIVISION U LAND USE:
 PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: ARAGON KRISTINE B



ALBUQUERQUE NM 87121 OWNER ADDR: 02305 DESERT BREEZE DR SW
 0101005530505141103 LEGAL: LOT 3 BL OCK S PLAT FOR DESERT FLOWER
 SUBDIVISION U LAND USE: PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: CERA JOSE F & ELIZABETH
 OWNER ADDR: 02309 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005530404741102 LEGAL: LOT 4 BL OCK S PLAT FOR DESERT FLOWER
 SUBDIVISION U LAND USE: PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: ORTIZ ALBERTO & MONSERRAT
 OWNER ADDR: 02401 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005530304241101 LEGAL: LOT 5 BL OCK S PLAT FOR DESERT FLOWER
 SUBDIVISION U LAND USE: PROPERTY ADDR: 00000 DESERT BREEZE
 OWNER NAME: MARTINEZ MICHAEL E & SHELLEY D
 OWNER ADDR: 02405 DESERT BREEZE DR SW

ALBUQUERQUE NM 87121
 0101005530602832727 LEGAL: LOT 27 B LOCK M PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE: PROPERTY ADDR: 00000 SPRING FLOWER
 OWNER NAME: RUIZ RODOLFO T &
 OWNER ADDR: 07300 SPRING FLOWER RD SW

ALBUQUERQUE NM 87121
 0101005530102832726 LEGAL: LOT 26 B LOCK M PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE: PROPERTY ADDR: 00000 SPRING FLOWER
 OWNER NAME: LOPEZ ADELA M
 OWNER ADDR: 07304 SPRING FLOWER RD SW

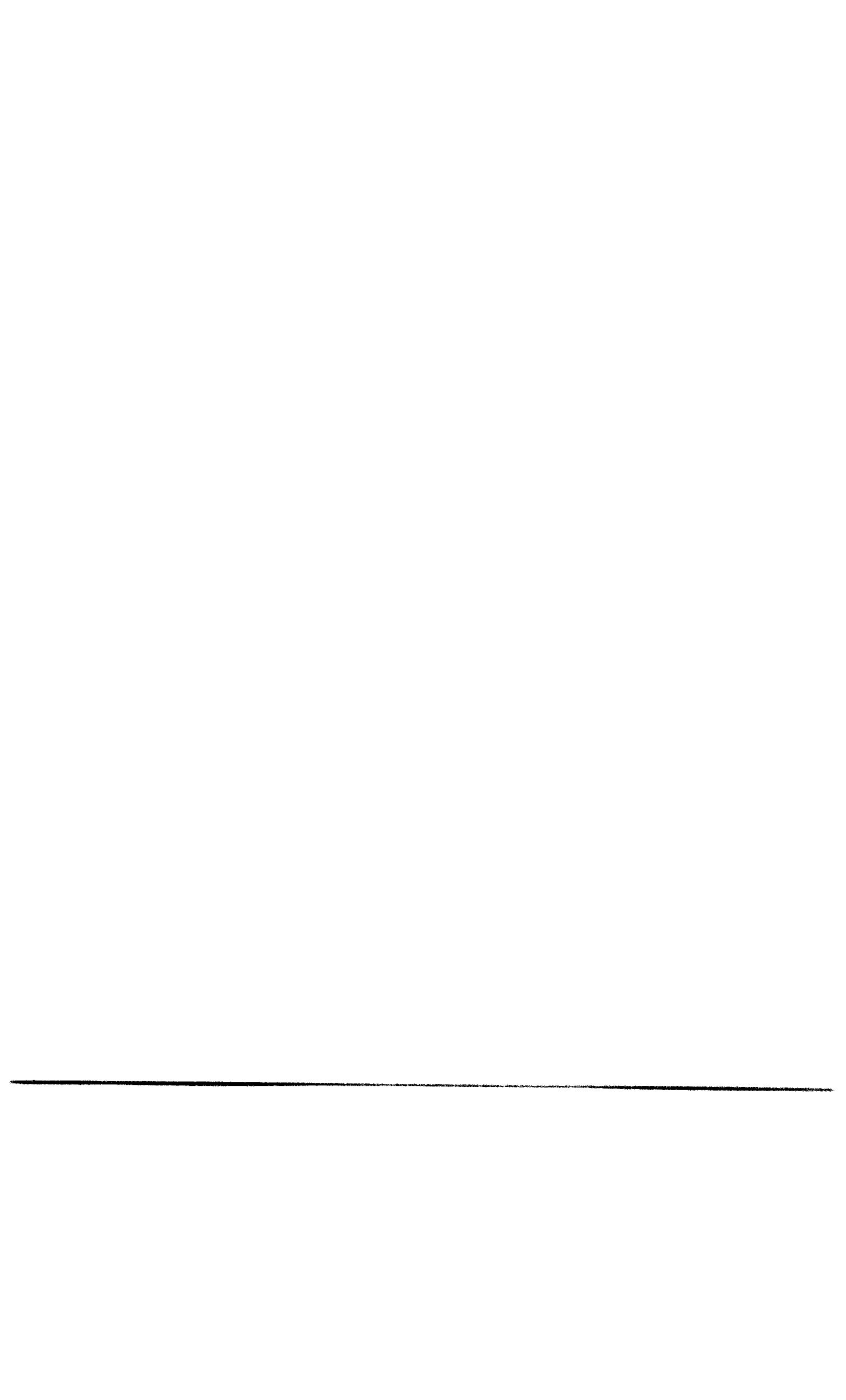
ALBUQUERQUE NM 87121
 0101005529602832725 LEGAL: LOT 25 B LOCK M PLAT FOR DESERT FLOWER
 SUBDIVISION LAND USE: PROPERTY ADDR: 00000 SPRING FLOWER
 OWNER NAME: ZUNIGA RAFAEL
 OWNER ADDR: 07308 SPRING FLOWER RD SW

ALBUQUERQUE NM 87121
 1 R E C O R D S W I T H L A B E L S PAGE
 5
 0101005430946220544 LEGAL: TR 2 OF SUMMARY PLAT LAND OF WESTLAND DEV CO
 INC C LAND USE: PROPERTY ADDR: 00000 ERVIEN
 OWNER NAME: TRI-COUNTIES DEVELOPMENT INC
 OWNER ADDR: 00902 CHAPALA ST

SANTA BARBARCA 93101
 0101005426447020543 LEGAL: TR O F LA ND WITHIN SE NE NW & NE NW NE SEC 3 T9N
 R2 LAND USE: PROPERTY ADDR: 00000 BLAKE
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: 00000

ALBUQUERQUE NM 87103
 0101005413046820542 LEGAL: TR 3 -B-1 REPLAT OF LANDS OF ROGER COX SOUTHWEST
 DE LAND USE: PROPERTY ADDR: 00000 BLAKE
 OWNER NAME: VISTA DEL SOL LTD PTNS
 OWNER ADDR: 00280 DAINES ST

BIRMINGHAM MI 48009
 0101005437343010442 LEGAL: TR A PLA T OF TRACTS A, B, C & D LANDS OF
 MONTOYA C LAND USE: PROPERTY ADDR: 00000 GREVIN



OWNER NAME: RUIZ FIDEL &
 OWNER ADDR: 01739 ISLETA BL SW
 ALBUQUERQUE NM 87105
 0101005439442510441 LEGAL: TR B PLA T OF TRACTS A, B, C & D LANDS OF
 MONTOYA C LAND USE: PROPERTY ADDR: 00000 ERVIEN
 OWNER NAME: RUIZ FIDEL &
 OWNER ADDR: 01739 ISLETA BL SW

ALBUQUERQUE NM 87105
 0101005443841610440 LEGAL: TR D PLA T OF TRACTS A, B, C & D LANDS OF
 MONTOYA C LAND USE: PROPERTY ADDR: 00000 ERVIEN
 OWNER NAME: CARRETE ALFONSO A & SYLVIA
 OWNER ADDR: 04401 DRIFTWOOD AV NW

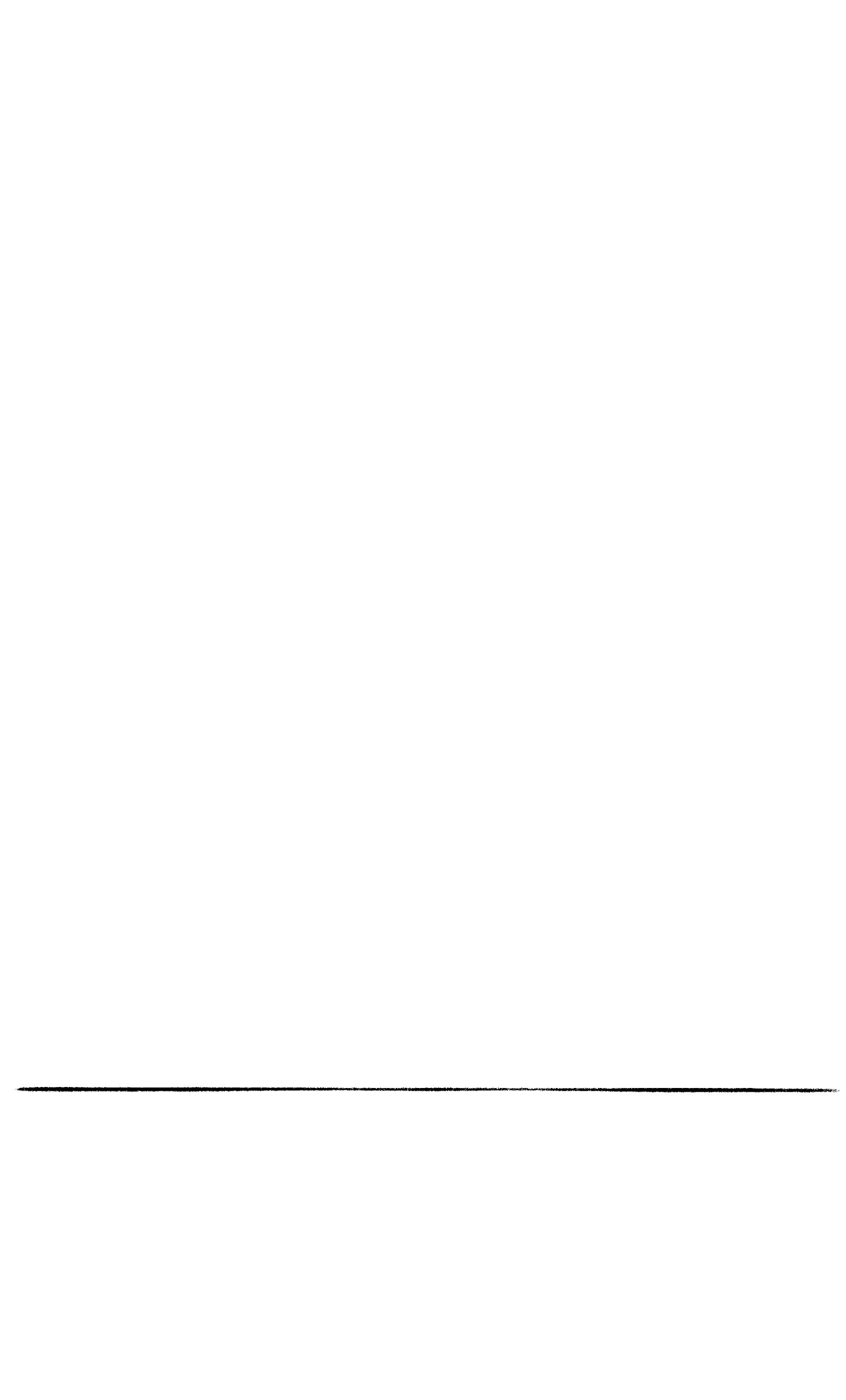
ALBUQUERQUE NM 87114
 0101005441342010438 LEGAL: TR C PLA T OF TRACTS A, B, C & D LANDS OF
 MONTOYA C LAND USE: PROPERTY ADDR: 00000 N/A
 OWNER NAME: MOLINAR CERVANDO & VERONICA
 OWNER ADDR: 01238 BONITO RD SW

ALBUQUERQUE NM 87105
 0101005448351210434 LEGAL: TRAC T 'B ' LAND DIVISION PLAT SUMMARY SUBD LAND
 OF LAND USE: PROPERTY ADDR: 00000 COORS
 OWNER NAME: RIVERSIDE GENERAL CONSTRUCTION
 OWNER ADDR: 02503 COORS BL SW

ALBUQUERQUE NM 87121
 0101005447250210433 LEGAL: PARC EL B -2-A OF REPL FOR DEDICATION OF ERVIEW
 LN S LAND USE: PROPERTY ADDR: 00000 COORS
 OWNER NAME: MANZANARES RONNIE J & LISA &
 OWNER ADDR: 10204 KEEPING DR NW

ALBUQUERQUE NM 87114
 0101005447048010432 LEGAL: TR 1 PLA T OF TR 1 & 2 OF LANDS OF BRACKEN
 (BEING A LAND USE: PROPERTY ADDR: 00000 COORS
 OWNER NAME: HOWARD LLOYD G
 OWNER ADDR: 05513 CAMINO SOLEDAD NW

ALBUQUERQUE NM 87120
 QUIT



Project# 1000976

GMR, LLC
3738 ARNO ST. NE
ALBUQUERQUE NM 87107

CHRISTINE SHUGARS
Desert Spring Flower Neigh. Assoc.
7305 AUTUMN BREEZE RD SW
ALBUQUERQUE NM 87121

101005535919440162

GSR GROUP LLC
6605 UPTOWN BL NE
ALBUQUERQUE NM 87110

101005541606040118

HUSE KENNETH P & MARY LOU
16210 EAST IMHOFF
NORMAN OK 73026

101005548604240113

ANDREWS CHARLES J & THERESA &
1625 RIO BRAVO SW
ALBUQUERQUE NM 87105

101005549400140103

GOMEZ OSCAR SR & ANA MARIA
3628 LISA RD SW
ALBUQUERQUE NM 87121

101005531806940737

ROMERO ROSE
2216 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532008440734

CHAVEZ SIMON C & JACKELINE M
2204 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532209940731

SAENZ DAVID & VELASQUEZ MICHE
2104 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532411240728

NEVAREZ MIGUEL A & ELIZABETH
2032 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

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

101005534207240110

SENA TONY & RUBY
2003 COORS BL SW
ALBUQUERQUE NM 87121

101005541915540135

COUNTY OF BERNALILLO
ATTN: COUNTY MANAGER
ONE CIVIC PLAZA NW
ALBUQUERQUE NM 87102
101005542504940117

TELLES TOBY L & CATHERINE G
5620 DONNA MARLANE DR SW
ALBUQUERQUE NM 87121

101005550903940105

GROSSETETE RICHARD & AURORA
2328 SHIPMAN SW
ALBUQUERQUE NM 87105

101005533316140751

TRUJILLO JEREMY J & PRUDIE R
1940 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005531807440736

MARTINEZ JOSHUA D
2212 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532108840733

ANDERSON DONALD W
2200 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532310440730

BANUELOS JESUS D
2100 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532511940726

ROMERO ARMANDO
2028 DESERT BREEZE DR NW
ALBUQUERQUE NM 87121

TANYA MALDONADO
Desert Spring Flower Neigh. Assoc.
7408 SPRING FLOWER RD SW
ALBUQUERQUE NM 87121

101005440552820545

RIVERSIDE GENERAL CONSTR CO I
2503 COORS BL SW
ALBUQUERQUE NM 87121

101005543309040120

GUZMAN SALVADOR & PATRICIA &
409 CLARK RD SW
ALBUQUERQUE NM 87105

101005544004940116

BACA ALBERT D
10436 HERON RD SW
ALBUQUERQUE NM 87121

101005549602240104

VAN SUMEREN WILLIAM M & PIHUI
2265 KELLY AV SW
ALBUQUERQUE NM 87105

101005533215640750

HUNTER GARY R & RENATE M
1944 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

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ROMERO THERESA
2208 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532209440732

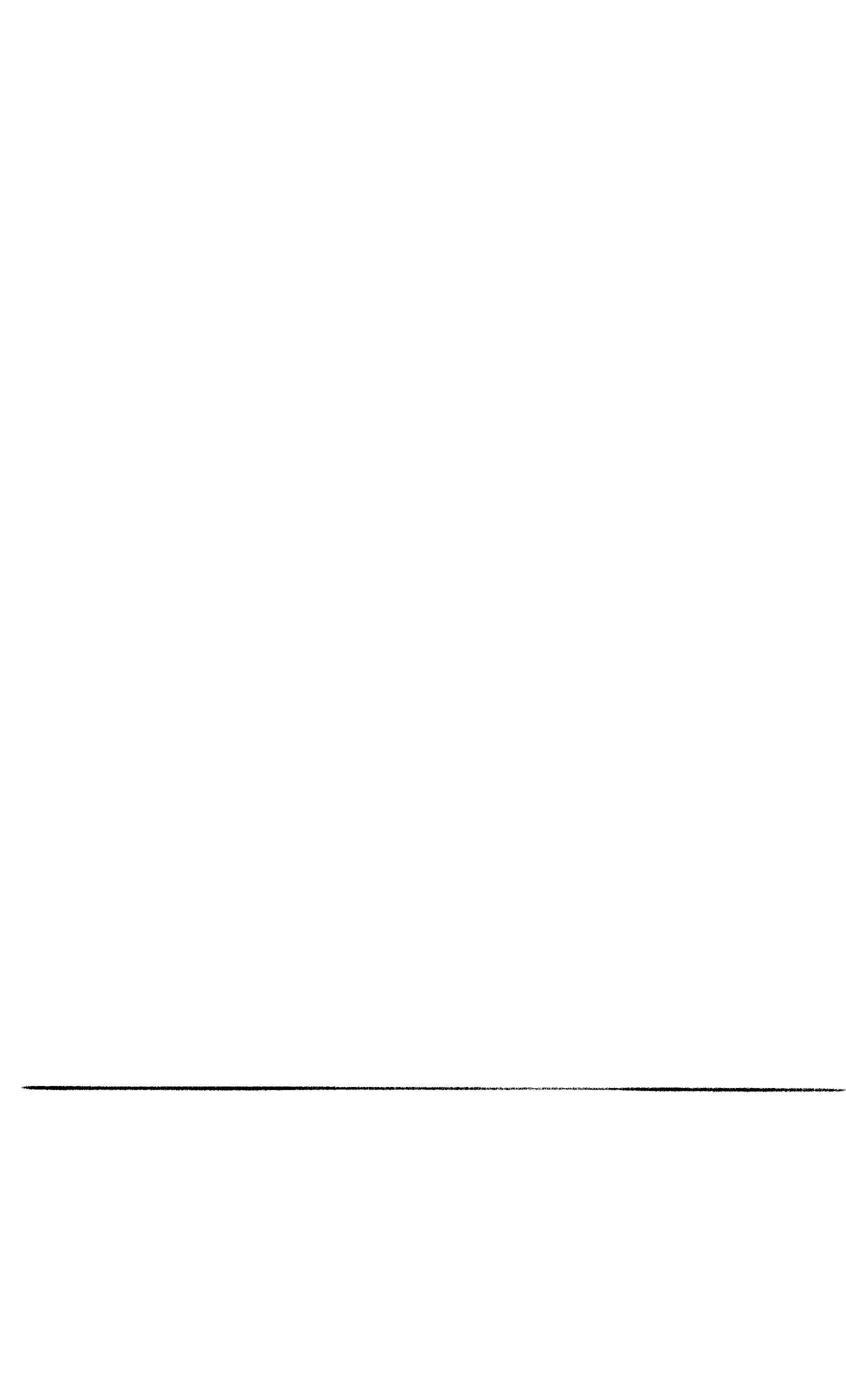
MORALES ROSALIO & ANA MICAELA
2108 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

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MORENO EDMUNDO
2036 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

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SUAREZ JOSE S & VERONICA
2024 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121



101005532612740724

LADD JASON D & KIM S
2020 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532814240721

SCHWARTZ MICHAEL T &
2008 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530506141105

FERNANDEZ HECTOR IVAN &
2301 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530404741102

ORTIZ ALBERTO & MONSERRAT
2401 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530102832726

LOPEZ ADELA M
7304 SPRING FLOWER RD SW
ALBUQUERQUE NM 87121

101005413046820542

VISTA DEL SOL LTD PTNS
280 DAINES ST
BIRMINGHAM MI 48009

101005441342010438

MOLINAR CERVANDO & VERONICA
1238 BONITO RD SW
ALBUQUERQUE NM 87105

101005532613240723

MELTON DANA Q
2016 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005532914740720

TRINIDAD RUBEN F &
2004 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530505641104

ARAGON KRISTINE B
2305 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530304241101

MARTINEZ MICHAEL E & SHELLEY
2405 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005529602832725

ZUNIGA RAFAEL
7308 SPRING FLOWER RD SW
ALBUQUERQUE NM 87121

101005437343010442

RUIZ FIDEL &
1739 ISLETA BL SW
ALBUQUERQUE NM 87105

101005447250210433

MANZANARES RONNIE J & LISA &
10204 KEEPING DR NW
ALBUQUERQUE NM 87114

101005532713740722

ROMERO KATHRYN RACHAEL
2012 DESERT BREEZE SW
ALBUQUERQUE NM 87121

101005533015240719

GREENIER MARY V
2000 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530505141103

CERA JOSE F & ELIZABETH
2309 DESERT BREEZE DR SW
ALBUQUERQUE NM 87121

101005530602832727

RUIZ RODOLFO T &
7300 SPRING FLOWER RD SW
ALBUQUERQUE NM 87121

101005430946220544

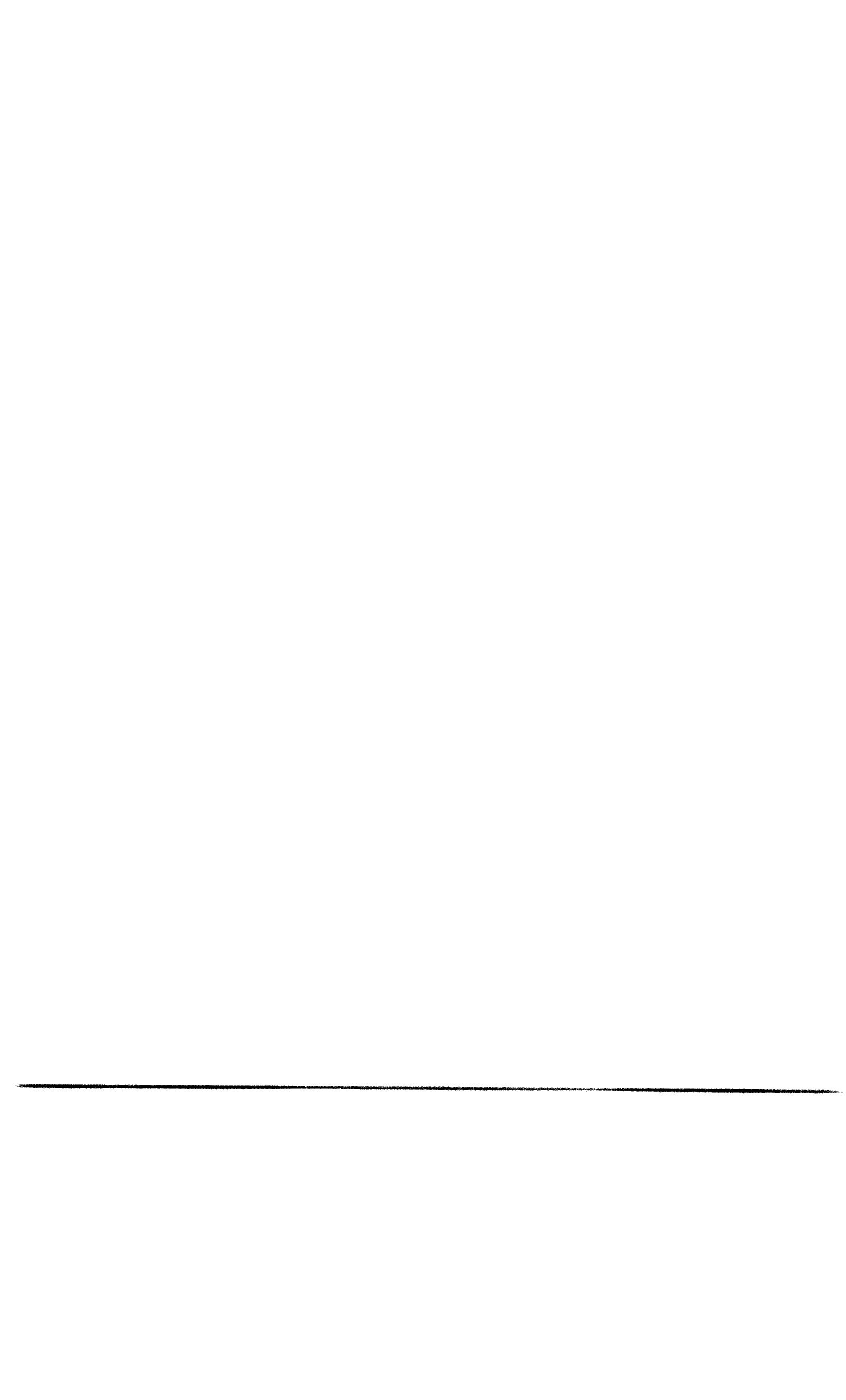
TRI-COUNTIES DEVELOPMENT INC
902 CHAPALA ST
SANTA BARBARA CA 93101

101005443841610440

CARRETE ALFONSO A & SYLVIA
4401 DRIFTWOOD AV NW
ALBUQUERQUE NM 87114

101005447048010432

HOWARD LLOYD G
5513 CAMINO SOLEDAD NW
ALBUQUERQUE NM 87120





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: August 27, 2004

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

Thank you for your inquiry of 8/27/04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at lot 1, Westland Development Company Subdivision
ZPC # 101005-534207240110
 zone map page(s) M-10-2

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

<u>Desert Spring Flower N.A. (R)</u>	_____
Neighborhood Association	Neighborhood Association
Contact: <u>Tanya Maldonado</u>	Contact: _____
<u>7408 Spring Flower Rd SW 87121</u>	_____
<u>833-3947</u>	_____
<u>Christine Shugers</u>	_____
<u>7305 Autumn Breeze Rd SW 87121</u>	_____
<u>836-6249</u>	_____

See reverse side for additional Neighborhood Association Information: YES () NO (X)

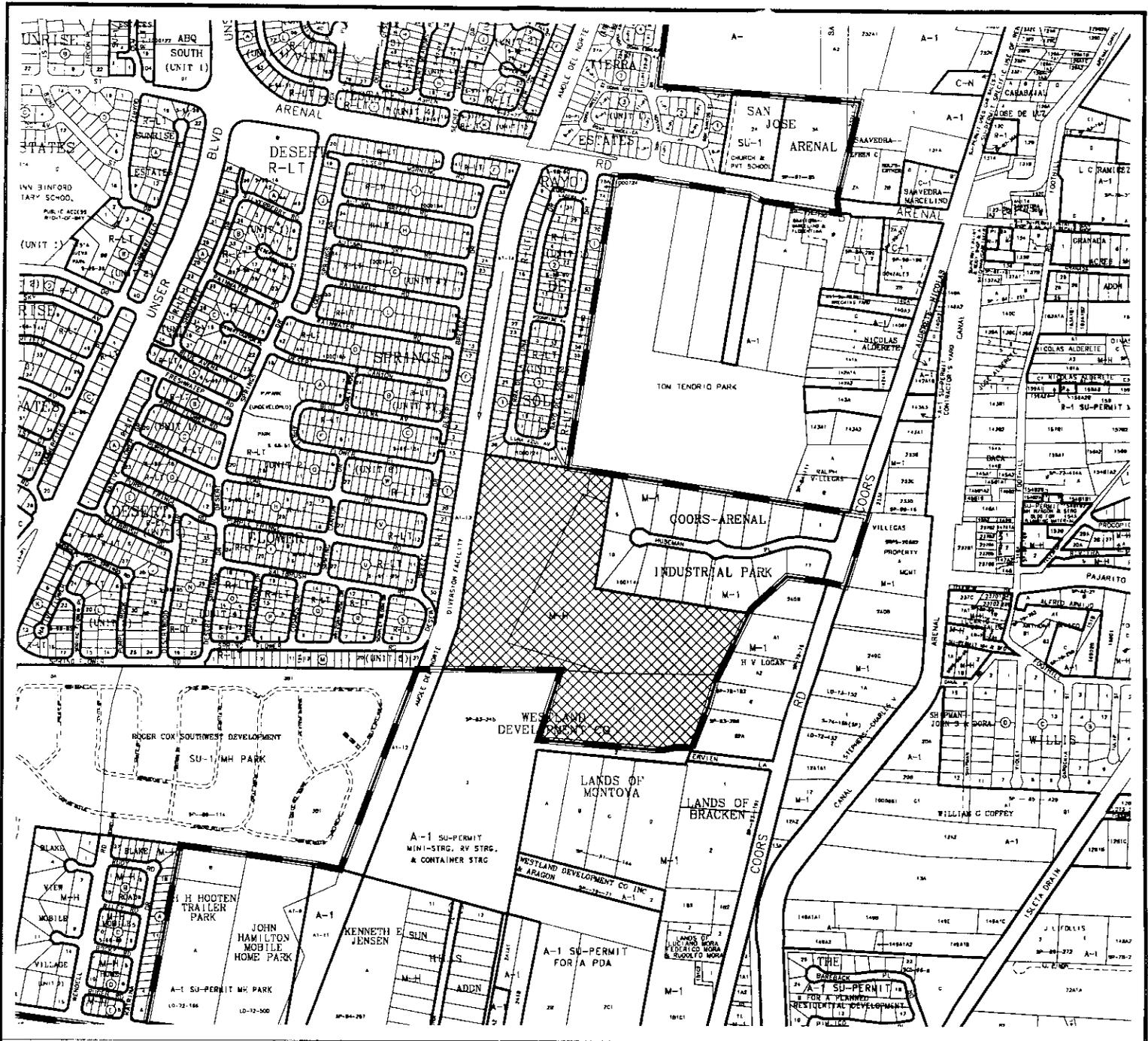
Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED 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,

[Signature]
 OFFICE OF NEIGHBORHOOD COORDINATION

planning.recognized.na.form(07/04)

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



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1"=857'

PROJECT NO.
1000976

HEARING DATE
10-21-04

MAP NO.
M-10

ADDITIONAL CASE NUMBER(S)
04EPC-01346

APPENDIX A

Explosion EYS Conduit Seals For Utility Protection

Crouse-Hinds®

Application:

Seals:

Seals are installed in conduit runs to prevent the passage of gases, vapors or flames from one portion of the electrical installation to another through the conduit, limiting any exposure to the enclosure and preventing precompression or "pressure piling."

• While not a National Electrical Code requirement, many engineers consider it good practice to sectionalize long conduit runs by inserting seals not more than 50' to 100' apart, depending on the conduit size, to minimize the effects of "pressure piling."

Breathers:

• Breathers (vents), are installed in the top of enclosures to provide ventilation to minimize condensation in enclosures.

Drains:

• Drains are used in humid atmospheres or in wet locations where it is likely that water can gain entrance to the interiors of enclosures or raceways. The raceways should be inclined so that water will not collect in enclosures or on seals, but will be led to low points where it may pass out through ECD drains.

• Frequently the arrangement of raceway runs makes this method impractical if not impossible. In such instances, EZD or EYD drain seal fittings should be used. These fittings prevent harmful accumulations of water above the seal.

Considerations for Selection:

Seals:

• Select the proper sealing fitting for the hazardous vapor involved; i.e., Class I, Groups A, B, C or D.

• Select the appropriate seal for new or retrofit installations.

• Select a sealing fitting for the proper use in respect to mounting position. This is particularly critical when the conduit runs between hazardous and non-hazardous areas. Improper positioning of a seal may permit hazardous gases or vapors to enter the system beyond the seal and permit them to escape into another portion of the hazardous area or to enter a non-hazardous area. Some seals are designed to be mounted in any position; others are restricted to vertical mounting.

NOTE: The amount of Chico® fiber and compound required for any seal is determined by volume hub size and mounting position of the seal.

Drains:

• in locations which are usually considered dry, surprising amounts of water frequently collect in conduit systems. No conduit system is airtight, therefore, it may "breathe". Alternate increases and decreases in temperature and/or in barometric pressure, due to weather changes or due to the nature of the process

Condulet® Seals Breathers Drains

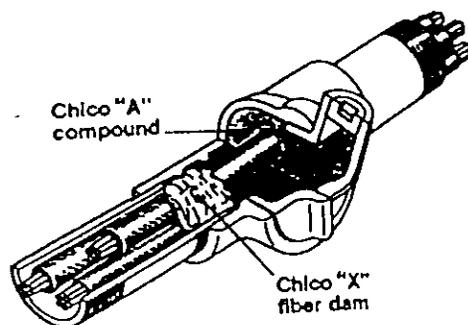
Application Selection

Options:▲

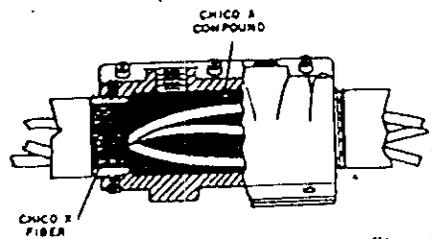
• Corro-free™ epoxy powder coat information available on request.

carried on in the location where the conduit is installed, will cause "breathing," resulting in condensation and water accumulation.

• In view of this likelihood, it is therefore good practice to insure against such water accumulations and probable subsequent insulation failures by installing breathers, drain seals, or inspection seals, even though conditions prevailing at the time of planning or installing do not indicate their need.



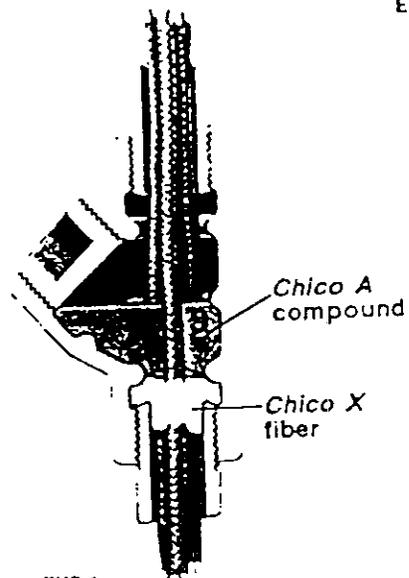
EYSR Retrofit seal
EZS Horizontal seal



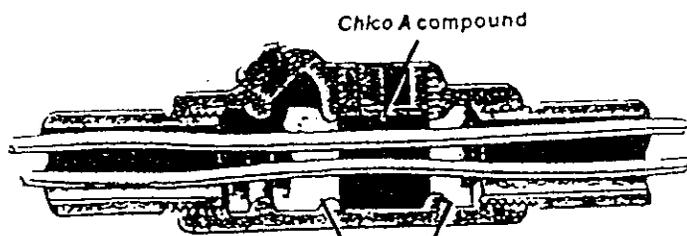
EYSR Retrofit seal



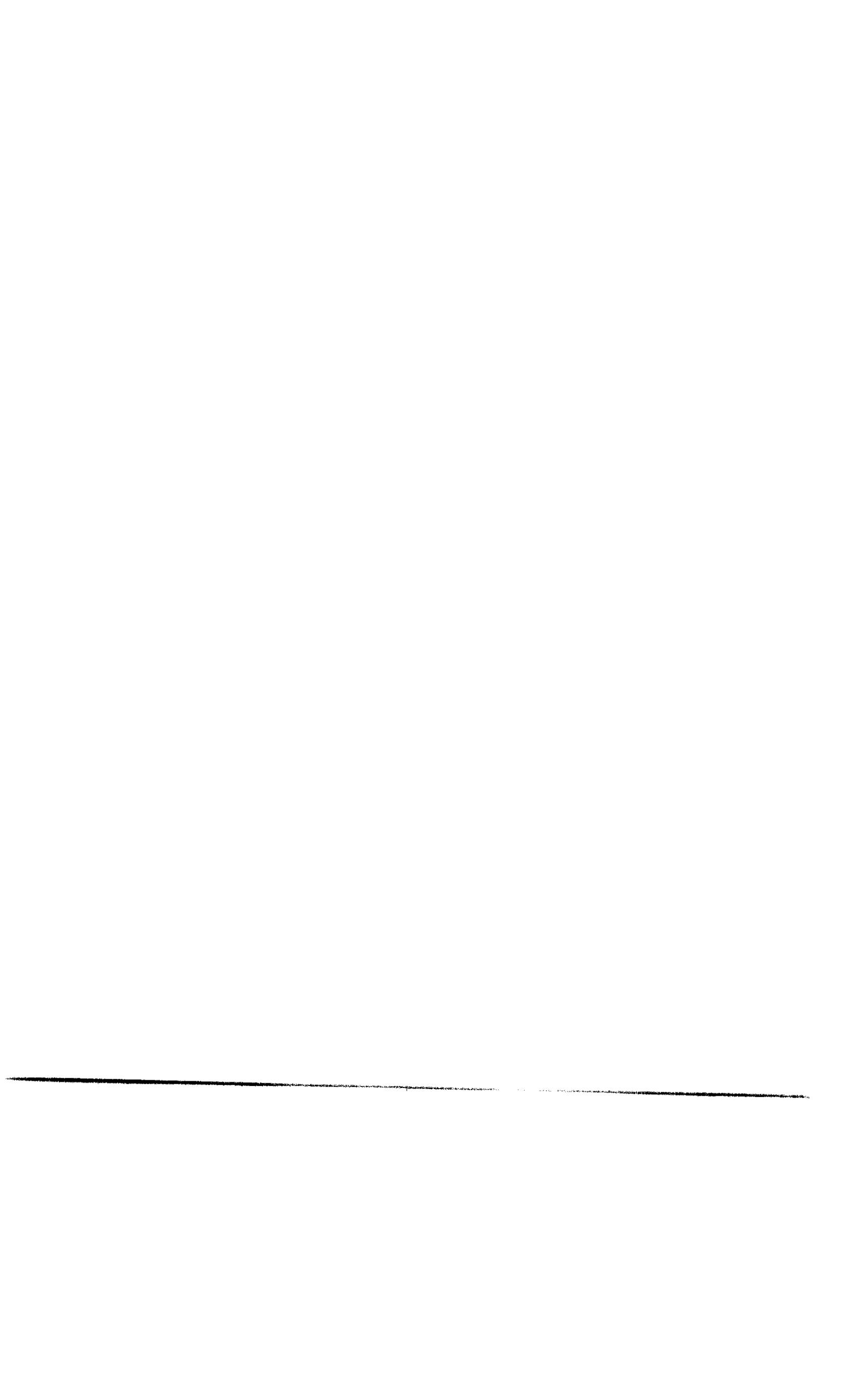
EYS Vertical seal



EYS 1
Vertical sealing



EYS Horizontal seal



Crouse-Hinds®

Condulet® Sealing Fittings

Accessories Page 8F-9



Application:

EYS and EZS sealing fittings:

- restrict the passage of gases, vapors or flames from one portion of the electrical installation to another at atmospheric pressure and normal ambient temperatures
- limit explosions to the sealed-off enclosure
- limit precompression or "pressure piling" in conduit systems

Sealing fittings are required:

- at each entrance to an enclosure housing an arcing or sparking device when used in Class I, Division 1 and 2 hazardous locations. To be located as close as practicable and, in no case, more than 18" from such enclosures
- at each entrance of 2" size or larger to an enclosure or fitting housing terminals, splices or taps when used in Class I, Division 1 hazardous locations. To be located as close as practicable and, in no case, more than 18" from such enclosures
- in conduit systems when leaving Class I, Division 1 or Division 2 hazardous locations
- in cable systems when the cables either do not have a gas/vaportight continuous sheath or are capable of transmitting gases or vapors through the cable core when those cables leave the Class I, Division 1 or Division 2 hazardous locations

Features:

EYS and EZS sealing fittings include:

- minimum turning radius
 - large openings with threaded closures to provide easy access to conduit hubs for making dams
 - integral bushings in conduit hubs to protect conductor insulation from damage
 - taper-tapped hubs to insure ground continuity
 - removable male nipple supplied when male and female hub style is ordered
- EYS sealing fittings are available for installation in either vertical only or in both horizontal or vertical positions.

EZS sealing fittings for installation at any angle; the covers with opening for sealing compound can be properly positioned to accept the compound.

Standard Materials:

- Bodies and enclosures - *Feraloy*® iron alloy and/or malleable iron
- Removable nipples - steel

Standard Finishes:

- *Feraloy* iron alloy and malleable iron - zinc electroplate and aluminum paint
- Steel - zinc electroplate

Options:

- Copper-free aluminum bodies, nipples and enclosures - see listings

Size Ranges:

- ½" - 6"

Compliances:

- NEC:
- EYS1-3, 11-31
16-36, 116-316
Class I, Groups A,B,C,D
Class II, Groups E,F,G
Class III
 - EYS41-101, 416-1016
Class I, Groups B,C,D
Class II, Groups E,F,G
Class III
 - EYS29, 4-014, 46-0146
EYS1-8, 16-86
Class I, Groups C,D
Class II, Groups E,F,G
Class III
 - UL Standard: 886

Dimensions

EYS 1 Series

Size	a	b
½	3 ³ / ₃₂	1 ¹ / ₄
¾	3 ¹ / ₁₆	1 ¹ / ₂
1	4 ¹ / ₁₆	1 ³ / ₄

EYS 4 Series

Size	a	b
1 ¹ / ₄	5 ¹ / ₁₆	2 ¹ / ₁₆
1 ¹ / ₂	5 ¹ / ₂	2 ¹ / ₁₆
2	6 ¹ / ₁₆	3
2 ¹ / ₂	7 ¹ / ₁₆	3 ¹ / ₂
3	8 ¹ / ₁₆	4 ¹ / ₂
3 ¹ / ₂	9 ¹ / ₁₆	4 ³ / ₄
4	9 ³ / ₁₆	5 ¹ / ₂
5	11 ¹ / ₁₆	6 ¹ / ₂
6	12 ¹ / ₁₆	7 ¹ / ₂

Vertical female



Vertical male & female



Vertical or horizontal female



Vertical or horizontal male & female



EYS

For Sealing In Vertical Positions Only

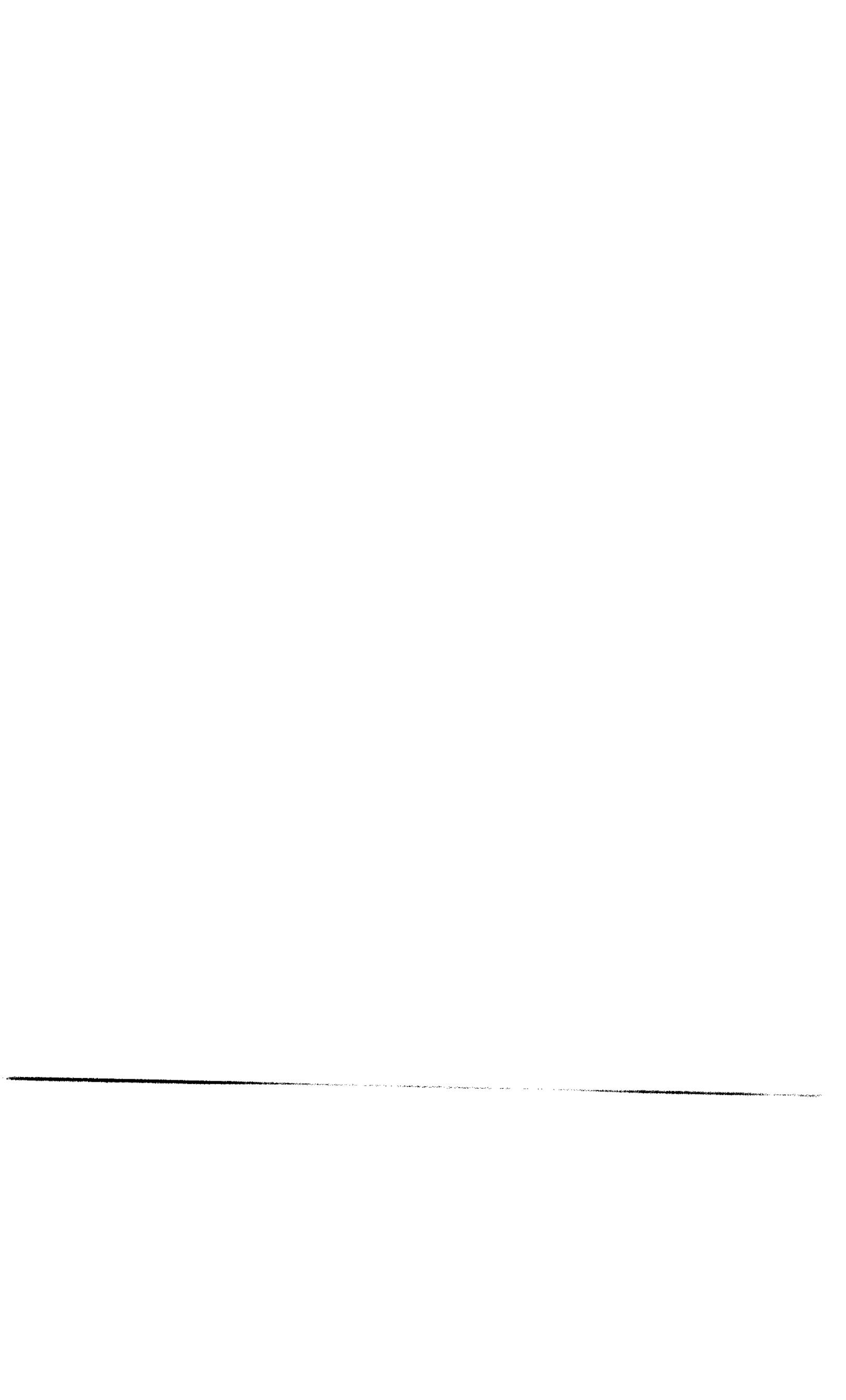
Hub Size	Female Cat. #	Male & Female Hub Cat. #	Approximate Internal Volume In Cubic Inches
½	EYS1*	EYS16*	1
¾	EYS2*	EYS26*	2
1	EYS3*	EYS36*	3 ¹ / ₂

For Sealing In Vertical or Horizontal Positions

Hub Size	Female Hub Cat. #		Approximate Internal Volume In Cubic Inches	
	Female	Male & Female	Vertical	Horizontal
½	EYS11*	EYS116*	1	1
¾	EYS21*	EYS216*	2	2
1	EYS31*	EYS316*	3	3 ¹ / ₂
1 ¹ / ₄	EYS41*	EYS416	6	8
1 ¹ / ₂	EYS51	EYS516	10 ¹ / ₂	12 ¹ / ₂
2	EYS61	EYS616	19	22 ¹ / ₂
2 ¹ / ₂	EYS71A	EYS716A	25 ¹ / ₂	30
3	EYS81A	EYS816A	56	64 ¹ / ₂
3 ¹ / ₂	EYS91A	EYS916A	72	82
4	EYS101A	EYS1016A	95	110

NOTE: Sealing fittings are approved for use in hazardous locations only when *Chico*® X fiber and *Chico A* sealing compound are used to make the seal.

* Denotes revision
* Available in copper-free aluminum - to order, add suffix SA to Cat. No.
‡ With cover removed



Chico® A and Chico® A-P Sealing Compound

Chico® X Fiber

For Sealing Fittings and Hubs

Crouse-Hinds®

Application:

Chico X fiber:

- forms a dam between the integral bushing of the sealing fitting and the end of the conduit and around the electrical conductors entering the hub

Chico A sealing compound:

- forms a seal around each electrical conductor and between them and inside of the sealing fitting to restrict the passage of gases, vapors or flames through the sealing fitting at atmospheric pressure and at normal ambient temperatures

Features:

- Chico X fiber is a mineral wool that packs easily, forming around each conductor
- Chico A sealing compound is a water soluble powder, that can be easily mixed and poured. The compound, unusually dense, expands slightly when hardening and bonds to inner walls of sealing fittings. Compound hardens in 60-70 minutes
- Chico A-P Intrapak®:

Packaged in two-compartment plastic pouch with precise amount of water for mixing. No mixing or measuring implements required.

A hard squeeze of the water compartment forces the water into the compartment containing the Chico compound. Mixing is completed by kneading the pouch for one minute.

The mixed sealing compound is poured directly into the sealing fitting - no funnel required. The package label indicates the size and quantity of sealing fittings each pouch will properly fill. Compound hardens in 60-70 minutes.

Size Ranges:

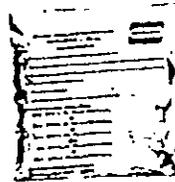
- Chico A compound - 9 oz. to 10 lbs. (provides 13-230 cubic inches of compound)
- Chico X fiber - 1 oz. to 1 lb.
- Chico A-P (5 pouches per carton) - provides 25 and 55 cubic inches of compound.

NOTE: Crouse-Hinds sealing fittings are approved for use in hazardous locations only when Chico X fiber and Chico A Sealing Compound are used to make the seal.



Chico A Sealing Compound

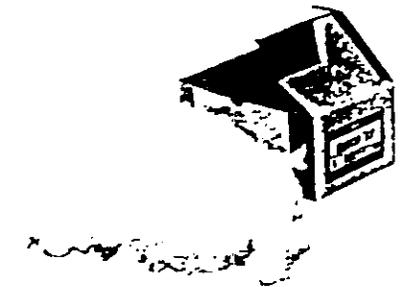
Net Weight	Vol. Cu. In.†	Cat. #
9 oz.	13	Chico A2
1 lb.	23	Chico A3
1 lb.‡	23	Chico A4
2 lb.	46	Chico A23
2 lb.♦	46	Chico A24
5 lb.	115	Chico A05
10 lb.	230	Chico A5



Chico A-P Intrapak

Sealing Compound and Water in Plastic Mixing Pouch

Cu. In. Fill per Pouch†	No. of Pouches per Carton	Carton Cat. #
5	5	Chico A19-PX*
11	5	Chico A39-PX*



Chico X Fiber

Net Weight	Cat. #
1 oz.	Chico X3
2 oz.	Chico X4
4 oz.	Chico X5
8 oz.	Chico X6
1 lb.	Chico X7

Chart for Approximate

Amount of Fiber Per Hub		Ozs. Required	
Hub Size	Ozs. Required	Hub Size	Ozs. Required
½	½	2½	1½
¾	¾	3	2
1	1	3½	3
1¼	1¼	4	4½
1½	1½	5	7
2	1	6	10

* Denotes revision.

† A sixth pouch, containing an appropriate quantity of Chico X fiber, is included in these cartons.

‡ Number of cubic inches this amount will fill when set. See internal volume requirements for EYS, EZS, EYD, EZD and EYSR sealing fittings and ES sealing hubs (pages BF-2 to BF-7).

♦ Includes 1 oz. Chico X fiber

• Includes 2 oz. Chico X fiber



Engineering Solutions & Design, Inc.

4848 Tramway Ridge NE, Suite 222 • Albuquerque, New Mexico 87111
Tel: (505) 298-1851 • Fax: (505) 298-0272

MEMORANDUM

TO: Chris Melendrez
FROM: Jack Chappelle, P.E. 
DATE: November 23, 2004
SUBJECT: Results of Analysis at Riverside Landfill

In early 2003, Engineering Solutions & Design, Inc. was retained to assess the impact of the Riverside Landfill on potential development around the landfill. The landfill is located west of 2503 Coors Boulevard SW and is in Section 34, Township 10 North, Range 2 East. The landfill is approximately 1.8 acres in size. The landfill accepted construction and demolition debris for approximately four years and was closed in 1992.

Our analysis involved conducting a computer modeling analysis of the landfill to determine its potential to generate landfill gas and conducting gas sampling at the landfill site. The sampling involved excavating a total of five test holes – four at approximately each corner of the landfill and one in the center of the landfill. Each hole was excavated to a depth of 4 to 5 feet. At the bottom of each excavation a steel probe was driven an additional 2 feet or to refusal, whichever came first. The steel probe was extracted and a test wand connected to a gas meter was placed in the hole. The wand was left in the hole to capture initial air condition. The wand was then removed, recalibrated, and returned to the hole to determine if any gases had entered the hole. Gas was detected in two of the five holes. In both instances, the level of gas was 1%.

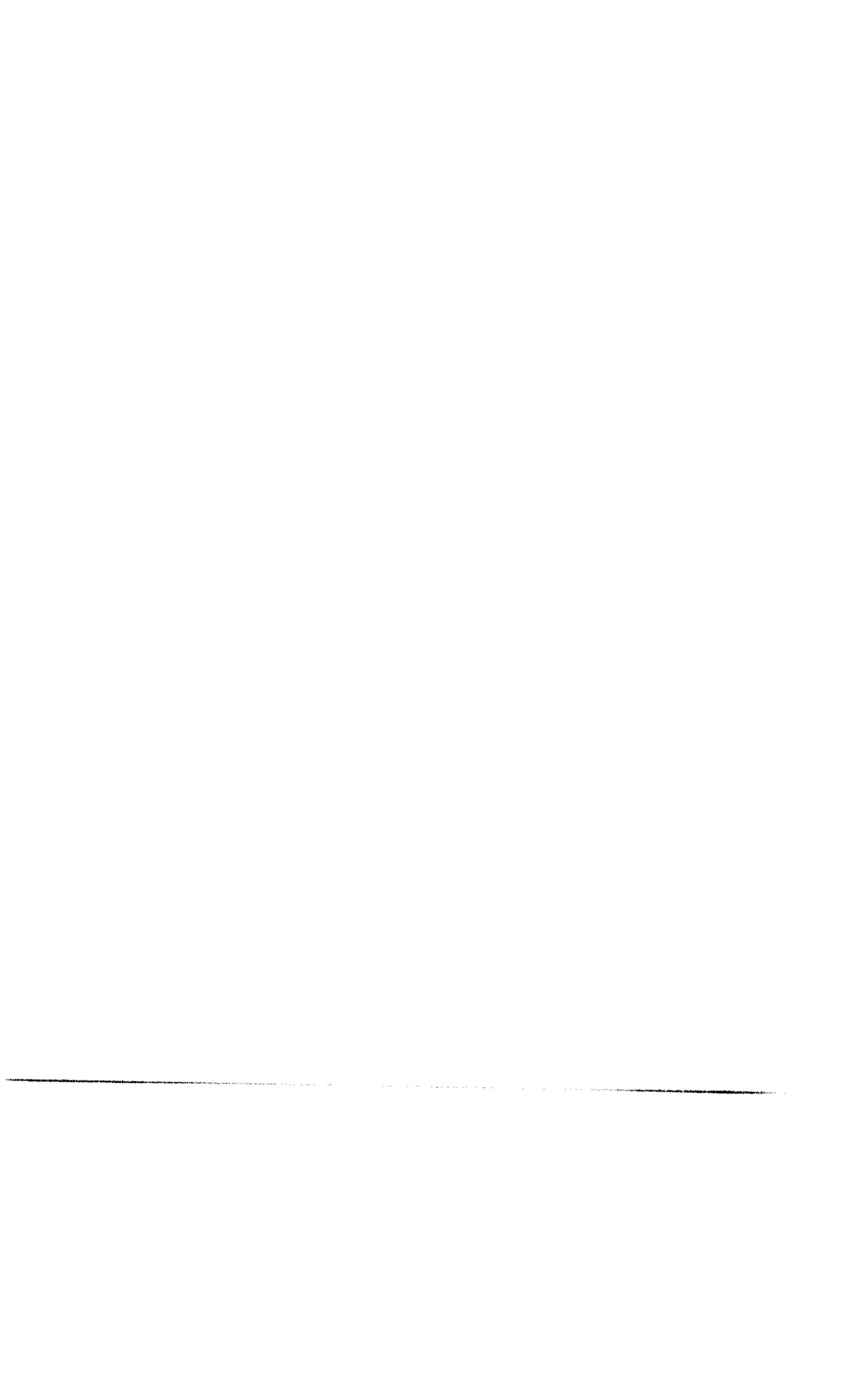
Based on these efforts, we developed the following considerations and recommendations for future land uses. Future land use changes, especially at the landfill site, may increase lateral gas migration. These land use changes could include the addition of paved areas, buildings or other uses that decrease surface soils available for vertical gas venting to the atmosphere. Based upon the fact that gas is being generated at the landfill, there is a slight chance of gas migration into

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CONSENSUS PLANNING



Engineering Solutions & Design, Inc.

Chris Melendrez
November 23, 2004
Page 2

adjacent utilities. Though the likelihood of this migration ever becoming a problem at the property is slight, we recommend conservative precautionary measures be provided with utilities connected to any enclosed structures on the property.

Specifically, all underground electrical conduits should be fitted with "EYS" conduit seals (by Crouse-Hinds or similar) filled with explosion-proof expanding grout (Chico X or similar) just prior to the conduit entering panel boxes, confined spaces, buildings, homes or other site. Sanitary and wastewater drain lines should be equipped with normal sewer gas prevention fittings as per local codes. Underground telephone conduits should be equipped with fittings to allow the introduction of "EYS" fittings with explosion-proof grout (or ventilation of the conduits) just prior to the line's entering on-site confined spaces, buildings, homes, or other site structures. Because the landfill is likely generating a limited quantity of landfill gas, we do not believe utility trench dams are necessary. With the limited amount of gas generated, the gas pressure will be very small. This low pressure condition will severely restrict the mobility of the landfill gas.

Any buildings or landscaping planned on or adjacent to the landfill should incorporate xeriscaping. No water should be allowed to enter into or pond over the landfill. Any utility that is placed through the landfill should be encased in concrete, include flexible joints, or be double walled to eliminate the possibility of leaking fluids into the landfill due to breakage or joint failure because of landfill settlement. No subsurface structure should be constructed within the limits of the landfill nor within 100 feet of the outside edge of the landfill.

Our study was based upon available information at the time of its preparation (February 21, 2003). The evaluation of properties or structures other than the subject property in terms of susceptibility to landfill gas is not included in the report. As noted previously, this report does not address other aspects of the landfill and its impact on property development. These impacts include, but are not limited to, differential settlement and structural capabilities of the landfill. These issues should be evaluated prior to any design or construction activities at or adjacent to the landfill site.

I hope this information provides clarity regarding the report and our analysis. Should you have any additional questions, do not hesitate to contact me.

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CONSENSUS PLANNING



Potential Impact of the Riverside Landfill on a Potential Development of Land Incorporating the Landfill Site



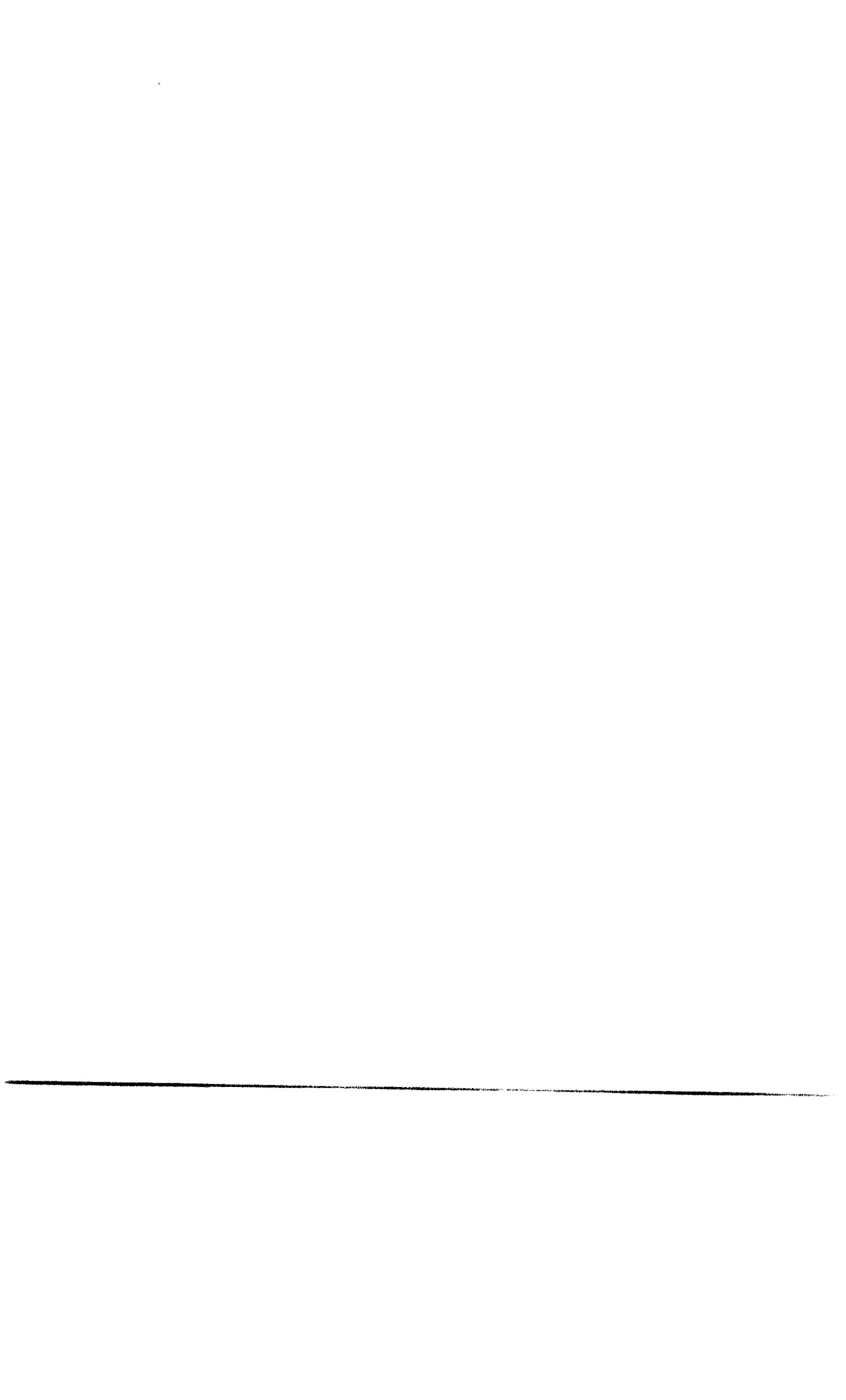
Prepared for

Riverside Construction, Inc.
2503 Coors Boulevard, SW
Albuquerque, NM 87121

Prepared by

Engineering Solutions & Design, Inc.
4848 Tramway Ridge NE, Suite 222
Albuquerque, New Mexico 87111

February 21, 2003



INTRODUCTION

Riverside Construction, Inc. intends to sell its property located west of 2503 Coors Boulevard SW. The site is located in Section 34, Township 10 North, Range 2 East. The property is approximately 44 acres in size and consists of both open space and an existing mobile home park. An existing landfill is located in the southwest corner of the far western portion of the property (see site map on the following page).

The landfill, denoted as the Riverside Construction Landfill, is approximately 1.8 acres in size. The landfill accepted construction and demolition debris for approximately four years and was closed in 1992. Based on the present City of Albuquerque Environmental Health Department requirements, the Riverside Construction, Inc. property was evaluated to determine what, if any, impact the Riverside Construction Landfill may have on this property. The analysis focused on the potential for landfill gas to impact the property. The impact of the landfill with respect to construction activities, potential settlement, or structural integrity was not evaluated.

BACKGROUND INFORMATION

The Riverside Construction, Inc. property has been previously studied to address closure of the landfill. A series of reports were prepared presenting the results of these studies. The following is a list of these reports which contain information pertinent to this investigation.

- Letter Report - Turner Environmental Consultants to New Mexico Environment Department, September 29, 1996.
- Letter - Turner Environmental Consultants to New Mexico Environment Department, October 21, 1996.
- Letter - Turner Environmental Consultants to New Mexico Environment Department, October 22, 1996.

Each of the documents listed was reviewed in order to gain further insight to the conditions at the Riverside Construction Landfill. A number of pertinent facts were gathered from reviewing these documents. These facts are provided in the following paragraphs.

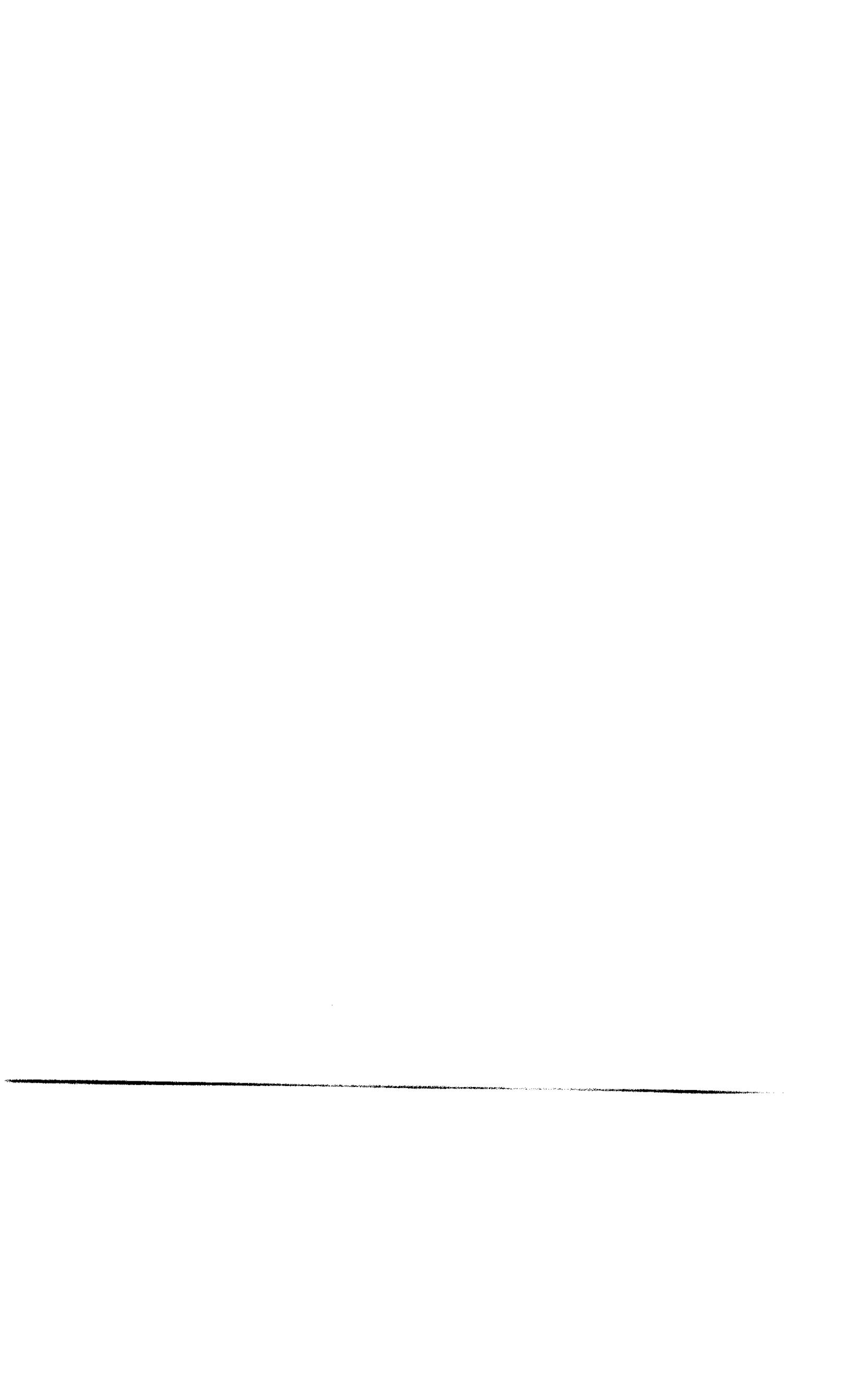
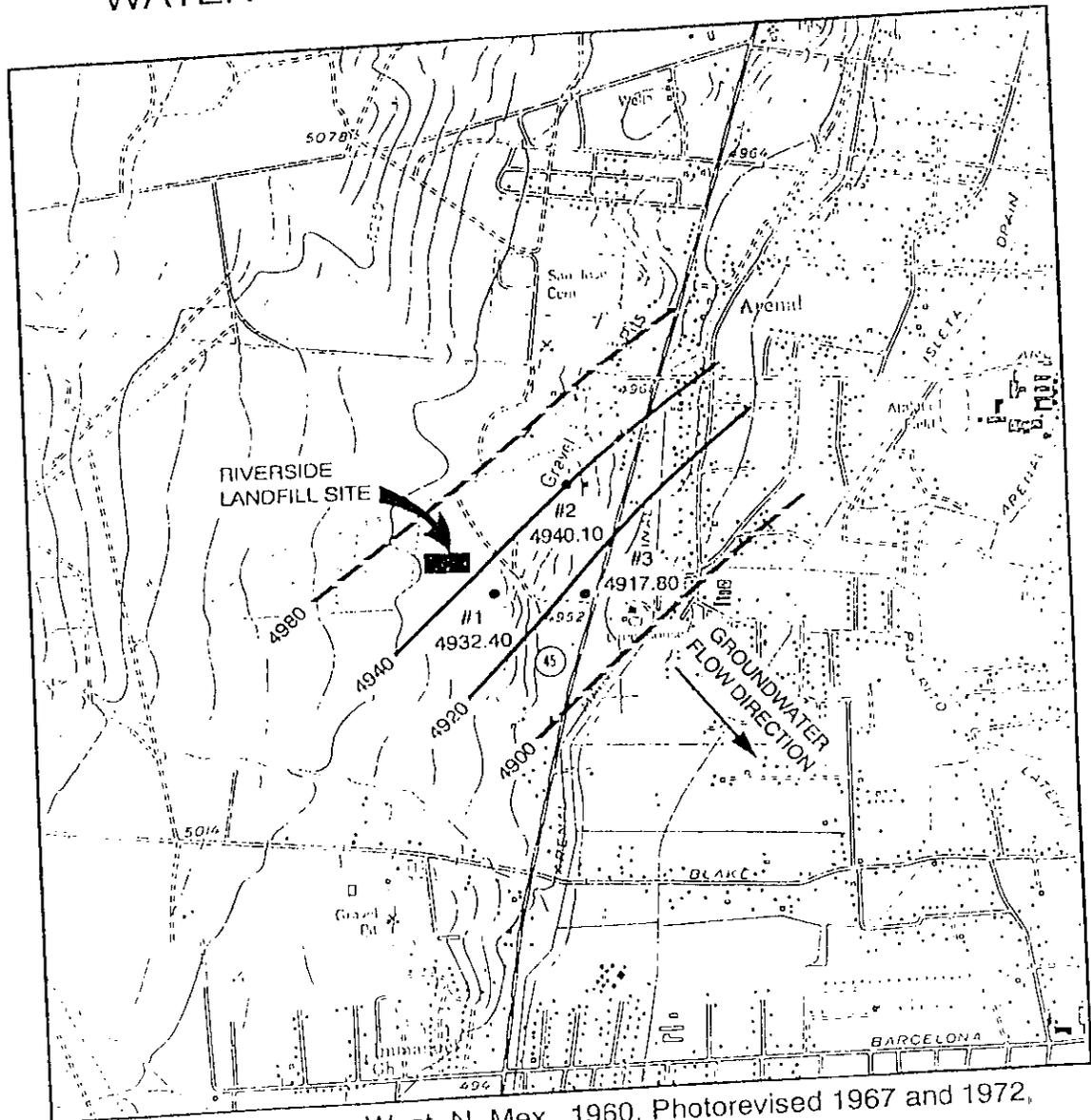
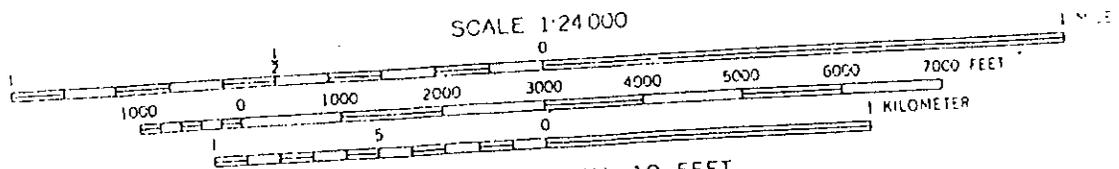


FIGURE 1
 RIVERSIDE LANDFILL
 WATER TABLE ELEVATION CONTOUR MAP



USGS, Albuquerque West, N. Mex., 1960, Photorevised 1967 and 1972,
 7.5 Minute Topographic Series



CONTOUR INTERVAL 10 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

TURNER ENVIRONMENTAL CONSULTANTS

Previous Testing

Testing at the Riverside Construction Landfill for landfill gas was conducted by Turner Environmental Consultants on September 25, 1996. Gas concentrations were detected ranging from 0% to 1% in air. (Table 2, on the following page, presents the results of this gas testing. This table is from the letter report prepared by Turner Environmental Consultants dated September 29, 1996). This field testing indicates the landfill was generating a limited amount of gas in 1996.

Climate/Groundwater Conditions

For the Albuquerque area, the annual rainfall rate is approximately 8 to 9 inches with an annual minimum evapotranspiration rate of approximately 50 inches. Climate conditions are considered arid. Groundwater is approximately 30 to 80 feet deep and is not in direct contact with in-place solid waste at the Riverside Construction Landfill.

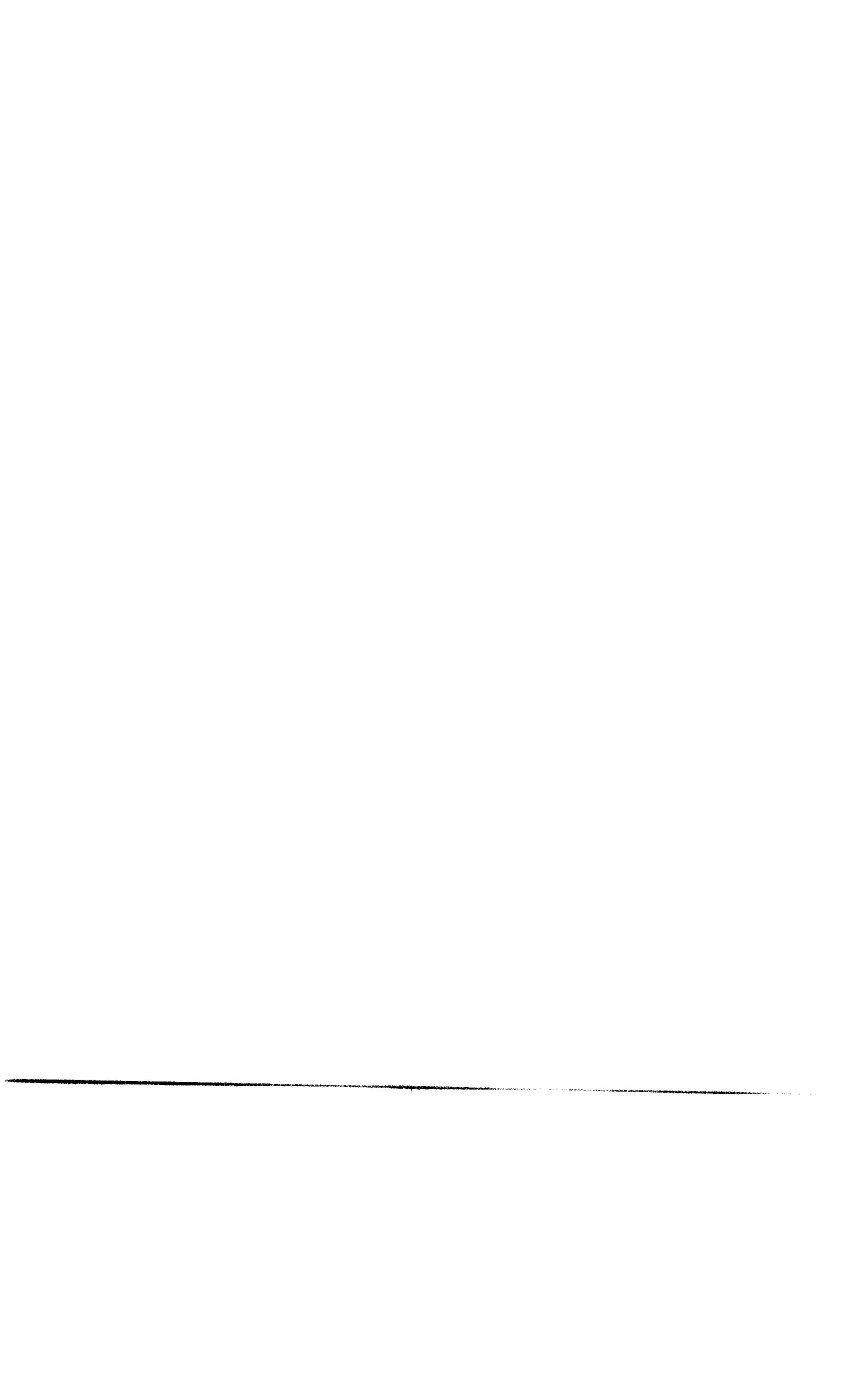
Present Conditions

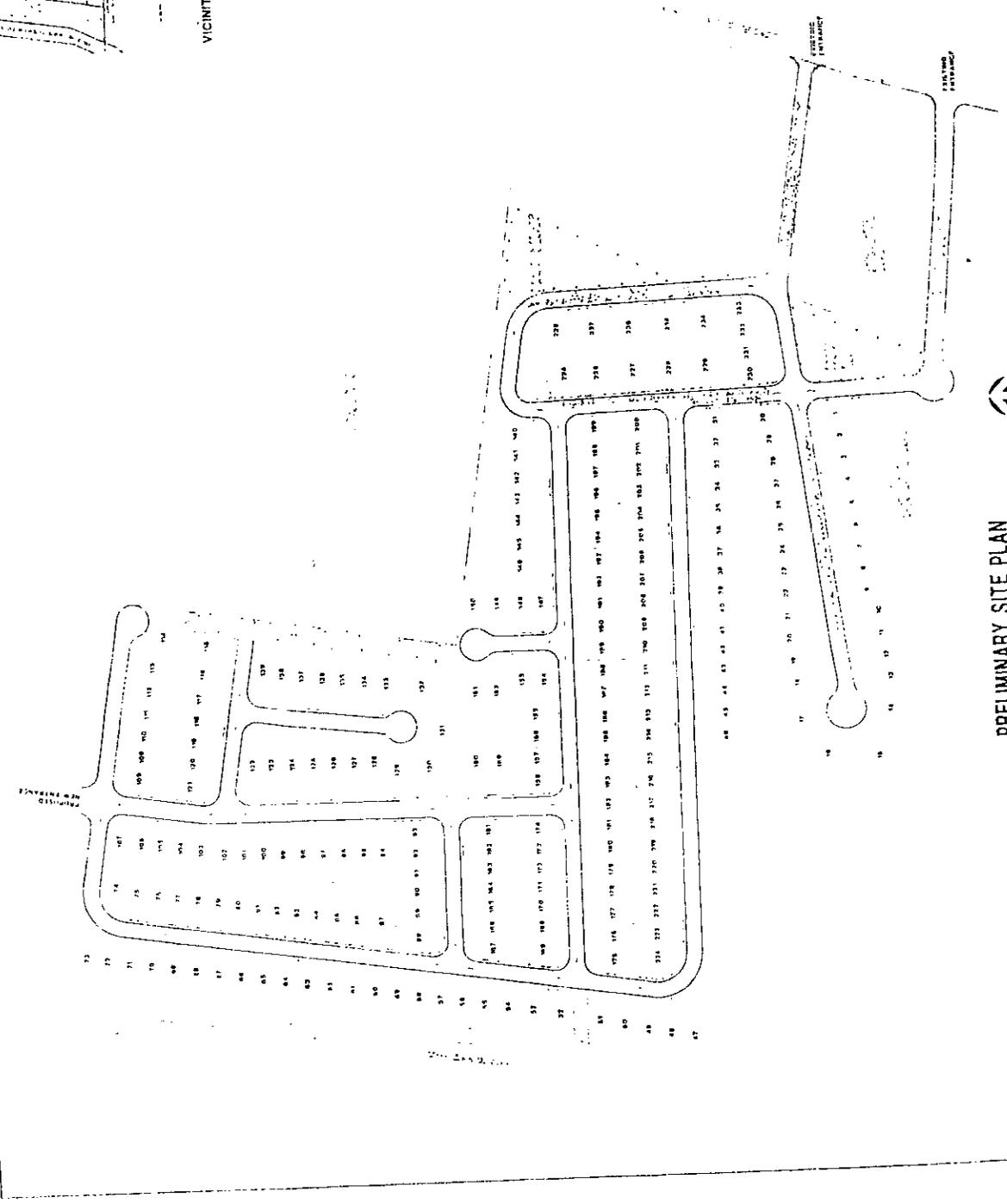
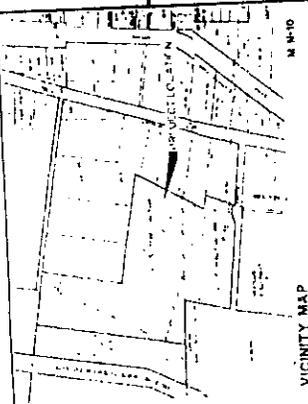
The property that encompasses the Riverside Construction Landfill is mostly undeveloped. The southern one quarter of the property has been developed into a mobile home park. A plan for the development of the entire site is provided in Sheet C1 on page 5.

Surface conditions appear to be supporting native grasses with soils that could allow landfill gas generated underground to surface to the atmosphere. Some restriction of vertical gas migration to the atmosphere is expected in locations where there is fine grained soil fill materials (clayey sands and silts). The documents reviewed for this report indicate there are locations on the property where there is fine grained soil fill material. The report indicates these locations are somewhat randomly disbursed throughout the site. The floodplain soils which comprise the majority of the site consist primarily of silts, silty sands, gravelly sands, and clayey sands or silty fill. There are however, gravel layers present that could allow lateral gas migration (this property was once utilized for gravel extraction).

Table 2. Results of soil gas sampling conducted September 25, 1996

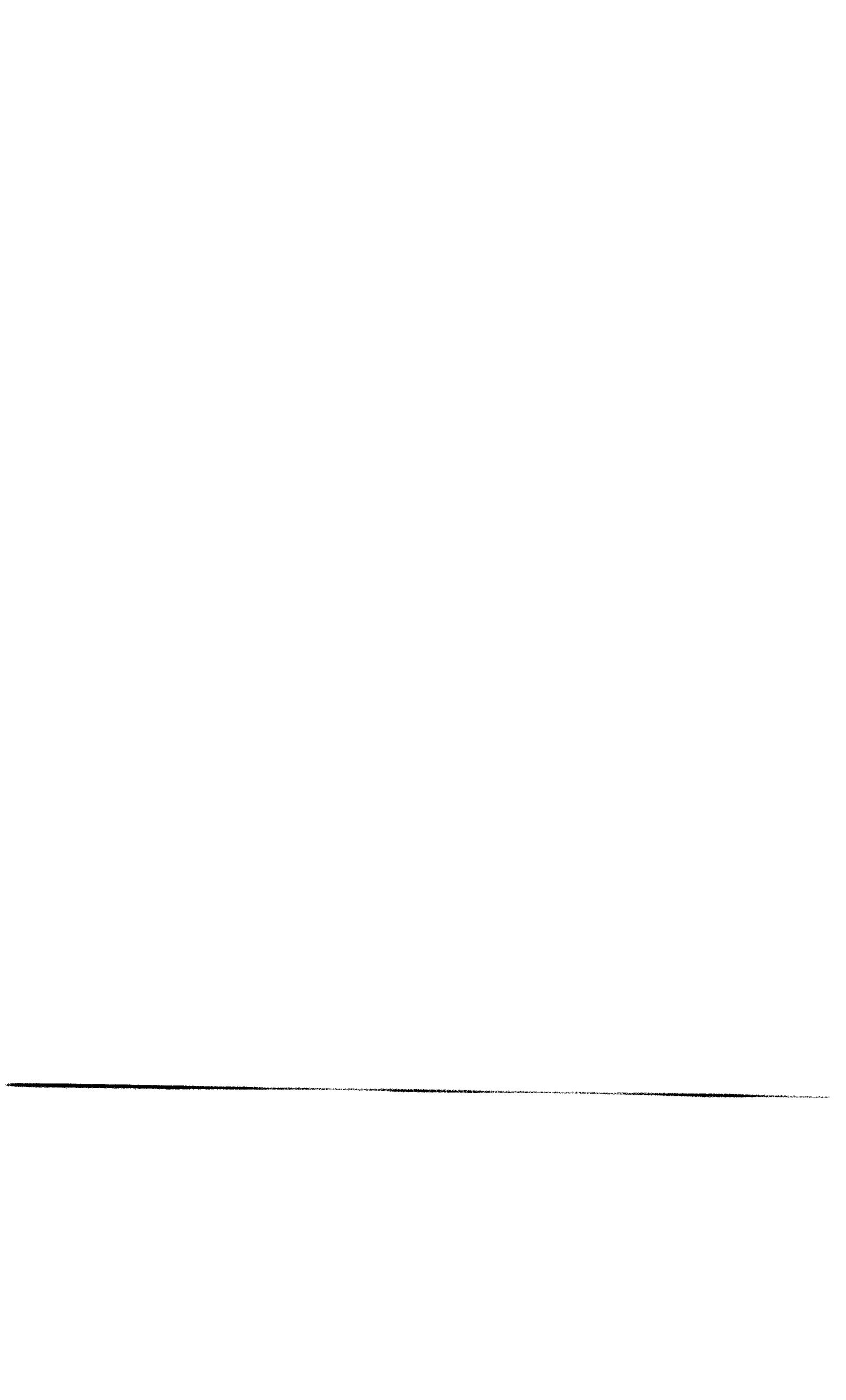
Hole #	% LEL
1	001
2	000
3	000
4	001
5	000
6	001
7	001
8	000
9	000
10	000
11	000
12	001
13	001
14	001
15	001
16	000
17	000
18	001
19	000
20	000
21	001





General Notes
 A. MINIMUM LOT SIZE: 40'x100' (4000 SQ. FT.)
 B. TOTAL NUMBER OF LOTS: 238

Legend
 --- EXISTING ROAD
 --- PROPOSED ROADWAY & SIDEWALK
 --- PROPERTY LINES
 --- LOT IDENTIFICATION
 --- EXISTING WATER SEWER EASTWENT

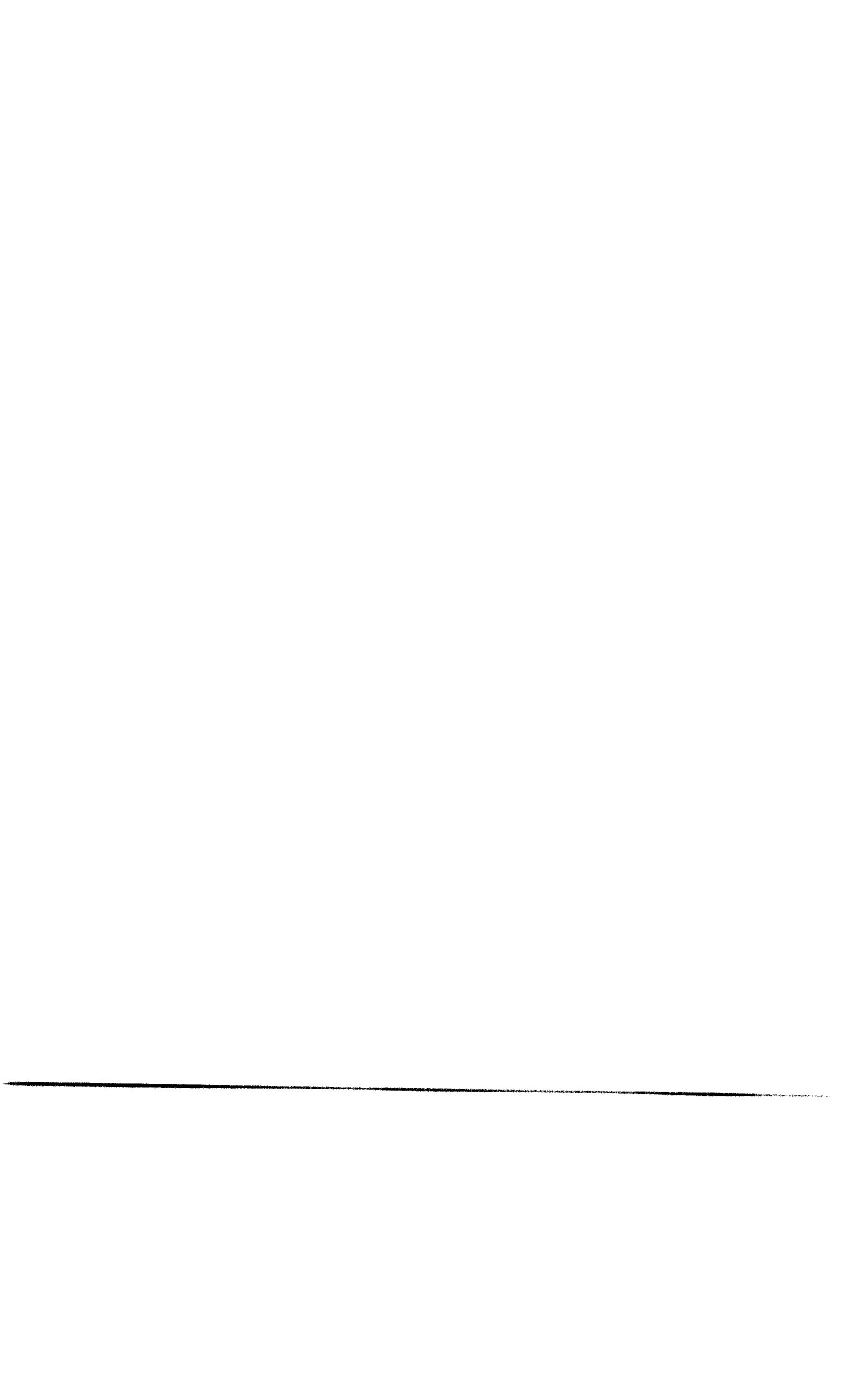


A soil permeability test was conducted for the on-site soils. This test indicated the on-site soils have a permeability of 2.1×10^{-6} cm/sec. Because of the various soils present and the potential of gravel layers, we are unable to say that the soils themselves would entirely restrict landfill gas migration from the Riverside Construction Landfill.

Landfill Material Characteristics

Based on the documents reviewed for this analysis, the Riverside Construction Landfill (approximately 1.8 acres) was originally utilized for soil and gravel extraction. It is assumed that the soil and gravel was removed in the late 1970's and 1980's. The content of the landfill is composed of native soils (likely utilized as daily cover) and construction and demolition debris (90% concrete and 10% plaster and wall board). The landfill was not lined and the aerial extent of the landfill is approximately 1.8 acres. The landfill has an estimated maximum depth of 15 to 20 feet. The documents reviewed do not indicate the placement of a designed cap over the landfill; however, a site inspection performed as a part of this project revealed that a 3-foot thick soil cap was installed at the landfill. This site inspection also revealed that the present surface area of the landfill is relatively flat. There is the potential for standing water; however, the depth of water would likely be less than 3 to 6 inches.





LANDFILL GAS GENERATION

As a part of the previous studies conducted on the Riverside Construction, Inc. property landfill gas was measured. The gas measurement indicated the landfill may have been generating gas in 1996.

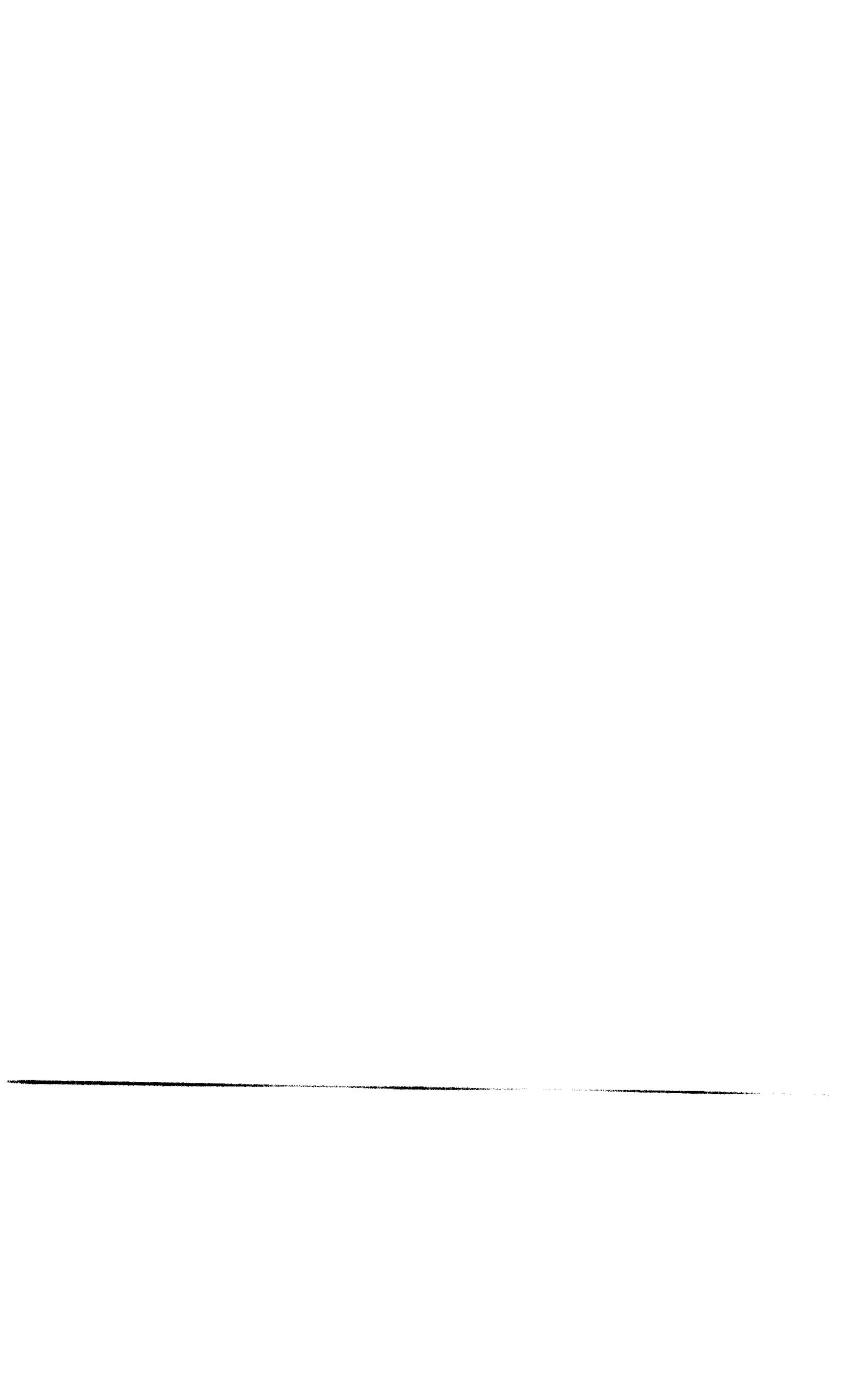
To better understand the amount of methane that could be generated over the entire generation cycle, we modeled the landfill waste. The analysis follows:

Methane Generation - Assumptions:

Methane yield should be less than 1.0 ft³/lb for construction and demolition debris. This type of waste stream has a large quantity of inorganic and the organics are typically treated wood and paper products. The decay rate constant is estimated at less than 0.01 per year (i. e., less than 1% of the remaining decomposable material will decompose each year). This low rate is expected because of low precipitation in the vicinity and limited amounts of organics that are likely broadly distributed throughout the landfill.

The mass of waste in the landfill is 34,848,000 pounds. The mass of wood and paper is estimated to be 4% of the total waste stream or 1,393,920 pounds. This is based on the Turner Environmental Consultants letter report dated September 29, 1996, which indicated that 90% of the waste stream is concrete and the remaining 10% of the waste stream is comprised of plaster and wall board. Typically plaster and wall board includes a limited amount of wood and paper. The amount of wood and paper can vary and can be as much as 40% of this portion of the waste stream.

Based on the Scholl-Canyon Model, the maximum generation rate for this landfill is less than 3,000 cubic feet per year. Based on the model results methane is likely being generated at the landfill in very small amounts (low concentrations and small volumes) and will continue to be generated into future years. Because of arid weather, low moisture conditions enable low gas generation rates over long periods of time. Conversely, high moisture conditions enable large gas generation amounts over shorter periods of time. The date when gas generation will cease is difficult to predict and is beyond the scope of this report. Presently, the modeling values for gas generation would

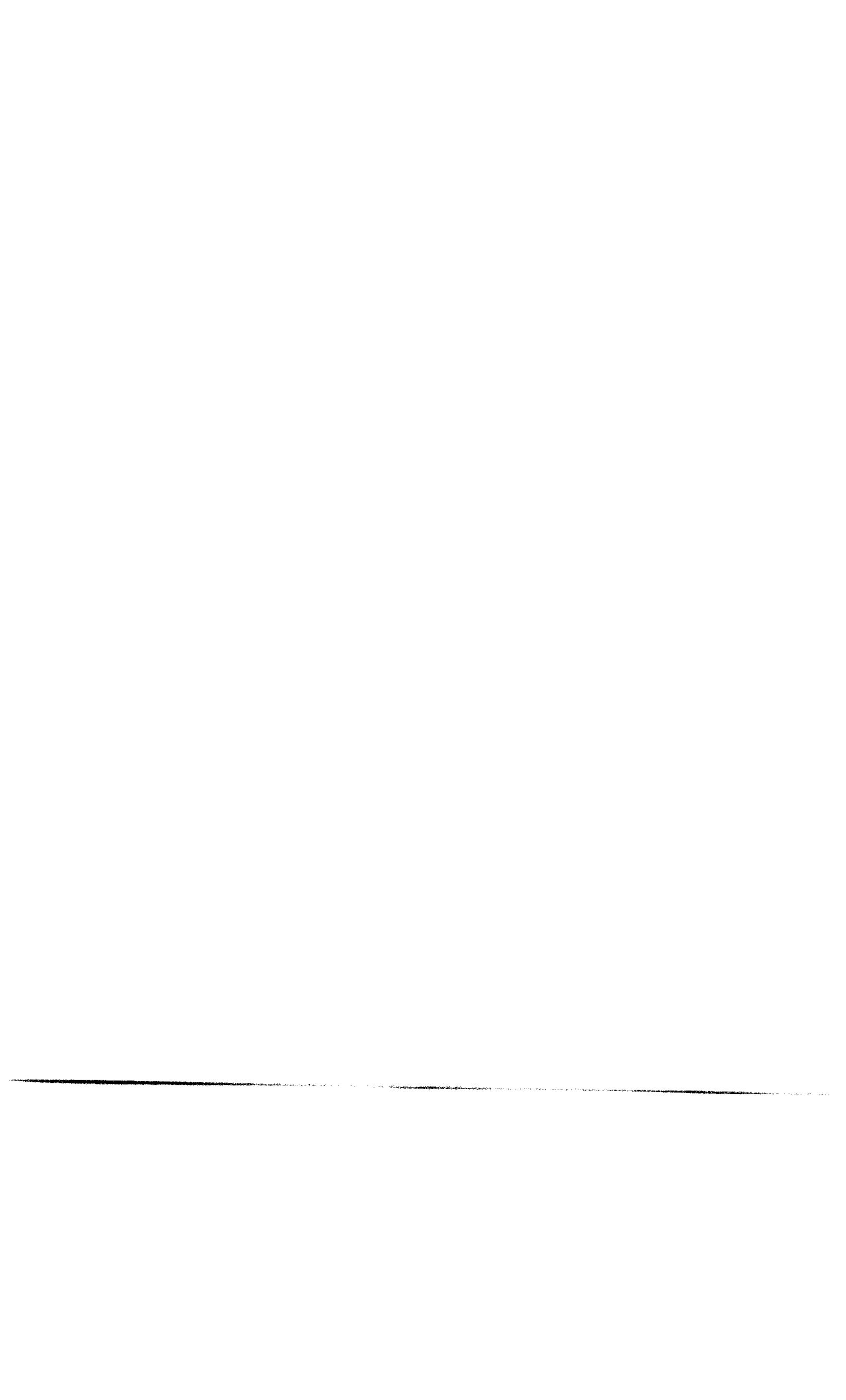


be considered extremely low in the landfill industry. Gas generation pressures are likely similarly low.

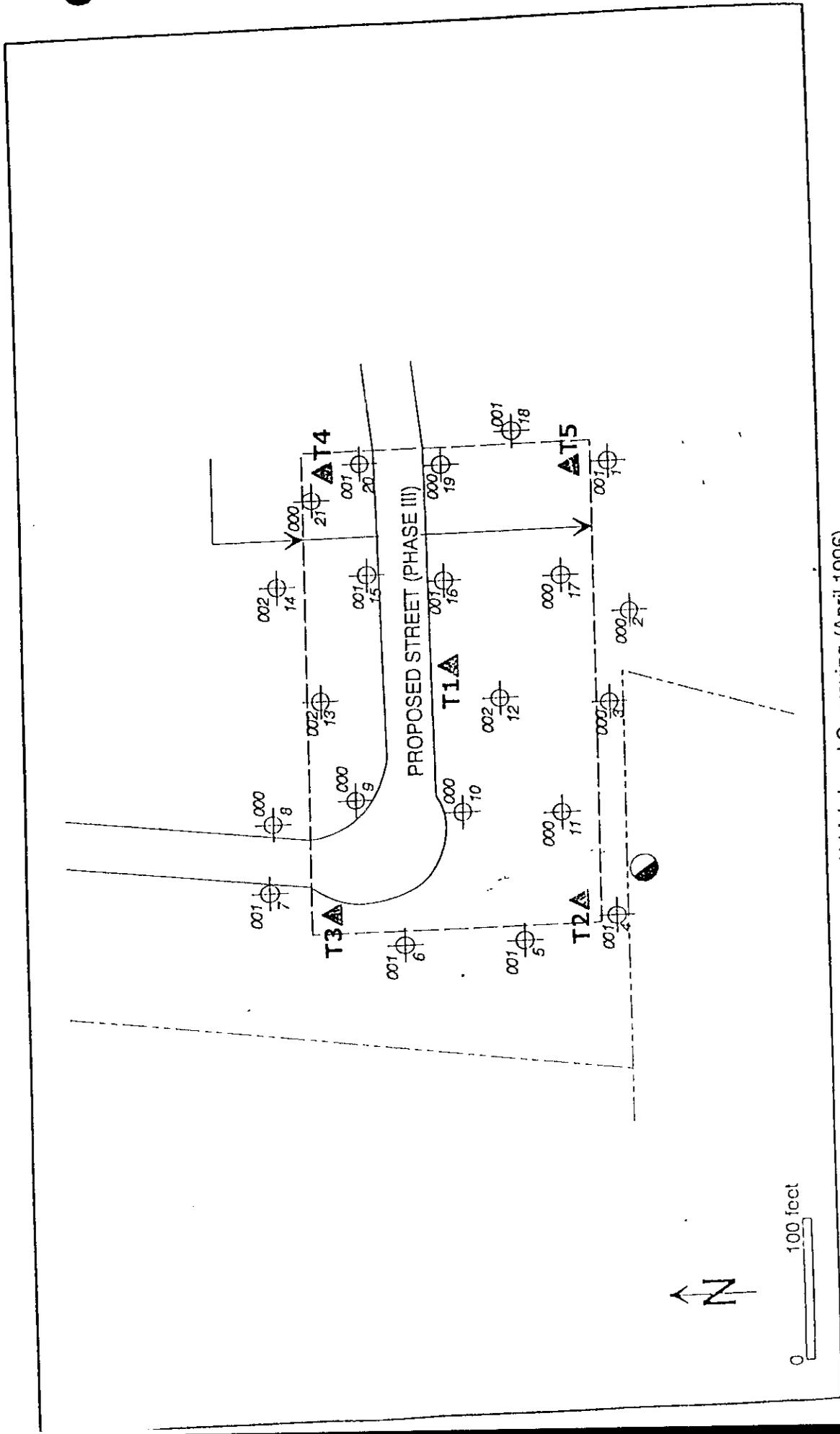
In addition to conducting a computer modeling analysis of the landfill, another round of gas sampling was conducted at the landfill site. The sampling involved excavating a total of 5 five test holes – 4 at approximately each corner of the landfill and 1 in the center of the landfill. Each hole was excavated to a depth of 4 to 5 feet. At the bottom of each excavation a steel probe was driven an additional 2 feet or to refusal, whichever came first. The steel probe was extracted and a test wand connected to a gas meter was placed in the hole. The wand was left in the hole to capture initial air condition. The wand was then removed, recalibrated, and returned to the hole to determine if any gases had entered the hole. Gas was detected in 2 of the 5 holes. In both instances, the level of gas was 1%. The complete results of this testing program are provided in the following table. Additionally, the map on the following page provides the location of the new tests in relationship to the sampling program conducted in 1996.

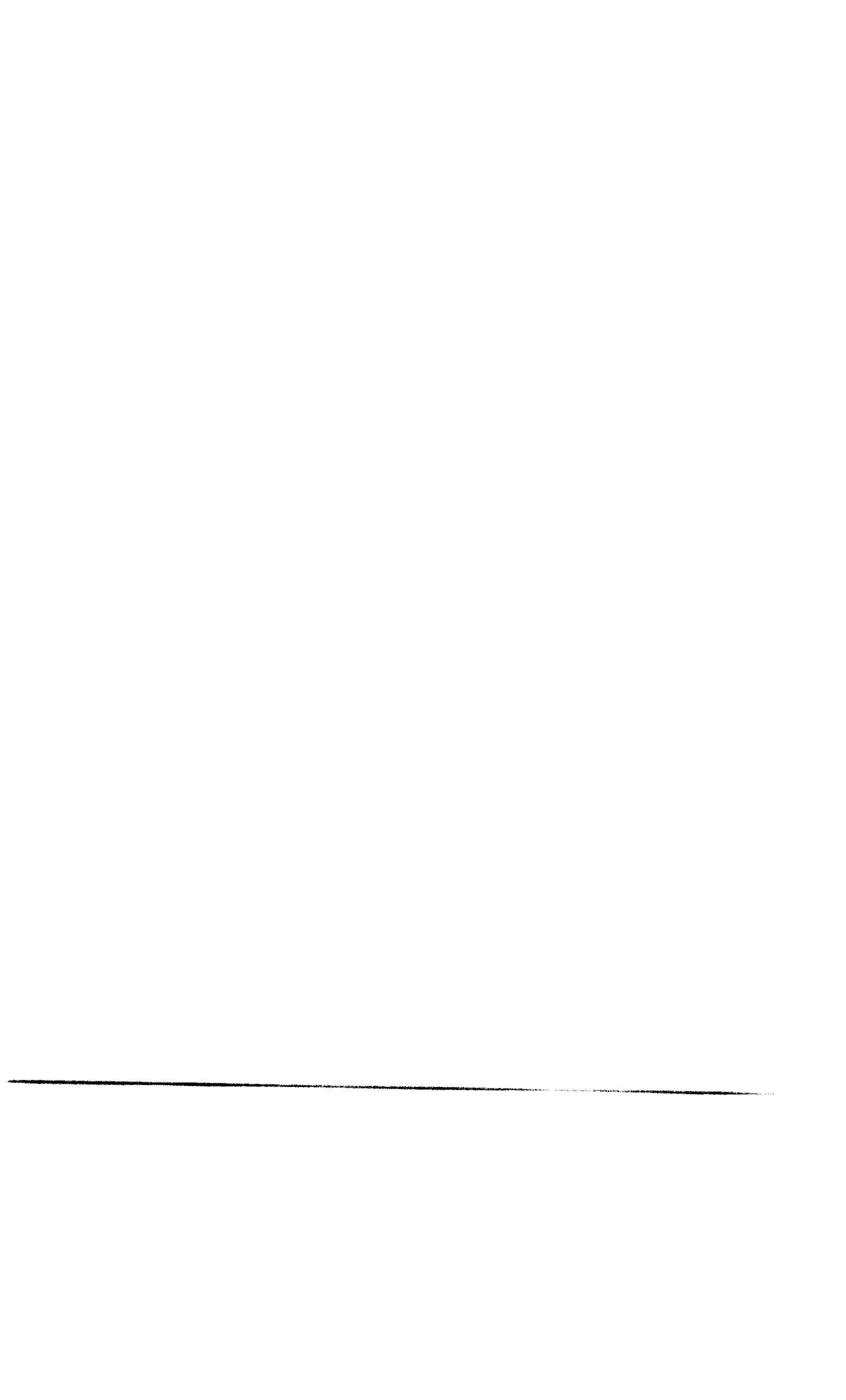
**LANDFILL GAS SAMPLING
FEBRUARY 3, 2003**

<i>Test Point</i>	<i>Test Result (%)</i>	<i>Test Depth (ft)</i>
T1	0	5.5
T2	1	6.0
T3	0	7.5
T4	0	6.5
T5	1	6.5



RIVERSIDE LANDFILL
SOIL VAPOR SURVEY SAMPLE LOCATIONS





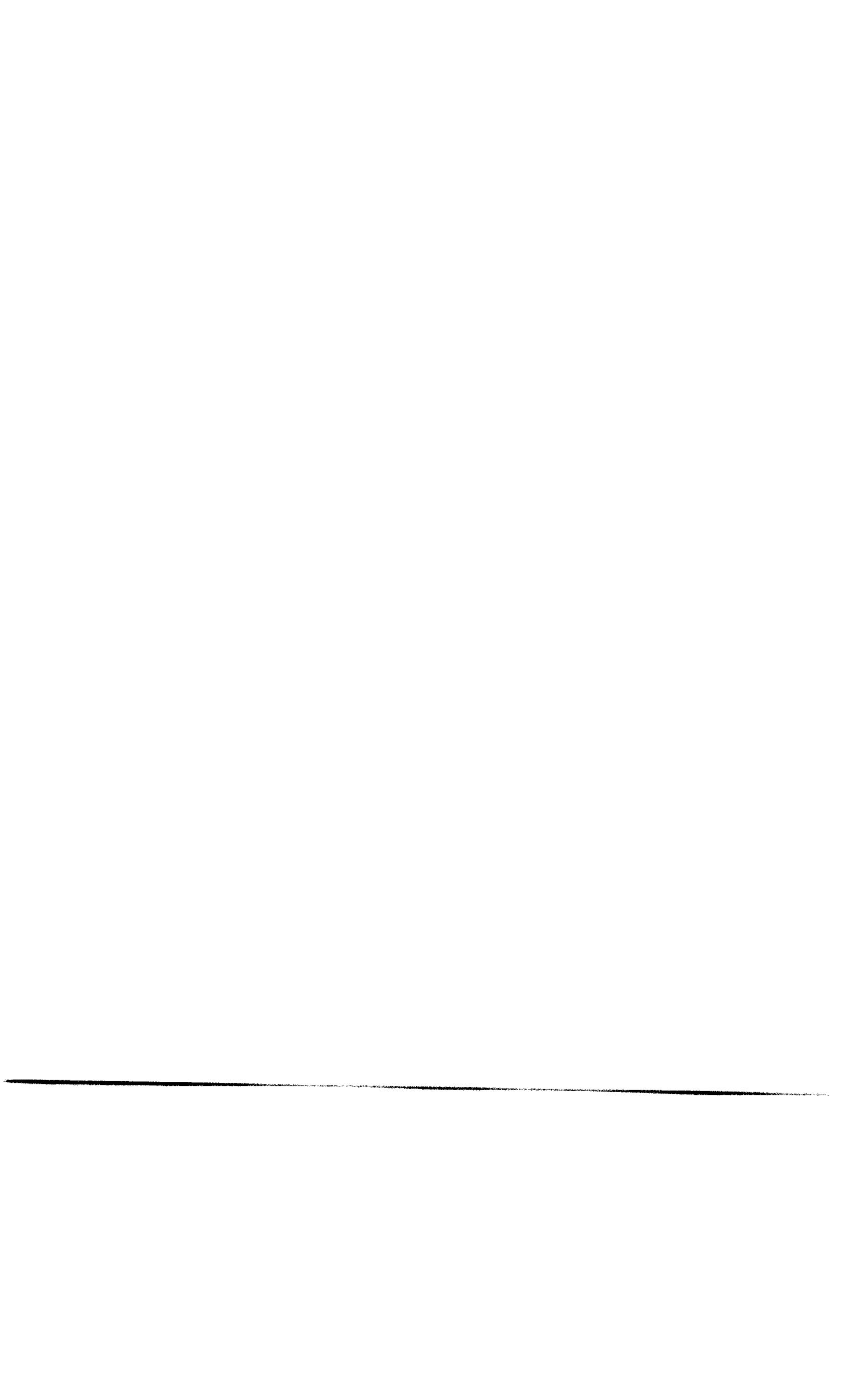
IMPACT ON RIVERSIDE CONSTRUCTION, INC. PROPERTY

The Riverside Construction, Inc. property encompasses the existing landfill, open spaces, and a mobile home park. The landfill is located in the southwest corner of the most westerly portion of the property. Based on the proposed development plan for the site, the landfill will be overlain by a cul-de-sac and house lots.

Specific soils information for the property in the vicinity of the landfill is presently unavailable. Based on the limited soils information for the entire property, there is the potential of relatively tight soils within the property around the landfill. These tighter soils could decrease the opportunity for venting of any landfill gas migrating across the site; however, given the variability of the soils at the landfill site, the potential to allow venting is still significant.

Based on our investigation of the utilities in the area, it appears that some underground utilities are located along the northern edge of the landfill and extend past the property. These utilities include a sanitary sewer and domestic water supply.

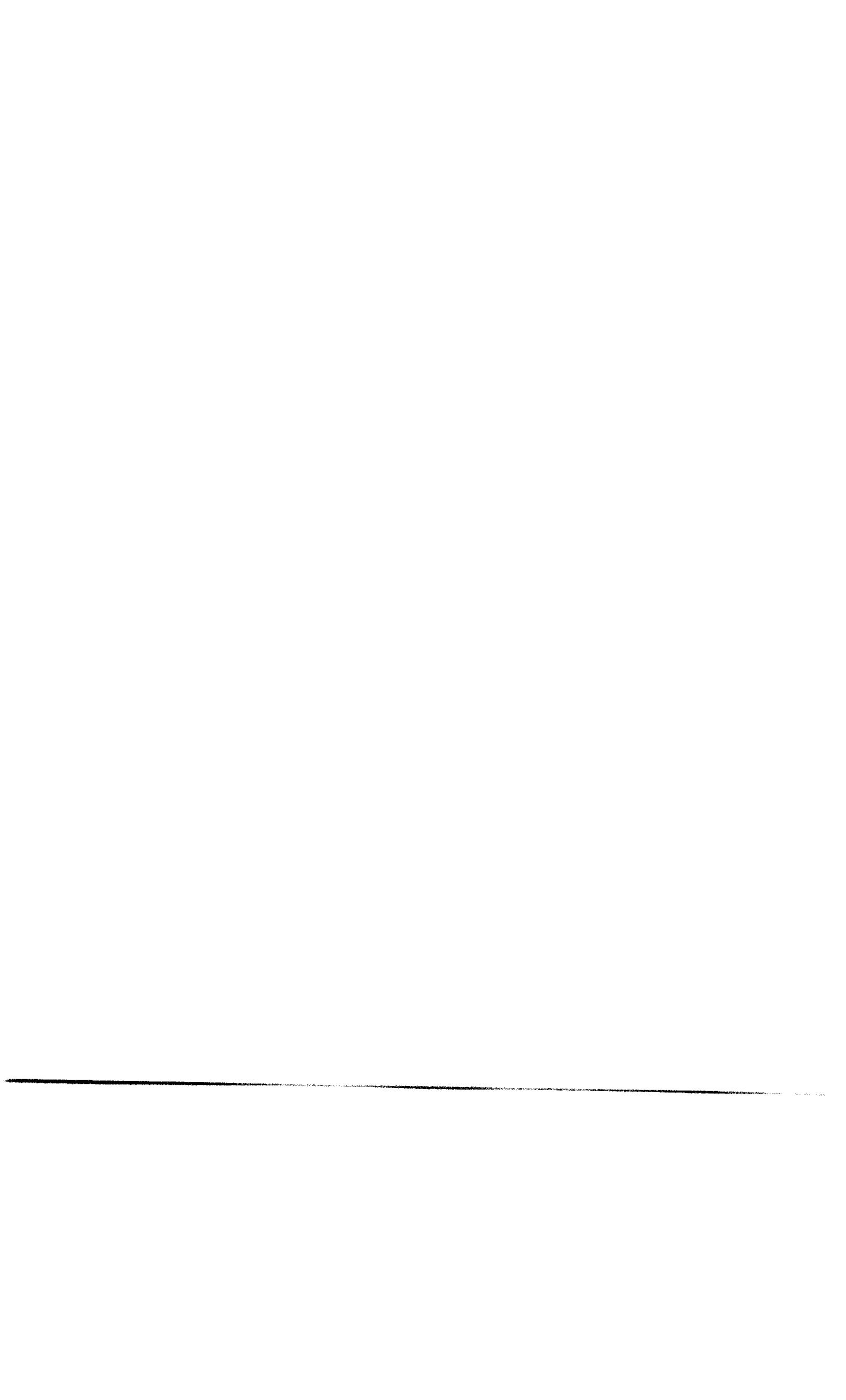
There is a scenario where landfill gas could enter a cracked utility line such as an underground power conduit near the landfill. Methane from the gas could potentially travel along the conduit and enter structures that are served by the utility (for example at electrical panel boxes). Though the likelihood of this occurring is slight, precautionary measures to prevent gas from entering site utilities will greatly reduce (and can eliminate) potential problems related to methane related issues. The precautionary measures are easily incorporated into new building construction and are inexpensive compared to overall site/building development costs.



FUTURE CONSIDERATIONS AND RECOMMENDATIONS

Future land use changes especially at the landfill site may increase lateral gas migration. These land use changes could include the addition of paved areas, buildings or other uses that decrease surface soils available for vertical gas venting to the atmosphere. Based upon the fact that gas is being generated at the landfill, there is a slight chance of gas migration into adjacent utilities. Though the likelihood of this migration ever becoming a problem at the property is slight, we recommend conservative precautionary measures be provided with utilities connected to any enclosed structures on the property. Specifically, all underground electrical conduits should be fitted with "EYS" conduit seals (by Crouse-Hinds or similar) filled with explosion-proof expanding grout (Chico X or similar) just prior to the conduit entering panel boxes, confined spaces, buildings, homes or other site structures (see Appendix A for details on these fittings). Sanitary and wastewater drain lines should be equipped with normal sewer gas prevention fittings as per local codes. Underground telephone conduits should be equipped with fittings to allow the introduction of "EYS" fittings with explosion-proof grout (or ventilation of the conduits) just prior to the line's entering on-site confined spaces, buildings, homes, or other site structures. Because the landfill is likely generating a limited quantity of landfill gas, we do not believe utility trench dams are necessary. With the limited amount of gas generated, the gas pressure will be very small. This low pressure condition will severely restrict the mobility of the landfill gas.

Any buildings or landscaping planned on or adjacent to the landfill should incorporate xeriscaping. No water should be allowed to enter in to or pond over the landfill. Any utility that is placed over the landfill should be encased in concrete, include flexible joints, or double walled to eliminate the possibility of leaking fluids into the landfill due to breakage or joint failure because of landfill settlement. No subsurface structure should be constructed within the limits of the landfill nor within 100 feet of the outside edge of the landfill.



REPORT LIMITATIONS

This report is based upon available information at the time of this writing. The evaluation of properties or structures other than the subject property in terms of susceptibility to landfill gas is not included in this report. As noted previously, this report does not address other aspects of the landfill and its impact on property development. These impacts include, but are not limited to, differential settlement and structural capabilities of the landfill. These issues should be evaluated prior to any design or construction activities at or adjacent to the landfill site.



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**VALLEY VISTA SELF-STORAGE FACILITY
& SEAY BROTHERS CONSTRUCTION-DEBRIS LANDFILL (closed)**
3901 ERVIEN LANE SW
(Tract 2, Land of Westland Development Company, Inc.)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 87121

PREPARED FOR:

VALLEY VISTA, Inc.
Attn: Mr. MICHAEL SEAY, President

and

TRI-COUNTIES DEVELOPMENT
Attn: Mr. TOM BURROWS

VIA:

ALBUQUERQUE COMMERCIAL REALTY
Attn: Mr. CORD MOUNKES
8501 CANDELARIA ROAD NE • SUITE F-1
ALBUQUERQUE, NM 87112
505-298-2811/505-298-0505, FAX

BY:

**REAL ESTATE ENVIRONMENTAL SERVICES COMPANY
(REESCO)**
313 ALISO DRIVE SE
ALBUQUERQUE, NM 87108
(505) 254-0928, Telephone & FAX

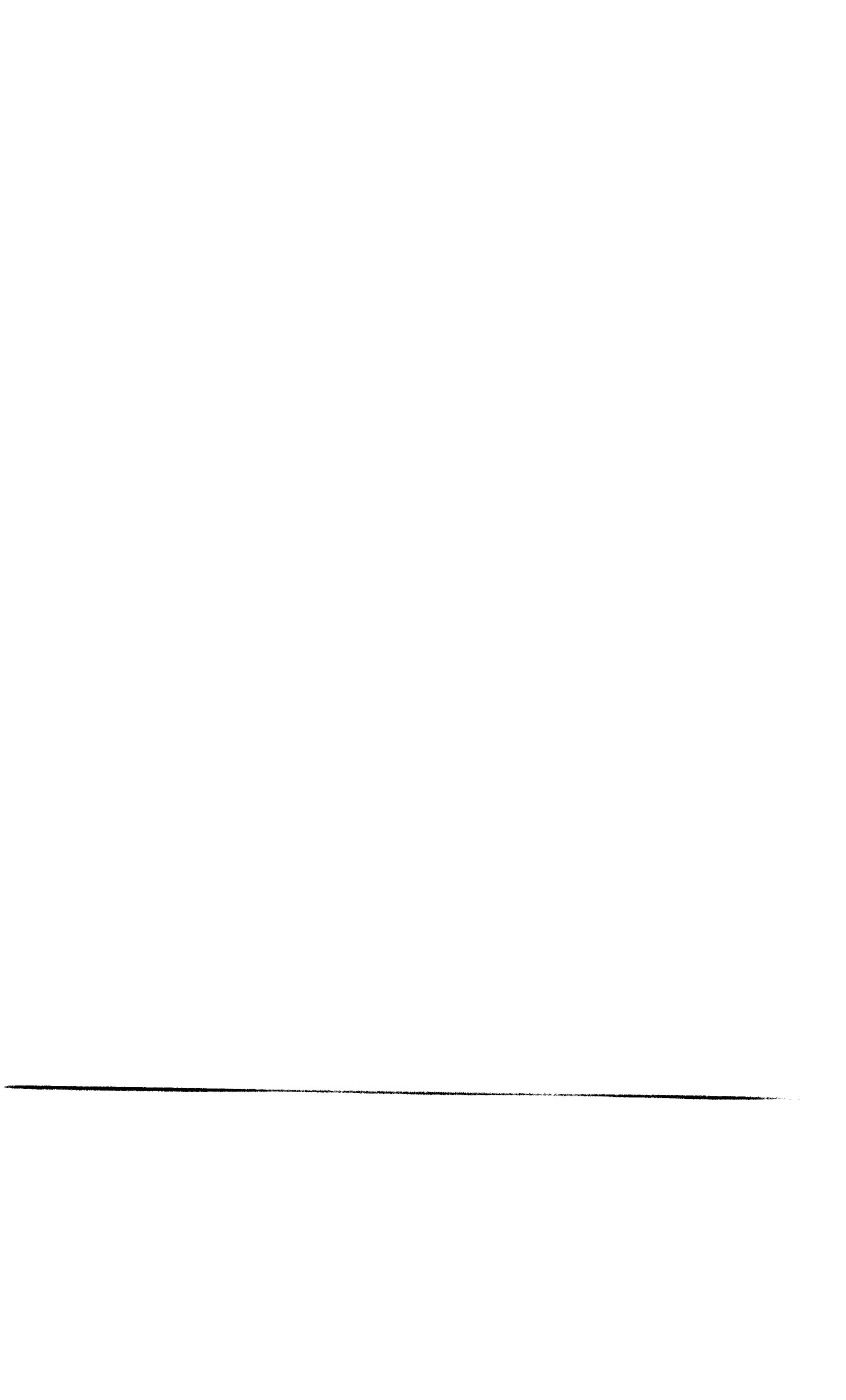
SUBMITTED:

OCTOBER 3, 2002
REESCO PROJECT No. C064.02

October 3, 2002
C064.02
313 Aliso Drive SE
Albuquerque, NM 87108

REAL ESTATE ENVIRONMENTAL SERVICES COMPANY

Telephone & FAX
(505) 254-0928



EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (ESA) was conducted in accordance with ASTM E1527-00 by Real Estate Environmental Services Company (REESCO) from September 19 through October 3, 2002 at the Valley Vista Self-Storage Facility & Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW (Tract 2, Land of Westland Development Company, Inc.), Albuquerque, Bernalillo County, NM 87121. Although the site carries an Albuquerque mailing-address, the site's physical location lies outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM.

Exhibit A presents the site's location; details of ownership and an abbreviated legal description; a copy of the State's letter approving the landfill's closure 1996; the site's monitoring well borehole logs; and this Phase I ESA's records of conversations. Exhibit B presents the City's of Albuquerque's Interim Guidelines for Development within 1,000 feet of Landfills (2001); the site's Landfill Gas and Analysis of Landfill Gas Sampling Program (2000); the Results of Surface Methane Sampling (1999); and a Letter with the Results of Methane Testing (1995). Exhibit C presents the results of previous ground-water analyses from the site's monitoring wells (1999-90). Exhibit D documents recognized environmental concerns within a 1.0-mile radius of the site. Exhibit E presents contractual details regarding the performance of this Phase I ESA.

This Phase I ESA's subject site is a 26.011-acre irregularly-shaped parcel currently supporting a 500-unit self-storage facility with contiguous open-air vehicle-storage areas and an on-site manager's residence, all located on the site's smaller northern portion; the site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill, as well as a small fenced residential compound with a single occupied mobile-home. The site is known as the Valley Vista Self-Storage Facility & the Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW (Tract 2, Land of Westland Development Company, Inc.), Albuquerque, Bernalillo County, NM 87121. Although the site carries an Albuquerque mailing-address, the site's physical location lies outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM. The site was originally developed in 1983 with the opening on previously undeveloped acreage of the currently closed waste-cell to receive construction-debris from the original developers/current owners' waste-hauling business. The subject site's original developers/current owners operated the site as the Seay Brothers Construction-debris Landfill from 1983 through 1992; the site was closed in 1992-93 in accordance with all applicable regulations in effect at that time. The site's original developers/current owners installed three (3) ground-water monitoring wells along the site's perimeter in 1990, and the underlying ground-water quality has been periodically monitored since that time; no exceedances of the State's drinking-water quality standards have been documented from ground water underlying the subject site. The first phase of the site's self-storage lockers and the on-site manager's residence were constructed in 1996, long after the Federal-ban on the use of Asbestos-Containing Materials (i.e., 1978; ACM), and this Phase I ESA observed no suspected ACMs at the subject site. The site is served by some ordinary public utilities, improvements and services, but is equipped with an on-site drinking-water and landscaping-water well, septic systems, and propane-tanks for heating.

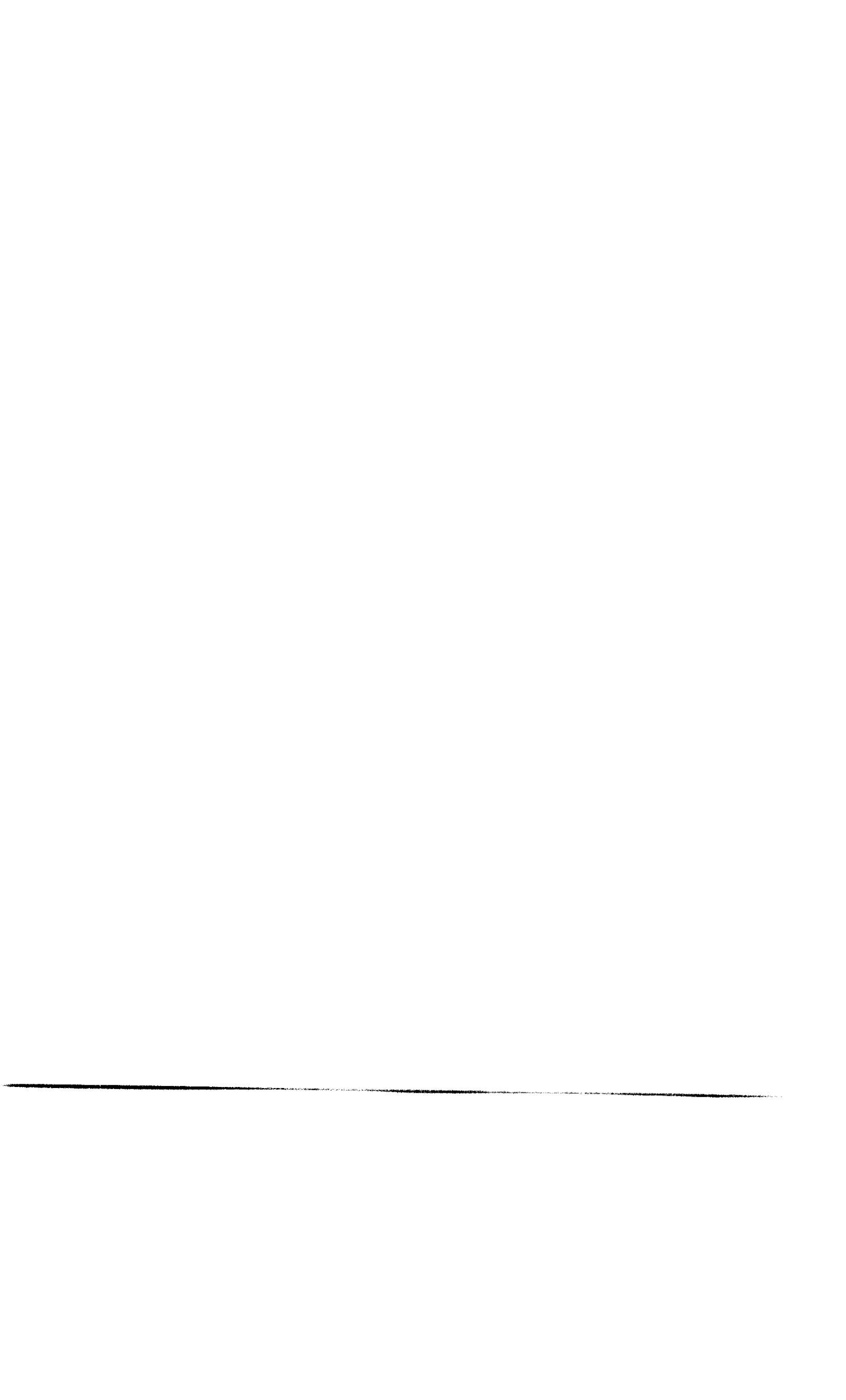
The site's original developers/current owners have previously contracted engineering firms to measure methane-levels at the closed landfill's surface in 1995, 1999 and 2000, and to evaluate the potential for methane-generation at the site's closed waste-cell. The results of this methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the

October 3, 2002
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accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell. The City of Albuquerque's Environmental Health Department (EHD) has implemented Interim Guidelines for Development within 1,000-feet of Landfills; these Interim Guidelines require the City to review "...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties...". This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).

This Phase I ESA reported or observed five (5) operations or activities associated with the generation, storage, transportation, treatment, and/or disposal of hazardous materials/wastes for facilities within 1.0-mile of the subject site. Environmental degradation is not noted for any of these reported vicinity locations, but a settlement agreement has not been recorded for a single reported vicinity location.

This assessment has revealed evidence of only the following Recognized Environmental Concern in connection with the property:

- The site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill. The methane-levels at the closed landfill's surface were measured as negligible in 1995, 1999 and 2000. Site-specific methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell (Exhibit C).

The City's Interim Guidelines for Development within 1,000-feet of Landfills require the City to review "...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties..." (City, 2001; Exhibit A). This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).

October 3, 2002
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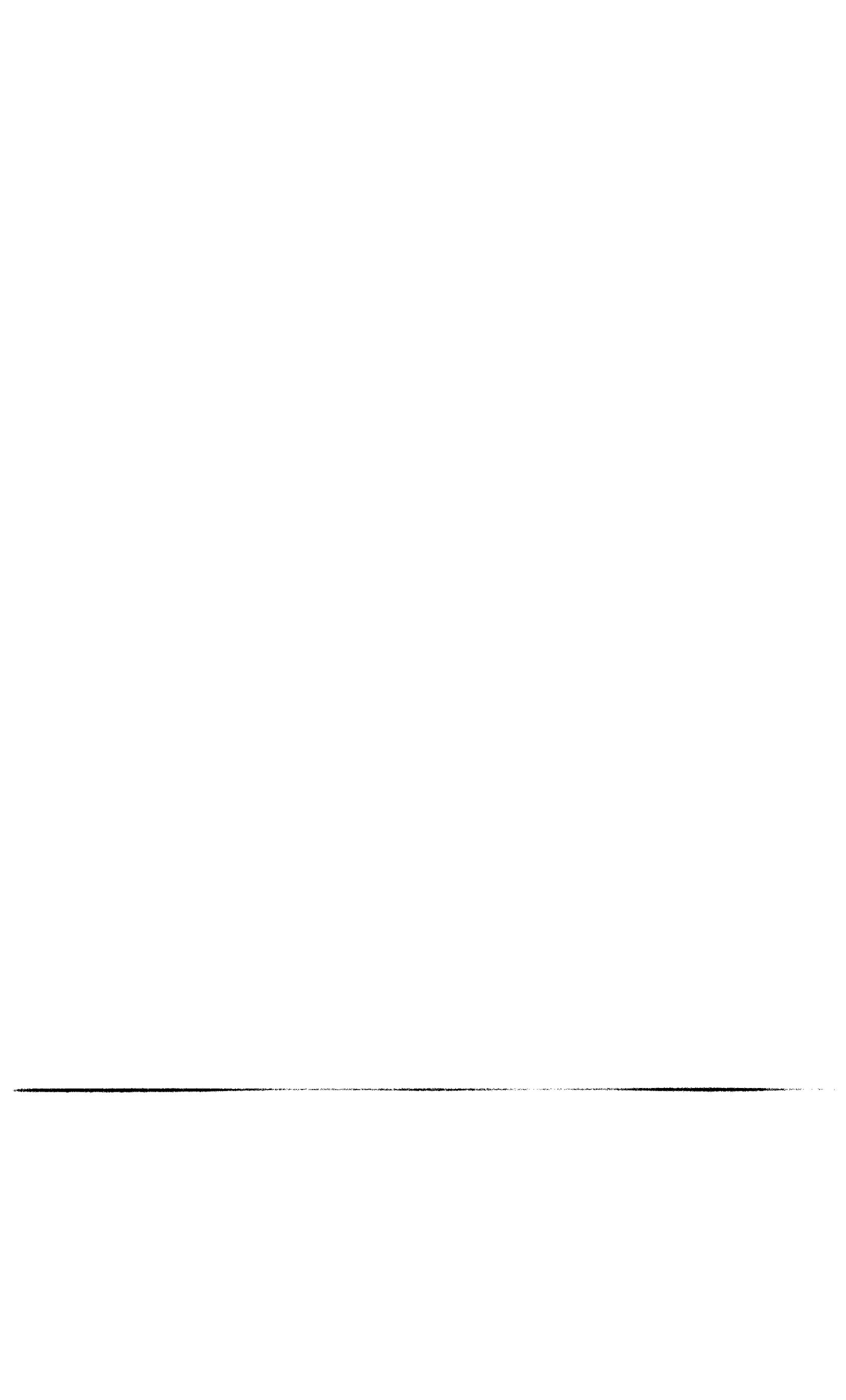


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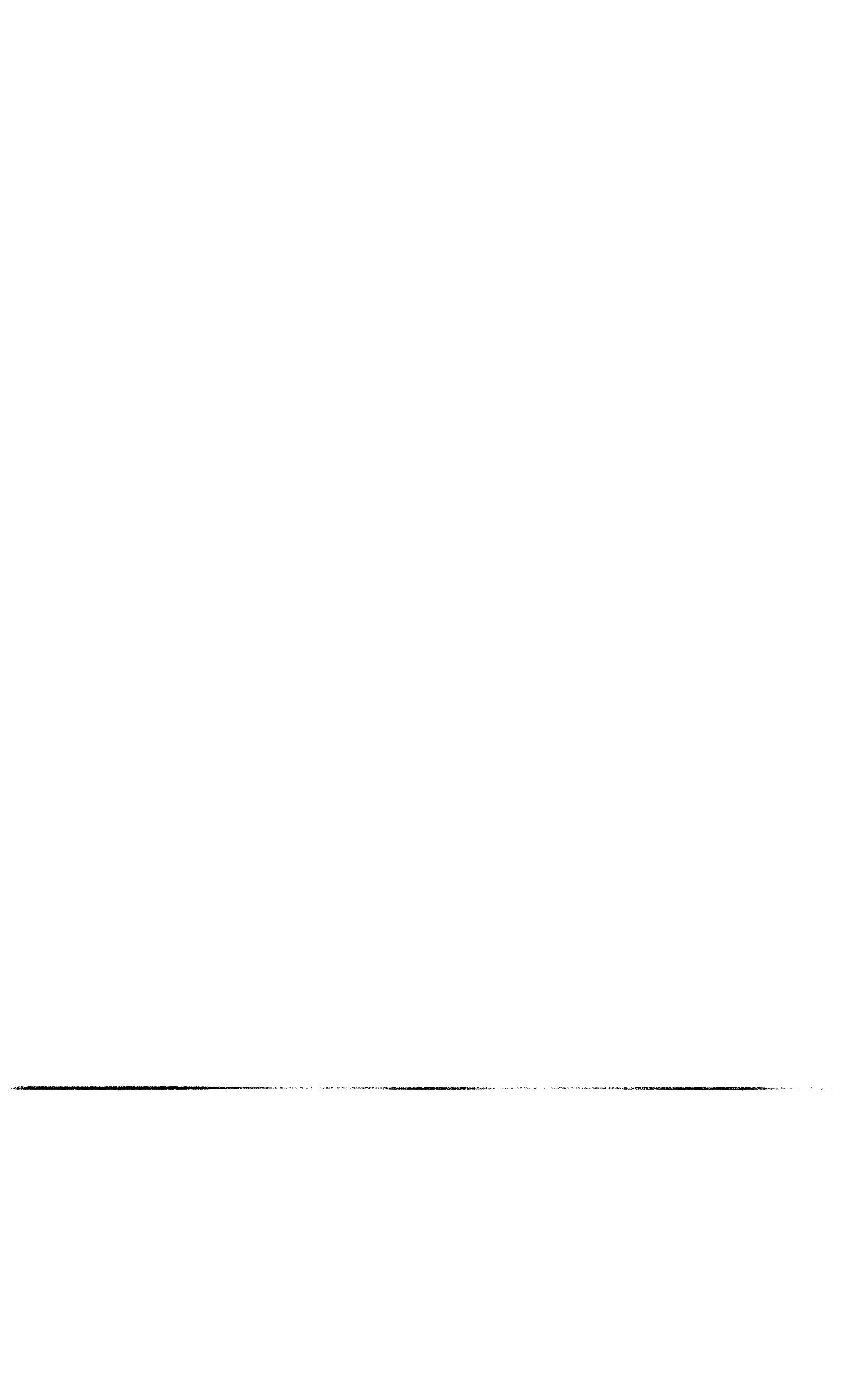


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Figure 2.a	View looking northwest at the site's entrance at the end of Ervien Lane SW showing the site's on-site manager's residence and a modern mobile-home park at the photos' right and the closed Seay Brothers Construction-debris Landfill to the photos' left.	
Figure 2.b	View looking north to east from near the site's southwestern corner showing abandoned equipment of the closed Seay Brothers Construction-debris Landfill and stockpiled soils, at the photos' left and right, respectively; the graded surface of the closed Landfill encompasses the photos' background..	
Figure 2.c	View looking west to north from near the site's southeastern corner with the site's occupied mobile-home to the photos' left and a mobile-home park and the Valley Vista Self-Storage Facility visible across the photos' horizon.	
Figure 3	Descriptive Sketch of Valley Vista Self-Storage Facility & the closed Seay Brothers Construction-debris Landfill (Tract 2, Land of Westland Development Company, Inc.), and Vicinity, Albuquerque, Bernalillo County NM 87121.	
Figure 4	Seay Brothers Construction-debris Landfill (closed), Riverside Landfill (closed), & City's 1,000-foot buffer zone (Albuquerque Environmental Health Department, 2002).	

LIST of EXHIBITS

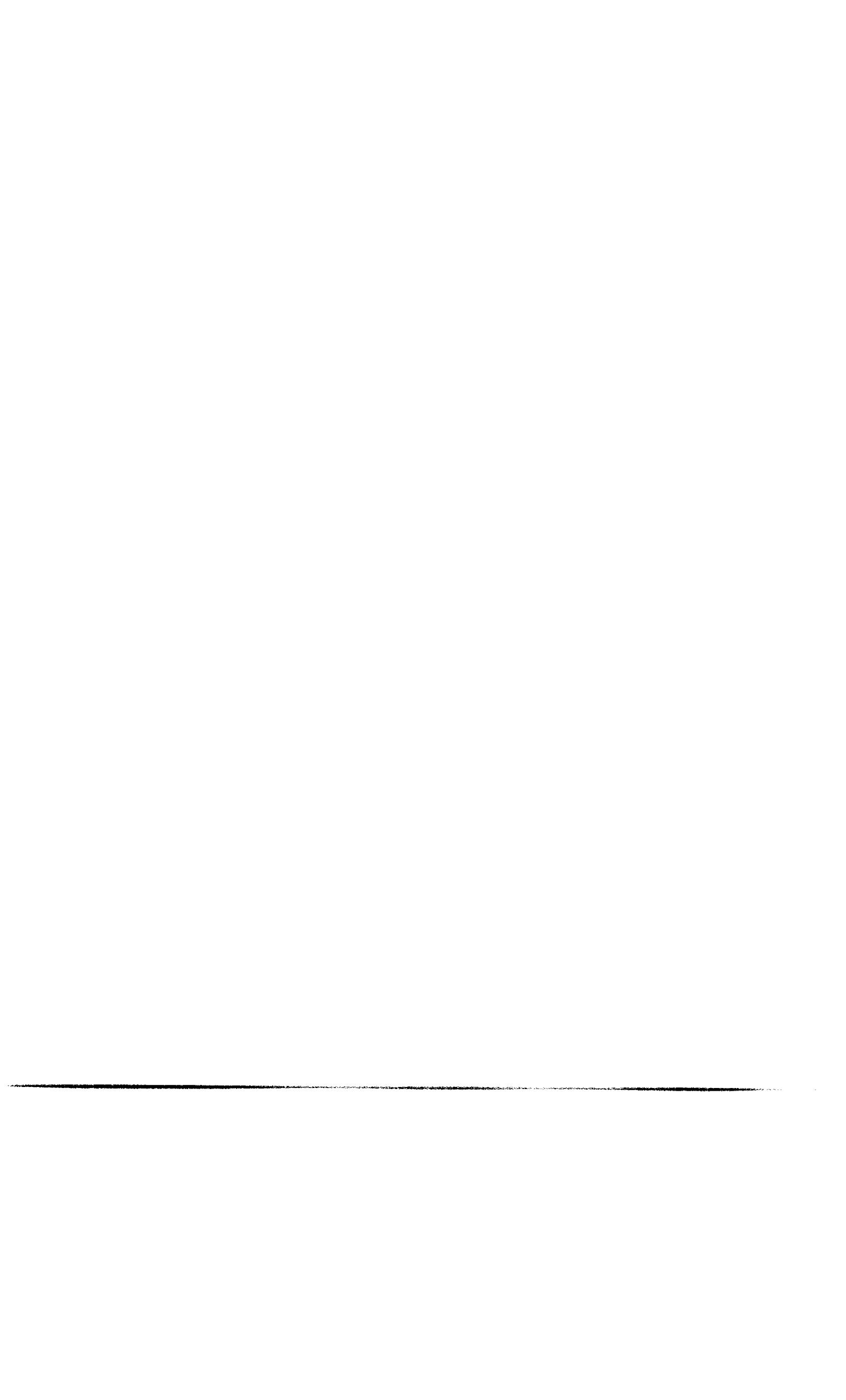
EXHIBIT A	SITE LOCATION, OWNERSHIP and LEGAL DESCRIPTION; STATE's APPROVAL of LANDFILL CLOSURE (1996); and MONITORING WELL BOREHOLE LOGS; RECORD of CONVERSATION
EXHIBIT B	CITY of ALBUQUERQUE'S INTERIM GUIDELINES for DEVELOPMENT within 1,000 feet of LANDFILLS (2001); LANDFILL GAS and ANALYSIS of LANDFILL GAS SAMPLING PROGRAM (2000); RESULTS of SURFACE METHANE SAMPLING (1999); LETTER with RESULTS of METHANE TESTING (1995)
EXHIBIT C	RESULTS of PREVIOUS GROUND-WATER ANALYSES (1999-90)
EXHIBIT D	SITE ASSESSMENT REPORT
EXHIBIT E	CONTRACT DOCUMENTATION

October 3, 2002
C064.02

313 Alliso Drive SE
Albuquerque, NM 87108

REAL ESTATE ENVIRONMENTAL SERVICES COMPANY

Telephone & FAX
(505) 254-0928



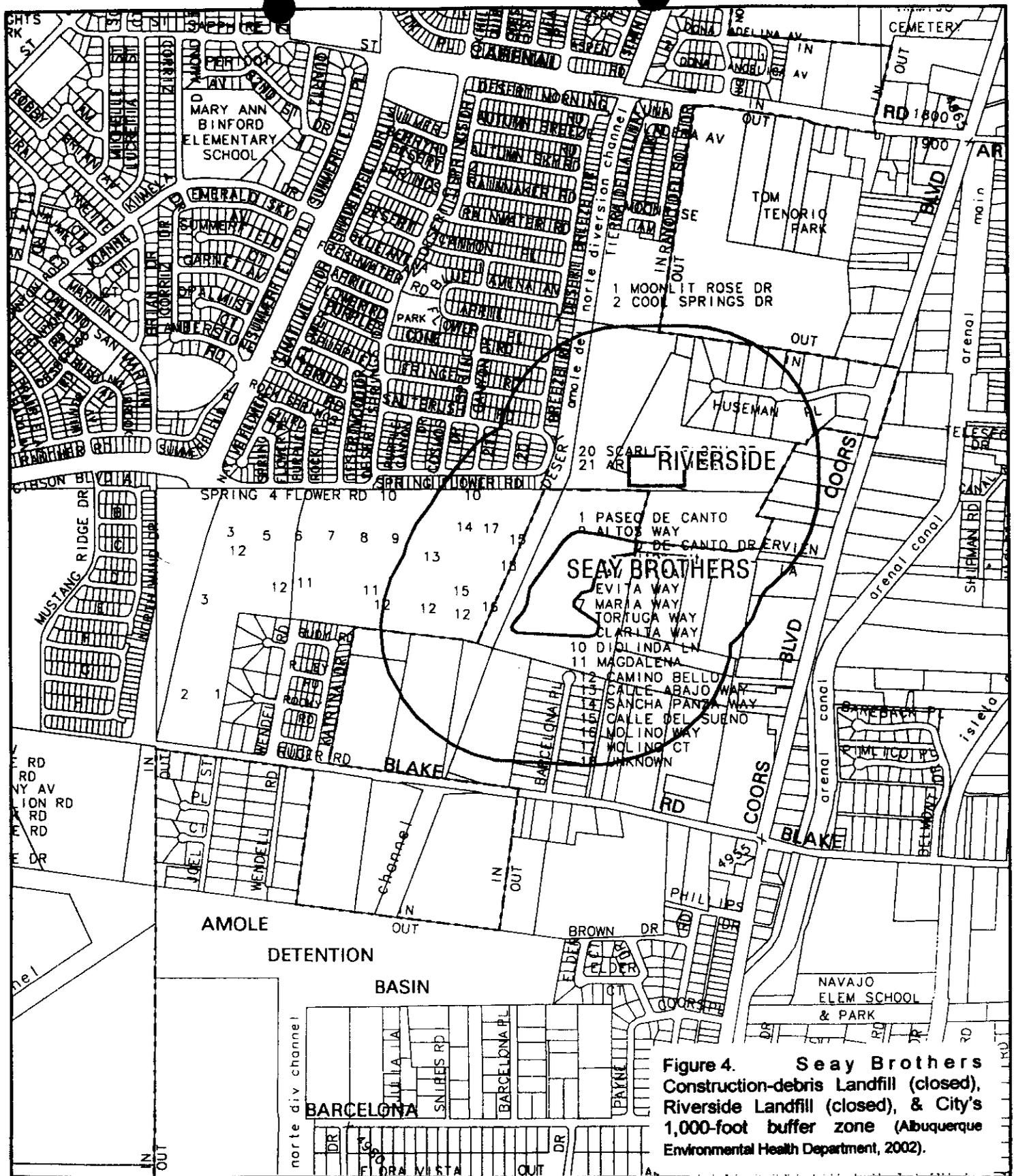
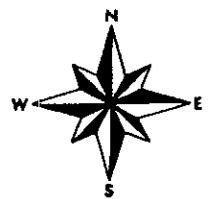
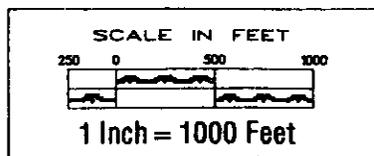
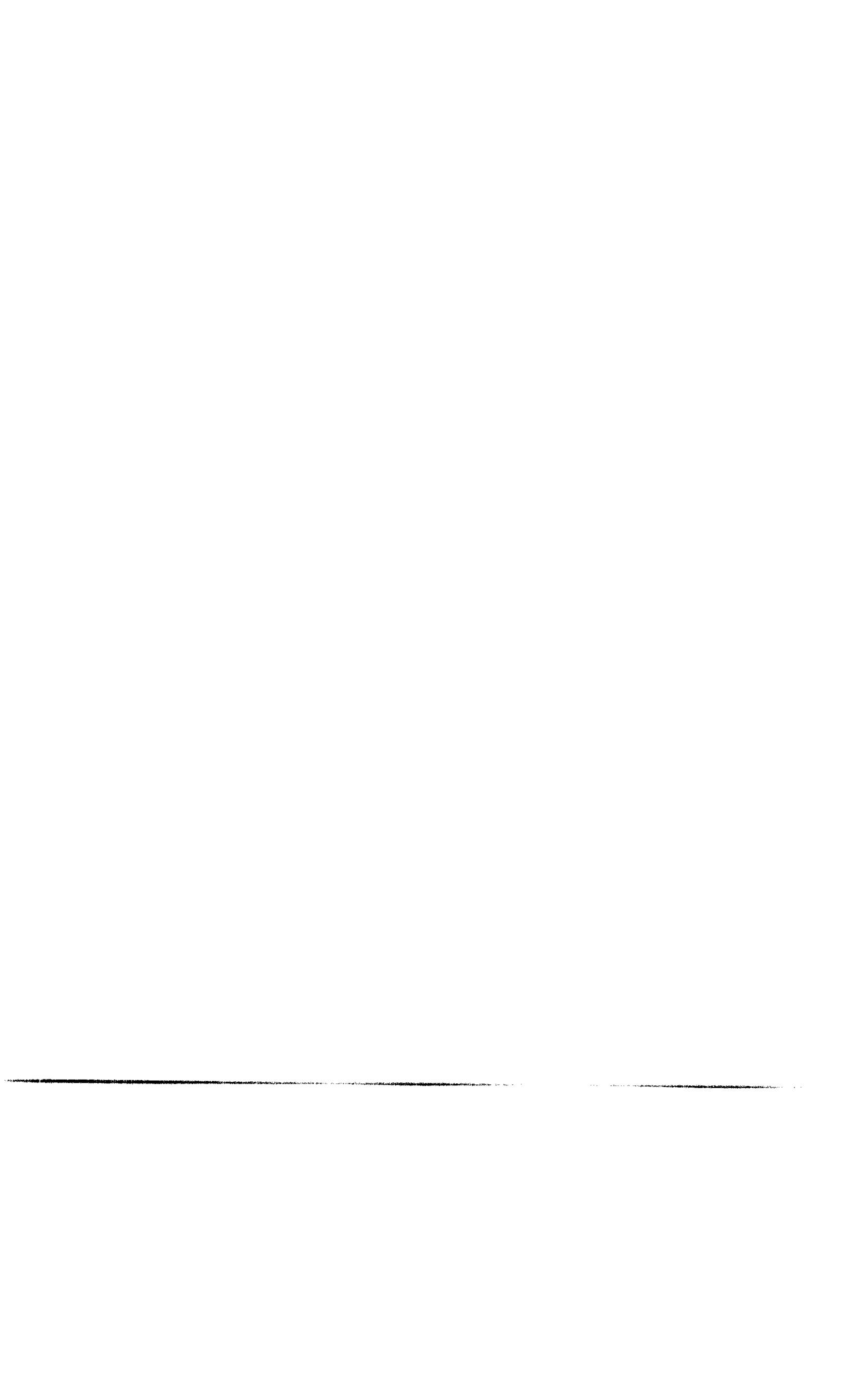


Figure 4. Seay Brothers Construction-debris Landfill (closed), Riverside Landfill (closed), & City's 1,000-foot buffer zone (Albuquerque Environmental Health Department, 2002).

- | | |
|--|---|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Public Institutions |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Parks or Open Space |
| <input type="checkbox"/> Manufacturing or Warehouse | <input type="checkbox"/> Agriculture or Vacant |
| <input type="checkbox"/> Major Transportation or Utilities | <input type="checkbox"/> Landfill with 1000 Ft Buffer |
| | <input type="checkbox"/> Municipal Limits |

Seay Brothers Landfill with 1000 Ft Buffer





City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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: GMR, LLC PHONE: 345-7663
 ADDRESS: 3738 Arno Street NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Consensus Planning PHONE: 764-9801
 ADDRESS: 924 Park Avenue SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Site Plan for Subdivision for an amended zone change request for SU-1 PRD. Subdivision proposed 250 single family lots and a community park

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. Tract 1 Block: _____ Unit: _____
 Subdiv. / Addn. Westland Development Co. Subdivision, and unplatted lands of Bernalillo County and Mesa Enterprises
 Current Zoning: M-H Proposed zoning: SU-1 PRD
 Zone Atlas page(s): M-10 & N-10 No. of existing lots: 4 No. of proposed lots: 250
 Total area of site (acres): 40 Density if applicable: dwellings per gross acre: 6.25 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? yes
 UPC No. 101005534207240110 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard SW
 Between: Ervien SW and Huseman Place SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1000976, 04EPC 01346, DRB-98-175

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team? Date of review: 08/31/04

SIGNATURE [Signature] DATE 11/12/04
 (Print) James K. Strozier, AICP Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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>04EPC 01760</u>	<u>SPS</u>	<u>PC1</u>	<u>\$ 385.00</u>
_____	<u>CMF</u>	_____	<u>\$ 50.00</u>
_____	<u>AD Fee</u>	_____	<u>\$ 75.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date 12-16-04

Total \$ 510.00

[Signature]

11-12-04

Project # 1000976



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.

James K. Stroziew, AICP
Applicant name (print)
[Signature] 11/12/04
Applicant signature / date
Form revised September 2001



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
- _____ - _____
_____ - _____
_____ - _____

[Signature] 11-12-04
Planner signature / date
Project # 1000976



Pre hearing

9/22 @ 1:30

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

- Supplemental form **S**
- SUBDIVISION**
- Major Subdivision action
 - Minor Subdivision action
 - Vacation
 - Variance (Non-Zoning)
- SITE DEVELOPMENT PLAN**
- ...for Subdivision Purposes
 - ...for Building Permit
 - IP Master Development Plan
 - Cert. of Appropriateness (LUCC)

- Supplemental form **Z**
- ZONING & PLANNING**
- Annexation
 - County Submittal
 - EPC Submittal
 - Zone Map Amendment (Establish or Change Zoning)
 - Sector Plan (Phase I, II, III)
 - Amendment to Sector, Area, Facility or Comprehensive Plan
 - Text Amendment (Zoning Code/Sub Regs)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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NAME: GMR, LLC. PHONE: 345-7663

ADDRESS: 3738 Arno Street NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

AGENT (if any): Consensus Planning PHONE: 764-9801

ADDRESS: 924 Park Avenue SW FAX: 842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Zone Map Amendment from M-H to R-LT

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. 1 Block: _____ Unit: _____

Subdiv. / Addn. Westland Development Co. Subdivision, and Unplatted Lands of Bernalillo County and Mesa Enterprises LTD

Current Zoning: M-H Proposed zoning: R-LT

Zone Atlas page(s): M-10 & N-10 No. of existing lots: 4 No. of proposed lots: N/A

Total area of site (acres): 40.0 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101005534207240110 MRGCD Map No. _____

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

Between: Ervien and Huseman Place

CASE HISTORY:

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

DRB-98-173, 1000976

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 8/31/04

DATE 9/2/04

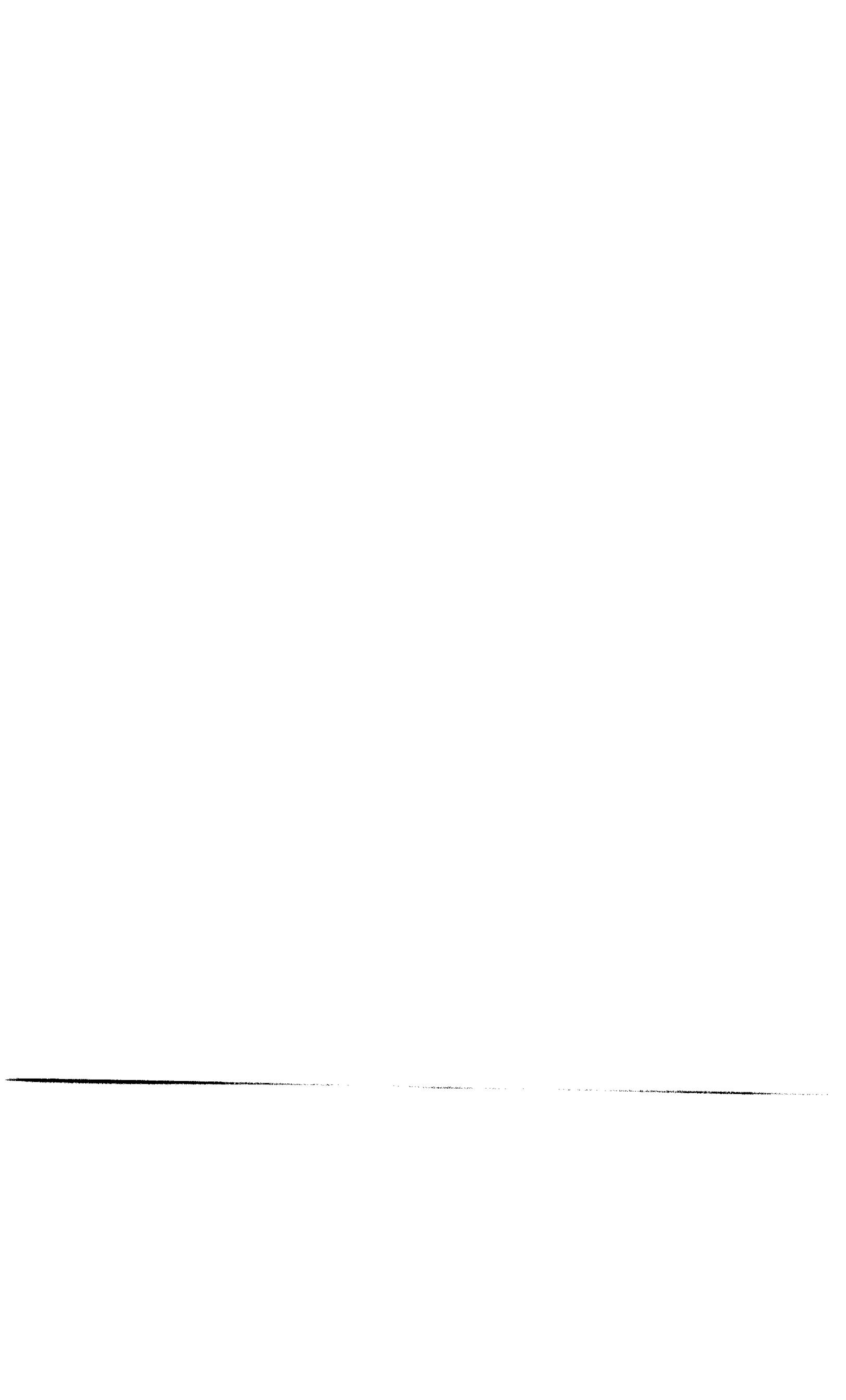
Form revised 9/01, 3/03, 7/03, 10/03, 3/04

SIGNATURE	Application case numbers	Action	S.F.	Fees
<u>[Signature]</u>	<u>01346</u>	<u>ZMA</u>		\$ <u>1085.00</u>
<input type="checkbox"/> INTERNAL ROUTING				\$
<input type="checkbox"/> All checklists are complete				\$
<input type="checkbox"/> All fees have been collected				\$
<input type="checkbox"/> All case #s are assigned				\$ <u>75</u>
<input type="checkbox"/> AGIS copy has been sent				\$ <u>50</u>
<input type="checkbox"/> Case history #s are listed				Total
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ <u>1210</u>
<input type="checkbox"/> F.H.D.P. density bonus				
<input type="checkbox"/> F.H.D.P. fee rebate				

Hearing date Oct. 21, 2004

Planner signature / date [Signature] 9/2/04

Project # 1000976



**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

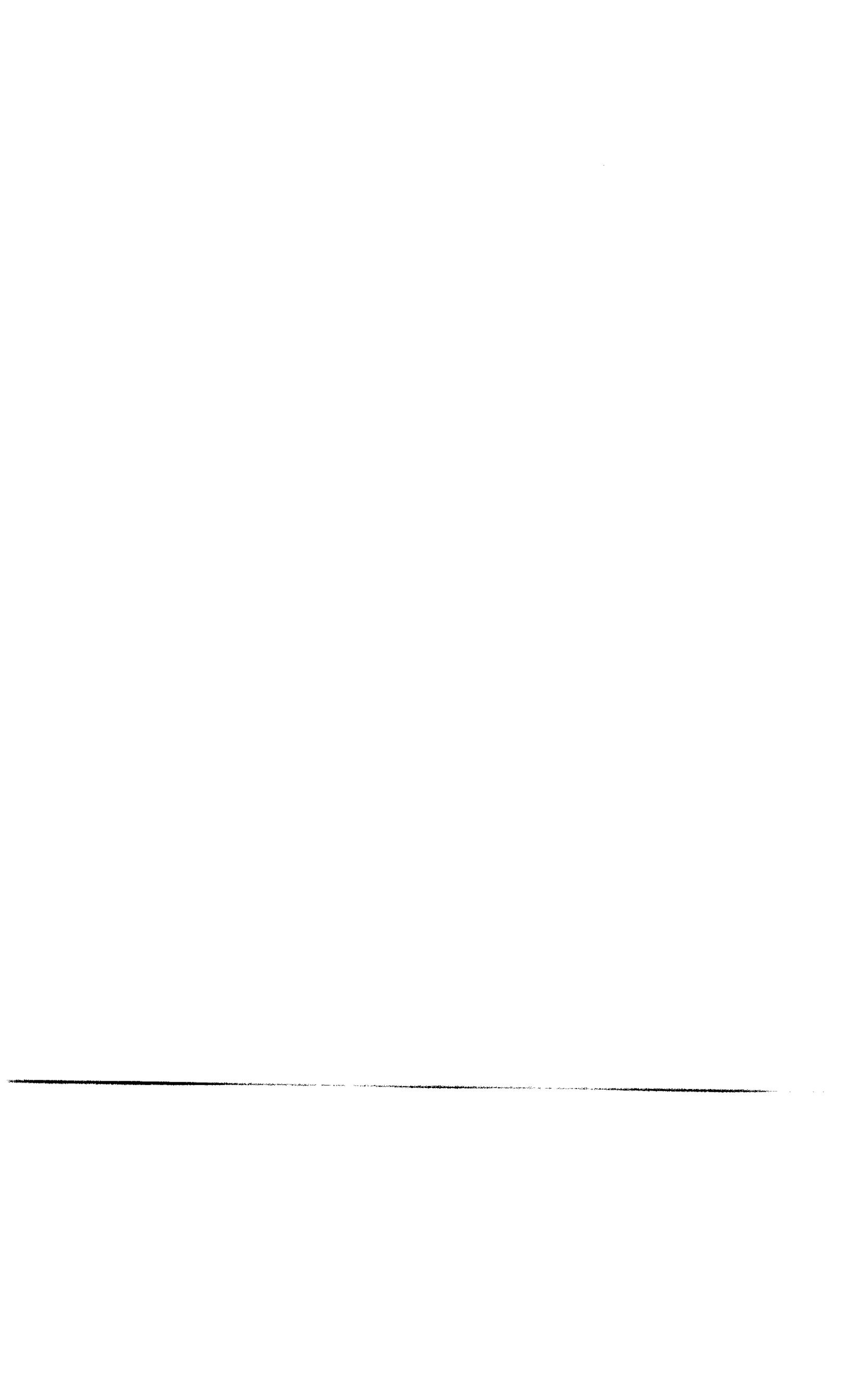
- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY
recommended)**

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Consensus Planning Date of request: / / Zone atlas page(s): N-10, M-10

CURRENT:
Zoning M-H
Parcel Size (acres / sq.ft.) 40

Legal Description -
Lot or Tract # Block #

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

Subdivision Name Westland Development Co.
Subdivision and unplatted lands off Bernalillo County
and Mesa Enterprises LTD.
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: 1
of units -
Building Size - (sq. ft.)

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

Applicant or Representative [Signature] Date 8/31/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []
Notes: TIS WILL BE REQUIRED PRIOR TO DRB. EXISTING SITE IS
USED AS A MOBILE HOME PARK

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

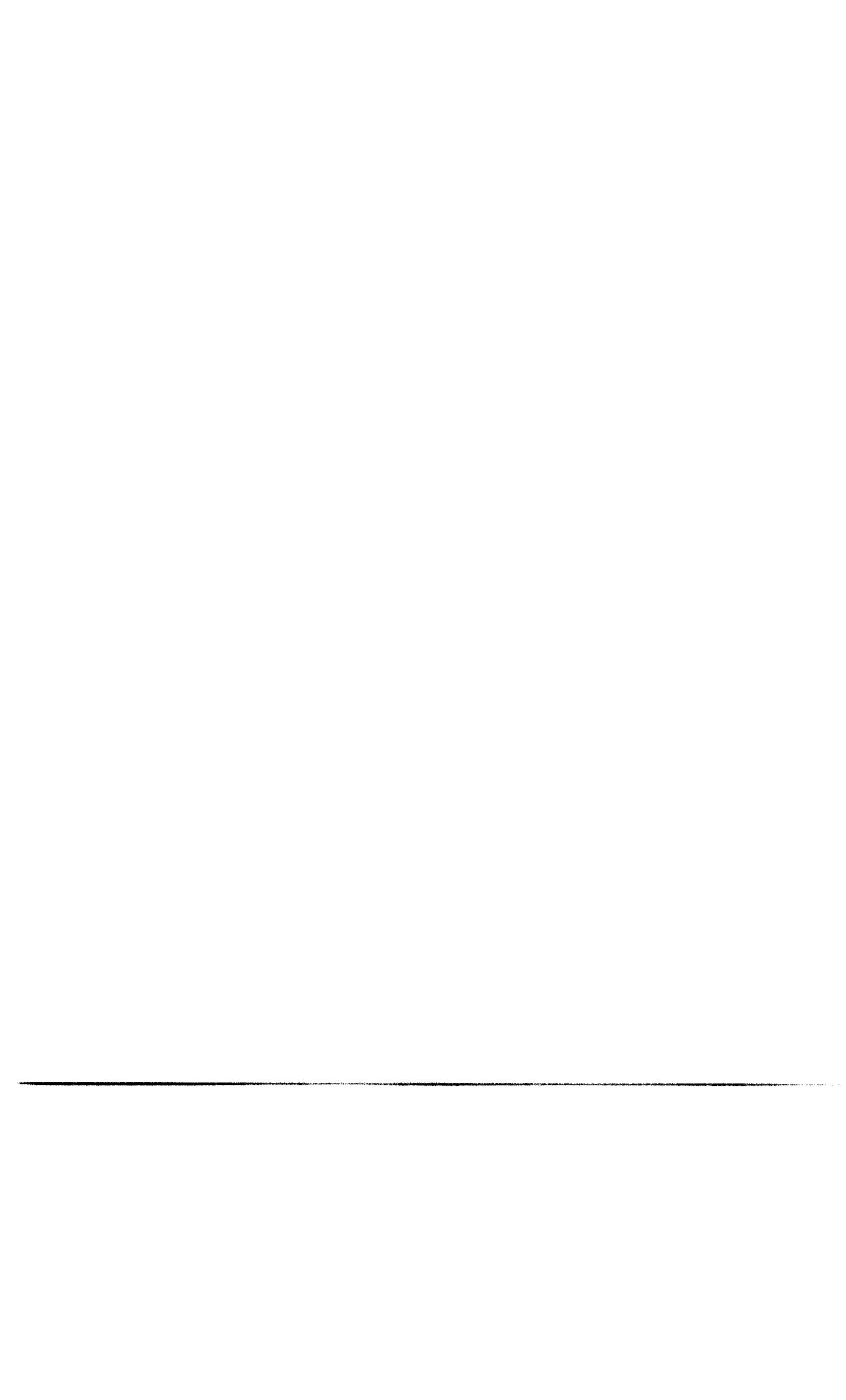
[Signature] 8-31-04
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS 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 / / TRAFFIC ENGINEER
- FINALIZED / / DATE





November 10, 2004

Mr. Jeff Jesionowski, Chairman
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Dear Chairman Jesionowski:

The purpose of this letter is to provide a summary of the revisions to our zone map amendment request at Coors Boulevard and Ervien Road (04EPC 01346). This item was continued from the October 21st EPC hearing, to allow for an amendment of the request, and to allow for a further investigation of the affects of decommissioned landfills on, and adjacent to, the subject site.

Pursuant to the direction of the Planning Commission, we respectfully request to amend our original request for R-LT zoning to a request for SU-1 PRD zoning with a maximum of 250 dwelling units. In addition to amending our rezoning request, we have further investigated the implications of the landfill on the site. The revised request and additional research responds not only to the concerns of the EPC, but also to comments received from community members, at the facilitated meeting on October 14th.

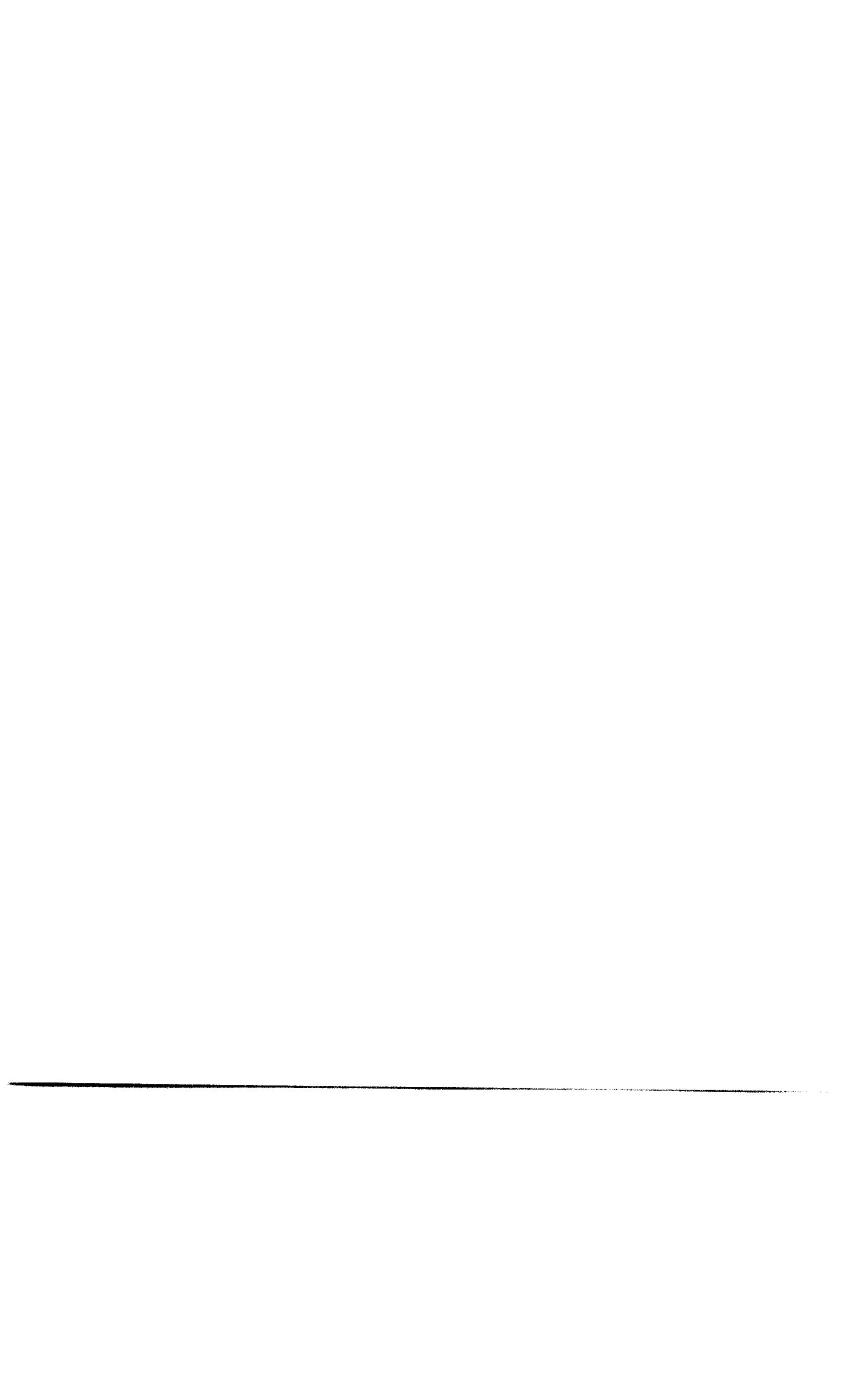
Site Plan for Subdivision:

In accordance with City requirements we have prepared a site plan for subdivision for the project. The subdivision consists of 250 single-family residential lots, and has been designed to provide varying lot sizes ranging from 4,171 square feet to over 10,000 square feet. In addition to providing a variety lot sizes in the area, the proposed plan provides an enforceable unit-cap for fewer lots than would otherwise be possible with R-LT zoning.

Issues Relating to Area Landfills:

As was previously identified, the subject site includes the decommissioned ±1.8 acre Riverside Landfill, and is within the landfill buffer zone of the Seay Brothers Landfill. For purposes of the proposed development, the Riverside Landfill will be used as a private community park, and will include "dry" community amenities (courts, shelters etc.) and xeriscaping. An evaluation report for the Riverside Landfill prepared by *Engineering Solutions & Design Inc.*, in 2003 found that the "values for gas generation would be considered extremely low in the landfill industry." We have provided a copy of this report to the case planner for the project.

Both landfills that affect the subject site accepted construction debris only, consisting of very low amounts of organic compounds, until their closure in 1992. Specifically, the Riverside Landfill accepted 90% concrete, and 10% plaster/wall board for approximately four years. A three foot thick soil cap was placed on the landfill after its closure. Development of the park (and overall site) will be in accordance with the recommendations of the reports prepared by





Engineering Solutions & Design Inc. in 2003, as well as well as the Interim Guidelines for Development within 1,000 feet of a Landfill.

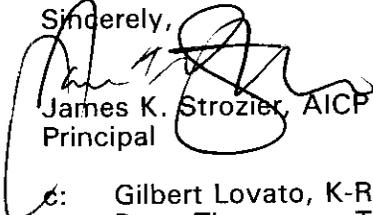
Conclusion:

The Zone Map Amendment requested herein has been amended to meet the desires of the community, and the Planning Commission for development at this location. Specifically, we have amended our request for R-LT zoning to a request for SU-1 PRD zoning. This allows a legally enforceable unit cap of 250 lots to be imposed on the development, and responds to the need for a greater variety of neighborhood types by providing variation in lot sizes.

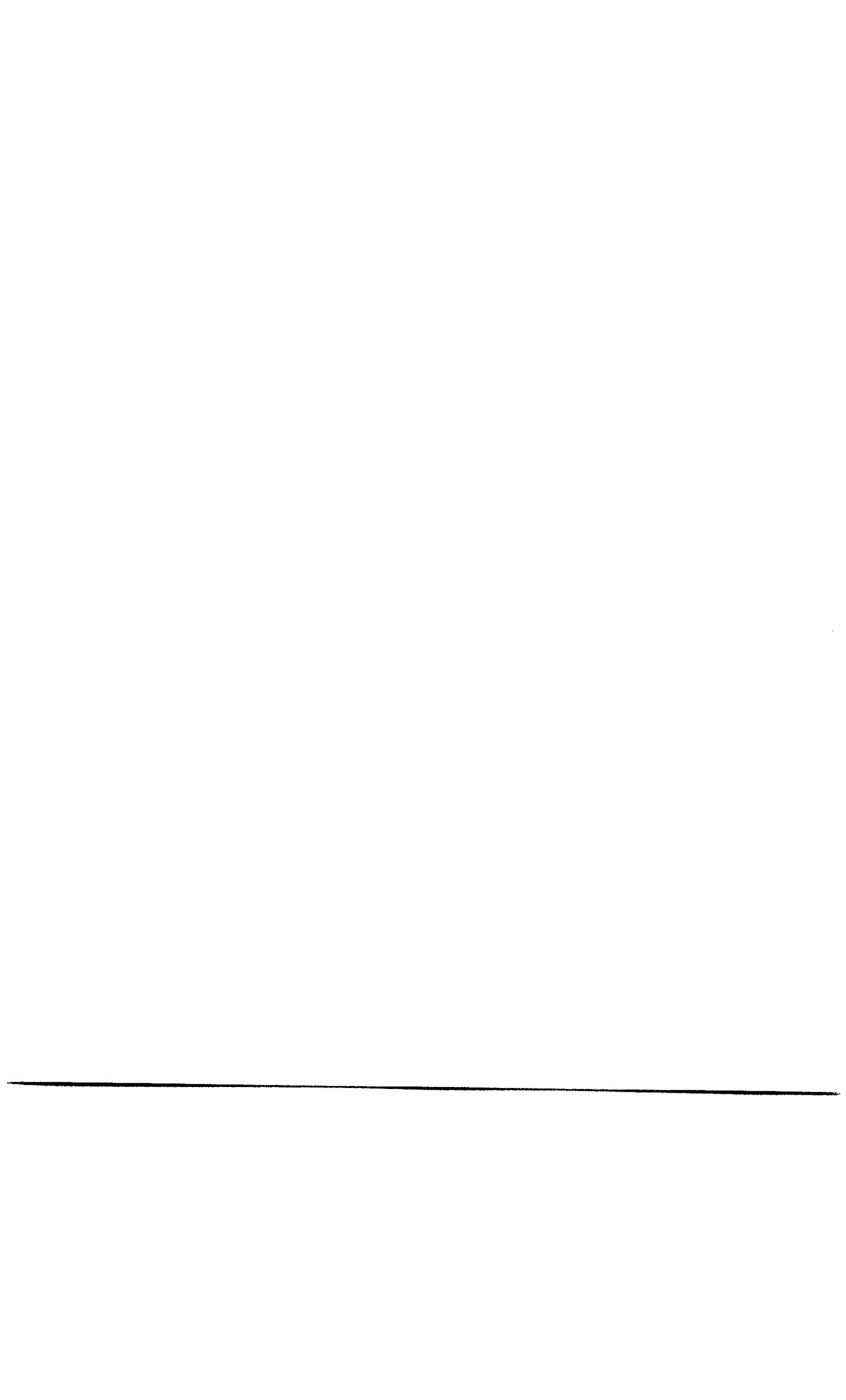
We have further investigated the implications of the landfills that affect the subject site. Our client intends on full compliance with the recommendations of the reports prepared for these landfills, as well as the City's Interim Guidelines for Development within 1,000 feet of a Landfill. In light of these changes, and the increased benefit that will be realized by the community, we respectfully request that the EPC review and approve the requested zone map amendment.

Please do not hesitate to contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,


James K. Strozler, AICP
Principal

c: Gilbert Lovato, K-Ram Roofing
Dave Thompson, Thompson Engineering Consultants





September 2, 2004

Mr. Jeff Jesionowski, Chairman
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Dear Chairman Jesionowski:

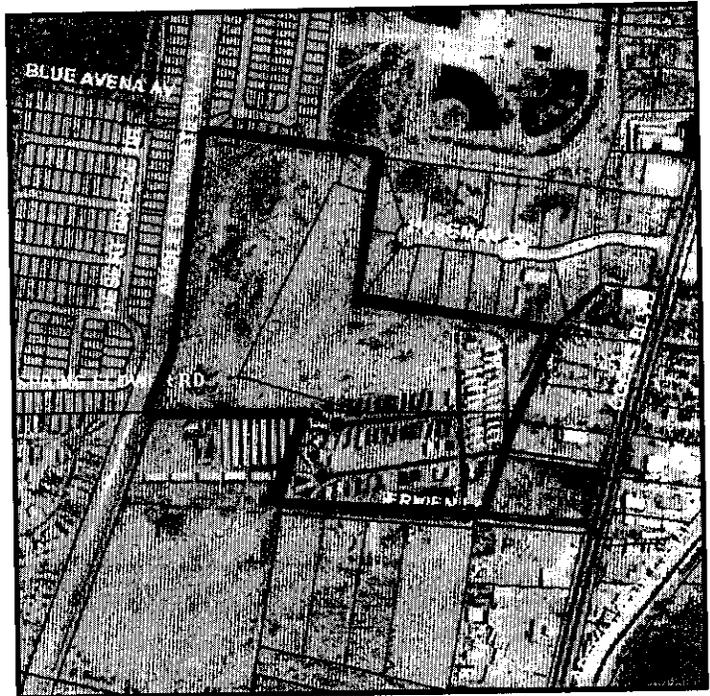
The purpose of this letter is to provide the justification pursuant to Resolution 270-1980 supporting this request for a zone map amendment from M-H to R-LT. This request is for Lot 1 of the Westland Development Company Subdivision, and un-platted lands of Bernalillo County and Mesa Enterprises LTD, consisting of four parcels totaling approximately 40 acres. The site is located approximately 450-feet west of Coors Boulevard, along the east side of the Amole del Norte Diversion Facility, and north of Ervien Lane.

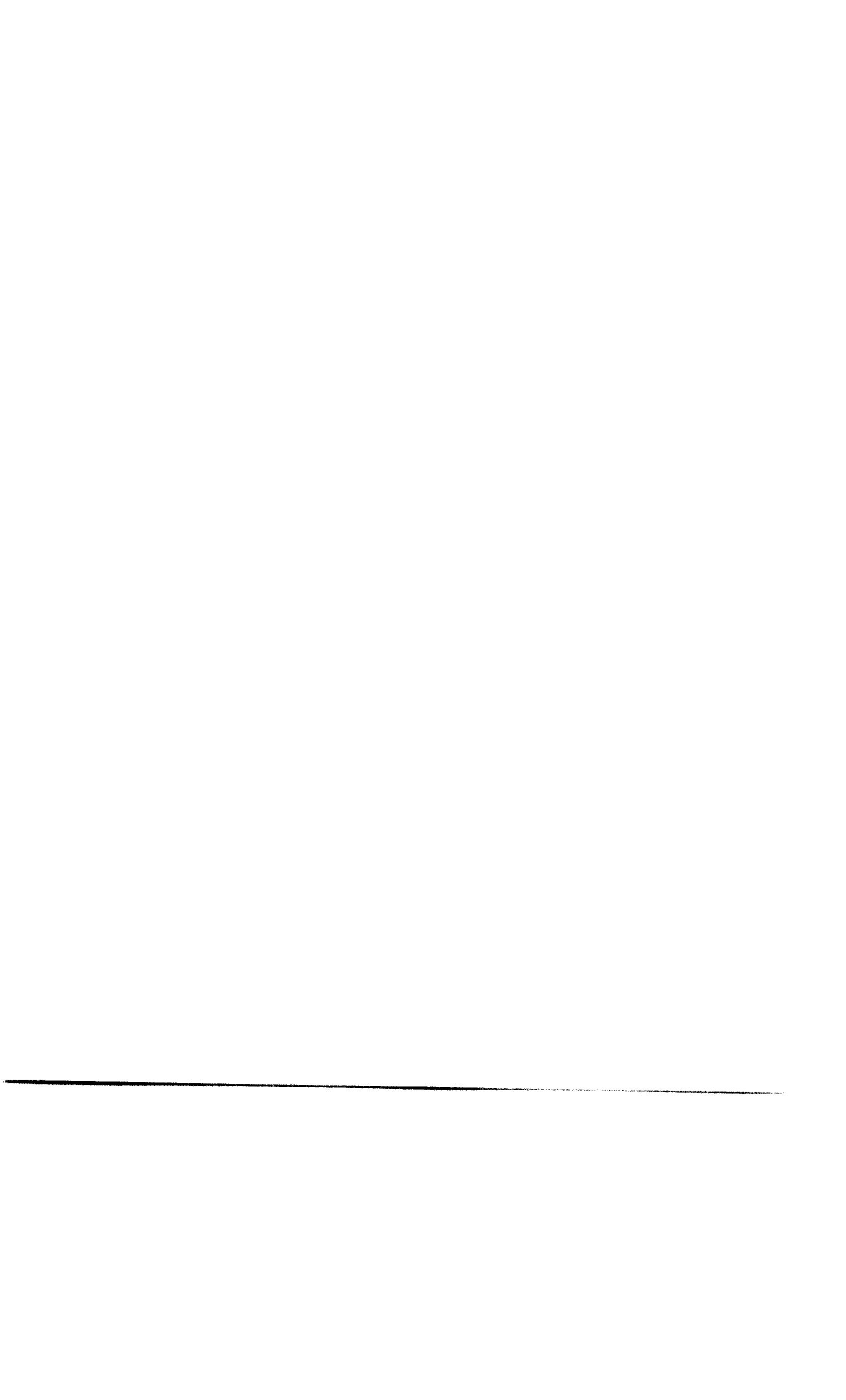
General Overview:

The property is designated as Developing Urban by the Albuquerque/Bernalillo County Comprehensive Plan and falls within the West Side Strategic Plan's Bridge/Westgate Community sub-area. The site is also part of the Residential Area 5, as identified by the County's Southwest Area Plan.

The southeastern portion of the site is currently partially developed with a mobile home park, while the northwest portion is undeveloped. The subject site is bordered to the north, from west to east,

by property zoned R-LT, and platted for single family homes; property zoned A-1, and developed with the Tom Tenorio Park; and by property zoned M-1, and developing with industrial uses in the Coors-Arenal Industrial Park. The site is bordered to the east and the south by property zoned M-1, and developing with industrial uses. The area to the west of the site, across the Amole del Norte Diversion Facility is developed with single family uses.





Development Proposal:

The purpose of this Zone Map Amendment is to allow for a redevelopment of the site single-family detached subdivision in conformance with the R-LT zoning category. The intent is to remove the existing mobile home park development from the site, including the existing roadway and infrastructure improvements as necessary. New roadway and infrastructure improvements will be installed in conformance with City standards to support a new single family residential development at the site.

Access:

The existing development on the site is accessed from Coors Boulevard via two access points. Ervien Lane, and a private improved roadway easement located approximately 260-feet north of Ervien Lane. The roadway easement crosses property within Bernalillo County, and owned by the developer of the subject site. These two existing access points will be utilized to service the new development at the site, and will be improved and dedicated as required pursuant to City and County requirements at the time of subdivision platting. A traffic study for the proposed development is currently being prepared, and will be submitted for review prior to review of the subdivision plat by DRB.

Resolution 270-1980, A, B, & C:

The proposed zone change will contribute in a positive way to improving the health, safety, and general welfare of the neighborhood, community and city by providing single family detached housing at a density consistent with underlying land use designation provided by the Comprehensive Plan.

Currently, the site is partially undeveloped, and partially developed with a mobile-home park. Single family detached, site-built, housing is more consistent with the surrounding area, and will provide for greater land use stability by diversifying ownership of the site. The requested zone map amendment from M-H to R-LT could be seen as a redevelopment of the site with a more viable and beneficial use for the community and the City, while retaining the residential nature of the use.

Albuquerque/Bernalillo County Comprehensive Plan

The subject parcel is located within the Developing Urban Area of the City. According to the Comprehensive Plan, the goal for developing urban areas is to create a quality environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment. The proposed zone map amendment will accomplish this goal by allowing for a quality new housing development, consistent with modern site planning and construction standards.

The proposed Zone Map Amendment is consistent with several policies for Developing Urban Areas including:

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

Implementation

The requested zone map amendment will allow for a development with an average density of approximately 6.5 dwelling units/acre. When taken in conjunction with the surrounding commercial and industrial, and lower density residential uses, the proposal will provide for a wide range of land uses at an appropriate density.

Policy 5d: *The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern.*

Implementation

The location and intensity of the zone map amendment is consistent with the existing neighborhoods in the areas, as it will allow uses and densities similar to those found to the north and west of the site.

Policy 5e: *New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.*

Implementation

The subject site is surrounded by developed or developing urban land uses currently utilizing urban infrastructure and services.

West Side Strategic Plan

The subject site is located within the Bridge/Westgate Community as identified by the West Side Strategic Plan. This community sub-area is intended to provide substantial growth capacity for Albuquerque at urban densities. The Plan states that the area "...is well located near the I-40, Central, Bridge and Rio Bravo River crossings, and is fairly easily serviced by City utilities. Growth will be encouraged in this area." The requested Zone Map Amendment is consistent with the intended function of the area as identified by the West Side Strategic Plan.

Policy 2.5: *When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.*

The requested Zone Map Amendment will not create any additional impact on area schools. Both the existing and proposed zone categories accommodate single family residential uses which will generate, on average, the same number of students per household. In addition, both the existing and proposed zone categories have a minimum lot size requirement of 4,000 square feet, which will allow for a similar number of units across the 40 acre site at build-out. Finally, according to representatives of Albuquerque Public Schools, an M-H development in this area could be expected, on average, to produce a greater number of school aged children per unit than would a subdivision developed under R-LT requirements. Therefore, additional burden on the capacity of public schools in the area will not be created, and such burden could in fact be slightly lessened as a result of this Zone Map Amendment.

Southwest Area Plan (Bernalillo County)

The Southwest Area Plan divides its subject area into five residential sub-areas. The subject site falls into the Residential Area 5, which allows for residential densities of up to nine dwelling units per acre. The following policies identified by the North Valley Area Plan support this request:

Policy 26h: *Allow up to nine dwelling units per net acre in Residential Area 5, when City sewer and water is available.*

Implementation

The requested Zone Map Amendment will provide for residential densities of less than nine dwelling units/acre.

Resolution 270-1980, D.2:

Currently the subject site is partially developed with a mobile home park. Recent changes in the area, including increased demand for single-family site-built housing provide justification by way of changes in conditions for this Zone Map Amendment Request. Many of the surrounding properties to the west, north and south have recently developed with site-built single family housing.

Resolution 270-1980, D.3:

The current development on property only partially occupies the site. The proposed Zone Map Amendment will allow for a planned subdivision that more efficiently uses the land, and provides for infill housing development on an otherwise underutilized site. In addition, this request will provide for greater consistency, and a higher quality of development by virtue of compliance with modern requirements for residential developments. Thus the requested land use category is more advantageous to the community. In addition, the requested zone map amendment is consistent with Comprehensive Plan as it applies to Developing Urban Areas, as well as both the Southwest Area Plan, and the West Side Strategic Plan.

Resolution 270-1980, E & F:

The requested Zone Map Amendment would allow for single family residential uses of a relatively low intensity, which will not be harmful to adjacent property, the neighborhood or community. In addition, the site is located in an area where existing infrastructure is available to service the site.

Resolution 270-1980, G & H:

This request is not intended to be justified based on the cost of land or economic considerations pertaining to the applicant. The request is justified based on changes in community conditions, and implementation of the Comprehensive Plan, and area plans. The requested Zone Map Amendment is for R-LT, and the site is not located along a Collector or Arterial.

Resolution 270-1980, I & J:

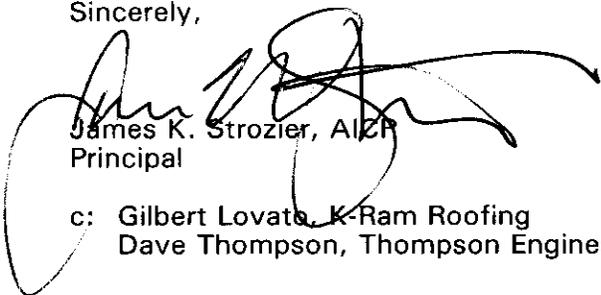
This Zone Map Amendment request is consistent with the surrounding areas and is therefore neither a "spot zoning" nor a "strip zoning".

Conclusion:

The Zone Map Amendment requested herein is consistent with the Albuquerque/Bernalillo County Comprehensive Plan, as well as the West Side Strategic Plan and the County's Southwest Area Plan. The requested amendment would provide for a more efficient use of the site by allowing for a modern residential housing development on the site, and is therefore more advantageous to the community. In addition, the proposed zoning of R-LT has already been established in the community on adjacent properties and would therefore be appropriate at this location.

We would respectfully request that the EPC review and approve the requested zone map amendment. Please do not hesitate to contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,



James K. Strozier, AICP
Principal

c: Gilbert Lovato, K-Ram Roofing
Dave Thompson, Thompson Engineering Consultants



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: August 27, 2004

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

Thank you for your inquiry of 8/27/04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at lot 1, Westland Development Company Subdivision
UPC # 101005534207240110
 zone map page(s) M-10-2.

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

<u>Desert Spring Flower N.A. (CR)</u>	_____
Neighborhood Association	Neighborhood Association
Contact: <u>Tanya Maldonado</u>	Contact: _____
<u>7408 Spring Flower Rd SW 87121</u>	_____
<u>833-3947</u>	_____
<u>Christine Shugers</u>	_____
<u>7305 Autumn Breeze Rd SW 87121</u>	_____
<u>836-6249</u>	_____

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,

[Signature]
 OFFICE OF NEIGHBORHOOD COORDINATION

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





November 11, 2004

Landscape Architecture
Urban Planning
Human Services

Ms. Tanya Maldonado
Desert Spring Flower Neighborhood Association
7408 Spring Flower Road SW
Albuquerque, NM 87121

7408 Spring Flower SW
Albuquerque, NM 87121

Dear Ms. Maldonado:

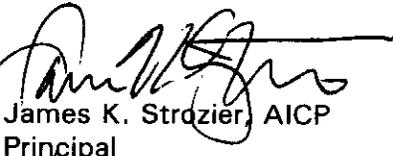
7408 Spring Flower SW
Albuquerque, NM 87121
www.consensusplanning.com

The purpose of this letter is to inform you and the members of the Desert Spring Flower Neighborhood Association that Consensus Planning, Inc. has submitted an amended application for a zone change in your area. The subject property is approximately 40 acres, located 450-feet west of Coors Boulevard, along the east side of the Amole del Norte Diversion Facility, and north of Ervien Lane. (Please see enclosed zone atlas sheet with site marked).

The subject site is currently zoned for M-H zoning (Mobile Homes), and the amended request is for SU-1 PRD zoning (Planned Residential Development). The requested zoning would allow 250 single family homes and a neighborhood park on the site. Originally R-LT zoning had been requested at this site, but was amended so that a unit cap and design standards could be placed on the property. This amendment came about based on feedback from our facilitated community meeting on October 14th, as well as from feedback provided by the Environmental Planning Commission (EPC) on October 21st. I have attached the proposed subdivision plan and design standards for your review.

The EPC Hearing for this application will be held on December 16, 2004 at 8:30 AM, located at the Plaza Del Sol Building, 600 2nd Street NW. Please feel free to call me at 764-9801 if you have any questions or desire additional information, or would like for us to present this project to your neighborhood Association.

Sincerely,



James K. Strozier, AICP
Principal

PRINCIPALS

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

Attachment:
Zone Atlas Sheets M-10 & N-10
Site Plan & Development Standards (two sheets)



November 11, 2004

Landscape Architecture
Urban Design
Planning Services

Ms. Christine Shugars
Desert Spring Flower Neighborhood Association
7305 Autumn Breeze Road SW
Albuquerque, NM 87121

2411 1/2 Avenue NW
Albuquerque, NM 87102

Dear Ms. Shugars

www.consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to inform you and the members of the Desert Spring Flower Neighborhood Association that Consensus Planning, Inc. has submitted an amended application for a zone change in your area. The subject property is approximately 40 acres, located 450-feet west of Coors Boulevard, along the east side of the Amole del Norte Diversion Facility, and north of Ervien Lane. (Please see enclosed zone atlas sheet with site marked).

The subject site is currently zoned for M-H zoning (Mobile Homes), and the amended request is for SU-1 PRD zoning (Planned Residential Development), for 250 single family homes and a neighborhood park. Originally R-LT zoning had been requested at this site, but was amended so that a unit cap and design standards could be placed on the property. This amendment came about based on feedback from our facilitated community meeting on October 14th, as well as from feedback provided by the Environmental Planning Commission (EPC) on October 21st. I have attached the proposed subdivision plan and design standards for your review.

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Sincerely,



James K. Strozier, AICP
Principal

PRINCIPALS

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

Attachment:
Zone Atlas Sheets M-10 & N-10
Site Plan & Development Standards (two sheets)



Landscape Architecture
Civil Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

505.761.9811
Fax: 505.761.3495
jps@consensusplanning.com
www.consensusplanning.com

September 2, 2004

Ms. Tanya Maldonado
Desert Spring Flower Neighborhood Association
7408 Spring Flower Road SW
Albuquerque, NM 87121

Dear Ms. Maldonado:

The purpose of this letter is to inform you and the members of the Desert Spring Flower Neighborhood Association that Consensus Planning, Inc. has submitted an application for zone map amendment for approximately 40.0 acres of property in Southwest Albuquerque. The site is located approximately 450-feet west of Coors Boulevard, along the east side of the Amole del Norte Diversion Facility, and north of Ervien Lane. (Please see enclosed zone atlas sheet with site marked).

The subject site is currently zoned M-H and the requested zoning is R-LT. The existing zoning will permit Mobile Home Parks, where the establishment of R-LT zoning would allow the development of single-family homes at densities similar to other existing residential projects in the area. Developments with similar densities are located to the north of the subject site adjacent to the Tom Tenorio Park, and to the east of the subject site across the Amole del Norte Diversion Facility.

The EPC Hearing for this application will be held on October 21, 2004 at 8:30 AM, located at the Plaza Del Sol Building, 600 2nd Street NW. Please feel free to call me at 764-9801 if you have any questions or desire additional information, or would like for us to present this project to your neighborhood Association.

Sincerely,

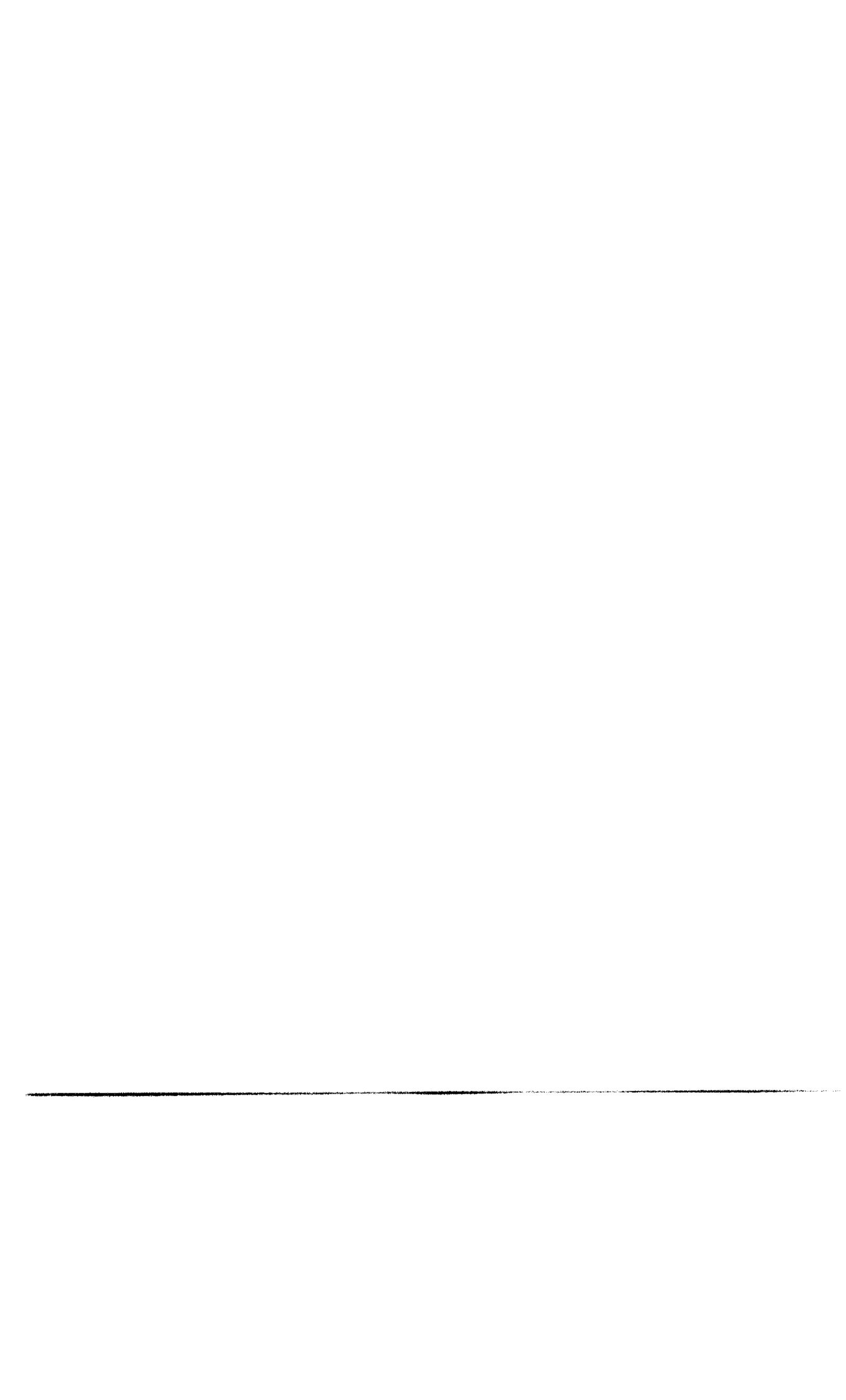


James K. Strozler, AICP
Principal

Attachment:
Zone Atlas Sheets M-10 & N-10

PRINCIPALS

Karen R. Mancini, AIA, P
James K. Strozler, AICP
Christopher J. Green, ASLA





September 2, 2004

Ms. Christine Shugars
Desert Spring Flower Neighborhood Association
7305 Autumn Breeze Road SW
Albuquerque, NM 87121

Executive Director
City of Albuquerque
Planning Services

Dear Ms. Shugars

211 Park Avenue NW
Albuquerque, NM 87102

(505) 764-9801
Fax: (505) 342-3193
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to inform you and the members of the Desert Spring Flower Neighborhood Association that Consensus Planning, Inc. has submitted an application for zone map amendment for approximately 40.0 acres of property in Southwest Albuquerque. The site is located approximately 450-feet west of Coors Boulevard, along the east side of the Amole del Norte Diversion Facility, and north of Ervien Lane. (Please see enclosed zone atlas sheet with site marked).

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Sincerely,

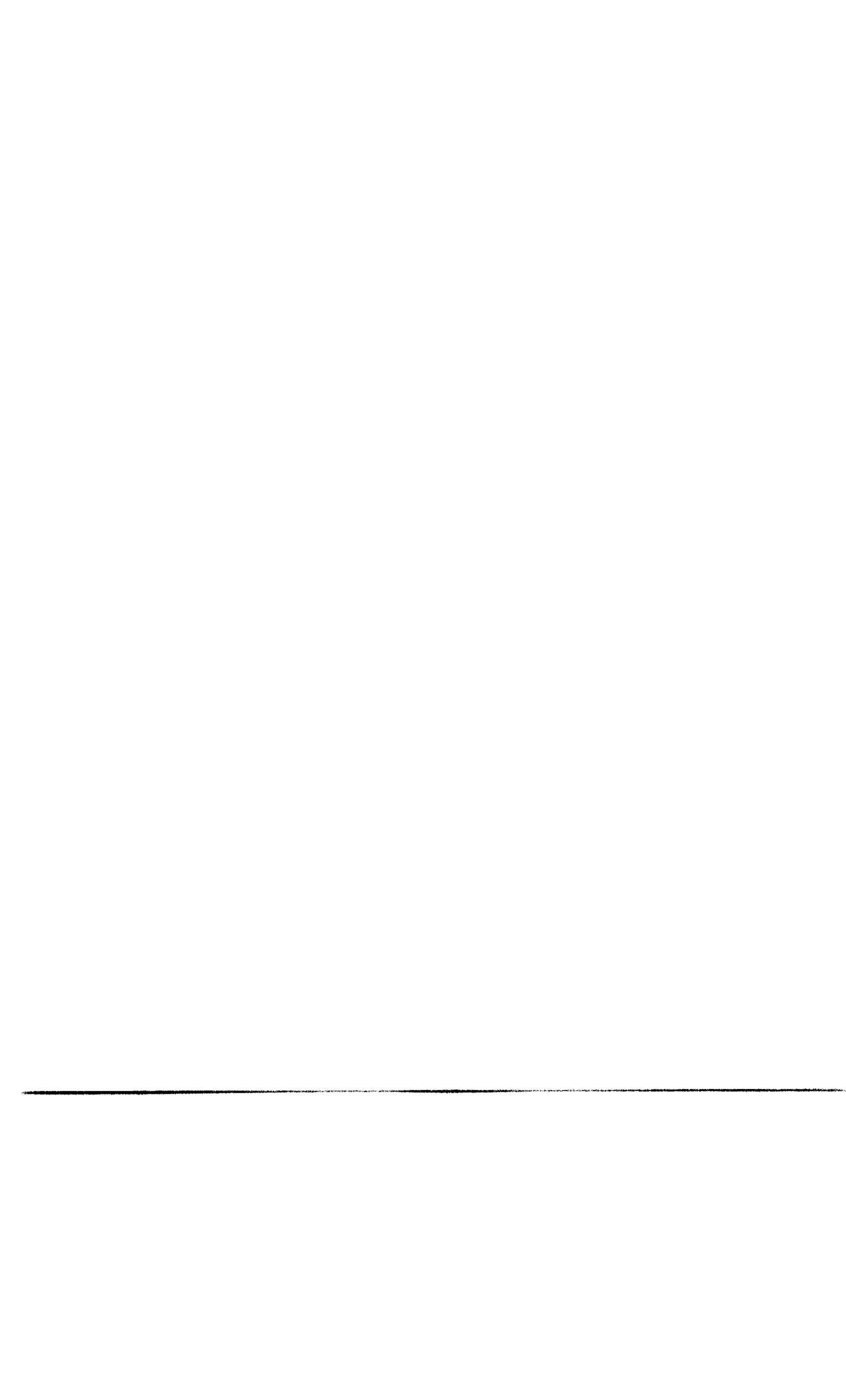


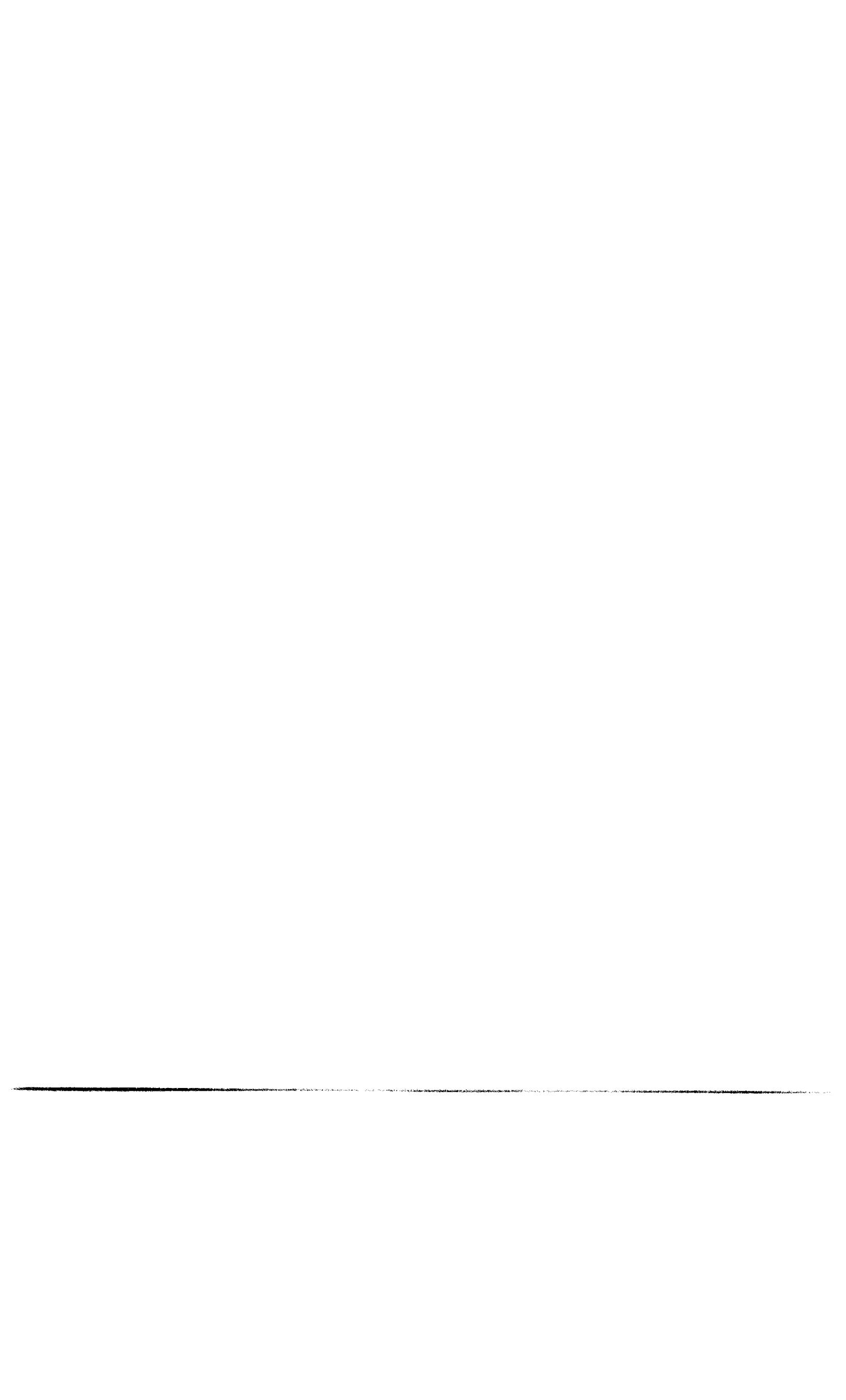
James K. Strozier, AICP
Principal

Attachment:
Zone Atlas Sheets M-10 & N-10

PRINCIPALS

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





Facilitated Meeting Report: EPC Project # 1000976

Issue: A zone map amendment from M-H to R-LT for lot 1 of the Westland Development Company Subdivision, and unplatted lands of Bernalillo County and Mesa Enterprises LTD., consisting of 4 parcels totaling 40 acres. The intent is to remove the existing mobile home development, including the existing roadway. New roadway and infrastructure improvements will be installed in conformance with city standards to support a new single-family residential development at the site.

Case Planner: Carmen Marrone

Date of Meeting: October 14th, 2004

Place: Edward Gonzalez Elementary School

Facilitator: Seth Cohen

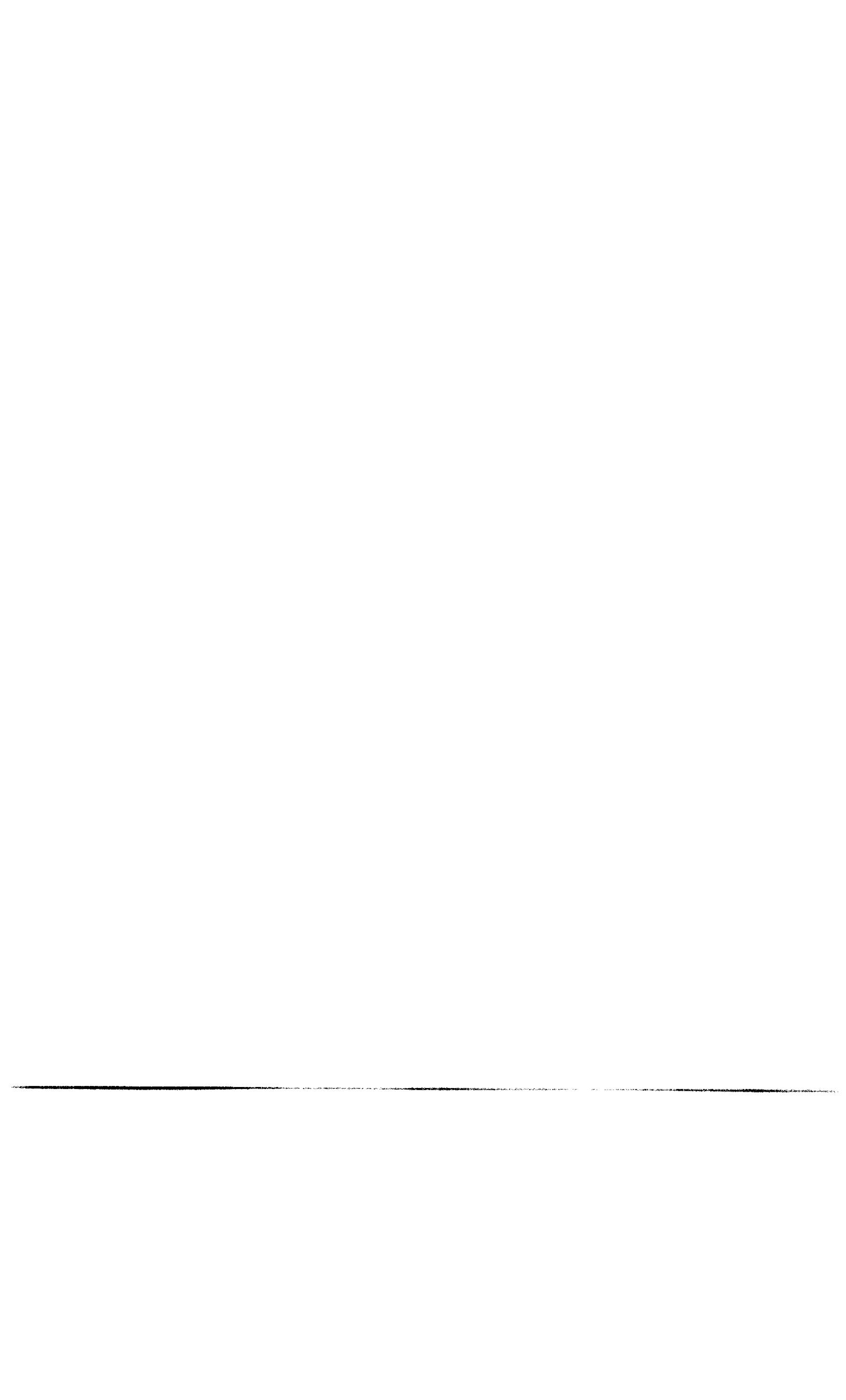
Participants: There were board members from Desert Spring Flower NA and two members from Westgate NA

Summary of Meeting:

Consensus Planning, agent for GMR, LLC, outlined the proposal for representatives of the two neighborhood associations. Although members of the two NAs did not object to the zone change from M-H, members did have concerns about further development of the land and the R-LT zoning request. Board members voiced their preference for R1 zoning in order to limit the number of houses per acre. If R-1 is not possible, members also asked the developer to agree to a cap on the number of units to be developed. Most questions came from the Presidents of the two neighborhood associations. The specifics of their requests are detailed below.

Presentation by Agent (Consensus Planning, Inc.):

Jim Strozier began by outlining the proposal. He explained that the property in question was currently zoned for mobile homes. He explained that R-LT included residential light town homes. He said R-LT allowed for 8-10 homes per acres, which was the same as mobile homes. Mr. Strozier explained that they were following the *R-270-1980* outline and that they also were addressing the West-Side strategic Plan. He said Section D of *R-270-1980* was key to their evaluation of the site and their proposal. They had determined that the zone change and subsequent development would be better for the surrounding community than the existing mobile home park. He told the NA members in attendance that the city planning staff was recommending approval, but that their concerns would be taken into consideration prior to the EPC hearing on October 21st.



Questions and Concerns from Neighborhood Association Participants:

Several participants asked for clarification on the location and borders of the total property in question. They then moved to other concerns.

- The Neighborhood Association Board Members believe R-LT has caused over-density throughout the Westside of Albuquerque, including the area of the proposed zone change. R-LT zoning and continued residential development of the Westside is causing crowded schools and traffic problems. "We don't have the infrastructure to support more R-LT developments. We can't stress enough our desire for R-1 or R-LT with a cap." R-1 was stated as the preference of both NAs over R-LT.
- The President of Westgate asked why R-1 was not a better option. R-1 would allow for no more than 5 homes per acre. The President of Desert Spring Flower NA supported this proposal. The president of Desert Spring Flower voiced their preference for more commercial zoning and for economic development in the area, but said R-1 is an alternative option.

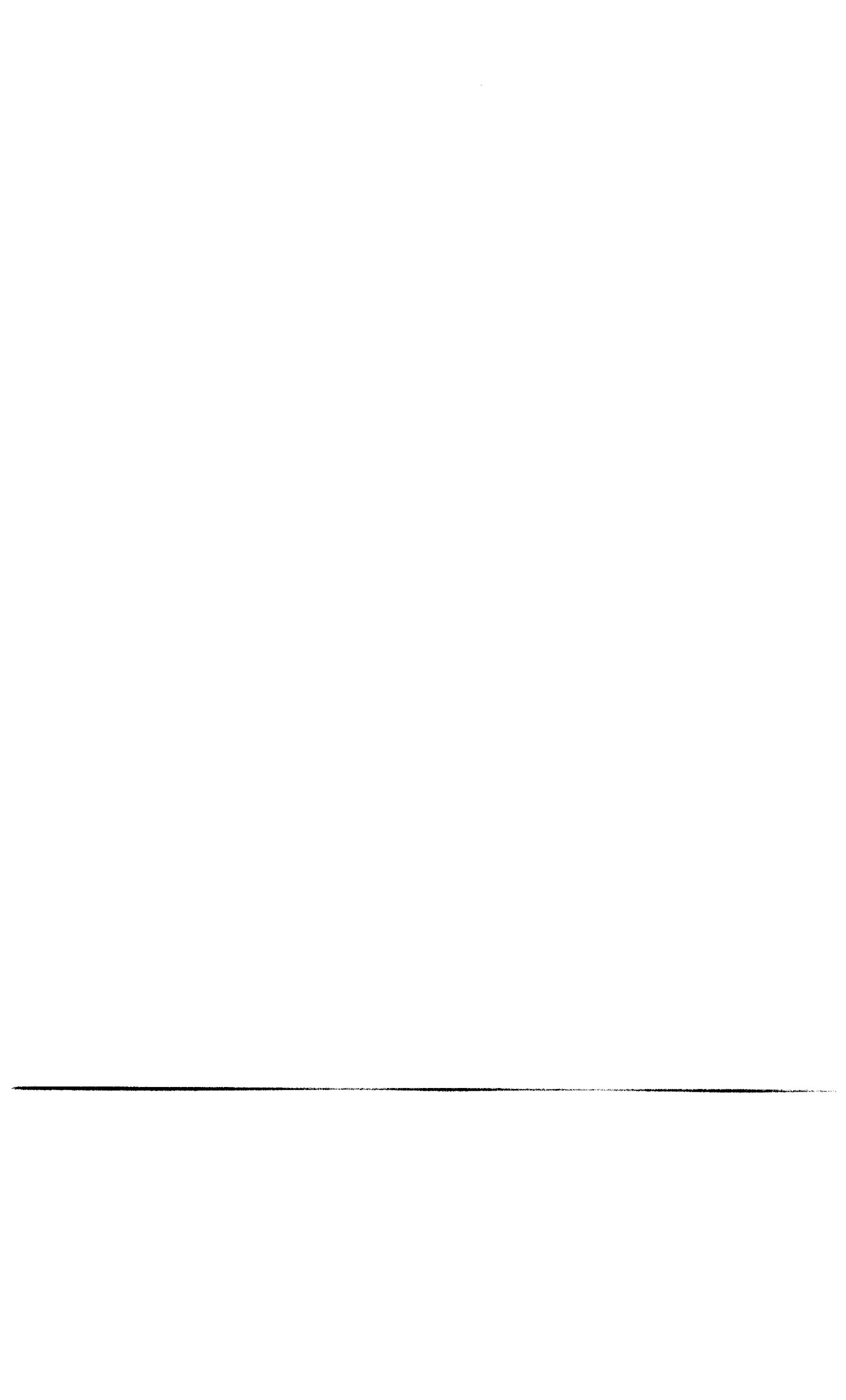
Strozier of Consensus Planning stated that R-LT is the norm in the area and that R-LT allows a builder to have more flexibility with setbacks and garage-scaping, which allows design variation in the front of houses. He said he did not believe R-1 was suitable for the area and the preference would be R-LT with a cap. Strozier said the developer may be willing to commit to a cap on the number of houses to be developed. Currently there are approximately 253 to be developed. Strozier said he would ask his client to make a commitment on the building plans and to get it in writing for the NAs.

Strozier also noted that M-H may have a higher population density than R-LT, a potential hazard of allowing it to remain zoned M-H. He also stated that the site is not surrounded by residential land and is currently a residential island.

- The amount of traffic in the area was brought up several times. Major traffic at Arenal and Coors was highlighted and it was mentioned that n new infrastructure exists for the traffic problem.

In response to questions from NA participants, Strozier of Consensus Planning said access to Coors will alleviate the traffic problem. He confirmed that the dwellings to be built will be single-family homes. He explained that the City has new wall standards. Developers are required to show structure, layout, landscaping and the location in relation to the street. Strozier explained the DRB process that follows the EPC process.

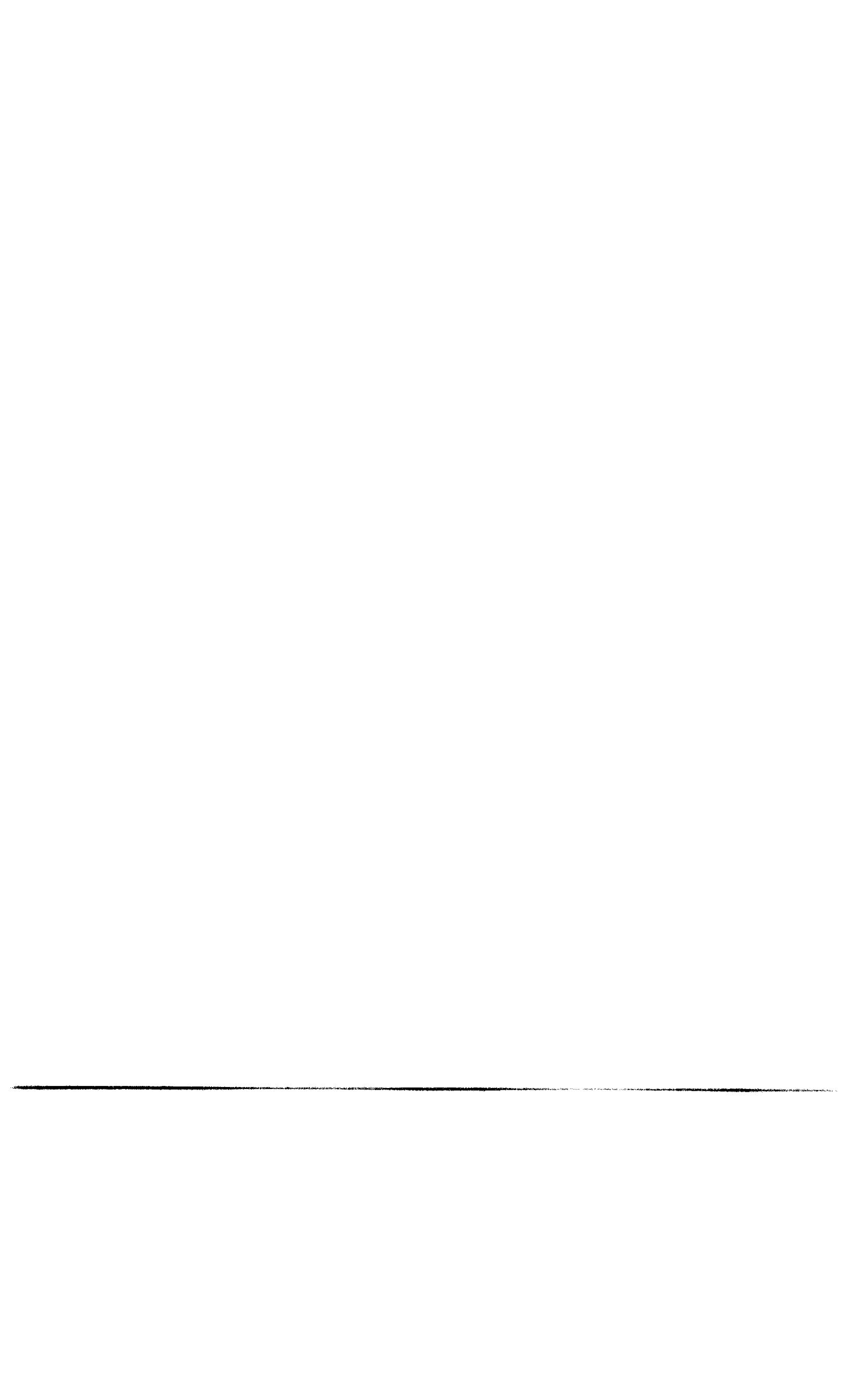
- Desert Flower NA expressed their desire to have a facilitated meeting during the DRB phase. They were told by Consensus Planning that the City will inform the NAs during the DRB process and they will have the opportunity to request a facilitated meeting.
- Desert Flower NA representatives made a clear request that no wood fences be allowed because they tend to break down and look bad. They would like the developer to commit to block walls instead.
- They also requested more landscaping as opposed to just rocks.



- There was also a request for stucco finish on the exterior of houses as opposed to siding.

Strozier said he would present these requests to his client at this stage rather than waiting to the DRB phase. He said there may be a problem with the landscaping request (more vegetation) because there has to be a designated Homeowner Association to care for it.

Next Steps: EPC meeting. The NAs hope the city planner will consider their requests prior to submitting her proposal to the EPC.



**SITE DEVELOPMENT PLAN FOR SUBDIVISION:
REQUIRED INFORMATION**

THE SITE: The site consists of 4 parcels located in SW Albuquerque, totaling approximately 40 acres. Tract 1, Western Development Company Subdivision, an unpatented land in Bernalillo County, containing approximately 10 acres.

PROPOSED USE: The existing zoning on the site is M-1, the proposed zoning is SU1 PRD. The proposed use for this site is a residential subdivision for 250 Single-Family detached homes and a private park.

PEDESTRIAN AND INGRESS AND EGRESS:

PeDESTRIANS shall access the neighborhood from Coors Blvd. via dedicated right-of-way that will serve as the primary pedestrian entrance. Pedestrian access (driveway/gated) will also be provided from this neighborhood to Tom Tenorio Park along the northern site boundary. Pedestrian access will also be provided to Arroyo Blvd. via Tom Tenorio Park.

VEHICULAR INGRESS AND EGRESS:

Vehicles shall have access to the neighborhood from Coors Blvd. via a dedicated and improved roadway.

ARCHITECTURAL DESIGN STANDARDS:

- Structures shall have a stucco exterior. Wood may be used as an accent feature.
- Stucco color shall be shades of beige, brown, yellow, cream and gray-green.
- Accent features such as awnings, window trim, fascias, and other traditional southwestern features may be painted white, green, red, blue, or brown.
- Roof material may include asphalt shingles, and concrete or clay tiles. Flat roofs may be permitted with a parapet.
- Roof penetrations shall be painted to match the stucco color on flat-roofed units.
- Garages should have varying door patterns, and should be staggered or recessed a minimum of 8 inches from the front wall plane.
- Size loading garages shall be permitted as lot widths allow.
- Mechanical units should be ground mounted, in cases where mechanical units must be roof-mounted they shall be located to minimize their visibility from public rights-of-way. Wall mounted mechanical units are prohibited.

SITE DEVELOPMENT STANDARDS:

- Building height and setbacks shall be in conformance with the R-LT zoning district.
- Roof-cornices shall be prohibited within the development.
- The number of units within this development shall not exceed 250 single family detached homes.
- The minimum lot size within this development shall be 4,000 square feet. The neighborhood will include two distinct lot sizes: 43,937 and 50,937'.
- A minimum of three community amenities shall be provided within the community park space, including but not limited to a shade structure, basketball court, sand volleyball court, and a play structure.
- Each lot shall have a storage area for residential automated cars and they shall not be visible from the street.

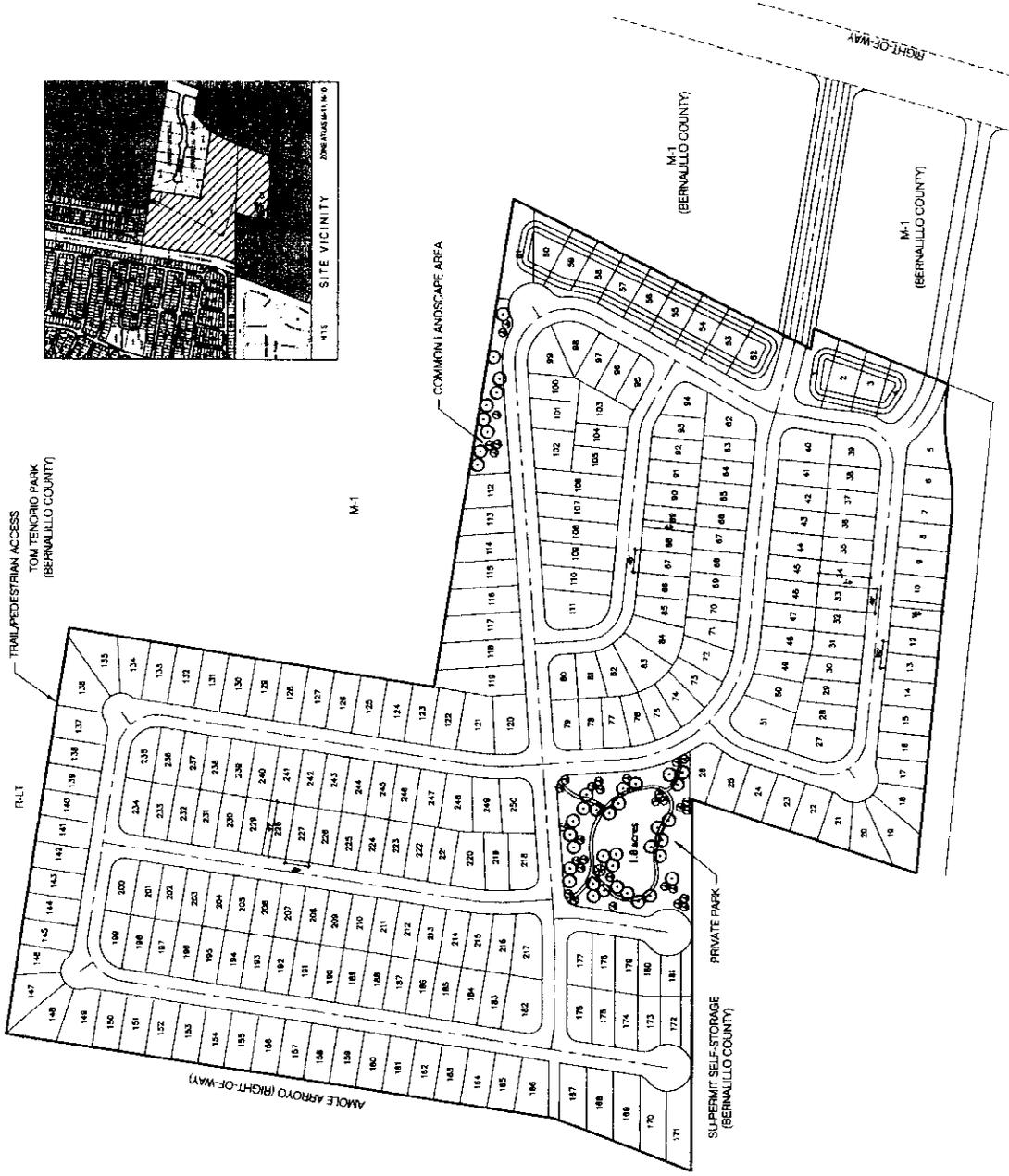
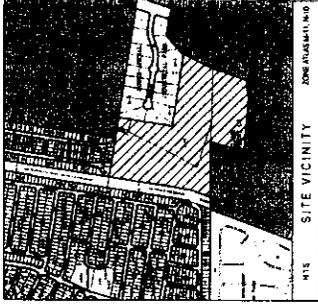
PROJECT NUMBER _____
Application Number _____

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DIC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DESIGN DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering / Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
DESIGN CHAIRPERSON, Planning Department	Date



DEVELOPMENT WITHIN A LANDFILL BUFFER:

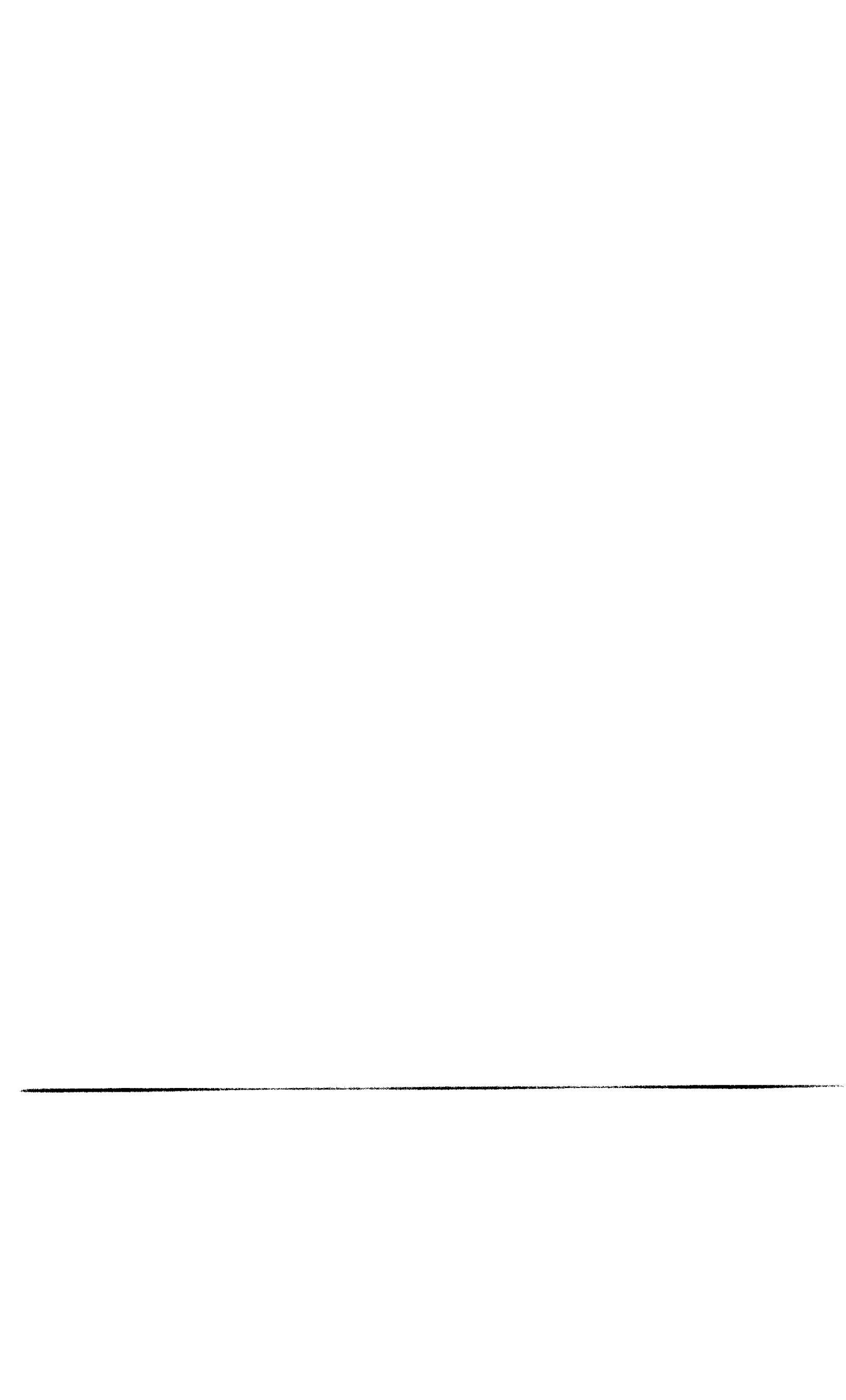
The subject property is located on and near two former landfills. Due to its location, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be completed prior to development of the site.

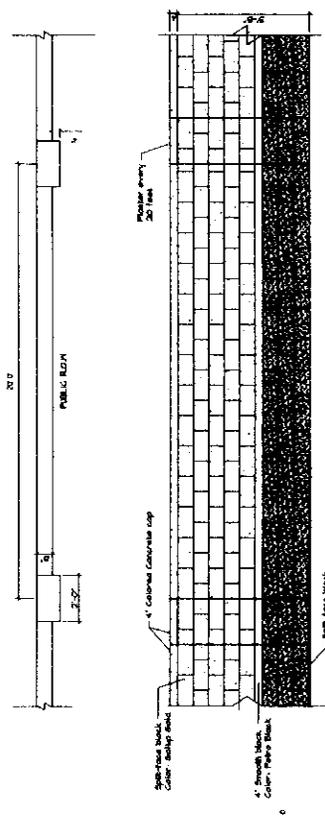


Prepared by:
Gilbert J. Lovato
328 Arroyo NE
Albuquerque, NM 87107

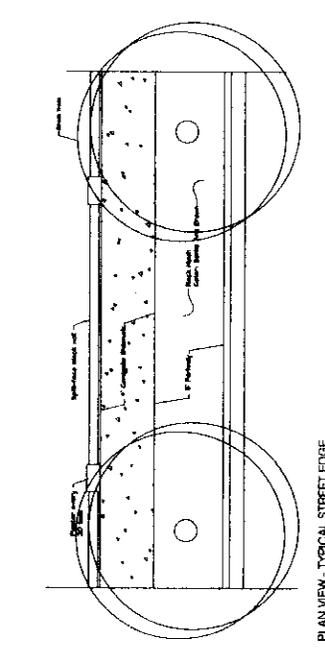
Prepared by:
Thompson Engineering Consultants
4800 Juan Teco Blvd. NE, Suite C
Albuquerque, NM 87111

December 2, 2004
Sheet 1 of 2





TYPICAL WALL ELEVATION DETAIL
1" = 30'



PLAN VIEW - TYPICAL STREET EDGE
1" = 40'

PLANT PALETTE SYMBOL	COMMON NAME	WATER USE
(Tree symbol)	Ash Species	Medium
(Tree symbol)	Linden Species	Medium
(Tree symbol)	Flowering Pear	Medium+
(Tree symbol)	Purple Robe Locust	Medium
(Tree symbol)	Golden Hamtree	Medium
(Tree symbol)	Pistache	Medium
(Shrub symbol)	Shrubs (1 & 5 gallon)	Medium
(Shrub symbol)	Rosemary	Low+
(Shrub symbol)	Potentilla	Low+
(Shrub symbol)	Artemisia Species	Low
(Shrub symbol)	Chamaisa	Low
(Shrub symbol)	Apache Plume	Low
(Shrub symbol)	Red Yucca	Low
(Shrub symbol)	Coneheaster Species	Medium
(Shrub symbol)	Cherry Sage	Low
(Shrub symbol)	Russian Sage	Medium
(Shrub symbol)	Caryophylls	Medium
(Shrub symbol)	Yucca Species	Low
(Shrub symbol)	Three-leaf Sumac	Low+
(Vine symbol)	Ground Covers and Vines (1 & 5 gallon)	Low
(Vine symbol)	Trumpet Vine, Carolina Jessamine, Rosemary, Honeyeucalyde, Wisteria, Virginia Creeper	Low

IRRIGATION SYSTEM
Irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree shrub, and groundcover areas. A separate water meter is included in the Infrastructure List for the Common Areas.

MAINTENANCE RESPONSIBILITY
All planting areas will be maintained in a living, attractive, and weed free condition. All common landscape areas shall be maintained by the Homeowner's Association.

NOTES
1. Landscape plan will adhere to City requirements for clear sight triangles.

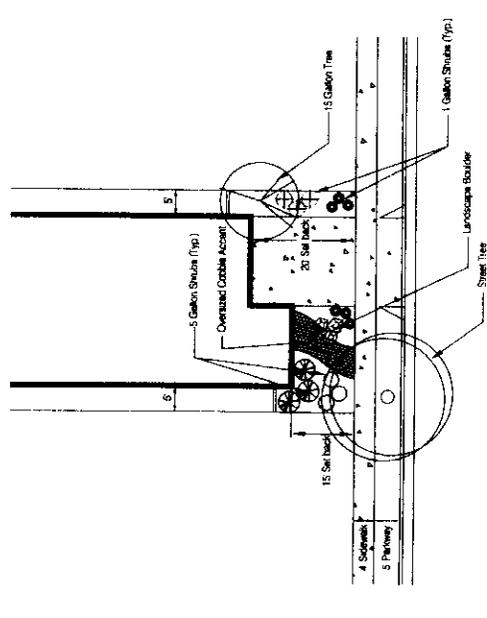
MINIMUM FRONT YARD LANDSCAPE STANDARDS FOR LOVATO SUBDIVISION

- Deciduous Shade Tree (min. 15 gallon)
 - Shrubs (min. 5 gallon)
 - Turf Grass (sodded, min. 20% of the front yard landscape area)
- OR
- Ornamental Tree (min. 15 gallon)
 - Shrubs (min. 5 gallon)
 - Shrubs (1 gallon)
 - Landscape Boulder (3'x3' min.)
 - Overseeded Cobble Mulch Accent
- In addition, all front yard landscaping shall be required to have the following:

- 3/4" Santa Ana Tan Rock Mulch over filter fabric - for all landscaped areas that are not covered with living vegetative groundcover
 - Steel Header - as required between Turf and other landscaped areas
 - Irrigation System w/Automatic Timer
- The following approved Accents can be used for front yard landscaping:
- 2"-4" Cobbles (max. 25% of Area)
 - Bark Mulch (in tree wells only)

LANDSCAPING AND WALL STANDARDS FOR SUBDIVISION: REQUIRED INFORMATION

- LANDSCAPE STANDARDS**
- The owner, park, common landscape areas, and street trees shall be owned and maintained by the Homeowners Association
 - Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate trees, shrubs, and groundcover areas.
 - The landscape plan shall be limited to xeriscape plant materials for areas directly over or adjacent to the private park (parcels)
 - The landscape plan shall limit the provision of high water use turf to a maximum of 20 percent of the provided landscape area, per the city's zoning code
 - Street trees shall be provided at a rate of approximately 1 tree/47' w/e' depending on the lot area and width.
- WALLS AND ENTRY MONUMENT STANDARDS**
- Perimeter walls for Lovato subdivision shall comply with the City Wall Regulations on height, layout, facade, and materials



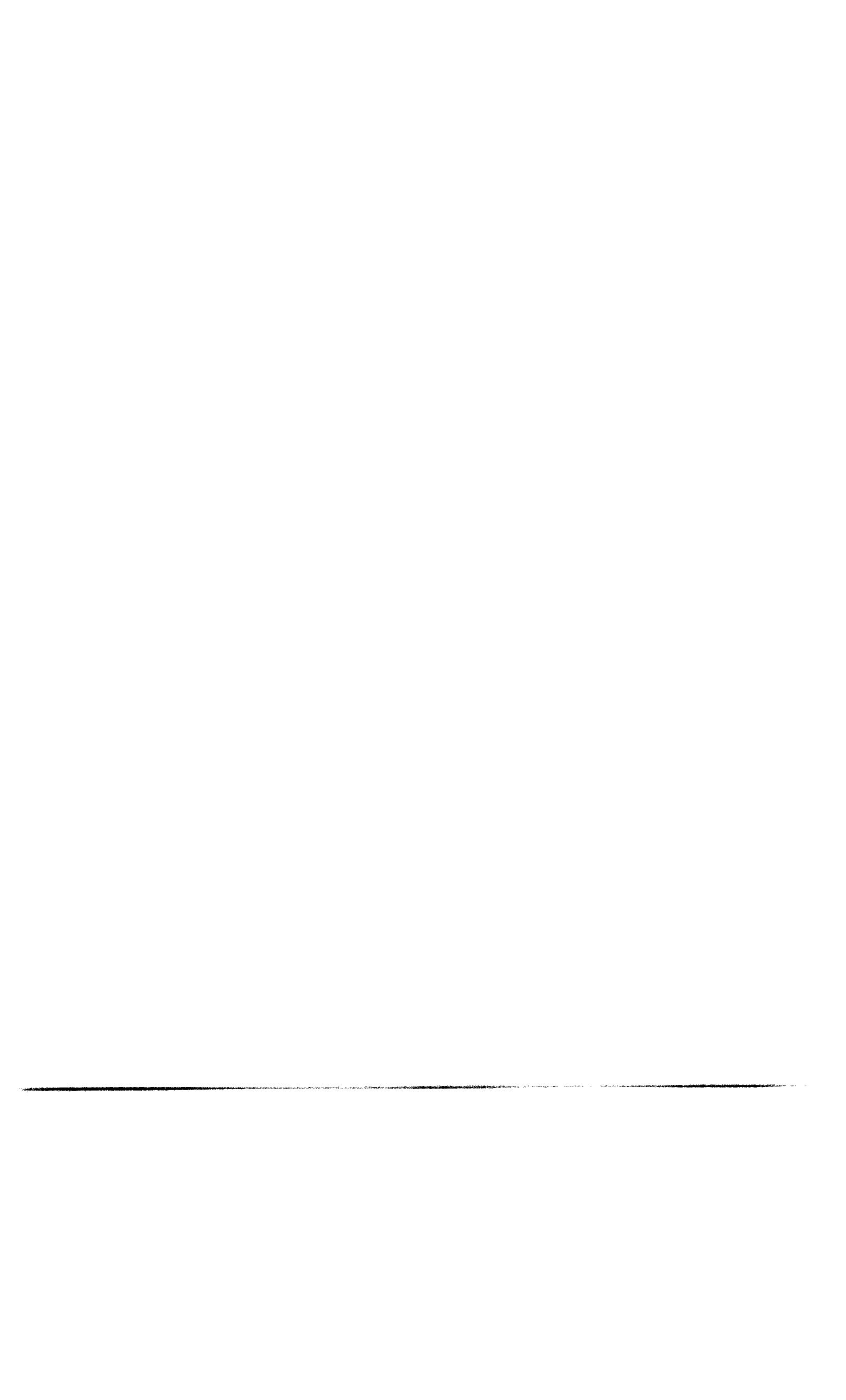
FRONT YARD LANDSCAPE DETAIL
1" = 20'

Lovato Subdivision

Prepared by
Gibber, J. Lovato
3738 Arno NE
Albuquerque, NM 87107

Thompson Engineering Consultants
4430 Juan Pablo Drive, S.E. Suite C
Albuquerque, NM 87111

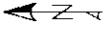
November 8, 2004
Sheet 2 of 2



AS BUILT INFORMATION		SURVEY INFORMATION		ENGINEER'S SEAL	
DATE	BY	NO.	DATE	NO.	DATE
AS BUILT INFORMATION		SURVEY INFORMATION		ENGINEER'S SEAL	
DATE	BY	NO.	DATE	NO.	DATE



- LEGEND**
- PROPOSED SPOT ELEVATION
 - PROPOSED STORMWATER MANHOLE
 - PROPOSED SUMP
 - PROPOSED SUMP DIRECTION
 - EXISTING SUMP
 - EXISTING SUMP MANHOLE

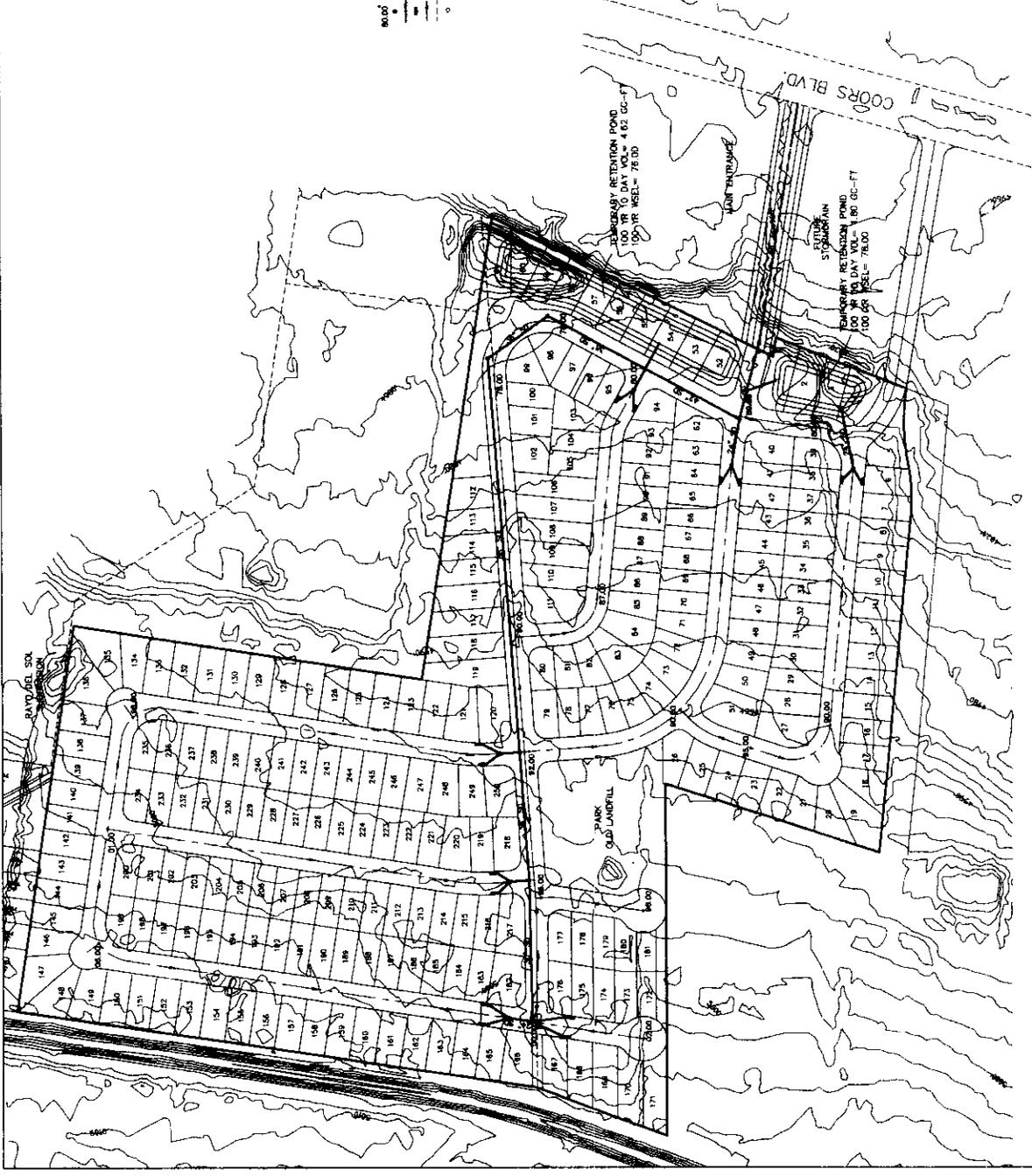


TERRACON CONSULTANTS, INC.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT
CONCEPTUAL GRADING AND DRAINAGE PLAN
LOVATO SUBDIVISION

CITY ENGINEER: _____

City Project No. _____ Zone Map No. _____ Sheet 01 of 01



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1.0. Summary

A Phase I Environmental Site Assessment (ESA) was conducted in accordance with ASTM E1527-00 by Real Estate Environmental Services Company (REESCO) from September 19 through October 3, 2002 at the Valley Vista Self-Storage Facility & Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW (Tract 2, Land of Westland Development Company, Inc.), Albuquerque, Bernalillo County, NM 87121. Although the site carries an Albuquerque mailing-address, the site's physical location lies outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM. Valley Vista, Inc. (Client) retained REESCO to perform this Phase I ESA for the use of both Valley Vista, Inc., and Tri-Counties Development. John R. Dupuy is the qualified Environmental Professional employed for the performance of this Phase I ESA.

The site's location; details of ownership and an abbreviated legal description; a copy of the State's letter approving the landfill's closure 1996; the site's monitoring well borehole logs; and this Phase I ESA's records of conversations are presented as Exhibit A of this report. Exhibit B presents the City's of Albuquerque's Interim Guidelines for Development within 1,000 feet of Landfills (2001); the site's Landfill Gas and Analysis of Landfill Gas Sampling Program (2000); the Results of Surface Methane Sampling (1999); and a Letter with the Results of Methane Testing (1995). Exhibit C presents the results of previous ground-water analyses from the site's monitoring wells (1999-90). Exhibit D documents recognized environmental concerns within a radius of 1.0-mile of the subject property; these concerns were reviewed during the site inspection performed on September 28, 2002. Authorization to conduct this investigation was granted via the signature on our proposal of Cord Mounkes as the Clients' agent, dated September 19, 2002 (Exhibit E).

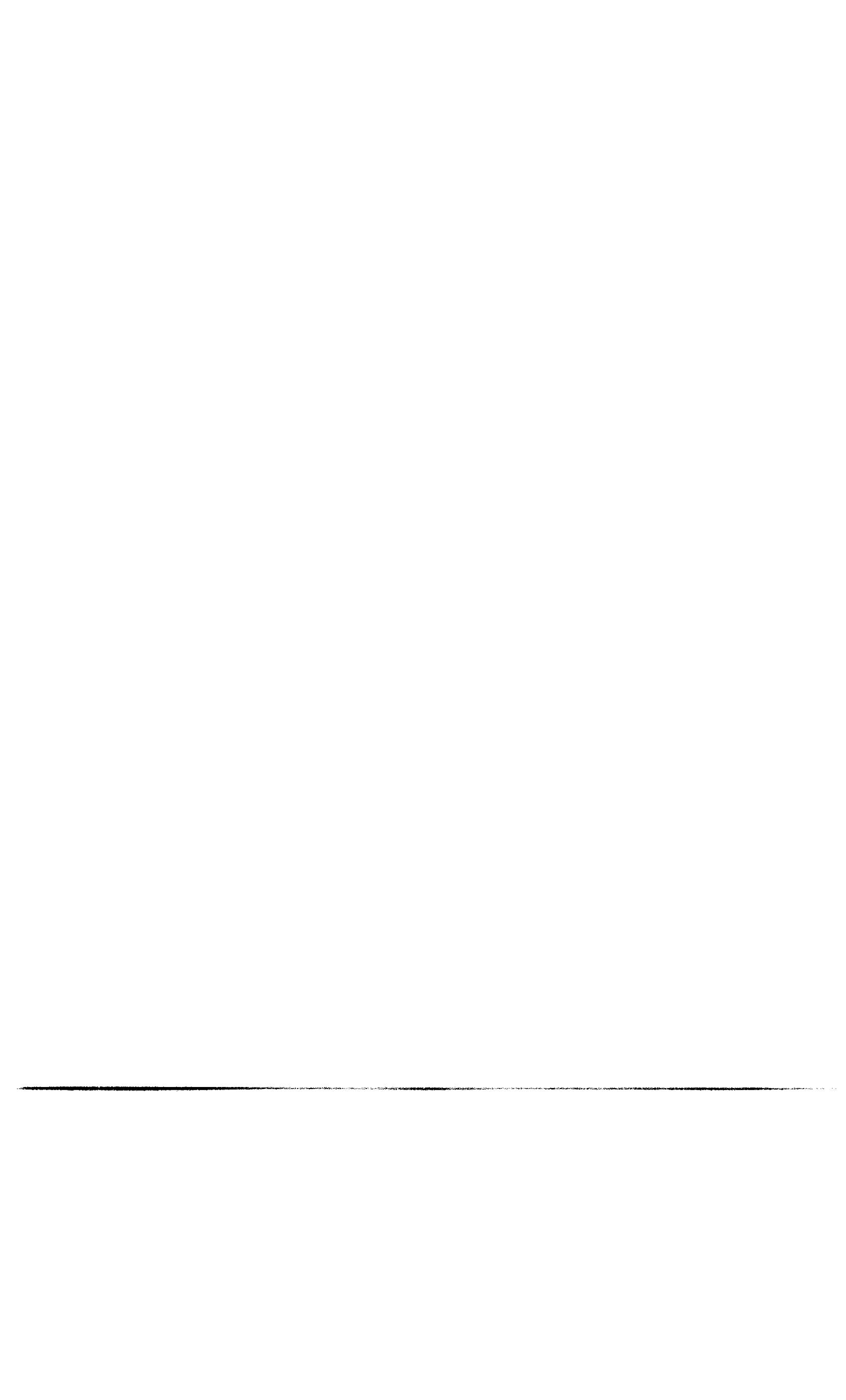
This Phase I ESA's subject site is a 26.011-acre irregularly-shaped parcel currently supporting a 500-unit self-storage facility with contiguous open-air vehicle-storage areas and an on-site manager's residence, all located on the site's smaller northern portion; the site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill, as well as a small fenced residential compound with a single occupied mobile-home. The site is known as the Valley Vista Self-Storage Facility & the Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW (Tract 2, Land of Westland Development Company, Inc.), Albuquerque, Bernalillo County, NM 87121. Although the site carries an Albuquerque mailing-address, the site's physical location lies outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM. The subject site lies within Albuquerque's South Valley, a short distance west of Coors Boulevard SW and approximately midway between Arenal and Blake Roads SW, to the north and south, respectively. The site was originally developed in 1983 with the opening on previously undeveloped acreage of the currently closed waste-cell to receive construction-debris from the original developers/current owners' waste-hauling business. The subject site's original developers/current owners operated the site as the Seay Brothers Construction-debris Landfill from 1983 through 1992; the site was closed in 1992-93 in accordance with all applicable regulations in effect at that time (Exhibit A). The site's original developers/current owners installed three (3) ground-water monitoring wells along the site's perimeter in 1990, and the underlying ground-water quality has been periodically monitored since that time; no exceedances of the State's drinking-water quality standards have been documented from ground water underlying the subject site (Exhibit C). The first phase of the site's self-storage lockers and the on-site manager's residence were constructed in 1996; this construction post-dates the Federal-ban on the use of Asbestos-Containing Materials (i.e., 1978; ACM) and this Phase I ESA

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observed no suspected ACMs at the subject site. The site is served by some ordinary public utilities, improvements and services, but is equipped with an on-site drinking-water and landscaping-water well, septic systems, and propane-tanks for heating.

The site's original developers/current owners have previously contracted engineering firms to measure methane-levels at the closed landfill's surface in 1995, 1999 and 2000, and to evaluate the potential for methane-generation at the site's closed waste-cell (2000; Exhibit C). The results of this methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell (Exhibit C). The City of Albuquerque's Environmental Health Department (EHD) has implemented Interim Guidelines for Development within 1,000-feet of Landfills (2001; Exhibit A); these Interim Guidelines require the City to review "...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties..." (City, 2001; Exhibit A). This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).

This Phase I ESA reported or observed five (5) operations or activities associated with the generation, storage, transportation, treatment, and/or disposal of hazardous materials/wastes for facilities within 1.0-mile of the subject site. Environmental degradation is not noted for any of these reported vicinity locations, but a settlement agreement has not been recorded for a single reported vicinity location.

This assessment has revealed evidence of only the following Recognized Environmental Concern in connection with the property:

- The site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill. The methane-levels at the closed landfill's surface were measured as negligible in 1995, 1999 and 2000. Site-specific methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell (Exhibit C).

The City's Interim Guidelines for Development within 1,000-feet of Landfills require the City to review "...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties..." (City, 2001; Exhibit A). This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).

2.0 Introduction

2.1 Purpose

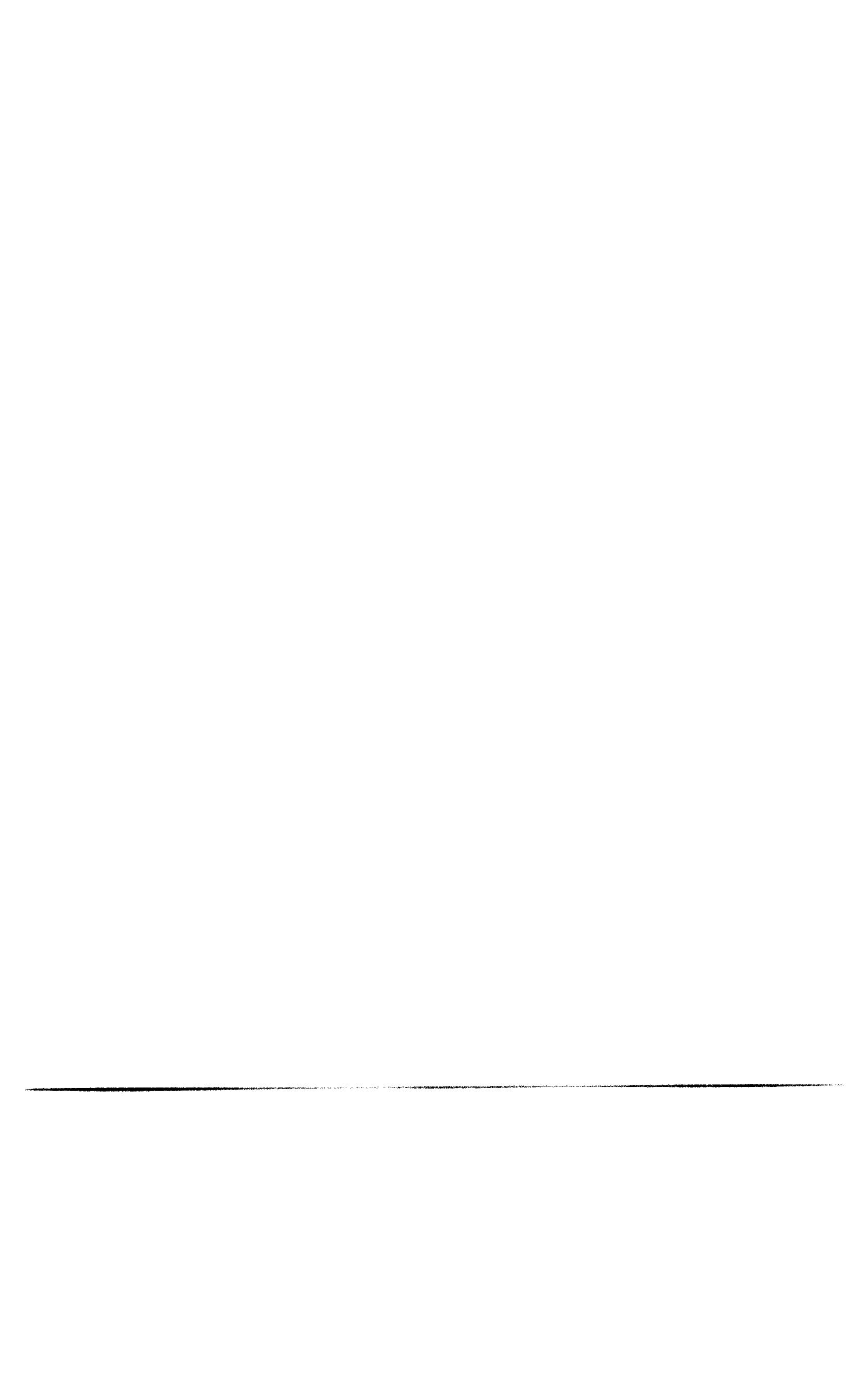
The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes described within ASTM E 1527-00, Recognized Environmental Conditions (REC) in connection with the site. A REC means "...the presence or likely presence of any hazardous substances or petroleum products on a property

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under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.... The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought the attention of appropriate governmental agencies." (ASTM, 2000). This Phase I ESA addresses certain of those requirements necessary to constitute appropriate inquiry in order to qualify for CERCLA's innocent landowner defense.

This Phase I ESA included an extensive database review of public records for the site concerning regulatory permitting, soil and/or groundwater contamination, waste disposal practices, Underground/Above-ground Storage Tanks (UST/AST) on or in the vicinity of the site, and hazardous waste/materials disposal, generation, storage, transportation, and/or treatment on or in the vicinity of the site; and a visual site inspection by a qualified Environmental Professional.

2.2 Limitations and Exceptions

No Phase I ESA can wholly eliminate uncertainty regarding potential for recognized environmental conditions in connection with a property. Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the site. In accordance with the requirements of ASTM E 1527-00, this Phase I ESA is presumed to be valid for 180 days following completion of this report.

The ASTM Standard Practice E 1527-00 states "*...the user should check or engage a title company or title professional to check reasonably ascertainable recorded land title records for environmental liens or activity and use limitations currently recorded against the property.*" (ASTM, 2000). This Phase I ESA includes brief discussions prepared by a U.S. EPA/OSHA certified Asbestos Inspector (i.e., John R. Dupuy, #121901-02) regarding the potential presence of suspected Asbestos-Containing Materials (ACMs) at the subject site.

2.3 User Reliance

This Phase I ESA is intended for the sole uses of Valley Vista, Inc., (Client) and Tri-Counties Development, and may not be relied upon by any other party. The scope of services performed in this Phase I ESA may not be appropriate to satisfy the needs of other users, and the use or re-use of this document or the findings, opinions or conclusions is at the risk of said other users.

3.0 Site Description

3.1 Location and Legal Description

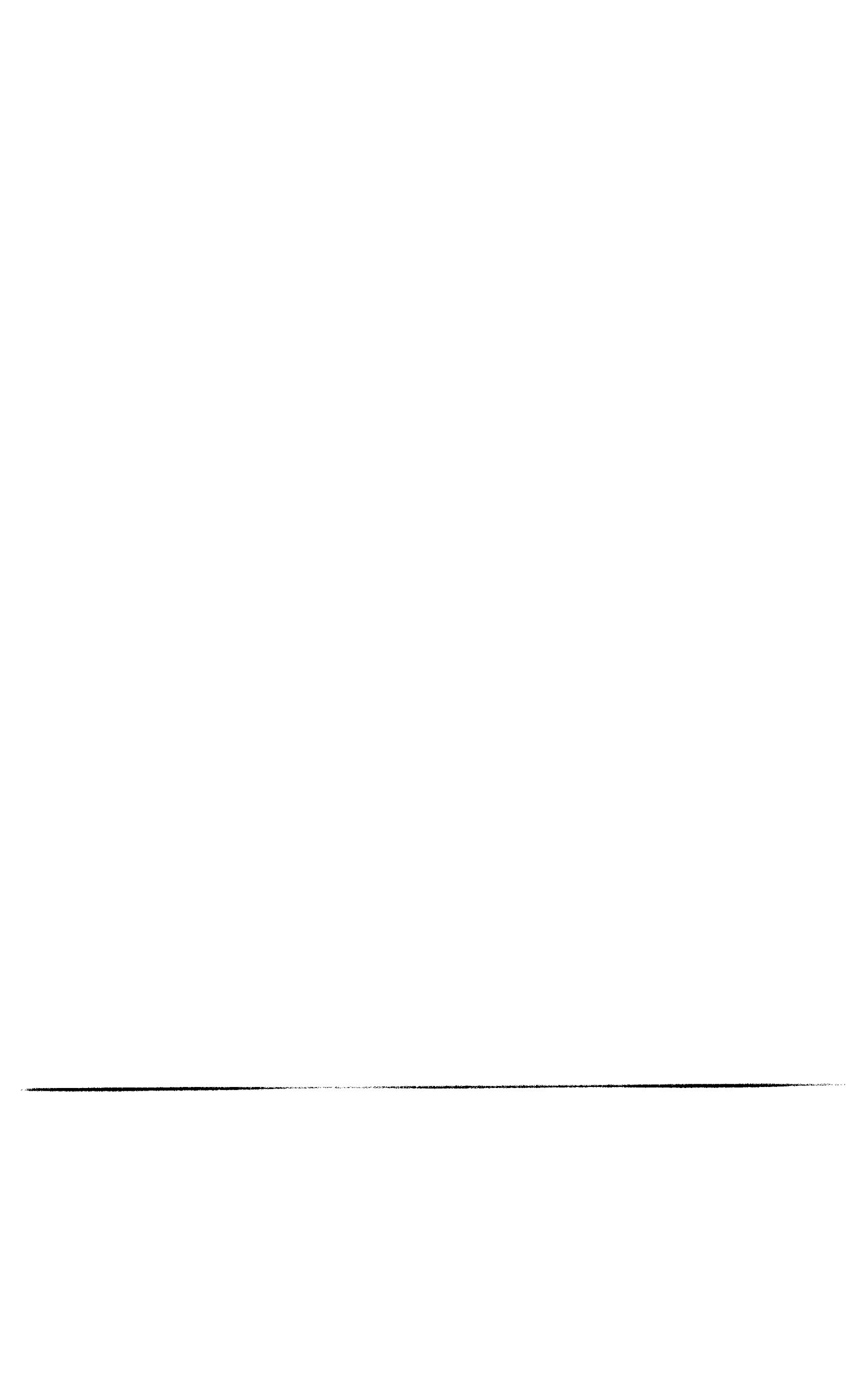
The site of this Phase I ESA is a 26.011-acre irregularly-shaped parcel known as the Valley Vista Self-Storage Facility & the Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW, Albuquerque, Bernalillo County, NM 87121. Although the site carries an Albuquerque mailing-address, the site's physical location lies outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM. The subject site lies within Albuquerque's South Valley, a short distance west of Coors Boulevard SW and approximately midway between Arenal and Blake Roads SW, to the north and south,

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respectively (Figure 1, Exhibit A). The site's legal description is summarized as "... Tract 2, Land of Westland Development Company, Inc.,..." (Exhibit A).

3.2 Site and Vicinity Characteristics

The site is a 26.011-acre irregularly-shaped parcel currently supporting a 500-unit self-storage facility with contiguous open-air vehicle-storage areas and an on-site manager's residence, all located on the site's smaller northern portion; the site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill, as well as a small fenced residential compound with a single occupied mobile-home along the site's southern fenceline. The site carries an Albuquerque mailing-address, but is located outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM. The original portion of the self-storage facility is paved, while the remainder of the site's surface is graded, hard-packed earth (Figures 2.a through 2.c). Landscaping consists of perimeter Russian-olive trees; a temporary surface-water detention basin is present to the immediate south of the site's entrance; and a wire-fence encloses the site's perimeter. The site enjoys some public utilities and services (e.g., electricity; fire and police protection), but is equipped with a drinking-water and landscaping-water well, septic systems, and propane for heat.

The site's vicinity comprises both mature and modern mobile-home parks, currently undeveloped acreage, and scattered residential homesteads in a relatively recently rural area of unincorporated Bernalillo County, NM. A concrete flood-control diversion channel adjoins the site's western boundary and forms part of the area's storm-water discharge system; this arroyo is maintained by the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA; Figure 3). Most ordinary public utilities, improvements and services are currently present in the site's vicinity.

3.3 Descriptions of Structures and Roads, Other Improvements on Site

The subject site currently supports a 500-unit self-storage facility with contiguous open-air vehicle-storage areas and an on-site manager's residence, all located on the site's smaller northern portion; the site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill, as well as a small fenced residential compound with a single occupied mobile-home along the site's southern fenceline (Figures 2.a through 2.c, and 3). The first phase of the site's self-storage lockers and the on-site manager's residence were constructed in 1996, long after the Federal-ban on the use of ACMs, and this Phase I ESA observed no suspected ACMs at the subject site. The site contains three (3) perimeter ground-water monitoring wells, and is equipped with an on-site drinking-water and landscaping-water well, septic systems, and propane for heat.

3.4 Current Uses of the Property

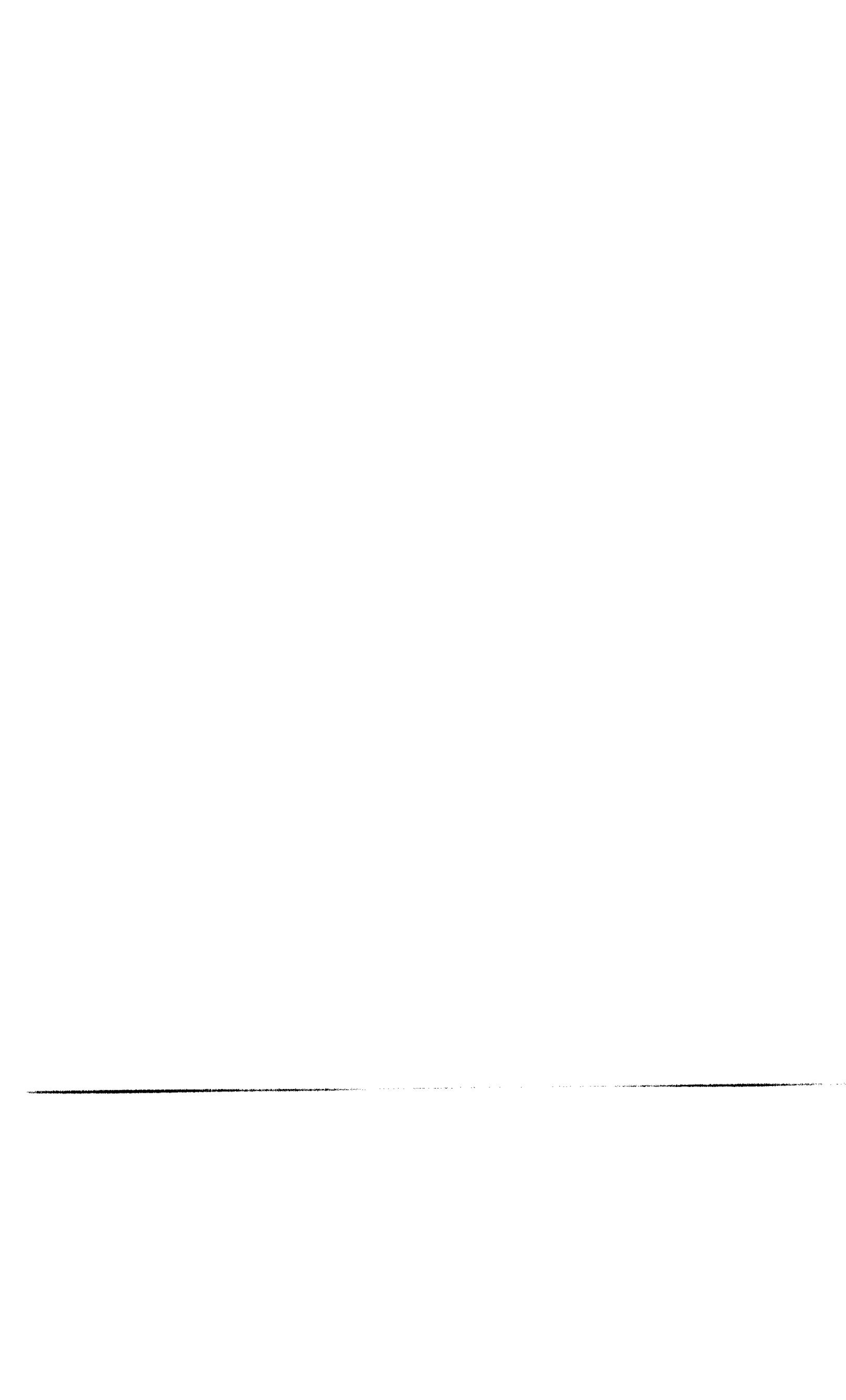
The site currently supports the activities of a 500-unit self-storage facility with contiguous open-air vehicle-storage areas and an on-site manager's residence, all located on the site's smaller northern portion and known as the Valley Vista Self-Storage Facility; the site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill, as well as a small fenced residential compound with a single occupied mobile-home along the site's southern fenceline (Figure 3). This Phase I ESA discovered no evidence of existing releases or the material threat of a release of

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hazardous substances or petroleum products associated with the site's current uses.

3.5 Current Uses of the Adjoining Properties

The concrete-lined channel and earthen embankments of AMAFCA's Amole del Norte Diversion Channel and open fields adjoin the site's western and northern boundaries, respectively. Open fields and a mature mobile-home park adjoin the site's southern boundary, while a modern mobile-home park, scattered residential homesteads, and open fields adjoin the site's eastern boundary (Figure 3). This Phase I ESA discovered no evidence of existing releases or the material threat of a release of hazardous substances or petroleum products associated with the current uses of the site's adjoining properties.

4.0 User Provided Information

This Phase I ESA's current user (i.e., Valley Vista, Inc.) provided this Phase I ESA with information telling of no environmental liens or activity and use limitations due to environmental concerns associated with the site, or of a valuation reduction for environmental issues associated with the site (Exhibit A).

In the absence of other user-provided information, REESCO assumes that this Phase I ESA was performed to help qualify the user for the innocent landowner defense to CERCLA liability.

5.0 Records Review

5.1 Standard Environmental Record Sources, Federal and State

The research of standard environmental record sources determines whether current or previous instances of hazardous and/or regulated wastes/materials generation, storage, transportation, treatment, and/or disposal are recorded on or in the vicinity of the site. The ASTM-recommended standard environmental record sources used by this Phase I ESA are listed below and in Exhibit B.

Sites located within a 0.5-mile to 1.0-mile radius

- National Priorities List (NPL) of uncontrolled or abandoned hazardous waste sites under the Superfund program.
- Resource Conservation and Recovery Act Treatment, Storage, Disposal (RCRA-TSD) Facilities database identifies and tracks hazardous waste from the point of generation to the point of disposal.

No records representing locations with reported Recognized Environmental Conditions (RECs) were reported within a 0.5-mile to 1.0-mile radius of the subject site by this search (Exhibit B).

Sites located within a 0.25-mile to 0.5-mile radius

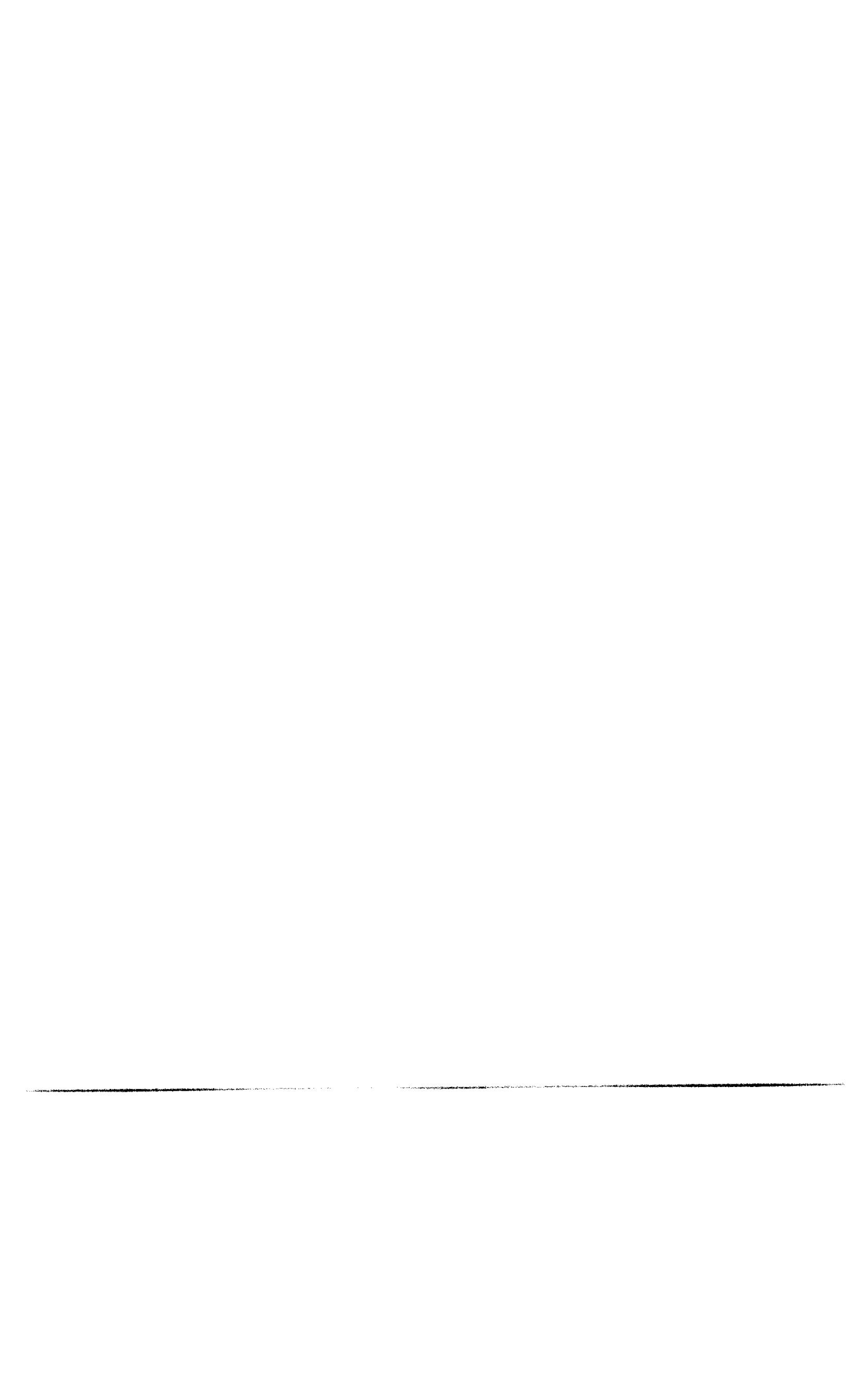
- CERCLA List (CERCLIS) containing sites which are either proposed to or on the NPL, and sites which are in the screening and assessment phase for possible inclusion on the NPL.
- NFRAP sites where either contamination has been identified and remediated or is below regulatory concern, or no contamination was identified.
- Solid Waste Landfills (SWLF) records State-registered landfills.
- Leaking Underground Storage Tanks (LUST) records State-registered leaks of fluids from USTs.

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Records representing one (1) location with RECs were reported within a 0.25-mile to 0.5-mile radius of the subject site by this search (Exhibit B). These records represent a facility reporting previously removed LUSTs. Environmental degradation is not noted for this reported vicinity location, but a settlement agreement has not yet been recorded.

Sites located within a 0.125-mile to 0.25-mile radius

- Underground Storage Tanks (UST) Owners and Facilities List records State-registered USTs and Leaking USTs (LUST).

Records representing two (2) locations with RECs were reported within a radius of 0.125-mile to 0.25-mile of the subject site by this search (Exhibit B). These records represent facilities reporting State-registered USTs, either existing or previously removed. No environmental degradation or unresolved violations are noted, and no further actions are required to be taken at either of these reported vicinity locations.

Sites located within a 0.125-mile radius

- Emergency Response Notification System (ERNS) records releases of oil and hazardous substances.
- RCRA-Large Generator (RCRA-LgGen) records hazardous waste from the point of generation to the point of disposal.
- RCRA-Small Generator (RCRA-SmGen) records hazardous waste from the point of generation to the point of disposal.

Records representing two (2) locations with RECs were reported within a radius of 0.125-mile of the subject site by this search (Exhibit B). These reported vicinity locations represent the currently closed, former construction-debris landfills of both the site and the northeasterly-adjointing property (i.e., the Seay Brothers and the Riverside Construction-debris Landfills; Figure 4).

Non-Geocoded Sites

This Phase I ESA reports three (3) vicinity locations as "Non Geocoded" sites (Exhibit B). These "Non Geocoded" vicinity locations represent facilities reporting environmental concerns and which have insufficient address-information to accurately plot on a map, but which report addresses within the subject site's Zip Code area. This Phase I ESA has determined that each of these "Non Geocoded" vicinity locations lies more than 1.0-mile from the site and is therefore excluded from further discussion.

The potential environmental concerns associated with any of the reported vicinity locations would require the ingestion of affected substances (e.g., contaminated ground water and/or soils). This Phase I ESA judges only minimal potential environmental concerns to the subject site are associated with the reported vicinity locations due to the lack of environmental degradation associated with these vicinity locations.

5.2 Additional Environmental Record Sources

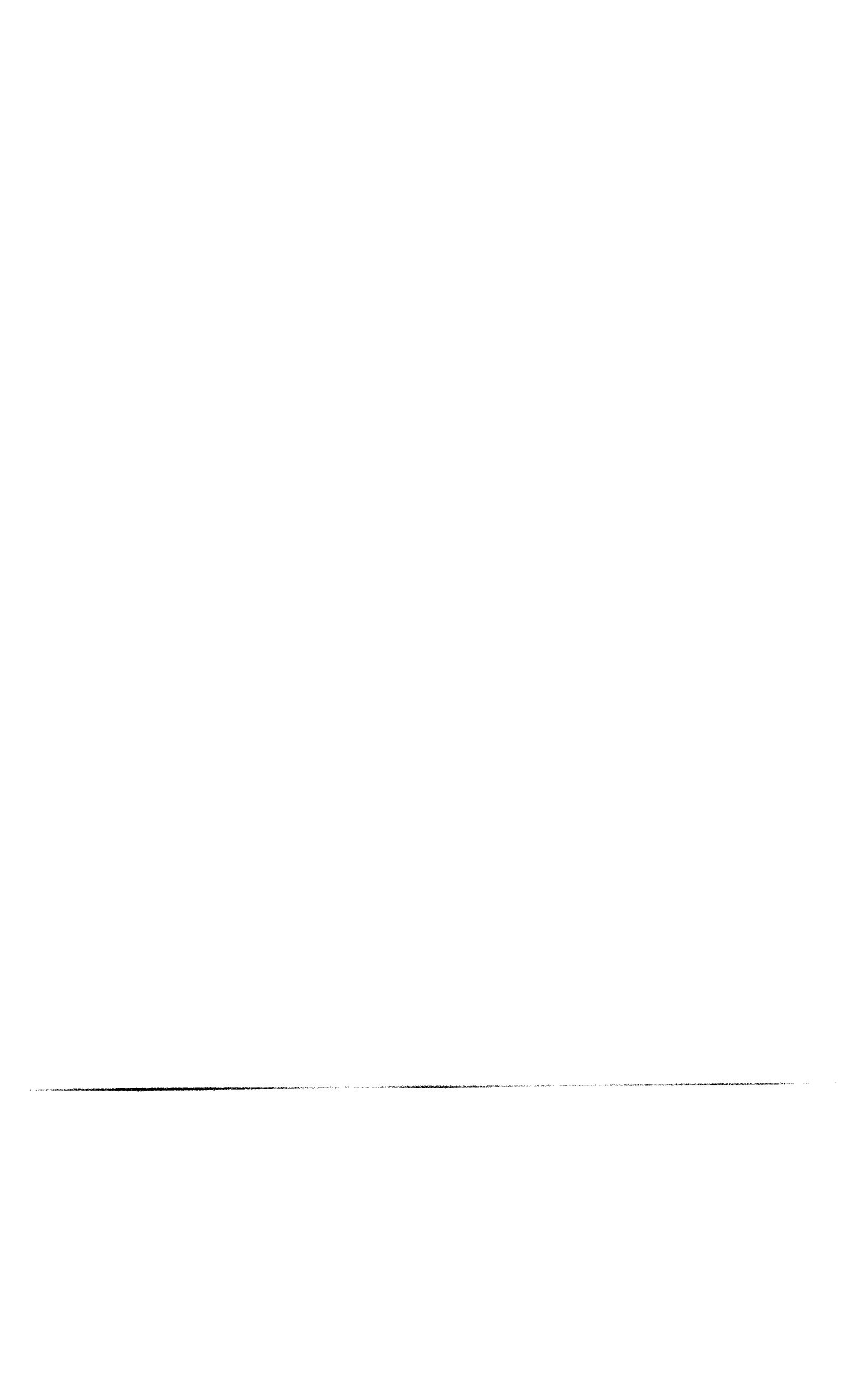
This Phase I ESA contacted the NM Environment Department's UST Bureau-Albuquerque Field Office for information regarding the suspected UST rumored to be present at the site. This public agency identified neither general nor specific environmental concerns associated with the site (Exhibit A).

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5.3 Physical Setting and Historical Use Source(s)

This Phase I ESA used the following ASTM-recommended standard physical and historical setting sources:

- Albuquerque Zoning Atlas, April 2002.
- Aerial photographic coverage of the site (1935-96).
- Albuquerque City Directory (Hudspeth/Polk, 1950-99).
- Previous consultants reports regarding the site (1990-2000).
- USGS Water Resources Investigations Report (USGS, 1993).
- United States Geological Survey (USGS) topographic map of the area (USGS, 1990).
- FEMA Firm Flood Insurance Rate Map City of Albuquerque, NM, Bernalillo County (FEMA, 1996).

This Phase I ESA's historical use information on the property included the ASTM-recommended standard sources described above; the following discussions are syntheses of this information.

5.4 Historical Use Information on the Property

The aerial photographs from 1935 through 1969 show the site as natural, undeveloped acreage amidst large tracts of similar natural land; nearby Coors Road SW remained a 2-lane road until widened by 1969. The 1973 through 1982 aerial photographs show the site's northern-1/3 as part of an adjoining apparent sand and gravel pit, while the site's larger southern portion remained undeveloped acreage. The aerial photographs from 1986 and 1991 show the site as an active construction-debris landfill, while the 1996 aerial photograph shows the unpaved first phase of the site's self-storage facility. The Albuquerque City Directory's initial listing for the subject site occurs in 1997 with R.E. & C. Cook present at 3901 Ervien Lane SW; Ervien Lane SW is not listed prior to 1997 (Hudspeth/Polk, 1950-99).

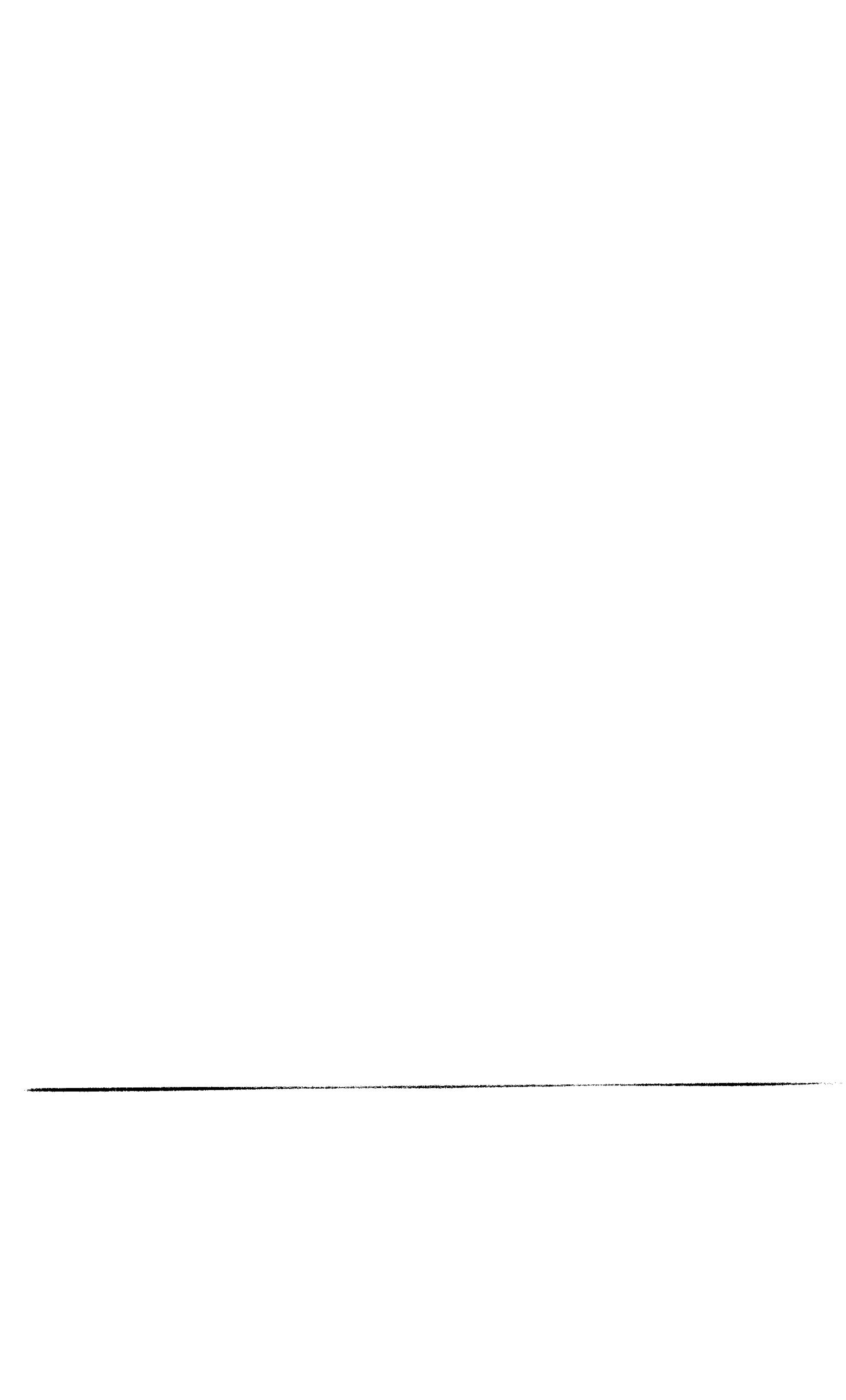
The site was originally developed in 1983 with the opening on previously undeveloped acreage of the currently closed waste-cell to receive construction-debris from the original developers'/current owners' waste-hauling business. The subject site's original developers/current owners operated the site as the Seay Brothers Construction-debris Landfill from 1983 through 1992; the site was closed in 1992-93 in accordance with all applicable regulations in effect at that time (Exhibit A). The site's original developers/current owners installed three (3) ground-water monitoring wells along the site's perimeter in 1990, and the underlying ground-water quality has been periodically monitored since that time; no exceedances of the State's drinking-water quality standards have been documented from ground water underlying the subject site (Exhibit C). The first phase of the site's self-storage lockers and the on-site manager's residence were constructed in 1996, long after the Federal-ban on the use of ACMs; this Phase I ESA observed no suspected ACMs at the subject site. The site is served by some ordinary public utilities, improvements and services, but is equipped with an on-site drinking-water and landscaping-water well, septic systems, and propane-tanks for heating.

The site's original developers/current owners have previously contracted engineering firms to measure methane-levels at the closed landfill's surface in 1995, 1999 and 2000, and to evaluate the potential for methane-generation at the site's closed waste-cell (2000; Exhibit C). The results of this methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell (Exhibit C). The City EHD has implemented Interim Guidelines for Development within 1,000-feet of Landfills (2001; Exhibit A); these Interim Guidelines require the City

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4,995 feet above mean sea level (Figure 1; USGS, 1990). Ground water underlies the site at depths of less than 100 feet below the local land surface, as determined via measurements from the site's perimeter ground-water monitoring wells; ground-water flow directions are little studied in this area, but are likely to be complex due to the effects of nearby private water wells (USGS, 1993).

The site and surrounding developments have been engineered to direct surface runoff away from the site's facilities and these developments, while the area's natural easterly-slope directs precludes surface runoff generated at the commercial activities along Coors Boulevard SW from entering the site. A small temporary surface-water detention basin present to the immediate south of the site's entrance receives the site's surface runoff, while the adjacent AMAFCA surface-water diversion channel protects the site from surface runoff originating from the west. This Phase I ESA's inspection of the FEMA Firm Flood Rate Insurance map for this area indicates that the subject site is not located within a mapped floodplain (FEMA, 1996).

6.3 Exterior Observations

The site's northern portion supports a 500-unit self-storage facility with an on-site manager's residence (Figure 2.a), while the site's southern portion encompasses the closed waste-cell of a former construction-debris landfill (Figures 2.b and 2.c). Various abandoned landfill equipment and piles of stockpiled soils are located near the site's southwestern corner, and a surface-water detention basin lies immediately south of the site's entrance.

This Phase I ESA observed no evidence indicating current solid waste disposal at the site. No unusual odors, indications of land subsidence, pools of liquids, or non-seasonally stressed vegetation were apparent during the site inspection. This Phase I ESA observed no ASTs, USTs, or vent pipes, fill pipes or access ways indicating USTs; no evidence of electrical or hydraulic equipment known to contain or likely to contain PCBs; no wastewater outfalls; no pits, ponds, or lagoons; and no dry wells, irrigation wells, injection wells, and/or abandoned wells associated with the subject site. The site does contain a private drinking-water and landscaping-water well and septic systems associated with the site's manager's residence and mobile-home.

6.4 Interior Observations

The office area and selected empty storage lockers of the Valley Vista Self-Storage Facility were constructed in 1996, long after the Federal-ban on the use of ACMs, and this Phase I ESA observed no suspected ACMs at the site. The office's interior contains 12"x12" vinyl floor tiles, painted low-relief surface texturants covering the wallboard, and 2'x4' suspended acoustic panels for a ceiling. The site's electricity is supplied by the local municipal utility, while the site has its own drinking-water and landscaping-water well, septic systems for the site's residences, and propane for heat.

7.0 Interviews

7.1 Interview with Owner

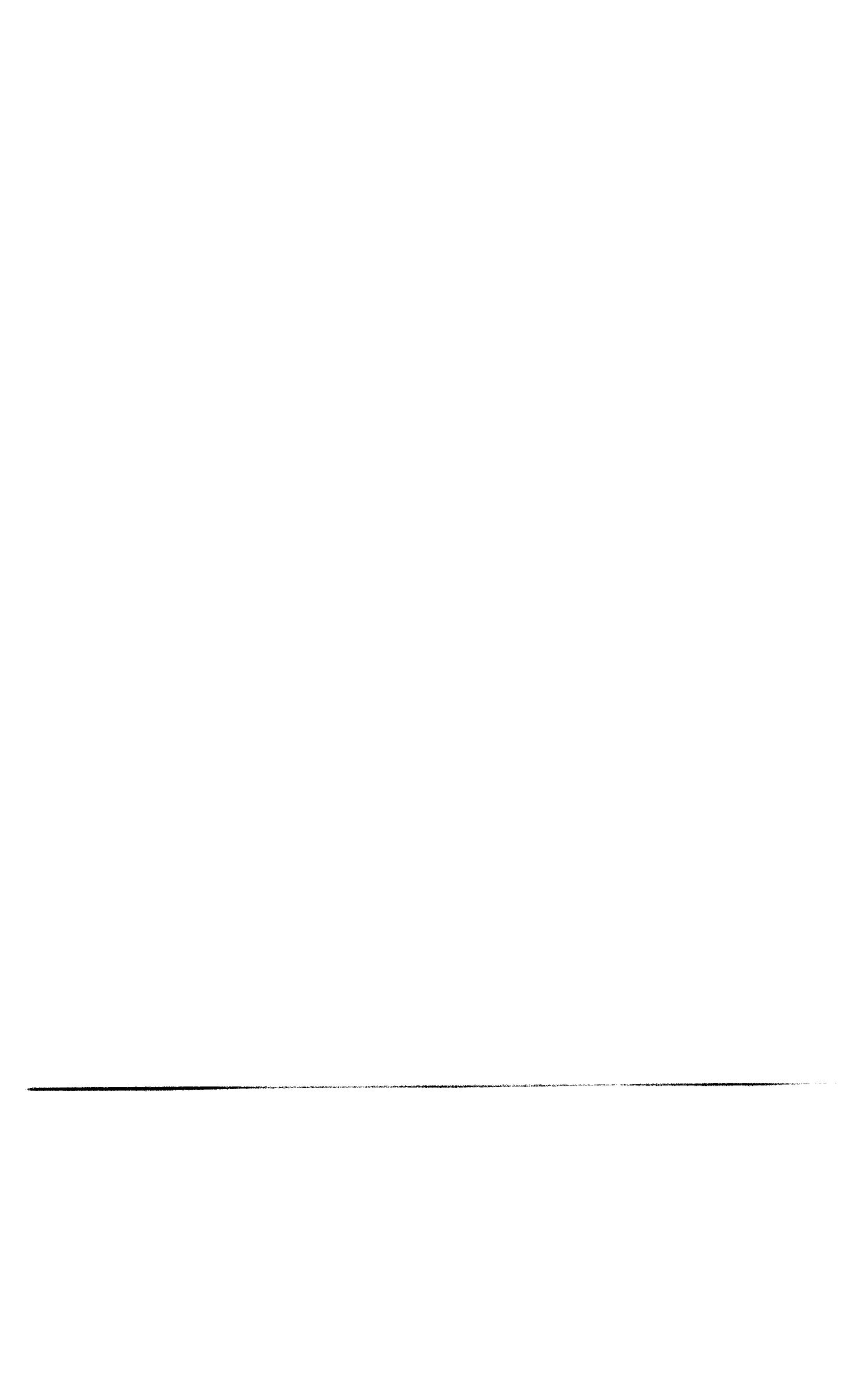
This Phase I ESA interviewed the subject site's current co-owner (Exhibit A). The site's owner is unaware of either general or specific environmental concerns associated with the subject site.

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7.2 Interview with Occupants

This Phase I ESA interviewed the resident-manager of the Valley Vista Self-Storage Facility who was familiar with the site's history and past and current uses (Exhibit A). This individual is unaware of either general or specific environmental concerns associated with the site.

7.3 Interviews with Local Government Officials

This Phase I ESA interviewed a representative of the NM Environment Department's UST Bureau-Albuquerque Field Office (Exhibit A). This public agency identified neither general nor specific environmental concerns associated with the subject site.

8.0 Findings

This Phase I ESA presents the following findings regarding the subject property:

- The site of this Phase I ESA is a 26.011-acre irregularly-shaped parcel currently supporting a 500-unit self-storage facility with contiguous open-air vehicle-storage areas and an on-site manager's residence, all located on the site's smaller northern portion; the site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill, as well as a small fenced residential compound with a single occupied mobile-home. The site is known as the Valley Vista Self-Storage Facility & the Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW (Tract 2, Land of Westland Development Company, Inc.), Albuquerque, Bernalillo County, NM 87121.
- Although the site carries an Albuquerque mailing-address, the site's physical location lies outside the City's municipal limits and within an unincorporated area of Bernalillo County, NM.
- The site was originally developed in 1983 with the opening on previously undeveloped acreage of the currently closed waste-cell to receive construction-debris from the original developers/current owners' waste-hauling business. The subject site's original developers/current owners operated the site as the Seay Brothers Construction-debris Landfill from 1983 through 1992; the site was closed in 1992-93 in accordance with all applicable regulations in effect at that time.
- The site's original developers/current owners installed three (3) ground-water monitoring wells along the site's perimeter in 1990, and the underlying ground-water quality has been periodically monitored since that time; no exceedances of the State's drinking-water quality standards have been documented from ground water underlying the subject site.
- The first phase of the site's self-storage lockers and the on-site manager's residence were constructed in 1996; this construction post-dates the Federal-ban on the use of Asbestos-Containing Materials (i.e., 1978; ACM) and this Phase I ESA observed no suspected ACMs at the subject site.
- The site is served by some ordinary public utilities, improvements and services, but is equipped with an on-site drinking-water and landscaping-water well, septic systems, and propane-tanks for heating.
- The site's original developers/current owners have previously contracted engineering firms to measure methane-levels at the closed landfill's surface in 1995, 1999 and 2000, and to evaluate the potential for methane-generation at the site's closed waste-cell. The results of this methane-generation modeling indicates that only minimal engineering measures would need to be

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implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell.

- The City's EHD has implemented Interim Guidelines for Development within 1,000-feet of Landfills (2001; Exhibit A); these Interim Guidelines require the City to review "...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties...". This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).
- This Phase I ESA reported or observed five (5) operations or activities associated with the generation, storage, transportation, treatment, and/or disposal of hazardous materials/wastes for facilities within 1.0-mile of the subject site. Environmental degradation is not noted for any of these reported vicinity locations.

9.0 Opinion

This Phase I ESA identified no evidence of past releases, an existing release, or the material threat of a release of hazardous materials or petroleum products associated with the subject site. Therefore, this Phase I ESA has identified no evidence of Recognized Environmental Conditions (REC) associated with the site.

The site's original developers/current owners have previously contracted engineering firms to measure methane-levels at the closed landfill's surface in 1995, 1999 and 2000, and to evaluate the potential for methane-generation at the site's closed waste-cell. The results of this methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell. The City's EHD has implemented Interim Guidelines for Development within 1,000-feet of Landfills (2001; Exhibit A); these Interim Guidelines require the City to review "...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties...". This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).

This Phase I ESA judges the potential environmental effects of the reported vicinity locations upon the site to be minimal because of the lack of reported environmental degradation associated with these vicinity locations.

10.0 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-01 of a 26.011-acre irregularly-shaped parcel known as the Valley Vista Self-Storage Facility & the Seay Brothers Construction-debris Landfill (closed), 3901 Ervien Lane SW (Tract 2, Land of Westland Development Company, Inc.), Albuquerque, Bernalillo County, NM 87121, the property.

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Any limitations or exceptions to this Phase I ESA are discussed in Section 2.2 of this report.

This assessment has revealed evidence of only the following Recognized Environmental Concern in connection with the property:

- The site's larger southern portion contains the buried waste-cell and the graded surface of a previously closed construction-debris landfill. The methane-levels at the closed landfill's surface were measured as negligible in 1995, 1999 and 2000. Site-specific methane-generation modeling indicates that only minimal engineering measures would need to be implemented to mitigate against the accumulation of dangerous levels of landfill-generated methane in above-ground structures located above the site's closed waste-cell (Exhibit C).

The City's Interim Guidelines for Development within 1,000-feet of Landfills require the City to review "...all documentation concerning development within 1,000 feet of a landfill from professional engineers and the developers/owners/responsible parties..." (City, 2001; Exhibit A). This Phase I ESA considers it likely that the existing reports and documentation will be sufficient to gain the City's approval for development at the site, and recommends that these materials be forwarded to the appropriate party for review (i.e., Ms. Marcia A. Pincus, P.E., Albuquerque EHD, 505-768-2618).

11.0 Deviations

This Phase I ESA identifies no deviations from the requirements of the ASTM Standard Practice E1527-00.

12.0 References

Aerial photographic coverage of the site and the flood-map provided by the University of New Mexico Centennial Library-Maps and Geographic Information System (MAGIC) and Earth Data Analysis Center (EDAC), Albuquerque, NM:

Date	Project	ID#
10-06-96	NAPP	9624-199
05-05-91	NAPP	3531-30
07-29-86	Landis Aerial Photos, Inc. (Albuquerque)	M-15
02-19-82	Albuquerque Zone Atlas Photo	N-10
03-30-74	Albuquerque Zone Atlas Photo	N-10
05-29-73	A20 35001	273-122
03-25-69	Albuquerque Zone Atlas Photo	N-10
09-21-67	GS-VBUG	1-71
11-06-59	GS-VZR	2-25
11-11-51	GS-RU	1-6
08-09-47	DFC	6D-77
1935	SCS	201-A

ASTM, 2000: ASTM Standards on Environmental Site Assessments for Commercial Real Estate: E 1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

City, 2002: Albuquerque Zoning Atlas, April 2002, Albuquerque Geographic Information System, Planning Department, City of Albuquerque, NM.

FEMA, 1996: Firm Flood Insurance Rate Map City of Albuquerque, NM, Bernalillo County, Panels 38, 39.

Hudspeth/Polk: Hudspeth Directory Co., Publishers and/or R.L. Polk Co., Publishers: Albuquerque City Directory, 1950-1999.

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REAL ESTATE ENVIRONMENTAL SERVICES COMPANY

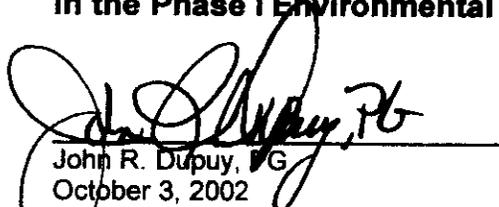
313 Aliso Drive SE
Albuquerque, NM 87108

Telephone & FAX
(505) 254-0928



- USGS, 1990:** United States Geological Survey (USGS) topographic map of the area: *Alameda Quadrangle, New Mexico, 7.5 Minute Series (Topographic), 1990.*
- USGS, 1993:** USGS Water Resources Investigations Report 93-4149: Geohydrologic Framework and Hydrologic Conditions in the Albuquerque Basin, Central New Mexico.

13.0 Signature and Qualifications of the Environmental Professional Participating in the Phase I Environmental Site Assessment



John R. Dupuy, P.G.
October 3, 2002

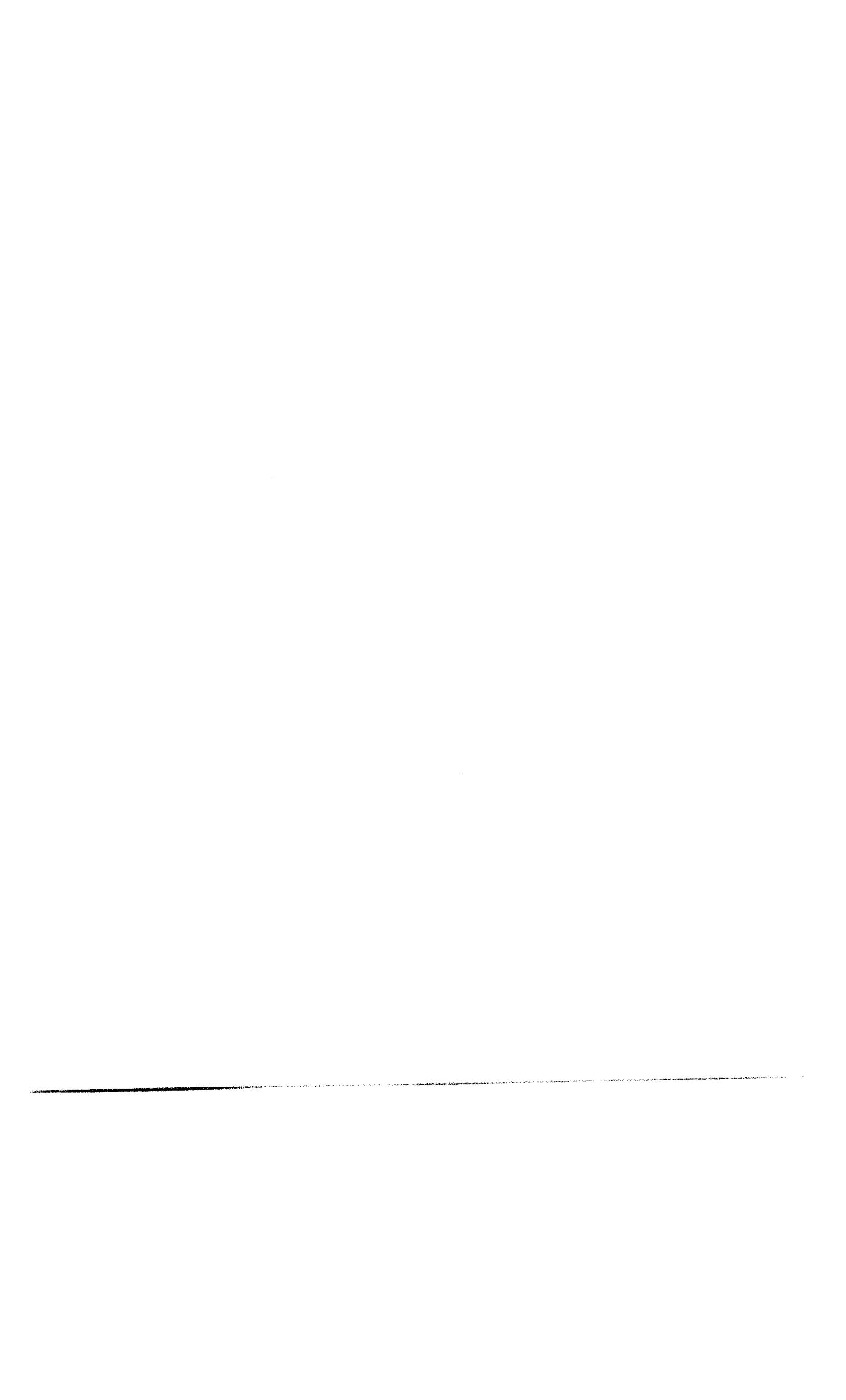
John R. Dupuy holds accredited-degrees of BS and MS in the Geological Sciences, is a registered Professional Geologist, and a qualified environmental professional with more than 18-years of experience in waste management, regulatory compliance, the analyses of soil and ground-water contamination caused by improper waste disposal, and developing remedial action plans for contaminated media. Mr. Dupuy has maintained professional-currency via professional continuing-education classes and training, and he is certified Asbestos Inspector (#121901-02). Since 1995, Mr. Dupuy has been employed by REESCO as a Senior Environmental Professional responsible for the successful performance of hundreds of Phase I ESAs and related environmental investigations.

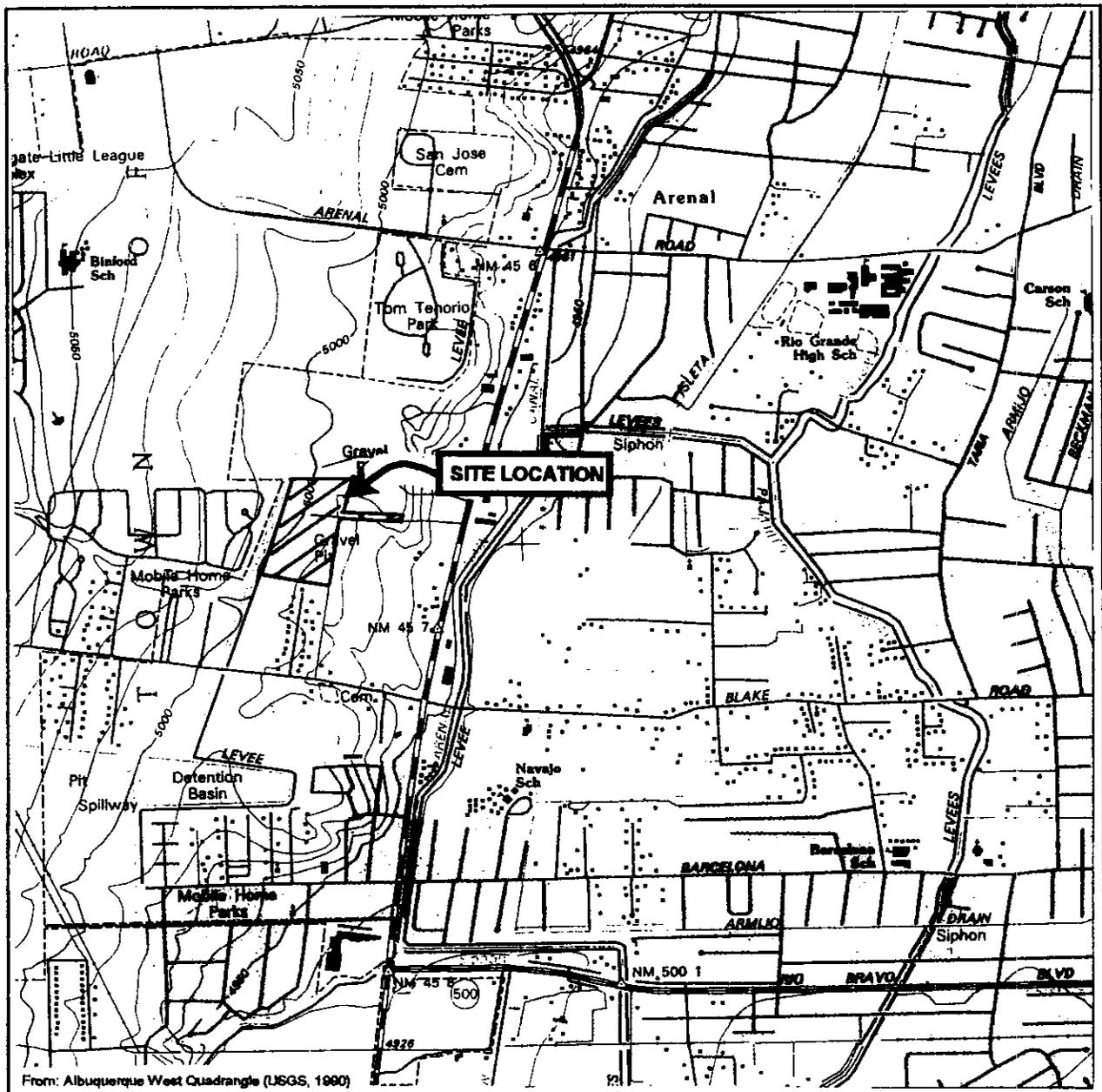
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From: Albuquerque West Quadrangle (USGS, 1980)



QUADRANGLE LOCATION

FIGURE 1

SITE LOCATION

VALLEY VISTA SELF-STORAGE FACILITY
 & CLOSED CONSTRUCTION-DEBRIS LANDFILL
 3901 ERVIEN LANE SW
 (Tract 2, Land of Westland Development Company, Inc.)
 ALBUQUERQUE, BERNALILLO COUNTY
 NEW MEXICO 87121

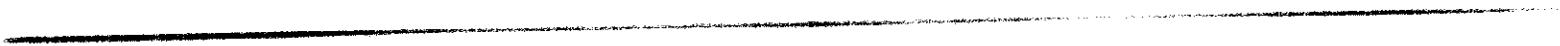
OCTOBER 3, 2002

October 3, 2002
 C084.02

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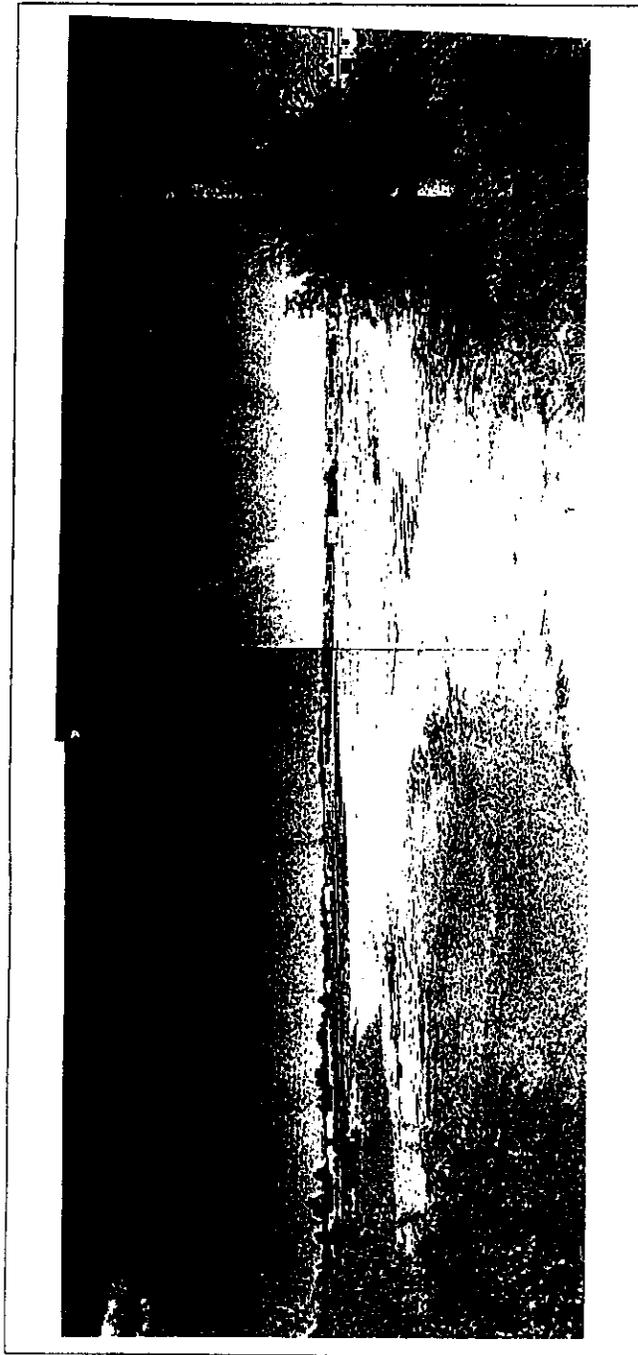


Figure 2 c View looking west to north from near the site's southeastern corner with the site's occupied mobile-home to the left and a mobile-home park and the Valley Vista Self-Storage Facility visible across the photos' horizon

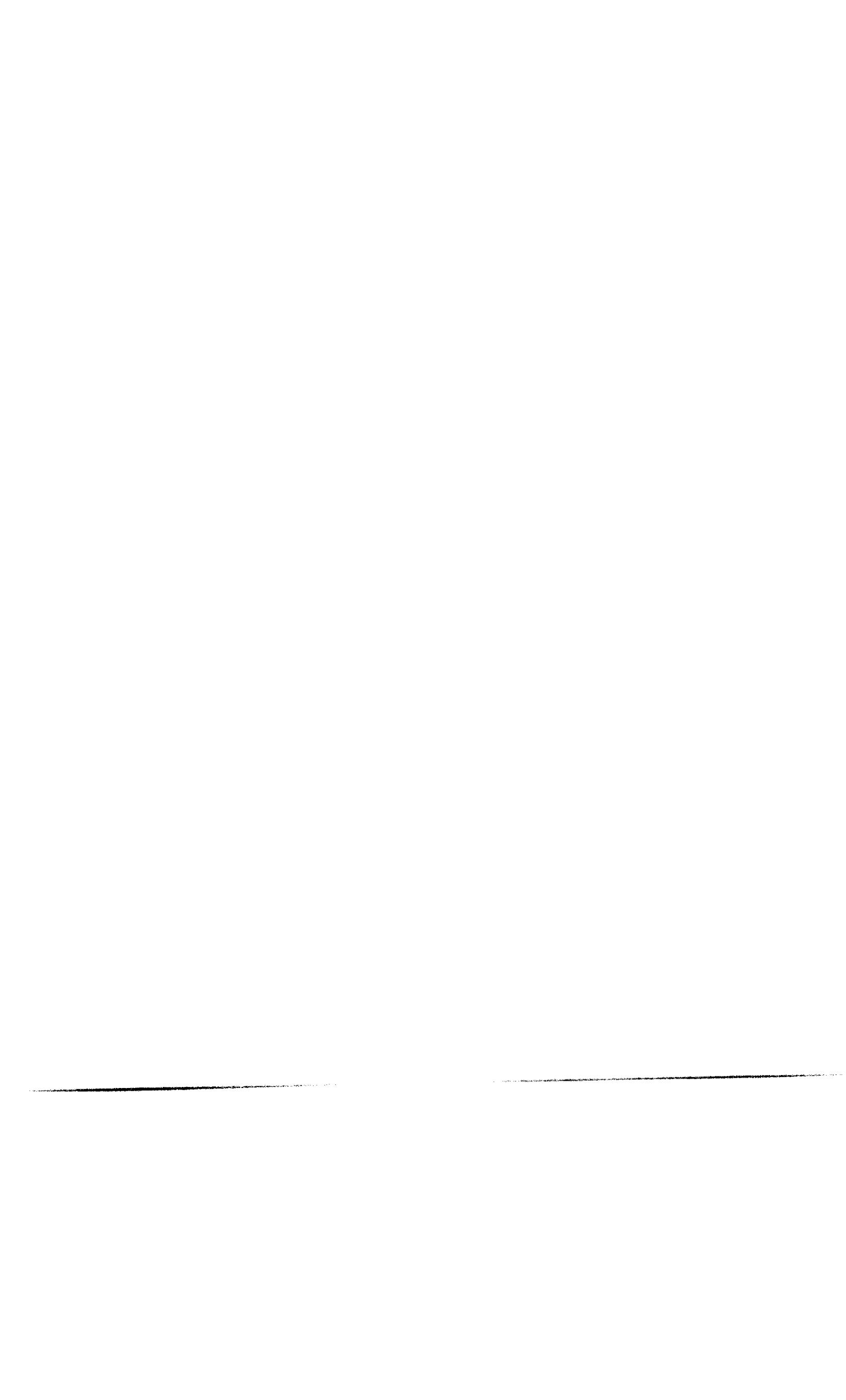
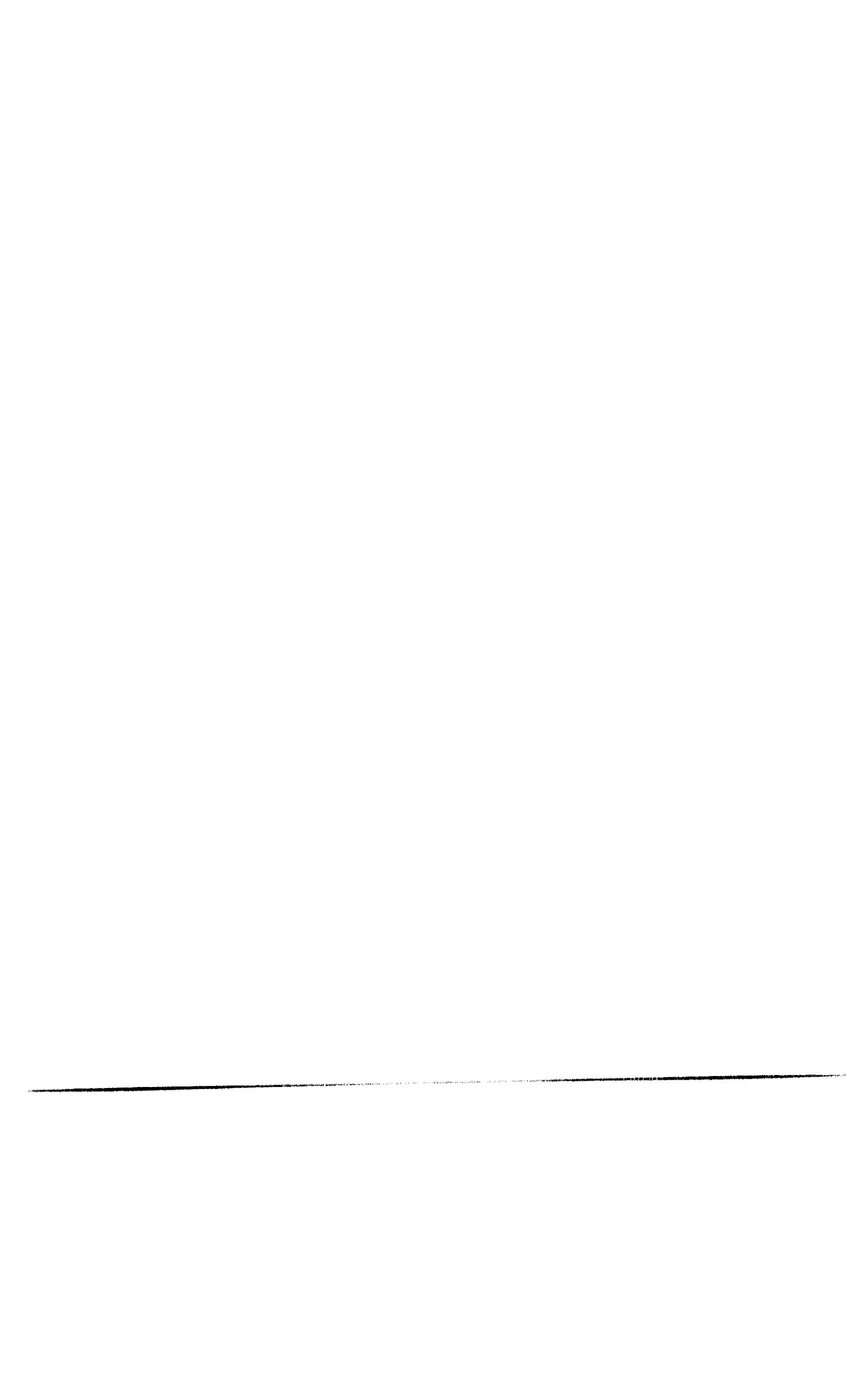




Figure 2 b View looking north to east from near the site's southwestern corner showing abandoned equipment of the closed Seay Brothers Construction-debris Landfill and stockpiled soils, at the photos' left and right, respectively, the graded surface of the closed Landfill encompasses the photos' background



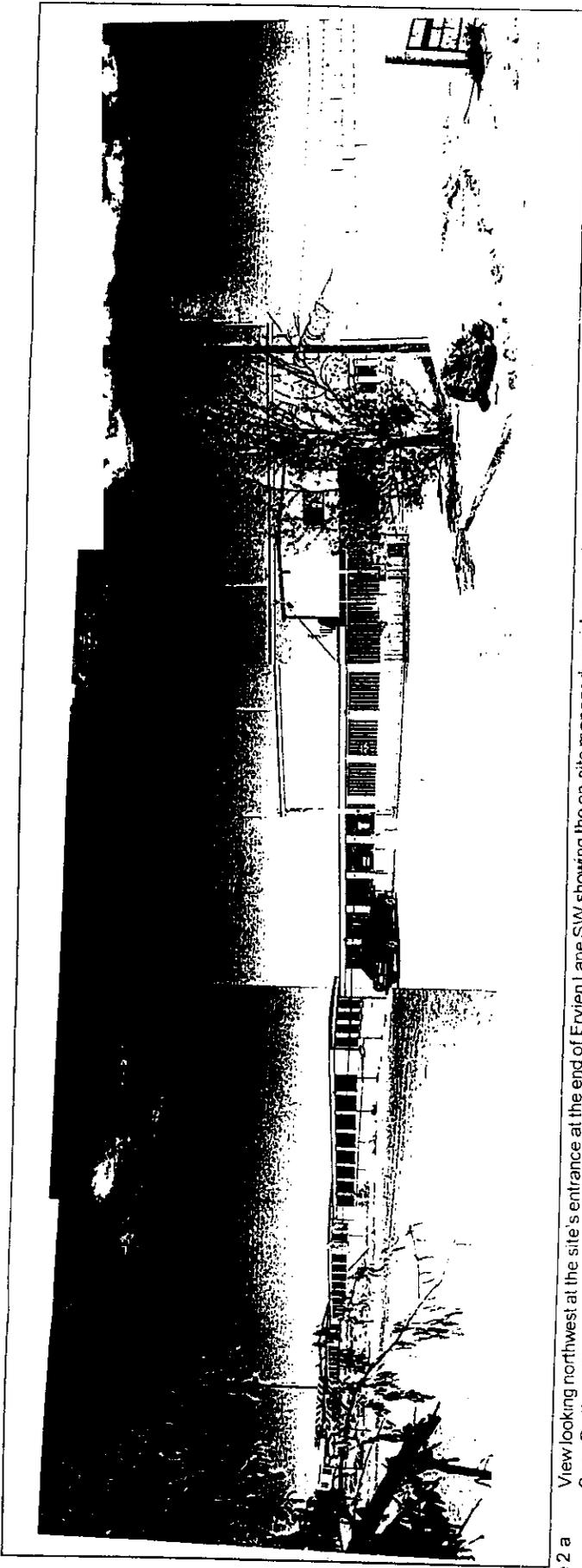
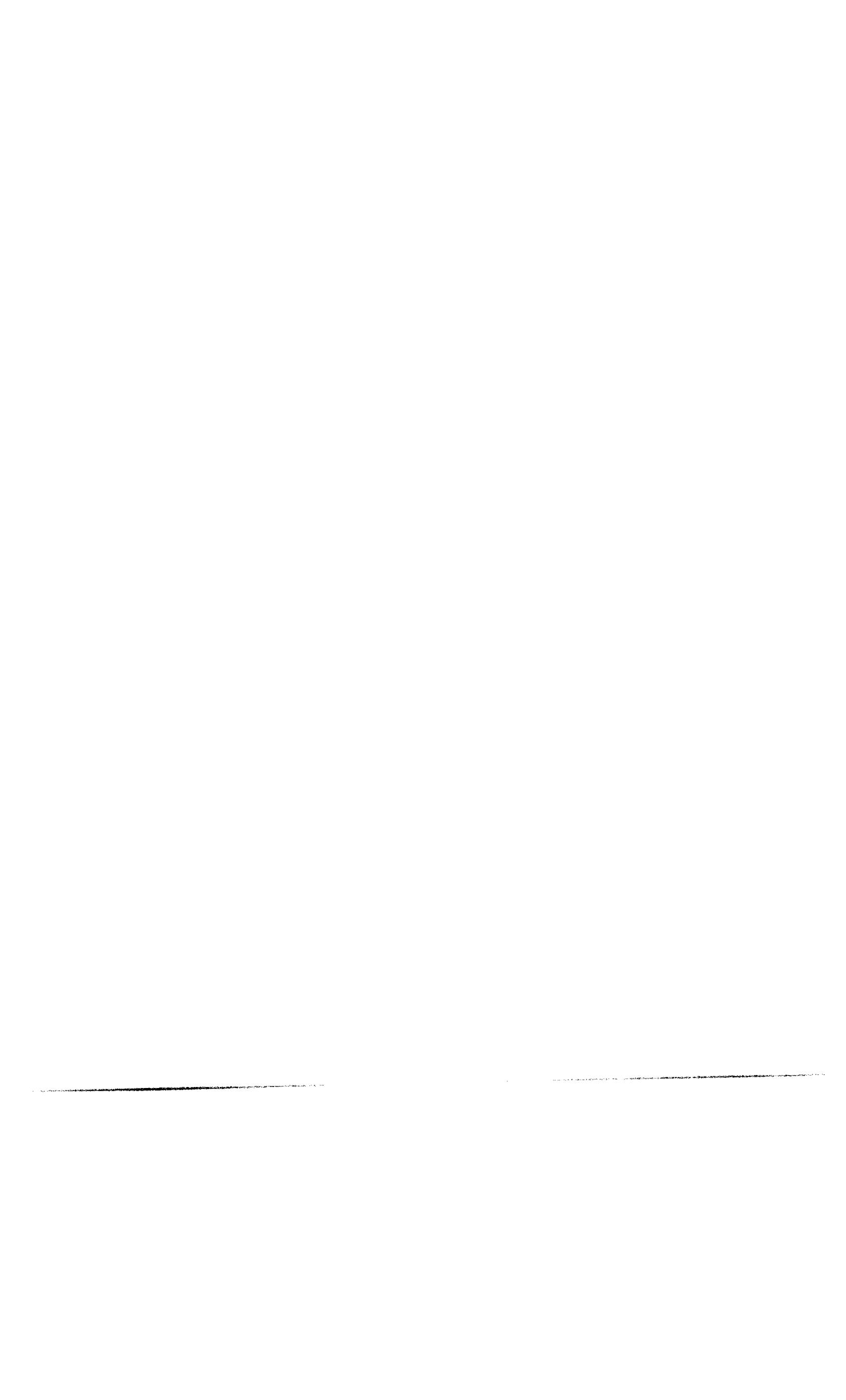


Figure 2 a View looking northwest at the end of Ervien Lane SW showing the on-site manager's residence and a modern mobile-home-home park at the photos' right and the closed Seay Brothers Construction-debris Landfill to the photos' left



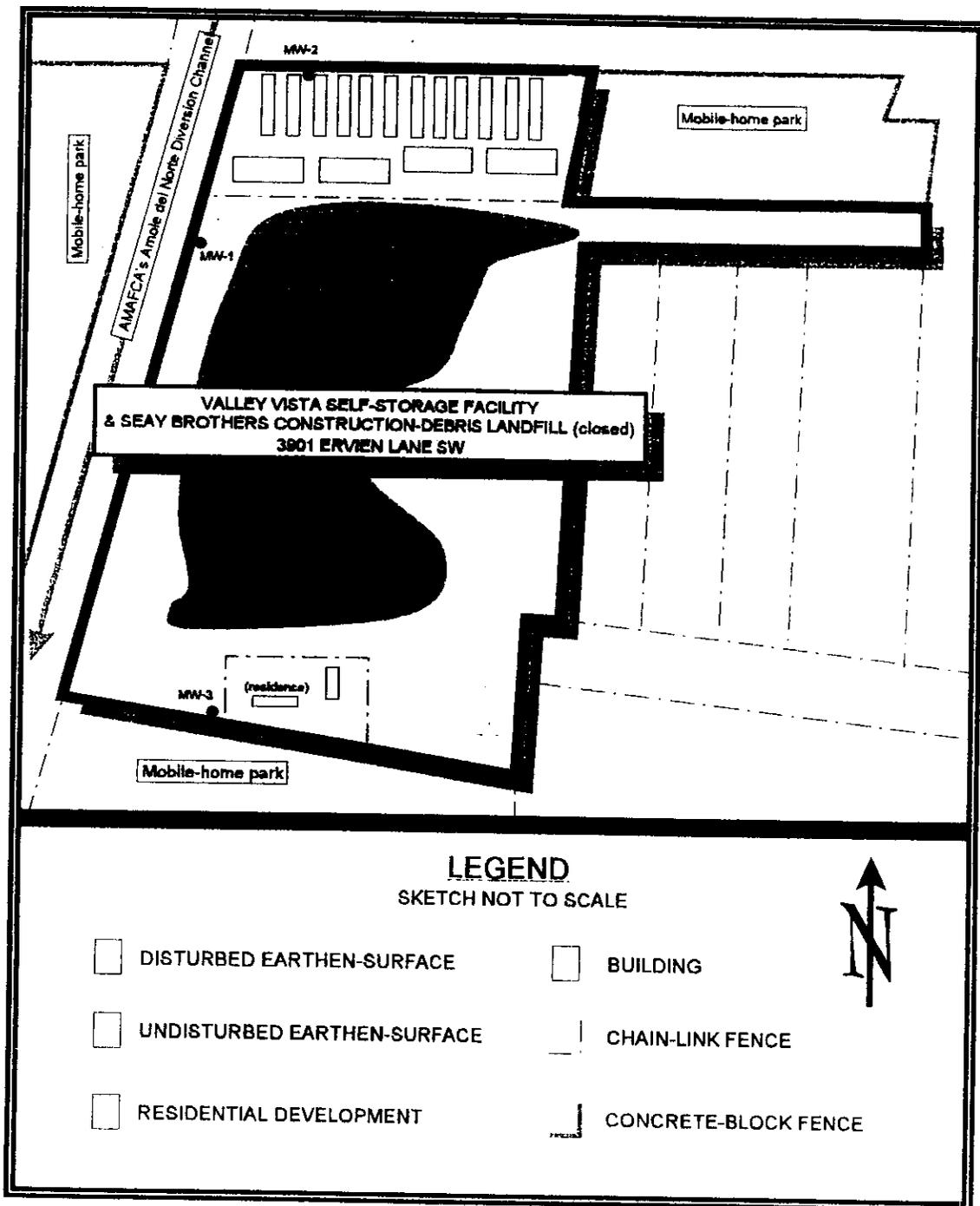


FIGURE 3. DESCRIPTIVE SKETCH of VALLEY VISTA SELF-STORAGE FACILITY & the CLOSED SEAY BROTHERS CONSTRUCTION-DEBRIS LANDFILL (Tract 2, Land of Westland Development Company, Inc.) and VICINITY, ALBUQUERQUE, BERNALILLO COUNTY, NM 87121.

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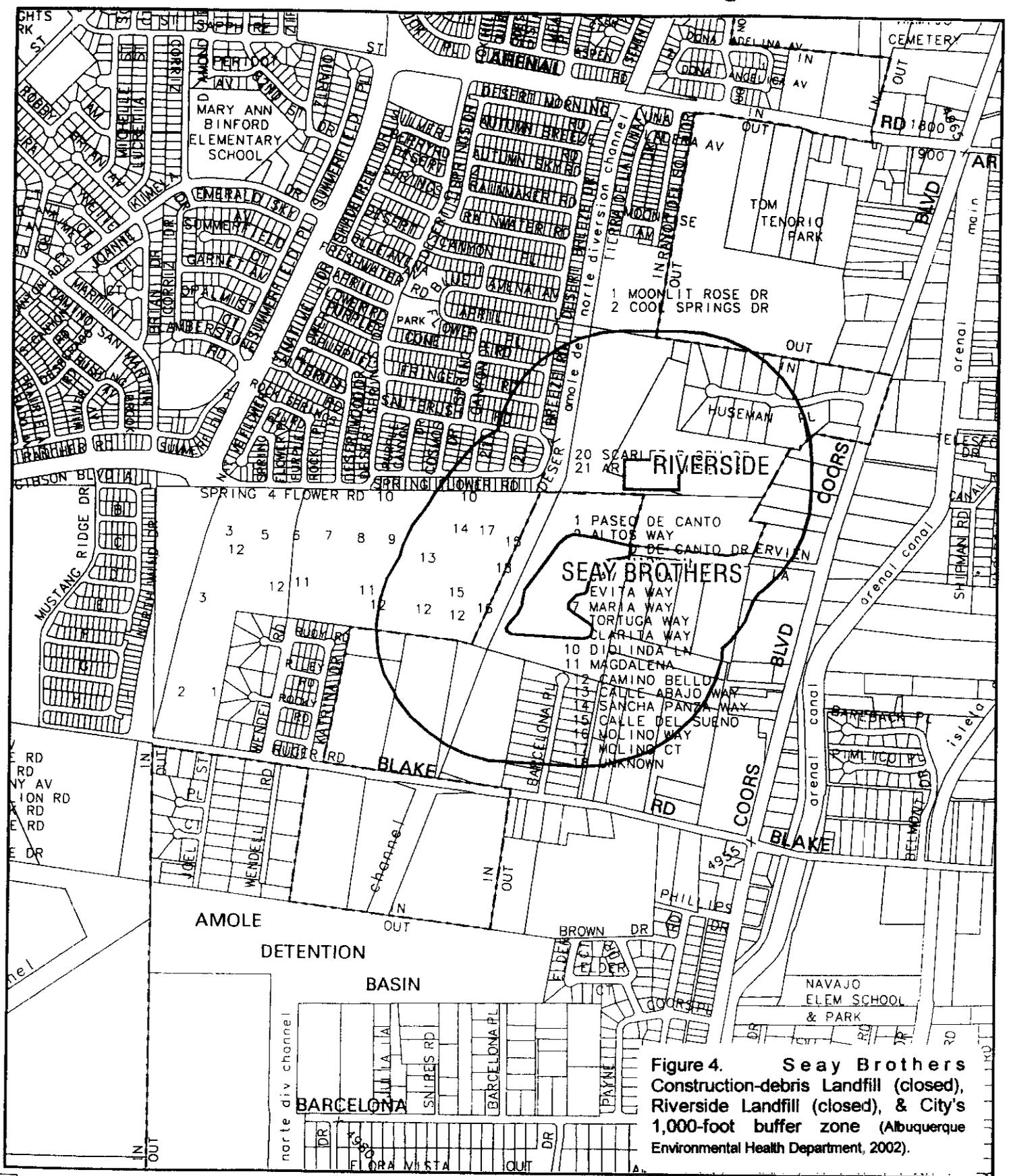


Figure 4. Seay Brothers Construction-debris Landfill (closed), Riverside Landfill (closed), & City's 1,000-foot buffer zone (Albuquerque Environmental Health Department, 2002).

- | | |
|--|---|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Public Institutions |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Parks or Open Space |
| <input type="checkbox"/> Manufacturing or Warehouse | <input type="checkbox"/> Agriculture or Vacant |
| <input type="checkbox"/> Major Transportation or Utilities | <input type="checkbox"/> Landfill with 1000 Ft Buffer |
| | <input type="checkbox"/> Municipal Limits |

Seay Brothers Landfill with 1000 Ft Buffer

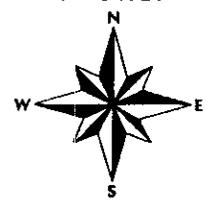
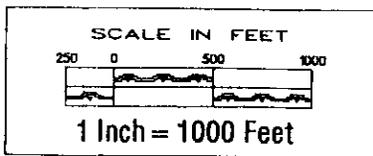


EXHIBIT A

**SITE LOCATION, OWNERSHIP and LEGAL DESCRIPTION;
STATE's APPROVAL of LANDFILL CLOSURE (1996);
MONITORING WELL BOREHOLE LOGS
and
RECORD of CONVERSATION**

October 3, 2002
C064.02

REAL ESTATE ENVIRONMENTAL SERVICES COMPANY

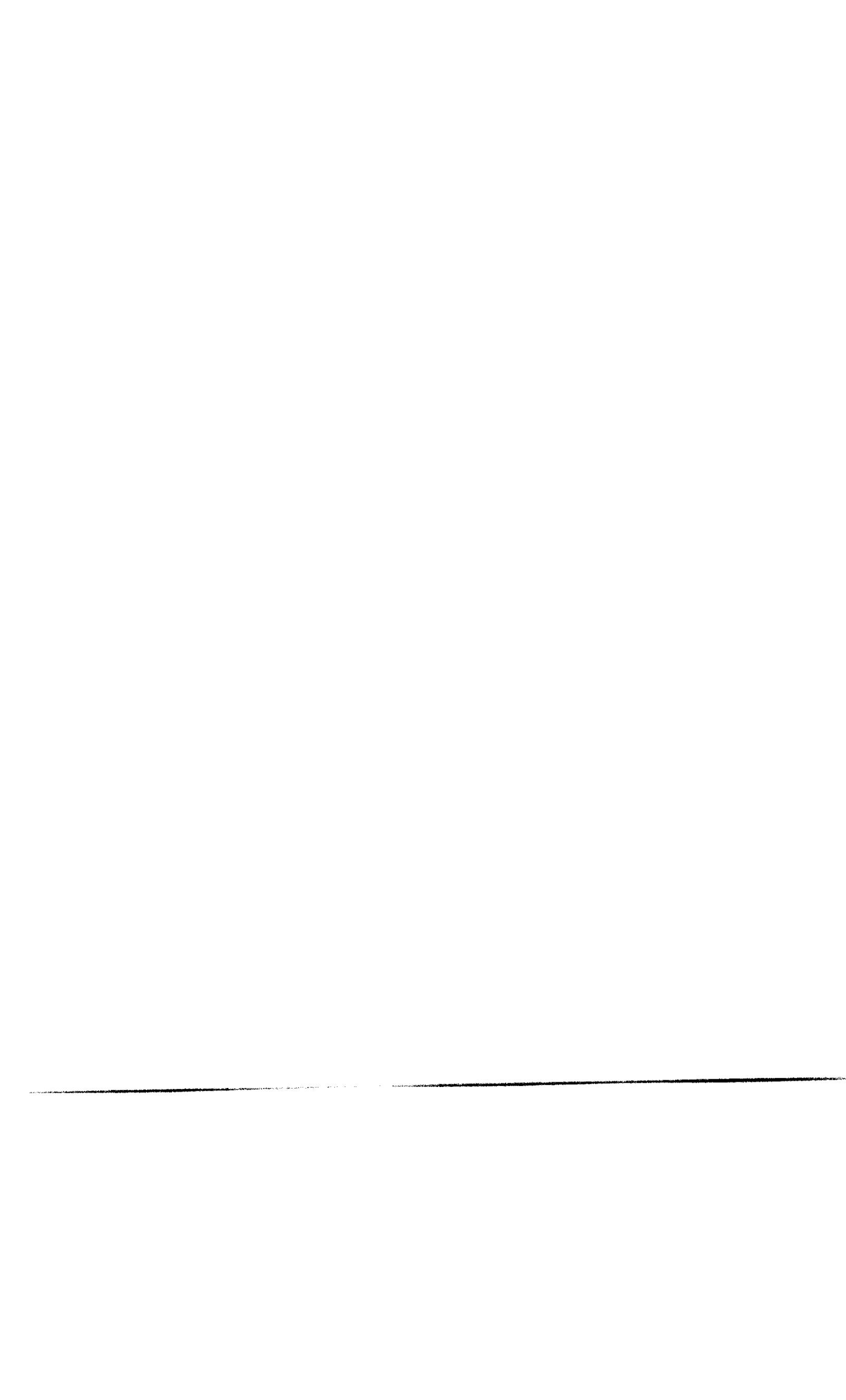
313 Aliso Drive SE
Albuquerque, NM 87108

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(505) 254-0928

**NOTICE OF VALUE FILE COPY
REAL PROPERTY**

PROPERTY ADDRESS	PAGE OF	100-300-0000	DEADLINE	REMARKS
COMMENTS:				
100-300-0000	1	100-300-0000		
NAME AND ADDRESS			OWNER NAME	
VALUATION			AGRI LAND	
GOV. ACRES			RETAIL VALUE	
ALBUQUERQUE			COMM. VALUE	
			AVAIL. (IF APPL.)	
PROPERTY DESCRIPTION			EXEMPTION	
TAXPAYER'S NAME			HOUSING	
INC. CONT.			VETERAN	
			OTHER	
SITE			MIN. TAX VALUE	
APPROX. AREA (ACRES)				
EX. DOCUMENT				

Tom J. Cavillo
 Director of Property Assessment
 Albuquerque, NM



FEB-23-1996 07:34

NM-SOLID WASTE

5058272902 P.01/03



GARY E. JOHNSON
GOVERNOR

State of New Mexico
ENVIRONMENT DEPARTMENT
Harold Runnels Building
1190 St. Francis Drive, P.O. Box 26110
Santa Fe, New Mexico 87502
(505) 827-0169

MARK E. WEIDLER
SECRETARY

EDGAR T. THORNTON, III
DEPUTY SECRETARY

Certified Mail - Return Receipt Requested

February 22, 1996

Mike Seay
Seay Brothers Construction
P.O. 80750
Albuquerque, New Mexico 87198

Dear Mr. Seay:

The Closure/Post Closure Care Plan for the Seay Brothers Construction and Demolition Waste Landfill has been formally approved by Mark E. Weidler, Secretary of the Environment Department. I am enclosing a copy of the signed document.

Public notice of intent to approve the Plan was published in the Albuquerque Journal on January 8, 1996. No public comments were received. Please note that in addition to following the Plan, there are two conditions which need to be met.

Please submit evidence of compliance with the conditions within the time frames specified. If you have any questions regarding the required information, please contact me at 827-0347.

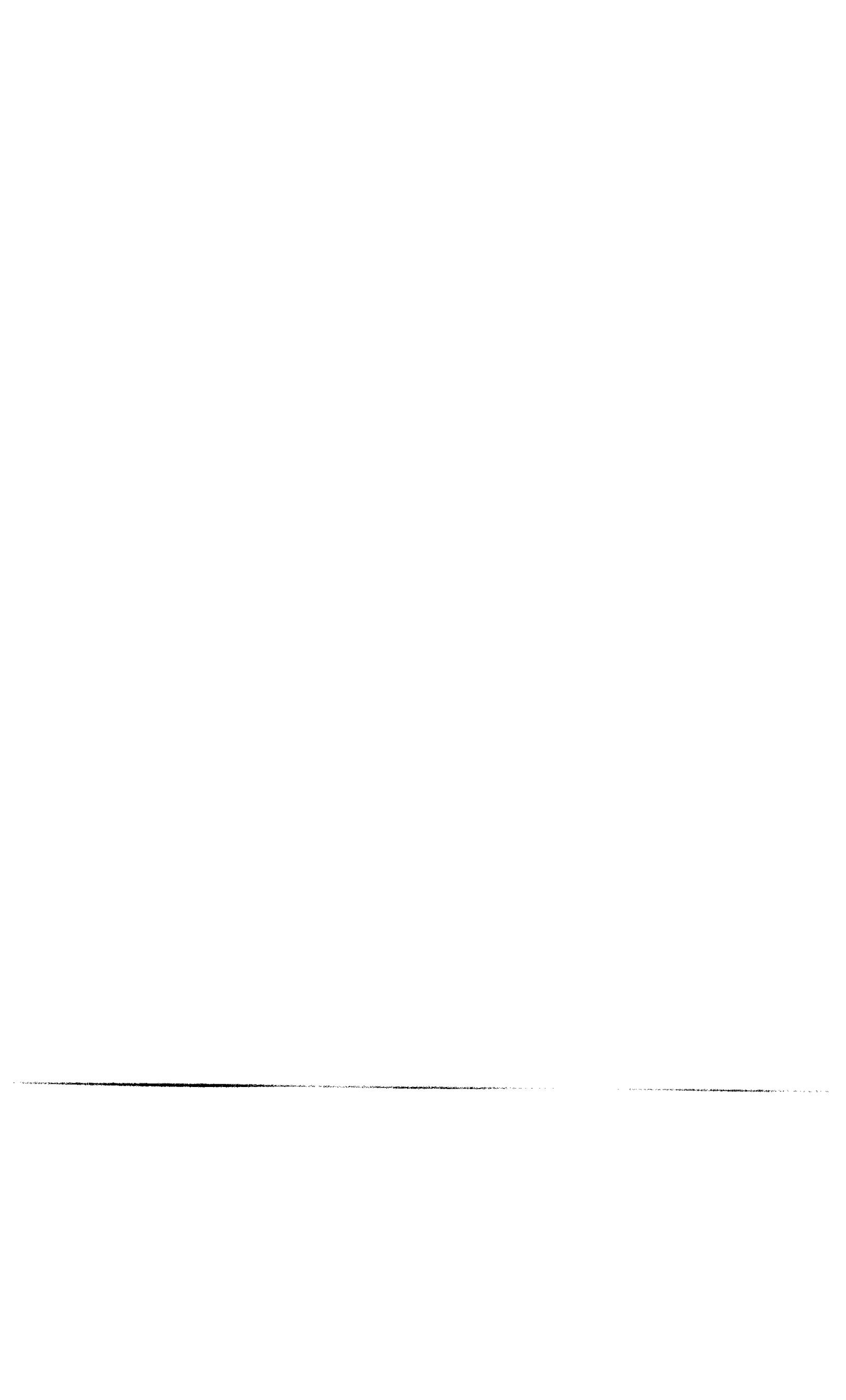
Sincerely,

A handwritten signature in cursive script that reads "George Beaumont".

George Beaumont
Water Resource Specialist
Permit Section
Solid Waste Bureau

enclosure

cc: Garth Graves, NMED Dist. I Manager, Albuquerque
Charles Hules, Compliance and Enforcement Manager, Santa Fe



SEAY BROTHERS LANDFILL
CLOSURE AND POST-CLOSURE CARE PLAN

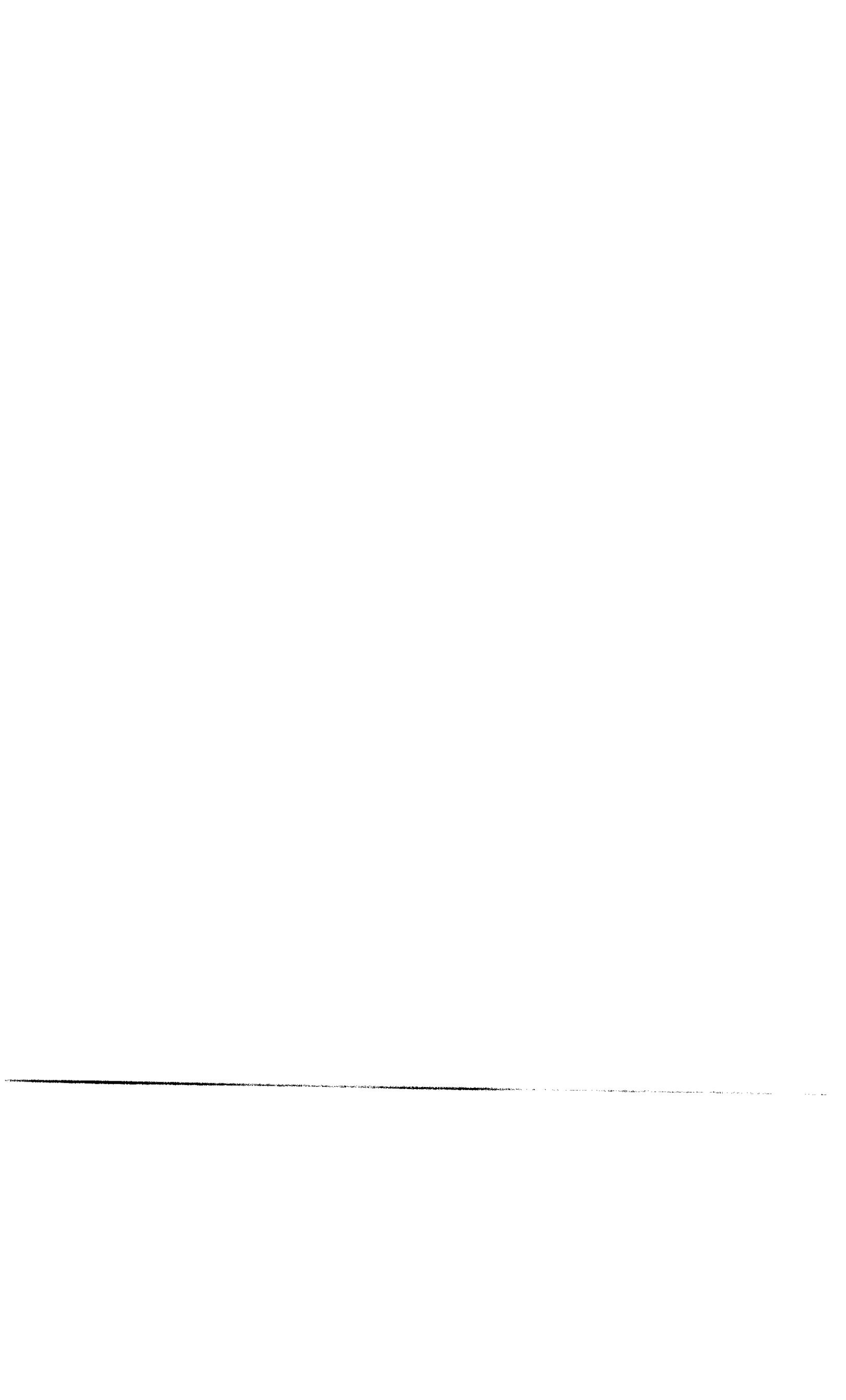
Owner: Mr. Mike Seay
Facility: Class C Landfill, 26 Acres
Location: N 1/2 Section 3, T.09N. R.02E.
Bernalillo County, New Mexico

Pursuant to Section §501, and §502, and §503 of the New Mexico Solid Waste Management Regulations, (20 NMAC 9.1), and after providing Public Notice in accordance with Section 501.G; the New Mexico Environment Department (NMED), hereby approves the Closure and Post-Closure Care Plan of the aforementioned facility, received April 3, 1995, and amended November 14th, December 7, 1995, and on February 8th, 1996, subject to the following conditions:

1. Within 120 days of the date of this document, all fill areas must be covered by six inches of topsoil and re-seeded with an appropriate local grass mixture.
2. Within 30 days of the date of this document, provide proof of filing of a plat map, with the Bernalillo County Recorder, with a notation in the deed that the property was used as a construction and demolition landfill, and that its use is restricted under the post closure care requirements.


Mark Weidner
Secretary

2/16/96
Approval date



NOTICE OF PENDING APPROVAL
OF THE CLOSURE PLAN
FOR THE SEAY BROTHERS
LANDFILL

In accordance with Section 501 G. of the Solid Waste Regulations (20 NMAC 9.1), the Environment Department hereby provides Notice of Intent to approve the Closure Post Closure Care Plan for the Seay Brothers Landfill, located on relatively flat sandy alluvium and terrace gravels, southwest of Albuquerque, and about three miles west of the Rio Grande River, in central Bernalillo County, N.M., in Section 3, T.09N, R.02E.

This facility is privately owned and operated by Seay Brothers, Inc. This is a small, 26 acre construction and demolition landfill that has accepted waste for 12 years. An estimated two million cubic yards of construction waste has been deposited at this site. The landfill sloped, accepting waste on March 15, 1995, and thereafter, is subject to the closure and post closure requirements under Section 501, 502, and 503, of the Regulations.

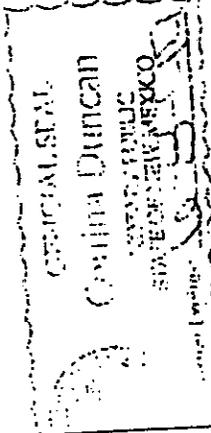
The closure plan contains a description of the final cap and contours, and a tentative plan to construct a series of storage sheds along the northern one-third of the property. The cap consists of at least two feet of relatively impermeable compacted, sandy-clayey soil. The post closure plan consists of maintaining the final cap, in order to control drainage and prevent erosion for the next 30 years. The depth to groundwater is estimated at 80 feet from contoured monitor well data.

A copy of the closure, post closure plan is available for review at the District 1, Environment Department Office, located at 4131 Montgomery Blvd. NE, Albuquerque, New Mexico. The Department will accept public comment on the proposal until February 8, 1996. For additional information, please contact George Beaumont at the Environmental Department - Solid Waste Bureau in Santa Fe (505) 827-0347. Journal: January 8, 1996

STATE OF NEW MEXICO
County of Bernalillo SS

Bill Tafuya 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 3 times, the first publication being of the 3 day of January, 1996, and the subsequent consecutive publications on January 4, 1996

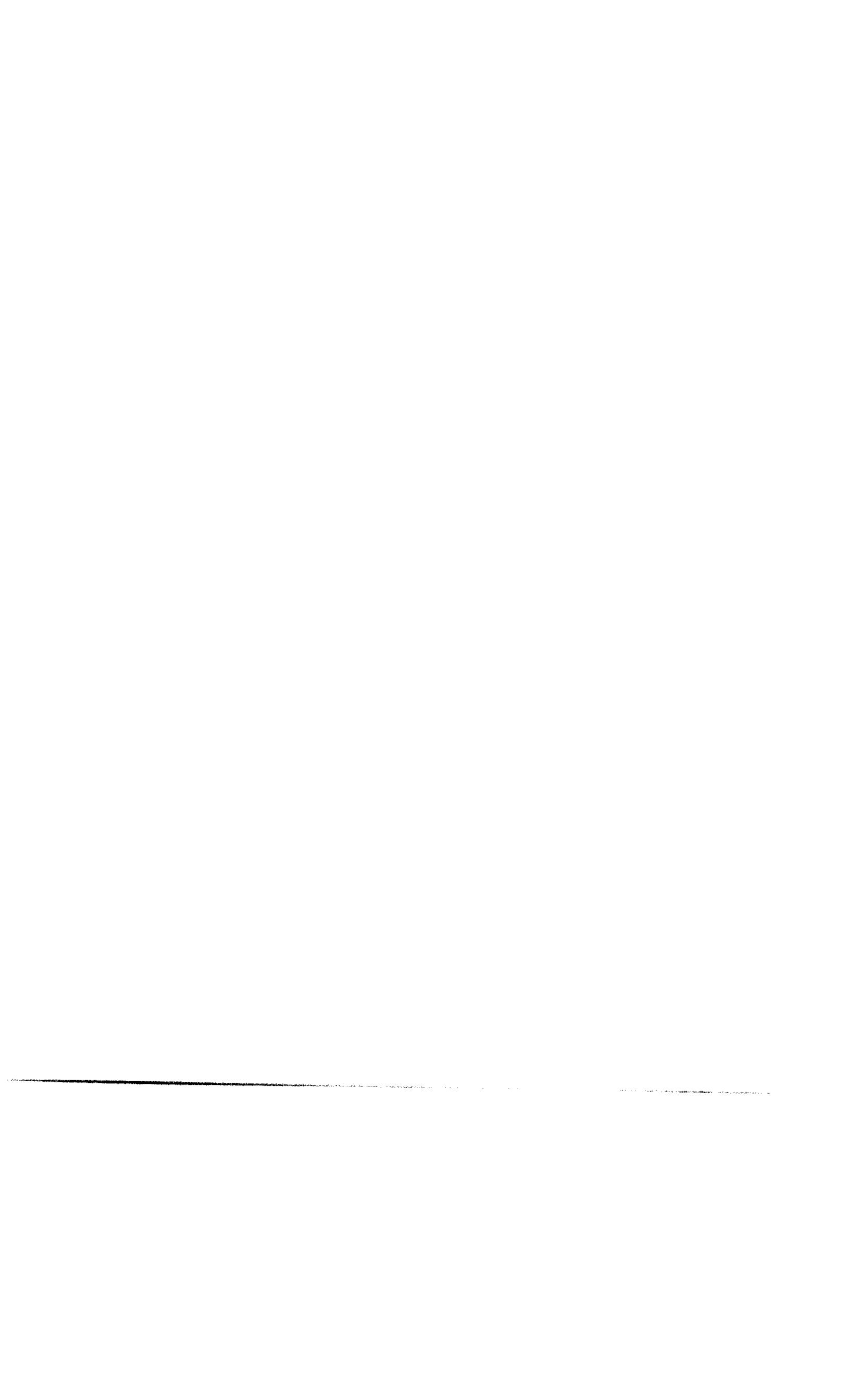
Bill Tafuya
Sworn and subscribed to before me, a notary Public in and for the County of Bernalillo and State of New Mexico, this 5th day of January, 1996



PRICE

73.00
Statement to come at end of month.

CLA-22-A (R-1/93) ACCOUNT NUMBER 1305010





RODGERS & CO., INC.

March 8, 1993

Mike Seay
Seay Brothers
Fax: 260-0270

Re: Seay Brothers Lands fill south - Coors Rd., Albuquerque

<u>South Well</u>		Static Level (73ft.)
0	9'	Sand and gravel
9'	47'	Sandy clay w/sand layers
47'	83'	Sandy clay w/coarse sand layers
		Screen 68ft. to 83ft.

<u>West Well</u>		Static Level (83ft.)
0'	19'	Sand and small gravel
19'	33'	Clay
33'	62'	Sand and gravel
62'	90'	Sandy clay and fine sand
90'	92'	Coarse sand (gray)
		Screen 77ft. to 92ft.

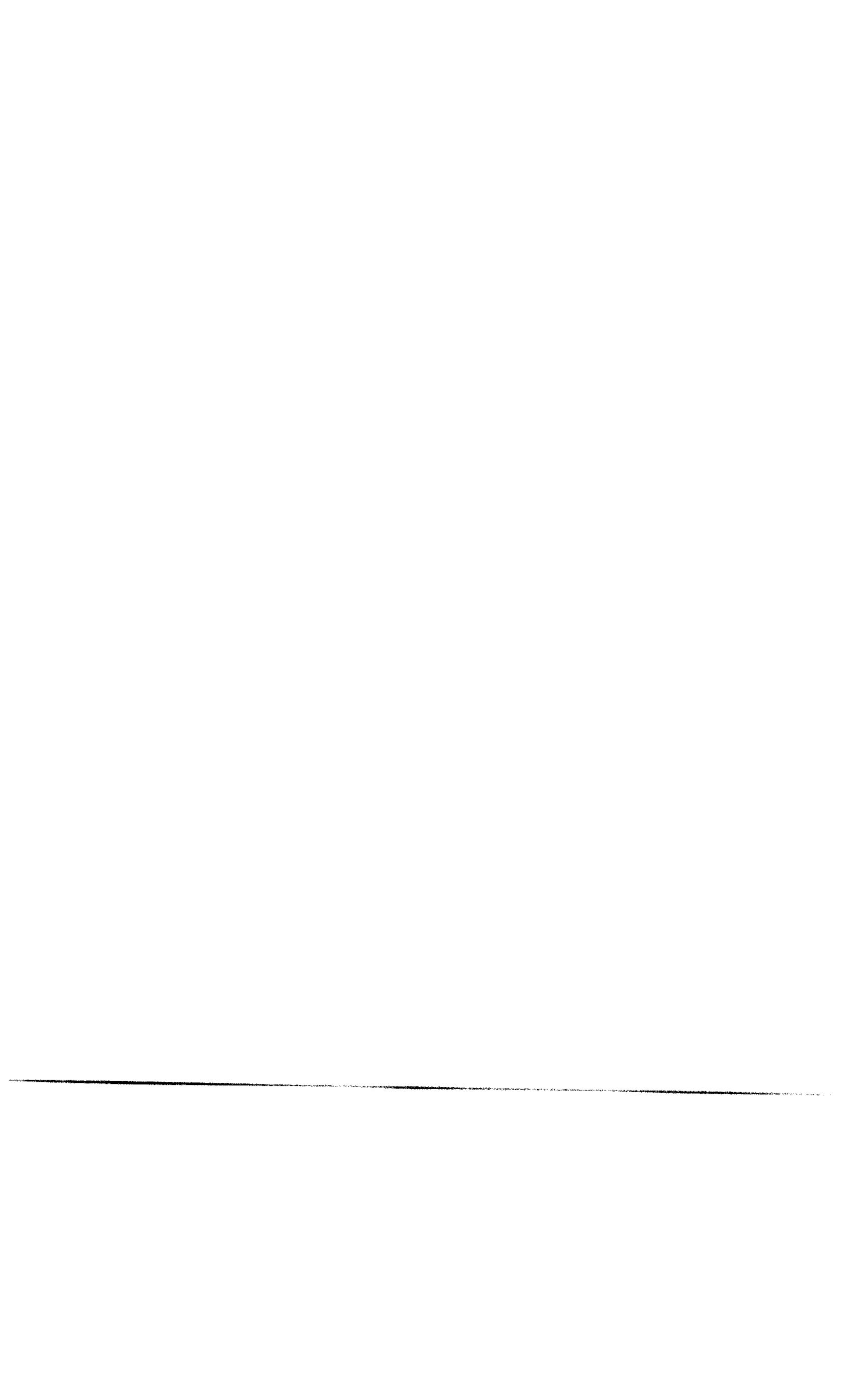
<u>North Well</u>		Static Level (73ft.)
0'	36'	Sand and small gravel
36'	47'	Gravel
47'	76'	Small gravel and sandy clay layers
76'	83'	Coarse sand (gray)
		Screen 67ft. to 83ft.

If you have any questions, please don't hesitate to call.

Sincerely,

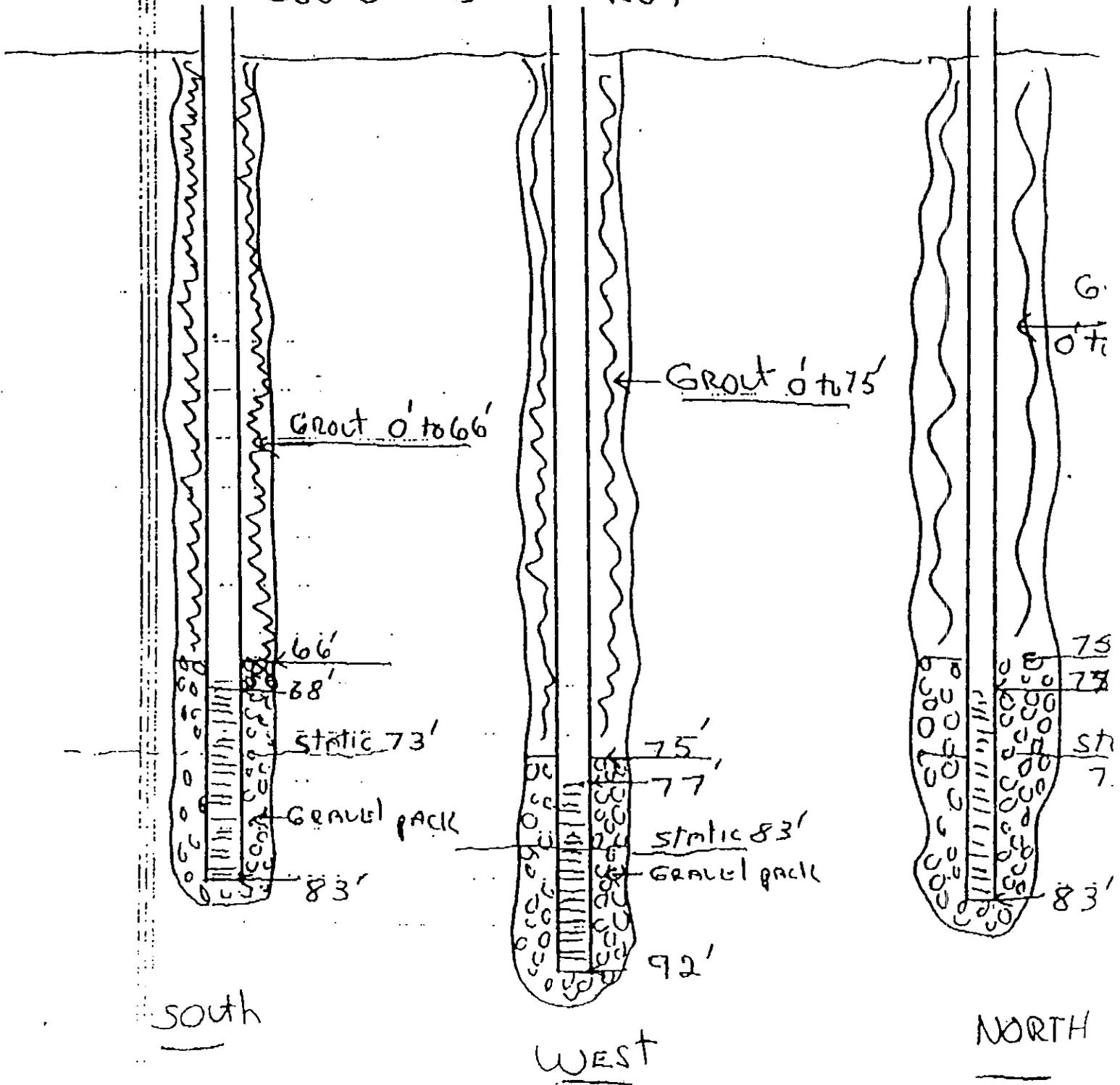
Richard Bonaguidi

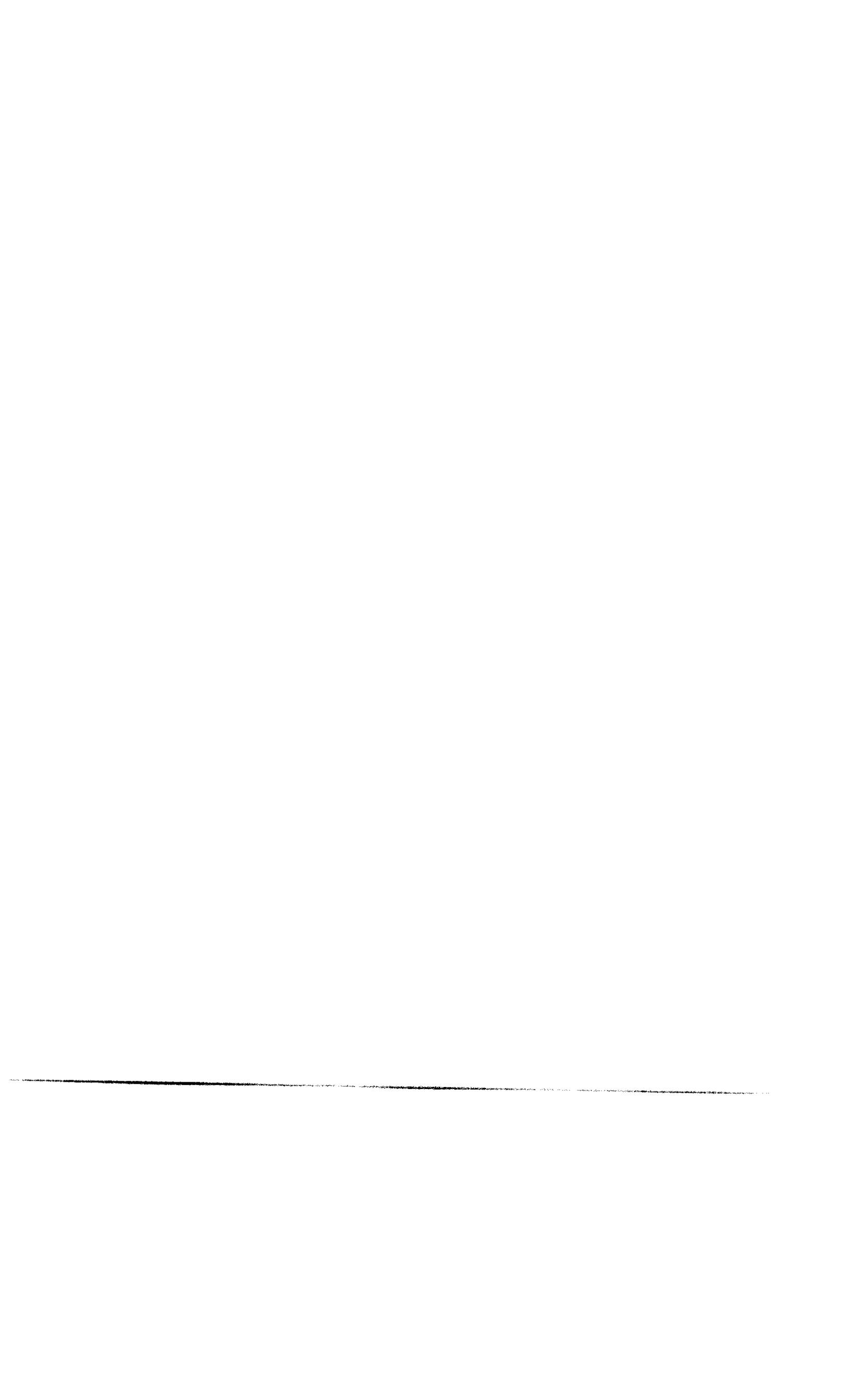
RB/lc



Aug 30 199

SEA BROTHERS LANDFILL
COORS & BLAKE RD,





RECORD of CONVERSATION

DATE: 20 September 2002
INTERVIEWER: John R. Dupuy
INTERVIEWEE: Kathy Boyd, Records Specialist
ORGANIZATION: NM Environment Dept/UST Bureau-Albq Office
TELEPHONE #: 505-841-9461

SUMMARY: **Valley Vista Self-Storage & Seay Brothers Construction-debris Landfill
(closed)**
3901 Ervien Lane SW
(Tract 2, Land of Westland Development Company, Inc.)
Albuquerque, Bernalillo County, NM 87121

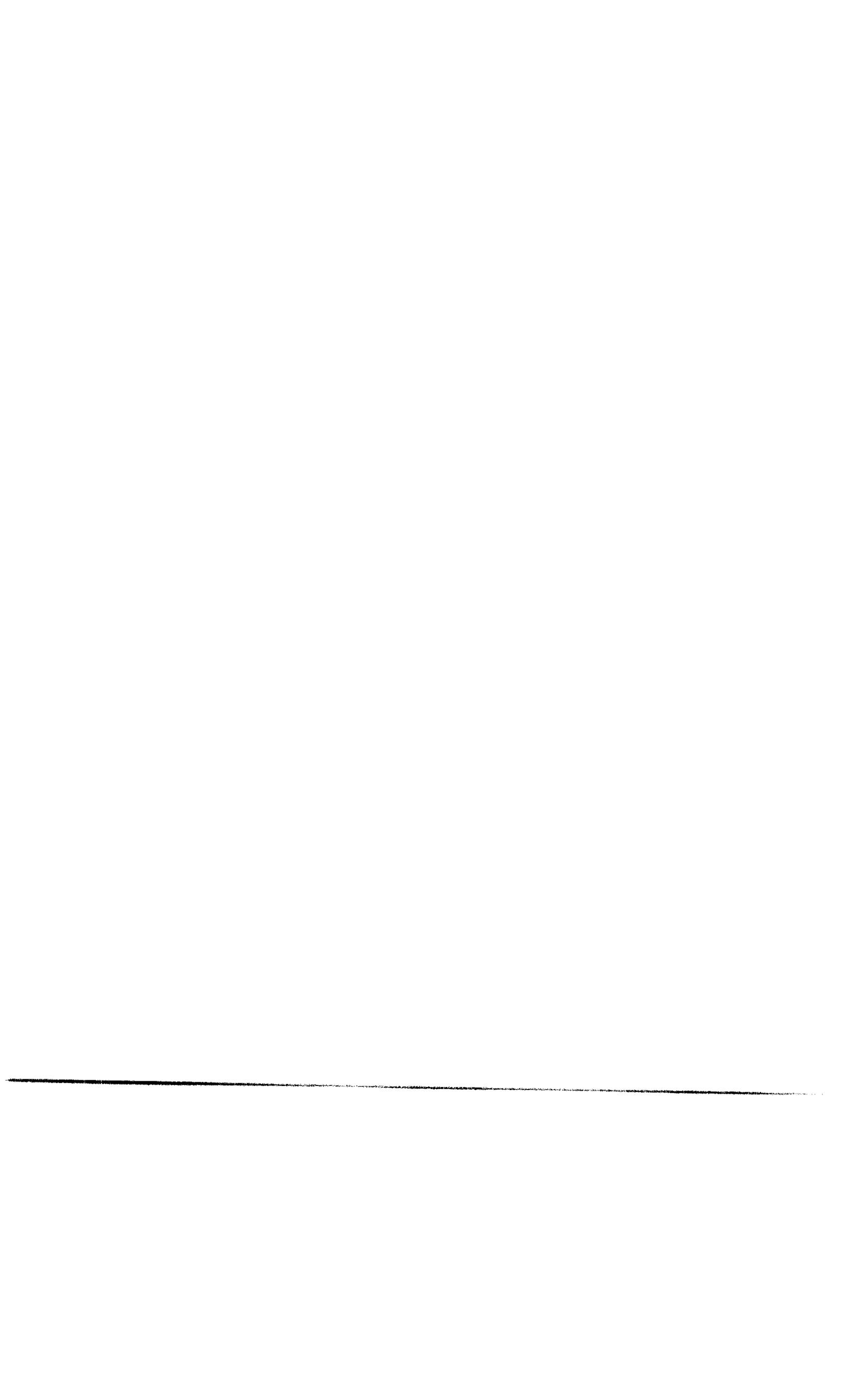
- Mrs. Boyd is a point-of-contact for information regarding the State's records for registered Underground Storage Tanks (USTs). The NMED/USTB has no record of any UST being previously or currently located at the subject site.
- The NMED/USTB has no record of either general or specific environmental concerns associated with the subject site.

October 3, 2002
CD64 02

313 Aliso Drive SE
Albuquerque, NM 87108

REAL ESTATE ENVIRONMENTAL SERVICES COMPANY

Telephone & FAX
(505) 254-0928



RECORD of CONVERSATION

DATE: 1 October 2002
INTERVIEWER: John R. Dupuy
INTERVIEWEE: Michael Seay, current site co-owner
ORGANIZATION: Valley Vista Self-Storage Facility & Seay Brothers Construction-debris Landfill (closed)
TELEPHONE #: 505-265-3641, office

SUMMARY: **Valley Vista Self-Storage & Seay Brothers Construction-debris Landfill (closed)**
3901 Ervien Lane SW
(Tract 2, Land of Westland Development Company, Inc.)
Albuquerque, Bernalillo County, NM 87121

- Mr. Seay is a current site co-owner and a point-of-contact for information regarding the site's history and previous and current uses. Mr. Seay's father and an uncle operated a construction-debris waste-hauling business and originally developed the Seay Brothers Construction-debris Landfill in approximately 1983 to receive the construction-debris which transported by their company's trucks.
- The Seay Brothers Construction-debris Landfill opened 16± years ago as a new ground-up development on previously vacant and undeveloped acreage. This landfill received only construction-debris which was hauled-in by the Brothers waste-hauling business. The landfill's disposal cell was located on the site's large southern portion, with the offices and other above-ground facilities on the site's smaller northern portion. The landfill was closed and covered 6± years ago.
- Mr. Seay had three (3) monitoring wells installed on the site's perimeter years ago and instituted periodic ground-water sampling/analyses to document the underlying ground-water quality and to monitor for any change in ground-water quality which could be attributed to the overlying construction-debris waste-disposal activities. Mr. Seay incorporated all required elements of the State's applicable regulations governing the closure of construction-debris landfills when the Seay Brothers Construction-debris Landfill was closed in 1992-93. The State of NM provided Mr. Seay with an official letter documenting that the Landfill was closed in accordance with these regulations. Following the Landfill's closure, Mr. Seay had an engineering-contractor sample for methane at the Landfill's and model the Landfill's predicted methane-generation capabilities. The results of this analysis indicated that only minimal engineering would be required to mitigate the minimal quantities of methane predicted to be generated by the closed Landfill.
- Mr. Seay is aware of neither general nor specific environmental concerns associated with the subject site. Mr. Seay is unaware of either environmental liens or activity and use limitations associated with the site, or a reduction in the site's value due to environmental concerns.

October 3, 2002
C064 02

313 Aliso Drive SE
Albuquerque, NM 87108

REAL ESTATE ENVIRONMENTAL SERVICES COMPANY

Telephone & FAX
(505) 254-0928

RECORD of CONVERSATION

DATE: 24 September 2002
INTERVIEWER: John R. Dupuy
INTERVIEWEE: Cecilia Cook, on-site manager
ORGANIZATION: Valley Vista Self-Storage Facility
TELEPHONE #: 505-873-0870

SUMMARY: **Valley Vista Self-Storage & Seay Brothers Construction-debris Landfill
(closed)**
3901 Ervien Lane SW
(Tract 2, Land of Westland Development Company, Inc.)
Albuquerque, Bernalillo County, NM 87121

- Ms. Cook is the site's resident-manager and a point-of-contact for information regarding the site's history and previous and current uses. Ms. Cook has been familiar with the site and the site's owners for the previous 28± years; Ms. Cook's husband previously worked for the Seay Brothers waste-hauling business.
- The Seay Brothers Construction-debris Landfill opened 16± years ago as a new ground-up development on previously vacant and undeveloped acreage. This landfill received only construction-debris which was hauled-in by the Brothers waste-hauling business. The landfill's disposal cell was located on the site's large southern portion, with the offices and other above-ground facilities on the site's smaller northern portion. The landfill was closed and covered 6± years ago.
- Ms. Cook has been the site's resident-manager since the Valley Vista Self-Storage Facility opened 6± years ago. This 500-unit self-storage facility with open-air vehicle-storage areas was a new ground-up construction in two (2) phases. The site also provides a mobile-home in a small fenced compound on the site's southern boundary as a residence. The site is located outside of Albuquerque's City Limits and within an unincorporated area of Bernalillo County. Although the site is served by the municipal electric utility, the site is equipped with a private drinking-water and landscaping-water well, septic systems, and propane for heat.
- Ms. Cook is aware of neither general nor specific environmental concerns associated with the subject site

October 3, 2002
C064 02

313 Aliso Drive SE
Albuquerque NM 87108

REAL ESTATE ENVIRONMENTAL SERVICES COMPANY

Telephone & FAX
(505) 254-0928

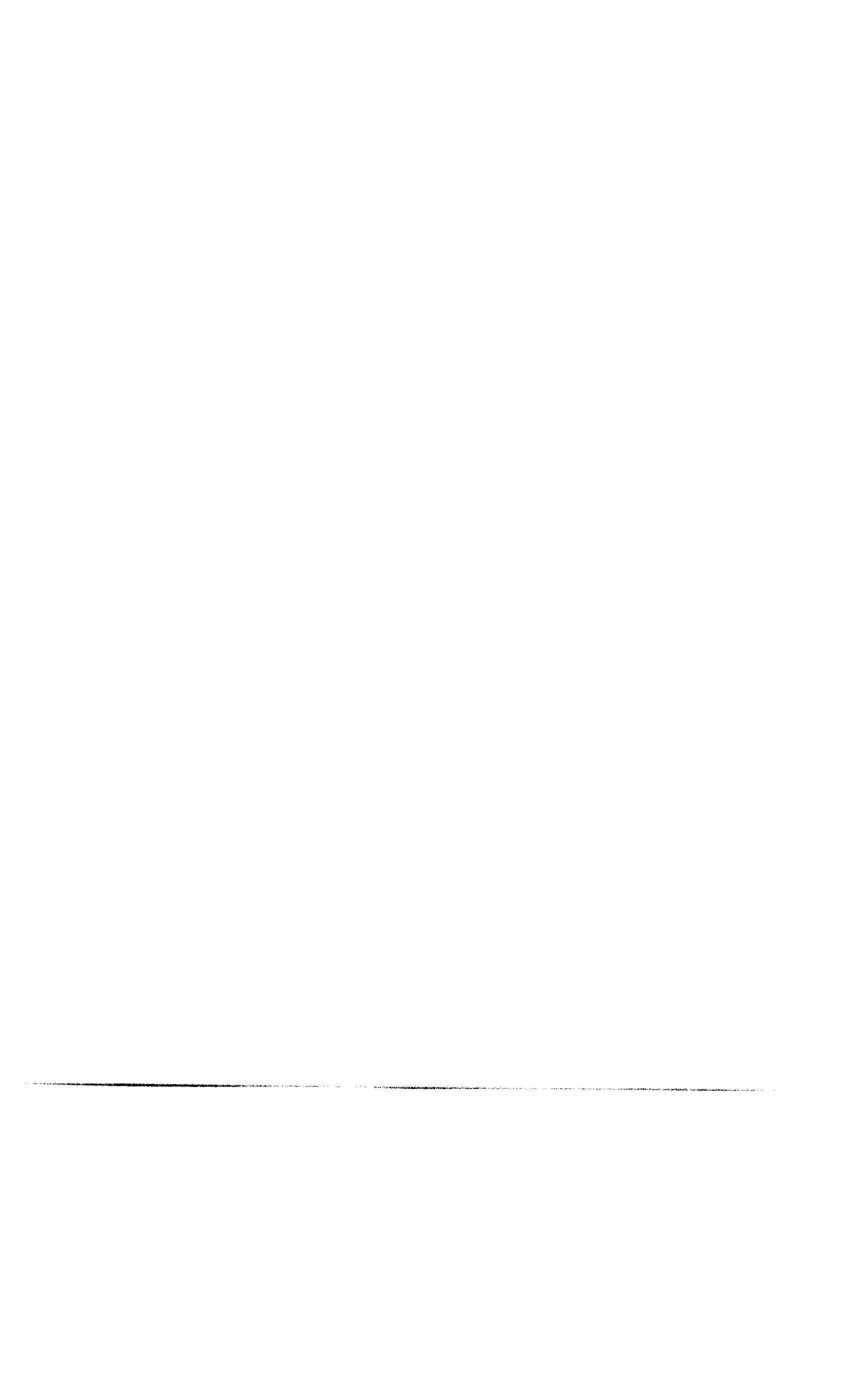


EXHIBIT B

**CITY of ALBUQUERQUE'S INTERIM GUIDELINES for DEVELOPMENT
within 1,000 feet of LANDFILLS (2001);
LANDFILL GAS and ANALYSIS of LANDFILL GAS SAMPLING PROGRAM (2000);
RESULTS of SURFACE METHANE SAMPLING (1999);
and
LETTER with RESULTS of METHANE TESTING (1995)**

October 3, 2002
CD64 02

313 Aliso Drive SE
Albuquerque, NM 87108

REAL ESTATE ENVIRONMENTAL SERVICES COMPANY

Telephone & FAX
(505) 254-0928

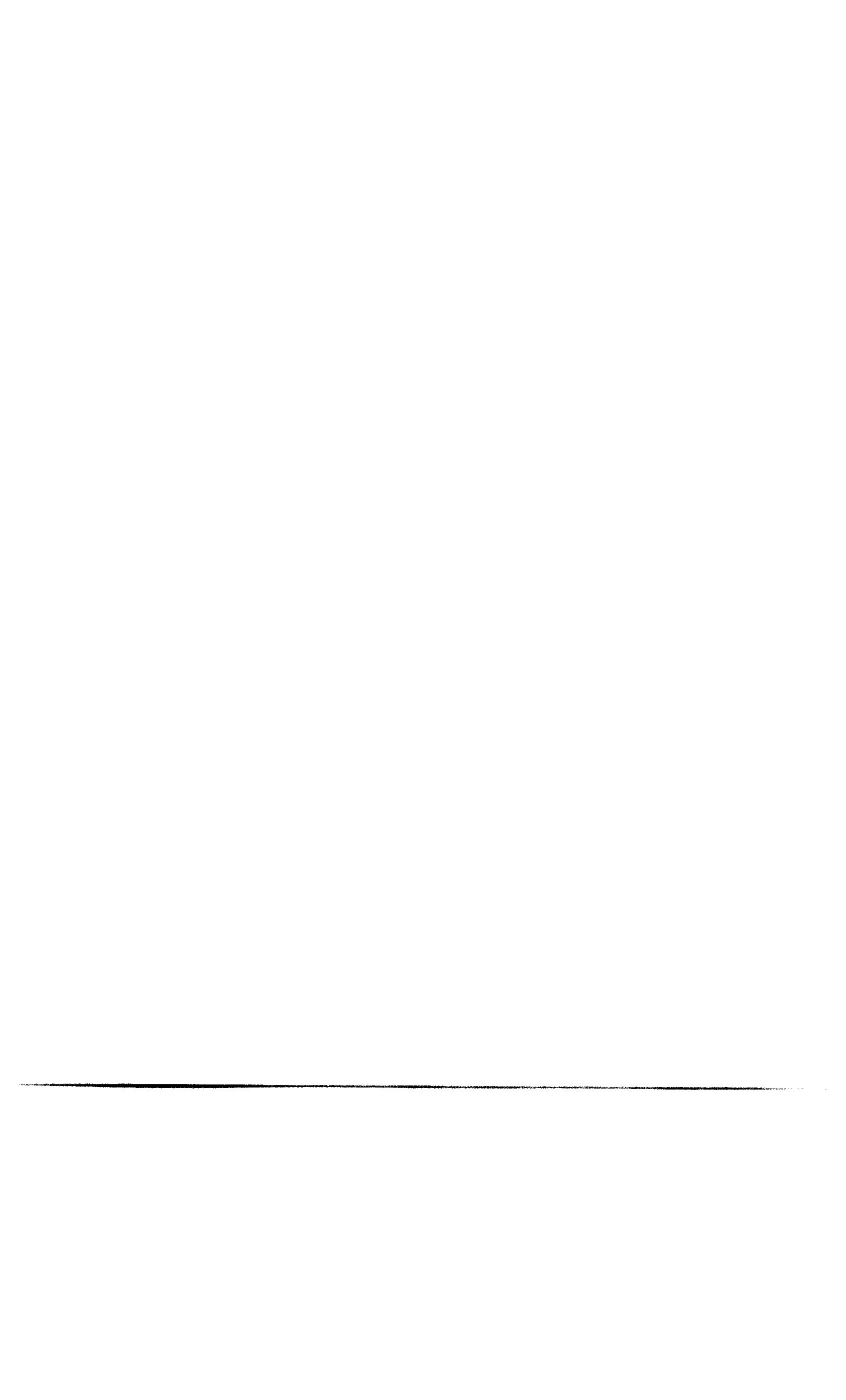
Interim Guidelines for Development within 1000 Feet of Landfills (revised August 28, 2001)

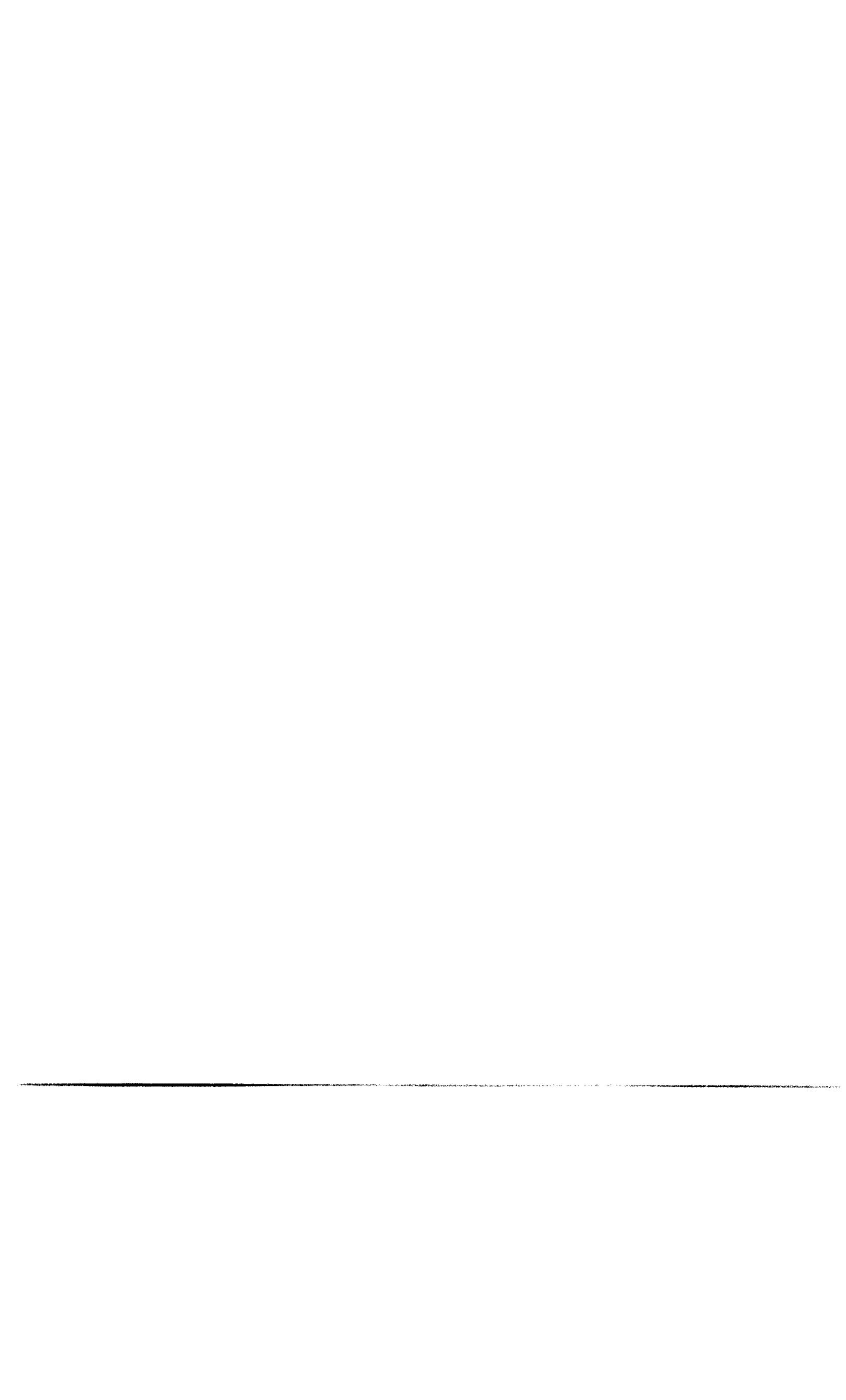
Through normal decomposition of buried refuse in former landfills, methane gas may be produced as a byproduct. If production of methane is significant, the landfill becomes pressurized forcing the methane gas out beyond the boundaries of the landfill. Methane generally follows the path of least resistance when it migrates. Typical areas it migrates through are utility corridors, existing gravel and/or sand deposits below the surface or areas where prior excavations have occurred and the fill was not properly compacted. Because methane may migrate onsite and to offsite areas surrounding a landfill, there is a potential danger to development and activities associated with development as the methane may enter buildings through utility corridors or other means. Trenching during construction activities associated with development also has the potential to expose workers to methane. Methane gas is explosive when the concentration in air reaches a certain level. Landfill gas may also be a health hazard due to other byproduct gases. As a result of the above concerns, the following Interim Guidelines for Development within 1000 Feet of Landfills (Interim Guidelines) are to be followed by all development within the city's jurisdiction.

1. All development, whether it proceeds through the EPC, DRB, DRC or the building permit process shall be subject to the Interim Guidelines if the property falls on top of or within 1000 feet of a landfill site. Albuquerque Environmental Health Department Environmental Services Division or its consultant will review all documentation concerning development within 1000 feet of a landfill from professional engineers and the developers/owners/responsible parties to ensure that the Interim Guidelines provided on this sheet have been followed.
2. Development projects will include input from a professional engineer, with expertise in landfills and landfill gas issues, to determine if landfill gas (including but not limited to methane) exists on the property in question and whether there is a potential for landfill gas to impact the property in the future.
3. If landfill gas is present at the property in question or there is a potential for the property to be impacted in the future, plans must include risk abatement measures, which are adequate to address any existing and/or future risk related to landfill gas. The portion of the construction plans dealing with landfill gas abatement measures shall be certified by a professional engineer with landfill gas experience, noted on plat/site development plans or building permits, reviewed and signed-off by designated Albuquerque Environmental Health Department Environmental Services Division staff or its designated consultant. Work orders for construction of public infrastructure will not be issued by the Public Works Department until the Albuquerque Environmental Health Department has verified that the risk abatement measures are properly detailed on infrastructure construction plans. Certificates of occupancy will not be issued by the City's Planning Department until the Albuquerque Environmental Health Department has verified that the risk abatement measures are properly detailed on the building permit plans and properly constructed.

The certification process shall include the following steps:

- A. An assessment performed by the professional engineer, with expertise in landfills and landfill gas, to determine the current presence and/or potential for future presence and extent of landfill gas at the property. The scope of work undertaken concerning the assessment of landfill gases at the property must be sufficient for the professional engineer to render an unqualified opinion concerning the current presence and/or potential for future presence and extent of landfill gases at the property.
- B. A commitment by the owner/developer/responsible party to follow abatement measures and acknowledgment that this is a condition of development approval. (In the case of a large corporation, the certification letter will be signed by a representative, who has the authority to commit the corporation to implement the risk abatement measures.)





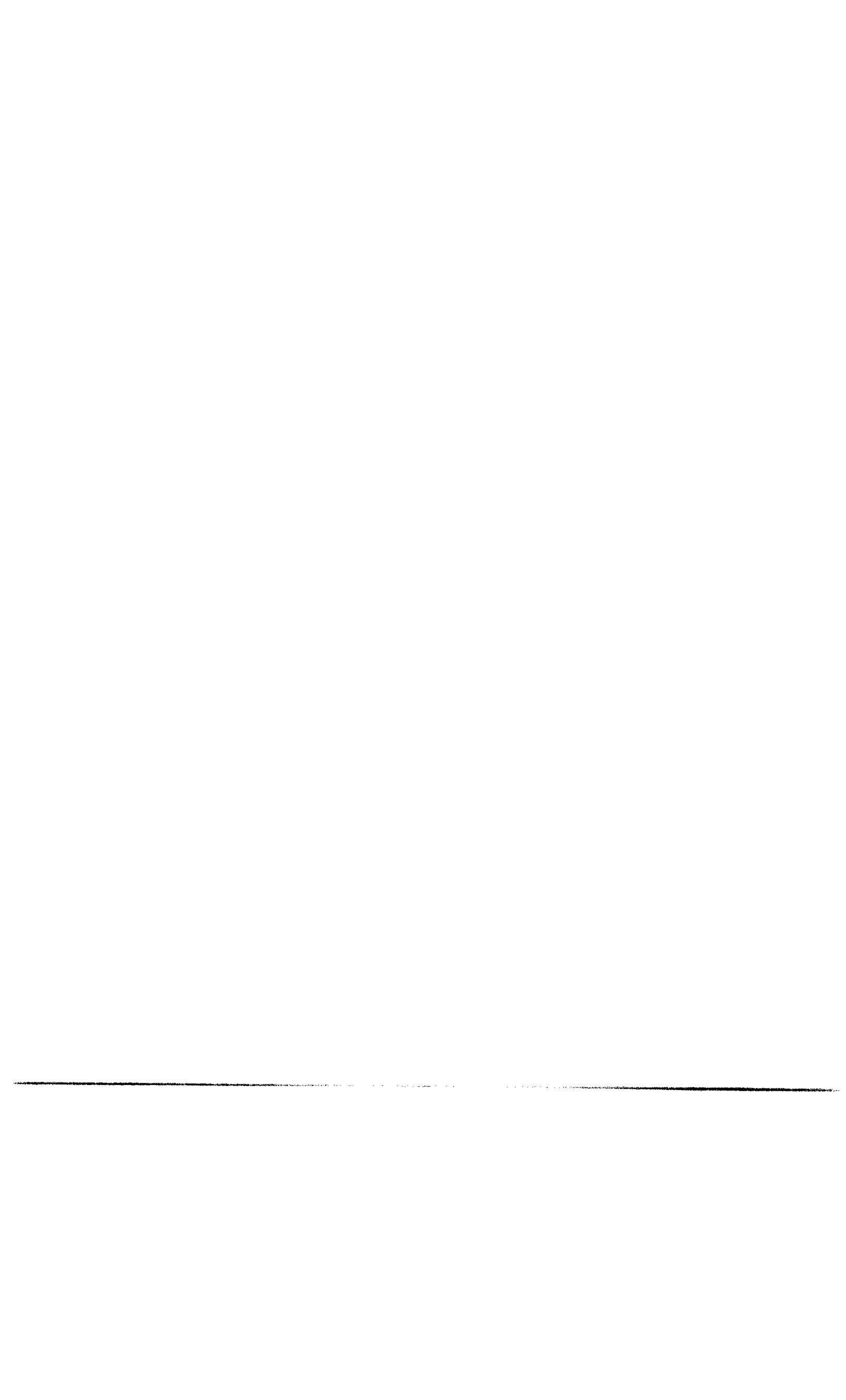
**VALLEY VISTA SELF STORAGE
AND MOBILE HOME PARK**

**RESULTS AND ANALYSIS OF
LANDFILL GAS SAMPLING PROGRAM**

Prepared for
Mr. Mike Seay

Prepared by
Engineering Solutions & Design, Inc.
4848 Tramway Ridge NE, Suite 222
Albuquerque, NM 87111

January 3, 2000



0-25 percent oxygen in air

electrochemical cell - electrodes are immersed in an alkaline electrolyte and covered by a permeable fluorocarbon membrane. Oxygen diffuses through membrane causing electro-chemical reaction

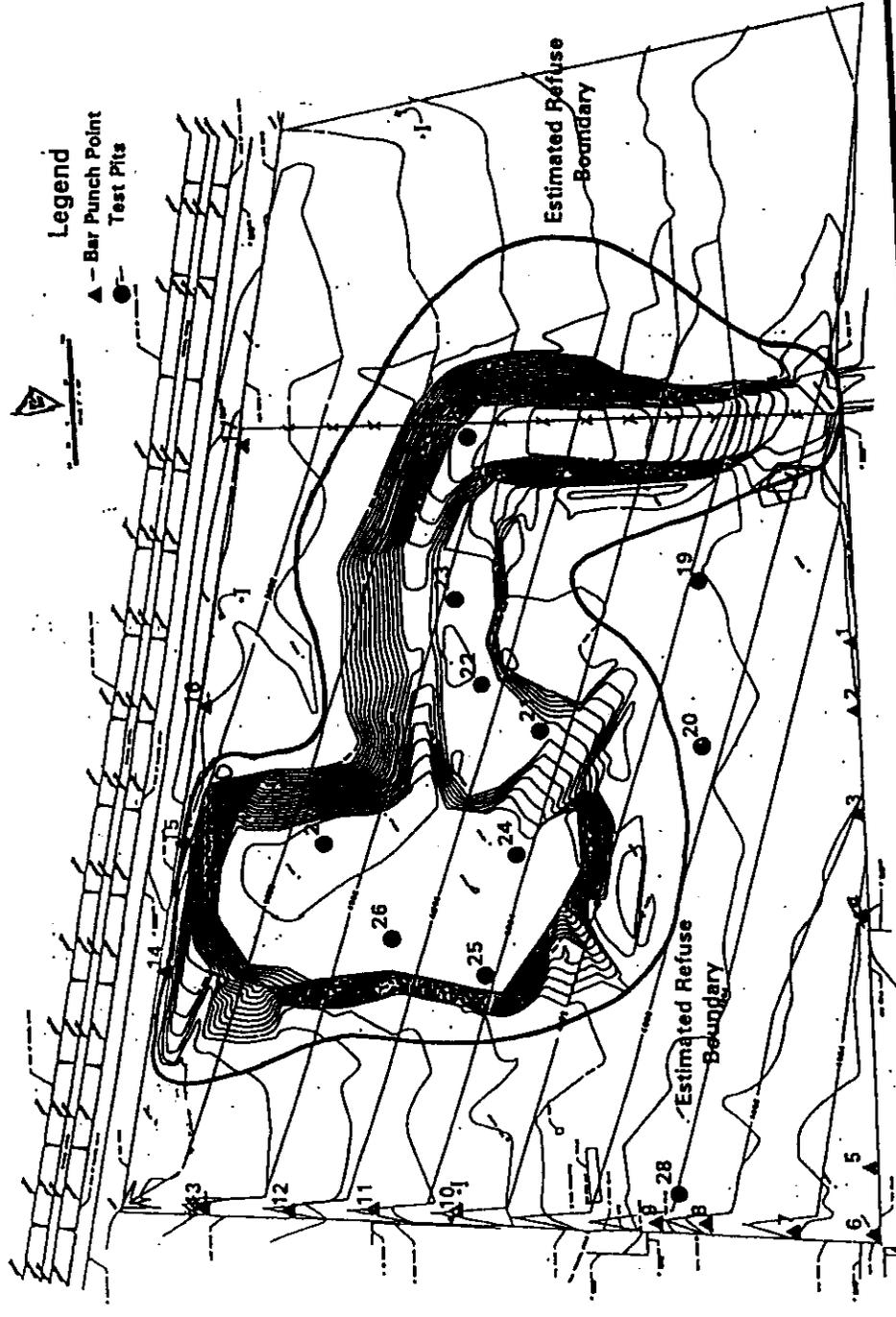
The instrument was calibrated three times per day to verify that all sensors were functioning accurately at the site. Calibration gas was certified and consisted of the following:

LEL Scale	2.5 % methane in air
Gas Scale	50% methane, 40% carbon dioxide, 8% nitrogen & 2% oxygen
Oxygen Scale	21% oxygen in air

Landfill gas from municipal solid waste landfills is typically composed of 40 to 60 percent methane, 40 to 50 percent carbon dioxide, and up to 7% toxics. Construction and demolition debris (C&D) landfills produce concentrations of these gases that are typically different than solid waste landfills. Methane from C&D landfills is usually detected in much lower concentrations due to organic/inorganic waste components, waste moisture, temperature, and site-specific variables.

Sampling of gases occurred at the locations listed below. These are "points of legal compliance" in New Mexico. Concentration limits have been developed in many states with typical values listed below. Some agencies adopt a zero percent tolerance in on-site structures.

- Property boundary - Purpose: to check for near surface offsite migration
Typical limits: 5% methane maximum
- On-site, waste - Purpose: to check for gas that could potentially accumulate in on-site confined spaces constructed directly above.
Typical Limits: 1.25% methane in facility structures excluding gas control equipment



VALLEY VISTA SELF STORAGE AND MOBILE HOME PARK

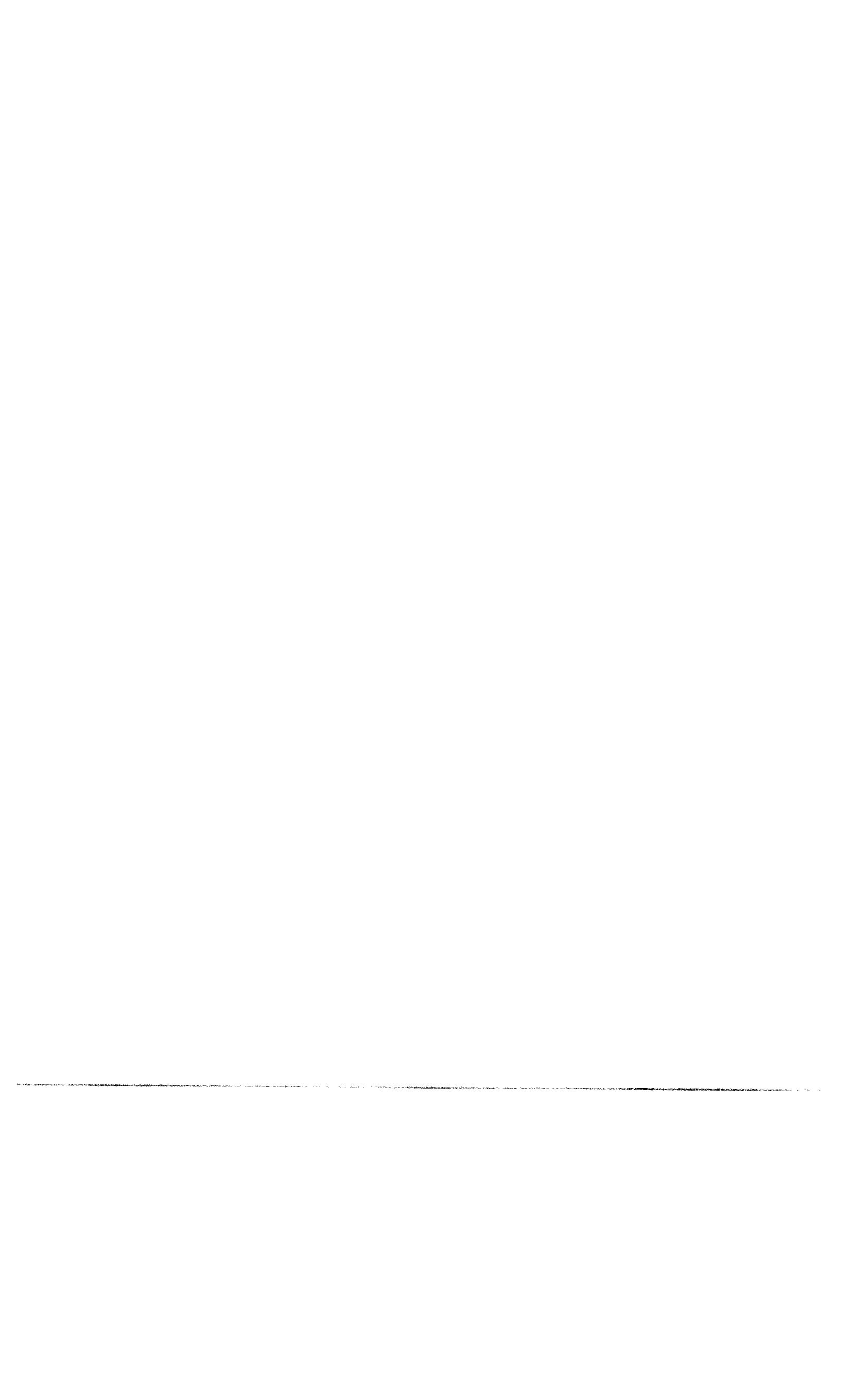
BAR PUNCH AND TEST PIT SAMPLING POINT LOCATIONS

Figure Number One

Designed by: J. Chapacalle
 Drafted by: C. Garcia
 Reviewed by: G. Coiner
 Date: December 6, 1999



Engineering Solutions & Design, Inc.
 4848 Tramway Ridge NE, Suite 222
 Albuquerque, NM 87111
 (505) 298-1851



On-Site Locations - Waste

For on-site, waste locations (areas directly above in-situ refuse) a backhoe provided access. Results are as follows:

#18	no methane 47% LEL	reduced oxygen (17%) reduced oxygen (10%)	3.5 foot depth 7.5 foot depth using backfilled 2" steel probe
#21	50% LEL	reduced oxygen (4%)	9 foot depth using backfilled 2" steel probe
#22	40% LEL	reduced oxygen (7%)	8 foot depth (3 foot in waste)
#23	50% LEL	reduced oxygen (8%)	6.5 foot depth (2.5 foot in waste)
#24	50% LEL	reduced oxygen (8%)	8 foot depth (11 inches in waste)
#25	5% LEL	reduced oxygen (10%)	5 foot depth (3 foot in waste)
#26	37% LEL 0% LEL	reduced oxygen (3%) reduced oxygen (15%)	9 foot depth 3.5 foot depth (upper waste layer)
#27	40% LEL	reduced oxygen (3%)	9.3 foot depth using backfilled 2" steel probe

Based upon visual observation and discussions with the landfill operator, the waste consisted of one or more of the following: concrete, steel, copper conduit, plastics, tire components, glass, ash, rocks, bricks, wire, roof material, wood structures, tree limbs, leaves, and plants/shrubs associated with commercial/residential demolition.

Results indicate that methane was found in all test pits in similar concentrations. Methane is at concentrations below the lower explosive limit. However it should be noted that these concentrations can potentially build to explosive limits (5 to 15 percent in air) or greater in confined spaces, underground structures, and underground utilities at the site.

We recommend that gas mitigation measures be completed for planned on-site facilities should the owner decide to proceed with development of the site. These measures should prevent methane from infiltrating into confined spaces, underground structures, and underground utilities where they connect to occupied buildings/homes. The goal of the measures is to eliminate the potential for gas concentrations to reach explosive limits in on-site, confined spaces.

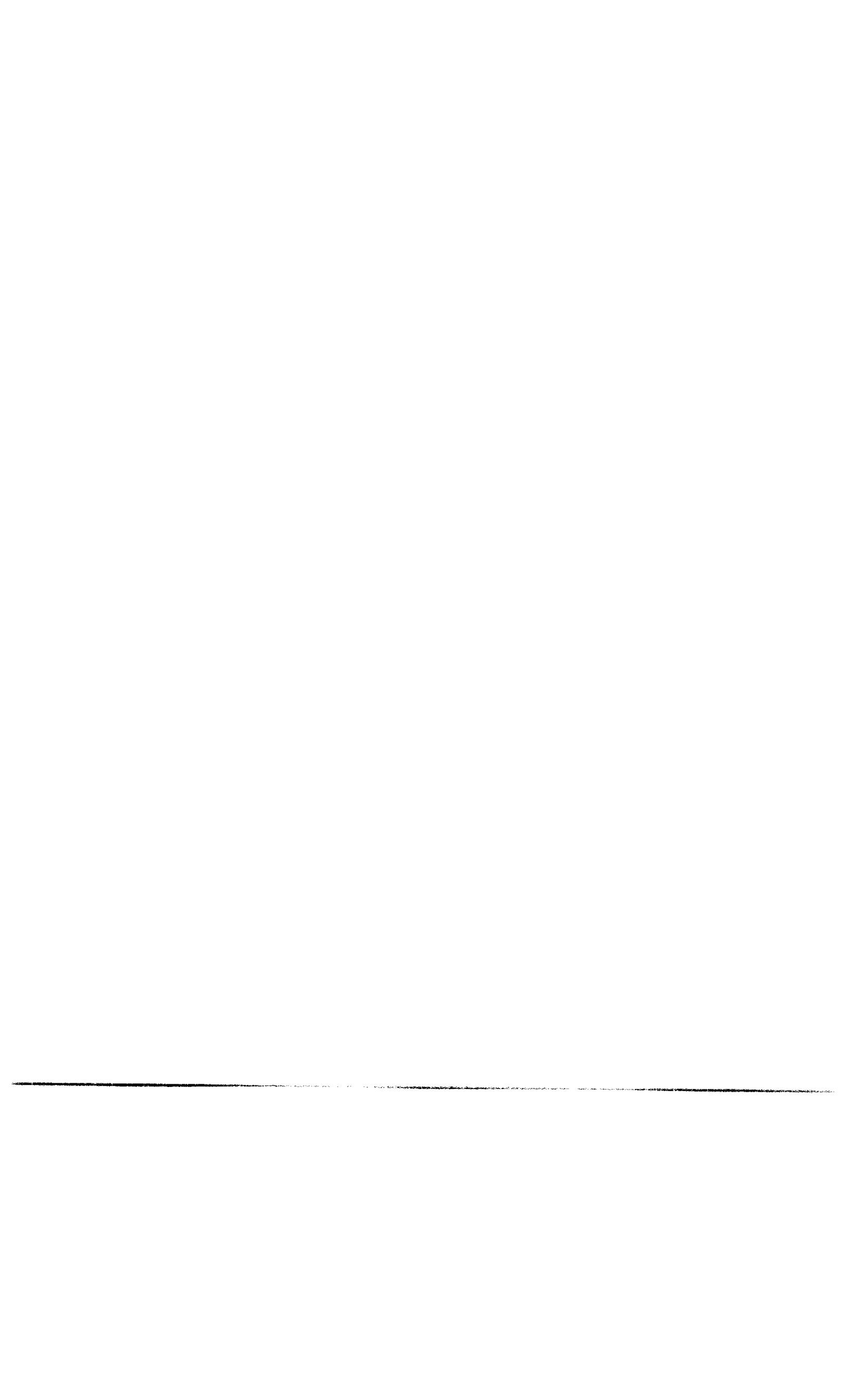
Also, mitigation measures should consider possible minor amounts of pollutant gases (VOC's) that may be present along with methane and carbon dioxide in the landfill gas present at the site.

METHANE GENERATION AT THE SITE

The goal of this section is to provide information related to methane generation and its expected life span for long-range planning at the site. This information can be used as a decision-making tool for determining whether or not to develop the site from purely a technical standpoint.

We researched available literature concerning methane generation at C&D landfills. We also contacted three prominent landfill gas consulting firms to compare notes of finding. The results were that there is very little information available to date regarding C&D gas generation. We decided to approach the topic by using experience, testing results, and gas generation model comparisons at municipal solid waste landfills and applying reasonable and conservative numbers for the variables to model this C&D site. The following is a list of the model variables we utilized for this site:

- *Waste volume* - Based upon original pit contours provided by the owner and surrounding grade elevations, we estimated the volume in cubic yards of waste/soil presently in place. We then increased the value by 30 percent as a conservative estimate for waste that may have been added near the end of the filling period but not shown on maps provided by the owner. We took this amount then subtracted the volume of a 3.5-foot soil cover to give a total waste/soil volume of 486,600 cubic yards.



We assumed the peak generation occurs at the end of the filling period or year 13 (1996). From there, this rate will decline at 3 percent per year exponentially. Conversion of this volume to a peak generation rate per year is:

$$V_p \times e^{-kt} = 0.03 \times 46,969,000 = 1,409,100 \text{ ft}^3 \text{ CH}_4/\text{yr}$$

See Figure Two for the site's gas generation curve. The most valuable information that this figure indicates is:

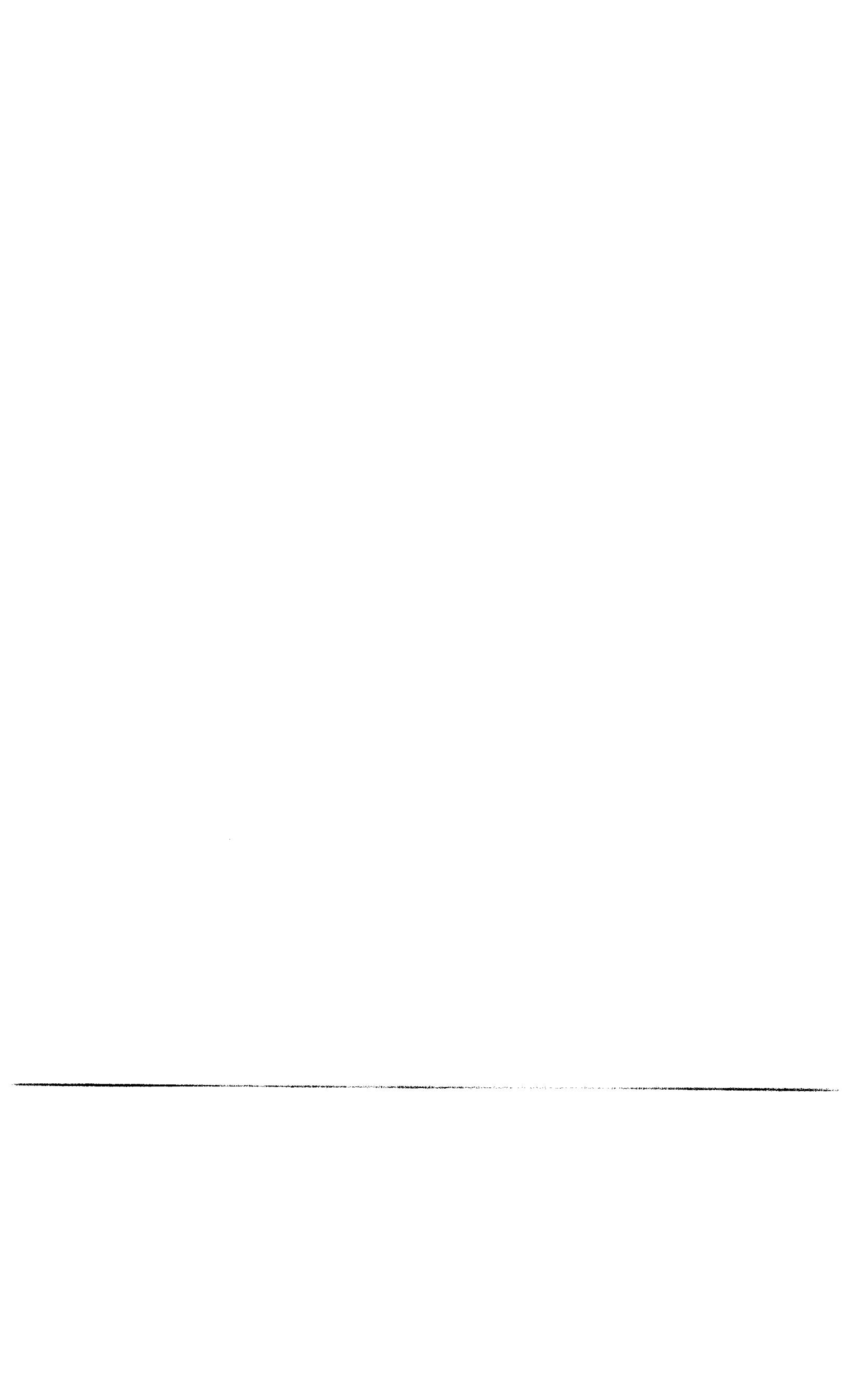
- Expected methane generation rates are very small compared to solid waste sites. In addition, gas generation rates will likely be low. This was evidenced by how fast our extraction pump of the GasTech instrument was able to overcome the waste gas rate in the test holes.
- Methane will likely be produced for a long period of time. This is due to low moisture in the waste, large organic particles (wood timber/board pieces), dry climatic conditions (-45 inches evapotranspiration/year), and tight cover soils (including a clay layer) to further keep moisture from the waste.

MITIGATION MEASURES

Sites contaminated by subsurface methane gas can be remediated by various methods. For this particular site and if the owner wishes to develop the site with residential mobile homes, we recommend that each mobile home receive a impermeable flexible membrane barrier (FMB) in the foundation footprint. The FMB should be located:

- in direct and uniform contact with the bottom of a concrete slab if slabs are provided, or
- 4 inches beneath cover soils with its edges turned up and extended to the ground surface.

The FMB's are effective in preventing gas intrusion into the structure while at the same time forcing the gas to exhaust to the atmosphere beyond the structure. Since the gas at the site is in such small concentrations, the potential for



accumulation and increased concentration is quickly diminished to nothing within 18 inches from where the gas leaves its source and is vented to the atmosphere. These FMB's shall be provided for all on-site structures. In addition, all underground manholes, vaults or subsurface structures shall be provided with gas FMB's or with a means of locking out unauthorized entry by people unfamiliar with combustible gas safety.

All utilities that penetrate the FMB shall be booted with the FMB parent material and clamped with stainless steel clamps to provide a gas tight seal around the utility pipe prior to it entering the structure/mobile home. The electrical utility lines shall have EYS explosion dams just prior to the conductors entering outside panel boxes.

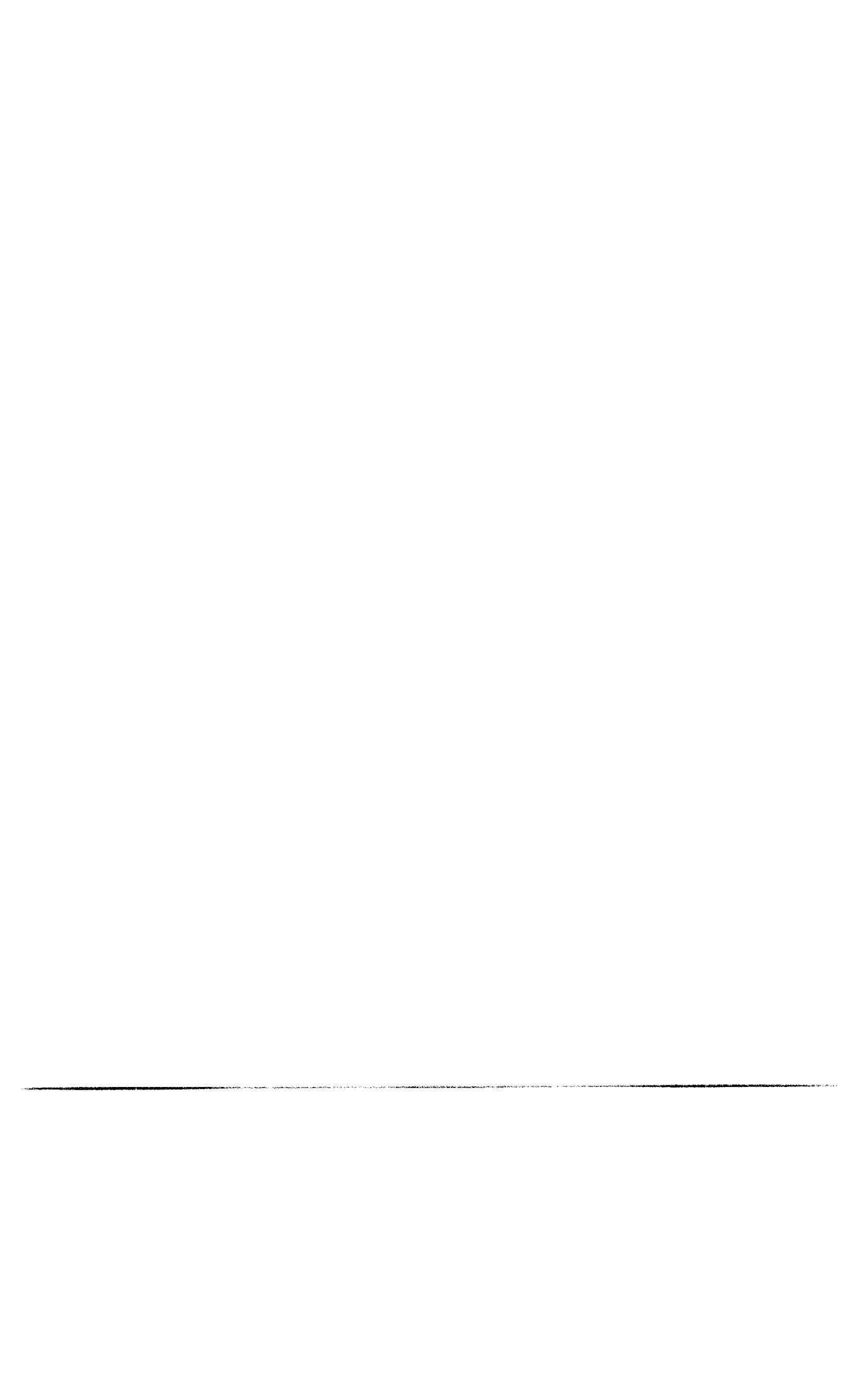
As a secondary mitigation safety factor, we recommend that mobile homes be provided with a vented crawlspaces beneath the first floor that is capable of allowing uninhibited cross ventilation of air 12 months per year.

Once mitigation systems are installed, they shall be checked by gas instrumentation and a qualified gas consultant to verify effectiveness of each system to prevent gas intrusion. This should be accomplished prior to occupancy by the residents.

Lastly, the mitigation measures should be checked at a one-year and five-year interval from construction completion to verify that each gas prevention system performance has not diminished or changed.

If the owner decides to develop his property, a consultant qualified in the art of gas protection design should be contacted to:

- provide plans, details, and calculations for approval by appropriate regulatory agencies including as a minimum, City Public Works and Health Department and
- to provide verification testing



Based upon our understanding of the subsurface conditions at the site, Items 1, 2, and 3 from the aforementioned topics would most likely be the mechanisms for settlement within the landfill.

Settlement that results from the compression of loose materials from the self weight of the waste and cover materials occurs initially at a rapid rate. It is assumed that the majority of this settlement has occurred and would have a minimum impact on the analysis.

Settlement according to Oweis and Khera (1990), is broken down into two components: primary compression and secondary compression. Based upon literature, 70% to 80% of the primary compression occurs within the first 3 months after refuse has been placed. Therefore, essentially all of the primary compression has occurred.

Long-term secondary compression (settlement) of a landfill appears to be linear on a log time scale and can be determined as follows:

$$S_s = C_i H \log(t/t_p) / (1 + e_0)$$

Where S_s is secondary compression, C_i is the secondary compression index (change in void ration per log cycle time), t is the time at which the settlement value is required, t_p is the time for completion of the primary compaction, and H is the thickness of the debris (Oweis and Khera, 1990). Settlement of the landfill was not monitored, therefore we have estimated a t_p at 3 months, based on literature. We have further assumed an intimal void ration of 0.5. Based on these assumptions, the following settlements were calculated.

Duration	Total Estimated Settlement
5 years	0.13 feet
15 years	0.22 feet
25 years	0.27 feet

V
Vinyard & Associates, Inc.

8916-A Adams Street, NE
Albuquerque, New Mexico 87113
(505) 797-9743 • Fax: (505) 797-9744**A**
Geotechnical Engineering • Materials Testing • Environmental Engineering

October 11, 1999

Aztec Grading
6919 Acoma Road, SE
Albuquerque, New Mexico 87109

Attention: Mr. Mike Seay

Subject: Surface Monitoring for Methane, Proposed Valle Vista Self-Storage
and Mobile Home Park, Albuquerque, New Mexico
Vinyard & Associates, Inc. Project No. 99-1-318

Gentlemen:

This letter report presents the results of our sampling for the presence of methane at the surface of the subject site. Sampling was conducted on a lot by lot basis using a mini-rae lower explosive limit analyzer (L.E.L.). The meter measures all potentially explosive gases. Although the L.E.L. does not specifically detect methane, it is a common practice to assume (conservatively) that any reading shown on the L.E.L. is methane.

Sampling was conducted on October 10, 1999. Weather during the sampling event was calm and clear, with negligible wind. Samples were collected by walking over the entire site, and holding the L.E.L. probe 1/2 inch above the ground surface at the approximate center of each lot. Near surface air samples were pumped through the L.E.L. for a minimum duration of 30 seconds for each lot. No readings, as a percent of the L.E.L., were indicated by the meter. Results of our surface sampling is

**AZTEC GRADING
 SURFACE METHANE SAMPLING
 VALLE VISTA SELF STORAGE AND MOBILE HOME PARK**

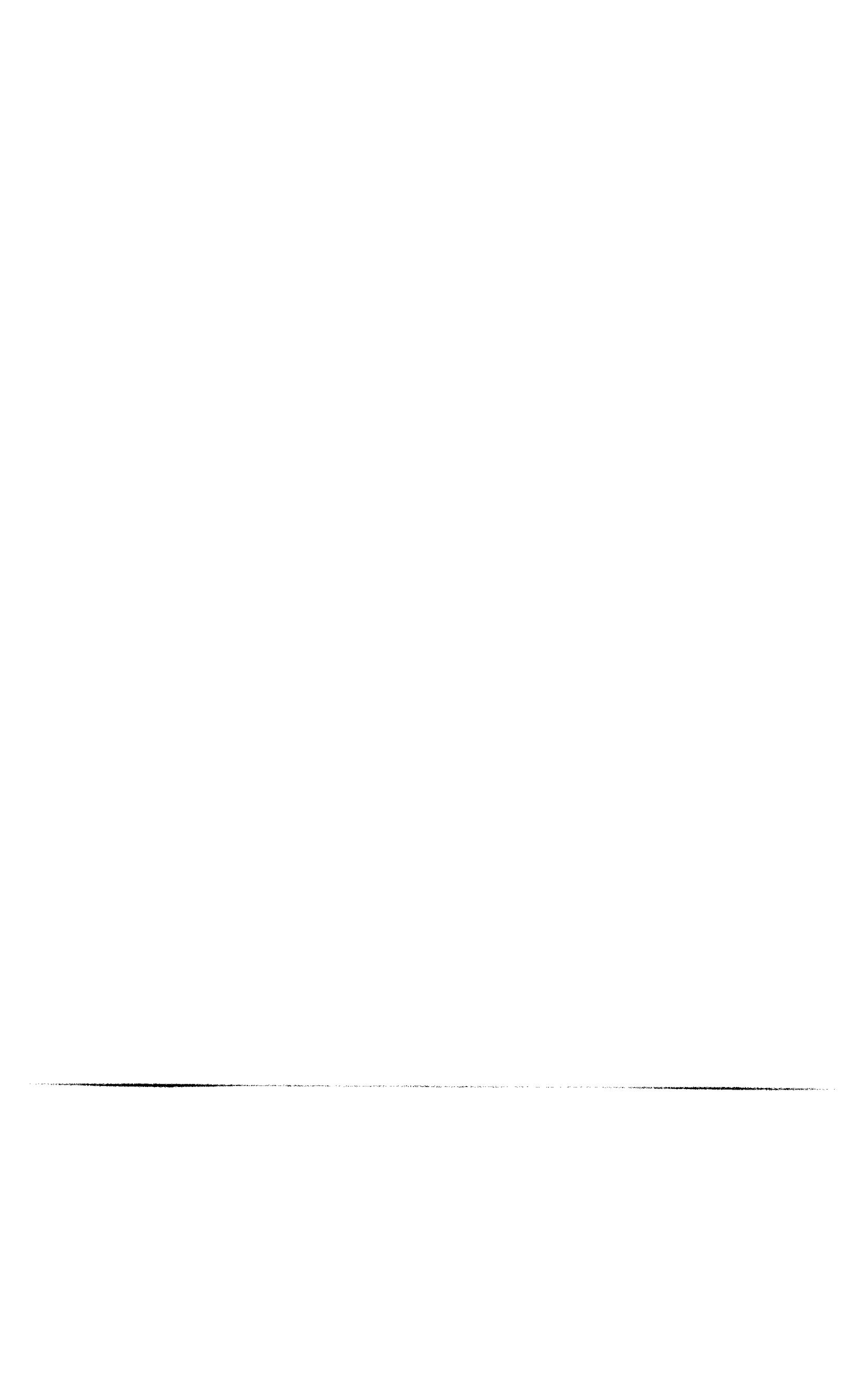
<u>Date Sampled</u>	<u>Lot Number</u>	<u>% LEL</u>
10/11/99	1	0.0
10/11/99	2	0.0
10/11/99	3	0.0
10/11/99	4	0.0
10/11/99	5	0.0
10/11/99	6	0.0
10/11/99	7	0.0
10/11/99	8	0.0
10/11/99	9	0.0
10/11/99	10	0.0
10/11/99	11	0.0
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10/11/99	44	0.0
10/11/99	45	0.0
10/11/99	46	0.0
10/11/99	47	0.0
10/11/99	48	0.0

Vinyard & Associates, Inc.
 Project Number 99-1-318

**AZTEC GRADING
SURFACE METHANE SAMPLING
VALLE VISTA SELF STORAGE AND MOBILE HOME PARK**

<u>Date Sampled</u>	<u>Lot Number</u>	<u>% LEL</u>
10/11/99	97	0.0
10/11/99	98	0.0

Vinyard & Associates, Inc.
Project Number 99-1-318



V
Vinyard & Associates, Inc.

4415-D Hawkins, NE.
Albuquerque, New Mexico 87105
(505) 345-1937

Geotechnical Engineering • Materials Testing • Environmental Engineering

September 13, 1995

Seay Brothers
6919 Acoma Road, SE
Albuquerque, New Mexico 87108

Subject: Seay Brothers Landfill
Vinyard & Associates, Inc. Project No.: 95-1-241

Gentlemen:

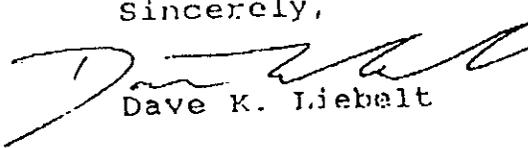
This letter presents the results of methane testing at the Seay Brothers landfill conducted on September 13, 1995. The landfill is located on Ervien Lane west of Coors Road. It is our understanding that the landfill was used for the disposal of construction rubble and debris.

The methane testing was performed using a MSA portable explosive gas meter calibrated at zero and fifty percent of the lower explosive limit. On site gasses were sampled at the bottom of backhoe pits excavated to a depth of two feet. Testing was performed at approximately 100 foot intervals around the perimeter of the landfill.

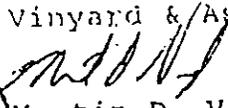
Measurable levels of methane were not detected in the backhoe pits located around the perimeter of the landfill.

Should you have any questions regarding this information, please do not hesitate to call.

Sincerely,


Dave K. Liebelt

Vinyard & Associates, Inc.


Martin D. Vinyard, P.E.



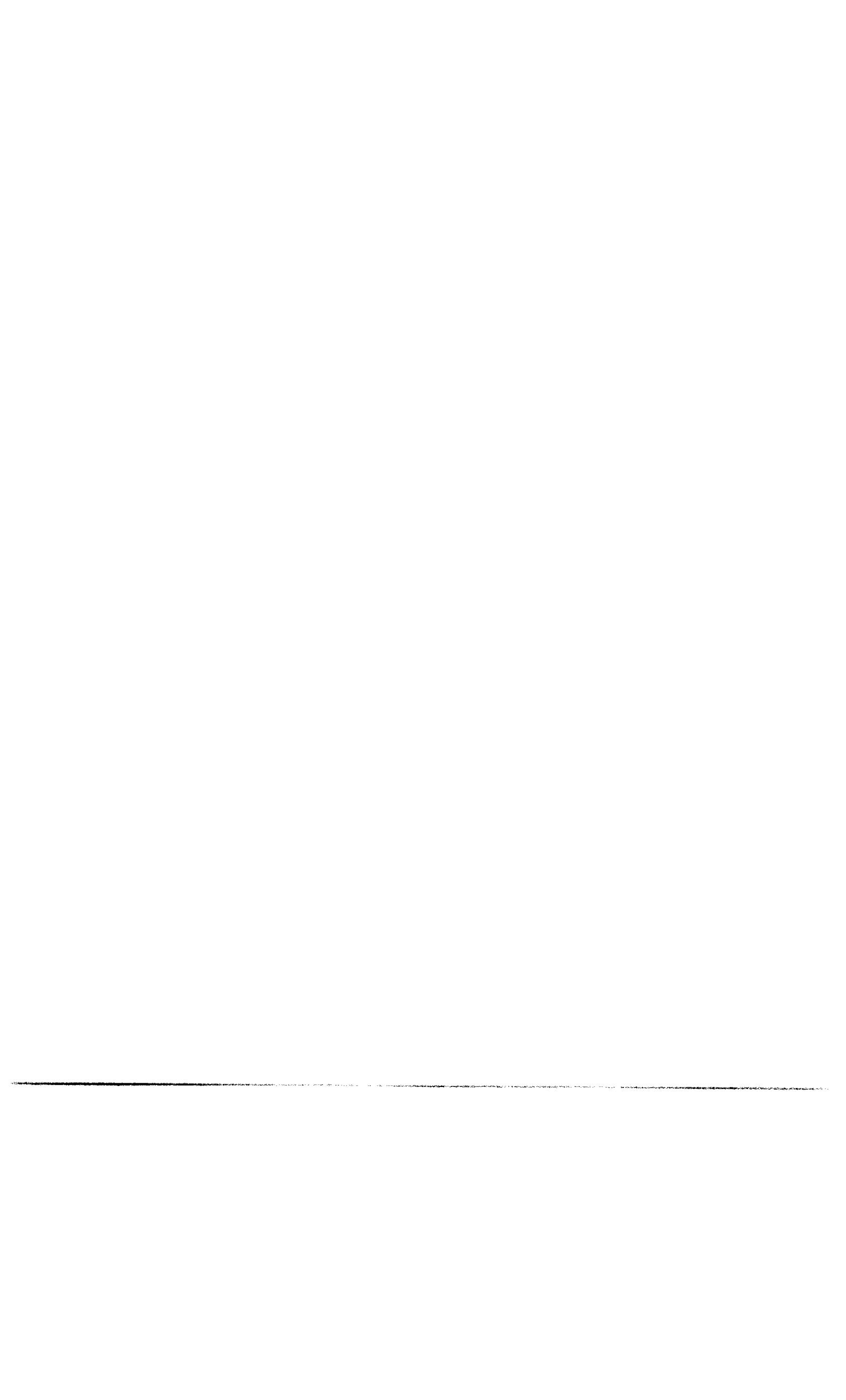


EXHIBIT C

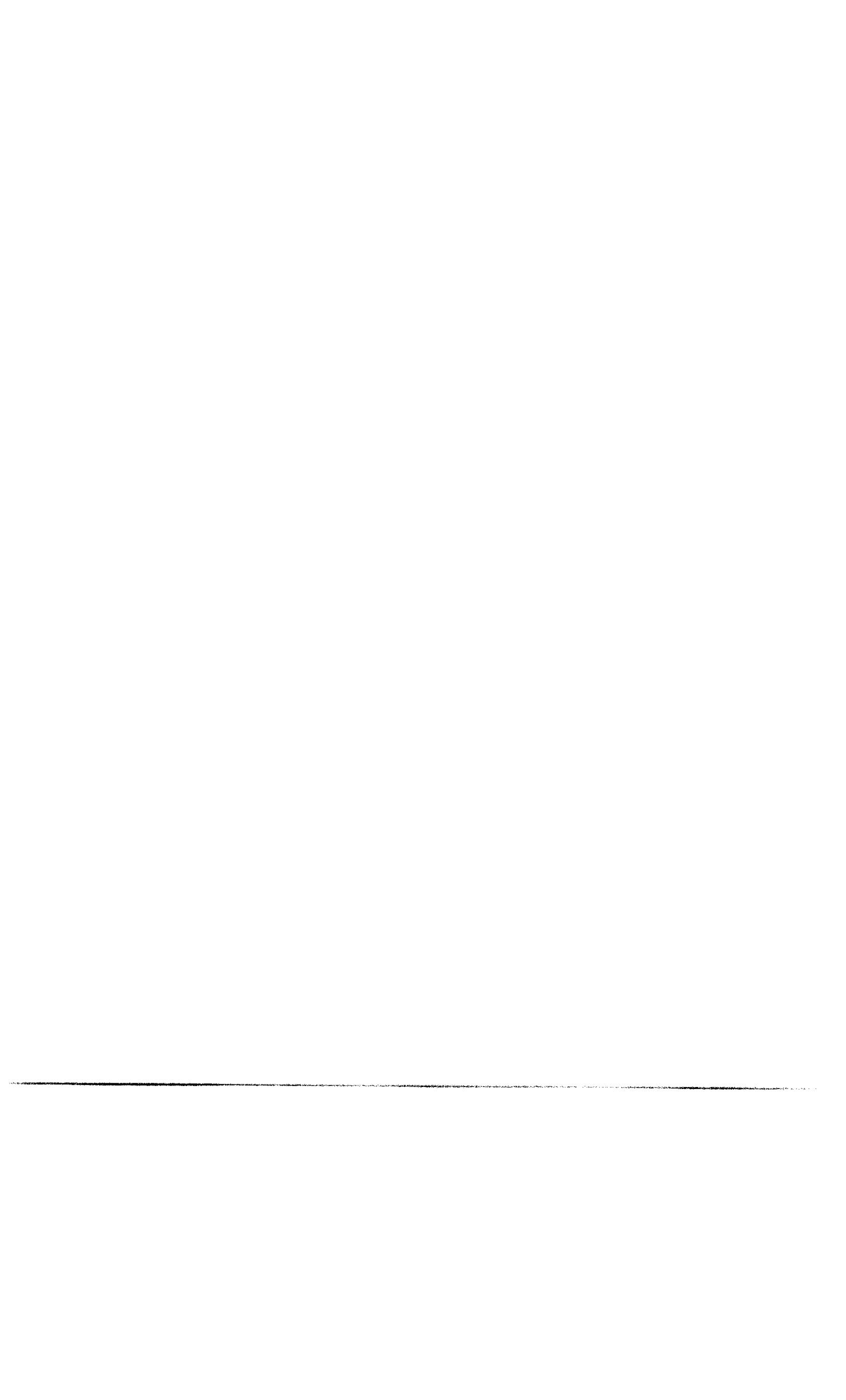
RESULTS of PREVIOUS GROUND-WATER ANALYSES (1999-90)

October 3, 2002
C064.02

313 Aliso Drive SE
Albuquerque, NM 87108

REAL ESTATE ENVIRONMENTAL SERVICES COMPANY

Telephone & FAX
(505) 254-0928



STATE OF NEW MEXICO

SCIENTIFIC LABORATORY DIVISION

NOV 10 1999

P.O. Box 4700
Albuquerque, NM 87196-4700
ORGANIC CHEMISTRY SECTION (505) 841-2570

700 Camino de Salud, NE
[505] 841-2500 DISTRICT 1 OFFICE

REPORT TO CLIENT:

SLD No.: OR-9802313

REQUEST ID No.: 2298935

RECEIVED AT SLD: 10/21/99

SLD COPY

USER: 55321

Baird Swanson
NMED District #1 Office, Albuquerque
Drinking Water Bureau
4131 Montgomery Blvd, NE
Albuquerque NM 87109

SAMPLE COLLECTION: DATE: 10/21/99 TIME: 1205 BY: B. Swanson
SAMPLING LOCATION: Seay Bros. Landfill, MW-B
SAMPLE MATRIX: Water REPORTING UNITS: µg/L

Remarks:

Sample marked as preserved with Hydrochloric Acid.

EPA METHOD 8260 MASS SPECTROMETER VOLATILES BY PURGE AND TRAP

DATE EXTRACTED: N/A
DATE ANALYZED: 10/26/99 5 Days: Within EPA Analysis Time
SAMPLE VOL (ml): 5

ANALYSIS No.: OR-9802313

SLD BATCH No.: 370
DILUTION FACTOR: 1.00
REQUEST ID No.: 2298935

SAMPLE PRESERVATION: Sample Temperature when received: 18 Degree C.; pH = 6.

CAS#	ANALYTE NAME	CONC. (µg/L)	QUAL	RSL
71-43-2	Benzene		U	1.0
106-86-1	Bromobenzene		U	1.0
74-97-5	Bromochloromethane		U	1.0
75-27-4	Bromodichloromethane*		U	1.0
75-25-2	Bromoform*		U	10.0
74-83-9	Bromomethane		U	1.0
78-93-3	2-Butanone (MEK)		U	1.0
104-51-8	n-Butylbenzene		U	1.0
135-98-6	sec-Butylbenzene		U	10.0
98-06-6	tert-Butylbenzene		U	1.0
1634-04-4	tert-Butyl methyl ether (MTBE)		U	1.0
56-23-5	Carbon tetrachloride		U	1.0
108-90-7	Chlorobenzene (monochlorobenzene)		U	1.0
75-00-3	Chloroethane		U	1.0
67-86-3	Chloroform*		U	1.0
74-87-3	Chloromethane		U	1.0
95-49-8	2-Chlorotoluene		U	1.0
106-43-4	4-Chlorotoluene		U	1.0
96-12-8	1,2-Dibromo-3-chloropropane (DBCP)		U	1.0
124-48-1	Dibromochloromethane*		U	1.0
106-93-4	1,2-Dibromoethane (Ethylene dibromide (EDB))		U	1.0
74-95-3	Dibromomethane		U	1.0
95-50-1	1,2-Dichlorobenzene (o-Dichlorobenzene)		U	1.0
541-73-1	1,3-Dichlorobenzene (m-Dichlorobenzene)		U	1.0
106-46-7	1,4-Dichlorobenzene (p-Dichlorobenzene)		U	1.0
75-71-8	Dichlorodifluoromethane		U	1.0
75-34-3	1,1-Dichloroethane		U	1.0
107-06-2	1,2-Dichloroethane		U	1.0
75-35-4	1,1-Dichloroethene		U	1.0
156-59-2	cis-1,2-Dichloroethene		U	1.0
156-60-5	trans-1,2-Dichloroethene		U	1.0
78-87-5	1,2-Dichloropropane		U	1.0
142-28-8	1,3-Dichloropropane		U	1.0
594-20-7	2,2-Dichloropropane		U	1.0
563-58-6	1,1-Dichloropropene		U	1.0
1006-10-15	cis-1,3-Dichloropropene		U	1.0
1006-10-28	trans-1,3-Dichloropropene		U	1.0
100-41-4	Ethylbenzene			

DEPARTMENT OF HEALTH
RECEIVED

STATE OF NEW MEXICO

SCIENTIFIC LABORATORY DIVISION

P.O. Box 4700
Albuquerque, NM 87196-4700
ORGANIC CHEMISTRY SECTION (607) 841-2670

700 Camino de Salud, NOV 10 1999
(505) 841-2500

DISTRICT 1 OFFICE

REPORT TO CLIENT:

Balrd Swanson
NMED District #1 Office, Albuquerque
Drinking Water Bureau
4131 Montgomery Blvd, NE
Albuquerque NM 87109

SLD No.: OR-9902315
REQUEST ID No.: 2296937
RECEIVED AT SLD: 10/21/99
SLD COPY USER: 55321

SAMPLE COLLECTION: DATE: 10/21/99 TIME: 1047 BY: B. Swanson
SAMPLING LOCATION: Sasy Bros. Landfill, Supply Wall REPORTING UNITS: µg/L
SAMPLE MATRIX: Water

Remarks: Sample marked as preserved with Hydrochloric Acid.

EPA METHOD 8260 MASS SPECTROMETER VOLATILES BY PURGE AND TRAP

DATE EXTRACTED: N/A
DATE ANALYZED: 10/26/99 5 Days: Within EPA Analysis Time
SAMPLE VOL (ml): 5

ANALYSIS No.: OR-9902315
SLD BATCH No.: 370
DILUTION FACTOR: 1.00
REQUEST ID No.: 2296937

SAMPLE PRESERVATION: Sample Temperature when received; 18 Degree C.; pH = 3.

CAS #	ANALYTE NAME	CONC. (µg/L)	QUAL	SLD
71-43-2	Benzene		U	1.0
108-86-1	Bromobenzene		U	1.0
74-87-5	Bromochloromethane		U	1.0
75-27-4	Bromodichloromethane		U	1.0
75-25-2	Bromoform		U	1.0
74-83-9	Bromomethane		U	10.0
78-93-3	2-Butanone (MEK)		U	1.0
104-51-8	n-Butylbenzene		U	1.0
135-98-6	sec-Butylbenzene		U	1.0
98-08-6	tert-Butylbenzene		U	10.0
1634-04-4	tert-Butyl methyl ether (MTBE)		U	1.0
56-23-5	Carbon tetrachloride		U	1.0
10E-90-7	Chlorobenzene (monochlorobenzene)		U	1.0
75-00-3	Chloroethane		U	1.0
67-66-3	Chloroform		U	1.0
74-87-3	Chloromethane		U	1.0
95-49-8	2-Chlorotoluene		U	1.0
106-43-4	4-Chlorotoluene		U	1.0
96-12-6	1,2-Dibromo-3-chloropropane (DBCP)		U	1.0
124-48-1	Dibromochloromethane		U	1.0
106-93-4	1,2-Dibromoethane (Ethylene dibromide (EDB))		U	1.0
74-95-3	Dibromomethane		U	1.0
95-50-1	1,2-Dichlorobenzene (o-Dichlorobenzene)		U	1.0
541-73-1	1,3-Dichlorobenzene (m-Dichlorobenzene)		U	1.0
106-46-7	1,4-Dichlorobenzene (p-Dichlorobenzene)		U	1.0
75-71-8	Dichlorodifluoromethane		U	1.0
75-34-3	1,1-Dichloroethane		U	1.0
107-06-2	1,2-Dichloroethane		U	1.0
75-35-4	1,1-Dichloroethene		U	1.0
156-59-2	cis-1,2-Dichloroethene		U	1.0
156-60-5	trans-1,2-Dichloroethene		U	1.0
78-87-5	1,2-Dichloropropane		U	1.0
142-28-9	1,3-Dichloropropane		U	1.0
594-20-7	2,2-Dichloropropane		U	1.0
563-58-6	1,1-Dichloropropene		U	1.0
1005-10-15	cis-1,3-Dichloropropene		U	1.0
1006-10-26	trans-1,3-Dichloropropene		U	1.0
100-41-4	Ethylbenzene			

Scientific Laboratory Division
700 Camino de Salud, NE (P.O. Box 4700)
Albuquerque, NM 87106 (37196-4700)
Phone: 505-241-2500 / 2570 / 2566

OR9902314

2296936

User Code: 55324 Date & Time of Receipt at SLD: 99 OCT 21 PM 3:45 Sample Priority: 3 If 1 or 2 call SLD

Submitter Code: 060 WSS Code: N:VLS User's Site ID: Sample Temp. Receipt @ SLD: 28

Facility or WSS Name: SEAY, BROS. LANDFILL

Location: Complete 8, 9 & 10 County: BERNALILLO City: ALBUQUERQUE State or CHANGE NM TO

Sampling Location: MN-C

Sample Collection: On: 10/21/99 By: SILVIANISIDIN At: 15:06 BAIRD

Sample Info. Contact: Ph: 505-841-9458 If not collector, per box 12. Please print name here:

Reports are mailed to the address specified by the Submitter Code and WSS Code (when present). However, if one of the following applies, please check appropriate boxes below and complete address form. Name: BAIRD SWANSON Address: 4131 MONTGOMERY NE City: ALBUQUERQUE State: NM Zip: 87109

13 Sampling Documentation: (Check) 16a Field Data: (When appropriate) 16b Field Remarks: (Optional) SDWA Comments: Compliance, SDWA Compositing

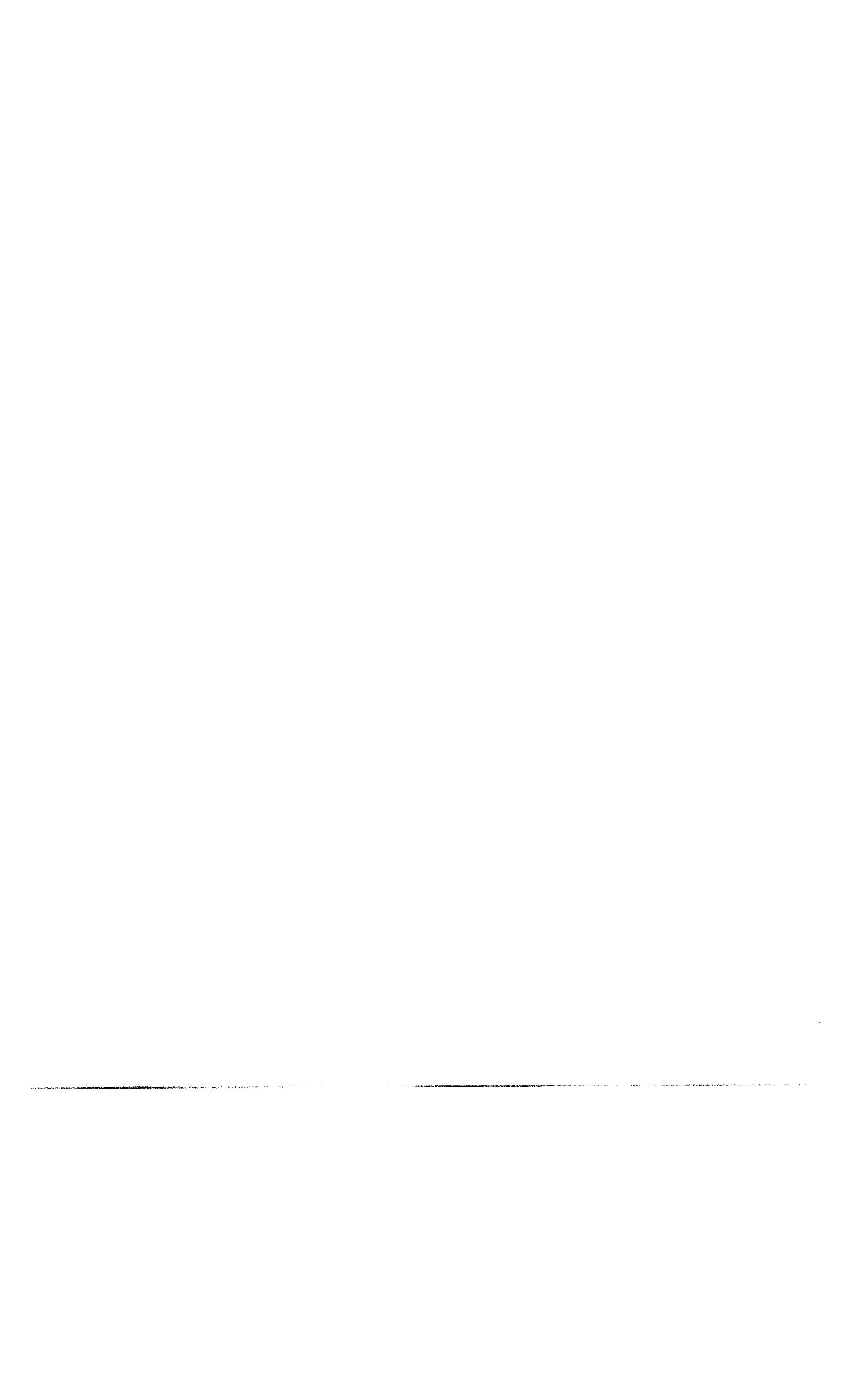
17 Sample Type: Water, Soil, Vapor, Plant, Tissue, Blood, Other: Liquid, Solid

18 Preservation: Preserved with HCl to pH < 2, No Preservation, Other: Number of Containers Submitted: Bottles, Vials, Jars

19 Analyses Requested: Please Check the appropriate box(es) below to indicate your analytical request(s):

Volatile Screens: (754) Aromatic & Halogenated Volatiles (EPA 8021), (765) Mass Spectrometer Volatiles (EPA 8260 or 524.2), (764) Appendix IX Mass Spectrometer VOCs (EPA 8260), (774) Volatile Organic Compounds (VOC's) (EPA 502.2), (766) SDWA Trihalomethanes (EPA 502.2)

Semivolatile Screens: (789) Drinking Water Semivolatile Screens (Indented list), (775) EDB, DBCP & TCP (EPA 504.1), (753) Acid Herbicides (EPA 515.2), (772) Carbamates (EPA 531.1), (781) Glyphosate (EPA 547), (782) Endothall (EPA 548.1), (783) Diquat (EPA 549.1), (783) SOC (EPA 525.2), (771) Haloacetic Acids in Drinking Water (EPA 552.2), (750) Hydrocarbon Fuel Screen, GRO (Modified EPA 8015), (751) Hydrocarbon Fuel Screen, GRO/DRO (Mod. EPA 8015), (752) Hydrocarbon Fuel Screen, DRO (Mod. EPA 8015), (755) Base/Neutral Semivolatiles (No Phenols) (EPA 8270), (756) Base/Neutral/Acids Semivolatiles (EPA 625/8270), (759) Polychlorinated Biphenyls (PCBs) (EPA 8082), (760) Organochlorine Pesticides (EPA 608/8081), (736) Explosives Screen (Aberdeen Method)




KRAMER & ASSOCIATES, INC.
 engineers / environmental consultants

 4501 bogan northeast, suite a-1
 albuquerque, new mexico 87109

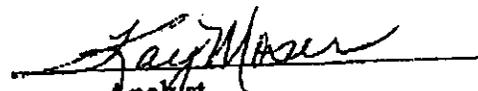
October 4, 1999

 (505) 881-0243
 FAX (505) 881-7738

 Mike Seay
 Seay Corp.
 6919 Acoma S.E.
 Albuquerque, NM, 87108

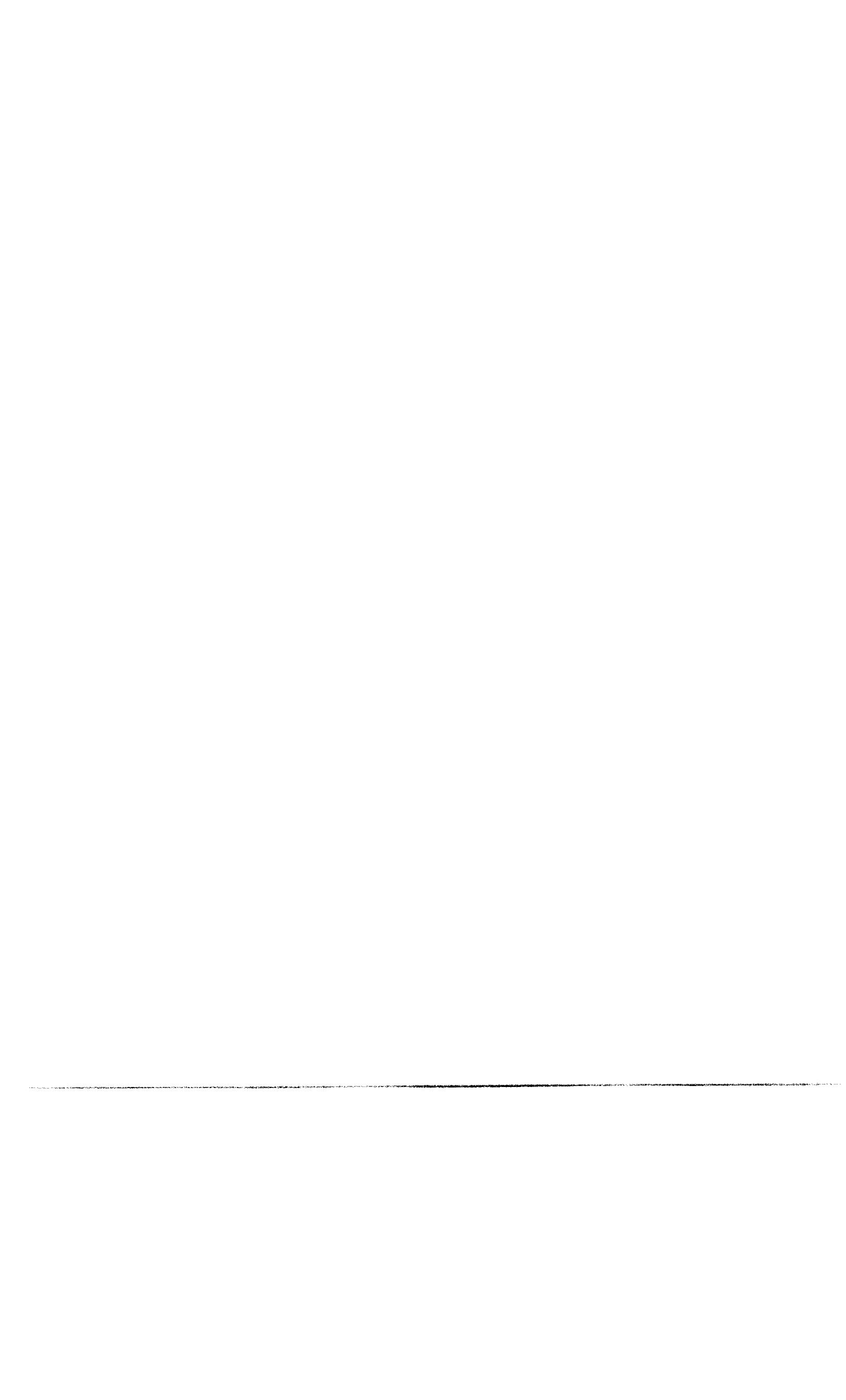
Water Analyses Laboratory Report
 Date Sampled: 09/24/99
 Date Analyzed: 09/27/99 to 09/29/99

Parameter	Well A	Well B	Well C	Method
TDS, Mg/L	1776	860	844	2540 C
Nitrate, Mg/L	4.8	5.7	5.5	4500 C
Chloride, Mg/L	36	21	27	4500 B
Cadmium, Mg/L	<0.02	<0.02	<0.02	3111 B
Chromium, Mg/L	<0.02	<0.02	<0.02	3111 B
Lead, Mg/L	<0.01	<0.01	<0.01	3111 B
Barium Mg/L	<1.0	<1.0	<1.0	3111 B
Arsenic Mg/L	<0.05	<0.05	<0.05	3111 B
Silver Mg/L	<0.02	<0.02	<0.02	3111 B
Mercury, Mg/L	<0.02	<0.02	<0.02	3112 B
Selenium Mg/L	<0.05	<0.05	<0.05	3113 B


 Analyst

Methods used are from "Standard Methods for Analysis of Water and Wastewater." Ed. 20, 1998.

Five Years in Business ~ 1973-1998 ~ New Mexico Owned & Operated.





KRAMER & ASSOCIATES, INC.
engineers / environmental consultants

4501 bogan northeast, suite a-1
albuquerque, new mexico 87109

(505) 881-0243
FAX (505) 881-7738

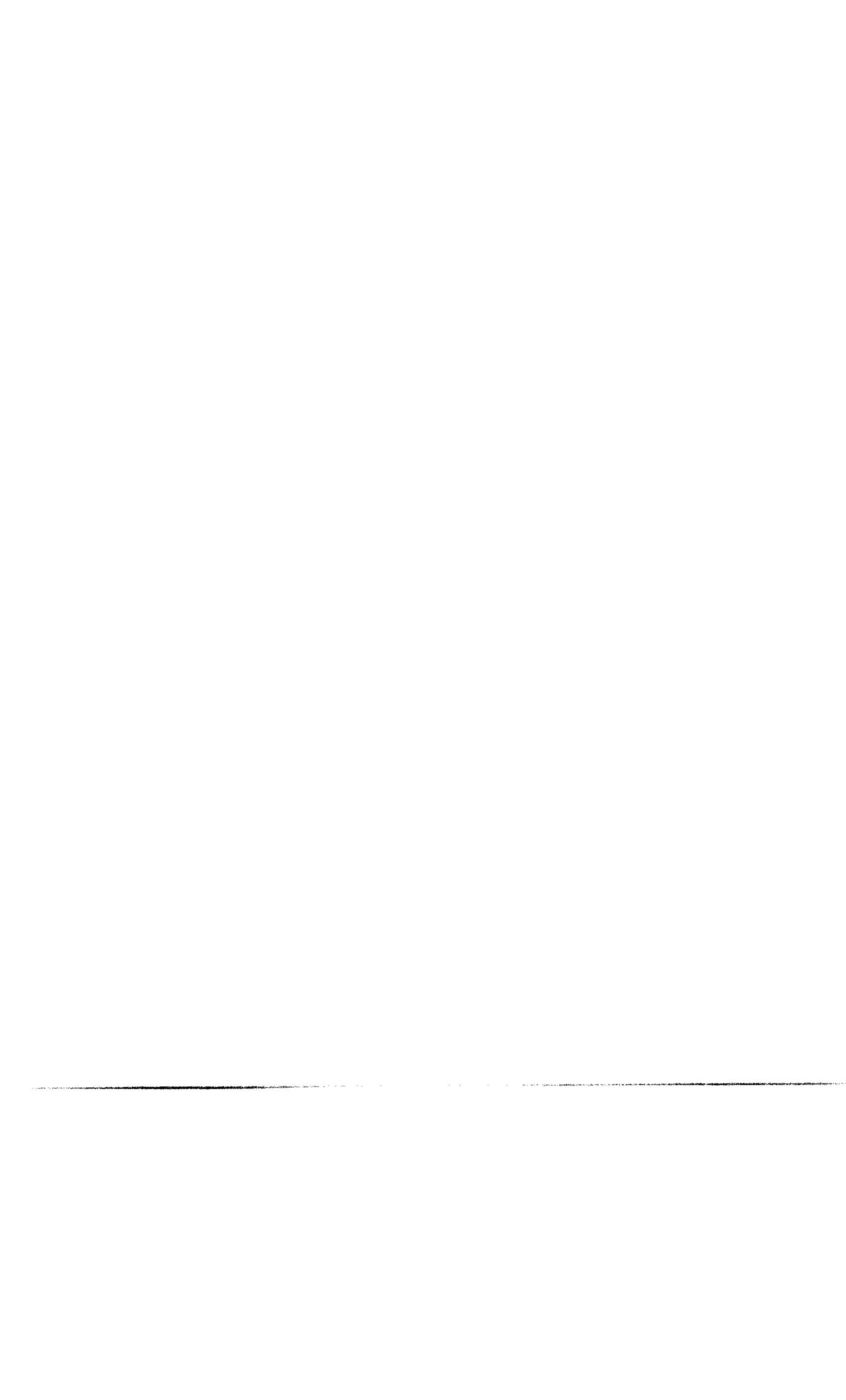
November 2, 1995

Seay Brothers, Inc.
6919 Acoma Rd. SE
Albuquerque, NM 87108

Subject: Laboratory Analyses Report
Samples Collected : 09/13/95
Samples Analysed : 09/18/95 - 10/30/95

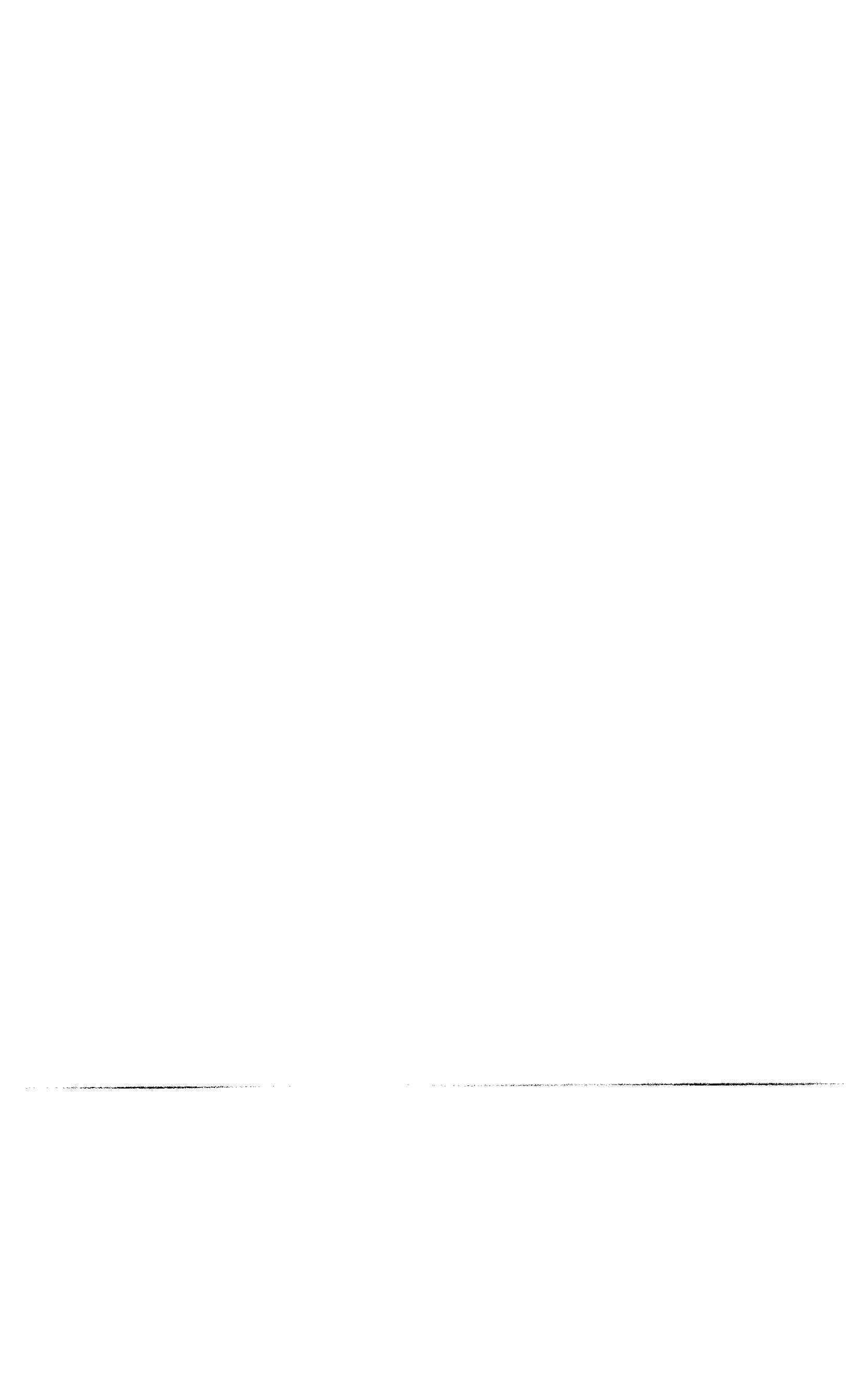
* * * All Units are mg/l * * *

PARAMETER	WELL IDENTIFICATION		
	A	B	C
Total Dissolved Solids	640	500	580
Nitrate	5.7	4.5	5.8
Chloride	32.9	24	32
Cadmium	<0.01	<0.01	<0.01
Chromium	<0.05	<0.05	<0.05
Lead	<0.01	<0.01	<0.01
Barium	<1	<1	<1
Arsenic	<0.01	<0.01	<0.01
Mercury	<0.002	<0.002	<0.002
Selenium	0.02	0.05	<0.01
Silver	<0.01	<0.01	<0.01



WELL IDENTIFICATION

<u>Aromatics</u>	<u>A</u> <u>mg/l</u>	<u>B</u> <u>mg/l</u>	<u>C</u> <u>mg/l</u>
Benzene	<0.00128	<0.00128	<0.00128
Chlorobenzene	<0.00124	<0.00124	<0.00124
1,2 Dichlorobenzene	<0.0048	<0.0048	<0.0048
1,3 Dichlorobenzene	<0.0050	<0.0050	<0.0050
1,4 Dichlorobenzene	<0.0033	<0.0033	<0.0033
Ethylbenzene	<0.0024	<0.0024	<0.0024
Toluene	<0.00148	<0.00148	<0.00148





LABORATORY ANALYSIS RESULTS

SEAY BROTHERS

Sample Collected: 10/15/92
Sample Analysed : 10/16/92 - 10/19/92

Parameter:	Well C
Total Dissolved Solids, mg/l	624
Nitrate, mg/l as N	7.0
Chloride, mg/l	38.5
Ammonium, mg/l	<0.05
Bromine, mg/l	<0.05
Fluoride, mg/l	<0.01
Mercury, mg/l	<1.0
Arsenic, mg/l	<0.01
Mercury, mg/l	<0.002
Selenium, mg/l	<0.01
Copper, mg/l	<0.01



LABORATORY ANALYSIS RESULTS

SEAY BROTHERS

Samples Collected: 08/07/92
Samples Analysed : 09/04/92 - 10/06/92

Parameter:	Well Identification	
	A	B
Total Dissolved Solids, mg/l	628	652
Nitrate, mg/l as N	6.8	7.2
Chloride, mg/l	53.5	40.5
Cadmium, mg/l	<0.02	<0.02
Chromium, mg/l	<0.02	<0.02
Lead, mg/l	<0.01	<0.01
Barium, mg/l	<1.0	<1.0
Arsenic, mg/l	<0.01	<0.01
Mercury, mg/l	<0.002	<0.002
Selenium, mg/l	<0.01	<0.01
Silver, mg/l	<0.02	<0.02



LABORATORY ANALYSIS RESULTS

SEAY BROTHERS

Samples Collected: 08/91
Samples Analysed : 09/06/91 by WTR

Parameter:	Well Identification		
	A	B	C
Total Dissolved Solids, mg/l	70	74	57
Nitrate, mg/l as N	6.8	7.7	8.8
Chloride, mg/l	51.0	52.0	41.0
Cadium, mg/l	<0.02	<0.02	<0.02
Chromium, mg/l	<0.02	<0.02	<0.02
Lead, mg/l	<0.02	<0.02	<0.02
Barium, mg/l	<0.5	<0.5	<0.5
Arsenic, mg/l	<0.02	<0.02	<0.02
Mercury, mg/l	<0.001	<0.001	<0.001
Selenium, mg/l	<0.01	<0.01	<0.01
Silver, mg/l	<0.05	<0.05	<0.05

KRAMER AND ASSOCIATES, INC.
 121 C EUBANK NE
 ALBUQUERQUE, NM 87123

LABORATORY RESULTS

WELL WATER

SEAY BROTHERS, INC.

Samples collected: 10/90 and 12/03 - 12/04/90
 Samples Analyzed: 10/31/90 and 12/03 - 12/04/90 by WTR and MFK

WELL IDENTIFICATION:	A	B	C
Parameter:			
Total Dissolved Solids, mg/l	485	790	478
Chloride, mg/l	45	45	37
Sulfates, mg/l	3.7	6.0	4.8
Barium, mg/l	<0.5	<0.5	<0.5
Cadmium, mg/l	<0.01	<0.01	<0.01
Copper, mg/l	<0.01	<0.01	<0.01
Lead, mg/l	<0.02	<0.02	<0.02
Iron, mg/l	<0.05	<0.05	<0.05
Selenium, mg/l	<0.02	<0.02	<0.02
Mercury, mg/l	<0.001	<0.001	<0.001
Arsenic, mg/l	<0.02	0.11	0.11
Arsenic rerun with new Sample 12/03 and 12/04/90	<0.02	<0.02	<0.02

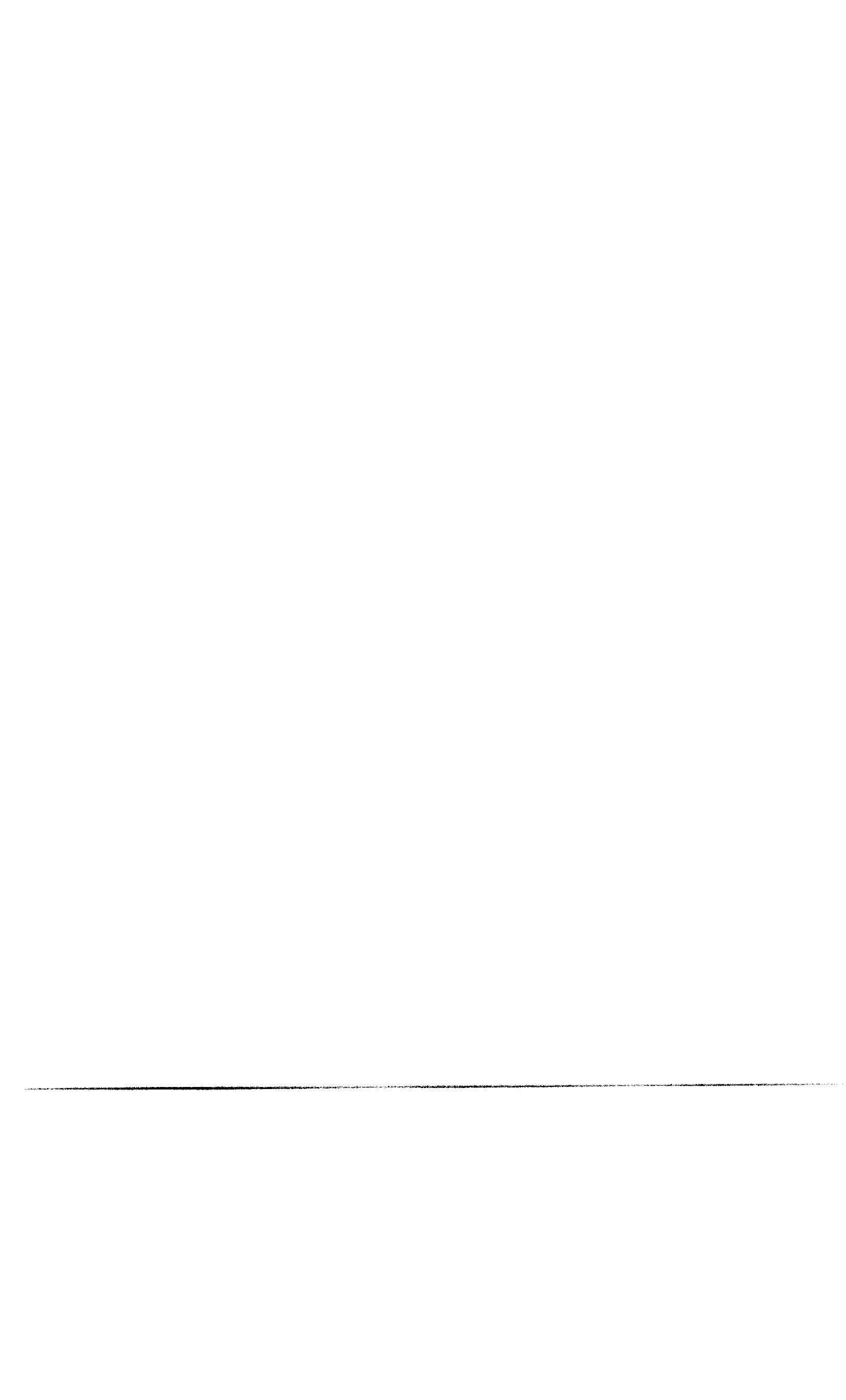


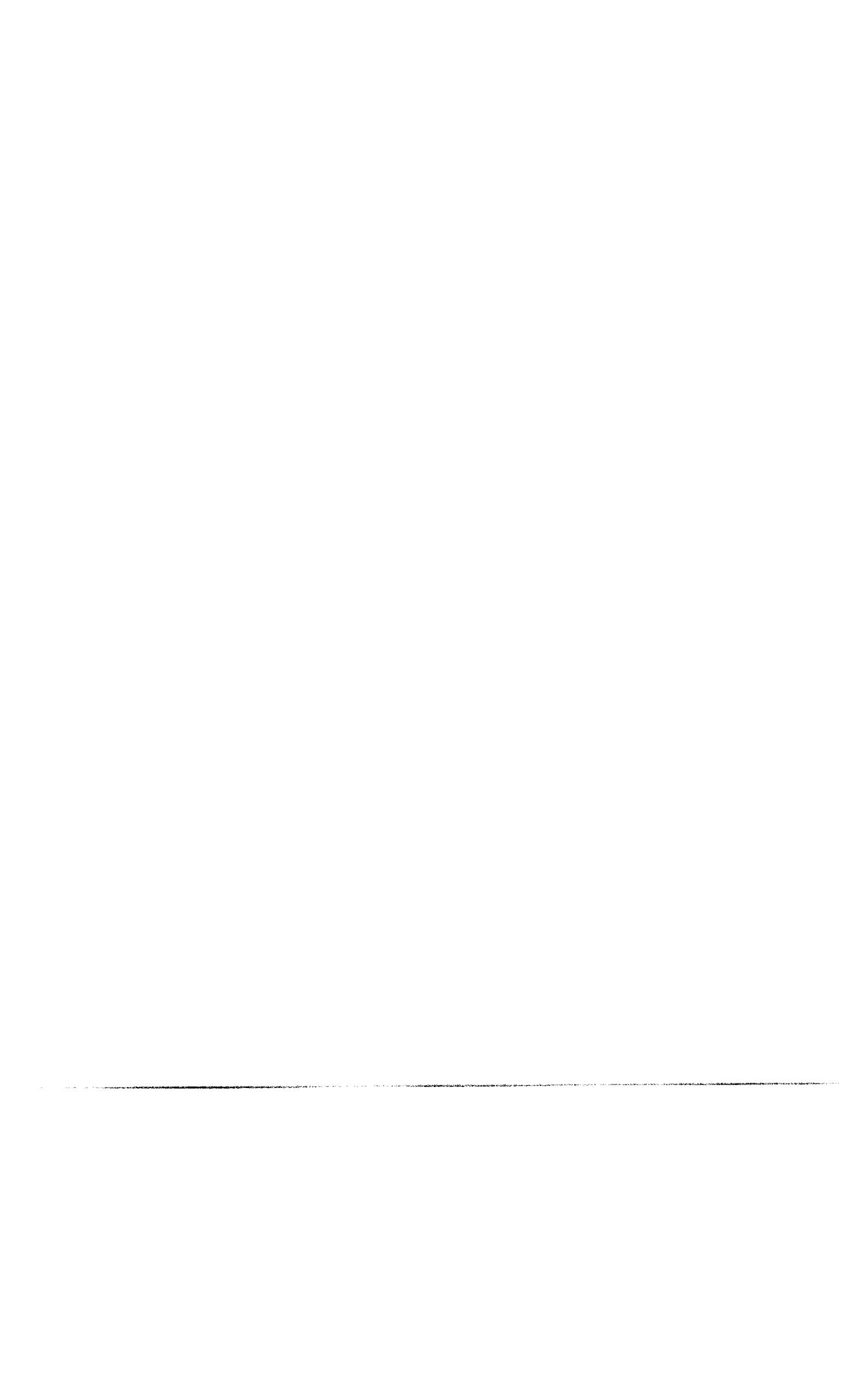
EXHIBIT D
SITE ASSESSMENT REPORT

October 3, 2002
C064.02

313 Aliso Drive SE
Albuquerque, NM 87108

REAL ESTATE ENVIRONMENTAL SERVICES COMPANY

Telephone & FAX
(505) 254-0928





Banks Information Solutions, Inc.

Environmental FirstSearch™ Report

TARGET PROPERTY:

**3901 ERVIEN LANE, SW
ALBUQUERQUE NM 87121**

Job Number: 0920-01

PREPARED FOR:

REESCO

313 Aliso Drive, S.E.

Albuquerque, NM 87108

ASTM Standard

Attn: John R. Dupuy

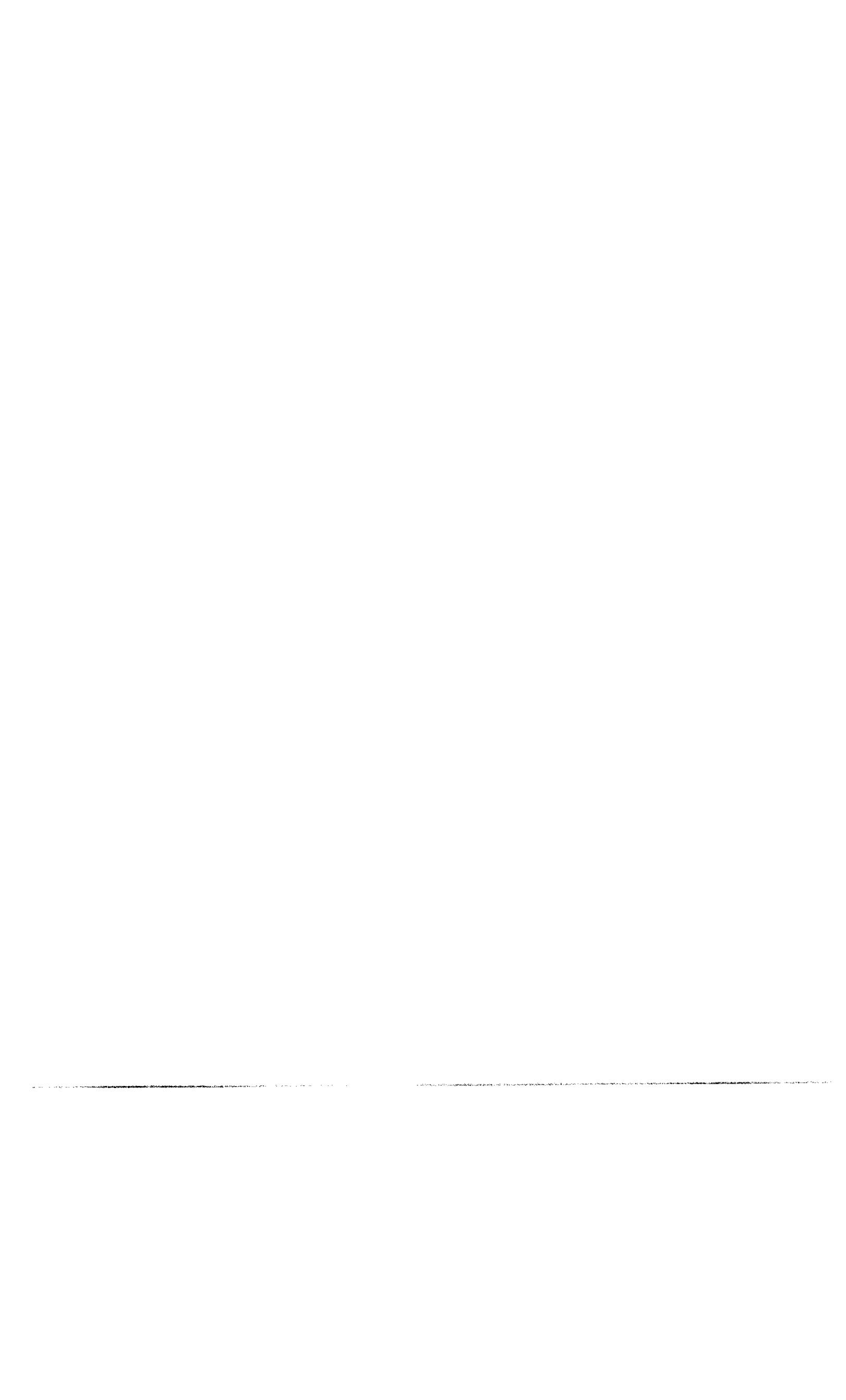
Environmental
FIRSTSEARCH



Tel: (512) 478-0059

Fax: (512) 478-1433

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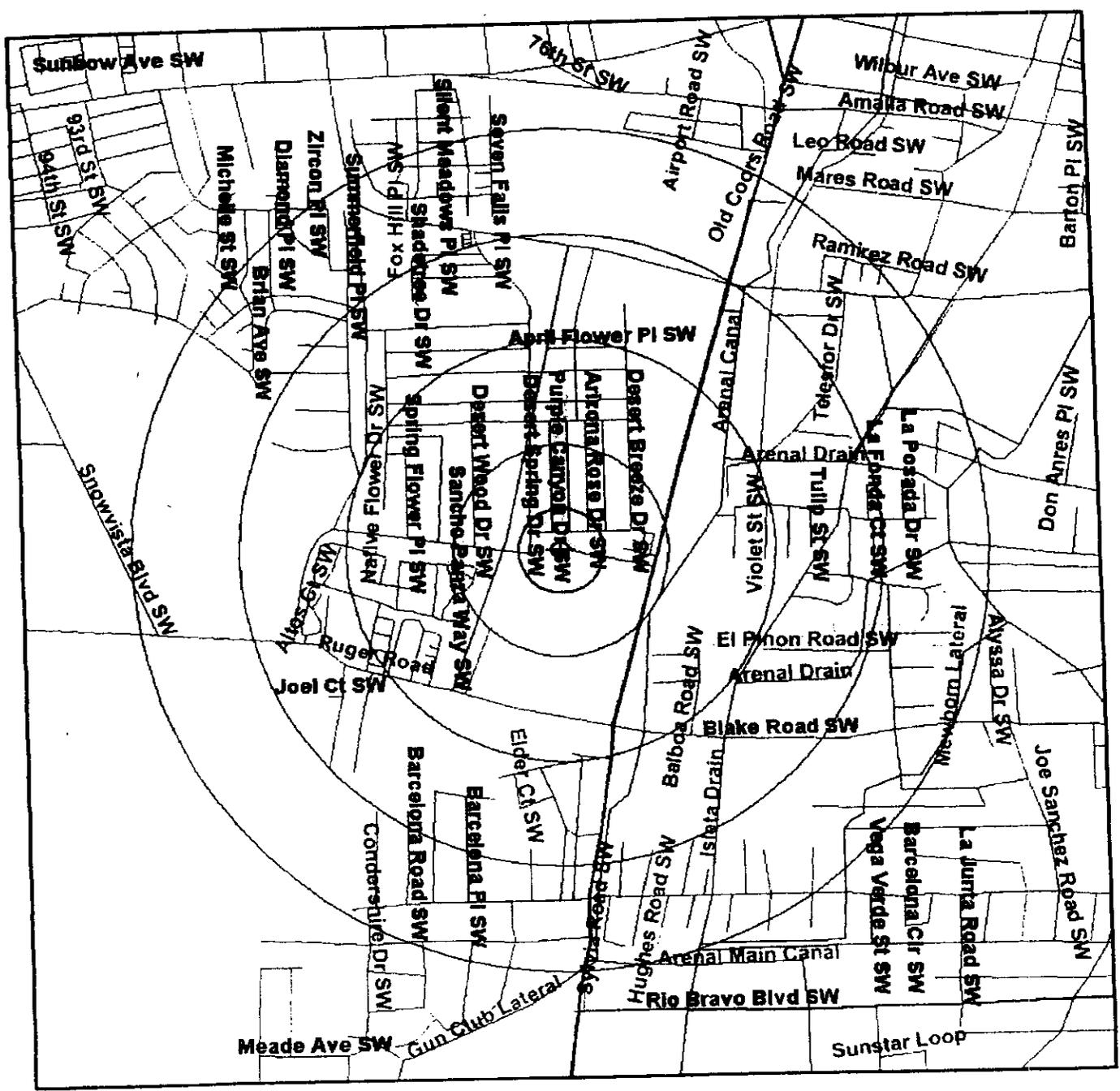
Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRACOR, STATE Sites



3901 ERVIEN LANE, SW , ALBUQUERQUE NM 87121



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 35.042632 Longitude: -106.714225)
 - Identified Site, Multiple Sites, Receptor
 - NPL, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft Radius



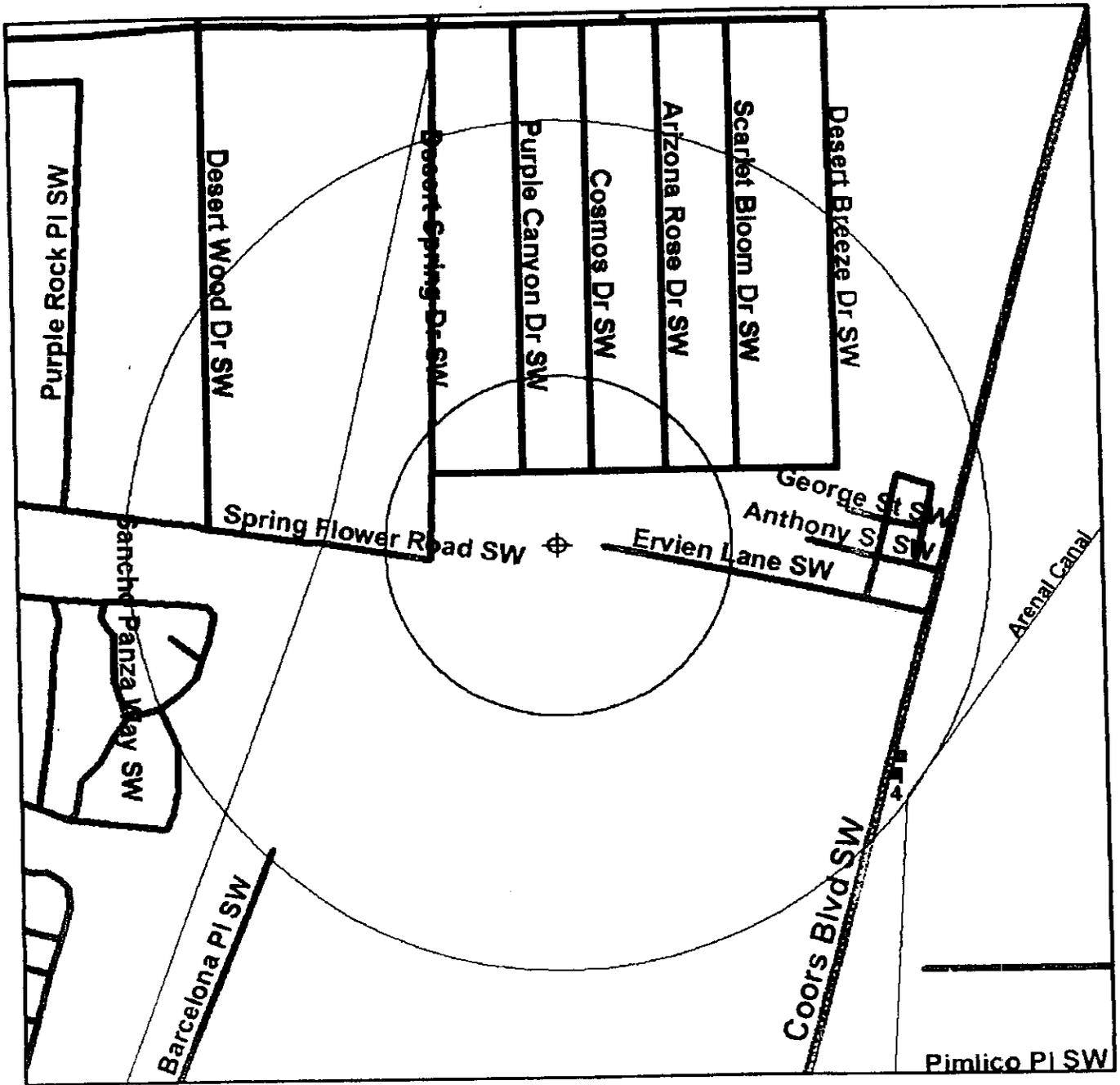
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRA GEN, ERNS, UST

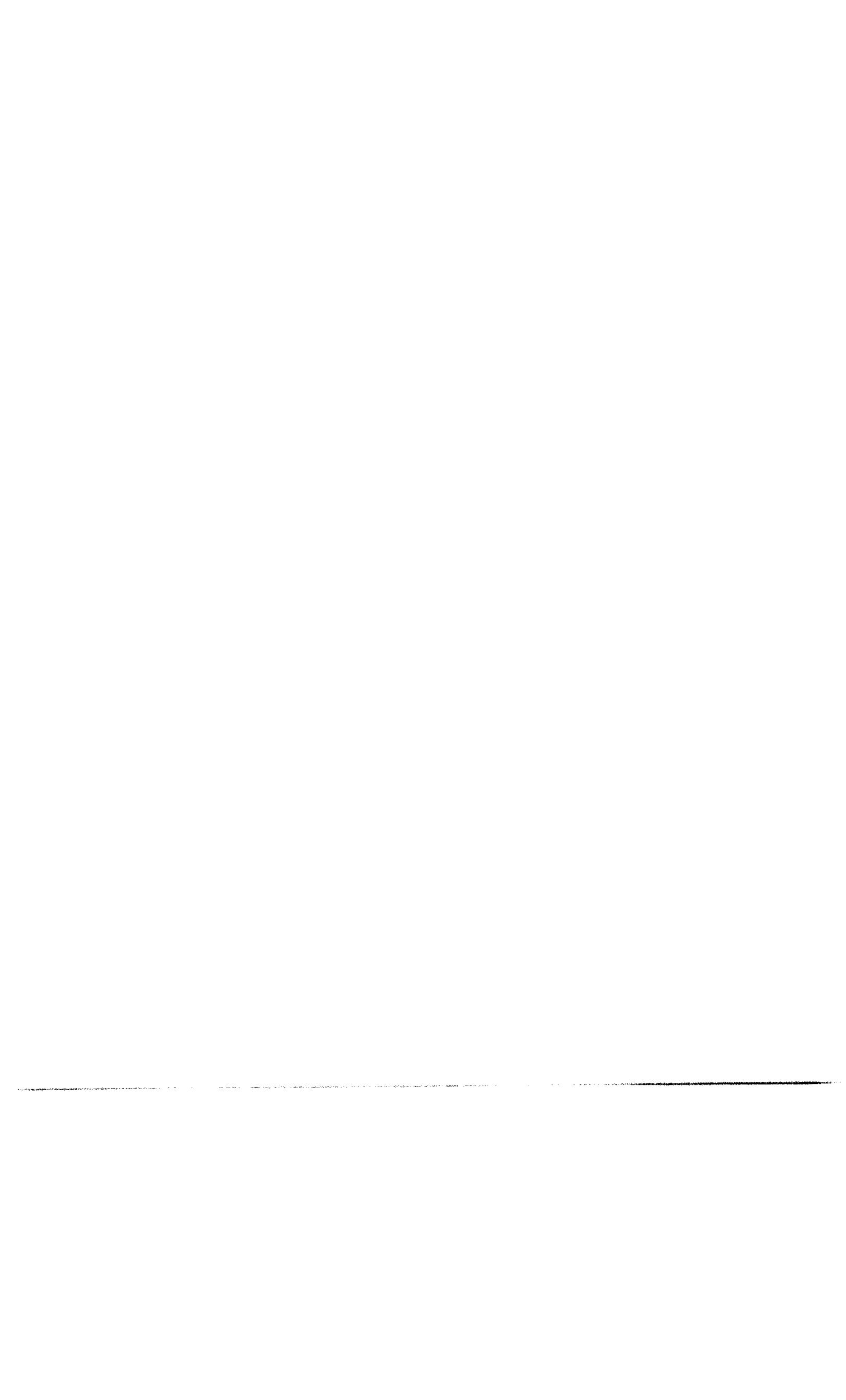


3901 ERVIEN LANE, SW , ALBUQUERQUE NM 87121



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 35.042632 Longitude: -106.714225)
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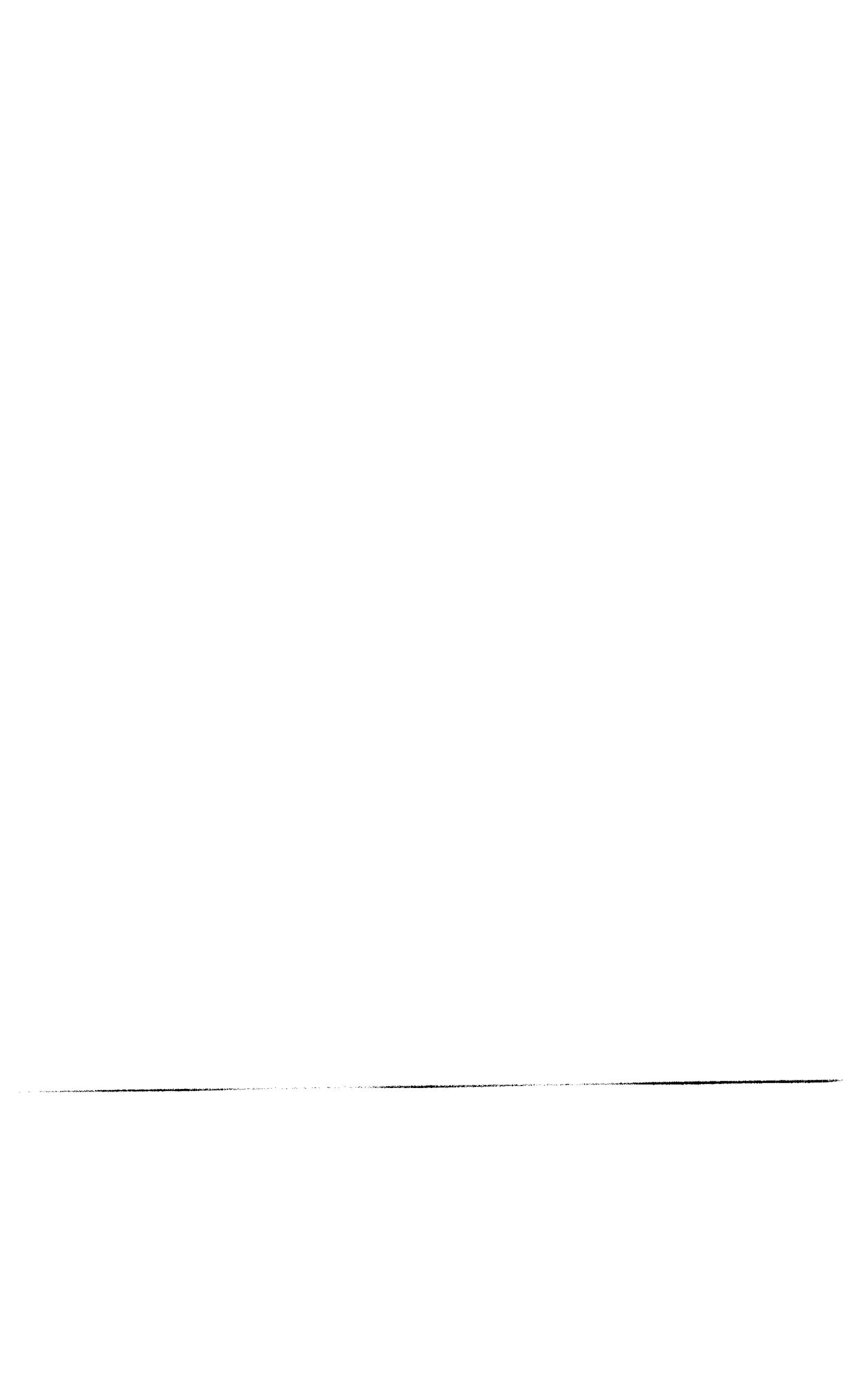
*Environmental FirstSearch
Sites Summary Report*

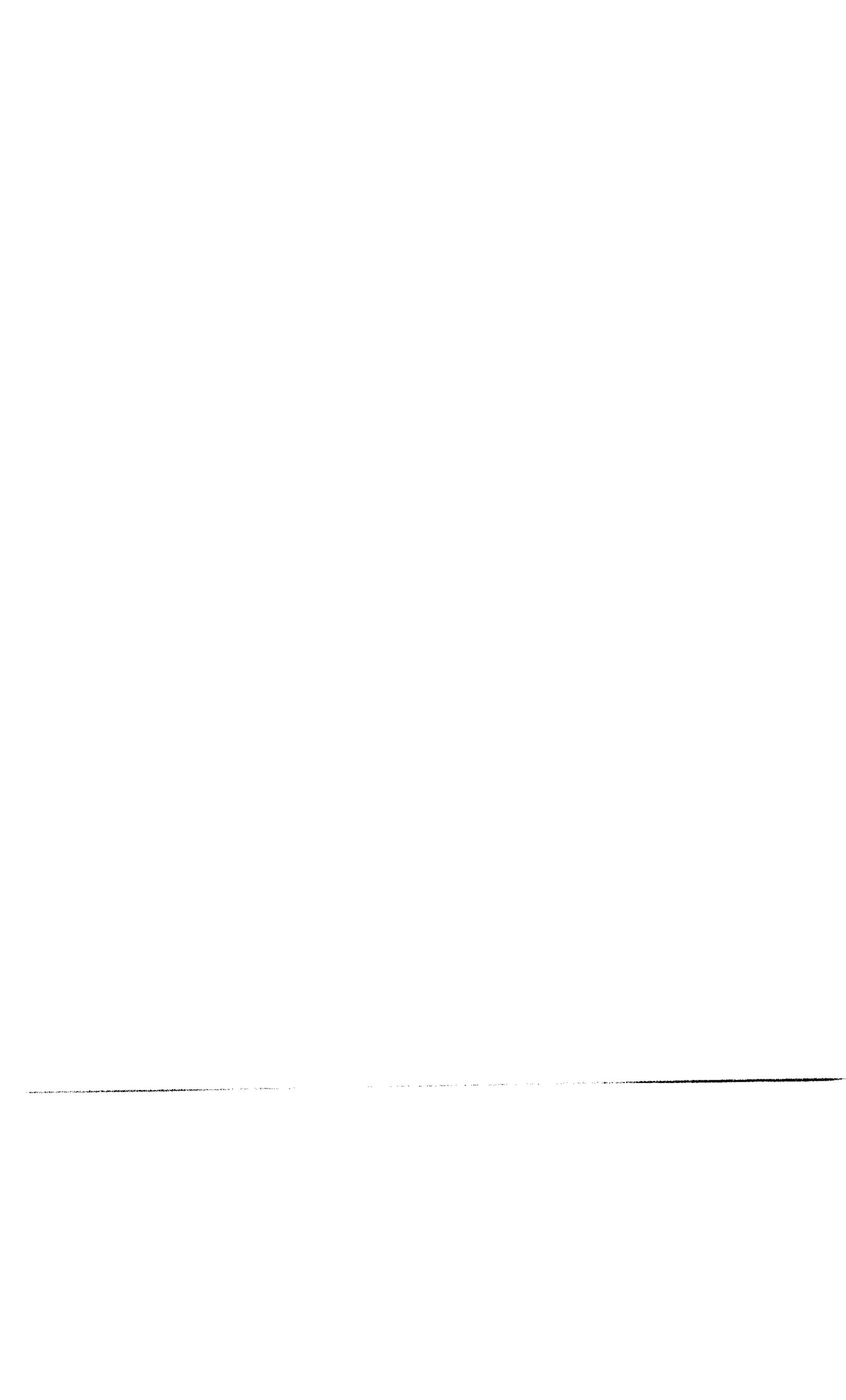
TARGET SITE: 3901 ERVIEN LANE, SW
ALBUQUERQUE NM 87121

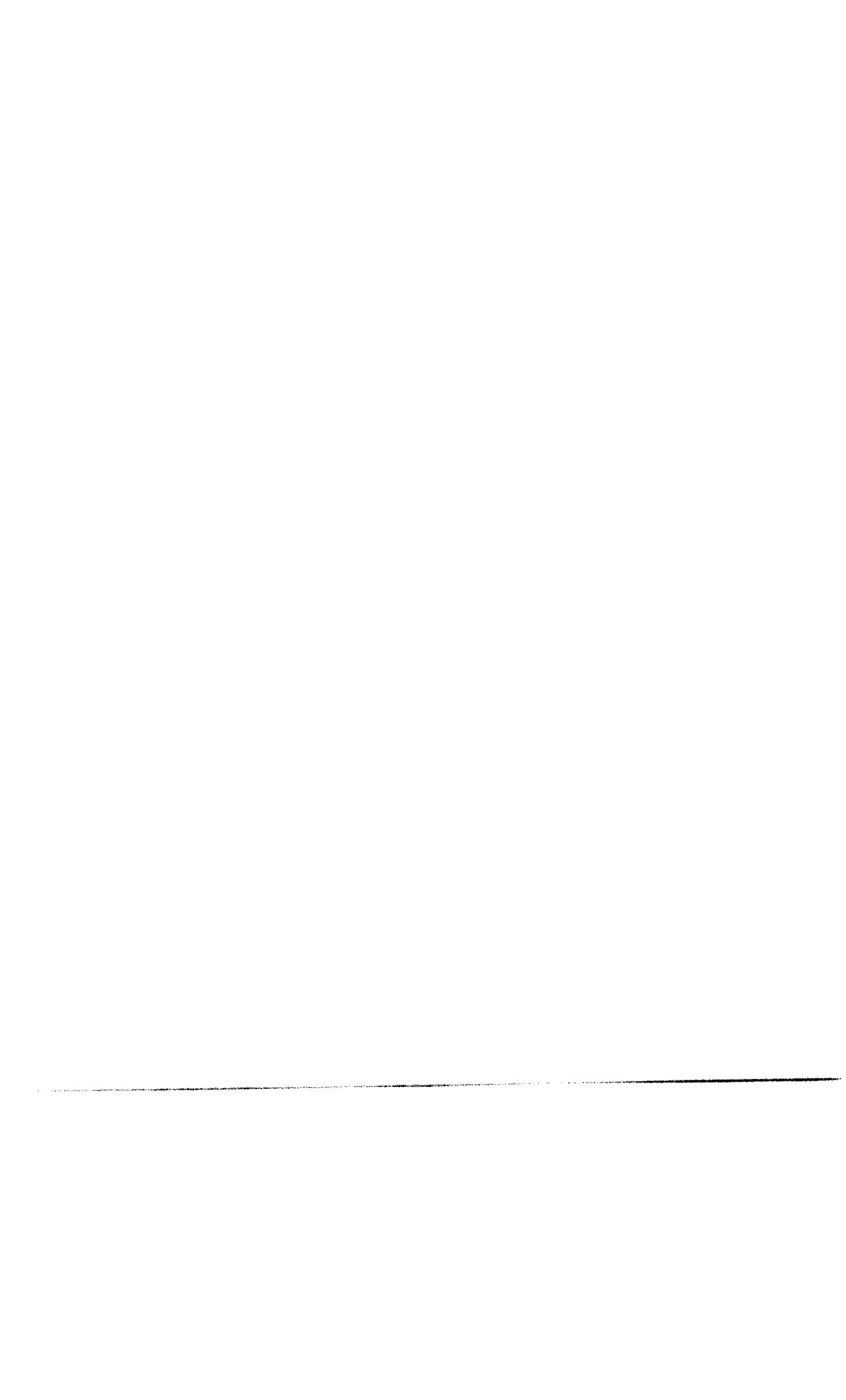
JOB: 0920-01
VALLEY VISTA SELF STORAGE

TOTAL: 8 **GEOCODED:** 5 **NON GEOCODED:** 3 **SELECTED:** 8

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	SWL	RIVERSIDE GENERAL CONSTRUCTION 12732001/CLOSED	OFF SOUTH COORS ROAD ALBUQUERQUE NM	0.00 --	2
2	SWL	SEAY BROTHERS C&D 12731001/CLOSED	2 MI. N. OF RIO BRAVO ON COORS ALBUQUERQUE NM	0.06 S-	3
4	UST	QUALITY LATH AND PLASTER 30081	2508 COORS SW ALBUQUERQUE NM 87121	0.23 SE	1
3	UST	COYOTE CONCRETE PRODUCTS 27554	2518 COORS SW ALBUQUERQUE NM 87105	0.24 SE	4
5	LUST	ALLSUP 152 2631/INVESTIGATION, NO SE	2801 COORS SW ALBUQUERQUE NM 87121	0.43 SE	5







**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 3901 ERVIEN LANE, SW
ALBUQUERQUE NM 87121

JOB: 0920-01
VALLEY VISTA SELF STORAGE

STATE SITE	
SEARCH ID: 6	DIST/DIR: NON GC
MAP ID:	
NAME: SNL TCE	REV: 10/08/99
ADDRESS: ALBUQUERQUE NM BERNALILLO	ID1: TISID42
CONTACT:	ID2:
	STATUS:
	PHONE:
Case:	SNL TCE
Score:	
Closed:	No
Date Entered:	05/05/1998
Date Updated:	
Date Dis:	
Notes:	
District:	1
Responsible Party:	
Contamination:	SOLV CL
Source:	PLANT LAB
Point or Non Point Source:	P
Remedy:	No
Cleanup:	
Cleanup:	
Discharge Permit:	No
Discharge Permit #:	
RCRA Site:	Yes
CERCLA Site:	No
Site Discovered At NM Water Fair:	No
Did Contamination Occur While Permitted:	No
# Of Public Wells Contaminated or Abandoned:	
PRVWLS (undefined agency term):	
Township/Range:	
/	
Agency Recorded Latitude/Longitude:	/
Bureau, Program, & Staff:	GWB, ASS, BS
Total Dissolved Solids:	No
Nitrogen Species:	No
Metals:	No
Radionucs:	No
Cyanide:	No
VOCS HALOG:	Yes
VOCS BTEX:	No
VOCS OXY:	No
Base Neutral:	No
Acid Ext:	No
Pesticides:	No
Aliphatics:	No

- Continued on next page -

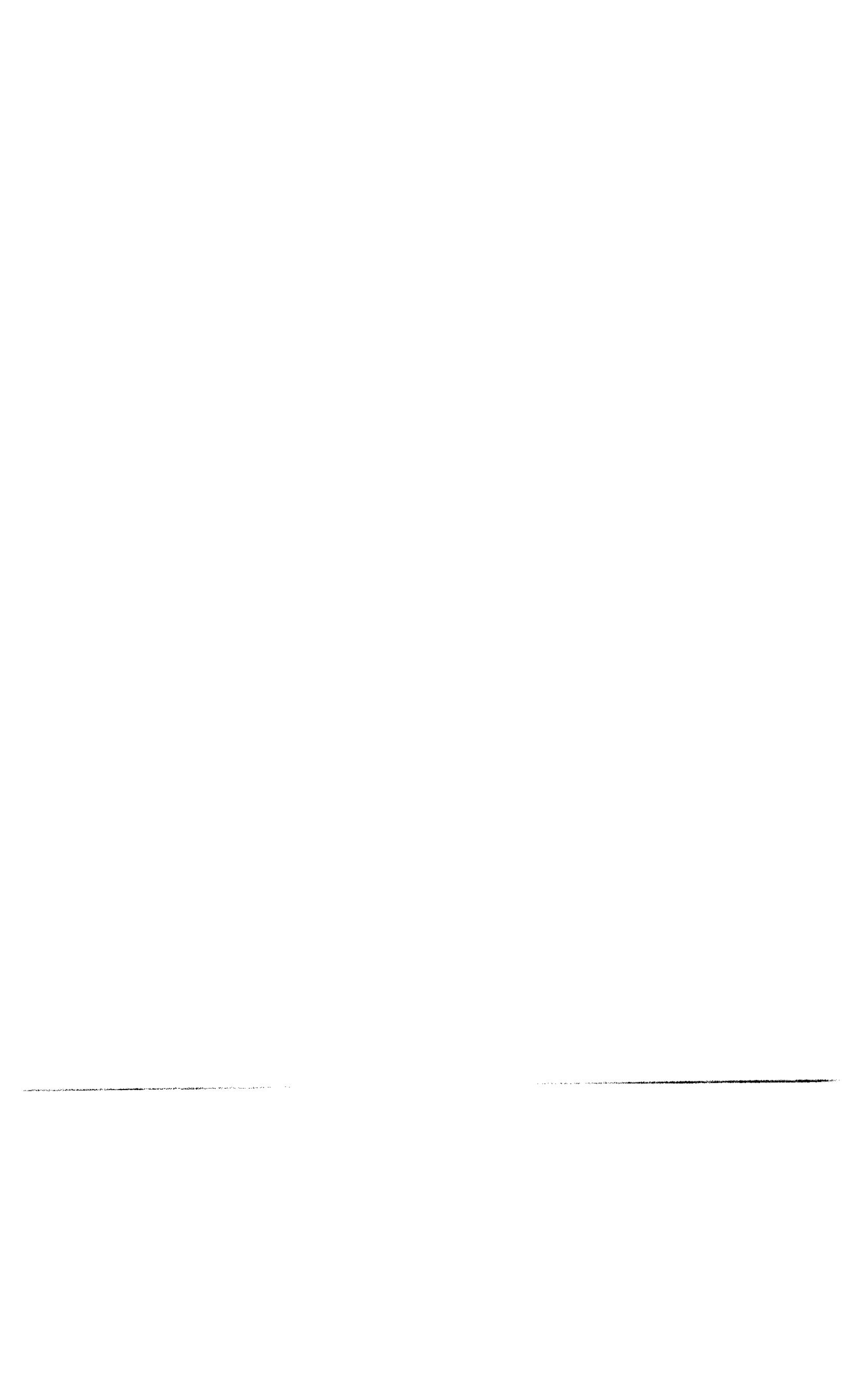
**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 3901 ERVIEN LANE. SW
ALBUQUERQUE NM 87121

JOB: 0920-01
VALLEY VISTA SELF STORAGE

STATE SITE		
SEARCH ID: 7	DIST/DIR: NON GC	MAP ID:
NAME: SUNBELL	REV: 10/08/99	
ADDRESS: ALBUQUERQUE NM BERNALILLO	ID1: TISID41	
CONTACT:	ID2:	
	STATUS:	
	PHONE:	
<hr/>		
Case:	SUNBELL	
Score:		
Closed:	No	
Date Entered:	05/05/1998	
Date Updated:		
Date Dis:		
Notes:		
District:	1	
Responsible Party:		
Contamination:	SOLV CL	
Source:	PLANT	
Point or Non Point Source:	P	
Remedy:	Yes	
Cleanup:	WQCC	
Cleanup:	WQCC	
Discharge Permit:	No	
Discharge Permit #:		
RCRA Site:	No	
CERCLA Site:	No	
Site Discovered At NM Water Fair:	No	
Did Contamination Occur While Permitted:	No	
# Of Public Wells Contaminated or Abandoned:		
PRVWLS (undefined agency term):		
Township/Range:		
/		
Agency Recorded Latitude/Longitude:		
/		
Bureau, Program, & Staff:		
GWB, AAS, BS		
Total Dissolved Solids:	No	
Nitrogen Species:	No	
Metals:	No	
Radionucs:	No	
Cyanide:	No	
VOCS HALOG:	Yes	
VOCS BTEX:	No	
VOCS OXY:	No	
Base Neutral:	No	
Acid Ext:	No	
Pesticides:	No	
Aliphatics:	No	

- Continued on next page -



**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 3901 ERVIEN LANE, SW
ALBUQUERQUE NM 87121

JOB: 0920-01
VALLEY VISTA SELF STORAGE

STATE SITE

SEARCHED

INDEXED

FILED