



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

Date: March 22, 2002

### OFFICIAL NOTIFICATION OF DECISION

Sunset West  
P.O. Box 19327  
San Diego, CA 92119

FILE: Project 1001150 / 02EPC 00136 & 02EPC 00138

LEGAL DESCRIPTION: Tract M, Vista del Norte zoned SU-1 for C-2, located on Osuna Rd. NE, between Vista del Norte Drive, NE and North Diversion Channel containing approximately 25 acre(s). (E-16)  
Lola Bird, Staff Planner

On March 21, 2002, the Environmental Planning Commission voted to Approve Project 1001150 / 02EPC 00136, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request for approval of an amendment to a site development plan for subdivision for an approximately 24.1-acre site located at Osuna and Vista del Norte Drive NE.
2. The applicant is proposing to amend the site plan to subdivide existing Tract M to create two lots: Tract M2 containing approximately 2.6 acres and Tract M1 containing approximately 21.4 acres.
3. The applicant is requesting a zone change for Tract M2 from SU-1 for C-2 uses to R-2 uses. The zoning for Tract M1 will remain SU-1 for C-1 uses.
4. This submittal furthers the applicable goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment with perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas and life styles while creating a visually pleasing built environment (*Comprehensive Plan*, Developing Urban Area Goal).
5. This request furthers the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing (Housing Policy 2) and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C).

**EPC OFFICIAL NOTIFICATION OF DECISION**  
**PROJECT 1001150 / 02EPC 00136 & 02EPC 00138**  
**MARCH 22, 2002**  
**PAGE 2**

6. This submittal meets the requirements for approval of a site plan for subdivision per the City's *Zoning Code*.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The subject site plan for subdivision shall be revised to reflect all previously approved design guidelines as well as the guidelines/notes submitted with this request.
3. Note number 7 should be modified to state: Light pole fixtures within 100 feet of a residential zone shall be limited to 16 feet, all others to be 26 feet in height.

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On March 21, 2002, the Environmental Planning Commission voted to Approve Project 1001150 / 02EPC 00138, a Zone Map Amendment from SU-1 to R-2, for a 2.65-acre portion of Tract M (proposed Tract M2), Vista del Norte, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for C-2 uses to R-2 for a 2.65-acre parcel portion of Tract M (proposed Tract M2) located off Vista del Norte Drive NE.
2. The subject site is located adjacent to an area of R-2 zoning. This request will expand the area of the R-2 zoning by approximately 2.65 acres. According to the applicant, the subject request serves to reduce the maximum FAR to .42 and the overall density of the parcels zoned R-2 to 20 dwelling units per acre.
3. This request furthers the applicable goals and polices of the *Comprehensive Plan* by locating high density residential development in an area designated as Developing Urban which has a goal to provide variety of choice in housing and lifestyles (Developing Urban Area Goal); by locating multifamily in an area where a mixed density pattern is already established by zoning and where the proposed use is compatible with existing area land uses and where adequate infrastructure is available (*Comprehensive Plan* policy 5h); and by accommodating new residential growth through the development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods is assured (*Comprehensive Plan* Policy 5e).
4. This request furthers the applicable goals and polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing (Housing Policy 2) and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C).

**EPC OFFICIAL NOTIFICATION OF DECISION**  
**PROJECT 1001150 / 02EPC 00136 & 02EPC 00138**  
**MARCH 22, 2002**  
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5. The request is justified as per *Resolution 270-1980*, specifically, Section 1.d.(3), the proposed zone change is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan* as outlined in the previous Findings.

CONDITION:

1. A replat to define a new lot line that corresponds with a new zone line is required.

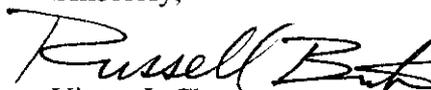
**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 5, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

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

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

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

Sincerely,

  
for Victor J. Chavez  
Planning Director

VJC/LB/nat

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113  
Steve Hale, Alameda/North Valley N.A., 9339 Guadalupe Trail NW, Alameda, NM 87114  
Estella Martinez, Alameda/North Valley N.A., 140 Ranchitos Rd NW, Alameda, NM 87114

8. **Project # 1001150**  
02EPC-00136 EPC Site Development Plan-  
Subdivision  
02EPC-00138 Zone Map Amendment

TIERRA WEST, LLC agent(s) for  
SUNSET WEST request the above  
action(s) for Tract M. **VISTA DEL  
NORTE**, zoned SU-1 for C-2, located  
on OSUNA RD. NE, between VISTA  
DEL NORTE DRIVE, NE and NORTH  
DIVERSION CHANNEL containing  
approximately 25 acre(s). (E-16) Lola  
Bird, Staff Planner

STAFF PRESENT:

Lola Bird, Planner  
Tony Loyd, Engineer Associate

PERSON SPEAKING IN FAVOR OF THE REQUEST:

Ron Bohannon, Tierra West, 8509 Jefferson, NE

NO ONE SPOKE IN OPPOSITION TO THE REQUEST

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to Approve Project 1001150 / 02EPC 00136, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of an amendment to a site development plan for subdivision for an approximately 24.1-acre site located at Osuna and Vista del Norte Drive NE.
2. The applicant is proposing to amend the site plan to subdivide existing Tract M to create two lots: Tract M2 containing approximately 2.6 acres and Tract M1 containing approximately 21.4 acres.
3. The applicant is requesting a zone change for Tract M2 from SU-1 for C-2 uses to R-2 uses. The zoning for Tract M1 will remain SU-1 for C-1 uses.
4. This submittal furthers the applicable goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment with perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas and life styles while creating a visually pleasing built environment (*Comprehensive Plan, Developing Urban Area Goal*).
5. This request furthers the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing (Housing Policy 2) and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C).

6. This submittal meets the requirements for approval of a site plan for subdivision per the City's *Zoning Code*.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The subject site plan for subdivision shall be revised to reflect all previously approved design guidelines as well as the guidelines/notes submitted with this request.
3. Note number 7 should be modified to state: Light pole fixtures within 100 feet of a residential zone shall be limited to 16 feet, all others to be 26 feet in height.

MOVED BY COMMISSIONER JOHNSON  
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

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NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to Approve Project 1001150 / 02EPC 00138, a Zone Map Amendment from SU-1 to R-2, for a 2.65-acre portion of Tract M (proposed Tract M2), Vista del Norte, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for C-2 uses to R-2 for a 2.65-acre parcel portion of Tract M (proposed Tract M2) located off Vista del Norte Drive NE.
2. The subject site is located adjacent to an area of R-2 zoning. This request will expand the area of the R-2 zoning by approximately 2.65 acres. According to the applicant, the subject request serves to reduce the maximum FAR to .42 and the overall density of the parcels zoned R-2 to 20 dwelling units per acre.
3. This request furthers the applicable goals and polices of the *Comprehensive Plan* by locating high density residential development in an area designated as Developing Urban which has a goal to provide variety of choice in housing and lifestyles (Developing Urban Area Goal); by locating multifamily in an area where a mixed density pattern is already established by zoning and where the proposed use is compatible with existing area land uses and where adequate infrastructure is available (*Comprehensive Plan* policy 5h); and by accommodating new residential growth through the development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods is assured (*Comprehensive Plan* Policy 5e).

4. This request furthers the applicable goals and polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing (Housing Policy 2) and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C).
5. The request is justified as per *Resolution 270-1980*, specifically, Section 1.d.(3), the proposed zone change is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan* as outlined in the previous Findings.

CONDITION:

1. A replat to define a new lot line that corresponds with a new zone line is required.

MOVED BY COMMISSIONER JOHNSON  
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

**(NOTE: COMMISSIONER JESIONOWSKI RECUSED HIMSELF FOR THE FOLLOWING ITEM)**

9. **Project # 1001719**  
02EPC-00147 EPC Site Development Plan-  
Building Permit

JLS ARCHITECTS agent(s) for AMC DEVELOPMENT SERVICES request the above action(s) for Lot 6, Block I, **SANDIA RESEARCH PARK**, zoned SU-1 for IP Uses, located on 10421 DEVELOPMENT RD. SE, between EUBANK BLVD., SE and BRITT STREET, SE containing approximately 1 acre(s). (M-21) Deborah Stover, Staff Planner

STAFF PRESENT:

Deborah Stover, Planner  
Tony Loyd, Engineer Associate

PERSON SPEAKING IN FAVOR OF THE REQUEST:

Joe Schlagel, JLS Architects, 1600 Rio Grande Blvd., NW

NO ONE SPOKE IN OPPOSITION TO THE REQUEST

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to Approve Project 1001719 / 02EPC 00147, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:



CITY OF ALBUQUERQUE  
**E P C**  
 ENVIRONMENTAL PLANNING COMMISSION



Agenda Number: 8  
 Case Number: 02128 00136  
 02110 00138  
 March 21, 2002

## Staff Report

<b>Agent</b>	Tierra West, LLC
<b>Applicant</b>	Sunset West
<b>Requests</b>	<b>Zone Map Amendment</b> <b>Site Plan for Subdivision</b>
<b>Legal Description</b>	Tract M, Vista del Norte
<b>Location</b>	Northeast corner of Vista Del Norte Drive NE and Osuna Road.
<b>Size</b>	Approximately 24.1 acres
<b>Existing Zoning</b>	SU-1 for C-2
<b>Proposed Zoning</b>	SU-1 for C-2; R-2 (2.65 acres)

### Staff Recommendation

**APPROVAL** of 02110 00138, based on the findings on page 8, and subject to the conditions of approval on page 9.

**APPROVAL** of 02128 00138, based on the findings on page 9, and subject to the conditions of approval on page 10.

**Staff Planner**

Lola Bird, Planner

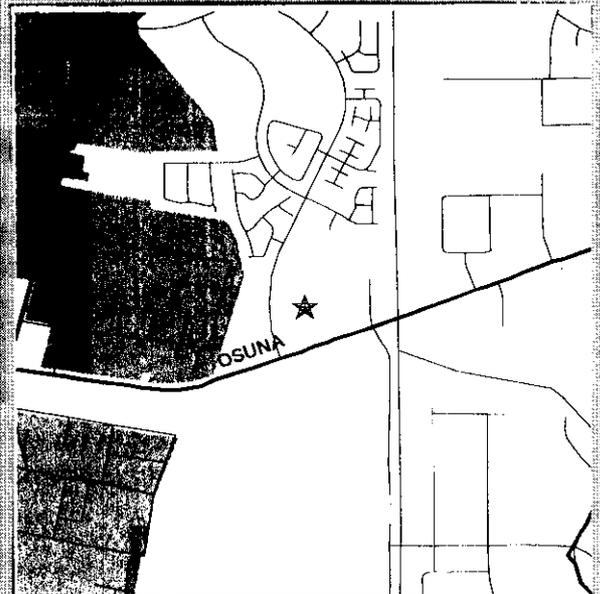
### Summary of Analysis

This is a request for approval of a zone map amendment and an amendment to a site development plan for subdivision for a 24.1-acre site located off Vista del Norte Drive NE. The request for a zone change covers an area of approximately 2.65 acres.

The applicant adequately justifies the zone change per *Resolution 270-1980* Section 1.d.(3): the proposed zone change is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan*.

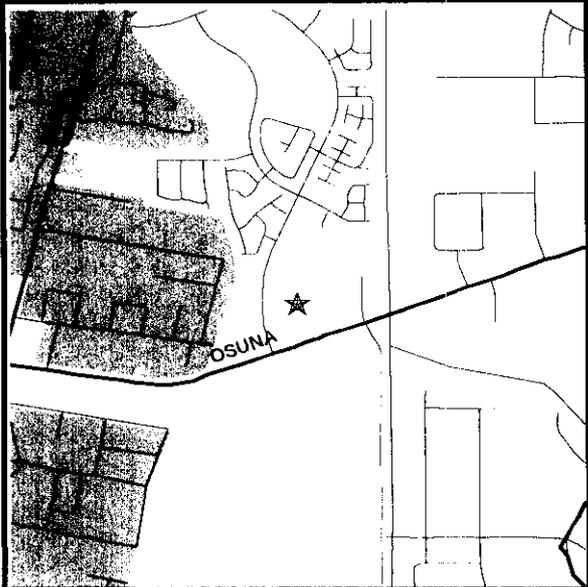
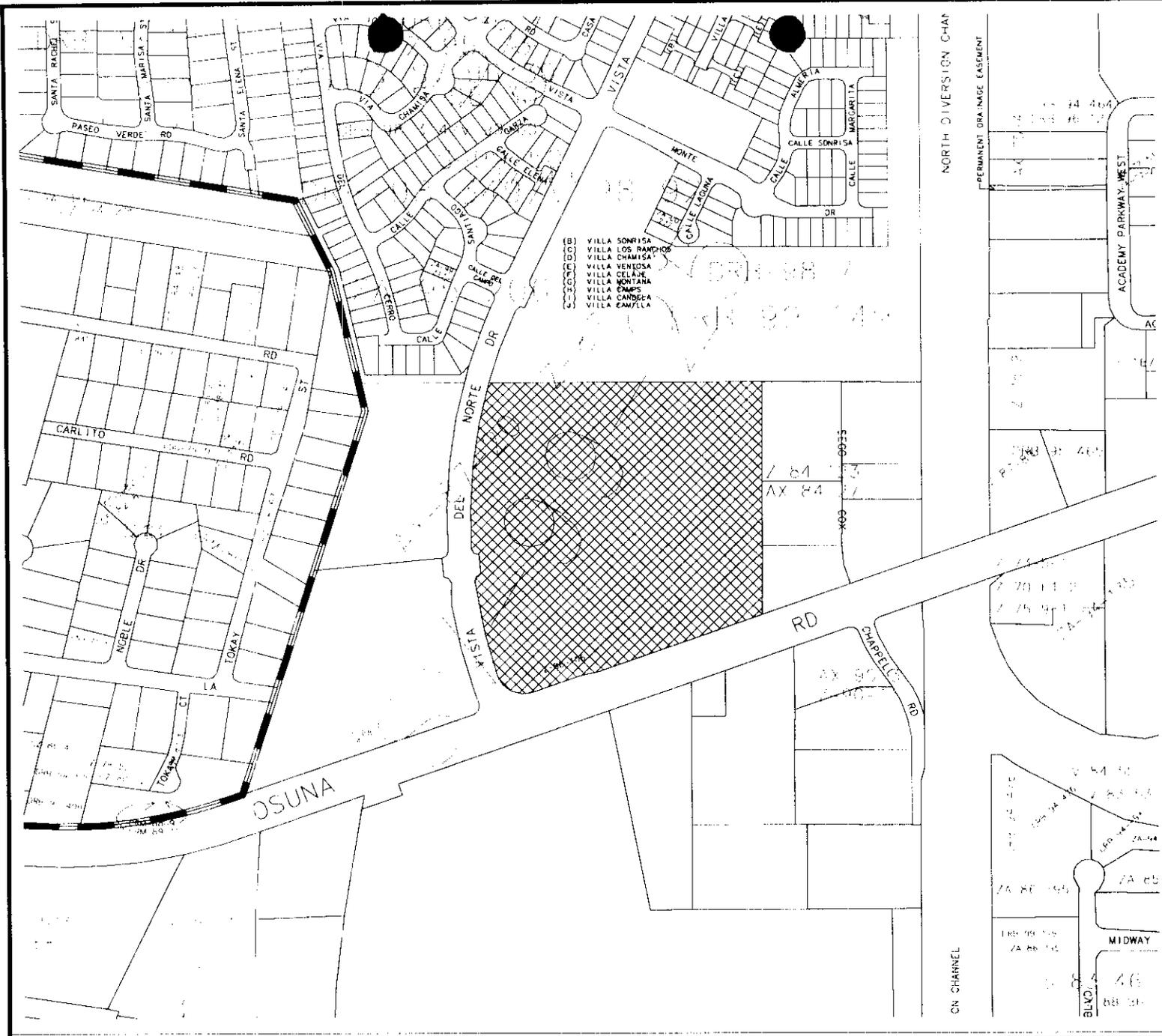
The site plan for subdivision meets the requirements for approval per the City Zoning Code. With some changes and additions the site plan will comply with the previously approved site plan for subdivision.

Staff is recommending approval.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 2/8/2002 to 2/22/2002. Agency comments were used in the preparation of this report, and begin on page 12.



**HISTORY MAP**



Scale 1" = 527'

**PROJECT NO.  
1001150**

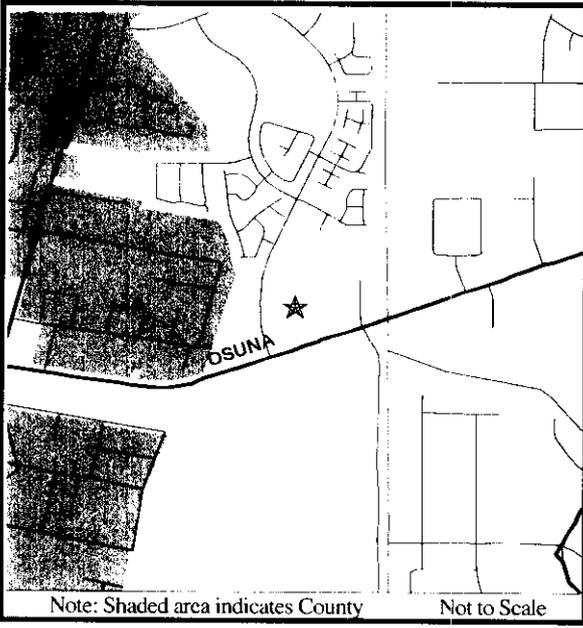
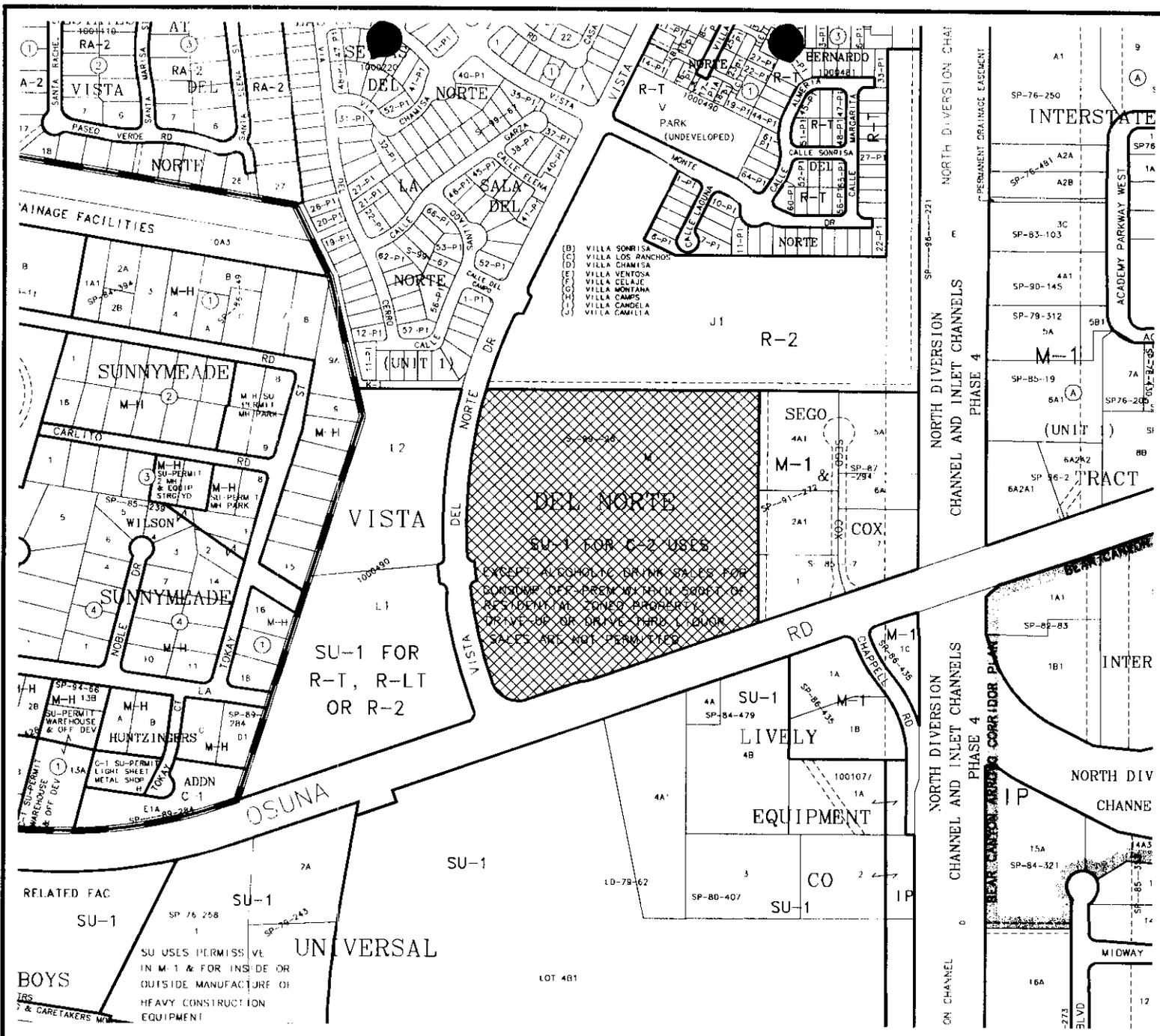
**HEARING DATE  
3-21-02**

**MAP NO.  
E-16**

**APPLICATION NO.  
02128-00000-00136  
02110-00000-00138**

Note: Shaded area indicates County

Not to Scale



Note: Shaded area indicates County Not to Scale

### ZONING MAP



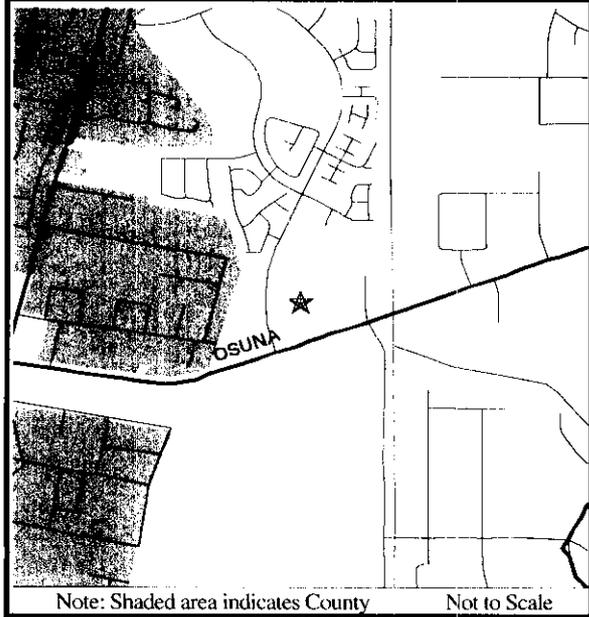
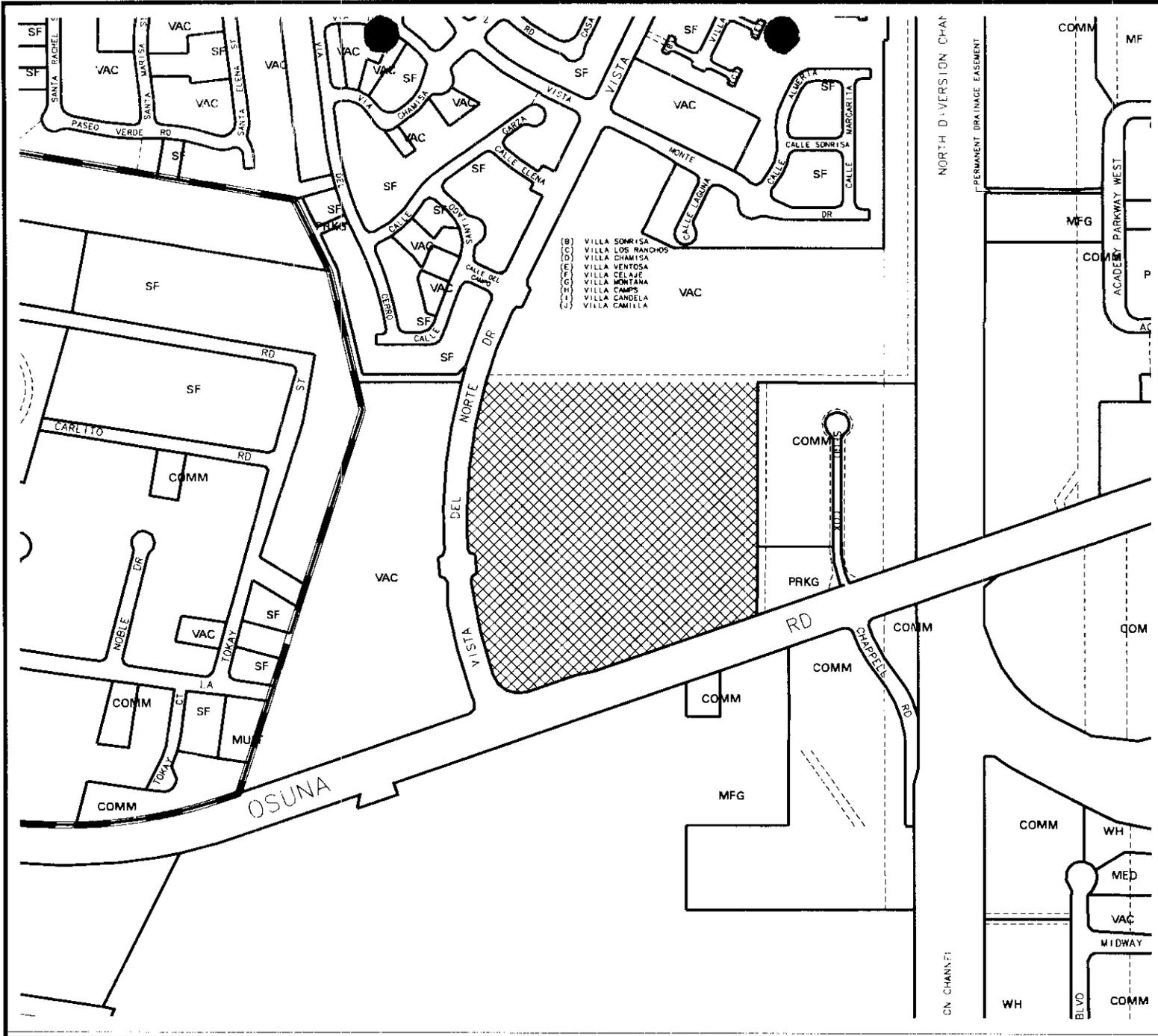
Scale 1" = 527'

PROJECT NO.  
1001150

HEARING DATE  
3-21-02

MAP NO.  
E-16

APPLICATION NO.  
02128-0000-00136  
02110-0000-00138



### 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" = 527'

**PROJECT NO.  
1001150**

**HEARING DATE  
3-21-02**

**MAP NO.  
E-16**

**APPLICATION NO.  
02128-0000-00136  
02110-0000-00138**

**Development Services Report**

**SUMMARY OF REQUEST**

<b>Requests</b>	<i>Zone Map Amendment Site Development Plan for Subdivision</i>
<b>Location</b>	<i>Northeast corner of Vista Del Norte Drive and Osuna Road</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	<i>Developing Urban</i>	Undeveloped land
<b>North</b>	R-2	<i>North Valley Area Plan</i>	Undeveloped land
<b>South</b>	SU-1 for M-1		Sand/gravel mining and screening; manufacture of concrete and asphaltic products.
<b>East</b>	M-1		Office Park
<b>West</b>	SU-1 for O-1		Under development for Church and Related Facilities

**Background, History and Context**

The subject request is for a site plan for subdivision for a 24.1 acre tract of land zoned SU-1 for C-2 uses. The applicant is proposing to create two parcels: a 2.65-acre parcel, Tract M2, for which the applicant is requesting a zone change to R-2 and, a 21.4 acre parcel, Tract M1 for which no zone change is requested. The proposed Tract M2 is located adjacent to a 21.82-acre tract also zoned R-2.

The subject site is located at the southern end of the 395-acre master planned community of Vista del Norte. In November 1995, the EPC approved a zone map amendment from SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permissive in the M-1 zone to SU-1 Limited Mixed Uses for the entire 395-acre site (Z-95-73). While "Limited Mixed Uses" was used as a general descriptive term, conventional zone categories were assigned to each of the designated parcels within the overall zone map area. The zoning category assigned to the subject site was SU-1 for C-2 Uses with the added designation, "alcoholic drink sales for consumption

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off premise within a 500 feet of a residentially zone property shall be permissive with the following exceptions: A. No drive up liquor sales shall be allowed.”

In July 2001, the subject site was part of a larger request for a zone map amendment and a site plan for subdivision for the 395-acre site (01110 00580, 00128 00583). The site plan for subdivision established the existing tract configuration for the entire subdivision and set design guidelines for the entire subdivision.

The subject site is currently undeveloped. The lot to the north of the subject site, the 21.82-acre Tract J-1, is zoned R-2 and is also undeveloped. Across Vista del Norte Drive, and also within the Vista del Norte Subdivision, land is zoned SU-1 for O-1, which is currently being developed with the Desert Springs Church (EPC case number 01128 01231, approved November 15, 2001). To the east of the subject site parcels are zoned M-1 and developed with an office park. South of the subject site, across Osuna is land zoned SU-1 for M-1 and developed with a sand/gravel mining/screening and concrete manufacturing facility.

## **APPLICABLE PLANS AND POLICIES**

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

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

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

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

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

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

Policy I: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- in larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

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.

#### ***The North Valley Area Plan (Rank 2)***

The North Valley Area Plan was adopted in 1993. The Plan generally encompasses properties between Interstate 25 and the Rio Grande and between Interstate 40 and Tramway. Specific boundaries are shown on page 24 in the Plan. It sets forth goals and policies regarding land use. Applicable policies include:

Goals and Issues 2: To preserve and enhance the environmental quality of the North Valley area by (p.5):

- a) maintaining the rural flavor of the North Valley
- b) controlling growth and maintaining low density development
- c) providing a variety of housing opportunities and lifestyles including different socioeconomic types

Zoning and Land Use Policy 2: The City and County shall stabilize residential zoning and land use in the North Valley Area.

Zoning and Land Use Policy 2e: Retain the low density character of **Rural** Area of the North Valley.

Zoning and Land Use Policy 2g: Where appropriate, according to this plan or more detailed plan, encourage and support efforts to rezone properties to their present use or for residential uses.

Housing Policy 1: The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

- a. Maintain and expand areas zoned for residential uses including A-1, R-1 and MH.

Housing Policy 2: The County and City shall encourage mixed use development and redevelopment which incorporates housing.

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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.

***Comprehensive City Zoning Code***

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

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

- a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building

setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio." (§14-16-1-5 DEFINITIONS)

### ***Long Range Roadway System***

The Long Range Roadway System designates Osuna Boulevard as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

The Long Range Roadway System designates Vista del Norte as a Major Local street, with a right-of-way of 56-60'.

Osuna Road is a proposed bike lane and bike trail/path route in the Long Range Bikeway System map (LRBSM).

### ***ANALYSIS – Zone Map Amendment***

This is a request for a zone map amendment from SU-1 for C-2 uses to R-2, for a proposed 2.65-acre parcel (Tract M2) located off Vista del Norte Drive.

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

*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 plans.

According to the applicant, this request is justified per *Resolution 270-1980*, Section 1.d.(3), specifically, the proposed zone change is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan*. According to the applicant, as required by *Comprehensive Plan* Developing Urban Area, Policy 5h, the subject site is located within an area where a mixed density pattern is already established by zoning, the proposed use is compatible with existing area land uses and, adequate infrastructure is available for the larger area of the zone change request. In addition, the applicant states that the proposed change accommodates new residential growth through the development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods is assured (*Comprehensive Plan* Policy 5e, Developing Urban Area).

This request is also supported by the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing (Housing

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Policy 2) and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C, page 5).

The applicant is requesting to expand the area of the R-2 zoning by approximately 2.65 acres. The R-2 zoning allows a maximum density of 30 dwelling units per acre and a maximum floor area ratio of 0.5. According to the applicant, the proposed configuration, which expands the area of the R-2 zoning, will not significantly increase the number of units proposed for the overall development. Rather, the applicant proposes that the subject request will reduce the maximum FAR to .42 and the overall density of the parcels zoned R-2 to 20 dwelling units per acre.

According to the *North Valley Area Plan*, only 12% of the residences of the North Valley are multi-family, compared to 29% for Bernalillo County as a whole (page 117). In addition, the *North Valley Area Plan* states that higher density development may not be appropriate for many areas of the North Valley (page 117), particularly areas designated as Rural (Zoning and Land Use Policy 2.e). However, the subject site is located in an area designated as Developing Urban by the Comprehensive Plan with a goal "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." The *North Valley Area Plan* states that "Where appropriate, according to this plan or more detailed plans, encourage and support efforts to rezone properties to their present use or for residential uses." (Zoning and Land Use Policy 2.g). The subject site is an appropriate location for multifamily development based on the site's developing urban designation and its location within a master planned community. In addition, the adjacent commercial uses support multifamily development as recognized by the *NVAP* which states, "New opportunities for housing can be found in connection with commercial development and redevelopment." (page 118).

A replat to define a new lot line that corresponds with a new zone line will be necessary.

#### ***ANALYSIS – Site Development Plan for Subdivision***

This is a request for approval of an amendment to a site development plan for subdivision for an approximately 24.1 -acre site located at Osuna and Vista del Norte Drive, NE. The applicant is proposing to amend the site plan to subdivide existing Tract M to create two lots, Lot M2 containing approximately 2.6 acres and Tract M1 containing approximately 21.4 acres. The applicant is requesting a zone change for Lot M2 from SU-1 for C-2 uses to R-2 uses. The zoning for Tract M1 will remain SU-1 for C-1 uses.

#### ***Conformance to Adopted Plans, Policies, and Ordinances Site Plan Layout / Configuration***

This submittal furthers the applicable goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment with perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas and life styles while creating a visually pleasing built environment (Developing Urban area goal).

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This request furthers the applicable polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing (Housing Policy 2) and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C, page 5).

This submittal meets the requirements for approval of a site plan for subdivision per the City's *Zoning Code* (§14-16-1-5). The site plan shows the proposed lot configuration. Pedestrian and vehicular ingress and egress and circulation requirements are noted on the submittal. The maximum building height of 36 feet and the minimum setbacks as defined in the R-2 zone are noted on the site plan. Lot areas and building areas are listed for each lot, as are the number of dwelling units and building floor area ratios.

Design guidelines were approved for the subject site in 2000. These guidelines are listed on the previously approved site plan for subdivision. These guidelines do not appear on the subject submittal. The subject site plan for subdivision should be revised to reflect all previously approved design guidelines as well as the guidelines/notes submitted with this request.

Note number 7 should be modified to state Light pole fixtures within **100** feet of a residential zone **shall** be limited to 16 feet.

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

Reviewing agencies generally had no adverse comments. According to Public Works, the Traffic Impact Study was updated to reflect the current proposal.

#### ***Neighborhood Concerns***

Planning staff has received comments from a representative of the Northeast Valley Neighborhood Association who opposes the subject requests. The representative raised concerns regarding the density allowed by R-2 zoning. The representative stated that the large area zoned R-2 allows a density that exists nowhere else in the North Valley. They believe that expanding the zoning an additional 2.6 acres is not appropriate. The representative also raised concerns that this change was being requested for financial reasons.

#### ***Conclusions***

This is request for approval of a zone map amendment and an amendment to a site development plan for subdivision for a 24.1-acre site located off Vista del Norte Drive NE. The request for a zone change is justified by *Resolution 270-1980* Section 1.d.(3), specifically, the proposed zone change is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan*. The subject site is located in an area designated as Developing Urban by the *Comprehensive Plan* with a goal "to offer a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." The subject site is also located within an area where a mixed density pattern is already established by zoning, the proposed use is compatible with existing area land uses and, adequate infrastructure is available for the larger area of the zone change request (*Comprehensive Plan* policy 5h, Developing Urban Area) and the proposed change accommodates new residential growth through the development in areas where vacant land is contiguous to existing or

programmed facilities and services and where the integrity of existing neighborhoods is assured (*Comprehensive Plan* Policy 5e, Developing Urban Area).

This request is also supported by the applicable polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C).

The site plan for subdivision meets the requirements for approval per the City Zoning Code (§14-16-1-5). With some changes and additions the site plan will comply with the previously approved site plan for subdivision. Staff is recommending approval.

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**FINDINGS - 02110 00138 March 21, 2002**

1. This is a request for a zone map amendment from SU-1 for C-2 uses to R-2 for a 2.65-acre parcel portion of Tract M (proposed Tract M2) located off Vista del Norte Drive NE.
2. The subject site is located adjacent to an area of R-2 zoning. This request will expand the area of the R-2 zoning by approximately 2.65 acres. According to the applicant, the subject request serves to reduce the maximum FAR to .42 and the overall density of the parcels zoned R-2 to 20 dwelling units per acre.
3. This request furthers the applicable goals and polices of the *Comprehensive Plan* by locating high density residential development in an area designated as Developing Urban which has a goal to provide variety of choice in housing and lifestyles (Developing Urban Area Goal); by locating multifamily in an area where a mixed density pattern is already established by zoning and where the proposed use is compatible with existing area land uses and where adequate infrastructure is available (*Comprehensive Plan* policy 5h); and by accommodating new residential growth through the development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods is assured (*Comprehensive Plan* Policy 5e).
4. This request furthers the applicable goals and polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing (Housing Policy 2) and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C).
5. The request is justified as per *Resolution 270-1980*, specifically, Section 1.d.(3), the proposed zone change is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan* as outlined in the previous Findings.

**RECOMMENDATION – 02110 00138 March 21, 2002**

**APPROVAL of 02110 00138, a zone amp amendment from SU-1 to R-2, for a 2.65-acre portion of Tract M (proposed Tract M2), Vista del Norte, based on the preceding Findings and subject to the following Conditions of Approval.**

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**CONDITIONS OF APPROVAL - 02110 00138 March 21, 2002**

1. A replat to define a new lot line that corresponds with a new zone line is required.
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**FINDINGS - 02128 00136 March 21, 2002**

1. This is a request for approval of an amendment to a site development plan for subdivision for an approximately 24.1-acre site located at Osuna and Vista del Norte Drive NE.
2. The applicant is proposing to amend the site plan to subdivide existing Tract M to create two lots: Tract M2 containing approximately 2.6 acres and Tract M1 containing approximately 21.4 acres.
3. The applicant is requesting a zone change for Tract M2 from SU-1 for C-2 uses to R-2 uses. The zoning for Tract M1 will remain SU-1 for C-1 uses.
6. This submittal furthers the applicable goals and policies of the *Comprehensive Plan* by creating the potential 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 housing, transportation, work areas and life styles while creating a visually pleasing built environment (*Comprehensive Plan*, Developing Urban Area Goal).
4. This request furthers the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing (Housing Policy 2) and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C).
5. This submittal meets the requirements for approval of a site plan for subdivision per the City's *Zoning Code*.

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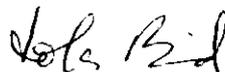
**RECOMMENDATION - 02128 00136 March 21, 2002**

**APPROVAL of 02128 00136, an amendment to a site development plan for subdivision, for Tract M, Vista del Norte, containing approximately 24.2 acres, based on the preceding Findings and subject to the following Conditions of Approval.**

**CONDITIONS OF APPROVAL - 02128 00136 March 21, 2002**

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 subject site plan for subdivision shall be revised to reflect all previously approved design guidelines as well as the guidelines/notes submitted with this request.
3. Note number 7 should be modified to state: Light pole fixtures within **100** feet of a residential zone **shall** be limited to 16 feet.

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**Lola Bird  
Planner**

cc: Sunset West, P.O. Box 19327, San Diego, CA 92119  
Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113  
Steve Hale, Alameda/North Valley N.A., 9339 Guadalupe Trail NW, Alameda, NM 87114  
Estella Martinez, Alameda/North Valley N.A., 140 Ranchitos Rd NW, Alameda, NM 87114

**Attachments**

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Code Services***

“No provision or requirement for site development plan applies to the R-2 zone.”

#### ***Office of Neighborhood Coordination***

“Alameda North Valley (A Recognized Association) was notified.”

### ***PUBLIC WORKS DEPARTMENT***

#### ***Transportation Development Services***

- a. No objection to the Zone Map Amendment.
- b. Traffic Impact Study has been updated to reflect current proposal.
- c. Re-plat required through DRB.

#### ***Utility Development***

- a. No adverse comment.
- b. Any approval should be contingent on a re-plat. (To change designation for a strip of tract M to be consolidated with Tract J-1. See avail #10804 et al.)

#### ***Traffic Engineering Operations***

- a. Request no direct access to Osuna.
- b. Inside of curve on Vista del Norte needs to be at least 250 feet clear sight.

#### ***Hydrology***

- a. Hydrology has no objection to the amendment to the Zone Map. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda
- b. Re-platting should be concurrent action.

#### ***Transportation Planning:***

- a. This request is not expected to have an adverse effect on the arterial street system, nor on on-street bikeways.

#### ***Street Maintenance***

No Comment.

#### ***Recommended Conditions from City Engineer:***

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

- a. Re-plat required through DRB.
- b. Re-platting should be concurrent action.

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- c. Hydrology has no objection to the amendment to the Zone Map. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

“No adverse comment”

***Environmental Services Division***

No Comments Received.

***PARKS AND RECREATION***

***Planning and Design***

“No objection to these requests. This request is subject to the existing park dedication agreement between the City and the developer, effective date 2/7/97, which provides for two neighborhood parks. The first park, located at the corner of Vista Monte & Vista del Norte, is 2.5 acres and is currently under design. The second park will be 4 acres and is located northwest of the subject property.”

***Open Space Division***

“No Adverse Comment.”

***POLICE DEPARTMENT/Planning***

“No Comments”

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

“Approved on condition will comply with all SWMD Ordinances and Requirements.”

***FIRE DEPARTMENT/Planning***

“New construction will be reviewed through the normal City of Albuquerque Plans Review Process. Items to be reviewed by AFD will be, but not limited to, fire department access and fire hydrant requirements and locations, fire alarms and sprinkler systems, along with all applicable fire code requirements for new construction pertaining to condominiums. Fire flow statements for new construction must be obtained prior to DRB.”

***TRANSIT DEPARTMENT***

“This site is within 300 feet of Route 93.”

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

No Comments Received.

***ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY***

“No comment.”

***ALBUQUERQUE PUBLIC SCHOOLS***

No Comments Received.

***MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS***

“Concern raised that Vista Del Norte should have speed bumps if it is primarily residential.

\*Osuna Road is an existing Principal Arterial at this location in the Long Range Roadway System map (LRRSM).

\*Osuna Road is a proposed bike lane and bike trail/path route in the Long Range Bikeway System map (LRBSM).”

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

“No adverse comment”



## Staff Report

<b>Agent</b>	Tierra West, LLC
<b>Applicant</b>	Sunset West
<b>Requests</b>	<b>Zone Map Amendment</b> <b>Site Plan for Subdivision</b>
<b>Legal Description</b>	Tract M, Vista del Norte
<b>Location</b>	Northeast corner of Vista Del Norte Drive NE and Osuna Road.
<b>Size</b>	Approximately 24.1 acres
<b>Existing Zoning</b>	SU-1 for C-2
<b>Proposed Zoning</b>	SU-1 for C-2; R-2 (2.65 acres)

### Staff Recommendation

**APPROVAL** of 02110 00138, based on the findings on page 8, and subject to the conditions of approval on page 9.

**APPROVAL** of 02128 00138, based on the findings on page 9, and subject to the conditions of approval on page 10.

**Staff Planner**

**Lola Bird, Planner**

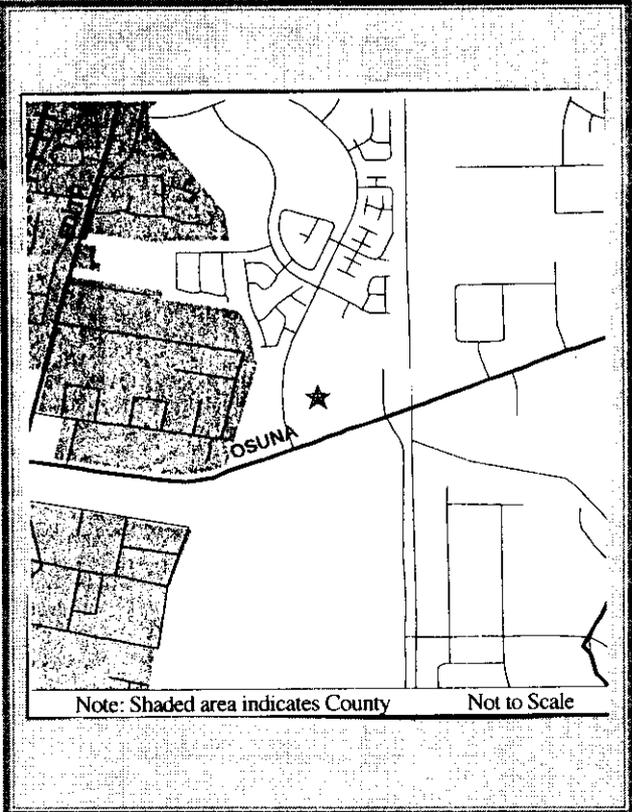
### Summary of Analysis

This is a request for approval of a zone map amendment and an amendment to a site development plan for subdivision for a 24.1-acre site located off Vista del Norte Drive NE. The request for a zone change covers an area of approximately 2.65 acres.

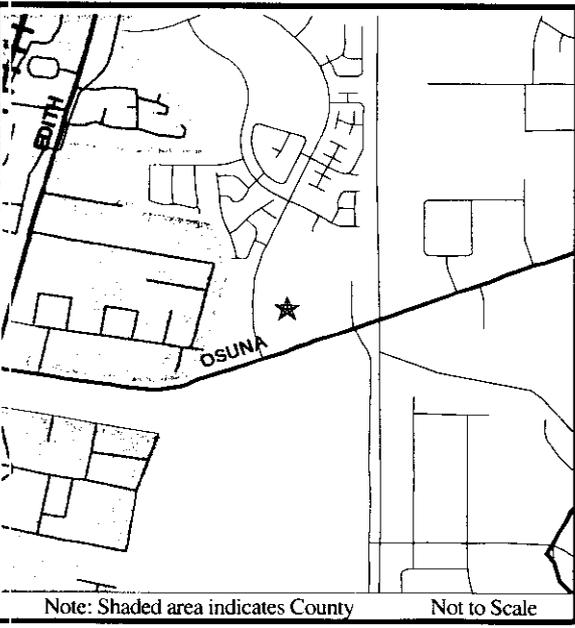
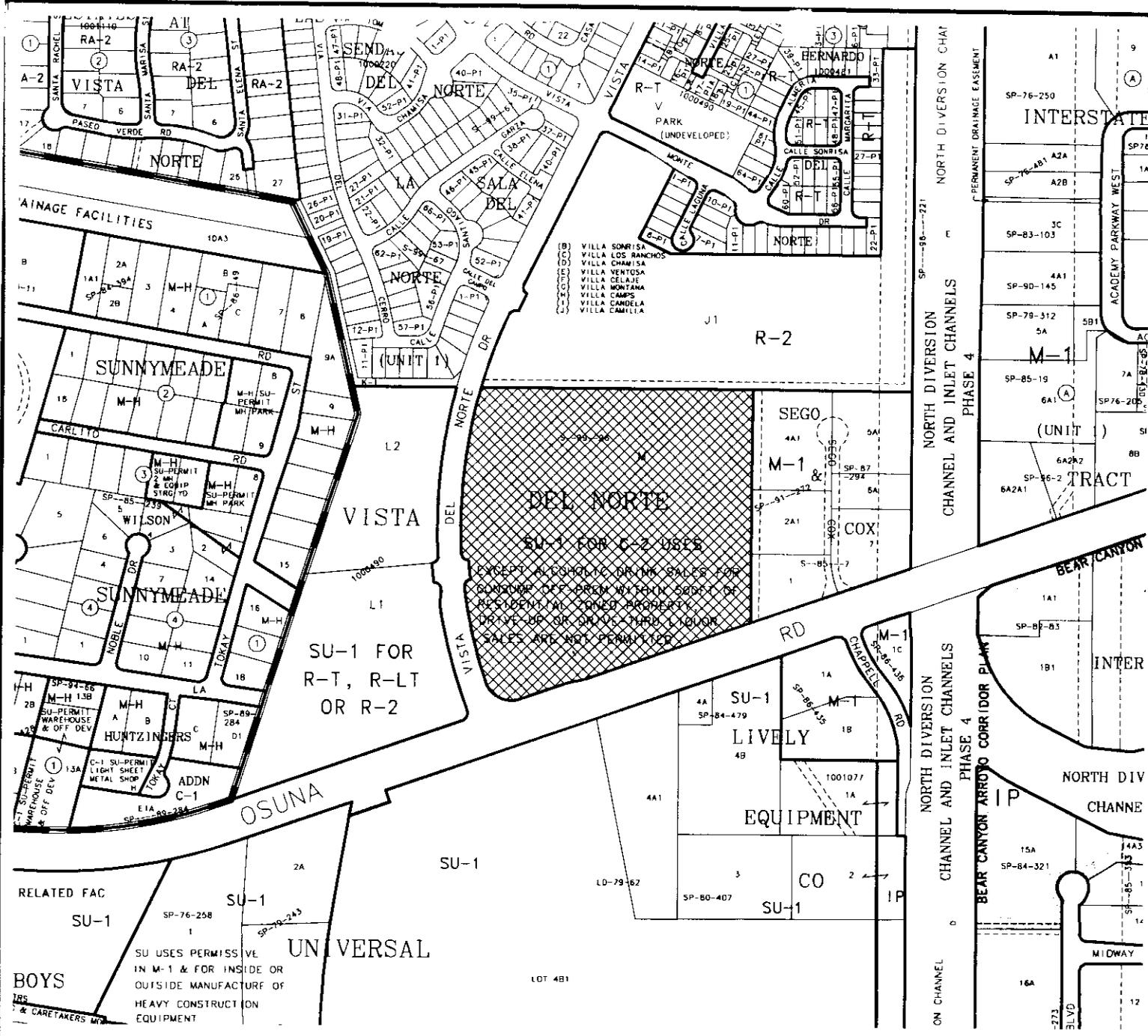
The applicant adequately justifies the zone change per *Resolution 270-1980* Section 1.d.(3): the proposed zone change is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan*.

The site plan for subdivision meets the requirements for approval per the City Zoning Code. With some changes and additions the site plan will comply with the previously approved site plan for subdivision.

Staff is recommending approval.



City Departments and other interested agencies reviewed this application from 2/8/2002 to 2/22/2002. Agency comments were used in the preparation of this report, and begin on page 12.



**ZONING MAP**



Scale 1" = 527'

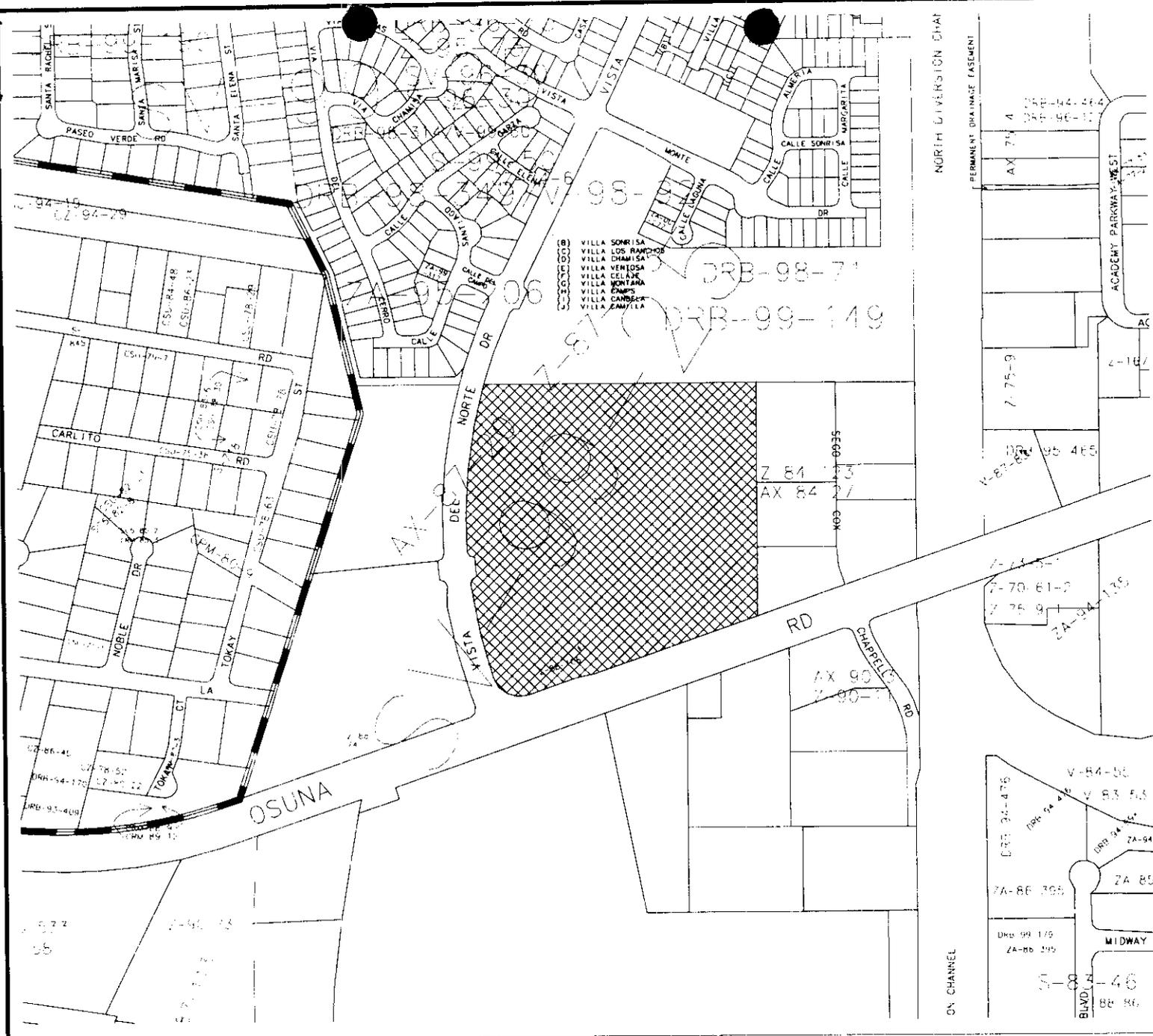
**PROJECT NO.**  
1001150

**HEARING DATE**  
3-21-02

**MAP NO.**  
E-16

**APPLICATION NO.**  
02128-00000-00136  
02110-00000-00138

Note: Shaded area indicates County Not to Scale



**HISTORY MAP**



Scale 1" = 527'

**PROJECT NO.  
100150**

**HEARING DATE  
3-21-02**

**MAP NO.  
E-16**

**APPLICATION NO.  
02128-00000-00136  
02110-00000-00138**

Note: Shaded area indicates County Not to Scale



**Development Services Report**

**SUMMARY OF REQUEST**

<b>Requests</b>	<i>Zone Map Amendment</i> <i>Site Development Plan for Subdivision</i>
<b>Location</b>	<i>Northeast corner of Vista Del Norte Drive and Osuna Road</i>

**AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for C-2	<i>Developing Urban</i>	Undeveloped land
<i>North</i>	R-2	<i>North Valley Area Plan</i>	Undeveloped land
<i>South</i>	SU-1 for M-1		Sand/gravel mining and screening; manufacture of concrete and asphaltic products.
<i>East</i>	M-1		Office Park
<i>West</i>	SU-1 for O-1		Under development for Church and Related Facilities

**Background, History and Context**

The subject request is for a site plan for subdivision for a 24.1 acre tract of land zoned SU-1 for C-2 uses. The applicant is proposing to create two parcels: a 2.65-acre parcel, Tract M2, for which the applicant is requesting a zone change to R-2 and, a 21.4 acre parcel, Tract M1 for which no zone change is requested. The proposed Tract M2 is located adjacent to a 21.82-acre tract also zoned R-2.

The subject site is located at the southern end of the 395-acre master planned community of Vista del Norte. In November 1995, the EPC approved a zone map amendment from SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permissive in the M-1 zone to SU-1 Limited Mixed Uses for the entire 395-acre site (Z-95-73). While "Limited Mixed Uses" was used as a general descriptive term, conventional zone categories were assigned to each of the designated parcels within the overall zone map area. The zoning category assigned to the subject site was SU-1 for C-2 Uses with the added designation, "alcoholic drink sales for consumption

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off premise within a 500 feet of a residentially zone property shall be permissive with the following exceptions: A. No drive up liquor sales shall be allowed.”

In July 2001, the subject site was part of a larger request for a zone map amendment and a site plan for subdivision for the 395-acre site (01110 00580, 00128 00583). The site plan for subdivision established the existing tract configuration for the entire subdivision and set design guidelines for the entire subdivision.

The subject site is currently undeveloped. The lot to the north of the subject site, the 21.82-acre Tract J-1, is zoned R-2 and is also undeveloped. Across Vista del Norte Drive, and also within the Vista del Norte Subdivision, land is zoned SU-1 for O-1, which is currently being developed with the Desert Springs Church (EPC case number 01128 01231, approved November 15, 2001). To the east of the subject site parcels are zoned M-1 and developed with an office park. South of the subject site, across Osuna is land zoned SU-1 for M-1 and developed with a sand/gravel mining/screening and concrete manufacturing facility.

## **APPLICABLE PLANS AND POLICIES**

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

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

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

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

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

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

Policy I: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

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- in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
  - in larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
  - in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

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.

### ***The North Valley Area Plan (Rank 2)***

The North Valley Area Plan was adopted in 1993. The Plan generally encompasses properties between Interstate 25 and the Rio Grande and between Interstate 40 and Tramway. Specific boundaries are shown on page 24 in the Plan. It sets forth goals and policies regarding land use. Applicable policies include:

Goals and Issues 2: To preserve and enhance the environmental quality of the North Valley area by (p.5):

- a) maintaining the rural flavor of the North Valley
- b) controlling growth and maintaining low density development
- c) providing a variety of housing opportunities and lifestyles including different socioeconomic types

Zoning and Land Use Policy 2: The City and County shall stabilize residential zoning and land use in the North Valley Area.

Zoning and Land Use Policy 2e: Retain the low density character of **Rural** Area of the North Valley.

Zoning and Land Use Policy 2g: Where appropriate, according to this plan or more detailed plan, encourage and support efforts to rezone properties to their present use or for residential uses.

Housing Policy 1: The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

- a. Maintain and expand areas zoned for residential uses including A-1, R-1 and MH.

Housing Policy 2: The County and City shall encourage mixed use development and redevelopment which incorporates housing.

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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.

***Comprehensive City Zoning Code***

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

“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

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setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio." (§14-16-1-5 DEFINITIONS)

### ***Long Range Roadway System***

The Long Range Roadway System designates Osuna Boulevard as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

The Long Range Roadway System designates Vista del Norte as a Major Local street, with a right-of-way of 56-60'.

Osuna Road is a proposed bike lane and bike trail/path route in the Long Range Bikeway System map (LRBSM).

### ***ANALYSIS – Zone Map Amendment***

This is a request for a zone map amendment from SU-1 for C-2 uses to R-2, for a proposed 2.65-acre parcel (Tract M2) located off Vista del Norte Drive.

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

*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 plans.

According to the applicant, this request is justified per *Resolution 270-1980*, Section 1.d.(3), specifically, the proposed zone change is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan*. According to the applicant, as required by *Comprehensive Plan* Developing Urban Area, Policy 5h, the subject site is located within an area where a mixed density pattern is already established by zoning, the proposed use is compatible with existing area land uses and, adequate infrastructure is available for the larger area of the zone change request. In addition, the applicant states that the proposed change accommodates new residential growth through the development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods is assured (*Comprehensive Plan* Policy 5e, Developing Urban Area).

This request is also supported by the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing (Housing

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Policy 2) and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C, page 5).

The applicant is requesting to expand the area of the R-2 zoning by approximately 2.65 acres. The R-2 zoning allows a maximum density of 30 dwelling units per acre and a maximum floor area ratio of 0.5. According to the applicant, the proposed configuration, which expands the area of the R-2 zoning, will not significantly increase the number of units proposed for the overall development. Rather, the applicant proposes that the subject request will reduce the maximum FAR to .42 and the overall density of the parcels zoned R-2 to 20 dwelling units per acre.

According to the *North Valley Area Plan*, only 12% of the residences of the North Valley are multi-family, compared to 29% for Bernalillo County as a whole (page 117). In addition, the *North Valley Area Plan* states that higher density development may not be appropriate for many areas of the North Valley (page 117), particularly areas designated as Rural (Zoning and Land Use Policy 2.e). However, the subject site is located in an area designated as Developing Urban by the Comprehensive Plan with a goal "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." The *North Valley Area Plan* states that "Where appropriate, according to this plan or more detailed plans, encourage and support efforts to rezone properties to their present use or for residential uses." (Zoning and Land Use Policy 2.g). The subject site is an appropriate location for multifamily development based on the site's developing urban designation and its location within a master planned community. In addition, the adjacent commercial uses support multifamily development as recognized by the *NVAP* which states, "New opportunities for housing can be found in connection with commercial development and redevelopment." (page 118).

A replat to define a new lot line that corresponds with a new zone line will be necessary.

#### ***ANALYSIS – Site Development Plan for Subdivision***

This is a request for approval of an amendment to a site development plan for subdivision for an approximately 24.1 -acre site located at Osuna and Vista del Norte Drive, NE. The applicant is proposing to amend the site plan to subdivide existing Tract M to create two lots, Lot M2 containing approximately 2.6 acres and Tract M1 containing approximately 21.4 acres. The applicant is requesting a zone change for Lot M2 from SU-1 for C-2 uses to R-2 uses. The zoning for Tract M1 will remain SU-1 for C-1 uses.

#### ***Conformance to Adopted Plans, Policies, and Ordinances Site Plan Layout / Configuration***

This submittal furthers the applicable goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment with perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas and life styles while creating a visually pleasing built environment (Developing Urban area goal).

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This request furthers the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing (Housing Policy 2) and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C, page 5).

This submittal meets the requirements for approval of a site plan for subdivision per the City's *Zoning Code* (§14-16-1-5). The site plan shows the proposed lot configuration. Pedestrian and vehicular ingress and egress and circulation requirements are noted on the submittal. The maximum building height of 36 feet and the minimum setbacks as defined in the R-2 zone are noted on the site plan. Lot areas and building areas are listed for each lot, as are the number of dwelling units and building floor area ratios.

Design guidelines were approved for the subject site in 2000. These guidelines are listed on the previously approved site plan for subdivision. These guidelines do not appear on the subject submittal. The subject site plan for subdivision should be revised to reflect all previously approved design guidelines as well as the guidelines/notes submitted with this request.

Note number 7 should be modified to state Light pole fixtures within **100** feet of a residential zone **shall** be limited to 16 feet.

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

Reviewing agencies generally had no adverse comments. According to Public Works, the Traffic Impact Study was updated to reflect the current proposal.

#### ***Neighborhood Concerns***

Planning staff has received comments from a representative of the Northeast Valley Neighborhood Association who opposes the subject requests. The representative raised concerns regarding the density allowed by R-2 zoning. The representative stated that the large area zoned R-2 allows a density that exists nowhere else in the North Valley. They believe that expanding the zoning an additional 2.6 acres is not appropriate. The representative also raised concerns that this change was being requested for financial reasons.

#### ***Conclusions***

This is request for approval of a zone map amendment and an amendment to a site development plan for subdivision for a 24.1-acre site located off Vista del Norte Drive NE. The request for a zone change is justified by *Resolution 270-1980* Section 1.d.(3), specifically, the proposed zone change is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan*. The subject site is located in an area designated as Developing Urban by the *Comprehensive Plan* with a goal "to offer a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." The subject site is also located within an area where a mixed density pattern is already established by zoning, the proposed use is compatible with existing area land uses and, adequate infrastructure is available for the larger area of the zone change request (*Comprehensive Plan* policy 5h, Developing Urban Area) and the proposed change accommodates new residential growth through the development in areas where vacant land is contiguous to existing or

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programmed facilities and services and where the integrity of existing neighborhoods is assured (*Comprehensive Plan* Policy 5e, Developing Urban Area).

This request is also supported by the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C).

The site plan for subdivision meets the requirements for approval per the City Zoning Code (§14-16-1-5). With some changes and additions the site plan will comply with the previously approved site plan for subdivision. Staff is recommending approval.

---

**FINDINGS - 02110 00138 March 21, 2002**

1. This is a request for a zone map amendment from SU-1 for C-2 uses to R-2 for a 2.65-acre parcel portion of Tract M (proposed Tract M2) located off Vista del Norte Drive NE.
2. The subject site is located adjacent to an area of R-2 zoning. This request will expand the area of the R-2 zoning by approximately 2.65 acres. According to the applicant, the subject request serves to reduce the maximum FAR to .42 and the overall density of the parcels zoned R-2 to 20 dwelling units per acre.
3. This request furthers the applicable goals and polices of the *Comprehensive Plan* by locating high density residential development in an area designated as Developing Urban which has a goal to provide variety of choice in housing and lifestyles (Developing Urban Area Goal); by locating multifamily in an area where a mixed density pattern is already established by zoning and where the proposed use is compatible with existing area land uses and where adequate infrastructure is available (*Comprehensive Plan* policy 5h); and by accommodating new residential growth through the development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods is assured (*Comprehensive Plan* Policy 5e).
4. This request furthers the applicable goals and polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing (Housing Policy 2) and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C).
5. The request is justified as per *Resolution 270-1980*, specifically, Section 1.d.(3), the proposed zone change is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan* as outlined in the previous Findings.

**RECOMMENDATION - 02110 00138 March 21, 2002**

**APPROVAL** of 02110 00138, a zone amp amendment from SU-1 to R-2, for a 2.65-acre portion of Tract M (proposed Tract M2), Vista del Norte, based on the preceding Findings and subject to the following Conditions of Approval.

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**CONDITIONS OF APPROVAL - 02110 00138 March 21, 2002**

1. A replat to define a new lot line that corresponds with a new zone line is required.
- 

**FINDINGS – 02128 00136 March 21, 2002**

1. This is a request for approval of an amendment to a site development plan for subdivision for an approximately 24.1-acre site located at Osuna and Vista del Norte Drive NE.
2. The applicant is proposing to amend the site plan to subdivide existing Tract M to create two lots: Tract M2 containing approximately 2.6 acres and Tract M1 containing approximately 21.4 acres.
3. The applicant is requesting a zone change for Tract M2 from SU-1 for C-2 uses to R-2 uses. The zoning for Tract M1 will remain SU-1 for C-1 uses.
6. This submittal furthers the applicable goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment with perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas and life styles while creating a visually pleasing built environment (*Comprehensive Plan*, Developing Urban Area Goal).
4. This request furthers the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing (Housing Policy 2) and by providing a variety of housing opportunities and lifestyles including different socioeconomic types (Goals and Issues 2.C).
5. This submittal meets the requirements for approval of a site plan for subdivision per the City's *Zoning Code*.

---

**RECOMMENDATION - 02128 00136 March 21, 2002**

**APPROVAL of 02128 00136, an amendment to a site development plan for subdivision, for Tract M, Vista del Norte, containing approximately 24.2 acres, based on the preceding Findings and subject to the following Conditions of Approval.**

**CONDITIONS OF APPROVAL - 02128 00136 March 21, 2002**

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 subject site plan for subdivision shall be revised to reflect all previously approved design guidelines as well as the guidelines/notes submitted with this request.
3. Note number 7 should be modified to state: Light pole fixtures within **100** feet of a residential zone **shall** be limited to 16 feet.

---



**Lola Bird  
Planner**

cc: Sunset West, P.O. Box 19327, San Diego, CA 92119  
Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113  
Steve Hale, Alameda/North Valley N.A., 9339 Guadalupe Trail NW, Alameda, NM 87114  
Estella Martinez, Alameda/North Valley N.A., 140 Ranchitos Rd NW, Alameda, NM 87114

**Attachments**

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### **Zoning Code Services**

“No provision or requirement for site development plan applies to the R-2 zone.”

#### **Office of Neighborhood Coordination**

“Alameda North Valley (A Recognized Association) was notified.”

### ***PUBLIC WORKS DEPARTMENT***

#### **Transportation Development Services**

- a. No objection to the Zone Map Amendment.
- b. Traffic Impact Study has been updated to reflect current proposal.
- c. Re-plat required through DRB.

#### **Utility Development**

- a. No adverse comment.
- b. Any approval should be contingent on a re-plat. (To change designation for a strip of tract M to be consolidated with Tract J-1. See avail #10804 et al.)

#### **Traffic Engineering Operations**

- a. Request no direct access to Osuna.
- b. Inside of curve on Vista del Norte needs to be at least 250 feet clear sight.

#### **Hydrology**

- a. Hydrology has no objection to the amendment to the Zone Map. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda
- b. Re-platting should be concurrent action.

#### **Transportation Planning:**

- a. This request is not expected to have an adverse effect on the arterial street system, nor on on-street bikeways.

#### **Street Maintenance**

No Comment.

#### **Recommended Conditions from City Engineer:**

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

- a. Re-plat required through DRB.
- b. Re-platting should be concurrent action.

- 
- c. Hydrology has no objection to the amendment to the Zone Map. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

"No adverse comment"

**Environmental Services Division**

No Comments Received.

**PARKS AND RECREATION**

**Planning and Design**

"No objection to these requests. This request is subject to the existing park dedication agreement between the City and the developer, effective date 2/7/97, which provides for two neighborhood parks. The first park, located at the corner of Vista Monte & Vista del Norte, is 2.5 acres and is currently under design. The second park will be 4 acres and is located northwest of the subject property."

**Open Space Division**

"No Adverse Comment."

**POLICE DEPARTMENT/Planning**

"No Comments"

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

"Approved on condition will comply with all SWMD Ordinances and Requirements."

**FIRE DEPARTMENT/Planning**

"New construction will be reviewed through the normal City of Albuquerque Plans Review Process. Items to be reviewed by AFD will be, but not limited to, fire department access and fire hydrant requirements and locations, fire alarms and sprinkler systems, along with all applicable fire code requirements for new construction pertaining to condominiums. Fire flow statements for new construction must be obtained prior to DRB."

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**TRANSIT DEPARTMENT**

“This site is within 300 feet of Route 93.”

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

No Comments Received.

**ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY**

“No comment.”

**ALBUQUERQUE PUBLIC SCHOOLS**

No Comments Received.

**MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS**

“Concern raised that Vista Del Norte should have speed bumps if it is primarily residential.

\*Osuna Road is an existing Principal Arterial at this location in the Long Range Roadway System map (LRRSM).

\*Osuna Road is a proposed bike lane and bike trail/path route in the Long Range Bikeway System map (LRBSM).”

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

“No adverse comment”

# 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	
<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 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: SUNSET WEST PHONE: (619) 286-7744  
 ADDRESS: PO BOX 19327 FAX: \_\_\_\_\_  
 CITY: SAN DIEGO STATE CA ZIP 92119 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER/DEVELOPER  
 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: ZONE CHANGE FROM SU-1 FOR C-2 TO R-2 AND SITE PLAN FOR SUBDIVISION

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 M (SEE ATTACHED METES & BOUNDS) Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. VISTA DEL NORTE  
 Current Zoning: SU-1 FOR C-2 Proposed zoning: R-2  
 Zone Atlas page(s): E-16 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 21.45± Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 20 DU PER ACRE  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: OSUNA ROAD NE  
 Between: VISTA DEL NORTE DR NE and NORTH DIVERSION CHANNEL

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):  
1001150 01450 - 00411

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

SIGNATURE [Signature] DATE 1/29/02  
 (Print) RONALD R. BOHANNAN, P.E.  Applicant  Agent

**FOR OFFICIAL USE ONLY**

pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02128 - 00136</u>	<u>SP/SUB</u>	<u>PI</u>	<u>\$ 350</u>
<input type="checkbox"/> All fees have been collected	<u>02110 - 00138</u>	<u>ZMA</u>	<u>Z</u>	<u>\$ 350 320</u>
<input type="checkbox"/> All case #s are assigned		<u>ADV.</u>	<u>Z</u>	<u>\$ 75</u>
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>MAR 21, 2002</u>		Total	<u>\$ 775 745.-</u>

[Signature] 1/31/02  
 Planner signature / date

Project # 1001150

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) 350 + 75
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Ronald R. Bohannon, P.E.  
Applicant name (print)  
[Signature]  
1/29/02  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
02128 - 0 - 00136  
02110 - 0 - 00135

[Signature] 1/31/02  
Planner signature / date  
Project # 1001150

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

**ANNEXATION**

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

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

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

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

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

**AMENDMENT TO SECTOR DEVELOPMENT PLAN**

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

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

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

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

RONALD R. BOHANNAN, P.E.

*R.R. Bohannan*

Applicant name (print)

1/29/02

Applicant signature / date



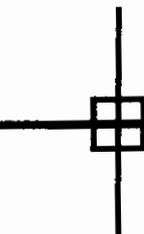
.pdf Form revised Sept. 2001

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

Application case numbers		
02128 - 0	-	00136
02110 - 0	-	00138
-	-	-

*JM* 1/31/02  
Planner signature / date

Project # 1001150



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

twllc@tierrawestllc.com  
1-800-245-3102

January 30, 2002

Mr. Alan Schwartz, Chair  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Request for Zone Change for Tract M, Vista del Norte  
Site Plan for Subdivision Amendment for Tract M, Vista del Norte  
Zone Atlas Page E-16

Dear Mr. Schwartz:

Tierra West, LLC, on behalf of Sunset West, requests Zone Change Approval from SU-1 for C-2 Uses to R-2 for 2.6 acres of Tract M Vista del Norte. In addition, we are also requesting Site Plan for Subdivision (21.45 acres) for Tract M of Vista del Norte.

## LOCATION

Tract M of Vista del Norte is located in the Vista del Norte Development east of Vista del Norte Drive, between Osuna and Vista Monte Drive. This site is bordered by R-2 zoning on the north, M1 on the east, SU-1 for R-T, R-LT or R-2 on the west and SU-1 for M1 on the south. The R-2 zoning on the north (Tract J1, Vista del Norte) is planned for residential condominiums by the same developer, Sunset West. We have shown the proposed layout of Tract J1 and how it integrates with the layout for Tract M. Tract J1 and the northern piece of Tract M are planned as a single residential condominium community.

## HISTORY

Tracts J1 and M of Vista del Norte are part of the Vista del Norte Subdivision originally created in 1995. Prior to 1995, most of Vista del Norte was zoned SU-1 for M1 and used for gravel and sand extraction. In 1995, the entire tract was designated SU-1 for Limited Mixed Uses because the gravel and sand extraction was still continuing in some areas. In 2000, several of the tracts were rezoned to remove the SU-1 designation as the gravel and sand extraction had terminated. A new Site Plan for Subdivision was also approved at that time because of the complexity of the zone changes.

## SITE DEVELOPMENT PLAN APPROVAL

We are proposing a Site Plan for Subdivision to create two lots to change a small portion on the north side of Tract M to R-2 zoning. The remainder of Tract M will not be affected by these changes and will retain the existing zoning of SU-1 for C-2 Uses.

We are requesting a zone change for the new tract on the north side of Tract M to be

changed to R-2 zoning. When the site is replatted with the new lot lines only the new lot will be zoned R-2 and the remainder of Tract M will retain the current zoning of SU-1 for C-2 Uses.

### **Resolution 270-1980**

We are proposing a change of zone based upon the conditions set forth in Resolution 270-1980. Specifically, the change will facilitate the elements of the Albuquerque Comprehensive Plan.

**Policy 5h Higher density housing is most appropriate in the following situations: In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.**

Vista del Norte is a master planned community that rezoned and replatted the existing area. The infrastructure including roads and utilities were constructed after 1995 when the project was conceived. There is access to the site from Vista del Norte Drive and Vista Monte Drive and the storm, water and sewer facilities have capacity for this project and the larger condominium area on Tract J1.

**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 zone change accommodates new residential growth through the development of vacant land and develops the property in a very compatible development. The parcel on the north (Tract J1) is currently zoned R-2 and being developed for condominiums. This zone change would facilitate an extension of the condominium use.

The zone change complies with Resolution 270-1980 because the R-2 zoning is more advantageous to the community. It increases the residential zoning in the area and will be combined with Tract J-1 for a residential condominium project. The change in zone is also consistent with the health, safety, morals, and general welfare of the City. This change is not any significant conflict with adopted plans and actually promotes the Comprehensive Plan. The change in zone will not constitute a spot zone since it is bordered on the north side R-2 zoning.

### **North Valley Sector Development Plan**

The *North Valley Area Plan* was first adopted in 1993. The North Valley as defined by this plan is bounded by the Bernalillo County/Sandoval County boundary (north), Interstate Highway 40 (south), Interstate Highway 25 (east), and the Rio Grande (west); specific boundaries are shown on the Boundaries map in the Plan (page 24). It sets forth policies regarding land use and zoning, wastewater, and housing (*Zoning and Land Use Policy 2, Wastewater Policy 3, and Housing Policy 1*).

*Zoning and Land Use Policy 2* states that the City and County shall stabilize residential zoning and land use in the North Valley Area. (p. nos. 7 & 61)

*Wastewater Policy 3* states that wastewater systems shall be designed to serve the North Valley at future development densities allowed by existing zoning. (p. nos. 10 & 84)

*Housing Policy 1* states that the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing. (p. nos. 14 & 130)

This action actually increases the amount of residential land in the area and decreases the commercial land available.

#### **SUMMARY**

In summary, we are requesting a zone change on 2.6 acres of Tract M to change the zone from SU-1 for C-2 to R-2. Further, we are requesting Site Plan for Subdivision approval to allow us to separate out the R-2 tract and combine it with Tract J-1 to the north for a new residential condominium project.

I hope this application, along with the request for approval on the Zone Change and the Site Plan for Subdivision, has answered all of your questions. If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Mark Pagles  
Steve Hail w/ Alameda North Valley  
Estella Martinez w/ Alameda North Valley

JN: 21016  
scl

VISTA DEL NORTE DEVELOPMENT, L.L.C.  
1401 Central Avenue, NW  
Albuquerque, New Mexico 87104

Telephone: (505) 247-9080

Facsimile (505) 247-9109

January 24, 2002

City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Re: Tracts J-1 and M, Vista del Norte Subdivision

Dear Sir or Madam:

Vista del Norte Development, L.L.C., a New Mexico limited liability company ("Vista") is the owner of the following described property ("Tract M"):

Tract M Vista del Norte Subdivision as shown and described on the Plat of Tracts A, I, J, K, L, M, T, U, V, and W Vista del Norte, recorded in the Bernalillo County, New Mexico real estate records on March 16, 1999.

and "Tract J-1":

Tract J-1 as shown and described on the plat of Bernardo del Norte Subdivision, recorded in the Bernalillo County, New Mexico real estate records on August 9, 2000 in Vol. 2000C, Folio 209.

Vista authorizes Tierra West, L.L.C. (Ron Bohannon), on behalf of Sunset West, a New Mexico General Partnership ("Sunset") to act on Vista's behalf to do the following:

1. To make application for and to process a rezoning of the  $\pm$  northerly 115 ft. of Tract M from SU-1 for C-2 uses to SU-1 for RT, RLT, or RT uses;
2. To make application for and process a site development plan for subdivision for Tract J-1 and Tract M; and
3. To subdivide Tract J-1 and Tract M.

City of Albuquerque  
January 24, 2002  
Page 2

Please call if you have questions.

Sincerely,

Vista del Norte Development, L.L.C.

By: \_\_\_\_\_  
John A. Myers  
Assistant Manager Pro Tem

JAM/mnh

cc: Ray Bargull (via e-mail)  
Pete Johnson (via e-mail)  
Ron Brown (via e-mail)

# CITY OF ALBUQUERQUE

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

APPLICANT: TIERRA WEST LLC DATE OF REQUEST: 1/28/02 ZONE ATLAS PAGE(S): E-16-Z

CURRENT:  
ZONING SU-1 FOR C-2 CHANGE TO R-2

LEGAL DESCRIPTION:  
LOT OR TRACT # TR. M  
BLOCK # \_\_\_\_\_

PARCEL SIZE (AC/SQ. FT.) 2.0 ± AC

SUBDIVISION NAME VISTA DEL NORTE

REQUESTED CITY ACTION(S):

ANNEXATION [ ] SECTOR PLAN [ ]  
COMP. PLAN [ ] ZONE CHANGE [X]  
AMENDMENT [ ] CONDITIONAL USE [ ]

SITE DEVELOPMENT PLAN:

A) SUBDIVISION [X] BUILDING PERMIT [ ]  
B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]  
C) AMENDMENT [ ] OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [X]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:<sup>1</sup>

# OF UNITS: \_\_\_\_\_  
BUILDING SIZE: VARIES (SQ.FT.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 1/28/02  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]  
PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL (TONY LOYD)

THRESHOLDS MET? YES [X] NO [ ]  
MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]

NOTES: VISTA DEL NORTE TIS 6-95 + UPDATES

IF A TIS IS REQUIRED: A SCOPING MEETING (AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL) MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. **ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW TIS.**

[Signature] 1-30-02  
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]  
ENVIRONMENTAL HEALTH DEPT. AIR QUALITY DIV. 3<sup>RD</sup> FLOOR / ROOM 3023 CITY/COUNTY BLDG. 768-2600 (JIM BARR)

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.** Per Zone Code

N/A 1-30-02  
ENVIRONMENTAL HEALTH DATE

REQUIRED TIS AND / OR AQIA **MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC.** ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL 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.

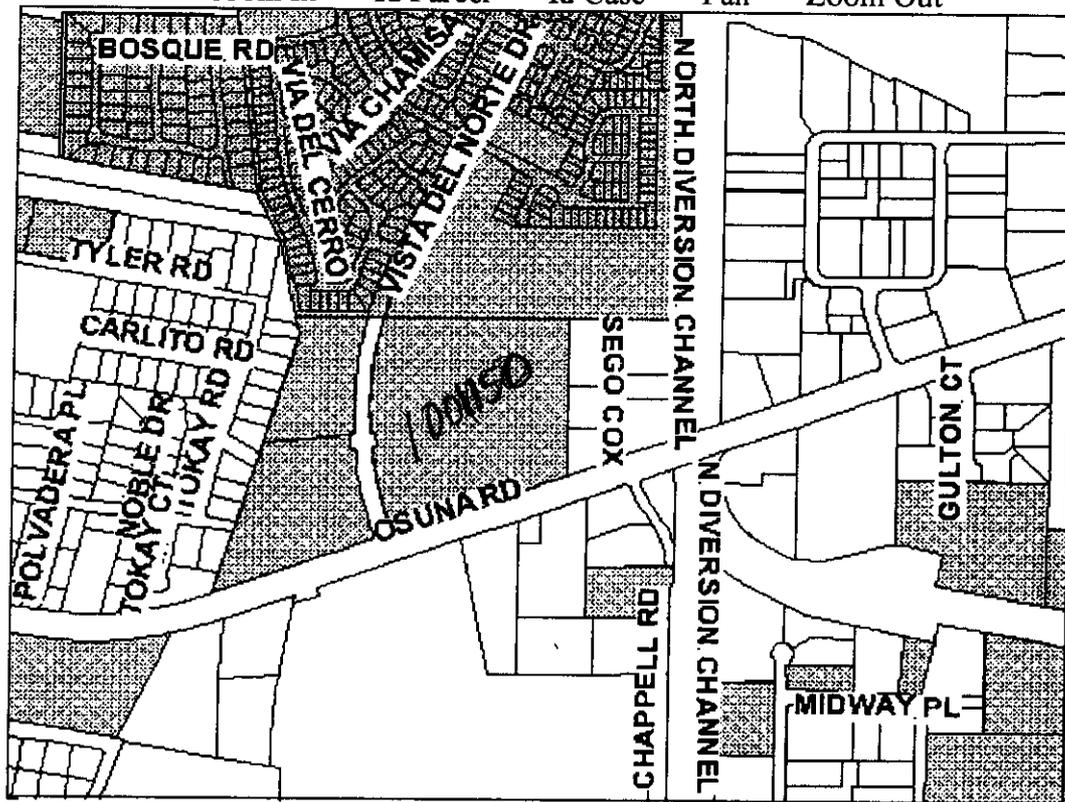
TIS -SUBMITTED 1/1 \_\_\_\_\_  
-FINALIZED 6/1/95 TRAFFIC ENGINEER DATE

AQIA -SUBMITTED 1/1 \_\_\_\_\_  
-FINALIZED 1/1 ENVIRONMENTAL HEALTH DATE

TL copy/KS.

Activate By 'Clicking' on the Map

Zoom In Id Parcel Id Case Pan Zoom Out



ReDraw Screen

- CIT
- LA
- ALL
- STR
- PAR
- ZON
- CIT
- N
- 1

FULL VIEW NEW QUERY

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# City of Albuquerque

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

Date: January 18, 2002

TO CONTACT NAME: Karen Stewart  
 COMPANY/AGENCY: Sierra West LLC  
 ADDRESS/ZIP: 8509 Jefferson NE 87113  
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 1-18-02 requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract M, Vista Del Norte

zone map page(s) E-16

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

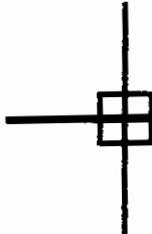
- |   |  |
|---|--|
| <u>Alameda North Valley</u><br>Neighborhood Association<br>Contact: <u>Steve Hale</u><br><u>9339 Guadalupe Dr. NW, Alameda, NM 87114 - 5119</u><br><u>897-1566 (W) 321-5539 (W)</u> | <u>Estrella Martinez</u><br>Neighborhood Association<br>Contact: _____<br><u>140 Ranchitos Rd NW, Alameda, NM 87114 - 1031</u><br><u>898-2294 (W) 980-9586 (W)</u> |
|---|--|

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

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

Sincerely,  
Ralaina S. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

twllc@tierrawestllc.com  
1-800-245-3102

January 30, 2002

Mr. Alan Schwartz, Chair  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Request for Zone Change for Tract M, Vista del Norte  
Site Plan for Subdivision Amendment for Tract M, Vista del Norte  
Zone Atlas Page E-16

Dear Mr. Schwartz:

Tierra West, LLC, on behalf of Sunset West, requests Zone Change Approval from SU-1 for C-2 Uses to R-2 for 2.6 acres of Tract M Vista del Norte. In addition, we are also requesting Site Plan for Subdivision (21.45 acres) for Tract M of Vista del Norte.

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This action actually increases the amount of residential land in the area and decreases the commercial land available.

#### **SUMMARY**

In summary, we are requesting a zone change on 2.6 acres of Tract M to change the zone from SU-1 for C-2 to R-2. Further, we are requesting Site Plan for Subdivision approval to allow us to separate out the R-2 tract and combine it with Tract J-1 to the north for a new residential condominium project.

I hope this application, along with the request for approval on the Zone Change and the Site Plan for Subdivision, has answered all of your questions. If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: / Mark Pagles  
/ Steve Hall w/ Alameda North Valley  
/ Estella Martinez w/ Alameda North Valley

JN: 21016  
scl

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

7001 1940 0006 3557 4079

**OFFICIAL USE**

Postage	\$ .80
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.40</b>



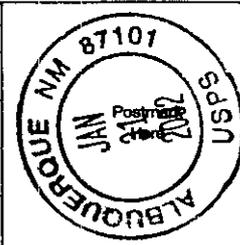
**Sent To**  
 STEVE HOLE  
 Street, Apt. No.,  
 or PO Box No. 9339 Guadalupe Trail NW  
 City, State, ZIP+4  
 ABQ 87114

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

7001 1940 0006 3557 4086

**OFFICIAL USE**

Postage	\$ .80
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.40</b>



**Sent To**  
 ESTELIA MARTINEZ  
 Street, Apt. No.,  
 or PO Box No. 140 Ranchitos Rd NW  
 City, State, ZIP+4  
 ABQ 87114





**ENVIRONMENTAL PLANNING COMMISSION**  
**A G E N D A**

Thursday, March 21, 2002, 8:30 a.m.

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

**MEMBERS**

**Alan Schwartz, Chairman**  
**Susan Johnson, Vice Chair**

**Elizabeth Begay**  
**Mick McMahan**  
**Camilla Serrano**  
**Jeffrey Jesionowski**

**Bevin Owens**  
**Larry Chavez**  
**John Briscoe**

\*\*\*\*\*

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

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.

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

1. Call to Order.
  - A. Announcement of Changes and/or Additions to the Agenda
  - B. Approval of the Amended Agenda

2. **Project # 1001664**  
 01EPC-01853 EPC Site Development Plan-  
 Building Permit  
 (Deferred from 2/21/02)

CHRISTOPHER CALOTT ARCHITECT agent(s) for CATHOLIC CHARITIES OF CENTRAL NEW MEXICO request the above action(s) for Lot 11-12, Block X, Tract LOTS 1-6 Lots 1-6 and 11-12, Block X, **ATLANTIC & PACIFIC ADDITION**, zoned SU-3, located on SOUTH SIDE OF COAL AVE. SW, between 6TH ST., SW and 7TH ST., SW containing approximately 1 acre(s). (K-14) Deborah Stover, Staff Planner
3. **Project # 1001676**  
 01EPC-01872 EPC Site Development Plan-  
 Building Permit  
 (Deferred from 2/21/02)

TIERRA WEST LLC agent(s) for SIMPSON HOUSING L.P. request the above action(s) for Tract 3A, **RIVER POINT**, zoned SU-1 for PDA, located on 9180 COORS BLVD., between PASEO DEL NORTE, NW and SW INDIAN POLYTECHNIC INST. containing approximately 3 acre(s). (C-13) Juanita Vigil, Staff Planner
4. **Project # 1001666**  
 01EPC-01861 Zone Map Amendment  
 (Deferred from 2/21/02)

OSWALDO GALARZA, agnet(s) for LUIS GALARAZA requests the above action(s) for Lot 3, Block 23 The west 63 feet of Lot #3, Block 23, **ABUQUERQUE HIGHLANDS ADDITION**, a zone map amendment from R-3 to P (Parking), located on 5400 ALICE AVE. NE, between SAN MATEO BLVD., NE and LOMAS BLVD., NE containing approximately 63 acre(s). (J-18) Juanita Vigil, Staff Planner
5. **Project # I000893**  
 01EPC-01668 Zone Map Amendment

CONSENSUS PLANNING INC. agent(s) for BOB KUNATH request the above action(s) for Tract A-2 **LANDS OF ZOLIN/KUNATH**, a zone map amendment from R-T to SU-1 for C-1 Permissive Uses, Including: Package Liquor Sales Ancillary to a Retail Grocery of 20,000 Square Feet Minimum, and Restaurant with Alcoholic Drink Sales for On-premise Consumption; and Excluding: Automobile Related Retail and Service Uses and Drive-up Facilities, located WEST OF UNSER and NORTH OF MCMAHON NW containing approximately 1 acre(s). (A-11) Russell Brito, Staff Planner
6. **Project # 1001543**  
 02EPC-00131 EPC Site Development Plan-  
 Subdivision  
 02EPC-00132 EPC Site Development Plan-  
 Building Permit

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORP. request the above action(s) for Lot 9-16,21-24, Block 9, Tract 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2/RT, located on HOLLY AVE NE, between BARSTOW STREET, NE and VENTURA STREET, NE containing approximately 12 acre(s). (C-20) Lola Bird, Staff Planner

7. **Project # 1001686**  
02EPC-00007 Zone Map Amendment

WAYJOHN SURVEYING, INC. agent(s) for NM AIDS SERVICES, INC. request the above action(s) for Block 2 Lots 16A, 17,18, 19, 20, 21, **PUEBLO ALTO ADDITION**, a zone map amendment from P & C-2 to O-1, located on MARBLE AVE NE, between MANZANO STREET, NE and TRUMAN STREET, NE containing approximately 2 acre(s). (J-17)  
Juanita Vigil, Staff Planner

- 02EPC-00136 EPC Site Development Plan-  
Subdivision  
02EPC-00138 Zone Map Amendment

TIERRA WEST, LLC agent(s) for SUNSET WEST request the above action(s) for Tract M, **VISTA DEL NORTE**, zoned SU-1 for C-2, located on OSUNA RD. NE, between VISTA DEL NORTE DRIVE, NE and NORTH DIVERSION CHANNEL containing approximately 25 acre(s). (E-16) Lola Bird, Staff Planner

9. **Project # 1001719**  
02EPC-00147 EPC Site Development Plan-  
Building Permit

JLS ARCHITECTS agent(s) for AMC DEVELOPMENT SERVICES request the above action(s) for Lot 6, Block 1, **SANDIA RESEARCH PARK**, zoned SU-1 for IP Uses, located on 10421 DEVELOPMENT RD. SE, between EUBANK BLVD., SE and BRITT STREET, SE containing approximately 1 acre(s). (M-21) Deborah Stover, Staff Planner

10. **Project # 1001717**  
02EPC-00133 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agent(s) for WESTLAND DEVELOPMENT CO., INC. request the above action(s) for Tract A, **EL RANCHO ATRISCO PHASE III**, zoned RD, located on HANOVER RD NW, between 72ND STREET, NW and LAURELWOOD PARKWAY, NW containing approximately 8 acre(s). (H J-10) Loretta Naranjo-Lopez, Staff Planner

11. **Project # 1001718**  
02EPC-00140 EPC Site Development Plan-  
Amendment to Subdivision  
02EPC-00141 EPC Site Development Plan-  
Building Permit

DEKKER/PERICH/SABATINI agent(s) for HEART OFFICE BLDG., LLC request the above action(s) for Tract 1A, 2A, 2C and Tracts 2B. Tract 2B pertains to Site Development Plan for Building Permit containing 2.33 acres, **ST. JOSEPH HOSPITAL**, zoned SU-1 for Hospital & Related Uses & Hotel, located on ELM ST. SE, between DR. MARTIN LUTHER KING JR AVE and LOMAS BLVD., SE containing approximately 3 acre(s). (K-15) Juanita Vigil, Staff Planner

12. **Project # 1001720**  
02EPC-00148 Zone Map Amendment  
02EPC-00149 EPC Site Development Plan-  
Building Permit  
SMPC ARCHITECTS agent(s) for CHURCH ALIVE! request the above action(s) for Tract 3A1, **EAGLE RANCH ADDITION**, a zone map amendment from SU-1 for PRD to SU-1 for Church & Related Uses, located on IRVING BLVD. NW, between AVOCET RD. NW and GREENE AVE. NW containing approximately 10 acre(s). (B-12) Deborah Stover, Staff Planner
13. **Project # 1001146**  
01EPC-00551 Text Amendment  
(Deferred from 12/20/01)  
CITY OF ALBUQUERQUE, PUBLIC WORKS agent(s) for CITY OF ALBUQUERQUE request the above action(s) an amendment to portions of the Comprehensive Zoning Code, amending Chapter 14, Article 16, ROA 1994. (City Wide), John Hartman, Public Works Department
14. **Project # 1001271**  
01EPC-00734 Text Amendment  
(Deferred from 2/21/02)  
CITY OF ALBUQUERQUE/PLANNING DEPT. agent(s) for CITY OF ALBUQUERQUE/CITY COUNCIL request the above action(s) an amendment to Chapter 14, Article 16, ROA 1994, the Comprehensive City Zoning Code, to include provisions related to the regulation of outdoor lighting. (City Wide) Simon Shima, Staff Planner
15. **Project # 1001620**  
01EPC-01737 Text Amendment  
(Deferred from 2/21/02)  
CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) a text amendment to the Comprehensive City Zoning Code, Section 14-16-1-5, R.O.A.1994, to revise the definition of "premises". (City Wide) Simon Shima, Staff Planner
16. Other Matters.
17. Adjourn.

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

Meeting Date: Mar. 24, 2002

Zone Atlas Page: E-16-B

Notification Radius: 100 Ft.

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

App#	<u>02129-00000-00136</u>
Proj#	<u>100/150</u>
Other#	<u>02110-00000-00138</u>

Applicant: Sunset West ✓

Address: P.O. Box 19327, San Diego CA 92119

Agent: Thema West, LLC ✓

Address: 8509 Jefferson NE, 87113

SPECIAL INSTRUCTIONS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date Mailed: Mar. 5, 2002

Signature: K. Schlikai

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

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

Page 1 / Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-116	10116042	332-419	101-16CA	✓ no ownership 10116042 472-253 461 11 ✓
		358-260	04	✓ OR
		219-240	01	✓ OR
		316-248	02	✓ OR
		438-294	12	✓
		439-318	14	✓
		439-348	15	✓
		407-354	09	✓
		407-333	10	✓
		408-309	11	✓
		259-184	401-30	✓
		320-110	24	✓
		384-223	23	✓
		405-246	03	✓ OR
		419-234	04	✓ OR
		452-241	10	✓
		457-239	08	✓
		459-215	09	✓
		477-264	12	✓

1016062 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606233241910116CA LEGAL: LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME:  
OWNER ADDR: 00000

101606235826010104 LEGAL: TR Z 2B LANDS OF ALBUQ GRAVEL PRODUCTS CO INC CONT LAND USE:  
PROPERTY ADDR: 00000 1005 OSUNA RD NE  
OWNER NAME: SUNDT CORPORATION  
OWNER ADDR: 00000 PO BOX 26685 TUCSON AZ 85726

06226924010101 LEGAL: TRAC T Z1 A FRUITVALE ADDN A SUBD IN THE ELENA GALLE LAND USE:  
PROPERTY ADDR: 00000 705 OSUNA RD NE  
OWNER NAME: SUNDT CORP  
OWNER ADDR: 00000 PO BOX 26685 TUCSON AZ 85726

101606231624810102 LEGAL: TR Z 2A LANDS OF ALBUQ GRAVEL PRODUCTS CO INC CONT LAND USE:  
PROPERTY ADDR: 00000 OSUNA RD  
OWNER NAME: SUNDT CORPORATION  
OWNER ADDR: 00000 PO BOX 26685 TUCSON AZ 85726

101606243829410112 LEGAL: \*1 S EGO- COX SUBDIVISION LOTS 1 THRU 7 BEING A REPL LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: MULKEY MICHELLE  
OWNER ADDR: 04901 CALLE DE CIELO NE ALBUQUERQUE NM 87111

101606243931810114 LEGAL: LOT 2-A1 PLAT FOR SEGO-COX SUBDIVISION LTS 2-A1 & LAND USE:  
PROPERTY ADDR: 00000 2105 OSUNA RD NE  
OWNER NAME: ASPEN LIMITED PARTNERSHIP  
OWNER ADDR: 04808 JEFFERSON NE ALBUQUERQUE NM 87109

101606243934810115 LEGAL: LOT 4-A1 PLAT FOR SEGO-COX SUBDIVISION LTS 2-A1 & LAND USE:  
PROPERTY ADDR: 00000 2113 OSUNA NE  
OWNER NAME: LINEBERRY E C  
OWNER ADDR: 00000 PO BOX 1957 TAOS NM 87571

101606246735410109 LEGAL: LOT 5A P LAT FOR SEGO-COX SUBD LOTS 5A & 6A CONT 54 LAND USE:  
PROPERTY ADDR: 00000 2117 OSUNA RD NE  
OWNER NAME: SEGO WILLIAM A ETUX  
OWNER ADDR: 04808 JEFFERSON NE ALBUQUERQUE NM 87109

101606246733310110 LEGAL: LT 6 A PL AT FOR SEGO-COX SUBD LTS 5A & 6A CONT 70,5 LAND USE:

PROPERTY ADDR: 00000 2121 OSUNA NE  
OWNER NAME: HOSPITAL SERVICES CORPORATION  
OWNER ADDR: 00000 PO BOX 92200 ALBUQUERQUE NM 87199

101606246830910111 LEGAL: \*7 S EGO- COX SUBDIVISION LOTS 1 THRU 7 BEING A REPL LAND USE:  
PROPERTY ADDR: 00000 2129 OSUNA RD NE  
OWNER NAME: OSUNA CORPORATE CENTER PTNS  
OWNER ADDR: 01717 LOUISIANA NE ALBUQUERQUE NM 87110

101606225918440130 LEGAL: \*2-A REP LAT OF LOTS 2 & 3 UNIVERSAL INDUSTRIAL PAR LAND USE:  
PROPERTY ADDR: 00000 OSUNA RD NE  
OWNER NAME: MEGA CORP  
OWNER ADDR: 00000 PO BOX 26146 ALBUQUERQUE NM 87125

101606237011040124 LEGAL: LT 4 B-1 UNIVERSAL INDUSTRIAL PARK EXC THE NWLY 6,4 LAND USE:  
PROPERTY ADDR: 00000 6171 CHAPPELL NE  
OWNER NAME: OSUNA LLC  
OWNER ADDR: 10421 ROYAL BIRKDALE NE ALBUQUERQUE NM 87111

101606238622340123 LEGAL: NORT HERL Y PORTION OF LOT 4-A-1 REPLAT OF LOTS 4-A LAND USE:  
PROPERTY ADDR: 00000 1000 OSUNA RD NE  
OWNER NAME: J H SUPPLY CO  
OWNER ADDR: 02132 OSUNA RD NE ALBUQUERQUE NM 87113

101606240524640103 LEGAL: \*4-A AME NDED PLAT OF LTS 4-A & 4-B A REPL OF PARCE LAND USE:  
PROPERTY ADDR: 00000 1500 OSUNA NE  
OWNER NAME: LIVELY EQUIPMENT CO INC  
OWNER ADDR: 00000 PO BOX 784 ALBUQUERQUE NM 87103

101606241923440104 LEGAL: \*4-B AME NDED PLAT OF LTS 4-A & 4-B A REPL OF PARCE LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: LIVELY EQUIPMENT CO INC  
OWNER ADDR: 00000 PO BOX 784 ALBUQUERQUE NM 87103

101606245226140110 LEGAL: LOT 1A L ANDS OF LIVELY EQUIPMENT CO INC CONT 65,20 LAND USE:  
PROPERTY ADDR: 00000 2100 OSUNA NE  
OWNER NAME: BARNHOUSE NORWOOD E &  
OWNER ADDR: 05811 PADRE ROBERTO NW ALBUQUERQUE NM 87107

101606245723940108 LEGAL: LOT 1B L ANDS OF LIVELY EQUIPMENT CO INC CONT 83,08 LAND USE:  
PROPERTY ADDR: 00000 6231 CHAPPELL RD  
OWNER NAME: PRP INC  
OWNER ADDR: 01200 1ST ST SW ALBUQUERQUE NM 87102

101606245921540109 LEGAL: PARC EL 1 SUMMARY PLAT BEING A REPLAT OF TRACT 2 OF LAND USE:  
PROPERTY ADDR: 00000 6221 CHAPPELL RD NE  
OWNER NAME: BAYWOOD INC  
OWNER ADDR: 02310 CALLE DE RAFAEL NE ALBUQUERQUE NM 87122

101606247726440112 LEGAL: LOT 1C L ANDS OF LIVELY EQUIPMENT CO INC CONT 39,09 LAND USE:  
PROPERTY ADDR: 00000 2132 OSUNA NE  
OWNER NAME: INTEGRATED FINANCIAL & INSUR  
OWNER ADDR: 02132 OSUNA NE ALBUQUERQUE NM 87113

101606247225340111 LEGAL: LOT 1D L ANDS OF LIVELY EQUIPMENT CO INC CONT 30,43 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: COUNTY OF BERNALILLO



# City of Albuquerque

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

Date: January 18, 2002

TO CONTACT NAME: Karen Stewart  
 COMPANY/AGENCY: Sierra West LLC  
 ADDRESS/ZIP: 8509 Jefferson, NE 87113  
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 1-18-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract M, Vista Del Norte

zone map page(s) E-16

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

Alameda North Valley  
 Neighborhood Association

Neighborhood Association

Contact: Steve Hale  
9339 Guadalupe Dr. NW, Alameda, NM 87114-5119  
897-1566 (W) 321-5539 (W)

Contact: \_\_\_\_\_  
 \_\_\_\_\_

Estrella Martinez  
140 Ranchitos Rd NW, Alameda, NM 87114-1031  
898-2294 (W) 980-9586 (W)

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

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

Sincerely,

Ralaina S. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

twllc@tierrawestllc.com  
1-800-245-3102

January 30, 2002

Mr. Alan Schwartz, Chair  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Request for Zone Change for Tract M, Vista del Norte  
Site Plan for Subdivision Amendment for Tract M, Vista del Norte  
Zone Atlas Page E-16

Dear Mr. Schwartz:

Tierra West, LLC, on behalf of Sunset West, requests Zone Change Approval from SU-1 for C-2 Uses to R-2 for 2.6 acres of Tract M Vista del Norte. In addition, we are also requesting Site Plan for Subdivision (21.45 acres) for Tract M of Vista del Norte.

## LOCATION

Tract M of Vista del Norte is located in the Vista del Norte Development east of Vista del Norte Drive, between Osuna and Vista Monte Drive. This site is bordered by R-2 zoning on the north, M1 on the east, SU-1 for R-T, R-LT or R-2 on the west and SU-1 for M1 on the south. The R-2 zoning on the north (Tract J1, Vista del Norte) is planned for residential condominiums by the same developer, Sunset West. We have shown the proposed layout of Tract J1 and how it integrates with the layout for Tract M. Tract J1 and the northern piece of Tract M are planned as a single residential condominium community.

## HISTORY

Tracts J1 and M of Vista del Norte are part of the Vista del Norte Subdivision originally created in 1995. Prior to 1995, most of Vista del Norte was zoned SU-1 for M1 and used for gravel and sand extraction. In 1995, the entire tract was designated SU-1 for Limited Mixed Uses because the gravel and sand extraction was still continuing in some areas. In 2000, several of the tracts were rezoned to remove the SU-1 designation as the gravel and sand extraction had terminated. A new Site Plan for Subdivision was also approved at that time because of the complexity of the zone changes.

## SITE DEVELOPMENT PLAN APPROVAL

We are proposing a Site Plan for Subdivision to create two lots to change a small portion on the north side of Tract M to R-2 zoning. The remainder of Tract M will not be affected by these changes and will retain the existing zoning of SU-1 for C-2 Uses.

We are requesting a zone change for the new tract on the north side of Tract M to be

Proj# 1001150

SUNSET WEST  
P.O. BOX 19327  
SAN DIEGO, CA 92119

ESTELLA MARTINEZ  
Alameda North Valley Neigh. Assoc.  
149 RANCHITOS RD NW  
ALAMEDA, NM 87114-1031

101606243931810114

ASPEN LIMITED PARTNERSHIP  
4808 JEFFERSON NE  
ALBUQUERQUE NM 87109

101606246733310110

HOSPITAL SERVICES CORPORATION  
PO BOX 92200  
ALBUQUERQUE NM 87199

101606237011040124

OSUNA LLC  
10421 ROYAL BIRKDALE NE  
ALBUQUERQUE NM 87111

101606245226140110

BARNHOUSE NORWOOD E &  
5811 PADRE ROBERTO NW  
ALBUQUERQUE NM 87107

101606247726440112

INTEGRATED FINANCIAL & INSUR  
2132 OSUNA NE  
ALBUQUERQUE NM 87113

Proj# 1001150

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

101606235826010104

SUNDT CORPORATION  
PO BOX 26685  
TUCSON AZ 85726

101606243934810115

LINEBERRY E C  
PO BOX 1957  
TAOS NM 87571

101606246830910111

OSUNA CORPORATE CENTER PTNS  
1717 LOUISIANA NE  
ALBUQUERQUE NM 87110

101606238622340123

J H SUPPLY CO  
2132 OSUNA RD NE  
ALBUQUERQUE NM 87113

101606245723940108

PRP INC  
1200 1ST ST SW  
ALBUQUERQUE NM 87102

101606247225340111

COUNTY OF BERNALILLO  
1 CIVIC PLAZA NW  
ALBUQUERQUE NM 87102

STEVE HALE  
Alameda North Valley Neigh. Assoc.  
9339 GUADALUPE TRL. NW  
ALAMEDA, NM 87114

101606243829410112

MULKEY MICHELLE  
4901 CALLE DE CIELO NE  
ALBUQUERQUE NM 87111

101606246735410109

SEGO WILLIAM A ETUX  
4808 JEFFERSON NE  
ALBUQUERQUE NM 87109

101606225918440130

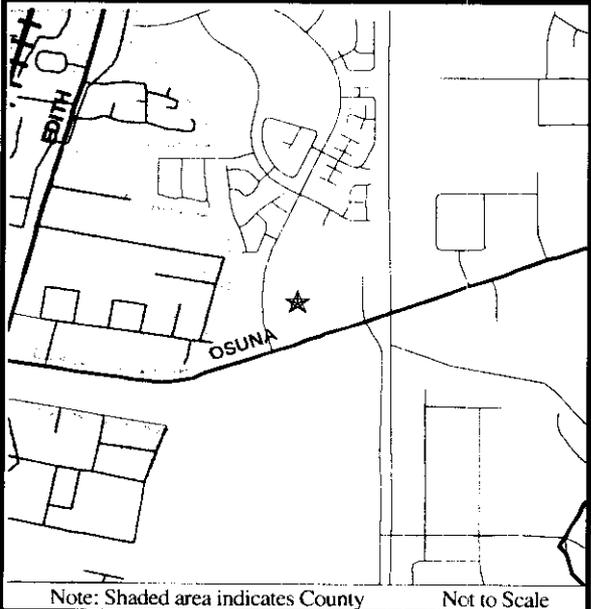
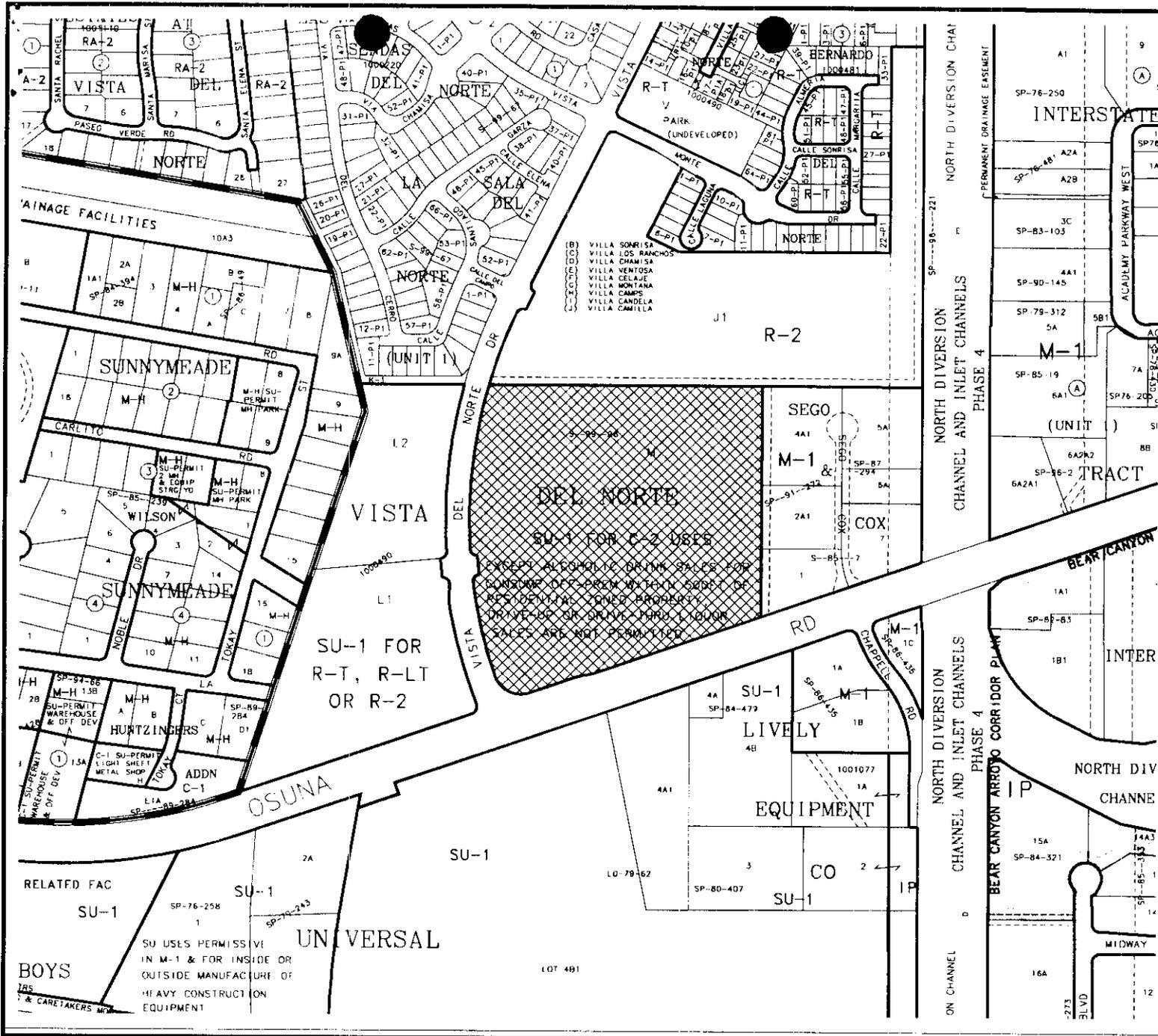
MEGA CORP  
PO BOX 26146  
ALBUQUERQUE NM 87125

101606240524640103

LIVELY EQUIPMENT CO INC  
PO BOX 784  
ALBUQUERQUE NM 87103

101606245921540109

BAYWOOD INC  
2310 CALLE DE RAFAEL NE  
ALBUQUERQUE NM 87122



Note: Shaded area indicates County Not to Scale

### ZONING MAP



Scale 1" = 527'

PROJECT NO.  
1001150

HEARING DATE  
3-21-02

MAP NO.  
E-16

APPLICATION NO.  
02128-00000-00136  
02110-00000-00138



# 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	
<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 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: SUNSET WEST PHONE: (619) 286-7744  
 ADDRESS: PO BOX 19327 FAX: \_\_\_\_\_  
 CITY: SAN DIEGO STATE CA ZIP 92119 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER/DEVELOPER  
 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: ZONE CHANGE FROM SU-1 FOR C-2 TO R-2 AND SITE PLAN FOR SUBDIVISION**

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 M (SEE ATTACHED METES & BOUNDS) Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. VISTA DEL NORTE  
 Current Zoning: SU-1 FOR C-2 Proposed zoning: R-2  
 Zone Atlas page(s): E-16 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 21.45 ± Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 20/DU PER ACRE  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: OSUNA ROAD NE  
 Between: VISTA DEL NORTE DR NE and NORTH DIVERSION CHANNEL

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V., S., etc.):  
1001150 01450 - 00411

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

SIGNATURE [Signature] DATE 1/25/02  
 (Print) RONALD R. BOHANNAN, P.E.  Applicant  Agent

**FOR OFFICIAL USE ONLY**

pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02128 - 00136</u>	<u>SP/SUB</u>	<u>P1</u>	<u>\$ 350</u>
<input type="checkbox"/> All fees have been collected	<u>02110 - 00138</u>	<u>ZMA</u>	<u>Z</u>	<u>\$ 350 320</u>
<input type="checkbox"/> All case #s are assigned		<u>ADY.</u>	<u>Z</u>	<u>\$ 75</u>
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>MAR 21, 2002</u>		Total	<u>\$ 775 745.-</u>

[Signature] 1/31/02  
 Planner signature / date

Project # 1001150

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) *350 + 75*
- Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

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

Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.

Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.

Site plans and related drawings reduced to 8.5" x 11" format

Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter briefly describing, explaining, and justifying the request

Letter of authorization from the property owner if application is submitted by an agent

Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

Sign Posting Agreement

Completed Site Plan for Building Permit Checklist

2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)

TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures

Fee (see schedule)

Any original and/or related file numbers are listed on the cover application

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

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

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings

DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings

DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings

Site plans and related drawings reduced to 8.5" x 11" format

Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter briefly describing, explaining, and justifying the request

Letter of authorization from the property owner if application is submitted by an agent

Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

Sign Posting Agreement

Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)

TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures

Fee (see schedule)

Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

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

Ronald R. Bohannon, P.E.  
 Applicant name (print)

[Signature]  
 Applicant signature / date



Form revised September 2001

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

Application case numbers

0228 - 0 - 0036

0110 - 0 - 0036

[Signature] / 3/02  
 Planner signature / date

Project # 1001150

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

**ANNEXATION**

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

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

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

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

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

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

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

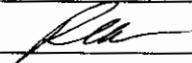
**AMENDMENT TO SECTOR DEVELOPMENT PLAN**

- Proposed Amendment referenced to the materials in the sector plan being amended
  - Sector Plan to be amended with materials to be changed noted and marked
  - Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
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**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.

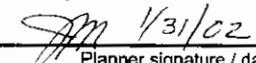
RONALD R. BOHANNAN, P.E. Applicant name (print)  
 1/29/02  
Applicant signature / date

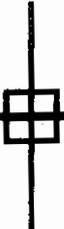


.pdf Form revised Sept. 2001

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

Application case numbers  
 02128 - 0 - 00136  
 02110 - 0 - 00138

 1/31/02  
Planner signature / date  
**Project # 1001150**



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

twllc@tierrawestllc.com  
1-800-245-3102

January 30, 2002

Mr. Alan Schwartz, Chair  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Request for Zone Change for Tract M, Vista del Norte  
Site Plan for Subdivision Amendment for Tract M, Vista del Norte  
Zone Atlas Page E-16

Dear Mr. Schwartz:

Tierra West, LLC, on behalf of Sunset West, requests Zone Change Approval from SU-1 for C-2 Uses to R-2 for 2.6 acres of Tract M Vista del Norte. In addition, we are also requesting Site Plan for Subdivision (21.45 acres) for Tract M of Vista del Norte.

## LOCATION

Tract M of Vista del Norte is located in the Vista del Norte Development east of Vista del Norte Drive, between Osuna and Vista Monte Drive. This site is bordered by R-2 zoning on the north, M1 on the east, SU-1 for R-T, R-LT or R-2 on the west and SU-1 for M1 on the south. The R-2 zoning on the north (Tract J1, Vista del Norte) is planned for residential condominiums by the same developer, Sunset West. We have shown the proposed layout of Tract J1 and how it integrates with the layout for Tract M. Tract J1 and the northern piece of Tract M are planned as a single residential condominium community.

## HISTORY

Tracts J1 and M of Vista del Norte are part of the Vista del Norte Subdivision originally created in 1995. Prior to 1995, most of Vista del Norte was zoned SU-1 for M1 and used for gravel and sand extraction. In 1995, the entire tract was designated SU-1 for Limited Mixed Uses because the gravel and sand extraction was still continuing in some areas. In 2000, several of the tracts were rezoned to remove the SU-1 designation as the gravel and sand extraction had terminated. A new Site Plan for Subdivision was also approved at that time because of the complexity of the zone changes.

## SITE DEVELOPMENT PLAN APPROVAL

We are proposing a Site Plan for Subdivision to create two lots to change a small portion on the north side of Tract M to R-2 zoning. The remainder of Tract M will not be affected by these changes and will retain the existing zoning of SU-1 for C-2 Uses.

We are requesting a zone change for the new tract on the north side of Tract M to be

changed to R-2 zoning. When the site is replatted with the new lot lines only the new lot will be zoned R-2 and the remainder of Tract M will retain the current zoning of SU-1 for C-2 Uses.

### **Resolution 270-1980**

We are proposing a change of zone based upon the conditions set forth in Resolution 270-1980. Specifically, the change will facilitate the elements of the Albuquerque Comprehensive Plan.

**Policy 5h Higher density housing is most appropriate in the following situations: In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.**

Vista del Norte is a master planned community that rezoned and replatted the existing area. The infrastructure including roads and utilities were constructed after 1995 when the project was conceived. There is access to the site from Vista del Norte Drive and Vista Monte Drive and the storm, water and sewer facilities have capacity for this project and the larger condominium area on Tract J1.

**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 zone change accommodates new residential growth through the development of vacant land and develops the property in a very compatible development. The parcel on the north (Tract J1) is currently zoned R-2 and being developed for condominiums. This zone change would facilitate an extension of the condominium use.

The zone change complies with Resolution 270-1980 because the R-2 zoning is more advantageous to the community. It increases the residential zoning in the area and will be combined with Tract J-1 for a residential condominium project. The change in zone is also consistent with the health, safety, morals, and general welfare of the City. This change is not any significant conflict with adopted plans and actually promotes the Comprehensive Plan. The change in zone will not constitute a spot zone since it is bordered on the north side R-2 zoning.

### **North Valley Sector Development Plan**

The *North Valley Area Plan* was first adopted in 1993. The North Valley as defined by this plan is bounded by the Bernalillo County/Sandoval County boundary (north), Interstate Highway 40 (south), Interstate Highway 25 (east), and the Rio Grande (west); specific boundaries are shown on the Boundaries map in the Plan (page 24). It sets forth policies regarding land use and zoning, wastewater, and housing (*Zoning and Land Use Policy 2, Wastewater Policy 3, and Housing Policy 1*).

*Zoning and Land Use Policy 2* states that the City and County shall stabilize residential zoning and land use in the North Valley Area. (p. nos. 7 & 61)

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*Housing Policy 1* states that the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing. (p. nos. 14 & 130)

This action actually increases the amount of residential land in the area and decreases the commercial land available.

#### **SUMMARY**

In summary, we are requesting a zone change on 2.6 acres of Tract M to change the zone from SU-1 for C-2 to R-2. Further, we are requesting Site Plan for Subdivision approval to allow us to separate out the R-2 tract and combine it with Tract J-1 to the north for a new residential condominium project.

I hope this application, along with the request for approval on the Zone Change and the Site Plan for Subdivision, has answered all of your questions. If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Mark Pagles  
Steve Hall w/ Alameda North Valley  
Estella Martinez w/ Alameda North Valley

JN: 21016  
scl

VISTA DEL NORTE DEVELOPMENT, L.L.C.  
1401 Central Avenue, NW  
Albuquerque, New Mexico 87104

Telephone: (505) 247-9080

Facsimile (505) 247-9109

January 24, 2002

City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Re: Tracts J-1 and M, Vista del Norte Subdivision

Dear Sir or Madam:

Vista del Norte Development, L.L.C., a New Mexico limited liability company ("Vista") is the owner of the following described property ("Tract M"):

Tract M Vista del Norte Subdivision as shown and described on the Plat of Tracts A, I, J, K, L, M, T, U, V, and W Vista del Norte, recorded in the Bernalillo County, New Mexico real estate records on March 16, 1999.

and "Tract J-1":

Tract J-1 as shown and described on the plat of Bernardo del Norte Subdivision, recorded in the Bernalillo County, New Mexico real estate records on August 9, 2000 in Vol. 2000C, Folio 209.

Vista authorizes Tierra West, L.L.C. (Ron Bohannon), on behalf of Sunset West, a New Mexico General Partnership ("Sunset") to act on Vista's behalf to do the following:

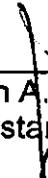
1. To make application for and to process a rezoning of the  $\pm$  northerly 115 ft. of Tract M from SU-1 for C-2 uses to SU-1 for RT, RLT, or RT uses;
2. To make application for and process a site development plan for subdivision for Tract J-1 and Tract M; and
3. To subdivide Tract J-1 and Tract M.

City of Albuquerque  
January 24, 2002  
Page 2

Please call if you have questions.

Sincerely,

Vista del Norte Development, L.L.C.

By:   
John A. Myers  
Assistant Manager Pro Tem

JAM/mnh

cc: Ray Bargull (via e-mail)  
Pete Johnson (via e-mail)  
Ron Brown (via e-mail)

# CITY OF ALBUQUERQUE

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

APPLICANT: TIERRA WEST LLC DATE OF REQUEST: 1/28/02 ZONE ATLAS PAGE(S): E-16-Z

CURRENT: ZONING SU-1 FOR C-2 CHANGE TO R-2

LEGAL DESCRIPTION: LOT OR TRACT # TR. M  
BLOCK # \_\_\_\_\_

PARCEL SIZE (AC/SQ. FT.) 2.0 ± AC

SUBDIVISION NAME VISTA DEL NORTE

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ] SECTOR PLAN [ ]  
COMP. PLAN [ ] ZONE CHANGE [X]  
AMENDMENT [ ] CONDITIONAL USE [ ]

SITE DEVELOPMENT PLAN:  
A) SUBDIVISION [X] BUILDING PERMIT [ ]  
B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]  
C) AMENDMENT [ ] OTHER [ ]

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [X]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:<sup>1</sup>  
# OF UNITS: \_\_\_\_\_  
BUILDING SIZE: VARIES (SQ.FT.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 1/28/02  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL (TONY LOYD)

THRESHOLDS MET? YES [X] NO [ ]  
MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]

NOTES: VISTA DEL NORTE TIS 6-95 + UPDATES

IF A TIS IS REQUIRED: A SCOPING MEETING (AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL) MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. **ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW TIS.**

[Signature] 1-30-02  
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]  
ENVIRONMENTAL HEALTH DEPT. AIR QUALITY DIV. 3<sup>RD</sup> FLOOR / ROOM 3023 CITY/COUNTY BLDG. 768-2600 (JIM BARR)

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.** Per Zone Code

N/A 1-30-02  
ENVIRONMENTAL HEALTH DATE

REQUIRED TIS AND / OR AQIA **MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC.** ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL 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.

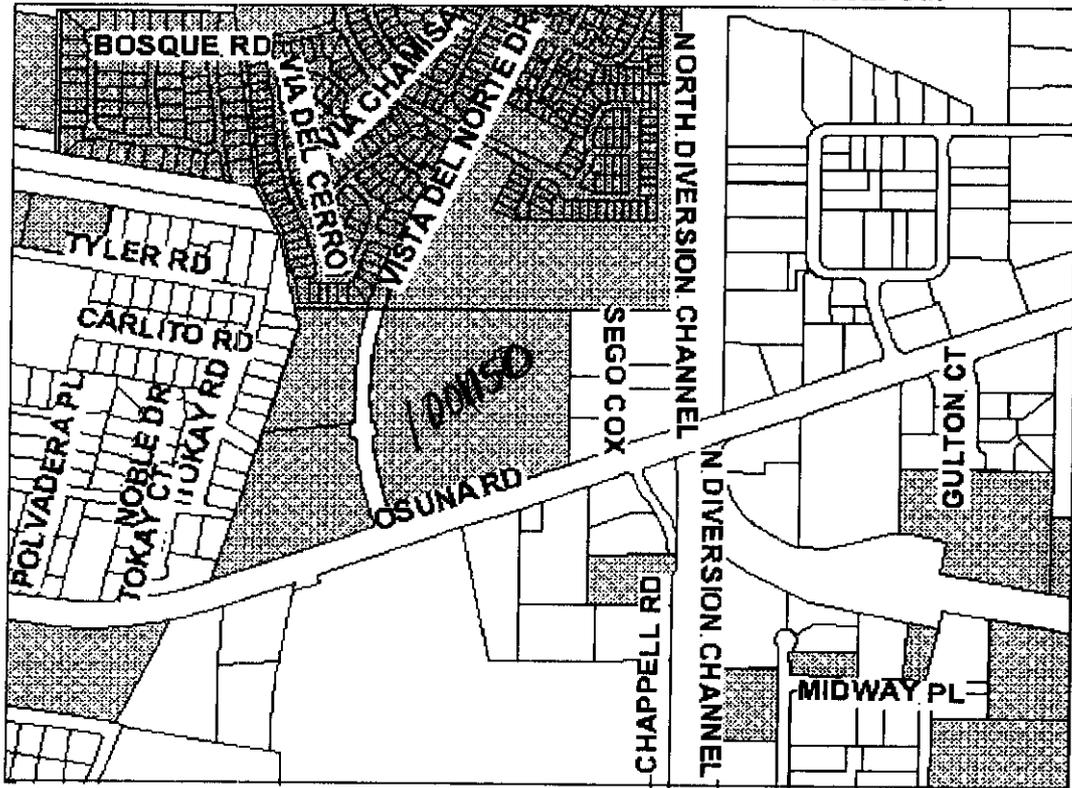
TIS -SUBMITTED 1/1 \_\_\_\_\_  
-FINALIZED 6/1/95 TRAFFIC ENGINEER DATE

AQIA -SUBMITTED 1/1 \_\_\_\_\_  
-FINALIZED 1/1 ENVIRONMENTAL HEALTH DATE

*TL copy/Kg.*

Activate By 'Clicking' on the Map

• Zoom In ◁ Id Parcel ◁ Id Case ◁ Pan ◁ Zoom Out



ReDraw Screen

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FULL VIEW    NEW QUERY

Copyright © 2001 City of Albuquerque



# City of Albuquerque

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

Date: January 18, 2002

TO CONTACT NAME: Karen Stewart  
 COMPANY/AGENCY: Sierra West LLC  
 ADDRESS/ZIP: 8509 Jefferson, NE 87113  
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 1-18-02 (Date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract M, Vista Del Norte

zone map page(s) E-16

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

Alameda North Valley

Neighborhood Association

Contact: Steve Hale  
9339 Guadalupe Dr. NW, Alameda, NM 87114 - 5119  
897-1566 (W) 321-5539 (W)

Neighborhood Association

Contact:

Estrella Martinez  
140 Ranchitos Rd NW, Alameda, NM 87114 - 1031  
898-2294 (W) 980-9586 (W)

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

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

Sincerely,

Dalaina S. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

twllc@tierrawestllc.com  
1-800-245-3102

January 30, 2002

Mr. Alan Schwartz, Chair  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Request for Zone Change for Tract M, Vista del Norte  
Site Plan for Subdivision Amendment for Tract M, Vista del Norte  
Zone Atlas Page E-16

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Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: / Mark Pagles  
/ Steve Hall w/ Alameda North Valley  
/ Estella Martinez w/ Alameda North Valley

JN: 21016  
scl

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

7001 1940 0006 3557 4079

**OFFICIAL USE**

Postage	\$ .80
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.40</b>



**Sent To**  
 STEVE HOLE  
 Street, Apt. No.,  
 or PO Box No. 9339 Guadalupe Trail NW  
 City, State, ZIP+4<sup>®</sup> ABQ 87114

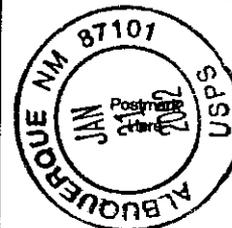
PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0006 3557 4086

**OFFICIAL USE**

Postage	\$ .80
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.40</b>



**Sent To**  
 ESTELLA MARTINEZ  
 Street, Apt. No.,  
 or PO Box No. 140 Ranchitos Rd NW  
 City, State, ZIP+4<sup>®</sup> ABQ 87114

PS Form 3800, January 2001 See Reverse for Instructions





Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING</b>	<b>Z</b>
____ Major Subdivision action		____ Annexation & Zone Establishment	
____ Minor Subdivision action		____ Sector Plan	
____ Vacation	<b>V</b>	<input checked="" type="checkbox"/> Zone Change	
____ Variance (Non-Zoning)		____ Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input checked="" type="checkbox"/> ...for Subdivision Purposes		____ Decision by: DRB, EPC,	
____ ...for Building Permit		LUCC, Planning Director or Staff,	
____ IP Master Development Plan		ZHE, Zoning Board of Appeals	
____ 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: SUNSET WEST PHONE: (619) 286-7744  
 ADDRESS: PO BOX 19327 FAX: \_\_\_\_\_  
 CITY: SAN DIEGO STATE CA ZIP 92119 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER/DEVELOPER  
 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: ZONE CHANGE FROM SU-1 FOR C-2 TO R-2 AND SITE PLAN FOR SUBDIVISION**

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 M (SEE ATTACHED METES & BOUNDS) Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. VISTA DEL NORTE  
 Current Zoning: SU-1 FOR C-2 Proposed zoning: R-2  
 Zone Atlas page(s): E-16 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 21.45 ± Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 20/DU PER ACRE  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: OSUNA ROAD NE  
 Between: VISTA DEL NORTE DR NE and NORTH DIVERSION CHANNEL

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.):  
1001150 01450 - 00411

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

SIGNATURE [Signature] DATE 1/29/02  
 (Print) RONALD R. BOHANNAN, P.E.  Applicant  Agent

**FOR OFFICIAL USE ONLY**

.pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02128 - 0 - 00136</u>	<u>SP/SUB</u>	<u>P1</u>	<u>\$ 350</u>
<input type="checkbox"/> All fees have been collected	<u>02110 - 0 - 00138</u>	<u>ZNA</u>	<u>Z</u>	<u>\$ 350 3.20</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV.</u>	<u>Z</u>	<u>\$ 75</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>MAR 21, 2002</u>				Total <u>\$ 775 745.-</u>

[Signature] 1/31/02  
 Planner signature / date

Project # 1001150

**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) *350 + 75*
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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



Form revised September 2001

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

Application case numbers  
*02128 - 0 - 00136*  
*02110 - 0 - 00135*

[Signature] 3/31/02  
Planner signature / date

**Project # 1001150**

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

**ANNEXATION**

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

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

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

Refer to the schedules for the dates, times and places of D.R.B. unadvertised meetings and E.P.C. hearings. **Your attendance is required.**

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

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

**AMENDMENT TO SECTOR DEVELOPMENT PLAN**

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

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

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

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

RONALD R. BOHANNAN, P.E.

*[Signature]*

Applicant name (print)

1/29/02  
Applicant signature / date



.pdf Form revised Sept. 2001

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

Application case numbers		
02128	- 0	- 00136
02112	- 0	- 00138
	-	-

*[Signature]* 1/31/02  
Planner signature / date

**Project # 1001150**



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1115

twllc@tierrawestllc.com  
1-800-245-3102

January 30, 2002

Mr. Alan Schwartz, Chair  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Request for Zone Change for Tract M, Vista del Norte  
Site Plan for Subdivision Amendment for Tract M, Vista del Norte  
Zone Atlas Page E-16

Dear Mr. Schwartz:

Tierra West, LLC, on behalf of Sunset West, requests Zone Change Approval from SU-1 for C-2 Uses to R-2 for 2.6 acres of Tract M Vista del Norte. In addition, we are also requesting Site Plan for Subdivision (21.45 acres) for Tract M of Vista del Norte.

## LOCATION

Tract M of Vista del Norte is located in the Vista del Norte Development east of Vista del Norte Drive, between Osuna and Vista Monte Drive. This site is bordered by R-2 zoning on the north, M1 on the east, SU-1 for R-T, R-LT or R-2 on the west and SU-1 for M1 on the south. The R-2 zoning on the north (Tract J1, Vista del Norte) is planned for residential condominiums by the same developer, Sunset West. We have shown the proposed layout of Tract J1 and how it integrates with the layout for Tract M. Tract J1 and the northern piece of Tract M are planned as a single residential condominium community.

## HISTORY

Tracts J1 and M of Vista del Norte are part of the Vista del Norte Subdivision originally created in 1995. Prior to 1995, most of Vista del Norte was zoned SU-1 for M1 and used for gravel and sand extraction. In 1995, the entire tract was designated SU-1 for Limited Mixed Uses because the gravel and sand extraction was still continuing in some areas. In 2000, several of the tracts were rezoned to remove the SU-1 designation as the gravel and sand extraction had terminated. A new Site Plan for Subdivision was also approved at that time because of the complexity of the zone changes.

## SITE DEVELOPMENT PLAN APPROVAL

We are proposing a Site Plan for Subdivision to create two lots to change a small portion on the north side of Tract M to R-2 zoning. The remainder of Tract M will not be affected by these changes and will retain the existing zoning of SU-1 for C-2 Uses.

We are requesting a zone change for the new tract on the north side of Tract M to be

changed to R-2 zoning. When the site is replatted with the new lot lines only the new lot will be zoned R-2 and the remainder of Tract M will retain the current zoning of SU-1 for C-2 Uses.

### **Resolution 270-1980**

We are proposing a change of zone based upon the conditions set forth in Resolution 270-1980. Specifically, the change will facilitate the elements of the Albuquerque Comprehensive Plan.

**Policy 5h Higher density housing is most appropriate in the following situations: In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.**

Vista del Norte is a master planned community that rezoned and replatted the existing area. The infrastructure including roads and utilities were constructed after 1995 when the project was conceived. There is access to the site from Vista del Norte Drive and Vista Monte Drive and the storm, water and sewer facilities have capacity for this project and the larger condominium area on Tract J1.

**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 zone change accommodates new residential growth through the development of vacant land and develops the property in a very compatible development. The parcel on the north (Tract J1) is currently zoned R-2 and being developed for condominiums. This zone change would facilitate an extension of the condominium use.

The zone change complies with Resolution 270-1980 because the R-2 zoning is more advantageous to the community. It increases the residential zoning in the area and will be combined with Tract J-1 for a residential condominium project. The change in zone is also consistent with the health, safety, morals, and general welfare of the City. This change is not any significant conflict with adopted plans and actually promotes the Comprehensive Plan. The change in zone will not constitute a spot zone since it is bordered on the north side R-2 zoning.

### **North Valley Sector Development Plan**

The *North Valley Area Plan* was first adopted in 1993. The North Valley as defined by this plan is bounded by the Bernalillo County/Sandoval County boundary (north), Interstate Highway 40 (south), Interstate Highway 25 (east), and the Rio Grande (west); specific boundaries are shown on the Boundaries map in the Plan (page 24). It sets forth policies regarding land use and zoning, wastewater, and housing (*Zoning and Land Use Policy 2, Wastewater Policy 3, and Housing Policy 1*).

*Zoning and Land Use Policy 2* states that the City and County shall stabilize residential zoning and land use in the North Valley Area. (p. nos. 7 & 61)

*Wastewater Policy 3* states that wastewater systems shall be designed to serve the North Valley at future development densities allowed by existing zoning. (p. nos. 10 & 84)

*Housing Policy 1* states that the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing. (p. nos. 14 & 130)

This action actually increases the amount of residential land in the area and decreases the commercial land available.

#### **SUMMARY**

In summary, we are requesting a zone change on 2.6 acres of Tract M to change the zone from SU-1 for C-2 to R-2. Further, we are requesting Site Plan for Subdivision approval to allow us to separate out the R-2 tract and combine it with Tract J-1 to the north for a new residential condominium project.

I hope this application, along with the request for approval on the Zone Change and the Site Plan for Subdivision, has answered all of your questions. If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Mark Pagles  
Steve Hall w/ Alameda North Valley  
Estella Martinez w/ Alameda North Valley

JN: 21016  
scl

VISTA DEL NORTE DEVELOPMENT, L.L.C.  
1401 Central Avenue, NW  
Albuquerque, New Mexico 87104

Telephone: (505) 247-9080

Facsimile (505) 247-9109

January 24, 2002

City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Re: Tracts J-1 and M, Vista del Norte Subdivision

Dear Sir or Madam:

Vista del Norte Development, L.L.C., a New Mexico limited liability company ("Vista") is the owner of the following described property ("Tract M"):

Tract M Vista del Norte Subdivision as shown and described on the Plat of Tracts A, I, J, K, L, M, T, U, V, and W Vista del Norte, recorded in the Bernalillo County, New Mexico real estate records on March 16, 1999.

and "Tract J-1":

Tract J-1 as shown and described on the plat of Bernardo del Norte Subdivision, recorded in the Bernalillo County, New Mexico real estate records on August 9, 2000 in Vol. 2000C, Folio 209.

Vista authorizes Tierra West, L.L.C. (Ron Bohannon), on behalf of Sunset West, a New Mexico General Partnership ("Sunset") to act on Vista's behalf to do the following:

1. To make application for and to process a rezoning of the  $\pm$  northerly 115 ft. of Tract M from SU-1 for C-2 uses to SU-1 for RT, RLT, or RT uses;
2. To make application for and process a site development plan for subdivision for Tract J-1 and Tract M; and
3. To subdivide Tract J-1 and Tract M.

# CITY OF ALBUQUERQUE

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

APPLICANT: TIERRA WEST LLC DATE OF REQUEST: 1/28/02 ZONE ATLAS PAGE(S): E-16-Z

CURRENT:  
ZONING SU-1 FOR C-2 CHANGE TO R-2

LEGAL DESCRIPTION:  
LOT OR TRACT # TR. M  
BLOCK # \_\_\_\_\_

PARCEL SIZE (AC/SQ. FT.) 2.0 ± AC

SUBDIVISION NAME VISTA DEL NORTE

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ] SECTOR PLAN [ ]  
COMP. PLAN [ ] ZONE CHANGE [X]  
AMENDMENT [ ] CONDITIONAL USE [ ]

**SITE DEVELOPMENT PLAN:**

A) SUBDIVISION [X] BUILDING PERMIT [ ]  
B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]  
C) AMENDMENT [ ] OTHER [ ]

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [X]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION:<sup>1</sup>**

# OF UNITS: \_\_\_\_\_  
BUILDING SIZE: VARIES (SQ.FT.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 1/28/02  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL (TONY LOYD)

THRESHOLDS MET? YES [X] NO [ ]

MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]

NOTES:

VISTA DEL NORTE TIS 6-95 + UPDATES

IF A TIS IS REQUIRED: A SCOPING MEETING (AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL) MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. **ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW TIS.**

[Signature]  
TRAFFIC ENGINEER

1-30-02  
DATE

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

ENVIRONMENTAL HEALTH DEPT. AIR QUALITY DIV. 3<sup>RD</sup> FLOOR / ROOM 3023 CITY/COUNTY BLDG. 768-2600 (JIM BARR)

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.** Per Zone Code

N/A  
ENVIRONMENTAL HEALTH

1-30-02  
DATE

**REQUIRED TIS AND / OR AQIA MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC.** ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL 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.

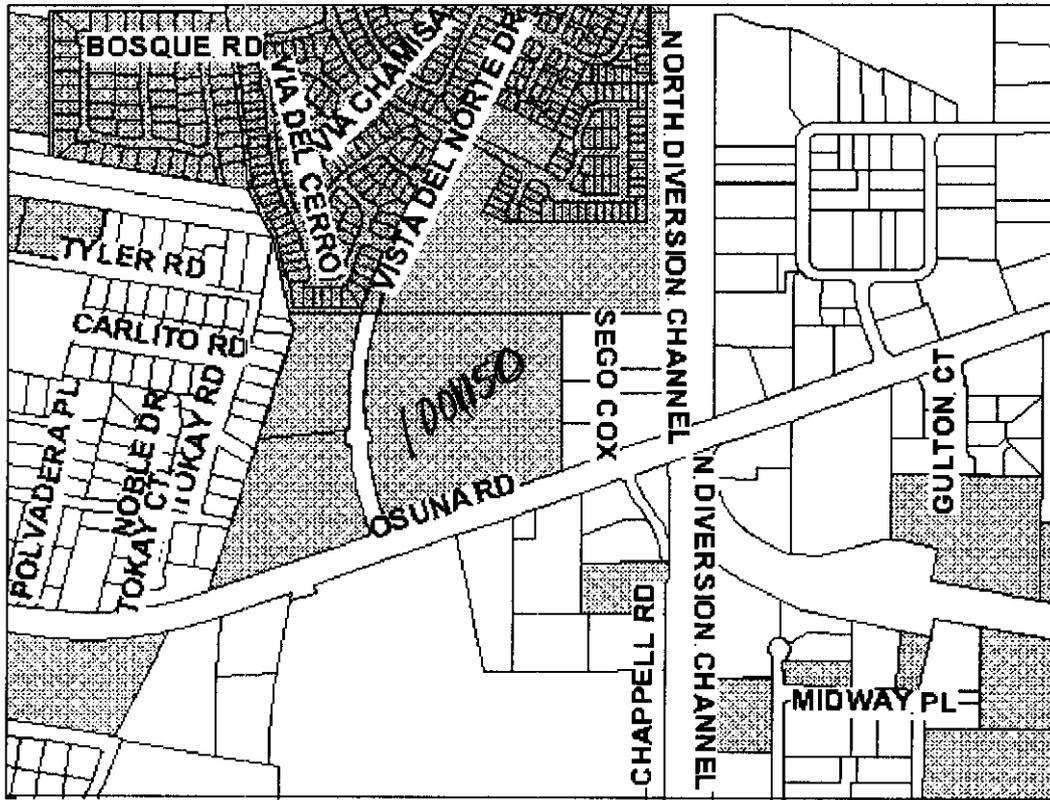
TIS -SUBMITTED 1/1  
-FINALIZED 6/1/95 TRAFFIC ENGINEER DATE

AQIA -SUBMITTED 1/1  
-FINALIZED 1/1 ENVIRONMENTAL HEALTH DATE

TL copy/K2

Activate By 'Clicking' on the Map

• Zoom In ◁ Id Parcel ◁ Id Case ◁ Pan ◁ Zoom Out



ReDraw Screen

CIT



LA

ALL

- STR
- PAR
- ZON
- CIT

N



FULL VIEW    NEW QUERY

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# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 1-18-02 Time Entered: 1:30pm OCNC Rep. Initials: OC

# 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: 21016

**Date:** January 18, 2002

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED  
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:  
TRACT M, VISTA DEL NORTE**

LOCATED ON OSUNA ROAD NE      LEGAL DESCRIPTION  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN VISTA DEL NORTE DR NE AND NORTH DIVERSION CHANNEL  
STREET NAME OR OTHER IDENTIFYING LANDMARK      STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:

( E-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

JAN-18-2002 11:08AM FRI

FAX NUMBER: 8581118  
NAME : TIERRA WEST LLC

NAME/NUMBER : 9243913  
PAGE : 002  
START TIME : JAN-18-2002 11:06AM FRI  
ELAPSED TIME : 02'16"  
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: 21016  
Date: January 18, 2002

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED  
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:  
TRACT M, VISTA DEL NORTE

LOCATED ON OSUNA ROAD NE  
LEGAL DESCRIPTION  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN VISTA DEL NORTE DR NE AND NORTH DIVERSION CHANNEL  
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:  
( E-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\NOTE\WPD



# City of Albuquerque

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

Date: January 18, 2002

TO CONTACT NAME: Karen Stewart  
 COMPANY/AGENCY: Sierra West LLC  
 ADDRESS/ZIP: 8509 Jefferson, NE 87113  
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 1-18-02 requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract M, Vista Del Norte

zone map page(s) E-11a

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

- |   |                                  |
|---|----------------------------------|
| <u>Alameda North Valley</u>                           | Neighborhood Association         |
| Contact: <u>Steve Hale</u>                            | Contact: _____                   |
| <u>9339 Guadalupe Rd NW, Alameda, NM 87114 - 5119</u> | <u>897-1562 (h) 321-5539 (w)</u> |
| <u>Estrella Martinez</u>                              | Neighborhood Association         |
| Contact: _____  | Contact: _____                   |
| <u>140 Ranchitos Rd NW, Alameda, NM 87114 - 1031</u>  | <u>898-2294 (h) 980-9586 (w)</u> |

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

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

Sincerely,

Ralaina S. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

twllc@tierrawestllc.com  
1-800-245-3102

January 30, 2002

Mr. Alan Schwartz, Chair  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Request for Zone Change for Tract M, Vista del Norte  
Site Plan for Subdivision Amendment for Tract M, Vista del Norte  
Zone Atlas Page E-16

Dear Mr. Schwartz:

Tierra West, LLC, on behalf of Sunset West, requests Zone Change Approval from SU-1 for C-2 Uses to R-2 for 2.6 acres of Tract M Vista del Norte. In addition, we are also requesting Site Plan for Subdivision (21.45 acres) for Tract M of Vista del Norte.

## LOCATION

Tract M of Vista del Norte is located in the Vista del Norte Development east of Vista del Norte Drive, between Osuna and Vista Monte Drive. This site is bordered by R-2 zoning on the north, M1 on the east, SU-1 for R-T, R-LT or R-2 on the west and SU-1 for M1 on the south. The R-2 zoning on the north (Tract J1, Vista del Norte) is planned for residential condominiums by the same developer, Sunset West. We have shown the proposed layout of Tract J1 and how it integrates with the layout for Tract M. Tract J1 and the northern piece of Tract M are planned as a single residential condominium community.

## HISTORY

Tracts J1 and M of Vista del Norte are part of the Vista del Norte Subdivision originally created in 1995. Prior to 1995, most of Vista del Norte was zoned SU-1 for M1 and used for gravel and sand extraction. In 1995, the entire tract was designated SU-1 for Limited Mixed Uses because the gravel and sand extraction was still continuing in some areas. In 2000, several of the tracts were rezoned to remove the SU-1 designation as the gravel and sand extraction had terminated. A new Site Plan for Subdivision was also approved at that time because of the complexity of the zone changes.

## SITE DEVELOPMENT PLAN APPROVAL

We are proposing a Site Plan for Subdivision to create two lots to change a small portion on the north side of Tract M to R-2 zoning. The remainder of Tract M will not be affected by these changes and will retain the existing zoning of SU-1 for C-2 Uses.

We are requesting a zone change for the new tract on the north side of Tract M to be

changed to R-2 zoning. When the site is replatted with the new lot lines only the new lot will be zoned R-2 and the remainder of Tract M will retain the current zoning of SU-1 for C-2 Uses.

### **Resolution 270-1980**

We are proposing a change of zone based upon the conditions set forth in Resolution 270-1980. Specifically, the change will facilitate the elements of the Albuquerque Comprehensive Plan.

**Policy 5h Higher density housing is most appropriate in the following situations: In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.**

Vista del Norte is a master planned community that rezoned and replatted the existing area. The infrastructure including roads and utilities were constructed after 1995 when the project was conceived. There is access to the site from Vista del Norte Drive and Vista Monte Drive and the storm, water and sewer facilities have capacity for this project and the larger condominium area on Tract J1.

**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 zone change accommodates new residential growth through the development of vacant land and develops the property in a very compatible development. The parcel on the north (Tract J1) is currently zoned R-2 and being developed for condominiums. This zone change would facilitate an extension of the condominium use.

The zone change complies with Resolution 270-1980 because the R-2 zoning is more advantageous to the community. It increases the residential zoning in the area and will be combined with Tract J-1 for a residential condominium project. The change in zone is also consistent with the health, safety, morals, and general welfare of the City. This change is not any significant conflict with adopted plans and actually promotes the Comprehensive Plan. The change in zone will not constitute a spot zone since it is bordered on the north side R-2 zoning.

### **North Valley Sector Development Plan**

The *North Valley Area Plan* was first adopted in 1993. The North Valley as defined by this plan is bounded by the Bernalillo County/Sandoval County boundary (north), Interstate Highway 40 (south), Interstate Highway 25 (east), and the Rio Grande (west); specific boundaries are shown on the Boundaries map in the Plan (page 24). It sets forth policies regarding land use and zoning, wastewater, and housing (*Zoning and Land Use Policy 2, Wastewater Policy 3, and Housing Policy 1*).

*Zoning and Land Use Policy 2* states that the City and County shall stabilize residential zoning and land use in the North Valley Area. (p. nos. 7 & 61)

*Wastewater Policy 3* states that wastewater systems shall be designed to serve the North Valley at future development densities allowed by existing zoning. (p. nos. 10 & 84)

*Housing Policy 1* states that the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing. (p. nos. 14 & 130)

This action actually increases the amount of residential land in the area and decreases the commercial land available.

#### **SUMMARY**

In summary, we are requesting a zone change on 2.6 acres of Tract M to change the zone from SU-1 for C-2 to R-2. Further, we are requesting Site Plan for Subdivision approval to allow us to separate out the R-2 tract and combine it with Tract J-1 to the north for a new residential condominium project.

I hope this application, along with the request for approval on the Zone Change and the Site Plan for Subdivision, has answered all of your questions. If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: ✓ Mark Pagles  
✓ Steve Hall w/ Alameda North Valley  
✓ Estella Martinez w/ Alameda North Valley

JN: 21016  
scl

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

7001 1940 0006 3557 4079

OFFICIAL USE

Postage	\$ .80
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.40</b>



**Sent To**  
**STEVE HOLE**  
 Street, Apt. No.,  
 or PO Box No. **9339 Guadalupe Trail NW**  
 City, State, ZIP+4 **ABQ 87114**

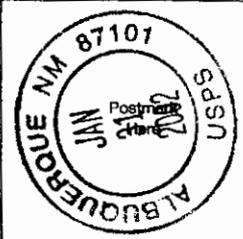
PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0006 3557 4086

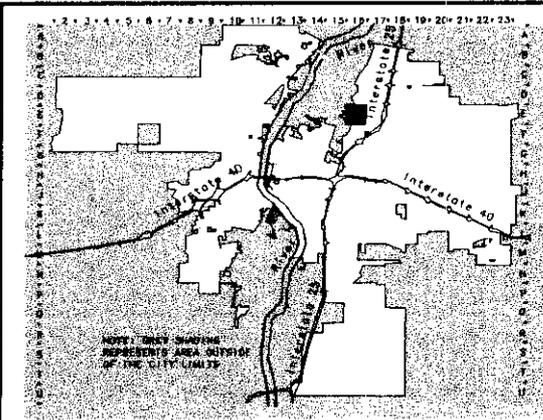
OFFICIAL USE

Postage	\$ .80
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.40</b>



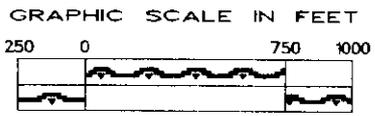
**Sent To**  
**ESTELA MARTINEZ**  
 Street, Apt. No.,  
 or PO Box No. **140 Rancharitos Rd NW**  
 City, State, ZIP+4 **ABQ 87114**

PS Form 3800, January 2001 See Reverse for Instructions



**CITY OF ALBUQUERQUE**  
**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**

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**Zone Atlas Page**

**E-16-Z**

Map Amended through July 19, 2001



ONE STOP SHOP . . . FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING  
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS  
Plaza Del Sol -2nd Floor West - 600 2nd St NW  
Land Development / Planning - Main Fax (505) 924-3685  
Development Services / Public Works - Main Fax (505) 924-3864

**PAID RECEIPT**

**APPLICANT NAME** SUN WEST

**AGENT** TIERRA WEST

**ADDRESS (w/zipCode)** \_\_\_\_\_

**PROJECT NO.** 1001152

**APPLICATION NO.** C2128-00136 // 02110-00138

\$ 670 ~~745~~ 441006 / 4981000 (City Cases)

\$ \_\_\_\_\_ 441018 / 4921000 (County)

\$ \_\_\_\_\_ 441011 / 7000110 (LUCC)

\$ 75 441018 / 4981000 (Notification)

**\$ 745 Total amount due**

**SUNSET WEST**  
RANCHO MIRAGE ACCOUNT  
P.O. BOX 7400  
ALBUQUERQUE, NM 87194

**BANK OF AMERICA**  
95-32-1070

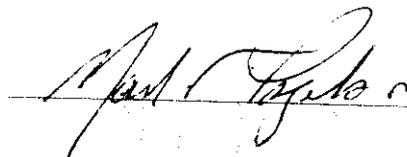
11266

Seven Hundred Forty-Five and 00/100 Dollars

DATE  
Jan 28, 2002

AMOUNT  
\*\*\*\*\*\$745.00

PAY TO THE ORDER OF  
CITY OF ALBUQUERQUE  
P.O. BOX 1313  
ALBUQUERQUE, NM 87103



⑈011266⑈ ⑈307000327⑈ 004271351212⑈

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

### 1. LOCATION

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

### 2. NUMBER

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

### 3. PHYSICAL POSTING

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

### 4. TIME

Signs must be posted from MAR 6 2002 To MAR 21 2002.

### 5. REMOVAL

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

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

Karen Stewart 1/31/02  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 1/31/02 SM  
(Date) (Staff/Member)





## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, March 21, 2002 at 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM 87102 to consider the following items: [Note: these items are not in the order they will be heard]

**Project # 1001150**

02EPC-00138 Zone Map Amendment  
02EPC-00136 Site Development Plan for  
Subdivision

TIERRA WEST, LLC agent(s) for SUNSET WEST request the above action(s) for Tract M, **VISTA DEL NORTE**, a zone map amendment from SU-1 for C-2 to R-2, located on OSUNA RD. NE, between VISTA DEL NORTE DRIVE, NE and NORTH DIVERSION CHANNEL containing approximately 24.1 acre(s). (E-16) Lola Bird, Staff Planner

**Project # 1001543**

02EPC-00131 EPC Site Development Plan-  
Subdivision  
02EPC-00132 EPC Site Development Plan-  
Building Permit

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORP. request the above action(s) for Lot 9-16,21-24, Block 9, Tract 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2/RT, located on HOLLY AVE NE, between BARSTOW STREET, NE and VENTURA STREET, NE containing approximately 12 acre(s). (C-20) Lola Bird, Staff Planner

**Project # 1001686**

02EPC-00007 Zone Map Amendment

WAYJOHN SURVEYING, INC. agent(s) for NM AIDS SERVICES, INC. request the above action(s) for Lots 16A, 17,18, 19, 20, 21, Block 2, **PUEBLO ALTO ADDITION**, a zone map amendment from P & C-2 to O-1, located on MARBLE AVE NE, between MANZANO STREET, NE and TRUMAN STREET, NE containing approximately 1.03 acre(s). (J-17) Juanita Vigil, Staff Planner

**Project # 1001717**

02EPC-00133 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agent(s) for WESTLAND DEVELOPMENT CO., INC. request the above action for Tract A, **EL RANCHO ATRISCO PHASE III**, zoned RD, located on HANOVER RD NW between 72ND STREET, NW and LAURELWOOD PARKWAY, NW containing approximately 8-acres. (H J-10) Loretta Naranjo-Lopez, Staff Planner

**Project # 1001718**

02EPC-00140 EPC Site Development Plan-  
Amendment to Subdivision  
02EPC-00141 EPC Site Development Plan-  
Building Permit

DEKKER/PERICH/SABATINI agent(s) for HEART OFFICE BLDG., LLC request the above action(s) for Tract 1A, 2A, 2B, and 2C **ST. JOSEPH HOSPITAL**, zoned SU-1 for Hospital & Related Uses & Hotel, located on ELM ST. SE, between DR. MARTIN LUTHER KING JR AVE and LOMAS BLVD., SE containing approximately 18 acre(s). Site Plan for Building Permit pertains only to Tract 2B, St. Joseph Hospital, containing approximately 2.33 acres. (K-15) Juanita Vigil, Staff Planner

**Project # 1001719**

02EPC-00147 EPC Site Development Plan-  
Building Permit

JLS ARCHITECTS agent(s) for AMC DEVELOPMENT SERVICES request the above action(s) for Lot 6, Block 1, **SANDIA RESEARCH PARK**, zoned SU-1 for IP Uses, located on 10421 DEVELOPMENT RD. SE, between EUBANK BLVD., SE and BRITT STREET, SE containing approximately 1 acre(s). (M-21) Deborah Stover, Staff Planner

**Project # 1001720**

02EPC-00148 Zone Map Amendment  
02EPC-00149 EPC Site Development Plan-  
Building Permit

SMPC ARCHITECTS agent(s) for CHURCH ALIVE! request the above action(s) for Tract 3A1, **EAGLE RANCH ADDITION**, a zone map amendment from SU-1 for PRD to SU-1 for Church & Related Uses, located on IRVING BLVD. NW, between AVOCET RD. NW and GREENE AVE. NW containing approximately 10 acre(s). (B-12) Deborah Stover, Staff Planner

**Project 1000893**

02PEC-01668 Zone Map Amendment

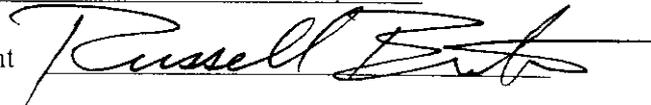
CONSENSUS PLANNING, INC., agent(s) for BOB KUNATH, request the above action(s) for Tract A-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC AND CURB, INC.**, a zone map amendment from R-T to SU-1 for C-1 Permissive Uses, Including: Package Liquor Sales Ancillary to a Retail Grocery of 20,000 Square Feet Minimum, and Restaurant with Alcoholic Drink Sales for On-premise Consumption; and Excluding: Automobile Related Retail and Service Uses and Drive-up Facilities, located west of Unser Boulevard NW, north of McMahan NW, containing approximately 0.73 acres. (A-11) Russell Brito, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call Novella Trujillo at 924-3892. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact Novella Trujillo at 924-3892 (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.

Elizabeth Begay, Chairman  
Environmental Planning Commission

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MARCH 6, 2002.**

APPROVED: Russell Brito, Senior Planner, Planning Department



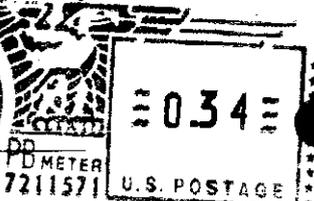


**City of Albuquerque**

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**PLANNING DEPARTMENT**

*EPC*

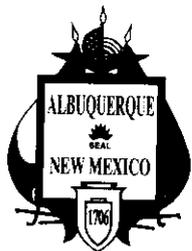


101606245921540109

BAYWOOD INC  
2310 CALLE DE RAFAEL NE  
ALBUQUERQUE NM 87122

A7122+10  
87103/1293



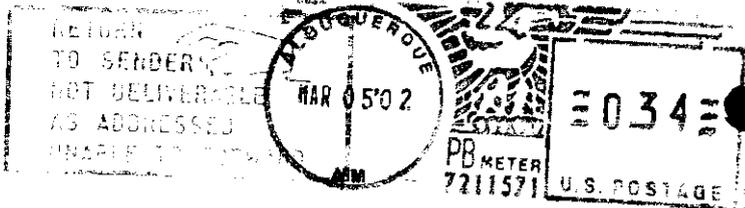


**City of Albuquerque**

PO BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

EPC

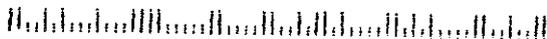


RETURN  
TO SENDER  
NOT DELIVERABLE  
AS ADDRESSED  
UNABLE TO DELIVER

101606243829410112

MULKEY MICHELLE  
4901 CALLE DE CIELO NE  
ALBUQUERQUE NM 87111

0342393



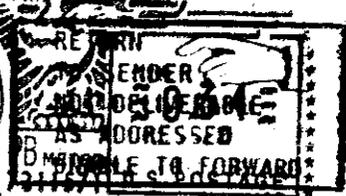


# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

EPC



101606247726440112

INTEGRATED FINANCIAL & INSUR  
2132 OSUNA NE  
ALBUQUERQUE NM 87113

27113+1093

