

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Union Pension TRANSACTION TRUST 93-2 nm PHONE: 268-1200  
 ADDRESS: 1110 Pennsylvania NE FAX: 268-0449  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner  
 AGENT (if any): Tierra West LLC PHONE: 858-3100  
 ADDRESS: 8509 Jefferson NE FAX: 858-1118  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: Site Plan for Subdivision & Building Permit & Zone change from SU-1 for C-2, to SU-1 for IP.

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 4A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Renaissance Center  
 Current Zoning: SU-1 for C-2 Proposed zoning: SU-1 for IP  
 Zone Atlas page(s): F-16-Z No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 8.5862 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 1016061300208310709 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Renaissance Blvd NE  
 Between: Culture Dr NE and Mercantile Ave NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 01420-00000-00342  
Z-84-13-5 / Z-71-150 / DRB 95-399 / SV 95-44 / 01420-00000-00343

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

SIGNATURE Ronald R. Bohannon DATE 3/27/01  
 (Print) Ronald R. Bohannon, P.E. Applicant  Agent

**FOR OFFICIAL USE ONLY**

- 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>01110 -00000 -00424</u>	<u>AZM</u>	<u>Z</u>	<u>\$ 573.45</u>
<u>01128 -00000 -00425</u>	<u>SDP/S</u>	<u>P(2)</u>	<u>\$ 270.00</u>
<u>01128 -00000 -00426</u>	<u>SDP/BP</u>	<u>P(2)</u>	<u>\$</u>
_____	_____	_____	<u>\$</u>
_____	_____	_____	<u>\$</u>
_____	_____	_____	<u>\$</u>
Hearing date <u>MAY 17<sup>th</sup> 2001</u>			<b>Total</b>
			<u>\$ 783.45</u>

R. Bohannon 3/29/01  
 Planner signature / date

Project # 1001118

Form revised December 2000

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings. For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
  - Site plans and related drawings reduced to 8.5" x 11" format
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule) 783.45 (\$270.00)
  - 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 A 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) AUTOCENTER
- 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.

Ronald B Bohannon, P.E.

Applicant name (print)

Kira Stewart for Ronald B. Bohannon PE 3/29/01

Applicant signature / date



Form revised December 2000

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

Application case numbers  
01128 - 00000 - 00425  
01128 - 00000 - 00426

B. Stewart 3/29/01

Planner signature / date

Project # 100/118

**FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT**

**ANNEXATION AND ESTABLISHMENT OF ZONING**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Property Boundary Survey prepared by a licensed professional surveyor
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

**SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW (Unadvertised)**

**SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)**

**SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)**

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

**AMENDMENT TO ZONE MAP (ZONE CHANGE)**

- Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request  
NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule) 783.45 (513.45)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

**AMENDMENT TO SECTOR DEVELOPMENT PLAN**

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

**AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT**

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

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

Ronald R. Bohannon, P.E.  
Applicant name (print)  
[Signature]  
Applicant signature / date  
3/22/11



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

Application case numbers  
01110 - 00020 - 00424  
01123 - 00000 - 00425  
01128 - 00000 - 00426

Form revised December 2000  
[Signature]  
Planner signature / date  
3/29/11  
Project # 100118

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

Date: May 18, 2001

**OFFICIAL NOTIFICATION OF DECISION**

Union Pension Transaction Trust 93-2 NM  
1110 Pennsylvania NE  
Albuq. NM 87110

FILE: 01110 00000 00424/01128 00000  
00425/01128 00000 00426

LEGAL DESCRIPTION: for Tract 4A,  
Renaissance Center, located on Renaissance  
Blvd. NE between Culture Drive NE and  
Mercantile Ave. NE, containing approximately  
8.5862 acres. (F-16) Debbie Stover, Staff  
Planner

On May 18, 2001, the Environmental Planning Commission voted to approve 01110 00000 00424, a request for zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 4A, based on the following Findings:

**FINDINGS:**

1. This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 4A, Renaissance Center, an 8.58-acre tract of land located at the southwest corner of Renaissance Boulevard and Culture Drive NE.
2. The zone map amendment is consistent with the Goals and policies for areas designated Established Urban by the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment."
3. The zone map amendment meets the requirements of Resolution 270-1080, specifically under the changed neighborhood conditions in the area, which include several zone map amendments in the immediate area.
4. The proposed zoning furthers the intent of the Renaissance Master Plan.

On May 18, 2001, the Environmental Planning Commission voted to approve 01128 00000 00425, a request for Site Plan for Subdivision for Tract 4A, based on the following Findings and subject to the following Conditions:

OFFICIAL NOTICE OF DECISION

01110 00000 00424/01128 00000 00425/01128 00000 00426

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**FINDINGS:**

1. This is a request for a site development plan for subdivision for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The site plan meets the requirements as set forth in the Comprehensive Plan by creating employment and service uses located to complement residential areas and sited to minimize the adverse effects of noise, lighting, pollution and traffic on residential communities.
3. The submittal will meet the requirements of the Zoning Code with some minor additions.
4. The proposed site development plan for subdivision furthers the intent of the Renaissance Master Plan.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan shall clearly state the building setbacks, maximum building height, and floor area ratios. These items shall be added to the plan prior to DRB approval.

On May 18, 2001, the Environmental Planning Commission voted to approve 01128 00000 00426, a request for Site Plan for Building Permit for Tract 4A, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a site development plan for building permit for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.

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2. The site plan for building permit furthers the applicable goals and policies of the Comprehensive Plan by proposing 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 environment.
3. The proposed site development plan for building permit furthers the goals of the Renaissance Master Plan.
4. The submittal is adequate with some minor changes and additions.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Language stating, "in conjunction with review by EPC staff" shall be added to the end of Note #2, Sheet 1 of the Site Development Plan for Building Permit.
3. Shade trees or an architecturally integrated shade structure shall be provided for the patio area south of Building 1-4.
4. The square footage of each patio area shall be labeled on the site plan.
5. Widths of all entrances and drive aisles shall be shown on the site plan.
6. A 6-foot wide walkway along the entire perimeter of the site and adjacent to the roadways shall be provided.
7. The site plan shall provide bicycle-parking calculations which state how many bicycle spaces are required and provided.
8. A maximum height of any site lighting shall be 20-feet. A lighting detail showing a maximum height of 20-feet for shall be provided.

OFFICIAL NOTICE OF DECISION

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9. A detail shall be provided showing height, color and materials for the walls. Perimeter walls shall comply with the Planning Department's Guidelines for perimeter walls. Low walls, 2 ½ to 3-feet in height shall be used to screen parking areas from the street. Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
10. The row of parking found adjacent to the native seed area and the row of parking south of Building 4 shall have at least two shade trees placed 10 parking spaces apart.
11. Vegetation planted along the southern, undeveloped portion of the site shall be specified on the landscape plan by botanical name and shall be supplied with an irrigation system for the first three years, at a minimum, to ensure establishment of vegetation. Plantings shall include native seed or ornamental grasses (species shall be specified on the site plan) and supplemented with Desert marigold and California poppies scattered throughout the grass areas.
12. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
13. All building colors and materials shall be labeled on the elevation drawings.
14. The refuse enclosure shall be compatible in design, color and material with the building architecture. The gates shall be opaque; chain link gates are not allowed. A detail shall be provided on the site plan for building permit.
15. No freestanding cell towers or antenna shall be permitted. Any wireless communications facilities shall be integrated into the building architecture.
16. Pedestrian crossings that are a minimum of 6-feet wide which are clearly demarcated with slightly raised and/or textured paving other than asphalt and striped with white paint shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
17. Transportation Development:
  - A) The TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City shall be completed. An update of the trip generation totals shall be provided to determine current level of development in the Renaissance Area.
  - B) All the requirements of previous actions taken by the EPC and the DRB shall be completed and /or provided for.
  - C) All proposed access points shall be designed and constructed to the satisfaction of the Traffic Engineer.

OFFICIAL NOTICE OF DECISION

01110 00000 00424/01128 00000 00425/01128 00000 00426

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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.

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

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

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

Sincerely,

  
For Robert R. McCabe, AIA, APA  
Planning Director

RM/DS/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113



H. Site lighting (height, type, and intensity)

## 2. Non-Structural and Parking

A. Parking design with spaces numbered per aisle.

1. Location

2. Arrangements

3. Dimensions and curve radii

4. Turning spaces

5. Drives

6. Aisles

7. Ingress

8. Egress

9. Number of spaces required:

10. Handicapped parking, spaces required:

B. Bicycle racks, spaces required:

C. Elevation drawing of refuse container and enclosure, if applicable.

## C. Street and Circulation

1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.

2. Curve radii

3. Right-of-Way width

4. Pavement width (flow line to flow line) including medians and median cuts.

5. Sidewalk widths and locations, existing and proposed.

6. Rail spurs, if applicable

7. Location of traffic signs and signals related to the functioning of the proposal.

8. Bikeways

9. Bus facilities, including bays and shelters where required.

10. Curb cut size and type.

11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

## D. Utilities

1. Fire hydrant locations, existing and proposed.

2. Distribution lines

3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.

4. Existing water, sewer, storm drainage facilities (public and/or private).

5. Proposed water, sewer, storm drainage facilities (public and/or private)

## E. Phasing

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

## SHEET #2 - LANDSCAPING PLAN

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

## Ordinance for specific restrictions, regulations, standards, and requirements

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

### SHEET #3 - GRADING PLAN

#### A. General Information

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

#### B. Proposal

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

B. Spot Elevation

Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

C. Grade Changes

Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

## **SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS**

### **A. General Information**

1. Scale (minimum of 1/8" or as approved by Planning Staff).

2. Bar Scale

3. Facade orientation (elevation of all sides of the buildings)

4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.

5. Location, material and colors of windows, doors and framing.

6. Materials and colors of all building elements and structures.

### **B. Signage**

1. Elevations

2. Location

3. Height and width

4. Sign face area - dimensions and square footage

5. Lighting

6. Materials and Colors for sign face and structural elements.

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

A. Samples

\_\_\_ 1. Presentation Models

\_\_\_ 2. Photos

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

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

## Accompanying Material - Fee payment

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

## SHEET #1 - SITE PLAN

### A. General Information

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

### B. Proposed Development

#### 1. Structural

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

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

**2. Non-Structural and Parking**

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

**C. Street and Circulation**

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

**D. Utilities**

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

**E. Phasing**

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

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

**2. Non-Structural and Parking**

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

**C. Street and Circulation**

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

**D. Utilities**

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

**E. Phasing**

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

## SHEET #2 - LANDSCAPING PLAN

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

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

## SHEET #3 - GRADING PLAN

### A. General Information

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

### B. Proposal

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

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

## **SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS**

### **A. General Information**

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

### **B. Signage**

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

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

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

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

## **SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS**

### **A. General Information**

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

### **B. Signage**

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

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

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

# CITY OF ALBUQUERQUE

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

APPLICANT: Tierren West LLC Date of request: 3/27/01 Zone atlas page(s): F-16

CURRENT: Zoning SU-1 for C-2 (SU-1 for IP) Legal Description - Lot or Tract # 4A Block # \_\_\_\_\_

Parcel Size (acres / sq.ft.) 8.5862 Subdivision Name Renaissance Blvd

### REQUESTED CITY ACTION(S):

Annexation [ ]	Sector Plan [ ]	Site Development Plan:	Building Permit <input checked="" type="checkbox"/>
Comp. Plan Amendment [ ]	Zone Change <input checked="" type="checkbox"/>	a) Subdivision <input checked="" type="checkbox"/>	Access Permit [ ]
	Conditional Use [ ]	b) Build'g Purposes <input checked="" type="checkbox"/>	Other [ ]
		c) Amendment [ ]	

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION: 1

# of units - 2  
 Building Size - 95,716 (sq. ft.)  
(5)

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 3/27/01  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

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

Notes: Update of previous TIS is needed to reflect changes.

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

Joseph D. Montano 3/28/2001  
TRAFFIC ENGINEER DATE

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

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

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

Notes:

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

[Signature] 3/28/01  
ENVIRONMENTAL HEALTH DATE

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

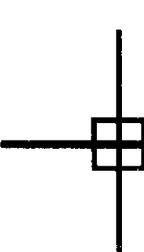
TIS	- SUBMITTED	<u>___/___/95</u>	<u>Joseph D. Montano</u>	<u>3/28/2001</u>
	- FINALIZED	<u>___/___/___</u>	<u>for</u> TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	<u>___/___/___</u>	ENVIRONMENTAL HEALTH	DATE
	- FINALIZED	<u>___/___/___</u>		

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

11/11/11



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

e-mail: twdms@aol.com  
1-800-245-3102

March 26, 2001

Ms. Elizabeth Begay  
Chair - Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Request for Zone Change from SU-1 for C-2 to SU-1 for IP Uses  
and Site Plan Approval for Subdivision Purposes, Building Permit  
Tract 4A, Renaissance Center, Zone Atlas Page F-16**

Dear Ms. Begay:

Tierra West, LLC, on behalf of the Union Pension Transaction Trust 93-2, NM, requests a zone change from SU-1 for C-2 uses to SU-1 for IP uses and Site Plan for Subdivision and Building Permit Approval for Tract 4A, Renaissance Center. The purpose is to again promote more employment opportunities in the Renaissance Center and delete a portion of the commercial property in the area. A portion of Tract 3B was rezoned to allow General Technology to develop and expand the manufacturing center; that project was built and completed. Tract 4A in this request contains 8.5862± acres and is located south of the previous actions.

## **Location**

Tract 4A is at the southwest corner of Renaissance Boulevard NE and Culture Drive NE in the Renaissance Center situated along Interstate 25 and Montañó Road. This site is near the center of the Renaissance Center and is bordered by SU-1 for C-2 on the west (Costco Wholesale), SU-1 for IP (General Technology) on the north, and SU-1 for IP on the east. On the south is Montañó Road and more SU-1 for C-2 uses (McDonald's, Starbucks & a service station).

## **History**

The area known as the Renaissance Center was originally a gravel pit until it was platted and given zoning in the latter part of 1983 and early 1984. The predominant zoning in the area south of Montañó Road is M-2 and SU-1 for IP uses. Conditional uses were granted in 1987 for the Price Club's old building (Costco) and Home Base. (Costco has since opened a new store and relocated to the North Renaissance Center.) The area was annexed and zoned in 1984 as part of the Renaissance Center Master Plan (AX-84-1, Z-84-13) and established as predominately commercial and industrial land uses. The users in the center are very diverse.

Businesses currently located in the Renaissance Center include Home Depot, Costco Wholesale, FEDEX, International Brotherhood of Electrical Workers (IBEW), Distribution Management Corporation (DMC), Mechanical Contractors Association (MCA), Wendy's, Union Savings Bank, House of Carpets, Frito Lay, Ryder Truck, IKON, Techtonix, Office Depot, Suburban Lodge, Bob Turner Ford, and several new users whose projects are in the design and/or construction process at this time.

The original developers of the Center constructed the infrastructure and then filed bankruptcy. The lending institute that acquired the Center after the bankruptcy later became insolvent, and the Center, including all of the assets, was turned over to the Resolution Trust Corporation. In 1993, funds from the Union Pension Transaction Trust 93-2, NM were used to purchase the Center, and since that time, the Trust has been developing the Center under the approved master plan and restrictive covenants approved by the EPC and the original developers.

Upon purchasing the center, approximately \$300,000 in public street improvements were made to the area - repairing the neglected streets and infrastructure. A new traffic study was prepared by Avid Engineering and accepted by the City. The current offsite traffic mitigation measures being constructed in the area total approximately \$900,000.00. The last of the traffic measures widening Montano Road to six lanes is currently under design to be built this summer.

### **Proposed SU-1 for IP Zoning**

In the original master plan, the center core was for shops, high-end hotel uses and more of a destination retail outlet center. The employment opportunities were more service-orientated with the manufacturing located slightly east of the site. Adequate commercial property exists to service the area which additional SU-1 for IP within this core tract is requested to bring a larger, non-retail, and employment base to the area. The Site Plan for Subdivision Purposes was prepared to expand the manufacturing opportunities and expand the employment portion of the center.

The current C-2 zoning does not allow warehousing or manufacturing under that zoning designation. The addition of SU-1 for IP use gives the flexibility to allow the employment area in the Renaissance Center to grow while preserving the same criteria established by the Renaissance Center Master Plan.

We have several users for the Tract that need to locate in this area. A retailer is proposed on the pad site that needs a large space for offices, a showroom, a service center and storage area for merchandise.

The other user in the center is a specialty retailer selling to the public and supplying cable to contractors and builders for wiring buildings. Installation services are not provided. This firm has a specialty product not available at local or national hardware retailers. They have a showroom, an office, and a stock room with a large inventory of product. The inventory consists of various fiber optics, computer cable, phone systems, and wiring for buildings.



The Zoning Enforcement Officer has determined that this firm is not a permissible use under the C-2 zone and stated the site would require the IP zoning designation.

### **Resolution 270-1980**

We are proposing a change of zoning based upon the conditions set forth in Resolution 270-1980. Specifically, the change will facilitate the elements of the Albuquerque Comprehensive Plan. The Comprehensive Plan is fairly specific about location of new commercial uses. In addition, the establishment of SU-1 for IP in the area has constituted a changed neighborhood condition that also satisfies 270-1980.

**Policy 5i Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, polluting and traffic on residential communities.**

We feel that the site has been oriented in the best possible way to reduce or eliminate all light, noise, traffic, and drainage impacts to a residential area as well as provide a transition to the neighborhoods west of the site.

**Policy 5j When new commercial development occurs, it should generally be located in existing commercially zoned property: In larger area-wide shopping centers located at intersections of arterial streets and provide access via mass transit - more than one commercial center should be allowed at an intersection only when transportation problems do not result.**

The Renaissance Center is the ideal location for commercial uses and employment. Located next to the Interstate, as well as Montañó Road, this is the best area for the proposed use and additional employment businesses.

**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.**

The change in zoning will help to stabilize the land use in the area. This is an ideal site to combine expanding employment and manufacturing in the area. Sufficient commercial land is available to meet the needs of the area. The site is compatible to the C-2 use to the west and south, and the IP to the north.

The change in zoning is also consistent with the health, safety, morals and general welfare of the City. This request does not significantly conflict with adopted plans and actually promotes the Comprehensive Plan. The change in zoning will not constitute a spot zone since it is bordered on two sides with commercial zoning and the two sides with similar or higher intensity uses.

**Summary**

I hope that this zone change application, along with the request for approval on the Site Development Plan for Subdivision Purposes, has answered all of your questions. Should you or any of your staff have questions concerning this application, please do not hesitate to contact me. I will attend the hearing and plan to provide a detailed explanation to the Commission. Thank you for your time and consideration in this matter.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: James K. Trump, Jr.  
D. McCall  
Don Power

JN: 200042  
RRB:ba



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION  
PAID RECEIPT

APPLICANT NAME: Union Pension Transaction Trust

AGENT: Tierra West LLC

ADDRESS: 8509 JEFFERSON ST. NE. 87113  
(w/zip code)

CASE NUMBER: 01110-00000-00424 }  
01128-00000-00425 } 1001118  
01128-00000-00426 }

AMOUNT DUE: \$ 73345

441006/4981000 (City Cases)

TIERRA WEST LLC 05/89  
8509 JEFFERSON, NE PH. 858-3100  
ALBUQUERQUE, NM 87113

6819

PAY TO THE  
ORDER OF

*City of Albuquerque*

DATE 3 28 01

95-32  
1071

*Seven hundred eighty three and 45/100*

\$ 78345

Bank of America 

DOLLARS

FOR

*Danny J. Bohannon*

⑈006819⑈ ⑆107000327⑆ 001700062381⑈

FOR DEPOSIT TO

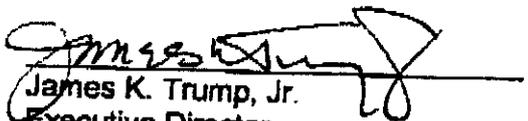


February 16, 2001

Re: Tract 4A, Renaissance Center  
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Owner/Developer by contract, I hereby grant Ronald R. Bohannon and Tierra West, LLC to act as agent on behalf of Union Pension Transaction Trust 93-2 NM on matters pertaining to the development of Tract 4A, Renaissance Center project.

  
James K. Trump, Jr.  
Executive Director  
New Mexico Development Foundation

February 16, 2001  
(Date)

FIRE HYDRANT AND INSTANTANEOUS  
FIRE FLOW REQUIREMENTS

AFD Fire Marshal's Office  
Plans Exam Section  
764-1687

Zoning Map Number F.16-Z  
Site Address CULTURE CENTURY & RENAISSANCE NE  
Legal Description: Subject Tract 4A NORTH RENAISSANCE CTR

Number Hydrants Required for Largest Building 4  
Instantaneous Flow Required 3843 SPR.  
Square Footage - Largest Building 81066  
Type Construction VN SPR

Other Pertinent Data regarding Determination of Instantaneous Flow Required ALL HYDRANTS TO BE WITHIN 350' TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS

Total Number Hydrants Required for this phase of construction or site 5  
Date: 03.09.01

Fire Department Inspector: LT. Richard Duran  
Received by: Karen Stewart Telephone 858 3100  
name TERRA WEST LLC

PLEASE ATTACH SITE PLAN IF AVAILABLE  
SHOWING REQUIRED FIRE HYDRANTS

NOTES:

1. All hydrants needed to protect an individual building must be able to provide a minimum residual of 20 psi, under required fire flow conditions.
2. Determination of the Water System capacity to provide required flows will be made by the Engineering Division, Water Resources Department (766-7354), based on peak day criteria.
3. Design of private fire protection systems is the responsibility of the developer's consultant. Approval of design must be made by the Engineering Division, Water Resources Department.

Copy one to individual. Copy two to file.



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 6, 2001

Track 4  
4/6/11/20  
Dario FYZ

Tierra West  
8509 Jefferson NE  
Albuquerque, New Mexico 87113  
Attn: Karen Stewart

Re: Renaissance North, Tract 4A / Proposed Office / Warehouse Complex F-16

Ms. Stewart:

**Existing Conditions:** The property is an 8-acre parcel at the southwest corner of Renaissance and Culture. Existing public utilities include top of zone master plan water lines in all adjoining rights-of-way, and sanitary collectors in Culture (AKA Century) and Renaissance. There is also an 8-inch public water line in an easement along the west property line. See attached. These lines are generally available for routine service connections. Stub outs were provided during construction. As-builts show 1.5-inch and 2-inch metered water services and 6-inch sanitary stubs for this lot. See as-builts for locations: project #2310, sheets 35 and 45.

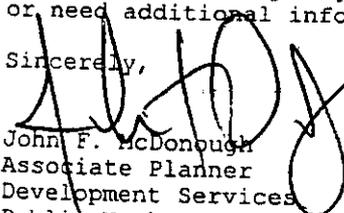
**Fire Protection:** Formal requirements were not provided. Your site plan shows a five building complex totaling 100,000 sq. ft. You indicated Type VN construction with full fire sprinklers. Requirements will be based on the largest structure, or building area between fire walls. Assuming 30,000 sq. ft. requirements would be approximately 2400 GPM. Adjoining lines can provide 'master plan' flows: 5,000 GPM; and system maps show nine public hydrants surrounding the site. As such, no public infrastructure will be required. Improvements will be limited to on-site private fire lines for hydrants and sprinkler connection(s). On-site hydrant locations (and specific flow requirements) must be approved by the Fire Marshal's Office prior to site plan approval. The private fire line connection (and account) must be coordinated through Meter Sales Office: 768-2840. Note: The utility plan provided shows a 6-inch on-site fire line with looping connections to Renaissance and Culture. As you know, this is not allowed. Private fire lines must be dead ends. The site is at the top of the 1E pressure zone. Assuming a site elevation of 5050' msl peak day static should be approximately 55 psi.

**Service:** Once fire protection is resolved the property as platted will be serviceable via routine connection to existing stubs. Water meter placement must be coordinated through the Customer Services Office: 768-2840. Your plan shows a 2-inch service. There is a 2-inch stub in Culture / Century. Sanitary service connection(s) must be coordinated through a licensed plumber. Installation must conform to the plumbing code as adopted, and to effective Department connection requirements. (As-builts show a single 6-inch stub in Culture, but grades may not allow the whole site to drain to that point. A new 6-inch connection in Renaissance would require a directional wye in the main. This may be done under permit.)

**Utility Expansion Charges:** In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Its validity is in part contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

  
John F. McDonough  
Associate Planner  
Development Services  
Public Works Department

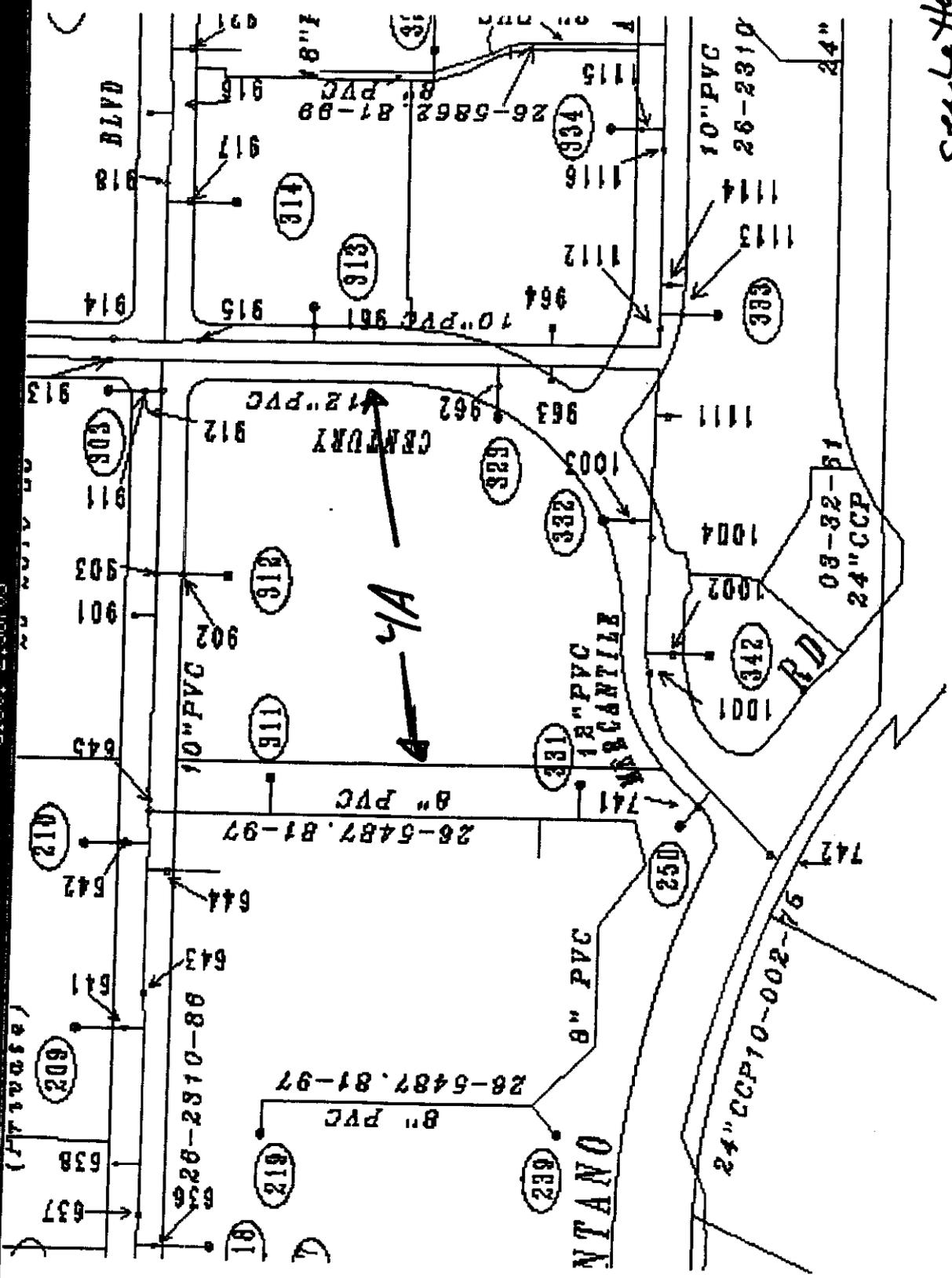
c: Josie Jaramillo  
f/ availability F-16  
f/ readers #10215

Attachment(s): System / Location Map(s)

Path/Zoom X: 3.40797, Y: 3.05118

dx: -1.91929, dy: -1.73474

dist: 2.58709



F-16  
Water

see letter of  
3-6-01  
#10215

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

e-mail: twdms@aol.com  
1-800-245-3102

March 8, 2001

Mr. Richard Dourte, PE  
Transportation Development  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87103

RE: Traffic Mitigation: Tract 4A Renaissance Center

Dear Richard:

The purpose of this letter is to outline the traffic mitigation costs for the development of the proposed site. These mitigation measures are based upon the traffic trips generated as indicated in, and taken from, the approved Traffic Analysis Report, prepared by Avid Engineering. The proposed site will consist of an office/warehouse and an office/ retail building. The office portion will consist of 31,312 square feet, the warehouse portion 64,404 square feet, and the Office/retail portion 14,650 square feet. Based upon the office/warehouse/retail uses the site will generate an estimated 916.11 trips per day. Therefore this site will contribute 2.74% of the total trips within the Renaissance center at full build out. Consequently, the total mitigation cost is estimated at \$18,182.62. Since the project is part of the Union Pension Transaction Trust, we would like to continue the past practice of contributing improvements rather than making a cash contribution.

We are in the process of obtaining EPC approval for several parcels along Montano. We desire to combine the mitigation requirements for the sites and construct the third lane on Montano. Once we obtain EPC approval on the Montano site, we will schedule a meeting with you to review the next traffic mitigation improvement.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R Bohannon, P.E.

Enclosures

cc: James K. Trump, Jr

JN 200042  
RRB/ds

200042/RD030801

**Computation of Traffic Mitigation Costs  
Tract 4A**

**Daily In and Daily Out**

Office:

31,312 sf X .0174 = 544.83

Warehouse

64,404 sf. X .00488 =314.29

Office/Retail

14,650 sf X .00389 =56.99

TOTAL= 916.11 daily

**Percent of Total Trips**

916.11/33,441 = .0274 or 2.74%

**Mitigation Cost**

Total mitigation cost for the Renaissance Center = \$ 663,725.00

Total mitigation cost for Tract 4A, Renaissance Center = \$ 18,182.62

EXHIBIT "B"  
NORTH RENAISSANCE CENTER - IMPROVEMENTS

INTERSECTION	IMPROVEMENT	TOTAL COST	MAX % CHANGE	DEVELOPMENT COST
1 Montano	Third Lane			
1A Montano/Renaissance	Remove North/South Through Movement	\$365,000.00	15.00%	\$54,750.00
2 Montano/Renaissance	Dual south Bound Lanes	\$16,700.00	100.00%	\$16,700.00
3 Montano/Marcantille	Right Acceleration Lane	\$150,000.00	100.00%	\$150,000.00
4 Montano/West Frontage	Dual South Bound Lanes	\$80,000.00	51.00%	\$30,800.00
5 Montano/East Frontage	No Improvements	\$150,000.00	22.00%	\$33,000.00
6 Osuna/Jefferson	SB and WB Right Turn Lanes	\$0.00	11.00%	\$0.00
7 Jefferson/Singer	Signalization/Dual NB Lanes	\$100,000.00	8.70%	\$8,700.00
8 Jefferson/West Frontage	Dual SB & WB Left/EB Right Turn Lane	\$228,000.00	10.30%	\$23,175.00
9 Jefferson/East Frontage	Dual NB Left/WB Right Turn Lane	\$350,000.00	16.40%	\$57,400.00
10 Edith/Griegos	No Improvements	\$200,000.00	3.70%	\$7,400.00
11 Griegos/Alexander	Signalization	\$0.00	7.30%	\$0.00
12 Comanche/West Frontage	EB Right Turn Lane	\$75,000.00	3.60%	\$2,700.00
13 Osuna/Chappel	No Improvements	\$50,000.00	4.60%	\$2,300.00
14 Chappel/Singer	No Improvements	\$0.00	14.50%	\$0.00
15 Renaissance/Alexander	Signalization	\$0.00	63.00%	\$0.00
16 Montano Marcantille	Full Signalized Intersection	\$76,000.00	100.00%	\$76,000.00
		\$200,000.00	100.00%	\$200,000.00
	<b>SUBTOTAL</b>			
	10% CONTINGENCY			\$893,726.00
	8.6% ENGINEERING			\$68,372.50
	5.5625% GROSS RECEIPTS TAX			\$57,080.35
	2.5% BONDING			\$36,919.70
	<b>TOTAL CONSTRUCTION COSTS</b>			<b>\$16,583.13</b>





*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.

March 27, 2001

Planning Department  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on **March 27, 2001:**

**CONTACT NAME:** KAREN STEWART

**COMPANY OR AGENCY:** TIERRA WEST, LLC  
8509 JEFFERSON NE/87113  
PHONE: 858-3100/FAX: 858-1118

contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 4A RENAISSANCE CENTER LOCATED ON RENAISSANCE BOULEVARD NE BETWEEN CULTURE DRIVE NE AND MERCANTILE AVENUE NE** zone map F-16.

Our records indicate that as of **March 27, 2001**, there were no Recognized Neighborhood Associations in this area.

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

Sincerely,

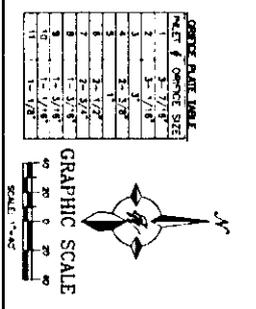
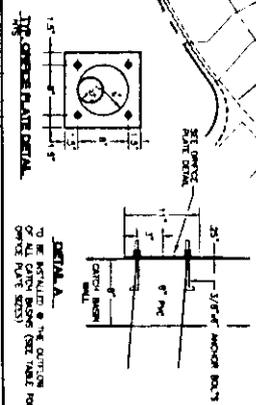
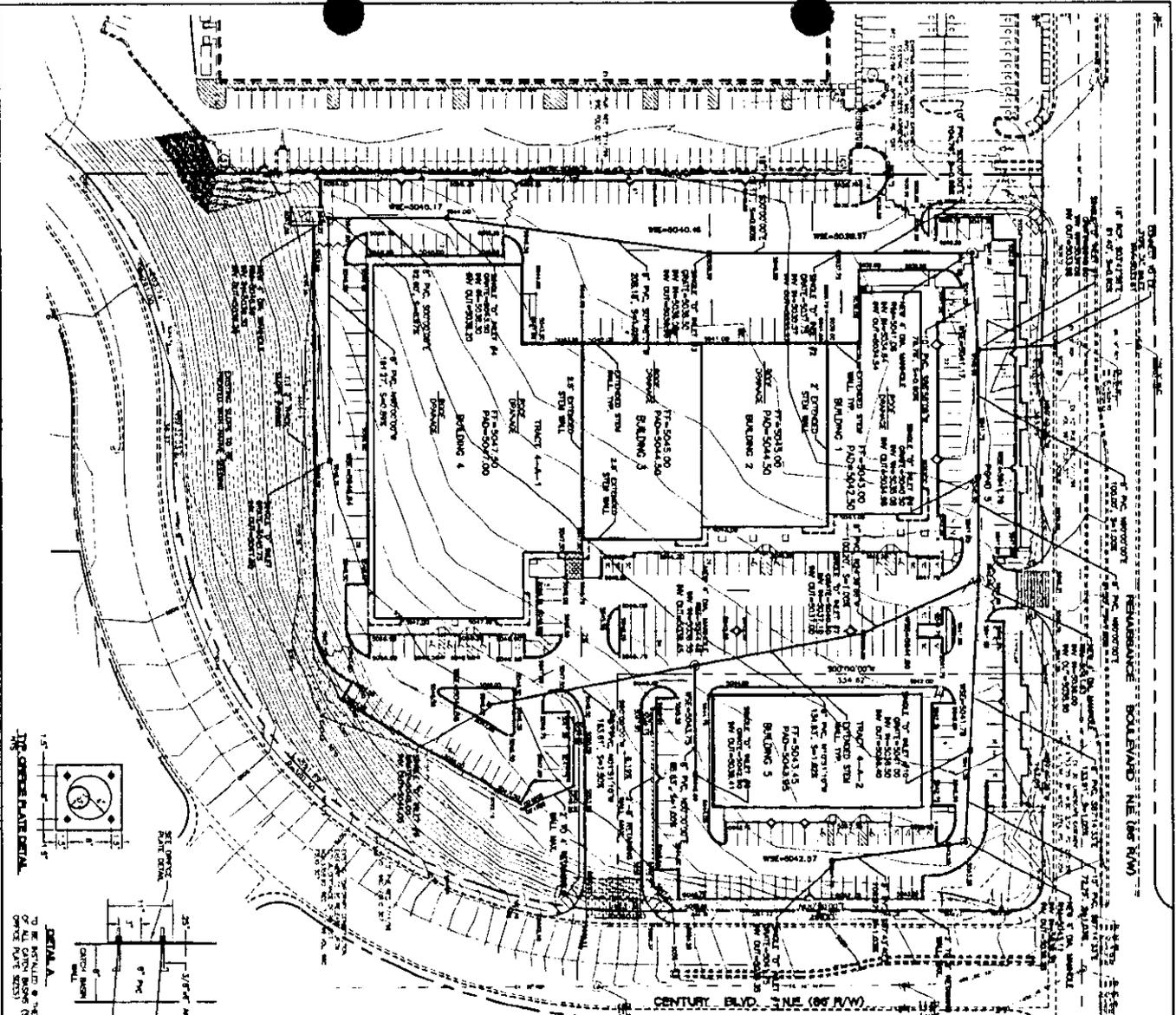
*Stephani Winklepleck*

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningnrnaform(11/5/98)



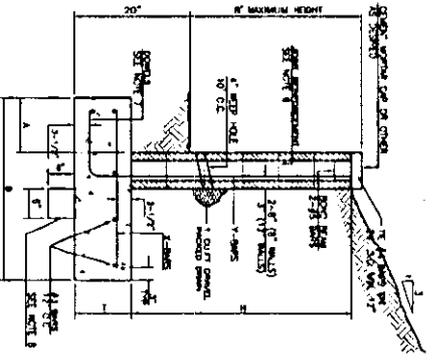




**NOTES TO CONTRACTORS**

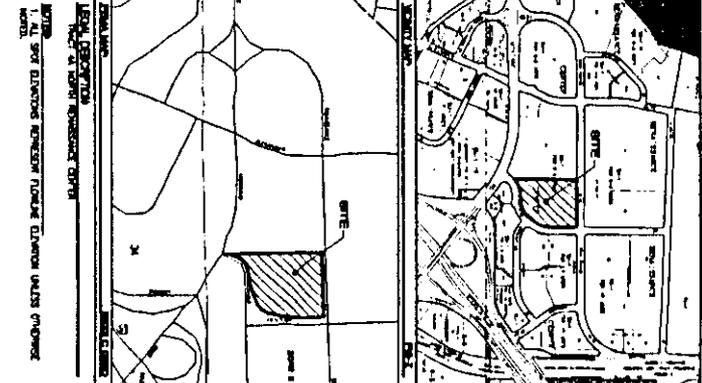
1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE TO BE MAINTAINED UNLESS OTHERWISE NOTED OTHERWISE.
2. ALL NEW UTILITIES TO BE INSTALLED SHALL BE SHOWN ON THE CONCEPTUAL GRADING PLAN.
3. THE EXISTING UTILITIES TO BE MAINTAINED SHALL BE SHOWN ON THE CONCEPTUAL GRADING PLAN.
4. THE EXISTING UTILITIES TO BE MAINTAINED SHALL BE SHOWN ON THE CONCEPTUAL GRADING PLAN.
5. THE EXISTING UTILITIES TO BE MAINTAINED SHALL BE SHOWN ON THE CONCEPTUAL GRADING PLAN.
6. THE EXISTING UTILITIES TO BE MAINTAINED SHALL BE SHOWN ON THE CONCEPTUAL GRADING PLAN.
7. THE EXISTING UTILITIES TO BE MAINTAINED SHALL BE SHOWN ON THE CONCEPTUAL GRADING PLAN.

APPROVAL	NAME	DATE



**1. NON-REINFORCED CONCRETE MASSIVE WALL**

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	CONCRETE	100	CU YD	100
2	REINFORCEMENT	100	LB	100
3	FORMWORK	100	SQ YD	100
4	PAVING	100	SQ YD	100
5	GRASS	100	SQ YD	100
6	SEWER	100	LINEAL FT	100
7	WATER	100	LINEAL FT	100
8	STAIRS	100	SQ YD	100
9	ROOF	100	SQ YD	100
10	FOUNDATION	100	SQ YD	100
11	CONCRETE	100	CU YD	100
12	REINFORCEMENT	100	LB	100
13	FORMWORK	100	SQ YD	100
14	PAVING	100	SQ YD	100
15	GRASS	100	SQ YD	100
16	SEWER	100	LINEAL FT	100
17	WATER	100	LINEAL FT	100
18	STAIRS	100	SQ YD	100
19	ROOF	100	SQ YD	100
20	FOUNDATION	100	SQ YD	100



**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA SPECIFICATIONS FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
11. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
12. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

**LEGEND**

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING GRASS
- PROPOSED GRASS
- EXISTING TREES
- PROPOSED TREES
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- EXISTING WALLS
- PROPOSED WALLS
- EXISTING FENCES
- PROPOSED FENCES
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- EXISTING LIGHTS
- PROPOSED LIGHTS
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- EXISTING WALLS
- PROPOSED WALLS
- EXISTING FENCES
- PROPOSED FENCES
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- EXISTING LIGHTS
- PROPOSED LIGHTS
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE

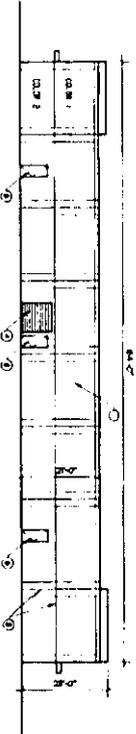
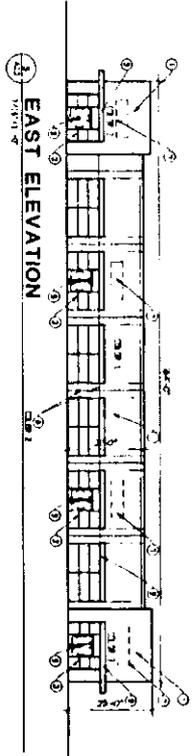
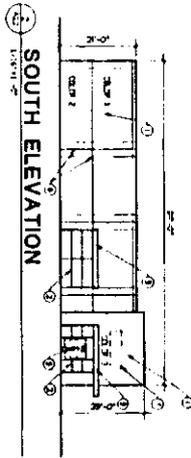
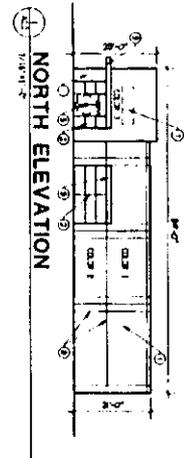
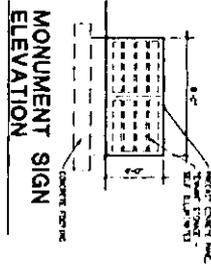
**TRACT 4A NORTH RENAISSANCE CENTER CONCEPTUAL GRADING PLAN**

TRINITY WEST LLC  
1400 N. W. 10TH ST. SUITE 1111  
MIAMI, FL 33136  
(305) 575-1111

DATE: 01/15/2014  
SCALE: 1/4" = 1'-0"

3





GENERAL NOTES:  
 1. ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

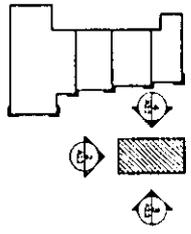
KEYED NOTES:

- 1. MONUMENT SIGN SHALL BE CONCRETE WITH LETTERS IN BRASS.
- 2. MONUMENT SIGN SHALL BE 12" HIGH BY 12" WIDE BY 12" DEEP.
- 3. MONUMENT SIGN SHALL BE 12" HIGH BY 12" WIDE BY 12" DEEP.
- 4. MONUMENT SIGN SHALL BE 12" HIGH BY 12" WIDE BY 12" DEEP.
- 5. MONUMENT SIGN SHALL BE 12" HIGH BY 12" WIDE BY 12" DEEP.
- 6. MONUMENT SIGN SHALL BE 12" HIGH BY 12" WIDE BY 12" DEEP.
- 7. MONUMENT SIGN SHALL BE 12" HIGH BY 12" WIDE BY 12" DEEP.
- 8. MONUMENT SIGN SHALL BE 12" HIGH BY 12" WIDE BY 12" DEEP.
- 9. MONUMENT SIGN SHALL BE 12" HIGH BY 12" WIDE BY 12" DEEP.
- 10. MONUMENT SIGN SHALL BE 12" HIGH BY 12" WIDE BY 12" DEEP.

COLOR LEGEND

- COLOR 1: BRICK (SEE SPECIFICATIONS)
- COLOR 2: CONCRETE (SEE SPECIFICATIONS)
- COLOR 3: METAL (SEE SPECIFICATIONS)
- COLOR 4: GLASS (SEE SPECIFICATIONS)
- COLOR 5: WOOD (SEE SPECIFICATIONS)
- COLOR 6: STONE (SEE SPECIFICATIONS)
- COLOR 7: TERRAZZO (SEE SPECIFICATIONS)
- COLOR 8: MARBLE (SEE SPECIFICATIONS)
- COLOR 9: GRANITE (SEE SPECIFICATIONS)
- COLOR 10: SLATE (SEE SPECIFICATIONS)

KEY PLAN



NIMS, CALVANI & ASSOCIATES, P.A.  
 ARCHITECTS • PLANNERS • AIA

TRACT 4A  
 RENAISSANCE CENTER  
 ALBUQUERQUE NEW MEXICO  
 EXTERIOR ELEVATIONS

DATE	02/15/75
BY	1/8/75
NO.	A22



# FAX TRANSMITTAL

PAGE \_\_\_\_ of \_\_\_\_

City of Albuquerque Planning Department  
Development Services Division  
924-3860 / 924-3339 FAX

DATE: 3-30-01

rev: 2/2000 x:\share\epc\stuff\siteplan\faxlist

TO: Tierra West LLC [BY FAX] 858-1118  
FROM: LORETTA NARANJO LOPEZ  
SUBJECT: EPC Submittal

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on May 17, 2001, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, April 5, 2001. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

## DEFICIENCIES:

*Need (Sheet # 4) Elevations on site plan checklist.*

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	3581	
CONNECTION TEL		98581118
SUBADDRESS		
CONNECTION ID		
ST. TIME	03/30 12:43	
USAGE T	00'28	
PGS.	1	
RESULT	OK	

### FAX TRANSMITTAL

PAGE \_\_\_ of \_\_\_

City of Albuquerque Planning Department  
Development Services Division  
924-3860 / 924-3339 FAX

DATE: 3-30-01

rev: 2/2000 x:\share\epc\str\ff\siteplan\fax\st

TO: TIERRA West LLC [BY FAX] 858-1118

FROM: LORETTA NARANJO Lopez

SUBJECT: EPC Submittal

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on May 17, 2001, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, April 5, 2001. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

**DEFICIENCIES:**

*Need (Sheet #4) Elevations on site plan checklist.*

**FAX TRANSMITTAL**

City of Albuquerque Planning Department

Development Services Division

924-3860 / 924-3339 FAX

rev. 2/2000 x:\ehere\epcis\urff\siteplan\faxdist

101118  
01110 00000 00424  
425 PAGE \_\_\_ of \_\_\_  
424

DATE: 3-30-01

TO: Tierra West LLC [BY FAX] 858-1118  
FROM: ~~Lozano Alvarez Lopez~~  
SUBJECT: EPC Submittal

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on May 17, 2001, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, April 5, 2001. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

**DEFICIENCIES:**

*Need (Sheet #4) Elevations on site plan checklist.*

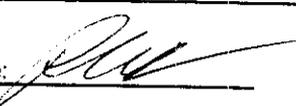
*Byron check to see if the check list is missing checkmarks or if we don't have elevations. Need to run elevations and have new sets run 30 complete along with 8 1/2 x 11 reductions*

**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENT AGREEMENT**  
**DEVELOPMENT REVIEW BOARD**  
**REQUIRED INFRASTRUCTURE LISTING**  
**(LEGAL DESCRIPTION OF SUBDIVISION)**  
**Tract 4A, Renaissance Center**  
(NAME and UNIT OF SUBDIVISION)

Project No: \_\_\_\_\_  
DRC Project Number: \_\_\_\_\_  
Prelim. Plat Approved: \_\_\_\_\_  
Prelim. Plat Expires: \_\_\_\_\_  
Site Plan Approved: \_\_\_\_\_  
  
Date Submitted: \_\_\_\_\_

This listing is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. If the DRC Chair determines that appurtenant or non essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and the agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Size	Type Improvement	Location	From	To
32.62	OFFSITE TRAFFIC MITIGATION	RENAISSANCE CENTER		

Owner Name:   
Owner Name: Ronald R. Bohannon, P.E.  
Tierra West LLC

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Construction Completion Deadline Date: \_\_\_\_\_

Transportation Dev.	Date	Utility Dev.	Date	Parks & GS.	Date
Engineer	Date	AMAFCA	Date	DRB Chairman	

**DRC REVISIONS**

Date	DRC Chair	User Department	Agent/Owner

# TERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

Phone: 505-858-3100  
Fax: 505-858-1118

## FACSIMILE TRANSMITTAL

**To:** OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913  
TOTAL OF ( 2 ) PAGES

**From:** KAREN STEWART

**Subject:** HOMEOWNERS ASSOCIATION INFORMATION JN: 200042

**Date:** March 27, 2001

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED  
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:**  
Tract 4A Renaissance Center

LOCATED ON LEGAL DESCRIPTION  
RENAISSANCE BOULEVARD NE  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN CULTURE DRIVE NE AND MERCANTILE AVE NE  
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:  
( F-16 ).  
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR  
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE  
TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,  
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.  
THANK YOU.

C:NEIGHBORHOOD-NOTIF.WPD

MESSAGE CONFIRMATION

MAR-27-2001 07:41AM TUE

FAX NUMBER: 8581118  
NAME : TIERRA WEST LLC

NAME/NUMBER : 9243913  
PAGE : 002  
START TIME : MAR-27-2001 07:40AM TUE  
ELAPSED TIME : 01'06"  
MODE : G3 STD ECM  
RESULTS : [ O.K ]

*TIERRA WEST, LLC*

8509 Jefferson NE  
Albuquerque, NM 87113

Phone: 505-858-3100  
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913  
TOTAL OF ( 2 ) PAGES  
From: KAREN STEWART  
Subject: HOMEOWNERS ASSOCIATION INFORMATION JN: 200042  
Date: March 27, 2001

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED  
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:  
Tract 4A Renaissance Center

LOCATED ON LEGAL DESCRIPTION  
RENAISSANCE BOULEVARD NE  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN CULTURE DRIVE NE AND MERCANTILE AVE NE  
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:  
( F-16 )  
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

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THANK YOU.

C-NEIGHBORHOOD-NOTIF WPD



# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

### 1. LOCATION

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

### 2. NUMBER

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

### 3. PHYSICAL POSTING

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

### 4. TIME

Signs must be posted from MAY 02 to MAY 17<sup>TH</sup> 2001

### 5. REMOVAL

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

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

Karen Stewart 3/29/01  
(Applicant or Agent) (Date)

Issued 2 signs for this application, 3/29/01 Forster  
(Date) (Staff Member)

01110-00000-00424  
01128-00000-00425  
01128-00000-00426

CASE NUMBER 100118

STATE OF NEW MEXICO  
County of Bernalillo

SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 2 times, the first publication being on the 2 day of May, 2001, and the subsequent consecutive publications on \_\_\_\_\_, 2001.

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

PRICE

273.74

Statement to come at end of month.

ACCOUNT NUMBER

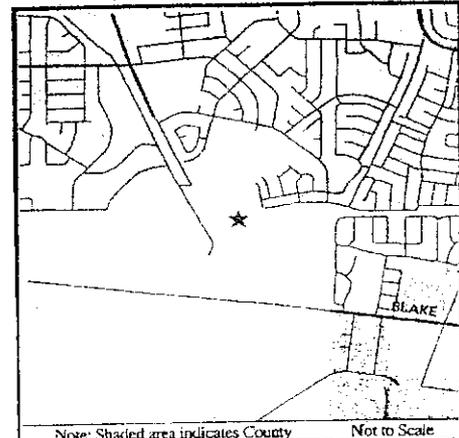
C 80583

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

NOTICE OF  
PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, May 17, 2001 at 8:00 a.m. in the Plaza del Sol Hearing Room, Lower Level Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard.]

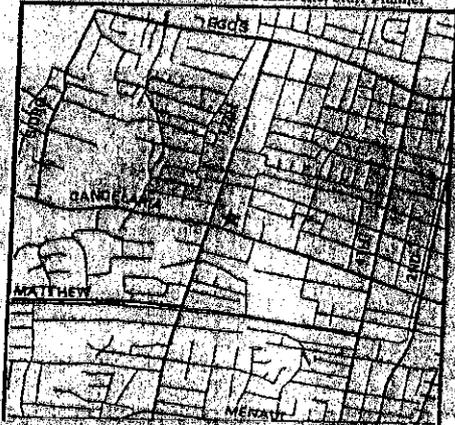
- 01128 00000 00255 Herb Denish & Associates, Inc., agents for The Bradford Company, request approval of a site development plan for subdivision purposes for Lots 1, 2A, 2B, 2C, 3, 4 & 5, Uncle Doc Addition #2 and Lots 23 and 24, Snow Heights Addition, zoned C-2 & C-1, for the SE corner of Eubank and Menaul intersection, containing approximately 14.62 acres. (H-20) Debbie Stover, Staff Planner
- 01114 00000 00386 Garcia Kraemer & Associates, agents for Spartan Technology Inc., request annexation and establishment of SU-1/C-2 Uses zoning for a portion of an unplat tract of land commonly referred to as Spartan Site I, Sec 18, T11N, R3E, located on Coors Blvd. NW between Irving NW and Westside NW, containing approximately 4.02 acres. (B & C-13) Lola Bird, Staff Planner
- 01114 00000 00402 ABQ Engineering Inc., agents for Kinney Huse request annexation and establishment of M-1 zoning for Sections of 34 & 35, Tract 10N, R2E NMPM, Bernalillo NM, located on Ervian Lane and Coors SW between Arenal Road and Blake Road, containing approximately 19.97 acres. (M-10) Loretta Naranjo Lopez, Staff Planner
- 01221 00000 00405 The City of Albuquerque requests an amendment to portions of the Comprehensive City Zoning Code, to prohibit the dispensing of certain containers of alcoholic beverages in certain zones within 500 feet of a pre-elementary, elementary or secondary school, religious institution, residential zone, City park or City owned major public open space; and to establish a 4 year amortization period for nonconforming uses involving resales of alcoholic beverages. Simon Shin Staff Planner
- 01110 00000 00381 Frank R. and Patricia Stubbs request a zone map amendment from R-1 to RG, for lot 24, Block 9, Clay Heights Addition, located on Buena Vista Drive SE, between University Blvd. and Yale Blvd. SE, containing approximately 0.16 acre. (L-15) Loretta Naranjo Lopez, Staff Planner
- 01110 00000 00406 Phil Ward, agent for Garth Maxam request a zone map amendment from O-1 to R-1T for Lots 4 & 5, Block Unit 3, Volcano Cliffs, located on Mojave Street NW between Unser and Tesuque, containing approximately 6.1 acres (E-10) Lola Bird, Staff Planner
- 01110 00000 00424 Tierra West LLC, agents for Union Perisition Transac Trust 93-2NM request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract 4A, Renaissance Center, located on Renaissance Blvd. NE between Culture Drive NE and Mercantile Ave. NE, containing approximately 8.58 acres. (F-16) Debbie Stover, Staff Planner
- 01128 00000 00413 BPLW Architects & Engineer, agents for Qwest request approval of a site development plan for building permit for Tract A, Archdiocese of Santa Fe, zoned SU-1 for Switching Station, located on Wyoming Blvd. NE between Scotts Place and Palomas Parkway, containing approximately 1.01 acre. (D-19) Lola Bird, Staff Planner
- 01128 00000 00416 Kells & Craig Architect, agents for the City of Albuquerque request approval of a site development plan for building permit for Tract A, Taylor Ranch Community Center, zoned SU-1, located on Taylor Ranch Road NW between Kachina Street and Montebello Road, containing approximately 5.5 acres. (E-11) Debbie Stover, Staff Planner
- 01128 00000 00419 Claudio Vigil, Arch. agent for Opportunity Research Park Partnership request approval of a site development plan for building permit for Lot 1, Block 3, Santa Research Park, located on Gibson Blvd. between Blake and Tony, containing approximately 1.0074 acre. (M-10) Debbie Stover, Staff Planner
- 01128 00000 00422 Community Sciences Corporation, agents for Curb request approval of a site development plan for subdivision for Parcels 12, 5, 5A, 6, El Rancho Grande 1, zoned SU-1 for Mixed Use, located on Gibson Blvd. SW between Unser Blvd. and Snow Vista Diversion Channel, containing approximately 72.85 acres. (M-9) Russell Brito, Staff Planner



Note: Shaded area indicates County Not to Scale

- 01128 00000 00427 Wilson & Company, agents for Albuquerque Elks Lodge No. 461 request approval of a site development plan for building permit for Lot 12A, Cavan Sunport Center, zoned SU-1 for O-1, C-2, IP, located on the SW corner of Columbia SE & Mail Ave. SE, containing approximately 1.0074 acre. (M-10) Debbie Stover, Staff Planner

01138 00000 00414 The City of Albuquerque, Albuquerque Development Services Division request approval of a Sector Development Plan for Lots 3, 4, 10, 11, 69, 1, 2, 3, 4, Block O, Lots 12-16, 72, Block C, Lot B, Lot 70B2B, 69B2, 3, 138B, 1, 1, 10, Block O, Lots 4-6, 14, Block 18, located on Candelaria, containing approximately 25.83 acres. (G-14) Carmen Marrone, Staff Planner



01136-00000-00501 Westland Development Co., Inc. appeals the Development Review Board's decision to continue Project #1000662 the hearing on the request to vacate the plat of River Ranch Subdivision (filed for record on 6-13-00 in Book 20006 at Page 156) and by implication the request to void the vacation of Sequoia Road NW zoned R-1 (City land located at the east end of Sequoia Road NW east of Coors Blvd NW containing approximately 6.4404 acres. (REF DRB 99-64V-59-50, 0044800000003) (THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR ADDITIONAL EVIDENCE THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME. (G-11)

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 4:00 p.m. Monday through Friday, or you may call April Candelaria at 924-3885. INDIVIDUALS WITH DISABILITIES may need special assistance to reach the public hearing. If you need special assistance, please call the City of Albuquerque at 924-3885. For more information, call the toll free 800-2-3885.

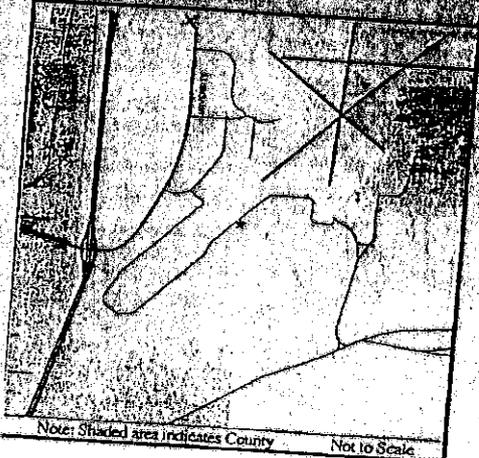
Chuck Gara, Chairman  
Environmental Planning Commission

APPROVED  
Russell Brito, Senior Planner  
Development Services Division, Planning Department

Journal: May 2, 2001

5-Spd. 92K miles. Bad Cover. Dk Capacity. \$1,000. Call 858-1857 or 875-1800

Switch station, located on Wyoming Blvd. NE  
01110 00000 00428 URS Corporation, agents for the City of Albuquerque  
01128 00000 00441 Aviation request a zoning amendment from M-2  
Project # 1001157 M-2 to M-1 for existing uses to allow for aircraft  
Related facilities plus approval of a site development  
plan for subdivision purposes for Lot 17 Airport  
Business Park, Lots 9-20 Airport Business Park  
M-1 Municipal Addition No. 2, Tract C Municipal  
Addition No. 9, northern 2.8 acres of Tract G (north of  
Support Loop), Airport Park, Lot A-1, zoned S-1 for  
Existing Uses, City of Albuquerque (Albuquerque  
International Support, Lot 12, UNM Business Park,  
Tract D1A1/Spur Drive, UNM Business Park, Tract  
Spur Drive) Unplatted, approximately 1000 sq ft  
University Blvd and Spur Drive, UNM Business Park  
Unplatted, approximately 1000 sq ft  
Unplatted, approximately 1000 sq ft  
International Airport, approximately 1000  
square feet, N 15th St. and E 10th St.  
Carmen Marrone, Staff Planner



Note: Shaded area indicates County Not to Scale

**CONDITION:**

1. The applicant shall submit, within 6 months, a site development plan to be reviewed and approved by the EPC.

MOVED BY COMMISSIONER SCHWARTZ  
SECONDED BY COMMISSIONER SERRANO

MOTION PASSED UNANIMOUSLY

**NOTE: COMMISSIONER CHAVEZ JUST ARRIVED**

9. 01110 00000 00424 Tierra West LLC, agents for Union Pension Transaction Trust 93-01128 00000 00425 2NM request a zone map amendment from SU-1 for C-2 to SU-1 for 01128 00000 00426 IP plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract roject # 1001118 4A, Renaissance Center, located on Renaissance Blvd. NE between Culture Drive NE and Mercantile Ave. NE, containing approximately 8.5862 acres. (F-16) Debbie Stover, Staff Planner **(ZONE MAP AMENDMENT APPROVED. SITE DEVELOPMENT PLAN FOR SUBDIVISION APPROVED WITH CONDITINS. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVED WITH CONDITIONS.)**

**STAFF PRESENT:**

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

**PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:**

Ron Bohannan, 8509 Jefferson NE

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

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

**FINAL ACTION TAKEN**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01110 00000 00424, a request for zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 4A, based on the following Findings:

**FINDINGS:**

1. This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 4A, Renaissance Center, an 8.58-acre tract of land located at the southwest corner of Renaissance Boulevard and Culture Drive NE.
2. The zone map amendment is consistent with the Goals and policies for areas designated Established Urban by the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment."
3. The zone map amendment meets the requirements of Resolution 270-1080, specifically under the changed neighborhood conditions in the area, which include several zone map amendments in the immediate area.
4. The proposed zoning furthers the intent of the Renaissance Master Plan.

MOVED BY COMMISSIONER SERRANO

SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 00000 00425, a request for Site Plan for Subdivision for Tract 4A, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a site development plan for subdivision for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The site plan meets the requirements as set forth in the *Comprehensive Plan* by creating employment and service uses located to complement residential areas and sited to minimize the adverse effects of noise, lighting, pollution and traffic on residential communities.

3. The submittal will meet the requirements of the Zoning Code with some minor additions.
4. The proposed site development plan for subdivision furthers the intent of the Renaissance Master Plan.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan shall clearly state the building setbacks, maximum building height, and floor area ratios. These items shall be added to the plan prior to DRB approval.

MOVED BY COMMISSIONER SERRANO  
SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY

NOW THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 00000 00426, a request for Site Plan for Building Permit for Tract 4A, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a site development plan for building permit for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The site plan for building permit furthers the applicable goals and policies of the Comprehensive Plan by proposing 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 environment.
3. The proposed site development plan for building permit furthers the goals of the Renaissance Master Plan.
4. The submittal is adequate with some minor changes and additions.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Language stating, "in conjunction with review by EPC staff" shall be added to the end of Note #2, Sheet 1 of the Site Development Plan for Building Permit.
3. Shade trees or an architecturally integrated shade structure shall be provided for the patio area south of Building 1-4.
4. The square footage of each patio area shall be labeled on the site plan.
5. Widths of all entrances and drive aisles shall be shown on the site plan.
6. A 6-foot wide walkway along the entire perimeter of the site and adjacent to the roadways shall be provided.
7. The site plan shall provide bicycle-parking calculations which state how many bicycle spaces are required and provided.
8. A maximum height of any site lighting shall be 20-feet. A lighting detail showing a maximum height of 20-feet for shall be provided.
9. A detail shall be provided showing height, color and materials for the walls. Perimeter walls shall comply with the Planning Department's Guidelines for perimeter walls. Low walls, 2 ½ to 3-feet in height shall be used to screen parking areas from the street. Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
10. The row of parking found adjacent to the native seed area and the row of parking south of Building 4 shall have at least two shade trees placed 10 parking spaces apart.
11. Vegetation planted along the southern, undeveloped portion of the site shall be specified on the landscape plan by botanical name and shall be supplied with an irrigation system for the first three years, at a minimum, to ensure establishment of vegetation. Plantings shall include native seed or ornamental grasses (species shall be specified on the site plan) and supplemented with Desert marigold and California poppies scattered throughout the grass areas.

12. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
13. All building colors and materials shall be labeled on the elevation drawings.
14. The refuse enclosure shall be compatible in design, color and material with the building architecture. The gates shall be opaque; chain link gates are not allowed. A detail shall be provided on the site plan for building permit.
15. No freestanding cell towers or antenna shall be permitted. Any wireless communications facilities shall be integrated into the building architecture.
16. Pedestrian crossings that are a minimum of 6-feet wide which are clearly demarcated with slightly raised and/or textured paving other than asphalt and striped with white paint shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
17. Transportation Development:
  - A) The TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the **TIS negotiations** between the developer and the City shall be completed. An update of the trip generation totals shall be provided to determine current level of development in the Renaissance Area.
  - B) All the requirements of previous actions taken by the EPC and the DRB shall be completed and /or provided for.
  - C) All proposed access points shall be designed and constructed to the satisfaction of the Traffic Engineer.

MOVED BY COMMISSIONER SERRANO  
SECONDED BY COMMISSIONER GARA

MOTION CARRIED UNANIMOUSLY

10. 01128 00000 00413 BPLW Architects & Engineer, agents for Qwest request approval of Project #1001151 a site development plan for building permit for Tract A, Archdiocese of Santa Fe, zoned SU-1 for Switching Station, located on Wyoming Blvd. NE between Scotts Place and Palomas Parkway, containing approximately 1.01 acre. (D-19) Lola Bird, Staff Planner  
(CONTINUED TO JUNE 21, 2001)

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

Union Pension Transaction Trust 93-2 NM  
1110 Pennsylvania NE  
Albuq. NM 87110

July 26, 2001

CERTIFICATION OF ZONING

FILE: 01110 00000 00424 (Project #1001118)  
DATE OF FINAL ACTION: May 17, 2001  
LEGAL DESCRIPTION: for Tract 4A,  
Renaissance Center, located on Renaissance  
Blvd. NE between Culture Drive NE and  
Mercantile Ave. NE, containing approximately  
8.5862 acres. (F-16) Debbie Stover, Staff  
Planner

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

**FROM SU-1 FOR C-2 TO SU-1 FOR IP**

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

Sincerely,

  
for Robert McCabe  
Planning Director

RM/ac  
cc: Zoning  
Neal Weinberg/AGIS



## ENVIRONMENTAL PLANNING COMMISSION

### A G E N D A

Thursday, May 17, 2001, 8:00 a.m.

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

### MEMBERS

Elizabeth Begay, Chairman  
Alan Schwartz, Vice Chair

Chuck Gara  
Mick McMahan  
Camilla Serrano

Susan Johnson  
Larry Chavez

\*\*\*\*\*

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

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

#### 1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.
- C. Approval of Minutes for March 22, 2001.

2. 01128 00000 00255     Herb Denish & Associates, Inc., agents for The Bradford Company, request approval of a site development plan for subdivision purposes for Lots 1, 2A, 2B, 2C, 3, 4 & 5, Uncle Doc Addition #2 and Lots 23 and & D-1, Snow Heights Addition, zoned C-2 & C-1, for the SW corner of Eubank and Menaul intersection, containing approximately 14.62 acres. (H-20) Debbie Stover, Staff Planner **(DEFERRED FROM APRIL 19, 2001)**  
Project #1001081
  
3. 01221 00000 00136     The City of Albuquerque request an amendment to the Comprehensive, City Zoning Code Section 14-16-3-17, (11) (a)(b) Wireless Telecommunications Regulations, ROA 1994, a portion of the Zoning Code allowing for collocation on certain PNM power poles (as defined by the City of Albuquerque Facilities Plan) and allowing for collocation only in commercial areas. Cynthia Borrego-Archuleta, Staff Planner **(DEFERRED FROM APRIL 19, 2001)**  
Project #1001032
  
4. 00114 00000 01763     ABQ Engineering Inc., agents for Tony Sena request annexation and establishment of M-H zoning for Tract A, Lands of Tony Sena, Section 34, T10N, R2E Atrisco Grant and Lands of George Sena, Section 34, T10N, R2E and Section 3, T9N, R2E Atrisco Grant, located on Ervien Lane SW between Coors SW and the Amole Diversion Channel, containing approximately 40 acres. (M-10) Russell Brito, Staff Planner **(DEFERRED FROM FEBRUARY 15, 2001)**  
00110 00000-01764  
01110 00000 00007  
Project #1000976
  
5. 01136-00000-00501     Westland Development Co., Inc., appeals the Development Review Board's decision to continue the hearing on the request to vacate the plat of **River Ranch Subdivision** (filed for record on 6-14-00 in Book 2000C at Page 156) and by implication the request to void the vacation of Sequoia Road NW zoned R-1 (City) and located at the east end of Sequoia Road NW east of Coors Blvd NW containing approximately 0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR ADDITIONAL EVIDENCE THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME.] (G-11)  
**Project #1000602**  
01410-00000-00160
  
6. 01114 00000 00402     ABQ Engineering Inc., agents for Kinney Huse request annexation and establishment of M-1 zoning for Sections 34 & 35, Tract 10N, R2E NMPM, Bernalillo, NM, located on Ervien Lane and Coors SW between Arenal Road and Blake Road, containing approximately 19.97 acres. (M-10) Loretta Naranjo Lopez, Staff Planner  
01110 00000 00403  
Project # 1001144

7. 01114 00000 00386 Garcia Kraemer & Associates, agents for Sparton Technology Inc.,  
01110 00000 00387 request annexation and establishment of SU-1/C-2 Uses zoning for a  
Project # 1000244 portion of an unplatted tract of land commonly referred to as Sparton Site in  
Sec 18, T11N, R3E, located on Coors Blvd. NW between Irving NW and  
Westside NW, containing approximately 4.02 acres. (B & C-13) Lola Bird,  
Staff Planner
  
8. 01221 00000 00405 The City of Albuquerque requests an amendment to portions of the  
Project #1001146 Comprehensive City Zoning Code, to prohibit the dispensing of certain  
containers of alcoholic beverages in certain zones within 500 feet of a pre-  
elementary, elementary or secondary school, religious institution, residential  
zone, City park or City owned major public open space; and to establish a 4  
year amortization period for nonconforming uses involving resales of  
alcoholic beverages. Simon Shima, Staff Planner
  
9. 01110 00000 00381 Frank R. and Patricia Stubbs request a zone map amendment from R-1  
Project # 1001136 to RG, for lot 24, Block 9, Clayton Heights Addition, located on Buena  
Vista Drive SE, between University Blvd. and Yale Blvd. SE, containing  
approximately 0.16 acre. (L-15) Loretta Naranjo Lopez, Staff Planner
  
10. 01110 00000 00406 Phil Ward, agent for Garth Maxam request a zone map amendment from  
Project # 1001147 O-1 to R-LT for Lots 4 & 5, Block 12, Unit 3, Volcano Cliffs, located on  
Mojave Street NW between Unser and Tesuque, containing approximately  
6.1 acres. (E-10) Lola Bird, Staff Planner
  
11. 01110 00000 00424 Tierra West LLC, agents for Union Pension Transaction Trust 93-2NM  
01128 00000 00425 request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus  
01128 00000 00426 approval of a site development plan for subdivision purposes and  
Project # 1001118 approval of a site development plan for building permit for Tract 4A,  
Renaissance Center, located on Renaissance Blvd. NE between Culture  
Drive NE and Mercantile Ave. NE, containing approximately 8.5862 acres.  
(F-16) Debbie Stover, Staff Planner
  
12. 01128 00000 00413 BPLW Architects & Engineer, agents for Qwest request approval of a  
Project #1001151 site development plan for building permit for Tract A, Archdiocese of Santa  
Fe, zoned SU-1 for Switching Station, located on Wyoming Blvd. NE  
between Scotts Place and Palomas Parkway, containing approximately 1.01  
acre. (D-19) Lola Bird, Staff Planner

13. 01128 00000 00416    Kells & Craig Architect, agents for the City of Albuquerque request approval of a site development plan for building permit for Tract A, Taylor Ranch Community Center, zoned SU-1, located on Taylor Ranch Road NW between Kachina Street and Montano Road, containing approximately 5.5 acres. (E-11) Debbie Stover, Staff Planner  
    Project # 1000344
  
14. 01128 00000 00422    Community Sciences Corporation, agents for Curb Inc. request approval of a site development plan for subdivision for Parcels 12, 5, 5A, 6, El Rancho Grande 1, zoned SU-1 for Mixed Use, located on Gibson Blvd. SW between Unser Blvd. and Snow Vista Diversion Channel, containing approximately 72.85 acres. (M & N-9) Russell Brito, Staff Planner  
    Project # 1001154
  
15. 01128 00000 00419    Claudio Vigil, Arch., agent for Opportunity Research Park Partnership request approval of a site development plan for building permit for Lot 1, Block 3, Sandia Research Park, located on Gibson Blvd between Britt and Tony, containing approximately 1.0074 acre. (M-21) Debbie Stover, Staff Planner  
    Project #1001153
  
16. 01128 00000 00427    Wilson & Company, agents for Albuquerque Elks Lodge No. 461 request approval of a site development plan for building permit for Lot 12A, Cavan Sunport Center, zoned SU-1 for O-1, C-2, IP, located on the SW corner of Columbia SE & Vail Ave. SE, containing approximately 2.3 acres. (L-16) Lola Bird, Staff Planner  
    Project #001156
  
17. 01128 00000 00430    Consensus Planning, Inc., agents for Sandia Laboratory Federal Credit Union request approval of a site development plan for building permit for Lots 4 & 5, Block 1, Sandia Research Park, zoned SU-1 for IP, located on Gibson Blvd. between Eubank Blvd. and Britt Street, containing approximately 2.01 acres. (M-12) Debbie Stover, Staff Planner  
    Project # 1001158

18. 01110 00000 00428 URS Corporation, agents for the City of Albuquerque, Aviation request  
01128 00000 00441 a zone map amendment from M-1, M-2, SU-1 for Existing Uses to SU-1  
Project # 1001157 for Airport & Related Facilities plus approval of a site development plan for  
subdivision purposes for Lot 21, Airport Business Park, Lots 9-20, Airport  
Business Park, zoned M-1, Municipal Addition No. 9, Tract C, Municipal  
Addition No. 9, northern 2.5 acre of Tract G1 (north of Sunport Loop),  
Airport Park, Lot A1C, zoned SU-1 for Existing Uses, City of Albuquerque-  
Albuquerque International Sunport, Lot D2, UNM Business Park, Tract  
D1A1/Spirit Drive, UNM Business Park, Tract D1A2, Tract B of Lands of  
UNM, Unplatted East of Spirit Drive), Unplatted Lands of UNM (between  
University Blvd. and Spirit Drive), UNM Business Park, Lot 2, Unplatted  
Lands of UNM, Tract A, Unplatted/Montessa Park, Zoned M-2, ABQ  
International Airport, containing approximately 1000 acres. (M-16, N-15 &  
16, P-15 & 16) Loretta Naranjo Lopez, Staff Planner
19. 01138 00000 00414 The City of Albuquerque, Albuquerque Development Services Division  
Project # 1001087 request approval of a Sector Development Plan for Lots 3, 4, 10, 11, 69, 1, 2,  
3, 4, Block O, Lots 12-16, 72, Block C, Lot B, Lot 70B2B, 69B2, 3, 138B, 1,  
1, 10, Block O, Lots 4-6, 14, Block 18, located On Candelaria, containing  
approximately 25.83 acres. (G-14) Carmen Marrone, Staff Planner
20. OTHER MATTERS



## Staff Report

<b>Agent</b>	Union Pension Transaction Trust
<b>Applicant</b>	Tierra West
<b>Requests</b>	<b>Zone Map Amendment</b> <b>Site Development Plan for Subdivision</b> <b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Tract 4A, Renaissance Center
<b>Location</b>	Renaissance Boulevard NE between Culture Drive and Alexander Boulevard NE
<b>Size</b>	Approximately 8 acres
<b>Existing Zoning</b>	SU-1 for C-2
<b>Proposed Zoning</b>	SU-1 for IP

### Staff Recommendation

**APPROVAL** of 01110 00000 00424, based on the findings on page 10, and subject to the conditions of approval on page 11.

**APPROVAL** of 01128 00000 00425, based on the findings on page 11 and subject to the conditions of approval on page 11.

**APPROVAL** of 01110 00000 00426, based on the findings on page 12, and subject to the conditions of approval on page 12.

**Staff Planner**

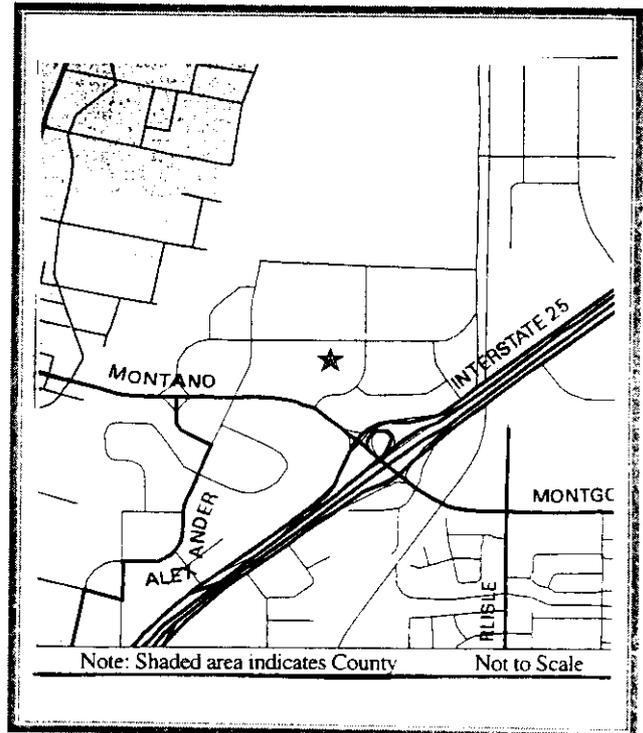
*Deborah L. Stover, Planner*

### Summary of Analysis

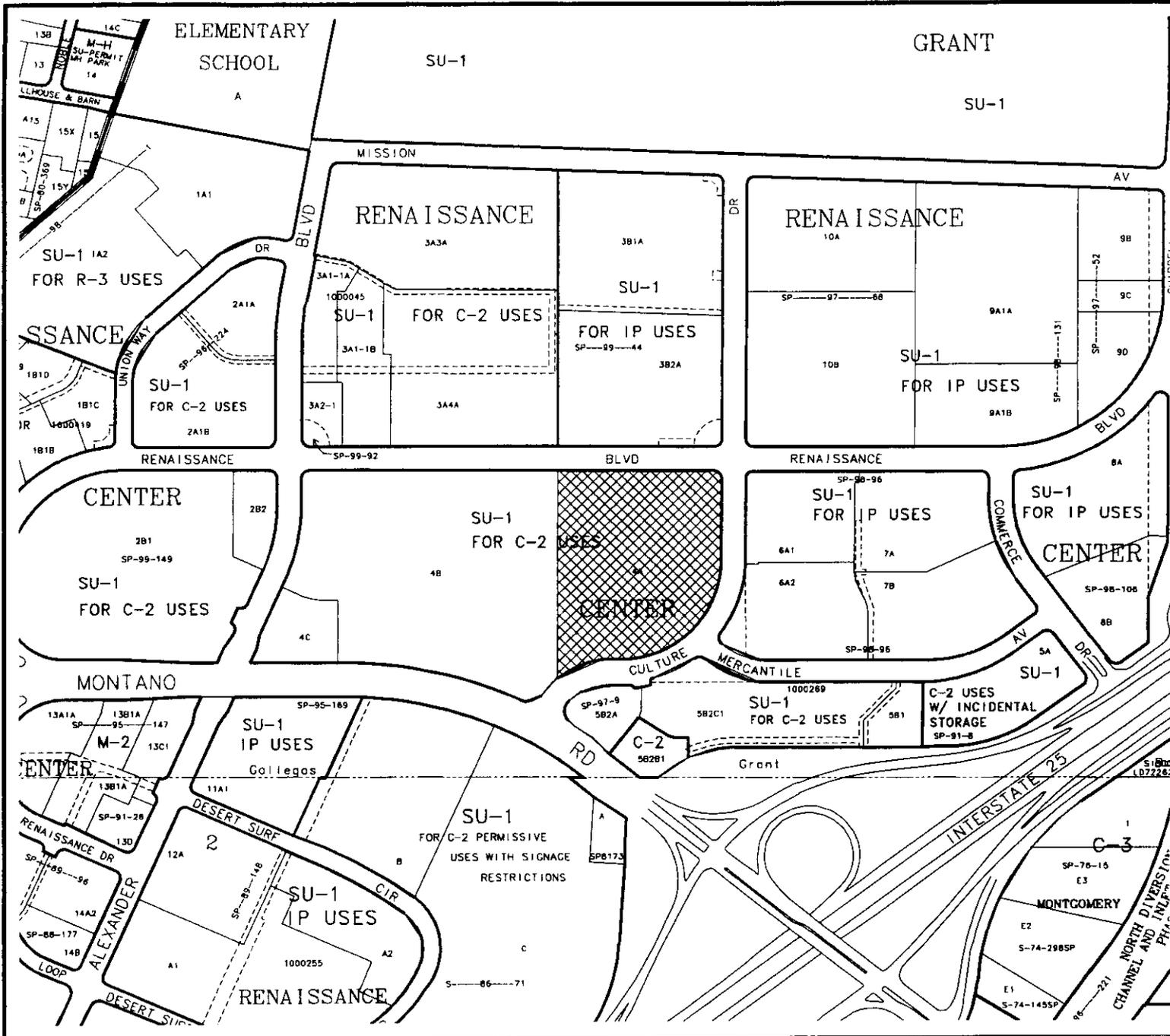
This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for IP and site development plans for subdivision and building permit for two buildings on an 8-acre site located on Renaissance Boulevard NE adjacent to and east of the Costco retail site. The applicant has justified the zone change under Resolution 270-1980 under the changed conditions category.

The proposed development furthers the applicable goals and policies of the *Comprehensive Plan* by respecting existing neighborhood values and improving the quality of the visual environment.

The site development plans for subdivision and building permit will be adequate with minor additions as stated in the conditions of approval. Staff recommends approval of this request.



City Departments and other interested agencies reviewed this application from 4/6/01 to 4/20/01. Agency comments were used in the preparation of this report, and begin on page 16.



Note: Shaded area indicates County Not to Scale

### ZONING MAP



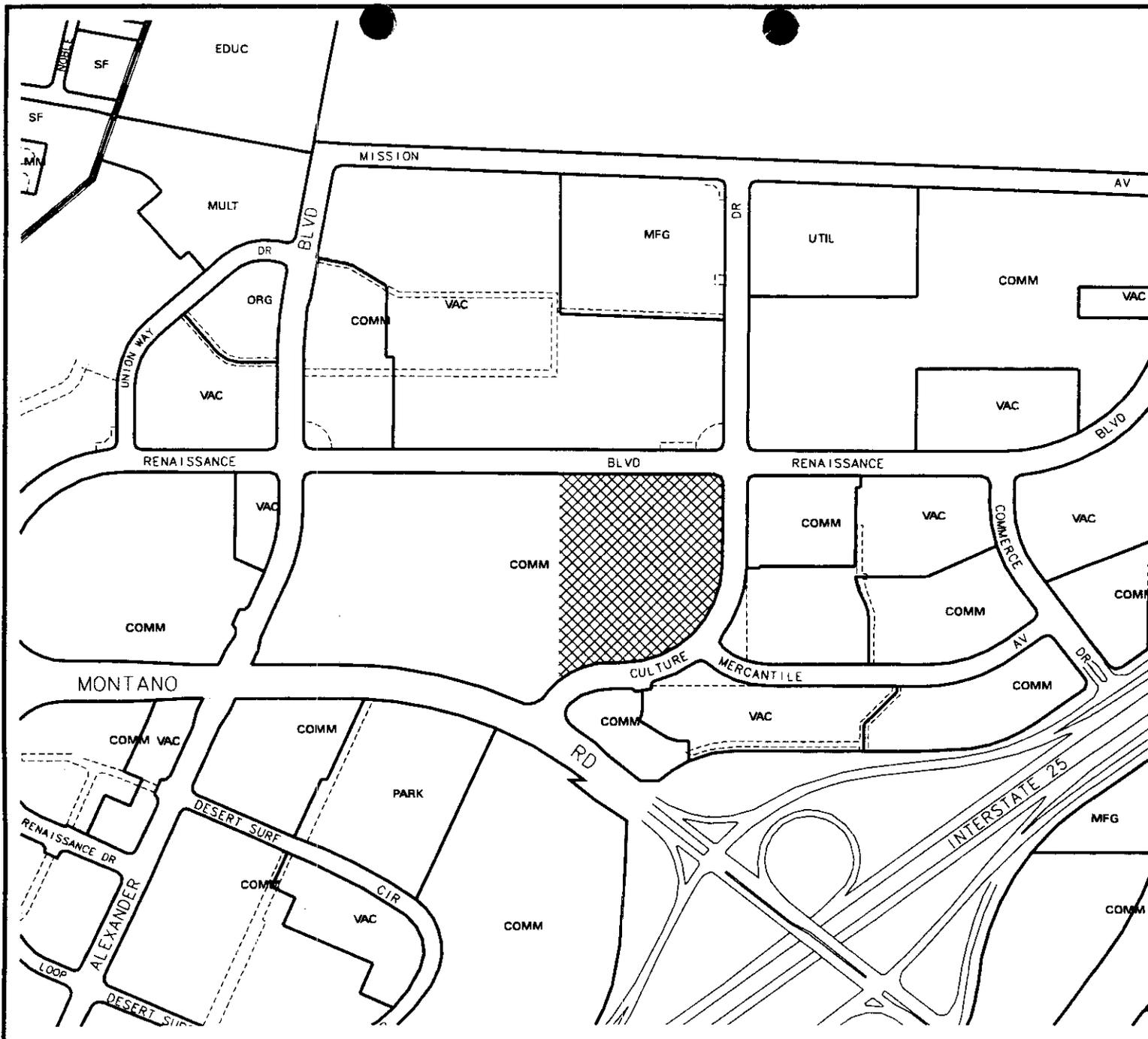
Scale 1" = 519'

**PROJECT NO.**  
**100118**

**HEARING DATE**  
**05-17-01**

**MAP NO.**  
**F-16**

**APPLICATION NO.**  
01110-00000-00424  
01128-00000-00425  
01128-00000-00426



## 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" = 519'

**PROJECT NO.**  
1001118

**HEARING DATE**  
05-17-01

**MAP NO.**  
F-16

**APPLICATION NO.**  
01110-00000-0042  
01128-00000-0042  
01128-00000-0042



**Development Services Report**

**SUMMARY OF REQUEST**

<b>Requests</b>	<i>Zone Map Amendment</i> <i>Site Development Plan for Subdivision</i> <i>Site Development Plan for Building Permit</i>
<b>Location</b>	<i>Renaissance Boulevard NE between Culture Drive and Mercantile Avenue NE</i>

**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 for C-2 Uses	Established Urban	Undeveloped
<b>North</b>	SU-1 for IP Uses	"	Undeveloped
<b>South</b>	SU-1 for C-2 Uses	"	Fast-food Restaurants & a Portion Undeveloped
<b>East</b>	SU-1 for IP Uses	"	Commercial Office & a Portion Undeveloped
<b>West</b>	SU-1 for C-2 Uses	"	Commercial Retail

**Background, History and Context**

This is a request for a zone map amendment and approval of site development plans for subdivision and building permit. The property is located within the Renaissance Center. When the Renaissance area was annexed and zoning established in 1984 the Renaissance Master Plan was reviewed and approved by the Environmental Planning Commission (AX-84-1, Z-84-13)). The Plan was not approved and adopted by City Council, but rather served as a guide for land uses, zoning and design guidelines for the area.

The area north of the subject site is currently undeveloped. Northeast of the site on the corner of Renaissance and Culture Drive is the FedEx building. East of the subject site lies undeveloped land and land developed commercially with IKON Office Solutions. South of the subject site is a portion of vacant land in addition to a Wendy's and an Arby's restaurant. West of the subject site is the Costco retail development. The larger surrounding area is made up of various commercial uses including office supplies, formal attire, pet supplies, home improvement, and car sales.

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**APPLICABLE PLANS AND POLICIES**

***Albuquerque / Bernalillo County Comprehensive Plan***

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

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

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

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

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

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

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

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

***Renaissance Master Plan***

When the Renaissance area was annexed and zoning established in 1984 the Renaissance Master Plan was reviewed and approved by the Environmental Planning Commission (AX-84-1, Z-84-13)). As mentioned in the background section of this report, the plan was not approved and adopted by City Council, but rather serves as a guide for land uses, zoning and design guidelines for the area. The Master Plan generally encompasses properties north and west of Interstate-25 along Montano Road to Montbel Road with a northern border at Mission Avenue and southern border at the end of Alexander Boulevard. The Master Plan sets forth policies regarding land use, architectural control, lot use restrictions, maintenance of lots, annexations, and other land use related items covered in Articles 1-15 (pp. 1 - 23).

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

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

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

***Resolution 91-1998 (R-70)***

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

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

***Long Range Roadway System***

The Long Range Roadway System designates Alexander as a Collector street.

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**ANALYSIS**

***Zone Map Amendment***

***Conformance to Adopted Plans, Policies, and Ordinances***

This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 4A, Renaissance Center, located on Renaissance Boulevard NE between Culture Drive and Alexander Boulevard NE. Resolution 270-1980 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.

In this case, the applicant cites the facilitation of elements of the Comprehensive Plan and changed neighborhood conditions as justification for the zone change. The applicant states that the EPC approval rezoning of property to the north of the subject site to SU-1 for IP in January 2001 and another instance where zoning was changed to SU-1 for M-1 (industrial uses) as changed conditions in the neighborhood. In addition, the applicant states that the development will facilitate the implementation of Policy 5, Established Urban Section in the Comprehensive Plan by creating employment and service uses located to complement residential areas and sited to minimize the adverse effects of noise, lighting, pollution and traffic on residential communities.

The proposal does facilitate Policy 5 inasmuch as when commercial development occurs it should generally be located in existing commercially zoned property. The site has been oriented in such a way as to minimize these effects on the residential multi-family development to the west. This property is currently commercially zoned SU-1 for C-2. The more intense zoning of IP would allow the desired uses as specialty retail, office, showroom and storage area. The applicant's letter to the Commission states that some of these uses are not allowed in C-2 zoning and that the site requires the more intense IP zone.

The requested zone is not a spot zone. SU-1 for IP zoning is located east across Culture Drive. The uses proposed for this lot would not generate significantly more intense traffic, lighting, pollution or other nuisances to the area than would uses in the C-2 zone.

Staff recommends approval of the zone map amendment.

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**ANALYSIS**

***Site Plan for Subdivision***

***Conformance to Adopted Plans, Policies, and Ordinances***

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

**“SITE DEVELOPMENT PLAN.**

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

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

The site plan for subdivision proposes to subdivide Tract 4-A into 2 lots to be called Tract 4-A-1 and 4-A-2.

The site development plan for subdivision has a scale of 1 inch to 40 feet. This meets the requirement as stated above. The site plan for subdivision shows the site at the southwest corner of Renaissance Boulevard and Culture Drive. The proposed use is stated as an office/warehouse/retail. Vehicular ingress and egress are provided both on Renaissance Boulevard and Culture Drive at the east and north sides of the proposed Tracts. An adjoining access point is provided adjacent to the Costco parking area to the west.

Pedestrian access for the site shows an existing, meandering 4-foot sidewalk along Renaissance Boulevard and continuing along Culture Drive where it stops abruptly. The site plan proposes a new 4-foot wide meandering sidewalk on Renaissance and a 6-foot wide sidewalk along Culture Drive. This should be changed to provide a 6-foot wide walkway along the entire perimeter of the site. Pedestrian connections to the interior of the site as well as connections internal to the site appear to be adequate. Maximum building height, building setbacks and floor area ratios for each building are not contained within the site plan for building permit and should be provided on the site plan prior to DRB approval. The agent states through phone conversations and e-mail that the maximum height of the proposed buildings is 35-feet. Information provided by the agent indicates that the floor area ratio for Tract 4A-1 is 0.26 and for Tract 4A-2 is 0.23 and that the minimum building setback along Renaissance Boulevard is 30' and along Culture Drive is 20'.

The north/south street to the east of the subject site labeled Century Drive should be labeled Culture Drive.

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## **ANALYSIS**

### ***Site Plan for Building Permit***

#### ***Conformance to Adopted Plans, Policies, and Ordinances***

This is a request for site development plan for building permit for two structures. The larger structure is comprised of four buildings for a total of 310,657 square feet of office/warehouse uses. The smaller structure is for a 62,385 square foot office/retail use. They meet the requirements of the applicable city policies and plans for this area. There are no adopted sector plans for this area.

Note #2 states that "Any changes from what is approved on the site development plan for the subdivision purposes will require an amendment to the plan and that site development plan for building purposes will be required for the proposed Tracts 4-A-1 and 4-A-2 through a public hearing at the Development Review Board." Staff interprets this note as a request to the EPC that any amendments to the plan no matter how major or minor, can be approved at DRB. Staff recommends adding the words "in conjunction with review by EPC staff" to the end of Note #2. The site plan for building permit is a well thought out proposal. To ensure that no major elements of change to the approved plan are proposed at the DRB level, EPC staff involvement should continue until final approval.

#### ***Site Plan Layout / Configuration***

Building Entrances for all the buildings are on the east side. The office/warehouse building faces east and is approximately 310,657 square feet and is located at the western portion of the subject site. The building footprint indicates a stepped, T-shaped building with proposed loading docks located along its western side. The office/retail building also faces east and is located on the northeast corner of the site. It is approximately 62,385 square feet with a rectangular-shaped footprint. Areas for parking are located on all four sides of the buildings. These parking areas are accessed from Renaissance Boulevard and Culture Drive and also connect between the two structures via several asphalt paved drive aisles. A paved asphalt loading area is located along the west side of the larger structure.

The site plan indicates that three outdoor "patio areas" are located on site. Two of these areas are located at the northeast corners of each building and are properly shaded in the summer with the provision of deciduous trees nearby. The patio for Building 1 is 800 square feet. The patio for Building 5 is 650 square feet. The third patio for Building 5 is 450 square feet and is on the south side of the large building with no shade. Shade should be provided for this area, especially with its direct southern exposure.

#### ***Vehicular Access, Circulation and Parking***

Vehicular access to the site is from Renaissance Boulevard and Culture Drive. The northern portion of the site is accessed from Renaissance by two entrances. The entrance at the center of the proposed development is a 30-foot drive entrance that allows traffic to continue straight into the site or a choice to turn left or right into parking areas. At the western end of the site along

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Renaissance is a 20-foot wide driveway that provides a joint access point with the Tract to the east (the Costco parking lot). It appears that the Costco side is the entrance to the site (ingress) and the subject site portion is for exiting (egress). As the site is entered from this point a drive-aisle splits off to the right or left. Vehicles turning left enter the subject site parking area or turn right to enter the loading dock area. The entrance along Culture Drive is located near the southern corner of the site and appears to be 40-foot wide. These widths are not shown on the site plan and should be noted as such. The entrances on Renaissance and Culture are shown with brick pavers but the joint access entrance is not.

Circulation throughout the site can occur along the perimeter as well as through the center of the site between the two buildings. Parking is available on all sides of both structures.

Required parking for the entire site is 259 spaces. The site plan shows an allotment of 354 spaces which includes approximately 28 small car spaces and 12 handicap spaces. A positive addition to the parking area features 18 spaces reserved for multi-occupancy vehicles located in close proximity to both buildings. This is an encouraging step toward attempting to mitigate environmental issues in the area.

***Pedestrian and Bicycle Access and Circulation, Transit Access***

Pedestrian access for the site shows an existing, meandering 4-foot sidewalk along Renaissance Boulevard and continuing along Culture Drive where it stops abruptly. The site plan proposes a new 4-foot wide meandering sidewalk on Renaissance and a 6-foot wide sidewalk along Culture Drive. This should be changed to provide a 6-foot wide walkway along the entire perimeter of the site. Pedestrian connections to the interior of the site as well as connections internal to the site appear to be adequate. The pedestrian crossing at the southern end of the site near Building 4 appears to 'miss' the connection to the sidewalk. This should be corrected. Numerous pedestrian crossings are provided throughout the site with good connections to the structures from parking areas and the perimeter sidewalks.

The provisions of the three patio areas presents an attractive amenity for the site. Although two of the patios are served with shade trees, shade should be provided to the southernmost patio, as it will be most affected by summer sun.

The required number of bicycles spaces required is 18. The site plan does not provide bicycle parking calculations and will need to do so prior to DRB approval. It appears to staff that 4 bike racks and 2 bike lockers with room for 5 bicycles each have been provided for a total of 30 spaces. The bike rack for Building 5 is located some distance from the entrance and should be moved closer to the east entrance or an additional space should be placed in that location. A bicycle rack detail is provided on Sheet 1 showing the racks to be made of painted steel pipe.

Transit Route 16 serves Alexander Boulevard in this area and Route 95 serves Montano in this area Monday through Friday. This site is within 300 feet of Route 95. This site is within a quarter-mile of Route 16.

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***Lighting and Security***

Site lighting is to be a mixture of building mounted lighting and post mounted lighting and is shown throughout the site. Note #9 on the site plan for subdivision states that "Light poles shall be a maximum of 24' feet with full cut off light fixtures. Light fixtures shall be a maximum of 24' with full cutoff shields on fixtures so that no fugitive light shall escape beyond the property line. The light fixtures shall be fully shielded with horizontal lamps." Staff recommends a maximum height of 20-feet for lighting. No lighting detail is provided.

The landscape plan shows proposed perimeter and retaining walls as well as existing walls. It is unclear on the site plan as to the exact location of each of these walls. A detail and/or description should be provided showing height, color and materials for the walls. Perimeter walls should comply with the Planning Department's Guidelines for perimeter walls. Low walls, 2 ½ to 3-feet in height should be used to screen parking areas from the street. Loading docks should be screened by walls and covers that are architecturally integrated with the building.

***Landscaping***

The Landscape Plan shows a mixture of shrubs, ornamental grasses, deciduous ash and Honey locust trees, Austrian pine and with two flowering ornamental species. The plan will provide for year-round attractiveness with this variety and number of shrubs and trees. Dimensions of planting beds have been provided. An adequate number of shade trees have been provided in all parking areas except for the row of parking found adjacent to the native seed area and the row of parking south Building 4. At least two shade trees should be added to the area adjacent to the native seed area and two more placed 10 parking spaces apart at the southern end of Building 4. The site plan meets the street tree ordinance requirements as well as the water conservation ordinance requirements. A pleasing row of trees graces the southern curvature of the site. Trees, shrubs, grasses and flowers are to be mulched with Mesa Bluff gravel, according to the plan.

A large area on the southeast corner of the subject site is proposed to be left essentially undeveloped and without formal landscape planting. This is a steep hill with the potential for dramatic impact. The area is proposed to be crimp straw/native seed planting. Supplementing this palette with Desert marigold and California poppies scattered throughout the grass areas would provide an eye-catching and interesting space. Or, an attractive alternative to "native seed" could be a combination of ornamental grasses such as Sand dropseed, Alkali sacaton or Purple threeawn which is usually found in sandy or gravelly areas such as this. All are drought tolerant species. Also, sacred datura is a spreading, fast-growing plant that often grows naturally on gravelly hillsides. This area is an opportunity for an attractive buffer for the site. Anything that is planted here should be drought tolerant, should be specified on the landscape plan by botanical name and should be supplied with an irrigation system for the first three years, at a minimum, to ensure establishment of vegetation.

Under shade tree species the ash is listed. Unfortunately, this tree is currently under attack by the *ash bark beetle*. This information comes from a recent memo sent out by the Bernalillo County Extension Service. The Extension Service is recommending a halt to planting ash trees in the

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Albuquerque area due to a current local infestation of this beetle. Apparently this insect is prevalent in the area and is causing a significant amount of damage to all types of ash, but especially green ash. If ash trees are planted, there is a high likelihood that they will not become viable street/shade trees. The County Extension is recommending substitutions for ash in the form of London plane trees, Chinese pistache or Honey locust. In this case, since Honey locust trees are also being used for this landscape, Chinese pistache, London Plane, Hawthorn, Bradford pear or similar shade producing trees are recommended as substitutions.

***Grading, Drainage, Utility Plans***

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

***Architecture and Signage***

There are two proposed buildings, although the larger of the two seems to be four separate buildings attached and labeled 1, 2, 3 & 4 and the smaller building is labeled Building 5. The larger building varies in height from 30-feet to 35-feet with 21-foot high metal roofing over doorways. The proposed building is a two-story, somewhat T-shaped structure that is 310,657 square feet in size. The building is made of pre-cast concrete painted a purple-tinted beige with beige and copper colored accents. Tile accents are shown within the beige accents. However, the *color of the tile is not called out*. Overhead coiling doors are shown mostly on the west elevation with one on the east elevation. *Colors of these doors is not mentioned*. The east elevation is the docking area with doors raised above the ground plane with wall mounted rubber truck bumpers and weather seals. Metal stairs with steel tube handrails and guardrails are provided to reach the docking areas. Storefront glazing is depicted on all but the west side of the building. The glazing is called out as copper colored. Glazing should be non-reflective. *Color of paint for door trim should be called out*.

The smaller building, or Building 5, is a one-story building 23-feet in height consisting of 62,385 square feet. This building is also made of pre-cast concrete and painted a plum-tinted beige with beige and copper colored accents. Three-foot deep metal overhangs painted a copper color are featured over each entrance. Overhead doors are roll-up types but the color is not specified. Door trim is called out as beige.

Eight 2-foot high self-illuminated signs are shown above the doors on Building 1-4 and six 4-foot high self-illuminated signs are shown in various locations on the same building. Six 3-foot self-illuminated signs are shown on Building 5. A detail of a monument sign is shown on Sheet A2.2. It is described as 4-feet tall and 8-feet wide made of pre-cast concrete and self-illuminated. The *color is not stated*.

No refuse container detail is provided. The refuse container should match architecturally with color and materials of the buildings.

***Concerns of Reviewing Agencies / Pre-Hearing Discussion***

The applicant was not in attendance at the pre-hearing discussion.

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***Neighborhood Concerns***

Staff has received no input from neighbors regarding this request.

***Conclusions***

Although some components of this request are lacking, the overall site plan presents an attractive and thoughtful design. Staff recommends approval of this request with suggested conditions of approval.

***FINDINGS - 01110 00424, May 17, 2001 – Zone Map Amendment***

1. This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 4A, Renaissance Center, an 8.58-acre tract of land located at the southwest corner of Renaissance Boulevard and Culture Drive NE.
2. The zone map amendment is consistent with the Goals and policies for areas designated Established Urban by the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.”
3. The zone map amendment meets the requirements of Resolution 270-1080, specifically under the changed neighborhood conditions in the area, which include several zone map amendments in the immediate area.
4. The proposed zoning furthers the intent of the Renaissance Master Plan.

***RECOMMENDATION - 01110 00424, May 17, 2001 – Zone Map Amendment***

**APPROVAL of 01110 00424, a request for zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 4A, based on the preceding Findings.**

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***FINDINGS - 01128 00425, May 17, 2001 – Site Development Plan for Subdivision***

1. This is a request for a site development plan for subdivision for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The site plan meets the requirements as set forth in the Comprehensive Plan by creating employment and service uses located to complement residential areas and sited to minimize the adverse effects of noise, lighting, pollution and traffic on residential communities.
3. The submittal will meet the requirements of the Zoning Code with some minor additions.
4. The proposed site development plan for subdivision furthers the intent of the Renaissance Master Plan.

***RECOMMENDATION - 01128 00425, May 17, 2001 – Site Plan for Subdivision***

**APPROVAL of 01128 00425, a request for Site Plan for Subdivision for Tract 4A, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 01128 00425, May 17, 2001 – Site Plan for Subdivision***

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan shall clearly state the building setbacks, maximum building height, and floor area ratios. These items shall be added to the plan prior to DRB approval.

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***FINDINGS - 01110 00426, May 17, 2001 – Site Plan for Building Permit***

1. This is a request for a site development plan for building permit for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The site plan for building permit furthers the applicable goals and policies of the Comprehensive Plan by proposing 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 environment.
3. The proposed site development plan for building permit furthers the goals of the Renaissance Master Plan.
4. The submittal is adequate with some minor changes and additions.

***RECOMMENDATION - 01110 00426, May 17, 2001 – Site Plan for Building Permit***

**APPROVAL of 01110 00426, a request for Site Plan for Building Permit for Tract 4A, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 01110 00426, May 17, 2001 – Site Plan for Building Permit***

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Language stating, “in conjunction with review by EPC staff” shall be added to the end of Note #2, Sheet 1 of the Site Development Plan for Building Permit.

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3. Shade trees or an architecturally integrated shade structure shall be provided for the patio area south of Building 1-4.
  4. The square footage of each patio area shall be labeled on the site plan.
  5. Widths of all entrances and drive aisles shall be shown on the site plan.
  6. A 6-foot wide walkway along the entire perimeter of the site and adjacent to the roadways shall be provided.
  7. The site plan shall provide bicycle-parking calculations which state how many bicycle spaces are required and provided.
  8. A maximum height of any site lighting shall be 20-feet. A lighting detail showing a maximum height of 20-feet for shall be provided.
  9. A detail shall be provided showing height, color and materials for the walls. Perimeter walls shall comply with the Planning Department's Guidelines for perimeter walls. Low walls, 2 ½ to 3-feet in height shall be used to screen parking areas from the street. Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
  10. The row of parking found adjacent to the native seed area and the row of parking south of Building 4 shall have at least two shade trees placed 10 parking spaces apart.
  11. Vegetation planted along the southern, undeveloped portion of the site shall be specified on the landscape plan by botanical name and shall be supplied with an irrigation system for the first three years, at a minimum, to ensure establishment of vegetation. Plantings shall include native seed or ornamental grasses (species shall be specified on the site plan) and supplemented with Desert marigold and California poppies scattered throughout the grass areas.

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12. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
  
  13. All building colors and materials shall be labeled on the elevation drawings.
  
  14. The refuse enclosure shall be compatible in design, color and material with the building architecture. The gates shall be opaque; chain link gates are not allowed. A detail shall be provided on the site plan for building permit.
  
  15. No freestanding cell towers or antenna shall be permitted. Any wireless communications facilities shall be integrated into the building architecture.
  
  16. Pedestrian crossings that are a minimum of 6-feet wide which are clearly demarcated with slightly raised and/or textured paving other than asphalt and striped with white paint shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
  
  17. Transportation Development:
    - A) The TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City shall be completed. An update of the trip generation totals shall be provided to determine current level of development in the Renaissance Area.
    - B) All the requirements of previous actions taken by the EPC and the DRB shall be completed and /or provided for.
    - C) All proposed access points shall be designed and constructed to the satisfaction of the Traffic Engineer. Sight distance and shared access are two of the concerns.
    - D) A deceleration lane for the driveway shall be provided on Culture Drive.
    - E) A left turn lane for the driveway shall be provided on Culture Drive.



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**Deborah L. Stover**  
**Planner**

cc: Union Pension Transaction Trust 93-2 NM, 1110 Pennsylvania NE, Albuquerque, NM 87110  
Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113

**Attachments**

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Union Pension Transaction Trust 93-2 nm PHONE: 268-1200  
 ADDRESS: 1110 Pennsylvania NE FAX: 268-0449  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner  
 AGENT (if any): Tierra West LLC PHONE: 858-3100  
 ADDRESS: 8509 Jefferson NE FAX: 858-1118  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: Site Plan for Subdivision & Building Permit & Zone change from SU-1 for C-2 to SU-1 for IP.

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 4A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv./ Addn. Renaissance Center  
 Current Zoning: SU-1 for C-2 Proposed zoning: SU-1 for IP  
 Zone Atlas page(s): F-16-Z No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 8.5862 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 1016061300208310709 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Renaissance Blvd NE  
 Between: Culture Dr NE and Mercantile Ave NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 01420-00000-00342  
Z-84-13-5 / Z-71-150 / DRB 95-399 / SV 95-44 / 01420-00000-00343

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 3/27/01

SIGNATURE Ronald R. Bohannon, P.E. DATE 3/27/01  
 (Print) Ronald R. Bohannon, P.E. Applicant  Agent

**FOR OFFICIAL USE ONLY**

- 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>01110 - 00000 - 00424</u>	<u>AZM</u>	<u>Z</u>	<u>\$ 573.45</u>
<u>01128 - 00000 - 00425</u>	<u>SDP/S</u>	<u>P(2)</u>	<u>\$ 270.00</u>
<u>01128 - 00000 - 00426</u>	<u>SDP/BP</u>	<u>P(2)</u>	<u>\$</u>
_____	_____	_____	<u>\$</u>
_____	_____	_____	<u>\$</u>
_____	_____	_____	<u>\$</u>
Hearing date <u>MAY 17th 2001</u>			<b>Total</b>
			<u>\$ 783.45</u>

R. Bohannon 3/29/01  
 Planner signature / date

Project # 1001118

Fdm revised December 2000

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) 783.45 (270.00)
  - 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 A 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) AUGUST 11 2010
- 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.

Ronald R. Bohannon, P.E.

Applicant name (print)

Karen Steward for Ronald R. Bohannon PE 3/29/10

Applicant signature / date



Form revised December 2000

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

Application case numbers  
 01128 - 00000 - 00425  
 01128 - 00000 - 00426

B. K. Steward 3/29/10  
 Planner signature / date

Project # 100118

ANNEXATION AND ESTABLISHMENT OF ZONING

- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Property Boundary Survey prepared by a licensed professional surveyor
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW (Unadvertised)

SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)

SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)

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

AMENDMENT TO ZONE MAP (ZONE CHANGE)

- Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule) *753.45 (573.45)*
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO SECTOR DEVELOPMENT PLAN

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

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

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

Ronald B. Bohannon P.E.  
Applicant name (print)  
[Signature] 2/22/11  
Applicant signature / date



Form revised December 2000

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

Application case numbers  
01110 - 00000 - 00424  
01128 - 00000 - 00429  
01128 - 00000 - 00426

[Signature] 3/29/10  
Planner signature / date  
Project # 100118

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

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

### Accompanying Material - Fee payment

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

## SHEET #1 - SITE PLAN

### A. General Information

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

### B. Proposed Development

#### 1. Structural

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

H. Site lighting (height, type, and intensity)

## 2. Non-Structural and Parking

A. Parking design with spaces numbered per aisle.

- 1. Location
- 2. Arrangements
- 3. Dimensions and curve radii
- 4. Turning spaces
- 5. Drives
- 6. Aisles
- 7. Ingress
- 8. Egress
- 9. Number of spaces required:
- 10. Handicapped parking, spaces required:

B. Bicycle racks, spaces required:

C. Elevation drawing of refuse container and enclosure, if applicable.

## C. Street and Circulation

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

## D. Utilities

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

## E. Phasing

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

## SHEET #2 - LANDSCAPING PLAN

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

**Ordinance for specific restrictions, regulations, standards, and requirements**

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

**SHEET #3 - GRADING PLAN**

**A. General Information**

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

**B. Proposal**

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

- A. Cross Sections  
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

~~X~~ B. Spot Elevation  
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

~~X~~ C. Grade Changes  
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

## **SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS**

### **A. General Information**

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

### **B. Signage**

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

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

- ~~NA~~ A. Samples
  - \_\_\_ 1. Presentation Models
  - \_\_\_ 2. Photos

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

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

## Accompanying Material - Fee payment

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

## SHEET #1 - SITE PLAN

### A. General Information

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

### B. Proposed Development

#### 1. Structural

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

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

## 2. Non-Structural and Parking

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

## C. Street and Circulation

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

## D. Utilities

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

## E. Phasing

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

## SHEET #2 - LANDSCAPING PLAN

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

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

## SHEET #3 - GRADING PLAN

### A. General Information

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

### B. Proposal

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

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

**SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS**

**A. General Information**

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

**B. Signage**

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

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

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

# CITY OF ALBUQUERQUE

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

APPLICANT: Tierra West LLC Date of request: 3/27/01 Zone atlas page(s): F-16

CURRENT: Zoning SU-1 for C-2 (SU-1 for IP) Legal Description - Lot or Tract # 4A Block #       
Parcel Size (acres / sq.ft.) 8.5862 Subdivision Name Renaissance Blvd

### REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	<input checked="" type="checkbox"/>
Comp. Plan		Zone Change	<input checked="" type="checkbox"/>	a) Subdivision	<input checked="" type="checkbox"/>	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	<input checked="" type="checkbox"/>	Other	[ ]
				c) Amendment	[ ]		

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION: 1

# of units - 2  
 Building Size - 95,716 (sq. ft.)  
(5)

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 3/27/01  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

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

Notes: Update of previous TIS is needed to reflect changes.

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

Joseph D Montano 3/28/2001  
TRAFFIC ENGINEER DATE

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

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

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

Notes:

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

[Signature] 3/28/01  
ENVIRONMENTAL HEALTH DATE

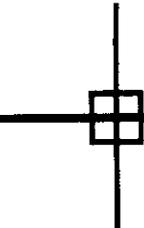
Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	<u>1</u> / <u>1</u> / <u>95</u>	<u>Joseph D Montano</u>	<u>3/28/2001</u>
	- FINALIZED	<u>1</u> / <u>1</u> / <u>    </u>	<u>td</u> TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	<u>1</u> / <u>1</u> / <u>    </u>	ENVIRONMENTAL HEALTH	DATE
	- FINALIZED	<u>1</u> / <u>1</u> / <u>    </u>		

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

e-mail: twdms@aol.com  
1-800-245-3102

March 26, 2001

Ms. Elizabeth Begay  
Chair - Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Request for Zone Change from SU-1 for C-2 to SU-1 for IP Uses  
and Site Plan Approval for Subdivision Purposes, Building Permit  
Tract 4A, Renaissance Center, Zone Atlas Page F-16**

Dear Ms. Begay:

Tierra West, LLC, on behalf of the Union Pension Transaction Trust 93-2, NM, requests a zone change from SU-1 for C-2 uses to SU-1 for IP uses and Site Plan for Subdivision and Building Permit Approval for Tract 4A, Renaissance Center. The purpose is to again promote more employment opportunities in the Renaissance Center and delete a portion of the commercial property in the area. A portion of Tract 3B was rezoned to allow General Technology to develop and expand the manufacturing center; that project was built and completed. Tract 4A in this request contains 8.5862± acres and is located south of the previous actions.

## **Location**

Tract 4A is at the southwest corner of Renaissance Boulevard NE and Culture Drive NE in the Renaissance Center situated along Interstate 25 and Montañó Road. This site is near the center of the Renaissance Center and is bordered by SU-1 for C-2 on the west (Costco Wholesale), SU-1 for IP (General Technology) on the north, and SU-1 for IP on the east. On the south is Montañó Road and more SU-1 for C-2 uses (McDonald's, Starbucks & a service station).

## **History**

The area known as the Renaissance Center was originally a gravel pit until it was platted and given zoning in the latter part of 1983 and early 1984. The predominant zoning in the area south of Montañó Road is M-2 and SU-1 for IP uses. Conditional uses were granted in 1987 for the Price Club's old building (Costco) and Home Base. (Costco has since opened a new store and relocated to the North Renaissance Center.) The area was annexed and zoned in 1984 as part of the Renaissance Center Master Plan (AX-84-1, Z-84-13) and established as predominately commercial and industrial land uses. The users in the center are very diverse.

Businesses currently located in the Renaissance Center include Home Depot, Costco Wholesale, FEDEX, International Brotherhood of Electrical Workers (IBEW), Distribution Management Corporation (DMC), Mechanical Contractors Association (MCA), Wendy's, Union Savings Bank, House of Carpets, Frito Lay, Ryder Truck, IKON, Techtonix, Office Depot, Suburban Lodge, Bob Turner Ford, and several new users whose projects are in the design and/or construction process at this time.

The original developers of the Center constructed the infrastructure and then filed bankruptcy. The lending institute that acquired the Center after the bankruptcy later became insolvent, and the Center, including all of the assets, was turned over to the Resolution Trust Corporation. In 1993, funds from the Union Pension Transaction Trust 93-2, NM were used to purchase the Center, and since that time, the Trust has been developing the Center under the approved master plan and restrictive covenants approved by the EPC and the original developers.

Upon purchasing the center, approximately \$300,000 in public street improvements were made to the area - repairing the neglected streets and infrastructure. A new traffic study was prepared by Avid Engineering and accepted by the City. The current offsite traffic mitigation measures being constructed in the area total approximately \$900,000.00. The last of the traffic measures widening Montano Road to six lanes is currently under design to be built this summer.

### **Proposed SU-1 for IP Zoning**

In the original master plan, the center core was for shops, high-end hotel uses and more of a destination retail outlet center. The employment opportunities were more service-orientated with the manufacturing located slightly east of the site. Adequate commercial property exists to service the area which additional SU-1 for IP within this core tract is requested to bring a larger, non-retail, and employment base to the area. The Site Plan for Subdivision Purposes was prepared to expand the manufacturing opportunities and expand the employment portion of the center.

The current C-2 zoning does not allow warehousing or manufacturing under that zoning designation. The addition of SU-1 for IP use gives the flexibility to allow the employment area in the Renaissance Center to grow while preserving the same criteria established by the Renaissance Center Master Plan.

We have several users for the Tract that need to locate in this area. A retailer is proposed on the pad site that needs a large space for offices, a showroom, a service center and storage area for merchandise.

The other user in the center is a specialty retailer selling to the public and supplying cable to contractors and builders for wiring buildings. Installation services are not provided. This firm has a specialty product not available at local or national hardware retailers. They have a showroom, an office, and a stock room with a large inventory of product. The inventory consists of various fiber optics, computer cable, phone systems, and wiring for buildings.

The Zoning Enforcement Officer has determined that this firm is not a permissible use under the C-2 zone and stated the site would require the IP zoning designation.

### **Resolution 270-1980**

We are proposing a change of zoning based upon the conditions set forth in Resolution 270-1980. Specifically, the change will facilitate the elements of the Albuquerque Comprehensive Plan. The Comprehensive Plan is fairly specific about location of new commercial uses. In addition, the establishment of SU-1 for IP in the area has constituted a changed neighborhood condition that also satisfies 270-1980.

**Policy 5i Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, polluting and traffic on residential communities.**

We feel that the site has been oriented in the best possible way to reduce or eliminate all light, noise, traffic, and drainage impacts to a residential area as well as provide a transition to the neighborhoods west of the site.

**Policy 5j When new commercial development occurs, it should generally be located in existing commercially zoned property: In larger area-wide shopping centers located at intersections of arterial streets and provide access via mass transit - more than one commercial center should be allowed at an intersection only when transportation problems do not result.**

The Renaissance Center is the ideal location for commercial uses and employment. Located next to the Interstate, as well as Montañó Road, this is the best area for the proposed use and additional employment businesses.

**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.**

The change in zoning will help to stabilize the land use in the area. This is an ideal site to combine expanding employment and manufacturing in the area. Sufficient commercial land is available to meet the needs of the area. The site is compatible to the C-2 use to the west and south, and the IP to the north.

The change in zoning is also consistent with the health, safety, morals and general welfare of the City. This request does not significantly conflict with adopted plans and actually promotes the Comprehensive Plan. The change in zoning will not constitute a spot zone since it is bordered on two sides with commercial zoning and the two sides with similar or higher intensity uses.

Ms. Elizabeth Begay  
March 26, 2001  
Page 4

**Summary**

I hope that this zone change application, along with the request for approval on the Site Development Plan for Subdivision Purposes, has answered all of your questions. Should you or any of your staff have questions concerning this application, please do not hesitate to contact me. I will attend the hearing and plan to provide a detailed explanation to the Commission. Thank you for your time and consideration in this matter.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: James K. Trump, Jr.  
D. McCall  
Don Power

JN: 200042  
RRB:ba

2000Misc#3:2042eb03262001

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION  
PAID RECEIPT

APPLICANT NAME: Union Pension Transaction Trust

AGENT: Tierra West LLC

ADDRESS: 8509 JEFFERSON ST. NE. 87113  
(w/zip code)

CASE NUMBER: 01110-00000-00424 }  
01128-00000-00425 } 100118  
01128-00000-00426 }

AMOUNT DUE: \$ 73345

441006/4981000 (City Cases)

TIERRA WEST LLC 05/89  
8509 JEFFERSON, NE PH. 858-3100  
ALBUQUERQUE, NM 87113

6819

DATE 9-28-01 35-32  
1073

PAY TO THE ORDER OF City of Albuquerque \$ 73345  
Seven thousand eighty three 45/100 DOLLARS



FOR Danna J Bohannon

⑈006819⑈ ⑆107000327⑆ 00170006238⑈

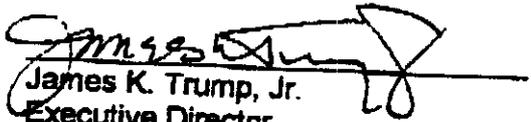


February 16, 2001

Re: Tract 4A, Renaissance Center  
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Owner/Developer by contract, I hereby grant Ronald R. Bohannan and Tierra West, LLC to act as agent on behalf of Union Pension Transaction Trust 93-2 NM on matters pertaining to the development of Tract 4A, Renaissance Center project.

  
James K. Trump, Jr.  
Executive Director  
New Mexico Development Foundation

February 16, 2001  
(Date)

**New Mexico Development Foundation**

1110 Pennsylvania NE, Suite A • Albuquerque, New Mexico 87110 • Phone: (505) 268-1200 • Fax: (505) 268-0449

FIRE HYDRANT AND INSTANTANEOUS  
FIRE FLOW REQUIREMENTS

AFD Fire Marshal's Office  
Plans Exam Section  
764-1687

Zoning Map Number F.16-Z  
Site Address CULTURE  
CENTURY & RENAISSANCE NE  
Legal Description: Subject Tract 4A NORTH RENAISSANCE CTR

Number Hydrants Required for Largest Building 4  
Instantaneous Flow Required 3843 SPR.  
Square Footage - Largest Building 81066  
Type Construction VN SPR

Other Pertinent Data regarding Determination of Instantaneous Flow Required ALL  
HYDRANTS TO BE WITHIN 350' TO THE FURTHEST  
POINT OF THE BUILDING AS A TRUCK ROLLS

Total Number Hydrants Required for this phase of construction or site 5

Date: 03.09.01

Fire Department Inspector: LT. Richard [Signature]

Received by: [Signature] Telephone 858 3100  
name TERRA WEST LLC

PLEASE ATTACH SITE PLAN IF AVAILABLE  
SHOWING REQUIRED FIRE HYDRANTS

NOTES:

1. All hydrants needed to protect an individual building must be able to provide a minimum residual of 20 psi, under required fire flow conditions.
2. Determination of the Water System capacity to provide required flows will be made by the Engineering Division, Water Resources Department (766-7354), based on peak day criteria.
3. Design of private fire protection systems is the responsibility of the developer's consultant. Approval of design must be made by the Engineering Division, Water Resources Department.

Copy one to individual. Copy two to file.



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 6, 2001

*Track  
4/11/01  
David FYZ*

Tierra West  
8509 Jefferson NE  
Albuquerque, New Mexico 87113  
Attn: Karen Stewart

Re: Renaissance North, Tract 4A / Proposed Office / Warehouse Complex F-16

Ms. Stewart:

**Existing Conditions:** The property is an 8-acre parcel at the southwest corner of Renaissance and Culture. Existing public utilities include top of zone master plan water lines in all adjoining rights-of-way, and sanitary collectors in Culture (AKA Century) and Renaissance. There is also an 8-inch public water line in an easement along the west property line. See attached. These lines are generally available for routine service connections. Stub outs were provided during construction. As-builts show 1.5-inch and 2-inch metered water services and 6-inch sanitary stubs for this lot. See as-builts for locations: project #2310, sheets 35 and 45.

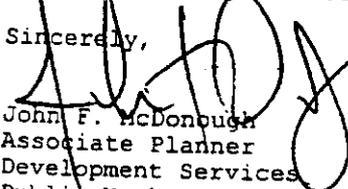
**Fire Protection:** Formal requirements were not provided. Your site plan shows a five building complex totaling 100,000 sq. ft. You indicated Type VN construction with full fire sprinklers. Requirements will be based on the largest structure, or building area between fire walls. Assuming 30,000 sq. ft. requirements would be approximately 2400 GPM. Adjoining lines can provide 'master plan' flows: 5,000 GPM; and system maps show nine public hydrants surrounding the site. As such, no public infrastructure will be required. Improvements will be limited to on-site private fire lines for hydrants and sprinkler connection(s). On-site hydrant locations (and specific flow requirements) must be approved by the Fire Marshal's Office prior to site plan approval. The private fire line connection (and account) must be coordinated through Meter Sales Office: 768-2840. Note: The utility plan provided shows a 6-inch on-site fire line with looping connections to Renaissance and Culture. As you know, this is not allowed. Private fire lines must be dead ends. The site is at the top of the 1E pressure zone. Assuming a site elevation of 5050' msl peak day static should be approximately 55 psi.

**Service:** Once fire protection is resolved the property as platted will be serviceable via routine connection to existing stubs. Water meter placement must be coordinated through the Customer Services Office: 768-2840. Your plan shows a 2-inch service. There is a 2-inch stub in Culture / Century. Sanitary service connection(s) must be coordinated through a licensed plumber. Installation must conform to the plumbing code as adopted, and to effective Department connection requirements. (As-builts show a single 6-inch stub in Culture, but grades may not allow the whole site to drain to that point. A new 6-inch connection in Renaissance would require a directional wye in the main. This may be done under permit.)

**Utility Expansion Charges:** In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Its validity is in part contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

  
John F. McDonough  
Associate Planner  
Development Services  
Public Works Department

c: Josie Jaramillo  
f/ availability F-16  
f/ readers #10215

Attachment(s): System / Location Map(s)



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

e-mail: twdms@aol.com  
1-800-245-3102

March 8, 2001

Mr. Richard Dourte, PE  
Transportation Development  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87103

RE: Traffic Mitigation: Tract 4A Renaissance Center

Dear Richard:

The purpose of this letter is to outline the traffic mitigation costs for the development of the proposed site. These mitigation measures are based upon the traffic trips generated as indicated in, and taken from, the approved Traffic Analysis Report, prepared by Avid Engineering. The proposed site will consist of an office/warehouse and an office/ retail building. The office portion will consist of 31,312 square feet, the warehouse portion 64,404 square feet, and the Office/retail portion 14,650 square feet. Based upon the office/warehouse/retail uses the site will generate an estimated 916.11 trips per day. Therefore this site will contribute 2.74% of the total trips within the Renaissance center at full build out. Consequently, the total mitigation cost is estimated at \$18,182.62. Since the project is part of the Union Pension Transaction Trust, we would like to continue the past practice of contributing improvements rather than making a cash contribution.

We are in the process of obtaining EPC approval for several parcels along Montano. We desire to combine the mitigation requirements for the sites and construct the third lane on Montano. Once we obtain EPC approval on the Montano site, we will schedule a meeting with you to review the next traffic mitigation improvement.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R Bohannon, P.E.

Enclosures

cc: James K. Trump, Jr

JN 200042  
RRB/ds

200042/RD030801

**Computation of Traffic Mitigation Costs  
Tract 4A**

**Daily In and Daily Out**

Office:  
31,312 sf X .0174 = 544.83

Warehouse  
64,404 sf. X .00488 =314.29

Office/Retail  
14,650 sf X .00389 =56.99

TOTAL= 916.11 daily

**Percent of Total Trips**

916.11/33,441 = .0274 or 2.74%

**Mitigation Cost**

Total mitigation cost for the Renaissance Center = \$ 663,725.00  
Total mitigation cost for Tract 4A, Renaissance Center = \$ 18,182.62

EXHIBIT "B"  
NORTH RENAISSANCE CENTER - IMPROVEMENTS

INTERSECTION	IMPROVEMENT	TOTAL COST	MAX % CHANGE	DEVELOPMENT COST
1	Montano			
1A	Montano/Renaissance	\$365,000.00	18.00%	\$54,750.00
2	Montano/Renaissance	\$18,700.00	100.00%	\$18,700.00
3	Montano/Mercantile	\$150,000.00	100.00%	\$150,000.00
4	Montano/West Frontage	\$60,000.00	61.00%	\$30,600.00
5	Montano/East Frontage	\$150,000.00	22.00%	\$33,000.00
6	Ouama/Jefferson	\$0.00	11.00%	\$0.00
7	Jefferson/Singer	\$100,000.00	8.70%	\$8,700.00
8	Jefferson/West Frontage	\$228,000.00	10.30%	\$23,175.00
9	Jefferson/East Frontage	\$350,000.00	16.40%	\$57,400.00
10	Edith/Gilgoc	\$200,000.00	3.70%	\$7,400.00
11	Gilgoc/Alexander	\$0.00	7.30%	\$0.00
12	Comanche/West Frontage	\$75,000.00	3.60%	\$2,700.00
3	Ouama/Chappel	\$50,000.00	4.60%	\$2,300.00
4	Chappel/Singer	\$0.00	14.60%	\$0.00
5	Renaissance/Alexander	\$0.00	83.00%	\$0.00
6	Montano Mercantile	\$78,000.00	100.00%	\$78,000.00
	SUBTOTAL	\$200,000.00	100.00%	\$200,000.00
	10% CONTINGENCY			\$683,728.00
	6.6% ENGINEERING			\$68,372.60
	5.6925% GROSS RECEIPTS TAX			\$57,080.36
	2.5% BONDING			\$36,919.70
	TOTAL CONSTRUCTION COSTS			\$18,693.13





*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.

March 27, 2001

Planning Department  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on **March 27, 2001:**

**CONTACT NAME:** KAREN STEWART

**COMPANY OR AGENCY:** TIERRA WEST, LLC  
8509 JEFFERSON NE/87113  
PHONE: 858-3100/FAX: 858-1118

contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 4A RENAISSANCE CENTER LOCATED ON RENAISSANCE BOULEVARD NE BETWEEN CULTURE DRIVE NE AND MERCANTILE AVENUE NE** zone map F-16.

Our records indicate that as of **March 27, 2001**, there were no Recognized Neighborhood Associations in this area.

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

Sincerely,

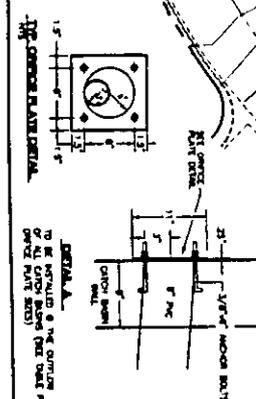
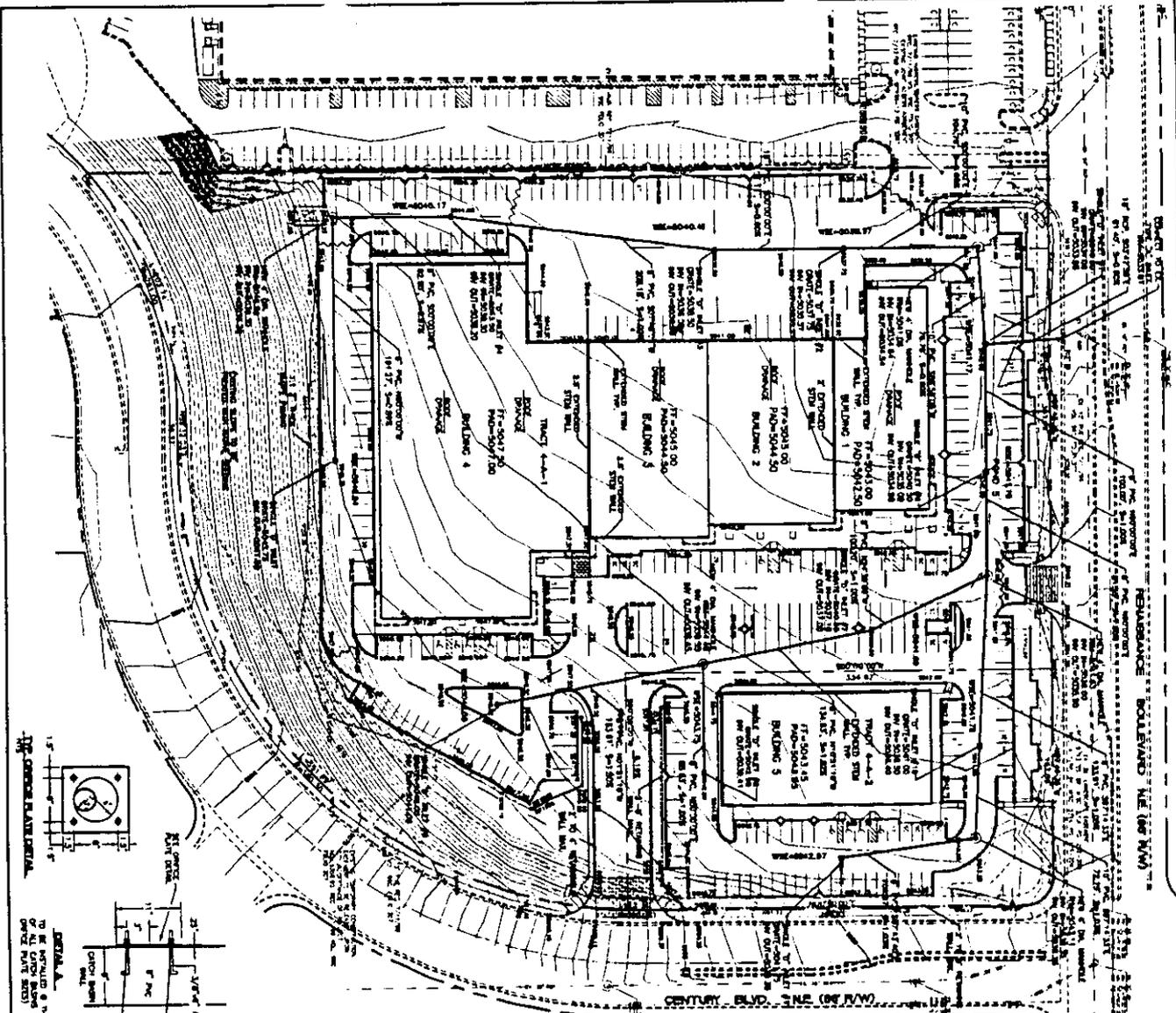
*Stephani Winklepleck*

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningnrnaform(11/5/98)







**GRAPHIC SCALE**

0 10 20 30 40 50

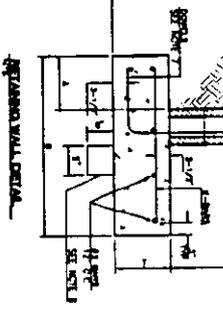
1" = 20'

**CONCRETE RETAINING WALL**

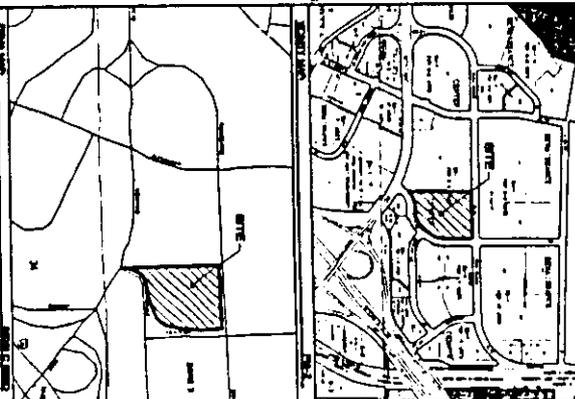
NO.	DESCRIPTION	DATE
1	AS SHOWN	11/11/11
2	AS SHOWN	11/11/11
3	AS SHOWN	11/11/11
4	AS SHOWN	11/11/11
5	AS SHOWN	11/11/11
6	AS SHOWN	11/11/11
7	AS SHOWN	11/11/11
8	AS SHOWN	11/11/11
9	AS SHOWN	11/11/11
10	AS SHOWN	11/11/11

**NON-REINFORCED CONCRETE WALL**

NO.	DESCRIPTION	DATE
1	AS SHOWN	11/11/11
2	AS SHOWN	11/11/11
3	AS SHOWN	11/11/11
4	AS SHOWN	11/11/11
5	AS SHOWN	11/11/11
6	AS SHOWN	11/11/11
7	AS SHOWN	11/11/11
8	AS SHOWN	11/11/11
9	AS SHOWN	11/11/11
10	AS SHOWN	11/11/11



- NOTES TO CONSTRUCTION**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
  2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.



**TRACT 44 NORTH- RENAISSANCE CENTER CONCEPTUAL GRADING PLAN**

TRACT 44 NORTH- RENAISSANCE CENTER

CONCEPTUAL GRADING PLAN

DATE: 11/11/11

SCALE: 1" = 20'

PROJECT NO. 1111

DESIGNED BY: [Firm Name]

CHECKED BY: [Firm Name]

APPROVED BY: [Firm Name]

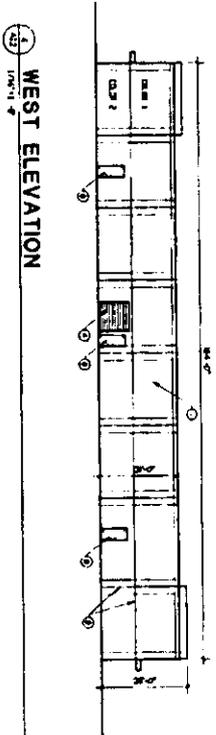
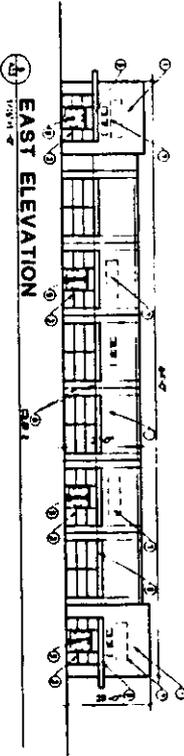
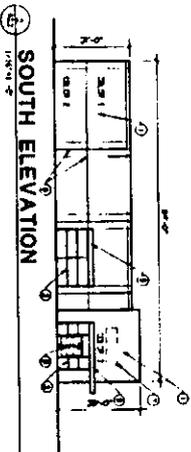
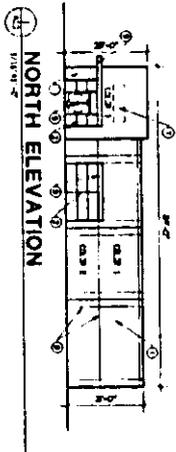
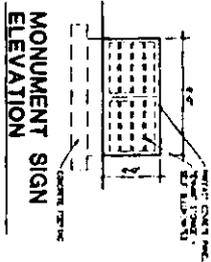
**LEGEND**

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- EXISTING LOT LINES
- PROPOSED LOT LINES

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.





**GENERAL NOTES:**

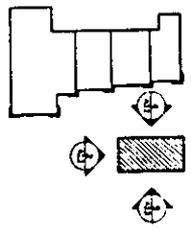
**KEYED NOTES:**

1. MATERIALS AND FINISHES TO BE SHOWN IN KEY PLAN.
2. FINISHES TO BE SHOWN IN KEY PLAN.
3. FINISHES TO BE SHOWN IN KEY PLAN.
4. FINISHES TO BE SHOWN IN KEY PLAN.
5. FINISHES TO BE SHOWN IN KEY PLAN.
6. FINISHES TO BE SHOWN IN KEY PLAN.
7. FINISHES TO BE SHOWN IN KEY PLAN.
8. FINISHES TO BE SHOWN IN KEY PLAN.
9. FINISHES TO BE SHOWN IN KEY PLAN.
10. FINISHES TO BE SHOWN IN KEY PLAN.

**COLOR LEGEND**

- 1. LIGHT GRAY - CONCRETE
- 2. DARK GRAY - BRICK
- 3. WHITE - PLASTER
- 4. RED - TERRAZZO
- 5. BLUE - TERRAZZO
- 6. GREEN - TERRAZZO
- 7. YELLOW - TERRAZZO
- 8. BROWN - TERRAZZO
- 9. BLACK - TERRAZZO
- 10. PINK - TERRAZZO

**KEY PLAN**







## Staff Report

<b>Agent</b>	Union Pension Transaction Trust
<b>Applicant</b>	Tierra West
<b>Requests</b>	<b>Zone Map Amendment</b> <b>Site Development Plan for Subdivision</b> <b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Tract 4A, Renaissance Center
<b>Location</b>	Renaissance Boulevard NE between Culture Drive and Alexander Boulevard NE
<b>Size</b>	Approximately 8 acres
<b>Existing Zoning</b>	SU-1 for C-2
<b>Proposed Zoning</b>	SU-1 for IP

### Staff Recommendation

**APPROVAL of 01110 00000 00424, based on the findings on page 10, and subject to the conditions of approval on page 11.**

**APPROVAL of 01128 00000 00425, based on the findings on page 11 and subject to the conditions of approval on page 11.**

**APPROVAL of 01110 00000 00426, based on the findings on page 12, and subject to the conditions of approval on page 12.**

**Staff Planner**

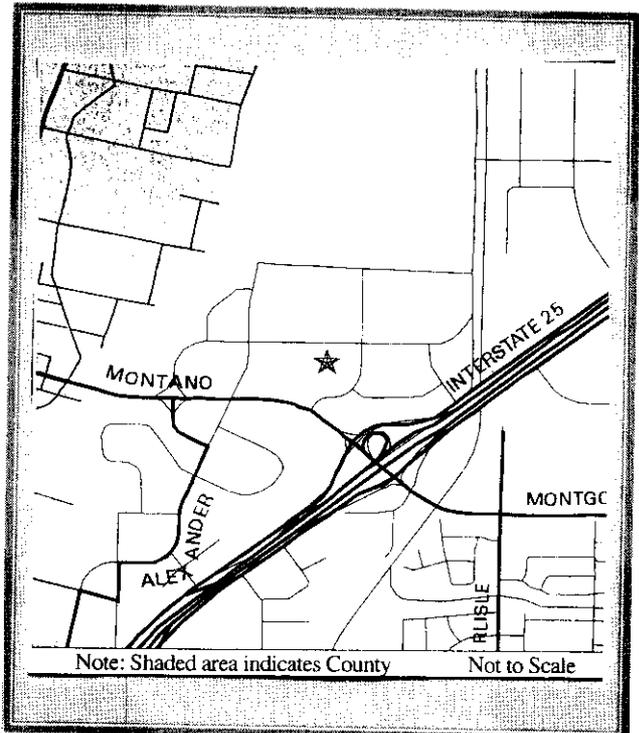
**Deborah L. Stover, Planner**

### Summary of Analysis

This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for IP and site development plans for subdivision and building permit for two buildings on an 8-acre site located on Renaissance Boulevard NE adjacent to and east of the Costco retail site. The applicant has justified the zone change under Resolution 270-1980 under the changed conditions category.

The proposed development furthers the applicable goals and policies of the *Comprehensive Plan* by respecting existing neighborhood values and improving the quality of the visual environment.

The site development plans for subdivision and building permit will be adequate with minor additions as stated in the conditions of approval. Staff recommends approval of this request.



City Departments and other interested agencies reviewed this application from 4/6/01 to 4/20/01. Agency comments were used in the preparation of this report, and begin on page 16.



ELEMENTARY SCHOOL

SU-1

GRANT

SU-1

MISSION

RENAISSANCE

RENAISSANCE

SU-1 FOR R-3 USES

SU-1 FOR C-2 USES

FOR IP USES

SU-1 FOR C-2 USES

SU-1 FOR IP USES

CENTER

SU-1 FOR C-2 USES

SU-1 FOR IP USES

SU-1 FOR IP USES

SU-1 FOR C-2 USES

CENTER

CENTER

MONTANO

SU-1 IP USES

SU-1 FOR C-2 USES

C-2 USES W/ INCIDENTAL STORAGE

CENTER

SU-1

FOR C-2 PERMISSIVE USES WITH SIGNAGE RESTRICTIONS

SU-1 IP USES

C-3

MONTGOMERY

RENAISSANCE

ZONING MAP



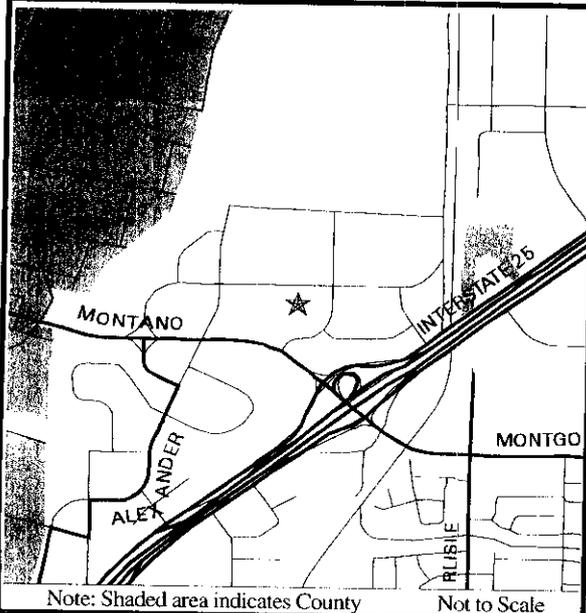
Scale 1"= 519'

PROJECT NO. 1001118

HEARING DATE 05-17-01

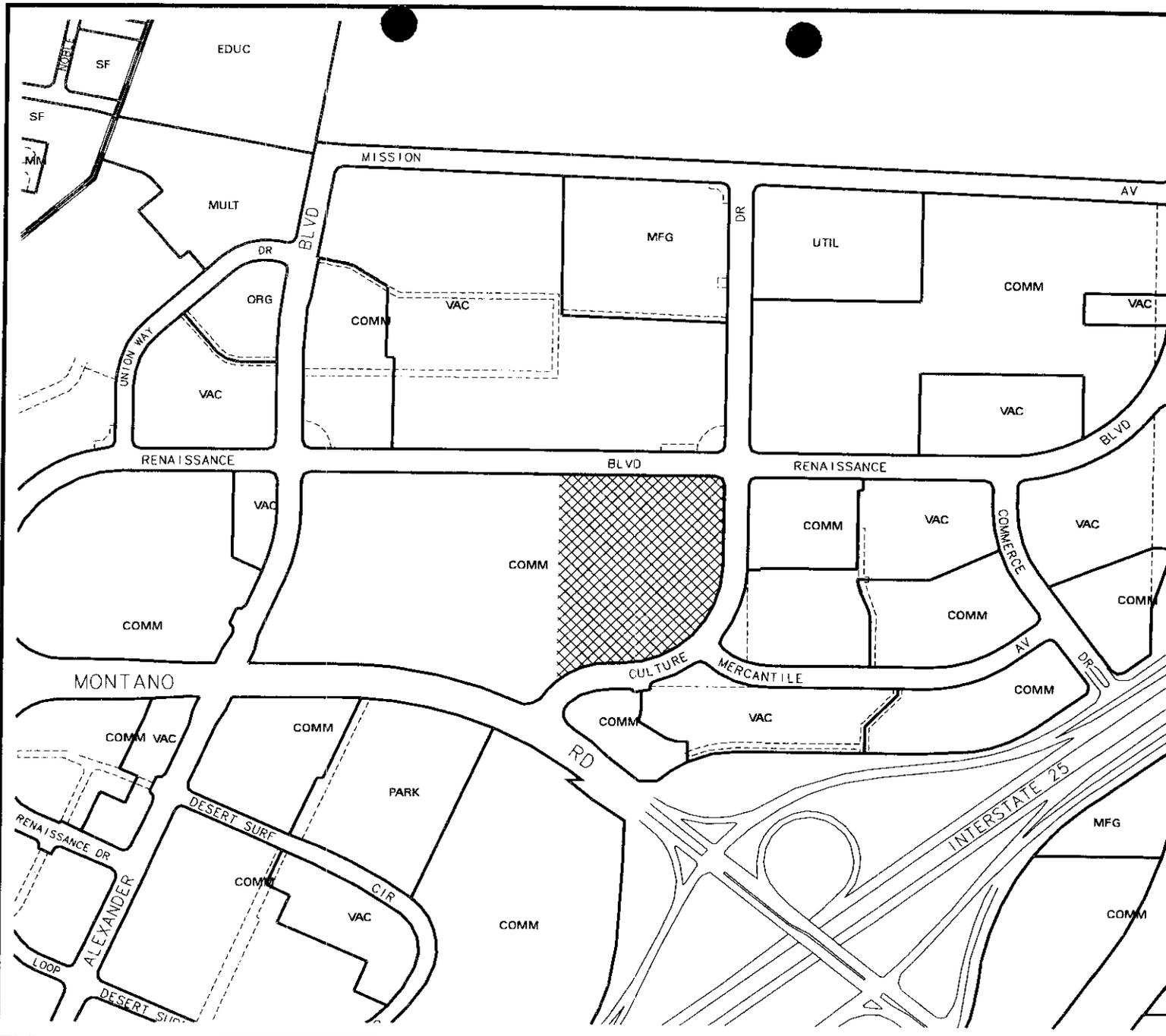
MAP NO. F-16

APPLICATION NO. 01110-00000-00424 01128-00000-00425 01128-00000-00426



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"= 519'

**PROJECT NO.**  
1001118

**HEARING DATE**  
05-17-01

**MAP NO.**  
F-16

**APPLICATION NO.**  
01110-00000-00424  
01128-00000-00425  
01128-00000-00426

Note: Shaded area indicates County Not to Scale



***Development Services Report***

***SUMMARY OF REQUEST***

<b><i>Requests</i></b>	<i>Zone Map Amendment</i> <i>Site Development Plan for Subdivision</i> <i>Site Development Plan for Building Permit</i>
<b><i>Location</i></b>	<i>Renaissance Boulevard NE between Culture Drive and Mercantile Avenue NE</i>

***AREA CHARACTERISTICS AND ZONING HISTORY***

***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-1 for C-2 Uses	Established Urban	Undeveloped
<b><i>North</i></b>	SU-1 for IP Uses	“	Undeveloped
<b><i>South</i></b>	SU-1 for C-2 Uses	“	Fast-food Restaurants & a Portion Undeveloped
<b><i>East</i></b>	SU-1 for IP Uses	“	Commercial Office & a Portion Undeveloped
<b><i>West</i></b>	SU-1 for C-2 Uses	“	Commercial Retail

***Background, History and Context***

This is a request for a zone map amendment and approval of site development plans for subdivision and building permit. The property is located within the Renaissance Center. When the Renaissance area was annexed and zoning established in 1984 the Renaissance Master Plan was reviewed and approved by the Environmental Planning Commission (AX-84-1, Z-84-13)). The Plan was not approved and adopted by City Council, but rather served as a guide for land uses, zoning and design guidelines for the area.

The area north of the subject site is currently undeveloped. Northeast of the site on the corner of Renaissance and Culture Drive is the FedEx building. East of the subject site lies undeveloped land and land developed commercially with IKON Office Solutions. South of the subject site is a portion of vacant land in addition to a Wendy's and an Arby's restaurant. West of the subject site is the Costco retail development. The larger surrounding area is made up of various commercial uses including office supplies, formal attire, pet supplies, home improvement, and car sales.

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**APPLICABLE PLANS AND POLICIES**

***Albuquerque / Bernalillo County Comprehensive Plan***

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

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

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

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

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

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

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

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

***Renaissance Master Plan***

When the Renaissance area was annexed and zoning established in 1984 the Renaissance Master Plan was reviewed and approved by the Environmental Planning Commission (AX-84-1, Z-84-13)). As mentioned in the background section of this report, the plan was not approved and adopted by City Council, but rather serves as a guide for land uses, zoning and design guidelines for the area. The Master Plan generally encompasses properties north and west of Interstate-25 along Montano Road to Montbel Road with a northern border at Mission Avenue and southern border at the end of Alexander Boulevard. The Master Plan sets forth policies regarding land use, architectural control, lot use restrictions, maintenance of lots, annexations, and other land use related items covered in Articles 1-15 (pp. 1 - 23).

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

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

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

***Resolution 91-1998 (R-70)***

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

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

***Long Range Roadway System***

The Long Range Roadway System designates Alexander as a Collector street.

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**ANALYSIS**

***Zone Map Amendment***

***Conformance to Adopted Plans, Policies, and Ordinances***

This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 4A, Renaissance Center, located on Renaissance Boulevard NE between Culture Drive and Alexander Boulevard NE. Resolution 270-1980 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.

In this case, the applicant cites the facilitation of elements of the Comprehensive Plan and changed neighborhood conditions as justification for the zone change. The applicant states that the EPC approval rezoning of property to the north of the subject site to SU-1 for IP in January 2001 and another instance where zoning was changed to SU-1 for M-1 (industrial uses) as changed conditions in the neighborhood. In addition, the applicant states that the development will facilitate the implementation of Policy 5, Established Urban Section in the Comprehensive Plan by creating employment and service uses located to complement residential areas and sited to minimize the adverse effects of noise, lighting, pollution and traffic on residential communities.

The proposal does facilitate Policy 5 inasmuch as when commercial development occurs it should generally be located in existing commercially zoned property. The site has been oriented in such a way as to minimize these effects on the residential multi-family development to the west. This property is currently commercially zoned SU-1 for C-2. The more intense zoning of IP would allow the desired uses as specialty retail, office, showroom and storage area. The applicant's letter to the Commission states that some of these uses are not allowed in C-2 zoning and that the site requires the more intense IP zone.

The requested zone is not a spot zone. SU-1 for IP zoning is located east across Culture Drive. The uses proposed for this lot would not generate significantly more intense traffic, lighting, pollution or other nuisances to the area than would uses in the C-2 zone.

Staff recommends approval of the zone map amendment.

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**ANALYSIS**

***Site Plan for Subdivision***

***Conformance to Adopted Plans, Policies, and Ordinances***

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

“SITE DEVELOPMENT PLAN.

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

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

The site plan for subdivision proposes to subdivide Tract 4-A into 2 lots to be called Tract 4-A-1 and 4-A-2.

The site development plan for subdivision has a scale of 1 inch to 40 feet. This meets the requirement as stated above. The site plan for subdivision shows the site at the southwest corner of Renaissance Boulevard and Culture Drive. The proposed use is stated as an office/warehouse/retail. Vehicular ingress and egress are provided both on Renaissance Boulevard and Culture Drive at the east and north sides of the proposed Tracts. An adjoining access point is provided adjacent to the Costco parking area to the west.

Pedestrian access for the site shows an existing, meandering 4-foot sidewalk along Renaissance Boulevard and continuing along Culture Drive where it stops abruptly. The site plan proposes a new 4-foot wide meandering sidewalk on Renaissance and a 6-foot wide sidewalk along Culture Drive. This should be changed to provide a 6-foot wide walkway along the entire perimeter of the site. Pedestrian connections to the interior of the site as well as connections internal to the site appear to be adequate. Maximum building height, building setbacks and floor area ratios for each building are not contained within the site plan for building permit and should be provided on the site plan prior to DRB approval. The agent states through phone conversations and e-mail that the maximum height of the proposed buildings is 35-feet. Information provided by the agent indicates that the floor area ratio for Tract 4A-1 is 0.26 and for Tract 4A-2 is 0.23 and that the minimum building setback along Renaissance Boulevard is 30' and along Culture Drive is 20'.

The north/south street to the east of the subject site labeled Century Drive should be labeled Culture Drive.

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**ANALYSIS**

***Site Plan for Building Permit***

***Conformance to Adopted Plans, Policies, and Ordinances***

This is a request for site development plan for building permit for two structures. The larger structure is comprised of four buildings for a total of 310,657 square feet of office/warehouse uses. The smaller structure is for a 62,385 square foot office/retail use. They meet the requirements of the applicable city policies and plans for this area. There are no adopted sector plans for this area.

Note #2 states that "Any changes from what is approved on the site development plan for the subdivision purposes will require an amendment to the plan and that site development plan for building purposes will be required for the proposed Tracts 4-A-1 and 4-A-2 through a public hearing at the Development Review Board." Staff interprets this note as a request to the EPC that any amendments to the plan no matter how major or minor, can be approved at DRB. Staff recommends adding the words "in conjunction with review by EPC staff" to the end of Note #2. The site plan for building permit is a well thought out proposal. To ensure that no major elements of change to the approved plan are proposed at the DRB level, EPC staff involvement should continue until final approval.

***Site Plan Layout / Configuration***

Building Entrances for all the buildings are on the east side. The office/warehouse building faces east and is approximately 310,657 square feet and is located at the western portion of the subject site. The building footprint indicates a stepped, T-shaped building with proposed loading docks located along its western side. The office/retail building also faces east and is located on the northeast corner of the site. It is approximately 62,385 square feet with a rectangular-shaped footprint. Areas for parking are located on all four sides of the buildings. These parking areas are accessed from Renaissance Boulevard and Culture Drive and also connect between the two structures via several asphalt paved drive aisles. A paved asphalt loading area is located along the west side of the larger structure.

The site plan indicates that three outdoor "patio areas" are located on site. Two of these areas are located at the northeast corners of each building and are properly shaded in the summer with the provision of deciduous trees nearby. The patio for Building 1 is 800 square feet. The patio for Building 5 is 650 square feet. The third patio for Building 5 is 450 square feet and is on the south side of the large building with no shade. Shade should be provided for this area, especially with its direct southern exposure.

***Vehicular Access, Circulation and Parking***

Vehicular access to the site is from Renaissance Boulevard and Culture Drive. The northern portion of the site is accessed from Renaissance by two entrances. The entrance at the center of the proposed development is a 30-foot drive entrance that allows traffic to continue straight into the site or a choice to turn left or right into parking areas. At the western end of the site along

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Renaissance is a 20-foot wide driveway that provides a joint access point with the Tract to the east (the Costco parking lot). It appears that the Costco side is the entrance to the site (ingress) and the subject site portion is for exiting (egress). As the site is entered from this point a drive-aisle splits off to the right or left. Vehicles turning left enter the subject site parking area or turn right to enter the loading dock area. The entrance along Culture Drive is located near the southern corner of the site and appears to be 40-foot wide. These widths are not shown on the site plan and should be noted as such. The entrances on Renaissance and Culture are shown with brick pavers but the joint access entrance is not.

Circulation throughout the site can occur along the perimeter as well as through the center of the site between the two buildings. Parking is available on all sides of both structures.

Required parking for the entire site is 259 spaces. The site plan shows an allotment of 354 spaces which includes approximately 28 small car spaces and 12 handicap spaces. A positive addition to the parking area features 18 spaces reserved for multi-occupancy vehicles located in close proximity to both buildings. This is an encouraging step toward attempting to mitigate environmental issues in the area.

***Pedestrian and Bicycle Access and Circulation, Transit Access***

Pedestrian access for the site shows an existing, meandering 4-foot sidewalk along Renaissance Boulevard and continuing along Culture Drive where it stops abruptly. The site plan proposes a new 4-foot wide meandering sidewalk on Renaissance and a 6-foot wide sidewalk along Culture Drive. This should be changed to provide a 6-foot wide walkway along the entire perimeter of the site. Pedestrian connections to the interior of the site as well as connections internal to the site appear to be adequate. The pedestrian crossing at the southern end of the site near Building 4 appears to 'miss' the connection to the sidewalk. This should be corrected. Numerous pedestrian crossings are provided throughout the site with good connections to the structures from parking areas and the perimeter sidewalks.

The provisions of the three patio areas presents an attractive amenity for the site. Although two of the patios are served with shade trees, shade should be provided to the southernmost patio, as it will be most affected by summer sun.

The required number of bicycles spaces required is 18. The site plan does not provide bicycle parking calculations and will need to do so prior to DRB approval. It appears to staff that 4 bike racks and 2 bike lockers with room for 5 bicycles each have been provided for a total of 30 spaces. The bike rack for Building 5 is located some distance from the entrance and should be moved closer to the east entrance or an additional space should be placed in that location. A bicycle rack detail is provided on Sheet 1 showing the racks to be made of painted steel pipe.

Transit Route 16 serves Alexander Boulevard in this area and Route 95 serves Montano in this area Monday through Friday. This site is within 300 feet of Route 95. This site is within a quarter-mile of Route 16.

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### *Lighting and Security*

Site lighting is to be a mixture of building mounted lighting and post mounted lighting and is shown throughout the site. Note #9 on the site plan for subdivision states that "Light poles shall be a maximum of 24' feet with full cut off light fixtures. Light fixtures shall be a maximum of 24' with full cutoff shields on fixtures so that no fugitive light shall escape beyond the property line. The light fixtures shall be fully shielded with horizontal lamps." Staff recommends a maximum height of 20-feet for lighting. No lighting detail is provided.

The landscape plan shows proposed perimeter and retaining walls as well as existing walls. It is unclear on the site plan as to the exact location of each of these walls. A detail and/or description should be provided showing height, color and materials for the walls. Perimeter walls should comply with the Planning Department's Guidelines for perimeter walls. Low walls, 2 ½ to 3-feet in height should be used to screen parking areas from the street. Loading docks should be screened by walls and covers that are architecturally integrated with the building.

### *Landscaping*

The Landscape Plan shows a mixture of shrubs, ornamental grasses, deciduous ash and Honey locust trees, Austrian pine and with two flowering ornamental species. The plan will provide for year-round attractiveness with this variety and number of shrubs and trees. Dimensions of planting beds have been provided. An adequate number of shade trees have been provided in all parking areas except for the row of parking found adjacent to the native seed area and the row of parking south Building 4. At least two shade trees should be added to the area adjacent to the native seed area and two more placed 10 parking spaces apart at the southern end of Building 4. The site plan meets the street tree ordinance requirements as well as the water conservation ordinance requirements. A pleasing row of trees graces the southern curvature of the site. Trees, shrubs, grasses and flowers are to be mulched with Mesa Bluff gravel, according to the plan.

A large area on the southeast corner of the subject site is proposed to be left essentially undeveloped and without formal landscape planting. This is a steep hill with the potential for dramatic impact. The area is proposed to be crimp straw/native seed planting. Supplementing this palette with Desert marigold and California poppies scattered throughout the grass areas would provide an eye-catching and interesting space. Or, an attractive alternative to "native seed" could be a combination of ornamental grasses such as Sand dropseed, Alkali sacaton or Purple threeawn which is usually found in sandy or gravelly areas such as this. All are drought tolerant species. Also, sacred datura is a spreading, fast-growing plant that often grows naturally on gravelly hillsides. This area is an opportunity for an attractive buffer for the site. Anything that is planted here should be drought tolerant, should be specified on the landscape plan by botanical name and should be supplied with an irrigation system for the first three years, at a minimum, to ensure establishment of vegetation.

Under shade tree species the ash is listed. Unfortunately, this tree is currently under attack by the *ash bark beetle*. This information comes from a recent memo sent out by the Bernalillo County Extension Service. The Extension Service is recommending a halt to planting ash trees in the

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Albuquerque area due to a current local infestation of this beetle. Apparently this insect is prevalent in the area and is causing a significant amount of damage to all types of ash, but especially green ash. If ash trees are planted, there is a high likelihood that they will not become viable street/shade trees. The County Extension is recommending substitutions for ash in the form of London plane trees, Chinese pistache or Honey locust. In this case, since Honey locust trees are also being used for this landscape, Chinese pistache, London Plane, Hawthorn, Bradford pear or similar shade producing trees are recommended as substitutions.

***Grading, Drainage, Utility Plans***

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

***Architecture and Signage***

There are two proposed buildings, although the larger of the two seems to be four separate buildings attached and labeled 1, 2, 3 & 4 and the smaller building is labeled Building 5. The larger building varies in height from 30-feet to 35-feet with 21-foot high metal roofing over doorways. The proposed building is a two-story, somewhat T-shaped structure that is 310,657 square feet in size. The building is made of pre-cast concrete painted a purple-tinted beige with beige and copper colored accents. Tile accents are shown within the beige accents. However, *the color of the tile is not called out*. Overhead coiling doors are shown mostly on the west elevation with one on the east elevation. *Colors of these doors is not mentioned*. The east elevation is the docking area with doors raised above the ground plane with wall mounted rubber truck bumpers and weather seals. Metal stairs with steel tube handrails and guardrails are provided to reach the docking areas. Storefront glazing is depicted on all but the west side of the building. The glazing is called out as copper colored. Glazing should be non-reflective. *Color of paint for door trim should be called out*.

The smaller building, or Building 5, is a one-story building 23-feet in height consisting of 62,385 square feet. This building is also made of pre-cast concrete and painted a plum-tinted beige with beige and copper colored accents. Three-foot deep metal overhangs painted a copper color are featured over each entrance. Overhead doors are roll-up types but the color is not specified. Door trim is called out as beige.

Eight 2-foot high self-illuminated signs are shown above the doors on Building 1-4 and six 4-foot high self-illuminated signs are shown in various locations on the same building. Six 3-foot self-illuminated signs are shown on Building 5. A detail of a monument sign is shown on Sheet A2.2. It is described as 4-feet tall and 8-feet wide made of pre-cast concrete and self-illuminated. *The color is not stated*.

No refuse container detail is provided. The refuse container should match architecturally with color and materials of the buildings.

***Concerns of Reviewing Agencies / Pre-Hearing Discussion***

The applicant was not in attendance at the pre-hearing discussion.

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***Neighborhood Concerns***

Staff has received no input from neighbors regarding this request.

***Conclusions***

Although some components of this request are lacking, the overall site plan presents an attractive and thoughtful design. Staff recommends approval of this request with suggested conditions of approval.

***FINDINGS - 01110 00424, May 17, 2001 – Zone Map Amendment***

1. This is a request for a zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 4A, Renaissance Center, an 8.58-acre tract of land located at the southwest corner of Renaissance Boulevard and Culture Drive NE.
2. The zone map amendment is consistent with the Goals and policies for areas designated Established Urban by the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.”
3. The zone map amendment meets the requirements of Resolution 270-1080, specifically under the changed neighborhood conditions in the area, which include several zone map amendments in the immediate area.
4. The proposed zoning furthers the intent of the Renaissance Master Plan.

***RECOMMENDATION - 01110 00424, May 17, 2001 – Zone Map Amendment***

**APPROVAL of 01110 00424, a request for zone map amendment from SU-1 for C-2 to SU-1 for IP for Tract 4A, based on the preceding Findings.**

---

***FINDINGS - 01128 00425, May 17, 2001 – Site Development Plan for Subdivision***

1. This is a request for a site development plan for subdivision for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The site plan meets the requirements as set forth in the Comprehensive Plan by creating employment and service uses located to complement residential areas and sited to minimize the adverse effects of noise, lighting, pollution and traffic on residential communities.
3. The submittal will meet the requirements of the Zoning Code with some minor additions.
4. The proposed site development plan for subdivision furthers the intent of the Renaissance Master Plan.

***RECOMMENDATION - 01128 00425, May 17, 2001 – Site Plan for Subdivision***

**APPROVAL of 01128 00425, a request for Site Plan for Subdivision for Tract 4A, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 01128 00425, May 17, 2001 – Site Plan for Subdivision***

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan shall clearly state the building setbacks, maximum building height, and floor area ratios. These items shall be added to the plan prior to DRB approval.

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***FINDINGS - 01110 00426, May 17, 2001 – Site Plan for Building Permit***

1. This is a request for a site development plan for building permit for Tract 3A3-A, North Renaissance Center, a 7.98 tract of land located at the southeast corner of Alexander Boulevard and Mission Boulevard NE.
2. The site plan for building permit furthers the applicable goals and policies of the Comprehensive Plan by proposing 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 environment.
3. The proposed site development plan for building permit furthers the goals of the Renaissance Master Plan.
4. The submittal is adequate with some minor changes and additions.

***RECOMMENDATION - 01110 00426, May 17, 2001 – Site Plan for Building Permit***

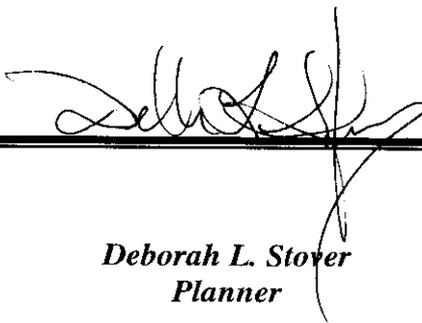
**APPROVAL of 01110 00426, a request for Site Plan for Building Permit for Tract 4A, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 01110 00426, May 17, 2001 – Site Plan for Building Permit***

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Language stating, “in conjunction with review by EPC staff” shall be added to the end of Note #2, Sheet 1 of the Site Development Plan for Building Permit.

- 
3. Shade trees or an architecturally integrated shade structure shall be provided for the patio area south of Building 1-4.
  
  4. The square footage of each patio area shall be labeled on the site plan.
  
  5. Widths of all entrances and drive aisles shall be shown on the site plan.
  
  6. A 6-foot wide walkway along the entire perimeter of the site and adjacent to the roadways shall be provided.
  
  7. The site plan shall provide bicycle-parking calculations which state how many bicycle spaces are required and provided.
  
  8. A maximum height of any site lighting shall be 20-feet. A lighting detail showing a maximum height of 20-feet for shall be provided.
  
  9. A detail shall be provided showing height, color and materials for the walls. Perimeter walls shall comply with the Planning Department's Guidelines for perimeter walls. Low walls, 2 ½ to 3-feet in height shall be used to screen parking areas from the street. Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
  
  10. The row of parking found adjacent to the native seed area and the row of parking south of Building 4 shall have at least two shade trees placed 10 parking spaces apart.
  
  11. Vegetation planted along the southern, undeveloped portion of the site shall be specified on the landscape plan by botanical name and shall be supplied with an irrigation system for the first three years, at a minimum, to ensure establishment of vegetation. Plantings shall include native seed or ornamental grasses (species shall be specified on the site plan) and supplemented with Desert marigold and California poppies scattered throughout the grass areas.

12. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
13. All building colors and materials shall be labeled on the elevation drawings.
14. The refuse enclosure shall be compatible in design, color and material with the building architecture. The gates shall be opaque; chain link gates are not allowed. A detail shall be provided on the site plan for building permit.
15. No freestanding cell towers or antenna shall be permitted. Any wireless communications facilities shall be integrated into the building architecture.
16. Pedestrian crossings that are a minimum of 6-feet wide which are clearly demarcated with slightly raised and/or textured paving other than asphalt and striped with white paint shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
17. Transportation Development:
  - A) The TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City shall be completed. An update of the trip generation totals shall be provided to determine current level of development in the Renaissance Area.
  - B) All the requirements of previous actions taken by the EPC and the DRB shall be completed and /or provided for.
  - C) All proposed access points shall be designed and constructed to the satisfaction of the Traffic Engineer. Sight distance and shared access are two of the concerns.
  - D) A deceleration lane for the driveway shall be provided on Culture Drive.
  - E) A left turn lane for the driveway shall be provided on Culture Drive.



---

**Deborah L. Stoyer**  
**Planner**

cc: Union Pension Transaction Trust 93-2 NM, 1110 Pennsylvania NE, Albuquerque, NM 87110  
Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113

**Attachments**



## NOTICE OF PUBLIC HEARING

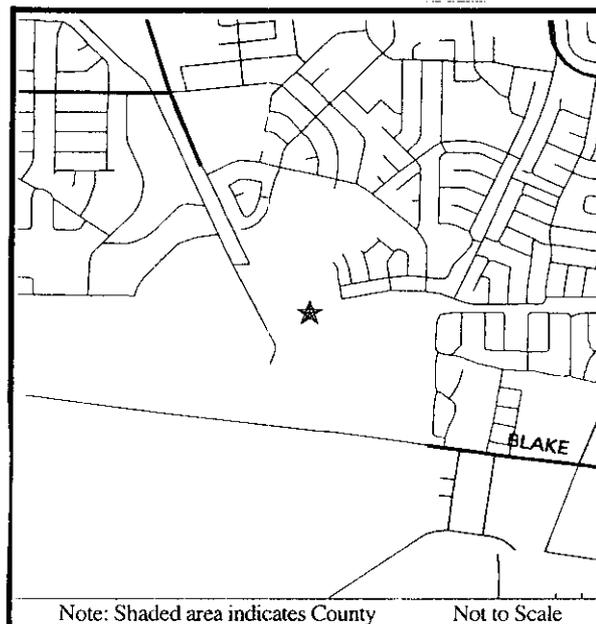
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, May 17, 2001 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

- 01128 00000 00255 Herb Denish & Associates, Inc., agents for The Bradford Company,  
Project #1001081 request approval of a site development plan for subdivision purposes for Lots 1, 2A, 2B, 2C, 3, 4 & 5, Uncle Doc Addition #2 and Lots 23 and & D-1, Snow Heights Addition, zoned C-2 & C-1, for the SW corner of Eubank and Menaul intersection, containing approximately 14.62 acres. (H-20) Debbie Stover, Staff Planner
- 01114 00000 00386 Garcia Kraemer & Associates, agents for Sparton Technology Inc.,  
01110 00000 00387 request annexation and establishment of SU-1/C-2 Uses zoning for a  
Project # 1000244 portion of an unplatted tract of land commonly referred to as Sparton Site in Sec 18, T11N, R3E, located on Coors Blvd. NW between Irving NW and Westside NW, containing approximately 4.02 acres. (B & C-13) Lola Bird, Staff Planner
- 01114 00000 00402 ABQ Engineering Inc., agents for Kinney Huse request annexation and  
01110 00000 00403 establishment of M-1 zoning for Sections 34 & 35, Tract 10N, R2E  
Project # 1001144 NMPM, Bernalillo, NM, located on Ervien Lane and Coors SW between Arenal Road and Blake Road, containing approximately 19.97 acres. (M-10) Loretta Naranjo Lopez, Staff Planner

- 01221 00000 00405  
Project #1001146 The City of Albuquerque requests an amendment to portions of the Comprehensive City Zoning Code, to prohibit the dispensing of certain containers of alcoholic beverages in certain zones within 500 feet of a pre-elementary, elementary or secondary school, religious institution, residential zone, City park or City owned major public open space; and to establish a 4 year amortization period for nonconforming uses involving resales of alcoholic beverages. Simon Shima, Staff Planner
- 01110 00000 00381  
Project # 1001136 Frank R. and Patricia Stubbs request a zone map amendment from R-1 to RG, for lot 24, Block 9, Clayton Heights Addition, located on Buena Vista Drive SE, between University Blvd. and Yale Blvd. SE, containing approximately 0.16 acre. (L-15) Loretta Naranjo Lopez, Staff Planner
- 01110 00000 00406  
Project # 1001147 Phil Ward, agent for Garth Maxam request a zone map amendment from O-1 to R-LT for Lots 4 & 5, Block 12, Unit 3, Volcano Cliffs, located on Mojave Street NW between Unser and Tesuque, containing approximately 6.1 acres. (E-10) Lola Bird, Staff Planner
- 01110 00000 00424  
01128 00000 00425  
01128 00000 00426  
Project # 1001118 Tierra West LLC, agents for Union Pension Transaction Trust 93-2NM request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract 4A, Renaissance Center, located on Renaissance Blvd. NE between Culture Drive NE and Mercantile Ave. NE, containing approximately 8.5862 acres. (F-16) Debbie Stover, Staff Planner
- 01128 00000 00413  
Project #1001151 BPLW Architects & Engineer, agents for Qwest request approval of a site development plan for building permit for Tract A, Archdiocese of Santa Fe, zoned SU-1 for Switching Station, located on Wyoming Blvd. NE between Scotts Place and Palomas Parkway, containing approximately 1.01 acre. (D-19) Lola Bird, Staff Planner
- 01128 00000 00416  
Project # 1000344 Kells & Craig Architect, agents for the City of Albuquerque request approval of a site development plan for building permit for Tract A, Taylor Ranch Community Center, zoned SU-1, located on Taylor Ranch Road NW between Kachina Street and Montano Road, containing approximately 5.5 acres. (E-11) Debbie Stover, Staff Planner

01128 00000 00419 Claudio Vigil, Arch., agent for Opportunity Research Park Partnership  
Project #1001153 request approval of a site development plan for building permit for Lot 1, Block 3, Sandia Research Park, located on Gibson Blvd between Britt and Tony, containing approximately 1.0074 acre. (M-21) Debbie Stover, Staff Planner

01128 00000 00422 Community Sciences Corporation, agents for Curb Inc. request approval  
Project # 1001154 of a site development plan for subdivision for Parcels 12, 5, 5A, 6, El Rancho Grande 1, zoned SU-1 for Mixed Use, located on Gibson Blvd. SW between Unser Blvd. and Snow Vista Diversion Channel, containing approximately 72.85 acres. (M & N-9) Russell Brito, Staff Planner

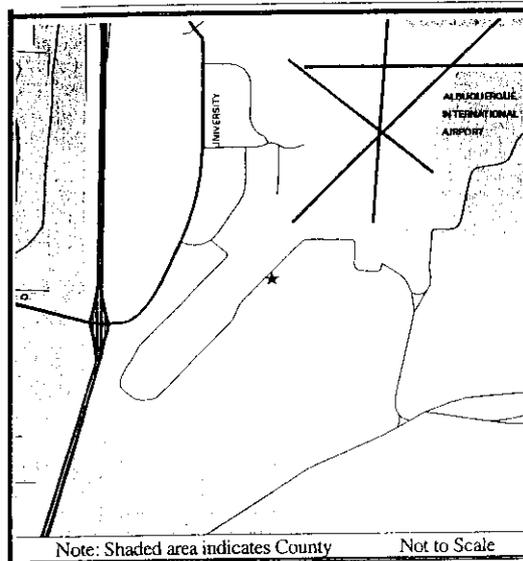


01128 00000 00427 Wilson & Company, agents for Albuquerque Elks Lodge No. 461  
Project #001156 request approval of a site development plan for building permit for Lot 12A, Cavan Sunport Center, zoned SU-1 for O-1, C-2, IP, located on the SW corner of Columbia SE & Vail Ave. SE, containing approximately 2.3 acres. (L-16) Lola Bird, Staff Planner

01128 00000 00430 Consensus Planning, Inc., agents for Sandia Laboratory Federal Credit  
Project # 1001158 Union request approval of a site development plan for building permit for Lots 4 & 5, Block 1, Sandia Research Park, zoned SU-1 for IP, located on Gibson Blvd. between Eubank Blvd. and Britt Street, containing approximately 2.01 acres. (M-12) Debbie Stover, Staff Planner

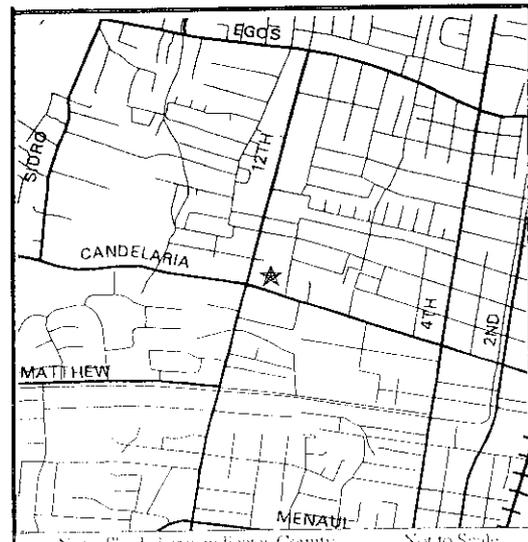
01110 00000 00428  
01128 00000 00441  
Project # 1001157

URS Corporation, agents for the City of Albuquerque, Aviation request a zone map amendment from M-1, M-2, SU-1 for Existing Uses to SU-1 for Airport & Related Facilities plus approval of a site development plan for subdivision purposes for Lot 21, Airport Business Park, Lots 9-20, Airport Business Park, zoned M-1, Municipal Addition No. 9, Tract C, Municipal Addition No. 9, northern 2.5 acre of Tract G1 (north of Sunport Loop), Airport Park, Lot A1C, zoned SU-1 for Existing Uses, City of Albuquerque-Albuquerque International Sunport, Lot D2, UNM Business Park, Tract D1A1/Spirit Drive, UNM Business Park, Tract D1A2, Tract B of Lands of UNM, Unplatted East of Spirit Drive), Unplatted Lands of UNM (between University Blvd. and Spirit Drive), UNM Business Park, Lot 2, Unplatted Lands of UNM, Tract A, Unplatted/Montessa Park, Zoned M-2, ABQ International Airport, containing approximately 1000 acres. (M-16, N-15 & 16, P-15 & 16)  
Loretta Naranjo Lopez, Staff Planner



01138 00000 00414  
Project # 1001087

The City of Albuquerque, Albuquerque Development Services Division request approval of a Sector Development Plan for Lots 3, 4, 10, 11, 69, 1, 2, 3, 4, Block O, Lots 12-16, 72, Block C, Lot B, Lot 70B2B, 69B2, 3, 138B, 1, 1, 10, Block O, Lots 4-6, 14, Block 18, located On Candelaria, containing approximately 25.83 acres. (G-14) Carmen Marrone, Staff Planner



01136-00000-00501  
**Project #1000602**  
01410-00000-00160

Westland Development Co., Inc., appeals the Development Review Board's decision to continue the hearing on the request to vacate the plat of **River Ranch Subdivision** (filed for record on 6-14-00 in Book 2000C at Page 156) and by implication the request to void the vacation of Sequoia Road NW zoned R-1 (City) and located at the east end of Sequoia Road NW east of Coors Blvd NW containing approximately 0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR ADDITIONAL EVIDENCE THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME.] (G-11)

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

Chuck Gara, Chairman  
Environmental Planning Commission

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MAY 2, 2001.**

APPROVED



Russell Brito, Senior Planner

Development Services Division, Planning Department

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

Meeting Date: May 17, 2001

Zone Atlas Page: F-16-2

Notification Radius: 100 Ft.

App# <u>01110-00000-00424</u>
Proj# <u>1001118</u>
Other# <u>01128-00000-00425</u>
<u>01128-00000-00424</u>

Cross Reference and Location: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant: United Pension Transaction Trust 93-2 NM

Address: 1110 Pennsylvania NE, 87110

Agent: Tierra West, LLC

Address: 8509 Jefferson NE, 87113

SPECIAL INSTRUCTIONS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date Mailed: \_\_\_\_\_

Signature: \_\_\_\_\_



1016061                      \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606130020830709                      LEGAL: TR 4 A PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4    LAND USE:  
PROPERTY ADDR: 00000                      N/A  
OWNER NAME: NORWEST BANK NEW MEXICO NA  
OWNER ADDR: 00000                      PO BOX 1081                      ALBUQUERQUE                      NM                      87103

101606122020530710                      LEGAL: TR 4 B PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4    LAND USE:  
PROPERTY ADDR: 00000                      1420 RENAISSANCE BLV NE  
OWNER NAME: PRICE COMPANY  
OWNER ADDR: 00999                      LAKE                      DR                      ISSAQUAH                      WA                      98027

101606127314840105                      LEGAL: TRAC T 5- B-2-A PLAT FOR RENAISSANCE CENTER TRACT 5-    LAND USE:  
PROPERTY ADDR: 00000                      N/A  
OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF  
OWNER ADDR: 01516                      SAN PEDRO                      NE ALBUQUERQUE                      NM                      87110

101606132815040110                      LEGAL: TRAC T 5- B-2-C PLAT FOR RENAISSANCE CENTER TRACT 5-    LAND USE:  
PROPERTY ADDR: 00000                      N/A  
OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF  
OWNER ADDR: 01516                      SAN PEDRO                      NE ALBUQUERQUE                      NM                      87110

101606129813840102                      LEGAL: TRAC T 5- B-2-B PLAT FOR RENAISSANCE CENTER TRACT 5-    LAND USE:  
PROPERTY ADDR: 00000                      N/A  
OWNER NAME: UNITED NEW MEXICO TRUST CO  
OWNER ADDR: 00000                      PO BOX 35847                      ALBUQUERQUE                      NM                      87176

101606135018340610                      LEGAL: TR 6 A2 P LAT OF TRACTS 6-A-1, 6-A-2, 7-A & 7-B RENA    LAND USE:  
PROPERTY ADDR: 00000                      CENTURY DR NE  
OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF  
OWNER ADDR: 01516                      SAN PEDRO                      NE ALBUQUERQUE                      NM                      87110

101606135021840615                      LEGAL: TR 6 A1 P LAT OF TRACTS 6-A-1, 6-A-2, 7-A & 7-B RENA    LAND USE:  
PROPERTY ADDR: 00000                      CENTURY DR NE  
OWNER NAME: TRACT 6 LIMITED LIABILITY COMP  
OWNER ADDR: 02340                      MENAUL                      BL NE ALBUQUERQUE                      NM                      87107

101606135926710205                      LEGAL: TRAC T 10 -B PLAT OF TRS 9-A-1, 10-A & 10-B OF RENAI    LAND USE:  
PROPERTY ADDR: 00000                      1501 RENAISSANCE BLV NE  
OWNER NAME: GORDON MARK M &  
OWNER ADDR: 00000                      C/O W A C O                      SEATTLE                      WA                      98101

101606129626721025                      LEGAL: TR 3 B2 P LAT OF TRS 3A1, 3A2, 3A3, 3A4, 3B1 & 3B2    LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: NORWEST BANK NM N.A. TRUSTEE  
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606123527221020  
LEGAL: TR 3 A4 P LAT OF TRS 3A1, 3A2 3A3, 3A4, 3B1 & 3B2 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: NORWEST BANK NM N.A. TRUSTEE  
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606128611030106  
LEGAL: AMEN DED LOT A OF THE LDS OF HELEN E SAUNDERS WITHH LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: TAPPER STUART & LAURIE E &  
OWNER ADDR: 00456 CABEZON RD CORRALES NM 87048

101606118707230118

LEGAL: PARC EL C RENAISSANCE III A REPL OF LTS 3 & 4 BLK 4 LAND USE:  
PROPERTY ADDR: 00000 N/A

OWNER NAME: THE BEACH WATERPARK  
OWNER ADDR: 01600 DESERT SURF

LP NE ALBUQUERQUE NM 87107

101606121313830119

LEGAL: PARC EL B RENAISSANCE III A REPL OF LTS 3 & 4 BLK 4 LAND USE:  
PROPERTY ADDR: 00000 N/A

OWNER NAME: THE BEACH WATERPARK  
OWNER ADDR: 01600 DESERT SURF

LP NE ALBUQUERQUE NM 87107

Proj# 1001118

Union Pension Transcation Trust 93-2  
1110 Pennsylvania NE  
Albuq., NM 87110

101606122020530710

PRICE COMPANY  
999 LAKE DR  
ISSAQUAH WA 98027

101606135021840615

TRACT 6 LIMITED LIABILITY COM  
2340 MENAUL BL NE  
ALBUQUERQUE NM 87107

101606128611030106

TAPPER STUART & LAURIE E &  
456 CABEZON RD  
CORRALES NM 87048

Proj# 1001118

TIERRA WEST, LLC  
8509 JEFFERSON ST. NE  
ALBUQ., NM 87113

101606127314840105

UNITED NM TRUST CO/TRUSTEE OF  
1516 SAN PEDRO NE  
ALBUQUERQUE NM 87110

101606135926710205

GORDON MARK M &  
C/O W A C O  
SEATTLE WA 98101

101606118707230118

THE BEACH WATERPARK  
1600 DESERT SURF LP NE  
ALBUQUERQUE NM 87107

101606130020830709

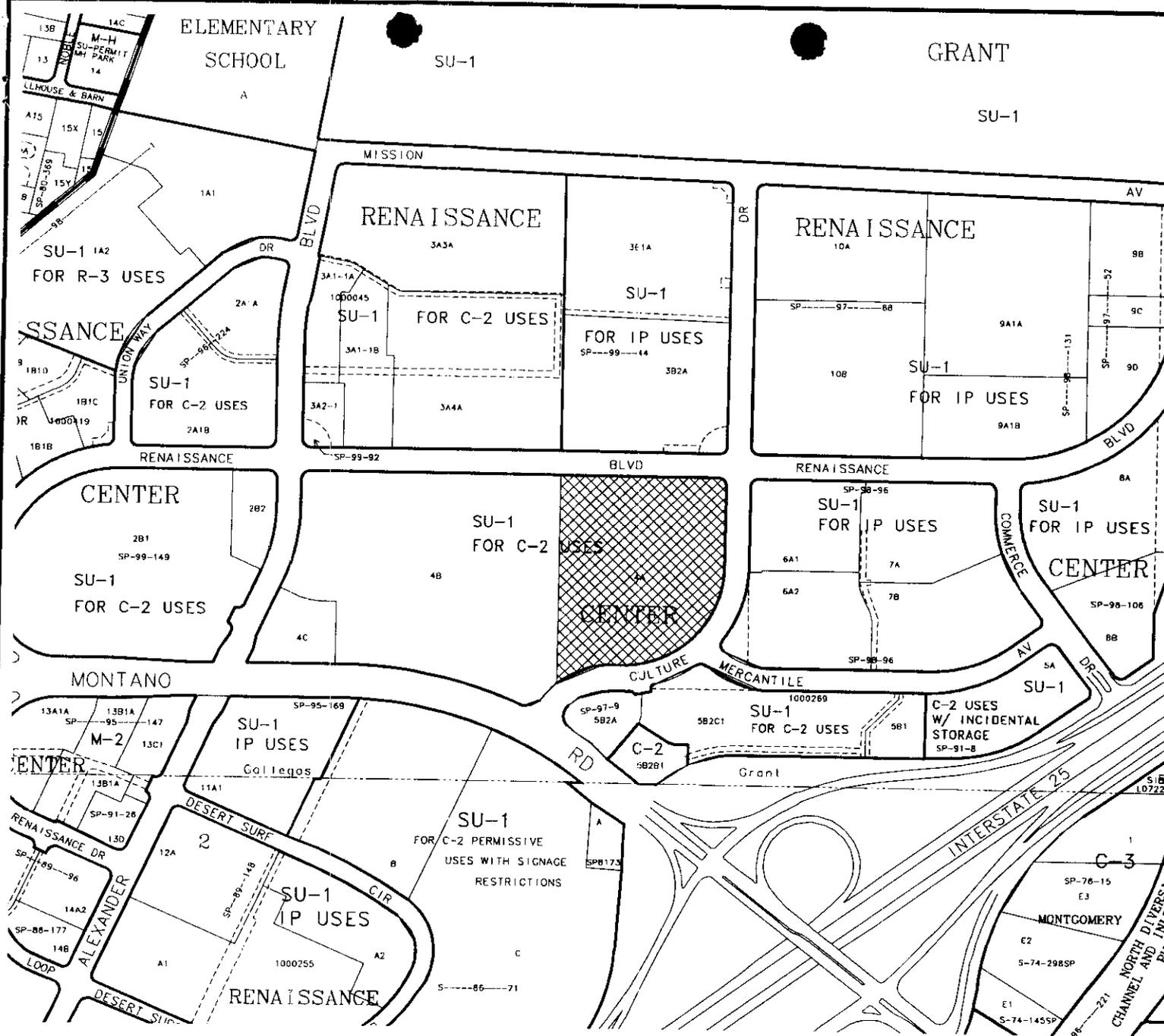
NORWEST BANK NEW MEXICO NA  
PO BOX 1081  
ALBUQUERQUE NM 87103

101606129813840102

UNITED NEW MEXICO TRUST CO  
PO BOX 35847  
ALBUQUERQUE NM 87176

101606129626721025

NORWEST BANK NM N.A. TRUSTEE  
1516 SAN PEDRO NE  
ALBUQUERQUE NM 87110



**ZONING MAP**



Scale 1" = 519'

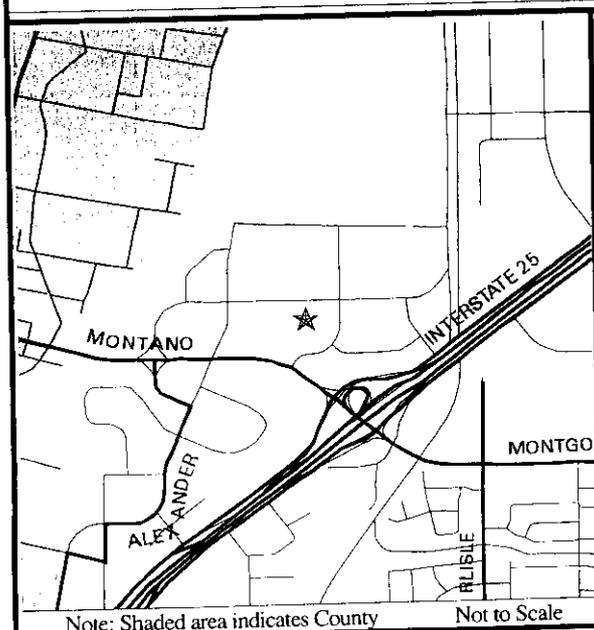
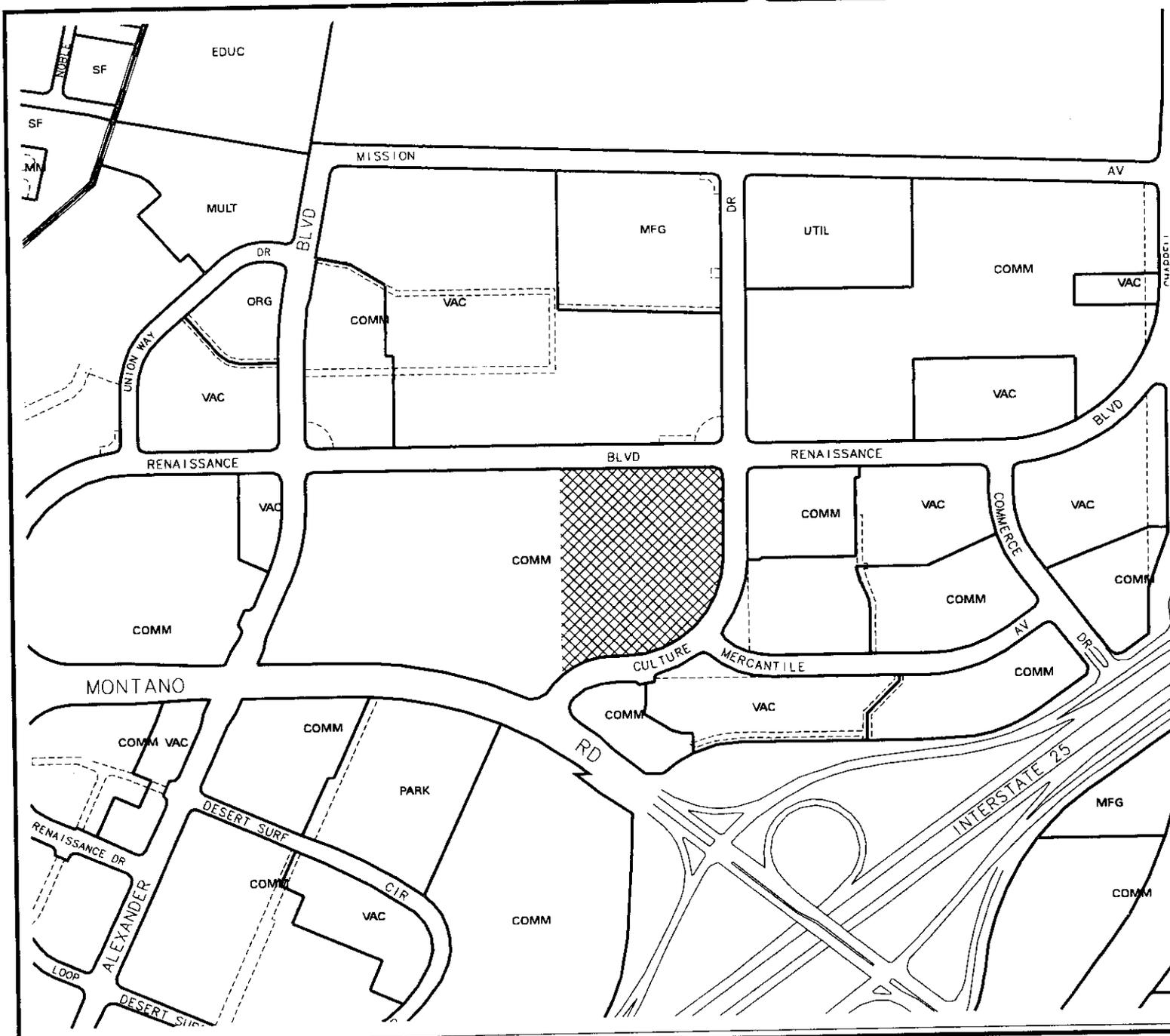
PROJECT NO.  
**100118**

HEARING DATE  
**05-17-01**

MAP NO.  
**F-16**

APPLICATION NO.  
01110-0000-00424  
01128-0000-00425  
01128-0000-00426

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" = 519'

PROJECT NO.  
100118

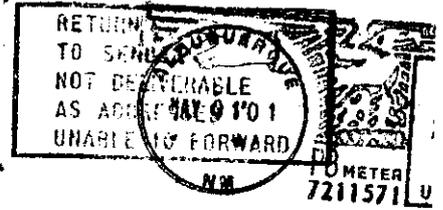
HEARING DATE  
05-17-01

MAP NO.  
F-16

APPLICATION NO.  
01110-00000-00424  
01128-00000-00425  
01128-00000-00426



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



101606129626721025

NORWEST BANK NM N.A. TRUSTEE  
 1516 SAN PEDRO NE  
 ALBUQUERQUE NM 87110

87110X6739-23  
 87103/1293



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



101606135926710205

GORDON MARK M &  
 C/O W A C O  
 SEATTLE WA 98101



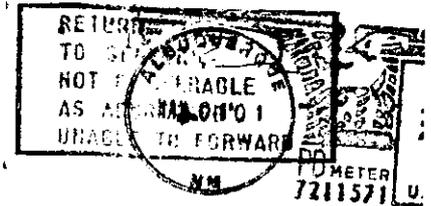
87103/1293



INSUFFICIENT A



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



101606127314840105

UNITED NM TRUST CO/TRUSTEE O:  
 1516 SAN PEDRO NE  
 ALBUQUERQUE NM 87110



## NOTICE OF PUBLIC HEARING

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01128 00000 00255 Herb Denish & Associates, Inc., agents for The Bradford Company,  
Project #1001081 request approval of a site development plan for subdivision purposes for Lots 1, 2A, 2B, 2C, 3, 4 & 5, Uncle Doc Addition #2 and Lots 23 and & D-1, Snow Heights Addition, zoned C-2 & C-1, for the SW corner of Eubank and Menaul intersection, containing approximately 14.62 acres. (H-20) Debbie Stover, Staff Planner

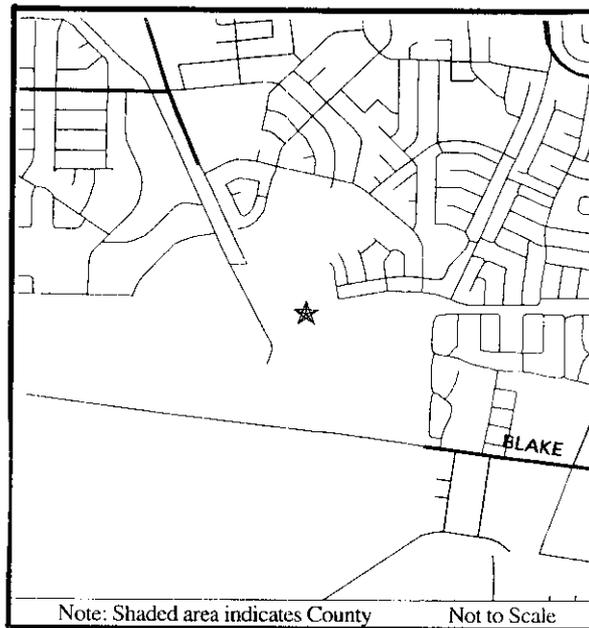
01114 00000 00386 Garcia Kraemer & Associates, agents for Sparton Technology Inc.,  
01110 00000 00387 request annexation and establishment of SU-1/C-2 Uses zoning for a  
Project # 1000244 portion of an unplatted tract of land commonly referred to as Sparton Site in Sec 18, T11N, R3E, located on Coors Blvd. NW between Irving NW and Westside NW, containing approximately 4.02 acres. (B & C-13) Lola Bird, Staff Planner

01114 00000 00402 ABQ Engineering Inc., agents for Kinney Huse request annexation and  
01110 00000 00403 establishment of M-1 zoning for Sections 34 & 35, Tract 10N, R2E  
Project # 1001144 NMPM, Bernalillo, NM, located on Ervien Lane and Coors SW between Arenal Road and Blake Road, containing approximately 19.97 acres. (M-10) Loretta Naranjo Lopez, Staff Planner

- 01221 00000 00405  
Project #1001146 The City of Albuquerque requests an amendment to portions of the Comprehensive City Zoning Code, to prohibit the dispensing of certain containers of alcoholic beverages in certain zones within 500 feet of a pre-elementary, elementary or secondary school, religious institution, residential zone, City park or City owned major public open space; and to establish a 4 year amortization period for nonconforming uses involving resales of alcoholic beverages. Simon Shima, Staff Planner
- 01110 00000 00381  
Project # 1001136 Frank R. and Patricia Stubbs request a zone map amendment from R-1 to RG, for lot 24, Block 9, Clayton Heights Addition, located on Buena Vista Drive SE, between University Blvd. and Yale Blvd. SE, containing approximately 0.16 acre. (L-15) Loretta Naranjo Lopez, Staff Planner
- 01110 00000 00406  
Project # 1001147 Phil Ward, agent for Garth Maxam request a zone map amendment from O-1 to R-LT for Lots 4 & 5, Block 12, Unit 3, Volcano Cliffs, located on Mojave Street NW between Unser and Tesuque, containing approximately 6.1 acres. (E-10) Lola Bird, Staff Planner
- 01110 00000 00424  
01128 00000 00425  
01128 00000 00426  
Project # 1001118 Tierra West LLC, agents for Union Pension Transaction Trust 93-2NM request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract 4A, Renaissance Center, located on Renaissance Blvd. NE between Culture Drive NE and Mercantile Ave. NE, containing approximately 8.5862 acres. (F-16) Debbie Stover, Staff Planner
- 01128 00000 00413  
Project #1001151 BPLW Architects & Engineer, agents for Qwest request approval of a site development plan for building permit for Tract A, Archdiocese of Santa Fe, zoned SU-1 for Switching Station, located on Wyoming Blvd. NE between Scotts Place and Palomas Parkway, containing approximately 1.01 acre. (D-19) Lola Bird, Staff Planner
- 01128 00000 00416  
Project # 1000344 Kells & Craig Architect, agents for the City of Albuquerque request approval of a site development plan for building permit for Tract A, Taylor Ranch Community Center, zoned SU-1, located on Taylor Ranch Road NW between Kachina Street and Montano Road, containing approximately 5.5 acres. (E-11) Debbie Stover, Staff Planner

01128 00000 00419 Claudio Vigil, Arch., agent for Opportunity Research Park Partnership  
Project #1001153 request approval of a site development plan for building permit for Lot 1, Block 3, Sandia Research Park, located on Gibson Blvd between Britt and Tony, containing approximately 1.0074 acre. (M-21) Debbie Stover, Staff Planner

01128 00000 00422 Community Sciences Corporation, agents for Curb Inc. request approval  
Project # 1001154 of a site development plan for subdivision for Parcels 12, 5, 5A, 6, El Rancho Grande 1, zoned SU-1 for Mixed Use, located on Gibson Blvd. SW between Unser Blvd. and Snow Vista Diversion Channel, containing approximately 72.85 acres. (M & N-9) Russell Brito, Staff Planner

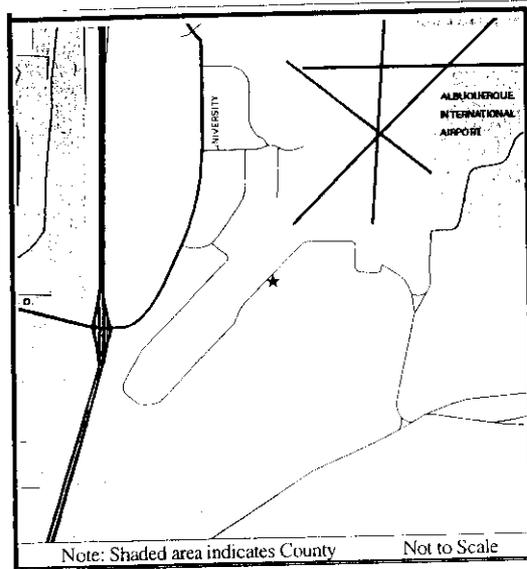


01128 00000 00427 Wilson & Company, agents for Albuquerque Elks Lodge No. 461  
Project #001156 request approval of a site development plan for building permit for Lot 12A, Cavan Sunport Center, zoned SU-1 for O-1, C-2, IP, located on the SW corner of Columbia SE & Vail Ave. SE, containing approximately 2.3 acres. (L-16) Lola Bird, Staff Planner

01128 00000 00430 Consensus Planning, Inc., agents for Sandia Laboratory Federal Credit  
Project # 1001158 Union request approval of a site development plan for building permit for Lots 4 & 5, Block 1, Sandia Research Park, zoned SU-1 for IP, located on Gibson Blvd. between Eubank Blvd. and Britt Street, containing approximately 2.01 acres. (M-12) Debbie Stover. Staff Planner

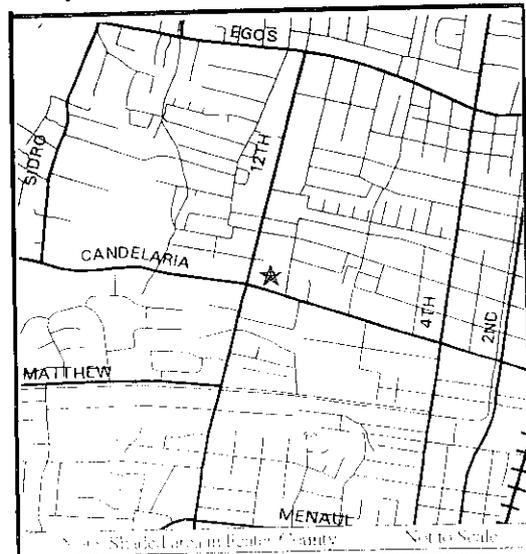
01110 00000 00428  
01128 00000 00441  
Project # 1001157

URS Corporation, agents for the City of Albuquerque, Aviation request a zone map amendment from M-1, M-2, SU-1 for Existing Uses to SU-1 for Airport & Related Facilities plus approval of a site development plan for subdivision purposes for Lot 21, Airport Business Park, Lots 9-20, Airport Business Park, zoned M-1, Municipal Addition No. 9, Tract C, Municipal Addition No. 9, northern 2.5 acre of Tract G1 (north of Sunport Loop), Airport Park, Lot A1C, zoned SU-1 for Existing Uses, City of Albuquerque-Albuquerque International Sunport, Lot D2, UNM Business Park, Tract D1A1/Spirit Drive, UNM Business Park, Tract D1A2, Tract B of Lands of UNM, Unplatted East of Spirit Drive), Unplatted Lands of UNM (between University Blvd. and Spirit Drive), UNM Business Park, Lot 2, Unplatted Lands of UNM, Tract A, Unplatted/Montessa Park, Zoned M-2, ABQ International Airport, containing approximately 1000 acres. (M-16, N-15 & 16, P-15 & 16)  
Loretta Naranjo Lopez, Staff Planner



01138 00000 00414  
Project # 1001087

The City of Albuquerque, Albuquerque Development Services Division request approval of a Sector Development Plan for Lots 3, 4, 10, 11, 69, 1, 2, 3, 4, Block O, Lots 12-16, 72, Block C, Lot B, Lot 70B2B, 69B2, 3, 138B, 1, 1, 10, Block O, Lots 4-6, 14, Block 18, located On Candelaria, containing approximately 25.83 acres. (G-14) Carmen Marrone, Staff Planner



01136-00000-00501 Westland Development Co., Inc., appeals the Development Review  
**Project #1000602** Board's decision to continue the hearing on the request to vacate the plat  
01410-00000-00160 of **River Ranch Subdivision** (filed for record on 6-14-00 in Book  
2000C at Page 156) and by implication the request to void the vacation  
of Sequoia Road NW zoned R-1 (City) and located at the east end of  
Sequoia Road NW east of Coors Blvd NW containing approximately  
0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS  
CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR  
ADDITIONAL EVIDENCE THAT THE PLAT IS INCORRECT AS IT  
STANDS AT THIS TIME.] (G-11)

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

Chuck Gara, Chairman  
Environmental Planning Commission

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APPROVED



Russell Brito, Senior Planner

Development Services Division, Planning Department