

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit **AMEND**

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

APPEAL / PROTEST of... **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: LUBRICAR, INC PHONE: 897-6701

ADDRESS: 3570 CALLE CUERVO, NW FAX: 897-6706

CITY: ALBUQUERQUE STATE NM ZIP 871149220 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): Bill Johnson of GEORGE RAINHANS ARCHITECTS PHONE: 984-9110 x204

ADDRESS: 2325 SAN PEDRO, NE FAX: 937-9877

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: BJohnson@GRA-Arch.com

DESCRIPTION OF REQUEST: MODIFY BASE AND HEIGHT of MONUMENT SIGN TO AVOID OUT-OF-EASEMENT UTILITY

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 of Tract No. 3C-2 Block: _____ Unit: _____

Subdiv. / Addn. BLACK RANCH

Current Zoning SU-1 for C-1 Proposed zoning: _____

Zone Atlas page(s): C-13-2 No. of existing lots: 1 No. of proposed lots: _____

Total area of site (acres): 0.6245 Density if applicable. dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No 101306434739510413 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 9386 COORS BLVD., NW

Between: VANEY VIEW PLACE, NW and IRVING BLVD., NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

EPC: 01128-01750, DRB: 02 DRB-00172, Project 1001206, AA: 02 AA-01360

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review DATE 2-27-03

SIGNATURE William A. Johnson DATE _____

(Print) William A. Johnson Applicant Agent

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>03 EPC</u>	<u>ASP</u>		\$ <u>255,-</u>
<input checked="" type="checkbox"/> All checklists are complete				\$ _____
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed		<u>None</u>		\$ <u>75</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				Total
<input type="checkbox"/> F.H.D.P. density bonus				\$ <u>4330,-</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

Hearing date April 17 2003

W.A. Johnson
Planner signature / date

Project # 1001206

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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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
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- 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.

William A. Johnson
Applicant name (print)

Will A. J.
Applicant signature / date

2-27-03



Form revised September 2001

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

Application case numbers
03EPC - - 00313

Project #

JM 2/23/03
Planner signature / date

1001206

CITY OF ALBUQUERQUE

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

APPLICANT: _____ Date of request: 2/24/03 Zone atlas page(s): A-13-Z

CURRENT: Zoning SU1 for C1 Legal Description - Lot or Tract # 3C-2 part 3C Block # _____

Parcel Size (acres / sq.ft.) 27,203 SF Subdivision Name Black Ranch

REQUESTED CITY ACTION(S):

Annexation []	Sector Plan []	Site Development Plan:	Building Permit [X]
Comp. Plan	Zone Change []	a) Subdivision []	Access Permit []
Amendment []	Conditional Use []	b) Build'g Purposes []	Other [X]
		c) Amendment [X]	

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: CHANGE MONUMENT SIGN HEIGHT + BASE TO ALLOW FOR EXIST UTILITY (OUT of EMBLEMEN)
 # of units - N/A
 Building Size - _____ (sq. ft.)

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

Applicant or Representative Will C. Date 2-24-03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

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

Notes:

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

[Signature] 2-24-03
TRAFFIC ENGINEER DATE

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

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

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

Notes:

N/A

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

ENVIRONMENTAL HEALTH DATE

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

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

TO BE COMPLETED BY APPLICANT
TRANSPORTATION DEVELOPMENT
ENVIRONMENTAL HEALTH

City of Albuquerque
Planning + Zoning

February 27, 2003

Re: EPC: 01128-01750
DRB: 02DRB-00172
Project: 1001206
AA: 02AA-01360

JIFFY LUBE
9386 COORS BLVD, NW
LOT 3C-2, BLACK RANCH

Dear Sirs:

We respectfully submit the attached plans for the purpose of modifying the existing monument sign contained in the approved Site Plan for Building Permit package to avoid a conflict with an existing buried utility that cannot be moved. The utility was installed out of it's easement far enough to necessitate removing most of the base of the monument sign. The height of the sign has been increased to allow unencumbered access to the buried utility located under part of the sign.

Respectfully,

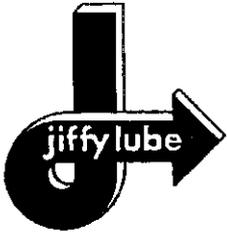


Bill Johnson, AIA
Project Manager
George Rainhart, Architect + Associates

cc : Rancho Serano Neighbors Association
SANDLER A. TRUE
KERRY DAVIS
Paradise Hills Civic Association
LARRY WEAVER
Tom Anderson



GEORGE RAINHART, ARCHITECT & ASSOCIATES PC
200 SAN PEDRO NE, SUITE 110 ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 841-1110 ■ FAX: (505) 841-1111 ■ E-MAIL: gpa@rainhart.com



jiffylube

LUBRICAR, INC.
3520 CALLE CUERVO NW
ALBUQUERQUE NM 87114-9220
(505) 897-6701 • fax (505) 897-6706
JiffyLubeNM.com

February 26, 2003

To Whom It May Concern:

RE: Jiffy Lube signage at 9386 Coors Blvd. NW

Please be advised that Bill Johnson is authorized by Lubricar, Inc. dba Jiffy Lube to submit to the EPC on our behalf.

Thank you for your help in this matter.

Sincerely,

Keith Mortensen
President

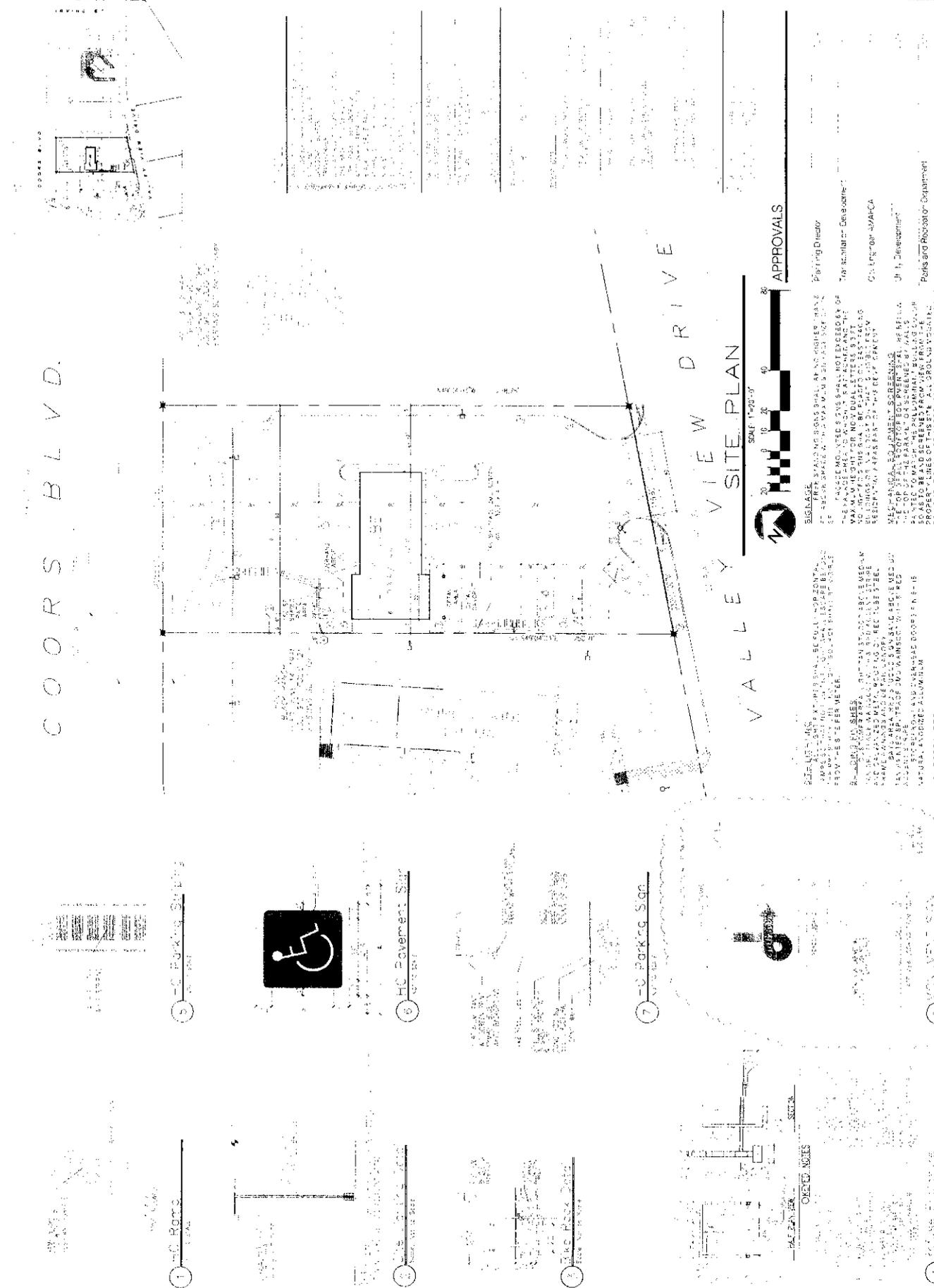
COORS BLVD.

VALLEY VIEW DRIVE

DATE	1/11/11
BY	...
REVISION	...
DESCRIPTION	...
DATE	...
BY	...
REVISION	...
DESCRIPTION	...
DATE	...
BY	...
REVISION	...
DESCRIPTION	...

PROJECT: HANSON...
 CLIENT: HANSON...
 ADDRESS: 1000...
 CITY: ...
 STATE: ...

DATE	1/11/11
BY	...
REVISION	...
DESCRIPTION	...
DATE	...
BY	...
REVISION	...
DESCRIPTION	...
DATE	...
BY	...
REVISION	...
DESCRIPTION	...



1 - 100 RORC

2 - 100 RORC



3 - HC Pavement Strip

4 - 100 RORC

5 - 100 RORC

6 - 100 RORC



7 - 100 RORC

8 - 100 RORC

NOTES

1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE DRIVE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE SIDEWALK UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE CURB UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE PAVEMENT UNLESS OTHERWISE NOTED.

APPROVALS

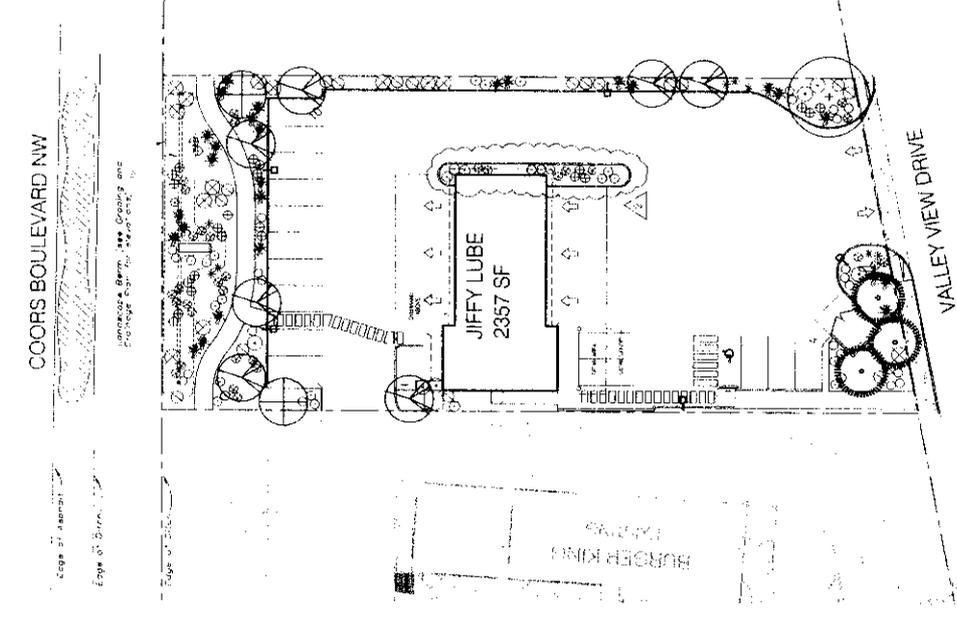


SIGNATURE: _____
 TITLE: Planning Director
 PROJECT: _____
 DATE: _____

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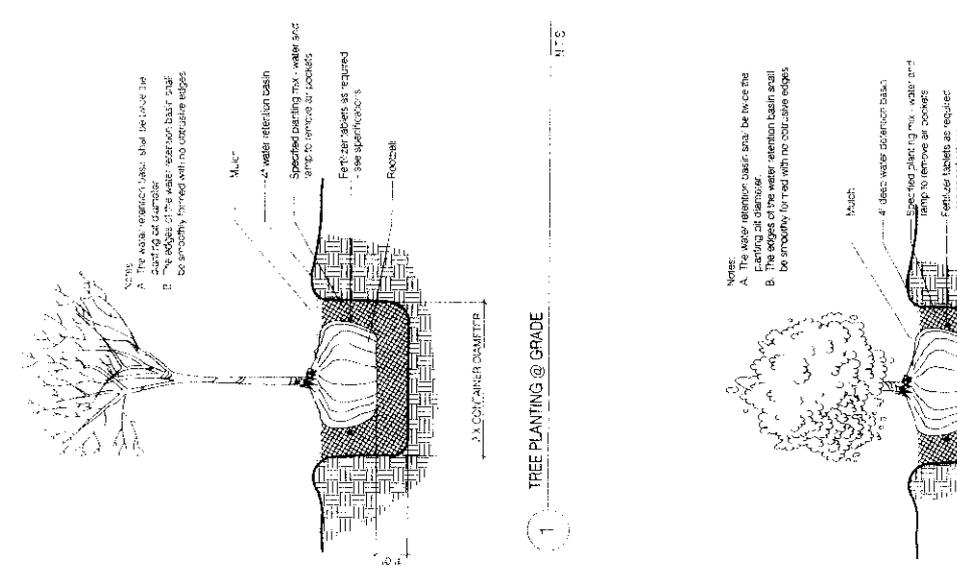
PLANT LEGEND

Symbol	Plant Name	Quantity	Notes
(Circle with cross)	1. <i>Quercus agrifolia</i>	15	15' x 15' spacing
(Circle with dot)	2. <i>Quercus macrocarpa</i>	15	15' x 15' spacing
(Circle with horizontal lines)	3. <i>Quercus laevis</i>	15	15' x 15' spacing
(Circle with vertical lines)	4. <i>Quercus prinus</i>	15	15' x 15' spacing
(Circle with diagonal lines)	5. <i>Quercus coccinea</i>	15	15' x 15' spacing
(Circle with wavy lines)	6. <i>Quercus muhlenbergii</i>	15	15' x 15' spacing
(Circle with concentric circles)	7. <i>Quercus bicolor</i>	15	15' x 15' spacing
(Circle with irregular pattern)	8. <i>Quercus imbricaria</i>	15	15' x 15' spacing
(Circle with solid fill)	9. <i>Quercus rubra</i>	15	15' x 15' spacing
(Circle with dashed border)	10. <i>Quercus lyrata</i>	15	15' x 15' spacing
(Circle with dotted border)	11. <i>Quercus sp.</i>	15	15' x 15' spacing



GENERAL LANDSCAPE NOTES

1. Prior to beginning work on the project, the Contractor shall review the project in the field with the Owner's Representative.
2. Verify the location of all trees to be removed and the location of all trees to be preserved.
3. All trees to be removed shall be removed in a timely manner and in a safe manner.
4. All trees to be preserved shall be protected during construction.
5. The Owner's Representative shall provide a written report to the Contractor within 10 days of the completion of the project.



City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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 Subdiv / Addn: BLOCK RANCH
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 LOCATION OF PROPERTY BY STREETS: On or Near: 9386 COURTS BLVD, NW
 Between: Valley View PLACE, NW and IRVING BLVD, NW

CASE HISTORY:

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EPC: 01128-01750, DRB: 02 DRB-00172, Project 1001206, AA: 02 AA-01360

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

SIGNATURE: William A. Johnson DATE: 2-27-03
 (Print) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
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Application case numbers	Action	S.F.	Fees
<u>03 EPC - 00313</u>	<u>ASP</u>		\$ <u>255.-</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	<u>None</u>	_____	\$ <u>75</u>
Hearing date: <u>April 17 2003</u>			Total: \$ <u>330.-</u>

William A. Johnson
 Planner signature / date

Project # 1001206

Form revised September 2001

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.
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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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 - ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
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 - ___ 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 1/4 mile radius
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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
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 - ✓ 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
 - NA 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.

William A. Johnson
Applicant name (print)
Will A. Johnson
Applicant signature / date
2-27-03



Form revised September 2001

- | | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected | 03EPC - -00313 |
| <input checked="" type="checkbox"/> Case #s assigned | - - - |
| <input checked="" type="checkbox"/> Related #s listed | - - - |

AM 2/23/03
Planner signature / date
Project # 1001206

CITY OF ALBUQUERQUE

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

APPLICANT: _____ Date of request: 2-24-03 Zone atlas page(s): A-13-Z

CURRENT: Zoning SU1 for CI Legal Description - Lot or Tract # 3C-1 PART 3C Block # _____

Parcel Size (acres / sq.ft.) 27,203 SF Subdivision Name Black Ranch

REQUESTED CITY ACTION(S):

Annexation []	Sector Plan []	Site Development Plan:	Building Permit [X]
Comp. Plan Amendment []	Zone Change []	a) Subdivision []	Access Permit []
	Conditional Use []	b) Build'g Purposes []	Other [X]
		c) Amendment [X]	

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1 CHANGE MONUMENT SIGN HEIGHT + BASIC TO ALLOW FOR EXIST UTILITY (OUT of EMBLEMEN
 # of units - N/A
 Building Size - _____ (sq. ft.)

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

Applicant or Representative Will C. [Signature] Date 2-24-03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

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

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

[Signature] 2-24-03
TRAFFIC ENGINEER DATE

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

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600
THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: N/A

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

ENVIRONMENTAL HEALTH DATE

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

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

ENVIRONMENTAL HEALTH

ENVIRONMENTAL HEALTH

City of Albuquerque
Planning + Zoning

February 27, 2003

Re: EPC: 01128-01750
DRB: 02DRB-00172
Project: 1001206
AA: 02AA-01360

JIFFY LUBE
9386 COORS BLVD, NW
Lot 3C-2, BLACK RANCH

Dear Sirs:

We respectfully submit the attached plans for the purpose of modifying the existing monument sign contained in the approved Site Plan for Building Permit package to avoid a conflict with an existing buried utility that cannot be moved. The utility was installed out of it's easement far enough to necessitate removing most of the base of the monument sign. The height of the sign has been increased to allow unencumbered access to the buried utility located under part of the sign.

Respectfully,

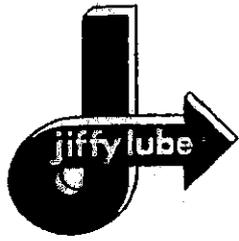


Bill Johnson, AIA
Project Manager
George Rainhart, Architect + Associates

cc : Rancho Serano Neighborhood Association
SANDLER A. TUNE
KERRY DAVIS
Paradise Hills Civic Association
LARRY WEAVER
Tom Anderson



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com



jiffylube

LUBRICAR, INC.
3520 CALLE CUERVO NW
ALBUQUERQUE NM 87114-9220
(505) 897-6701 • fax (505) 897-6706
JiffyLubeNM.com

February 26, 2003

To Whom It May Concern:

RE: Jiffy Lube signage at 9386 Coors Blvd. NW

Please be advised that Bill Johnson is authorized by Lubricar, Inc. dba Jiffy Lube to submit to the EPC on our behalf.

Thank you for your help in this matter.

Sincerely,

Keith Mortensen
President



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

Date: April 18, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001206**
03EPC-00313 EPC Site Development Plan-
Amendment to Building Permit

Lubricar, Inc.
3520 Calle Cuervo NW
Albuq. NM 87114

LEGAL DESCRIPTION: for all or a portion of Tract 3C-1, **Black Ranch**, zoned SU-1 for C-1, located on COORS BLVD. NW, between VALLEY VIEW PLACE NW and IRVING BLVD. NW, containing approximately .6 acre. (C-13) Simon Shima, Staff Planner

On April 17, 2003, the Environmental Planning Commission voted to approve Project 1001206, 03EPC 00313, an amendment to the Site Development Plan for Building Permit for Tract 3C-1, Black Ranch, based on the following Findings:

FINDINGS:

1. This is a request to amend the Site Development Plan for Building Permit pertaining to signage for Tract 3C-1, Black Ranch, an approximately 0.6-acre site, located on the east side of Coors Boulevard NW between between Paseo del Norte and Irving Boulevard, hereinafter called the "subject site".
2. According to the application, the purpose of the amendment is to modify the location and size of the previously approved freestanding monument sign in order to avoid a conflict with Qwest cables buried outside the utility easement as shown on the Site Plan, as submitted.
3. On January 17, 2002, the Environmental Planning Commission, hereinafter called the "EPC", approved a Site Development Plan for Building Permit for the subject site (01128-01750). The subject site has been developed to house Jiffy Lube in compliance with the approved Site Development Plan. Nevertheless, the monument sign under consideration has not been constructed. The EPC approved the monument sign, 8-feet high and 10-feet wide, to be located between the drainage ditch and the 6-foot wide sidewalk.

4. Pursuant to the Site Plan, as submitted, Qwest cables have been installed underground outside the utility easement, thereby encroaching into the location where the monument sign is to be constructed.
5. The EPC consideration at this time is limited to amending the Site Development Plan for Building Permit, as submitted, pertaining to signage. Since the subject site is zoned SU-1 for C-1, the EPC has discretion over signage.
6. Relating to signage, on January 17, 2002, the EPC approved the Site Development Plan for Building Permit (01128 01750), with a finding that the subject request is in conformance with the Coors Corridor Plan by proposing signage that preserves views, and with a condition that free-standing signs shall be no higher than 8-feet above grade with a maximum sign-face size of 75 square feet.
7. In general, developments along Coors Boulevard are of low profile, particularly, north of Paseo del Norte and more specifically, the heights of the free-standing signs located on the east side of Coors Boulevard are lower than those on the west side of Coors Boulevard, most likely, reflecting the Coors Corridor Plan Signage Policy 1 on the preservation of views.
8. Regarding the free-standing signs in the immediate vicinity of the subject site, the Burger King sign adjacent to the south of the subject site stands approximately 14 feet high above grade. Nonetheless this site, including the sign, was developed under the Bernalillo County jurisdiction prior to annexation. The Wells Fargo monument sign to the north stands approximately 8-feet above grade.
9. There is neighborhood support for the compromised sign.
10. The proposed sign on the handout dated April 16, 2004 substantially meets the intent of the Coors Corridor Plan.
11. The adjacent sign to the south that was approved under the County rules is substantially larger. That this is therefore a reasonable proposal.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 2, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

OFFICIAL NOTICE OF DECISION
APRIL 17, 2003
PROJECT #1001206
PAGE 3

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).

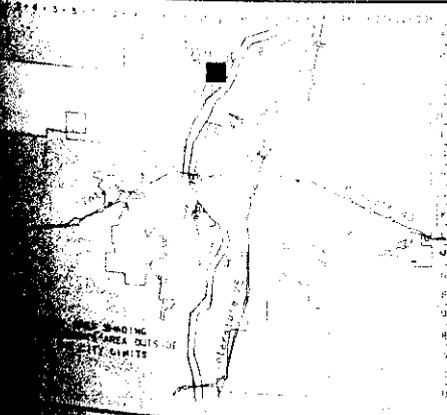
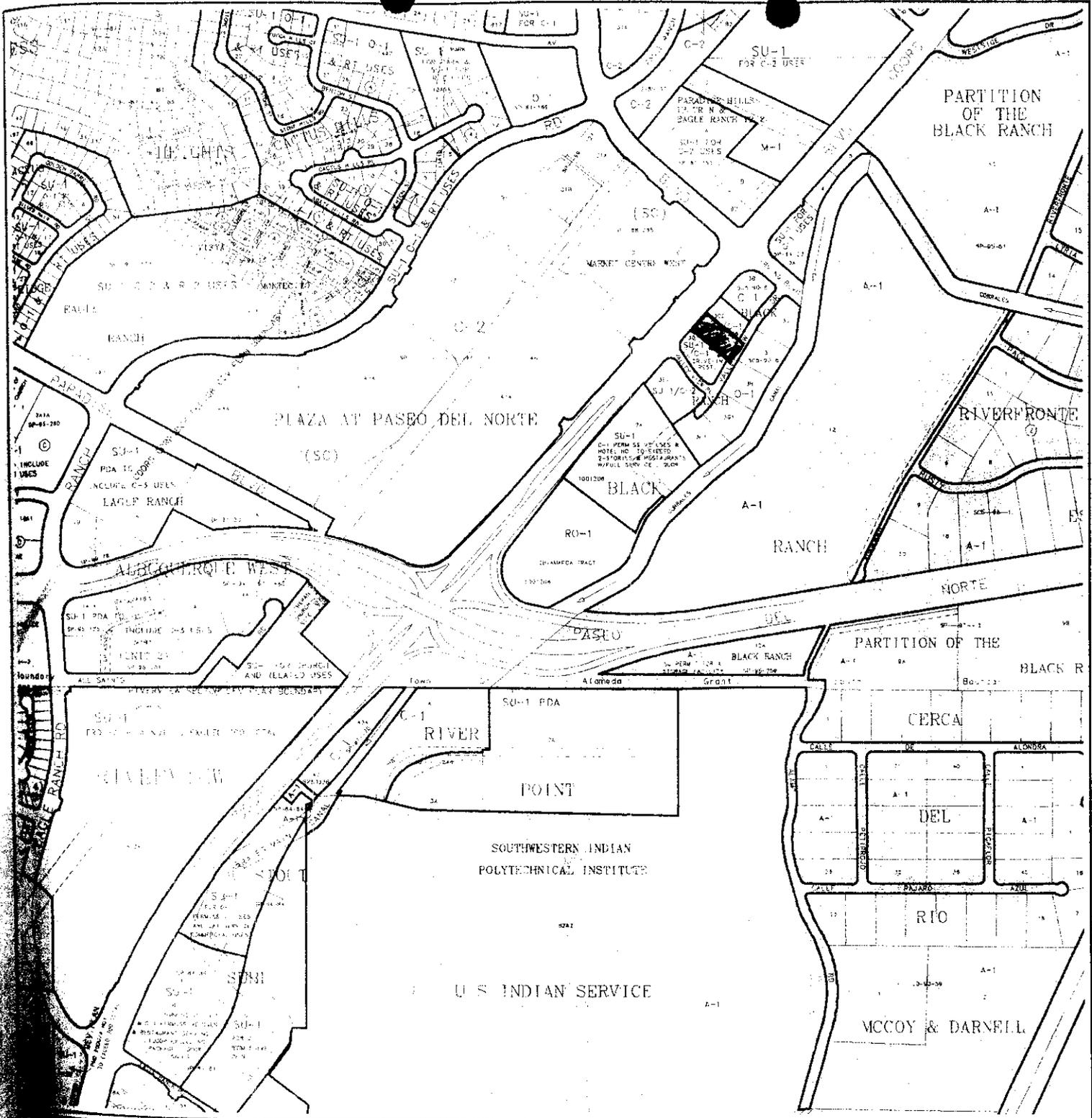
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


Victor J. Chavez
Planning Director

VJC/SS/ac

cc: George Rainhart, Architect, 2325 San Pedro NE, Albuquerque, NM 87110
Tom Anderson, 10013 Pkunkett, Dr. NW, Albuquerque, NM 87114
Larry Weaver, 5001 Unitas Ct. NW, Albuquerque, NM 87114
Sander A. Rue, 7500 Rancho Solano Ct. NW, Albuquerque, NM 87120
Kerry Davis, 8402 Rancho Verano Ct. NW, Albuquerque, NM 87120
Jim Strozier, 924 Park Ave. SW, Albuquerque, NM 87102

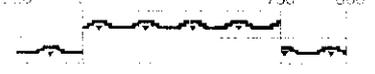


CITY OF Albuquerque

A Geographic **I** Information **S** ystem
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

C-13-Z

Map Amended through January 21, 2003

 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1463
 CONNECTION TEL 98976706
 SUBADDRESS
 CONNECTION ID
 ST. TIME 02/28 10:49
 USAGE T 00'30
 PGS 1
 RESULT OK

FAX TRANSMITTALPAGE 1 of 1

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

DATE: 2/28/03

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

TO: Bill Johnson / George Rainhart [BY FAX] 897-6706
 FROM: Melinda Hill 924-3879
 SUBJECT: Project 1001206 03EPC-00713

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on April 17, 2003, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, March 5, 2003. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

- Need
 - Landscaping Plan
 - Grading / Drainage Plan
 - Building Elevations
 -

FAX TRANSMITTAL

PAGE 1 of 1

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

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

DATE: 2/28/03

TO: Bill Johnson / George Ramhart [BY FAX] 847-6706
FROM: Melinda Hill 924-3879
SUBJECT: Project 001206 03EP2-00313

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on April 17, 2003, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, March 5, 2003. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

- Need:
 - Landscaping Plan
 - Grading / Drainage Plan
 - Building Elevations
 -

7002 1000 0005 5006 3733

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

ALBUQUERQUE, NM 87114

Postage 0.37

UNIT ID: 0129

Postage Fee 2.30

Postage Insurance Fee 1.75

Clerk: KZHJOB

02/27/03

Total Postage & Fees \$ 4.42

Sent To:

TOM ANDERSON

Street, Apt. No.
or PO Box No. **10013 Plunkett DR, NW**
City, State, ZIP+4[®]
Albuquerque, NM 87114

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 5006 3740

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

ALBUQUERQUE, NM 87114

Postage 0.37

UNIT ID: 0129

Postage Fee 2.30

Postage Insurance Fee 1.75

Clerk: KZHJOB

02/27/03

Total Postage & Fees \$ 4.42

Sent To:

Larry Weaver

Street, Apt. No.
or PO Box No. **6001 Unidas CT, NW**
City, State, ZIP+4[®]
Albuquerque, NM 87114

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 5006 3757

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

ALBUQUERQUE, NM 87120

Postage 0.37

UNIT ID: 0129

Postage Fee 2.30

Postage Insurance Fee 1.75

Clerk: KZHJOB

02/27/03

Total Postage & Fees \$ 4.42

Sent To:

Kerry Davis

Street, Apt. No.
or PO Box No. **6402 Rancho Verano Ct, NW**
City, State, ZIP+4[®]
Albuquerque, NM 87120

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 5006 3764

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

ALBUQUERQUE, NM 87120

Postage 0.37

UNIT ID: 0129

Postage Fee 2.30

Postage Insurance Fee 1.75

Clerk: KZHJOB

02/27/03

Total Postage & Fees \$ 4.42

Sent To:

SANDER A. RUE

Street, Apt. No.
or PO Box No. **7500 Rancho Solano Ct, NW**
City, State, ZIP+4[®]
Albuquerque, NM 87120

PS Form 3800, April 2002 See Reverse for Instructions

(Applicant or Agent)

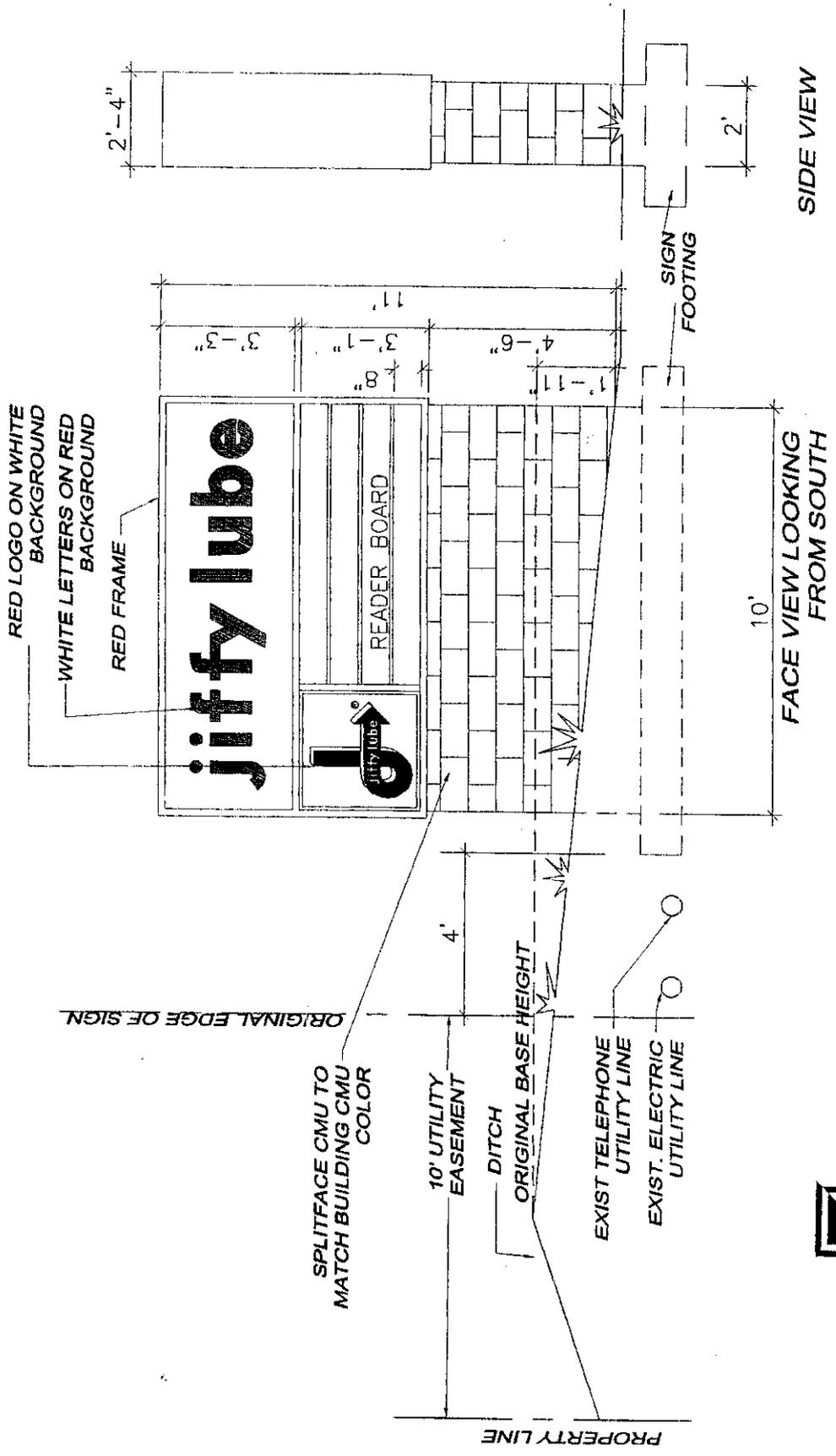
(Date)

I issued 2 signs for this application,

2/27/03
(Date)

[Signature]
(Staff Member)

03 ERC - 00313



GEORGE RAINHART ARCHITECT & ASSOCIATES P.C.



GEORGE RAINHART AIA

2325 SAN PEDRO NE, SUITE 2-B ■ ALBUQUERQUE, NM 87110
 PHONE: 505-684-9110 ■ FAX: 505-637-9877
 Email Address: grainhart@gra-arch.com

MONUMENT SIGN

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

8

Project 1001206
 4/16/04

9. There is no neighborhood opposition to this request.

MOVED BY COMMISSIONER BRISCOE
SECONDED BY COMMISSIONER CHAVEZ

MOTION PASSED UNANIMOUSLY

10. Project # 1001206
03EPC-00313 EPC Site Development
Plan-Amendment to Building Permit

GEORGE RAINHART ARCH. agent(s) for
LUBRICAR, INC. request the above action(s) for
all or a portion of Tract 3C-1, **Black Ranch**,
zoned SU-1 for C-1, located on COORS BLVD.
NW, between VALLEY VIEW PLACE NW and
IRVING BLVD. NW, containing approximately 1
acre. (C-13) Simon Shima, Staff Planner
(APPROVED)

STAFF PRESENT:

Simon Shima, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Bill Johnson, 2325 San Pedro NE

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

MR. SHIMA: Reiterated comments made in the staff report in which denial was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED TAHT the Environmental Planning Commission voted to approve Project 1001206, 03EPC 00313, an amendment to the Site Development Plan for Building Permit for Tract 3C-1, Black Ranch, based on the following Findings:

FINDINGS:

1. This is a request to amend the Site Development Plan for Building Permit pertaining to signage for Tract 3C-1, Black Ranch, an approximately 0.6-acre site, located on the east side of Coors Boulevard NW between between Paseo del Norte and Irving Boulevard, hereinafter called the "subject site".

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 4 times, the first publication being on the 26 day of March, 2003, and the subsequent consecutive publications on _____, 2003.

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this day of 26 March of 2003.

PRICE 133.62

Statement to come at end of month.

ACCOUNT NUMBER 880543

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



Samant



NOTICE OF PUBLIC HEARING
 Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, April 10, 2003, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review - Current Land Use Matters for the April 17, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, April 17, 2003, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: (Note: those items are not in the order they will be heard)

Project # 1002475
 03EPC-00210 EPC Appeal of a ZEO ruling
DONALD & SHARLEEN GOULD agent(s) for **DONALD & SHARLEEN GOULD** request the above action(s) for all or a portion of Tract(s) NA Zoning Code Interpretation of Residential Programs & Emergency Shelters (City Ordinance 41-1987 and NM State statute Article 80A (MRA) (Zoning) **Project # 1002501**
 03EPC-00268 SPR Special Planning Request
 The Zoning, Building and Planning Department, agent for the County of Bernalillo, requests an amendment of the Albuquerque Bernalillo County Comprehensive Plan changing the development area designation from Established Urban and Developing Urban to Semi-Urban for the area located between Second Street (east), the Rio Grande (west), Woodward Road (north), and Prosperity Avenue (south), containing approximately 1184 acre(s). (M-14) Jon P. Messier, Staff Planner
Project # 1002498
 03EPC-00282 Annexation
 03EPC-00281 Zone Map Amendment
 03EPC-00282 EPC Sector Development Plan
GABRIEL & DULCES RIOS agent(s) for **DULCES & GABRIEL RIOS** request the above action(s) for all or a portion of Lot(s) 40, A, B, C, Town of Atrisco Grant, Unit 2, zoned A-1 and A-1 SU-1 Permit 2MH, located on **SUNSET GARDEN SW**, between 94TH STREET SW and 90TH STREET SW, containing approximately 6 acre(s). (L-9) Juanita Vigil, Staff Planner
Project # 1002506
 03EPC-00300 Annexation
 03EPC-00301 Zone Map Amendment
MARK GOODWIN & ASSOCIATES agent(s) for **SIVAGE THOMAS HOMES** request the above action(s) for all or a portion of Tract(s) 6C & 12, Partition of the Black Ranch, a zone map amendment from A-1 to RA-1, located on **COORS BLVD. NW**, between **PASEO DEL NORTE NW** and **WESTSIDE DRIVE NW**, containing approximately 68 acre(s). (B-13) Makira Hill, Staff Planner
Project # 1002479
 03EPC-00308 EPC Site Development Plan-Subdivision
 03EPC-00309 EPC Site Development Plan-Building Permit
CHRISTOPHER CALOTT agent(s) for **CHRISTOPHER CALOTT** request the above action(s) for all or a portion of Lot(s) 6, Riverside Plaza, zoned SU-1 PRD 8 du acre, located on **WINTER HAVEN ROAD NW**, between **MONTANO ROAD NW** and **LA ORILLA ROAD NW**, containing approximately 4 acre(s). (E-12) Deborah Stover, Staff Planner
Project # 1000933
 03EPC-00311 Zone Map Amendment
CONSENSUS PLANNING, INC. agent(s) for **CENTEX HOMES** request the above action(s) for all or a portion of Lot(s) B5, Manzano Mesa, a zone map amendment from SU-1 for Limited C-2 Uses to R-T, located on the Northwest corner Juan Tabo Blvd. and Southern Blvd. SE, containing approximately 13 acre(s). (L-21) Manjeet Tagn, Staff Planner
Project # 1001206
 03EPC-00313 EPC Site Development Plan-Amendment to Building Permit
GEORGE RAINHART ARCH. agent(s) for **LUBRICAR, INC.** request the above action(s) for all or a portion of Tract 3C-2, Black Ranch, zoned SU-1 for C-1, located on **COORS BLVD. NW** and **IRVING BLVD. NW**, containing approximately 1 acre. (C-13) Simon Salma, Staff Planner
Project # 1000870
 03EPC-00315 EPC Site Development Plan-Amendment to Building Permit
 03EPC-00312 Zone Map Amendment
 03EPC-00314 EPC Sector Development Plan
CONSENSUS PLANNING INC. agent(s) for **WEST MESA MINI-STOR.** request the above action(s) for all or a portion of Tract(s) 14-18-2-19(4) ROA: 1994, a portion of the Zoning Code to allow a radio and/or television station as a permissive use in the Industrial Park (IP) zone. Cynthia Borde, Staff Planner
Project # 1002556
 03EPC-00485 EPC Sector Plan Amendment
CITY OF ALBUQUERQUE PLANNING DEPARTMENT is proposing a text amendment to the Coors Corridor Sector Development Plan, Issue 4, Section 4, Signs for Segments 3 and 4 of the Coors Corridor Plan area along Coors Boulevard between West and East 525. (B-13 & 14, F-11, 12, F-11, 12)

Project # 1002512
 03EPC-00320 EPC Site Development Plan-Building Permit
 03EPC-00319 Zone Map Amendment
 03EPC-00317 Sector Development Plan Amendment
CONSENSUS PLANNING, INC. agent(s) for **SOUTHWEST SELF STORAGE LLC** request the above action(s) for all or a portion of Lot(s) 2, Town of Atrisco Grant (NLY & SLY portion), a zone map amendment from O-1 to SU-1 for O-1 and Self Storage, located on **EAST SIDE OF 98TH ST. SW**, between **TOWER ROAD SW** and **SAN YGNACIO SW**, containing approximately 4 acre(s). (L-9) Janel Cunningham-Stephens, Staff Planner
Project # 1001712
 03EPC-00323 Annexation
 03EPC-00325 Zone Map Amendment
 03EPC-00361 Site Development Plan for subdivision
TIERRA WEST LLC agent(s) for **E. BLAUGRUND & ASSOC., C/O JOHN MYERS** request the above action(s) for all or a portion of Lot(s) A, B, C, Taylor Ranch, zoned A-1SU-Permit for C-1 & P-2, located on **LA ORILLA ROAD NW**, between **VIA CORTE DEL SUR NW** and **COORS BLVD. NW**, containing approximately 16 acre(s). (E-12) Chris Hyer, Staff Planner
Project # 1002515
 03EPC-00329 EPC Sector Development Plan
CITY OF ALBUQUERQUE PLANNING DEPARTMENT, ALBUQUERQUE DEVELOPMENT SERVICES DIVISION request an amendment to the Downtown 2010 Sector Development Plan to include MRA and to provide tax increment funding. Eoretta Narango-Lopez, Staff Planner
Project # 1001620
 03EPC-00330 EPC Zoning Code Text Amendment
CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for **CITY OF ALBUQUERQUE CITY COUNCIL** request amending Section 14-18-2-19(4) ROA: 1994, a portion of the Zoning Code to allow a radio and/or television station as a permissive use in the Industrial Park (IP) zone. Cynthia Borde, Staff Planner
Project # 1002556
 03EPC-00485 EPC Sector Plan Amendment
CITY OF ALBUQUERQUE PLANNING DEPARTMENT is proposing a text amendment to the Coors Corridor Sector Development Plan, Issue 4, Section 4, Signs for Segments 3 and 4 of the Coors Corridor Plan area along Coors Boulevard between West and East 525. (B-13 & 14, F-11, 12, F-11, 12)



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, April 17, 2003, 8:30 a.m.

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

MEMBERS

Jeffery Jesionowski, Chairman
Alan Schwartz, Vice Chair

John Briscoe
Mick McMahan
Camilla Serrano
Jens Deichmann

Bevin Owens
Larry Chavez
Elizabeth Begay

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

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

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

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

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

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

2. **Project # 1002498**
03EPC-00280 Annexation
03EPC-00281 Zone Map Amendment

GABRIEL & DULCES RIOS agent(s) for DULCES & GABRIEL RIOS, ET AL request the above action(s) for all or a portion of Lot(s) 40, A, B, C, D & E **Town of Atrisco Grant, Unit 2**, a zone map amendment from A-1 and A-1 SU Permit (for mobile homes) to RD 9 DU/Acre, located on SUNSET GARDENS SW, between 94TH STREET SW and 90TH STREET SW, containing approximately 6 acre(s). (L-9) Juanita Vigil, Staff Planner

3. **Project # 1002506**
03EPC-00300 Annexation
03EPC-00301 Zone Map Amendment

MARK GOODWIN & ASSOCIATES agent(s) for SIVAGE THOMAS HOMES request the above action(s) for all or a portion of Tract(s) 6C & 12, **Partition of the Black Ranch**, a zone map amendment from A-1 to RA-1, located on COORS BLVD. NW, between PASEO DEL NORTE NW and WESTSIDE DRIVE NW, containing approximately 68 acre(s). (B-13) Makita Hill, Staff Planner

4. **Project # 1002479**
03EPC-00308 EPC Site Development Plan-Subdivision
03EPC-00309 EPC Site Development Plan-Building Permit

CHRISOPHER CALOTT agent(s) for CHRISTOPHER CALOTT request the above action(s) for all or a portion of Lot(s) 6, **Riverside Plaza**, zoned SU-1 PRD 8 du acre, located on WINTER HAVEN ROAD NW, between MONTANO ROAD NW and LA ORILLA ROAD NW, containing approximately 4 acre(s). (E-12) Deborah Stover, Staff Planner

5. **Project # 1000933**
03EPC-00311 Zone Map Amendment

CONSENSUS PLANNING, INC. agent(s) for CENTEX HOMES request the above action(s) for all or a portion of Lot(s) B5, **Manzano Mesa**, a zone map amendment from SU-1 for Limited C-2 Uses to R-T, located on the Northwest corner Juan Tabo Blvd. and Southern Blvd. SE, containing approximately 13 acre(s). (L-21) Manjeet Tangri, Staff Planner

6. Project # 1000610

03EPC-00315 EPC Site Development Plan-
Amendment to Building Permit
03EPC-00312 Zone Map Amendment
03EPC-00314 EPC Sector Development Plan

CONSENSUS PLANNING INC. agent(s) for WEST MESA MINI STORAGE request the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT**, a zone map amendment from O-1 office and institution zone to SU-1 FOR O-1 AND SELF STORAGE, located on MIAMI ST. NW, between 57TH STREET NW and MIAMI ST. NW, containing approximately 2 acre(s). (H-11) Makita Hill, Staff Planner

7. Project # 1002513

03EPC-00318 EPC Site Development Plan-
Amendment to Building Permit

DEKKER PERICH SABATINI agent(s) for SANDIA FOUNDATION request the above action(s) for all or a portion of Tract(s) A-1 & A-2, **Triangle Realty Co.**, zoned C-3, located on SAN MATEO NE, between OSUNA NE and I-25 NE, containing approximately 9 acre(s). (E-17) Cynthia Borrego, Staff Planner

8. Project # 1001712

03EPC-00323 Annexation
03EPC-00325 Zone Map Amendment
03EPC-00361 Site Development Plan for
Subdivision

TIERRA WEST LLC agent(s) for E. BLAUGRUND & ASSOC., C/O JOHN MYERS request the above action(s) for all or a portion of Lot(s) A, B, C, **Taylor Ranch**, zone map amendment from A-1 SU-Permit for C-1 & R-2 to R-T & SU-1 for C-1, located on LA ORILLA ROAD NW, between VIA CORTE DEL SUR NW and COORS BLVD. NW, containing approximately 16 acre(s). (E-12) Chris Hyer, Staff Planner

9. Project # 1002512

03EPC-00320 EPC Site Development Plan-
Building Permit
03EPC-00319 Zone Map Amendment
03EPC 00317 Sector Development Plan
Amendment

CONSENSUS PLANNING, INC. agent(s) for SOUTHWEST SELF STORAGE LLC request the above action(s) for all or a portion of Lot(s) 2, **Town of Atrisco Grant(NLY & SLY portion)**, a zone map amendment from O-1 to SU-1 for O-1 and Self Storage, located on EAST SIDE OF 98TH ST. SW, between TOWER ROAD SW and SAN YGNACIO SW, containing approximately 4 acre(s). (L-9) Janet Cunningham-Stephens, Staff Planner

10. Project # 1002475

03EPC-00210 EPC Appeal of a ZEO Ruling

DONALD & SHARLEEN GUOLD agent(s) for DONALD & SHARLEEN GOULD request the above action relating to the Zoning Enforcement Officer's interpretation of the Residential Programs & Emergency Shelters (City Ordinance 41-1987) and NM State statute Article 60A (MRA) (Zoning)

11. Project # 1001206

03EPC-00313 EPC Site Development Plan-
Amendment to Building Permit

GEORGE RAINHART ARCH. agent(s) for LUBRICAR, INC. request the above action(s) for all or a portion of Tract 3C-1, **Black Ranch**, zoned SU-1 for C-1, located on COORS BLVD. NW, between VALLEY VIEW PLACE NW and IRVING BLVD. NW, containing approximately 1 acre. (C-13) Simon Shima, Staff Planner

12. Project # 1002501

03EPC-00268 SPR Special Planning Request

The Zoning, Building and Planning Department, agent for the County of Bernalillo, requests an amendment of the Albuquerque/Bernalillo County Comprehensive Plan changing the development area designation from Established Urban and Developing Urban to Semi-Urban for the area located between Second Street (east), the Rio Grande (west), Woodward Road (north, and Prosperity Avenue (south), containing approximately 1184 acre(s). (M-14) Jon P. Messier, Staff Planner

13. Project # 1002511

03EPC-00316 Zone Map Amendment

CONSENSUS PLANNING, INC. agent(s) for GARRETT GROUP, INC. request the above action(s) for all or a portion of Lot 2A, **Unser Diversion Channel Corridor**, a zone map amendment from IP to R-T, located on SOUTH SIDE OF BLUEWATER NW, between UNSER NW and UNSER DIVERSION CHANNEL, containing approximately 29 acre(s). (K-9) Simon Shima, Staff Planner

14. Project # 1002515

03EPC-00329 EPC Sector Development Plan

CITY OF ALBUQUERQUE PLANNING DEPARTMENT, ALBUQUERQUE DEVELOPMENT SERVICES DIVISION request an amendment to the Downtown 2010 Sector Development Plan to include MRA and to provide tax increment funding. Loretta Naranjo-Lopez, Staff Planner

15. Project # 1001620

03EPC-00330 EPC Zoning Code Text
Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE CITY COUNCIL request amending Section 14-16-2-19(4) ROA 1994, a portion of the Zoning Code to allow a radio and/or television station as a permissive use in the Industrial Park (IP) zone. Cynthia Borrego, Staff Planner

16. Project # 1002555
03EPC-00465 EPC Sector Plan Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT is proposing a text amendment to the Coors Corridor Sector Development Plan, Issue 4, Section d, Signage, for Segments 3 and 4 of the Coors Corridor Plan area along Coors Boulevard between Western Trail NW and NM 528. (B-13 & 14, C-12, 13, 14, D-14, E-11, 12, F-11. 12) Makita Hill, Staff Planner

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

BILL BURK, THIRD, ARCHITECT agent(s) for WILLIAM & EDNA MCIVER request the above action(s) for all or a portion of Lot(s) 1A,2A,3,4,, Block(s) 32 Lots 1A, 2A, 3, 4, 5 & 6, **Terrace Addition**, zoned MD-2, located on SOUTH SIDE OF LEAD AVE SE, between CEDAR STREET SE and SPRUCE STREET SE, containing approximately 1 acre(s). (K-15) Deborah Stover, Staff Planner (**DEFERRED FROM JANUARY 16, 2003**)

18. Project # 1000418
02EPC-01952 EPC Site Development Plan
-Amendment to Building Permit

SMPC ARCHITECTS agent(s) for VICTORY LOVE FELLOWSHIP request the above action(s) for all or a portion of Lot(s) A1, **VICTORY LOVE FELLOWSHIP**, zoned SU-1 FOR CHURCH/RELATED FACILITIES, located on CENTRAL AVENUE NW, between COORS BLVD. NW and UNSER BLVD. NW, containing approximately 14 acre(s). (K-10) Makita Hill, Staff Planner (**DEFERRED FROM FEBRUARY 20, 2003**)

19. Project # 1000891
02EPC-01950 Zone Map Amendment
02EPC-01951 EPC Site Development Plan
-Building Permit

CONSENSUS PLANNING, INC. agent(s) for HIGH DESERT REAL ESTATE INVESTMENT, LLC request the above action(s) for all or a portion of Tract(s) 3A & 232A1, MRGCD Map #43, **San Jose Arenal**, a zone map amendment from R-1 to SU-1 for R-2 Permissive Uses, located on ARENAL SW, between COORS BLVD. SW and AMOLE DIVERSION CHANNEL, containing approximately 5 acre(s). (M-10) Cynthia Borrego, Staff Planner (**DEFERRED FROM MARCH 20, 2003**)

20. OTHER MATTERS



Staff Report

Agent	George Rainhart Architects
Applicant	Lubricar, Inc.
Request(s)	Amendment to Site Development Plan for Building Permit
Legal Description	Tract 3C-1, Black Ranch
Location	Coors Blvd. NW between Valley View Pl. and Irving Blvd.
Size	Approximately 0.6 acre
Existing Zoning	SU-1 for C-1
Proposed Zoning	SU-1 for C-1

Staff Recommendation

DENIAL of 1001206 based on the findings on pages 6-7.

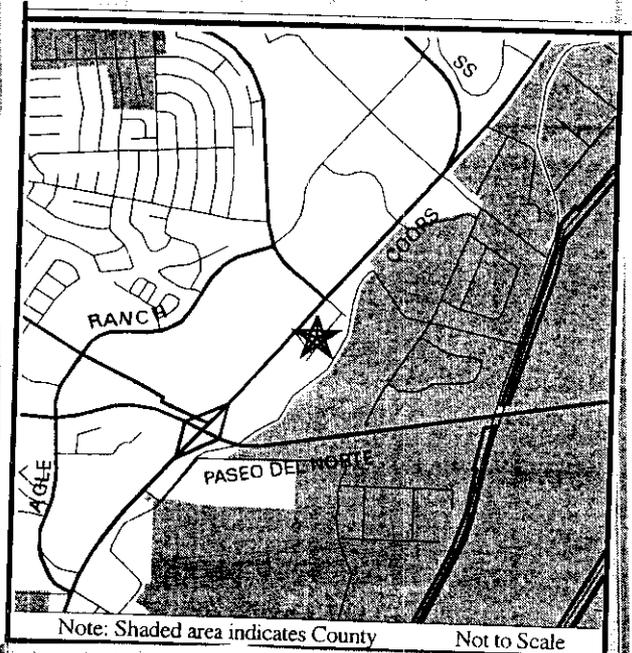
Staff Planner

Simon Shima, Senior Planner

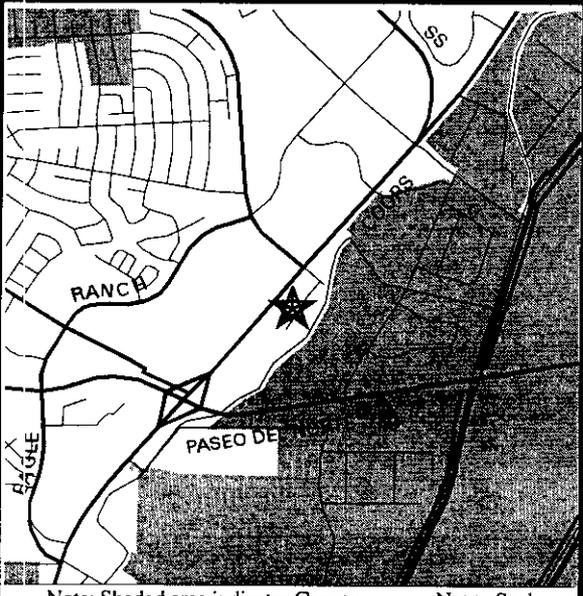
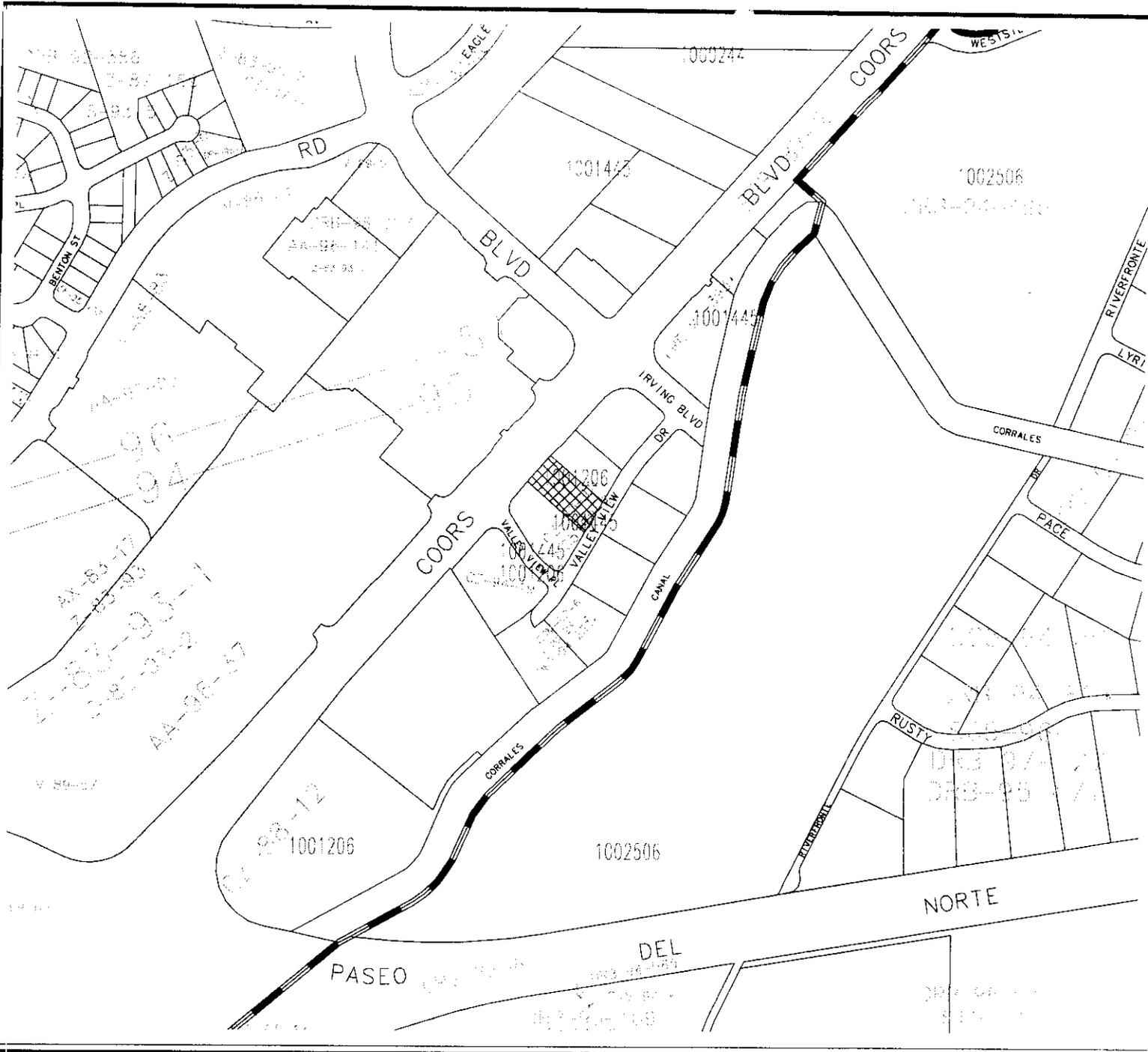
Summary of Analysis

This is a request to amend the Site Development Plan for Building Permit approved by the EPC in January 2002 for Tract 3C-1, Black Ranch, an approximately 0.6-acre site, located on the east side of Coors Boulevard NW between Paseo del Norte and Irving Boulevard. In essence the request is to amend signage from the 8-foot high monument sign, as approved, to the 17-foot high pylon sign to provide 7-foot clearance under the sign face to avoid a conflict with the Qwest cables buried outside the utility easement. Consideration by the EPC at this time is limited to amending the Site Plan for Building Permit, as submitted, pertaining to signage. Since the subject site is zoned SU-1 for C-1, the EPC has discretion over signage.

Based on staff analysis, the 17-foot high pylon sign, as requested, would be inconsistent with the prevailing heights of free-standing signs in the vicinity of the subject site on the east side of Coors Boulevard as well as with the Coors Corridor Plan Signage Policy 1 on the preservation of views. Furthermore, should the proposed amendment to the Coors Corridor Plan (1002555) be adopted by the City Council, the request would be more pronouncedly inconsistent with the Coors Corridor Plan. Based on the above analysis, staff is recommending denial of the request.



City Departments and other interested agencies reviewed this application from 3/7/03 to 3/21/03. Agency comments were used in the preparation of this report, and begin on page 8.



Note: Shaded area indicates County Not to Scale

HISTORY MAP



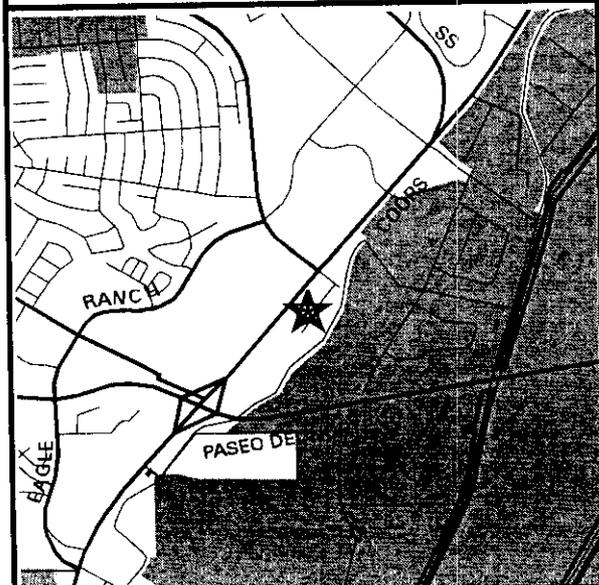
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PROJECT NO.
1001206

HEARING DATE
5-15-03

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
03EPC-00510
03EPC-00511



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

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



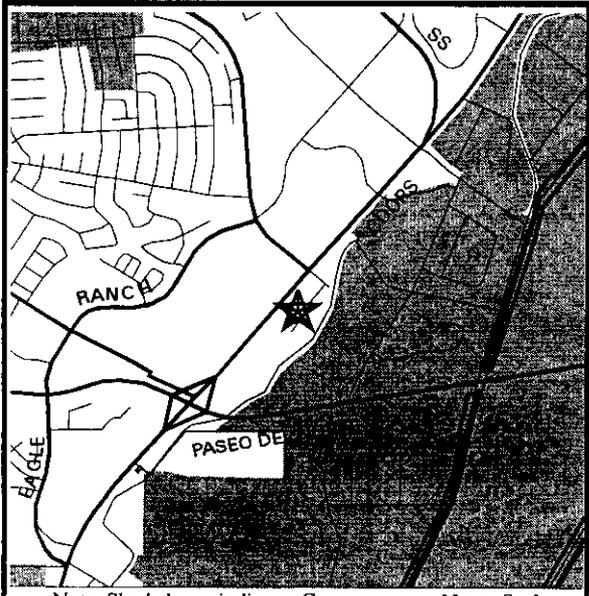
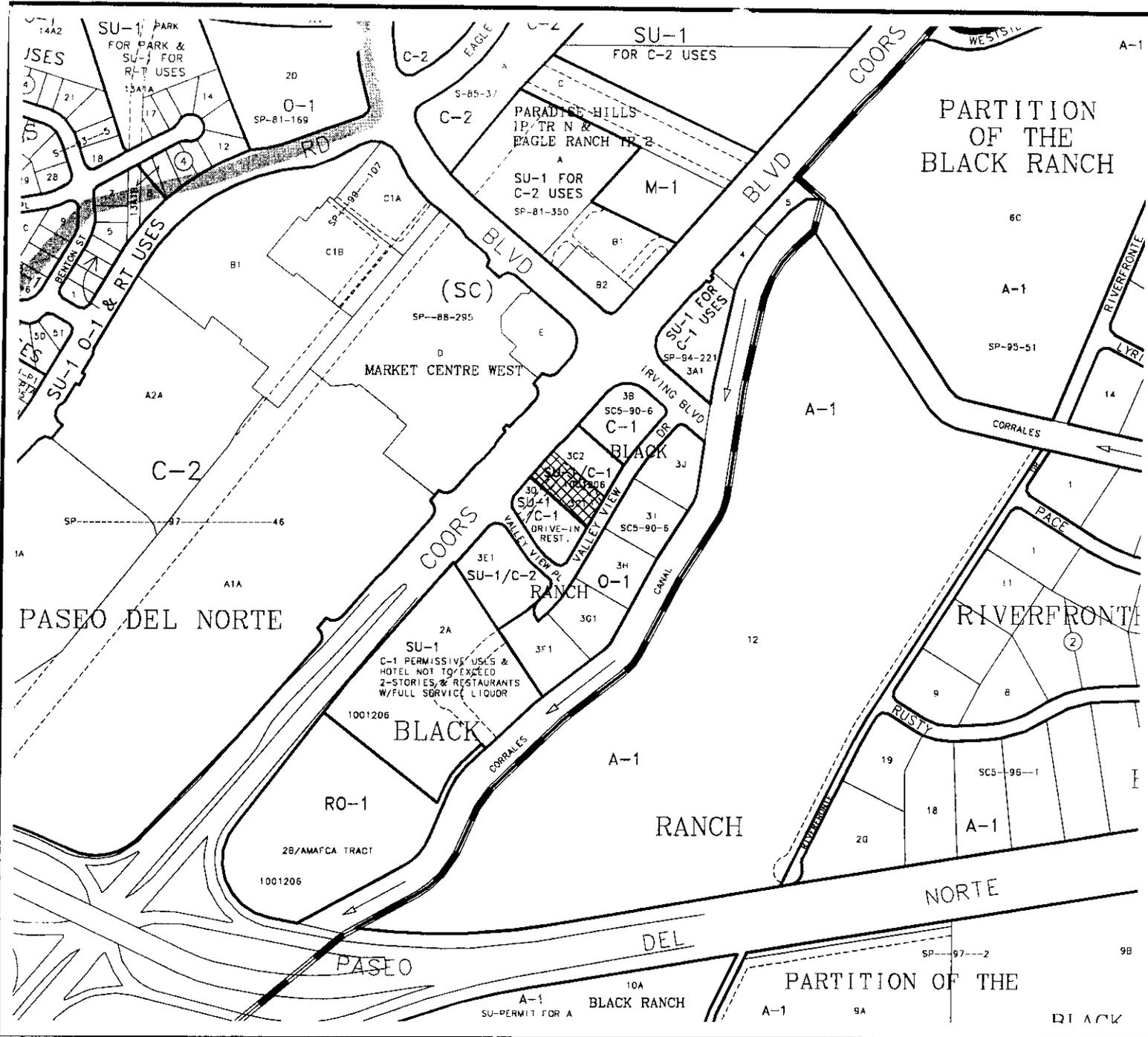
Scale 1" = 472'

PROJECT NO.
1001206

HEARING DATE
5-15-03

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
03EPC-00510
03EPC-00511



ZONING MAP



Scale 1"=472'

PROJECT NO.
1001206

HEARING DATE
5-15-03

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
03EPC-00510
03EPC-00511

Note: Shaded area indicates County Not to Scale

Development Services Report

SUMMARY OF REQUEST

Request	Amendment to Site Development Plan for Building Permit
Location	Coors Blvd. NW between Valley View Pl. and Irving Blvd.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1	Comprehensive Plan Developing Urban; West Side Strategic Plan; Coors Corridor Plan	Oil change service
North	SU-1 for C-1 & C-1	Same as above	Vacant & Bank
South	SU-1/ C-1 for Drive-In Restaurant	Same as above	Fast-food restaurant
East	O-1	Same as above	Vacant
West	C-2	Comprehensive Plan Established Urban; West Side Strategic Plan; Coors Corridor Plan	Commercial/Retail

Background, History and Context

This is a request to amend the Site Development Plan for Building Permit for Tract 3C-1, Black Ranch, located on the east side of Coors Boulevard NW between between Paseo del Norte and Irving Boulevard, hereinafter called the "subject site". According to the application, the purpose of the amendment is to modify the base and height of the sign in order to avoid a conflict with Qwest cables buried outside of the utility easement as shown on the Site Plan.

The subject site was annexed to the City in November 2001 with SU-1 for C-1 zoning (O-01-133). The vicinity of the subject site is developed with commercial uses on the west side of Coors Boulevard, but remains largely undeveloped on the east side of Coors Boulevard. An existing bank with its future expansion site is located to the north of the subject site, and a fast-food restaurant is located to the south. A large shopping center is located to the west of the subject site across Coors Boulevard, and undeveloped parcels zoned for office uses are located to the east. The Long Range Roadway System designates Coors Boulevard as a limited-access principal arterial.

On January 17, 2002, the Environmental Planning Commission, hereinafter called the "EPC", approved a Site Development Plan for subdivision for Tract 3C, Black Ranch, an approximately 1.2 - acre site, and a Site Development Plan for Building Permit for Tract 3C-1, Black Ranch, an approximately 0.6-acre site, located on the east side of Coors Boulevard NW, respectively, between Paseo del Norte and Irving Boulevard (01128-01749 and 01128-01750). The above subdivision created Tract 3C-1 and Tract 3C-2 out of Tract 3C. The subject site has been developed to house Jiffy Lube in compliance with the approved Site Development Plan. Nevertheless, the monument sign under consideration has not been constructed.

Approved by the EPC is the monument sign, 8-feet high and 10-feet wide, to be located between the drainage ditch and the 6-foot wide sidewalk. Pursuant to the Site Plan, as submitted, Qwest cables have been installed underground outside of the utility easement, thereby encroaching into the location where the monument sign is to be constructed. In order to avoid a conflict with the underground cables, the applicant is requesting construction of a 17-foot high pylon sign, so that 7-foot clearance would be provided under the face area of the sign to facilitate maintenance of the cable, when or if needed.

The EPC consideration at this time is limited to amending the Site Development Plan for Building Permit, as submitted, pertaining to signage. Since the subject site is zoned SU-1 for C-1, the EPC has discretion over signage.

ANALYSIS

A. Coors Corridor Plan: Signage Policy

The Coors Corridor Plan provides a signage policy for view preservation, including a design regulation, under Issue 4 Visual Impressions and Urban Design Overlay Zone. Policy 1 states:

Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor.

The Coors Corridor Plan was initially adopted by the City Council on April 30, 1984 and by the Board of County Commissioners on May 15, 1984. On October 1989, the City Council adopted an amendment to the above Policy 1 by adding a design regulation.

The Design Regulation limits the face size of a free-standing or projecting sign to no greater than 75-square-feet. Notwithstanding the general policy on signs as cited above, the Design Regulation provides no limitation to the height of such a sign.

Recognizing policy deficiencies regarding the relationship between signage standards and preservation of scenic views as established in the Coors Corridor Plan, the Planning Department has submitted to the EPC for its consideration on April 17, 2003 a Resolution titled "Approving a Text Amendment for the Coors Corridor Sector Development Plan to Establish Height and Size Standards related to the Preservation of Scenic Views in the Coors Boulevard Corridor Area" (1002555). This is to amend a portion of Issue 4, d. Signage, Design Regulation 2 regarding

prohibited signs in the Coors Corridor Plan. As for the last item listed under prohibited signs, as shown on pages 112-113, the amendment would read as follows:

- is a free-standing or projecting sign [~~greater than~~] [+exceeding+] 75 square feet [+in sign area+]. [In segments 3 and 4, is a free-standing sign exceeding 6 feet in height above grade, or is a building mounted sign exceeding the height of the building.]

While retaining the maximum sign face size of 75 square-feet, the proposed amendment would limit the height of a free-standing sign to 6 feet above grade in the Coors Corridor area designated as Segments 3 and 4.

B. Previous EPC Action:

On January 17, 2002, the EPC approved the Site Development Plan for Building Permit (01128 01750) with findings, in part, as stated below.

1. The submitted plan is in compliance with the Comprehensive Plan by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets and is not putting forward a harmful use that would adversely affect nearby neighborhoods.
2. The subject request complies with the policies of the West Side Strategic Plan by providing appropriate commercial services in areas along a major commercial corridor.
3. The subject request is in conformance with the Coors Corridor Plan by proposing signage that preserves views and will be in compliance with portions of the Plan which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard.

Regarding signage, the EPC approved the Site Development Plan for Building Permit with the following conditions:

1. Free-standing signs shall be no higher than 8-feet above grade with a maximum sign-face size of 75 square feet;
2. Façade mounted signs shall not exceed 6 percent of the façade area to which it is attached;
3. The maximum height for individual letters is 3 feet;
4. No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development; and
5. All signage shall be specified as to size, type, color and materials.

C. Requested Amendment:

Previously approved by the EPC is the monument sign, 8-feet high and 10-feet wide, located between the drainage ditch and the 6-foot wide sidewalk, hereinafter called the "sign location". The 30-square-foot sign face and the 20-square-foot reader board would stand on the 30-sqaure-

foot CMU base. Now the applicant is requesting construction of a 17-foot high pylon sign at the sign location with a 49-square-foot sign face and a 21-square-foot reader board standing on a 7-foot high sign cabinet. The applicant has stated that Qwest cables have been buried outside the utility easement, thereby encroaching into the sign location. In order to avoid a conflict with the underground cables, 7-foot clearance would be provided under the face area of the sign to facilitate maintenance of the cable, when or if needed.

While the sign face size remains within the maximum allowable size of 75-square feet, the height of the sign, as requested, exceeds more than twice the height limit set forth by the EPC on January 17, 2002. In general, it is observed, developments along Coors Boulevard are of low profile, particularly, north of Paseo del Norte where the subject site is located, and more specifically, the height of the free-standing signs located on the east side of Coors Boulevard are lower than those on the west side of Coors Boulevard, most likely, reflecting the Coors Corridor Plan's view preservation policy. Regarding the free-standing signs in the immediate vicinity of the subject site, the Burger King sign adjacent to the south of the subject site stands approximately 14 feet high above grade. Nonetheless this site, including the sign, was developed under the Bernalillo County jurisdiction prior to annexation. The Wells Fargo monument sign to the north stands approximately 8-feet above grade.

Under the proposed amendment to the Coors Corridor Plan (1002555), as previously discussed, the maximum allowable height of a free-standing sign at the subject site, located in Segment 3, would be 6-feet above grade, 2-feet lower than the previously approved height at the subject site. This amendment would have no direct bearing on the request at this time. Nonetheless, the City's intent to preserve views from the Coors Corridor area would be further enhanced and more specifically pronounced by the amendment.

D. Conclusion & Recommendations:

Based on the above analysis, staff finds that the 17-foot high pylon sign, as requested, would be inconsistent with the prevailing heights of free-standing signs in the vicinity of the subject site on the east side of Coors Boulevard as well as with the Coors Corridor Plan Signage Policy 1 regarding the preservation of views from Coors Corridor area. Furthermore, should the proposed amendment to the Coors Corridor Plan (1002555) be adopted by the City Council, the request would be more pronouncedly inconsistent with the Coors Corridor Plan. Based on the above analysis, staff recommends denial of the request.

Since the subject site is zoned SU-1 for C-1, as previously stated, the EPC has discretion over signage. In the event the EPC is in agreement with the above finding, the EPC might wish to consider certain alternatives to the request, as suggested below.

- 1) Upon denial of the request, the EPC modifies the previously approved Site Development Plan for Building Permit in such a manner as to move the 8-foot high, 10-foot wide monument sign approximately 4-feet to the east to avoid a conflict with

the Qwest underground cables. There would be just enough space between the Qwest cables and the sidewalk to place the 10-foot wide sign as previously approved;

- 2) Upon denial of the request, the EPC recommends that the applicant request Qwest to relocate the cables to inside the utility easement. This would allow the previously approved monument sign to be constructed at the location as originally planned. Incidentally, Planning staff's attempt to inquire about this possibility with Qwest has been unsuccessful. Qwest personnel has not returned repeated calls; or
- 3) Upon denial of the request, the EPC recommends that the applicant obtain an encroachment agreement with Qwest, as suggested by City Utility Development staff. This would also allow the previously approved monument sign to be constructed at the location as originally planned.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Utility Development comments that monument signs in utility easements are often approved with encroachment agreements.

Neighborhood Concerns

No comments have been received.

FINDINGS – Project 1001206, April 17, 2003

1. This is a request to amend the Site Development Plan for Building Permit pertaining to signage for Tract 3C-1, Black Ranch, an approximately 0.6-acre site, located on the east side of Coors Boulevard NW between between Paseo del Norte and Irving Boulevard, hereinafter called the “subject site”.
2. According to the application, the purpose of the amendment is to modify the base and height of the free-standing sign in order to avoid a conflict with Qwest cables buried outside the utility easement as shown on the Site Plan, as submitted.
3. On January 17, 2002, the Environmental Planning Commission, hereinafter called the “EPC”, approved a Site Development Plan for Building Permit for the subject site (01128-01750). The subject site has been developed to house Jiffy Lube in compliance with the approved Site Development Plan. Nevertheless, the monument sign under consideration has not been constructed. The EPC approved the monument sign, 8-feet high and 10-feet wide, to be located between the drainage ditch and the 6-foot wide sidewalk.
4. Pursuant to the Site Plan, as submitted, Qwest cables have been installed underground outside the utility easement, thereby encroaching into the location where the monument sign is to be constructed. In order to avoid a conflict with the underground cables, the applicant is requesting construction of a 17-foot high pylon sign, thereby allowing 7-foot clearance to be provided under the face area of the sign for maintenance of the cables.
5. The EPC consideration at this time is limited to amending the Site Development Plan for Building Permit, as submitted, pertaining to signage. Since the subject site is zoned SU-1 for C-1, the EPC has discretion over signage.
6. Relating to signage, on January 17, 2002, the EPC approved the Site Development Plan for Building Permit (01128 01750), with a finding that the subject request is in conformance with the Coors Corridor Plan by proposing signage that preserves views, and with a condition that free-standing signs shall be no higher than 8-feet above grade with a maximum sign-face size of 75 square feet.
7. In general, developments along Coors Boulevard are of low profile, particularly, north of Paseo del Norte and more specifically, the heights of the free-standing signs located on the

east side of Coors Boulevard are lower than those on the west side of Coors Boulevard, most likely, reflecting the Coors Corridor Plan Signage Policy 1 on the preservation of views.

8. Regarding the free-standing signs in the immediate vicinity of the subject site, the Burger King sign adjacent to the south of the subject site stands approximately 14 feet high above grade. Nonetheless this site, including the sign, was developed under the Bernalillo County jurisdiction prior to annexation. The Wells Fargo monument sign to the north stands approximately 8-feet above grade.
9. Notwithstanding a general policy provided by the Coors Corridor Plan on signs for the preservation of views, its design regulation provides no limitation to the height of a free-standing sign. Recognizing such policy deficiencies, the Planning Department has submitted to the EPC for its consideration on April 17, 2003 the proposed amendment to the Coors Corridor Plan which would limit the height of a free-standing sign to 6 feet above grade in the Coors Corridor area designated as Segments 3 and 4. Although this amendment would have no direct bearing on the request at this time, if adopted by the Council, the request, located in Segment 3, would be more pronouncedly inconsistent with the Coors Corridor Plan.
10. The 17-foot high pylon sign, as requested, would be inconsistent with the prevailing heights of free-standing signs in the vicinity of the subject site on the east side of Coors Boulevard as well as with the Coors Corridor Plan Signage Policy 1 regarding the preservation of the views from Coors Corridor area, as provided on page 112.
11. Since the subject site is zoned SU-1 for C-1, the EPC has discretion over signage. In the event the EPC denies the request based on the finding that the request is inconsistent with the Coors Corridor Plan, the EPC might wish to consider certain alternatives to the request such as moving the approved 8-foot high, 10-foot wide monument sign approximately 4-feet to the east to avoid a conflict with the Qwest underground cables; or recommending the applicant to request Qwest to relocate its cables to inside the utility easement; or recommending the applicant to obtain an encroachment agreement with Qwest.

RECOMMENDATION – Project 1001206, April 17, 2003

DENIAL of Project 1001206, an amendment to the Site Development Plan for Building Permit for Tract 3C-1, Black Ranch, based on the preceding Findings.



**Simon Shima
Senior Planner**

cc: Lubricar, Inc., 3520 Calle Cuervo NW, Albuquerque, NM 87114
George Rainhart, Architect, 2325 San Pedro NE, Albuquerque, NM 87110
Tom Anderson, 10013 Pkunkett, Dr. NW, Albuquerque, NM 87114
Larry Weaver, 5001 Unitas Ct. NW, Albuquerque, NM 87114
Sander A. Rue, 7500 Rancho Solano Ct. NW, Albuquerque, NM 87120
Kerry Davis, 8402 Rancho Verano Ct. NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comment.

Office of Neighborhood Coordination

Singing Arrow ®

PUBLIC WORKS DEPARTMENT

Transportation Development:

No comments.

Utility Development:

Is the proposed sign lighted? I would question the rationale for the amendment. Monument signs in utility easements are often approved with encroachment agreements.

Traffic Engineering Operations:

No comments.

Hydrology:

No adverse comments.

Transportation Planning:

No adverse comments regarding on-street bikeway or roadway system facilities.

Street Maintenance:

No comments.

Water Resources, Water Utilities and Wastewater Utilities:

No comments.

New Mexico State Highway and Transportation Department:

No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

Conditions of approval for the proposed Amendment to Site Development Plan for Building Permit shall include:

- a. None.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no adverse comment

Open Space Division

No adverse comment

POLICE DEPARTMENT/Planning

Traffic volume

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, with all SWMD specs and ordinances.

FIRE DEPARTMENT/Planning

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

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments to the above requests (0.6245 acres zoned SU/C-1) for **Jiffy-Lube** located on 9386 Coors NW between Valley View NW and Irving NW.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

Consistent with established transportation plans and policies.

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based upon the information provided to date.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: LUBRICANT, INC PHONE: 897-6701

ADDRESS: 3570 CALLE CUERVO, NW FAX: 897-6706

CITY: ALBUQUERQUE STATE NM ZIP 871149722 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): Bill Johnson of GEORGE RAINHART ARCHITECTS PHONE: 884-9110 x204

ADDRESS: 2325 SAN PEDRO, NE FAX: 837-9877

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: BJohnson@GRA-Arch.com

DESCRIPTION OF REQUEST: MODIFY BASE AND HEIGHT OF MONUMENT SIGN TO ACCORD
OUT-OF-EASEMENT UTILITY

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 of Tract No SC-1 Block: _____ Unit _____

Subdiv. / Addn BLANK RANCH

Current Zoning SU-1 for C-1 Proposed zoning: _____

Zone Atlas page(s) C-13-2 No. of existing lots: 1 No. of proposed lots: _____

Total area of site (acres): 0.6245 Density if applicable: dwellings per gross acre _____ dwellings per net acre _____

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

UPC No 101306434738510413 MRGCD Map No _____

LOCATION OF PROPERTY BY STREETS: On or Near 9386 COURTS BLVD, NW

Between Wagon View Place, NW and Irving Blvd, NW

CASE HISTORY:

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

EPC: 01128-01750, DRB: 02 DRB-00172, Project 1001206, AA: 02 AA-01360

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

SIGNATURE William A. Johnson DATE 2-27-03

(Print) William A. Johnson _____ Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" 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	Application case numbers <u>03EPC-00313</u> _____ _____ _____ _____	Action <u>ASP</u> _____ _____ _____ <u>NPH</u>	S.F. _____ _____ _____ _____	Fees <u>\$ 255,-</u> \$ _____ \$ _____ \$ _____ \$ _____ Total <u>\$ 337,-</u>
---	--	---	--	---

Hearing date April 17 2003

Planner signature / date [Signature] 2/27/03

Project # 1001206

Form revised September 2001

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - Registered Engineer's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - ~~NA~~ 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
 - ~~NA~~ 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.

William A. Johnson
Applicant name (print)
Will A. Johnson
Applicant signature / date
2-27-03



Form revised September 2001

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

Application case numbers
03EPC - - 00313

AM 2/23/03
Planner signature / date
Project # 1001206

CITY OF ALBUQUERQUE

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

APPLICANT: _____ Date of request: 2/24/03 Zone atlas page(s): A-13-7

CURRENT: Zoning SU1 for C1

Legal Description - Lot or Tract # 3C-1 ^{PART 3C} Block # _____

Parcel Size (acres / sq.ft.) 27,203 SF

Subdivision Name Black Ranch

REQUESTED CITY ACTION(S):

- | | | | |
|--------------------------|---------------------|-------------------------|---------------------|
| Annexation [] | Sector Plan [] | Site Development Plan: | Building Permit [X] |
| Comp. Plan Amendment [] | Zone Change [] | a) Subdivision [] | Access Permit [] |
| | Conditional Use [] | b) Build'g Purposes [] | Other [X] |
| | | c) Amendment [X] | |

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: CHANGE MONUMENT SIGN HEIGHT + BASE TO ALLOW FOR EXIST UTILITY (OUT OF EASEMENT)

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

of units - N/A
 Building Size - _____ (sq. ft.)

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

Applicant or Representative Will C. [Signature] Date 2-24-03
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

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

Notes:

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

[Signature] 2-24-03
 TRAFFIC ENGINEER DATE

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

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

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

Notes:

N/A

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

 ENVIRONMENTAL HEALTH DATE

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

TIS - SUBMITTED ___/___/___
 - FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

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

TRANSPORTATION DEVELOPMENT ENVIRONMENTAL HEALTH

City of Albuquerque
Planning + Zoning

February 27, 2003

Re: EPC: 01128-01750
DRB: 02DRB-00172
Project: 1001206
AA: 02AA-01360

JIFFY LUBE
9386 COORS BLVD, NW
Lot 3C-2, BLACK RANCH

Dear Sirs:

We respectfully submit the attached plans for the purpose of modifying the existing monument sign contained in the approved Site Plan for Building Permit package to avoid a conflict with an existing buried utility that cannot be moved. The utility was installed out of it's easement far enough to necessitate removing most of the base of the monument sign. The height of the sign has been increased to allow unencumbered access to the buried utility located under part of the sign.

Respectfully,

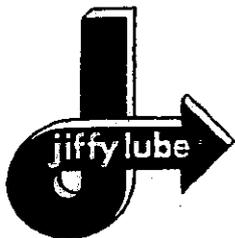


Bill Johnson, AIA
Project Manager
George Rainhart, Architect + Associates

cc : Rancho Serano Neighborhood Association
SANDLER A. TRUE
KERRY DAVIS
Paradise Hills Civic Association
LARRY WEAVER
Tom Anderson



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com



jiffylube

LUBRICAR, INC.
3520 CALLE CUERVO NW
ALBUQUERQUE NM 87114-9220
(505) 897-6701 • fax (505) 897-6706
JiffyLubeNM.com

February 26, 2003

To Whom It May Concern:

RE: Jiffy Lube signage at 9386 Coors Blvd. NW

Please be advised that Bill Johnson is authorized by Lubricar, Inc. dba Jiffy Lube to submit to the EPC on our behalf.

Thank you for your help in this matter.

Sincerely,

Keith Mortensen
President



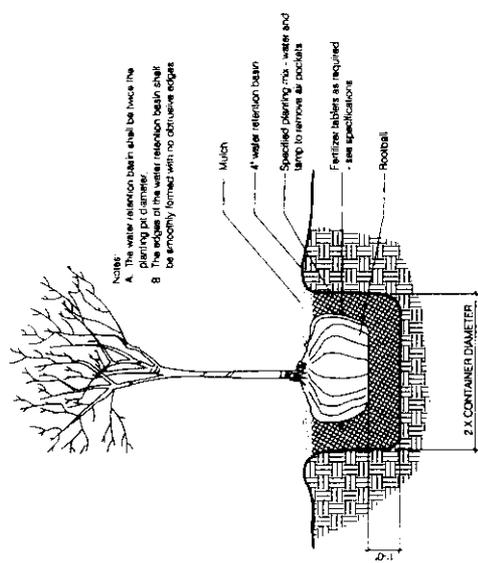
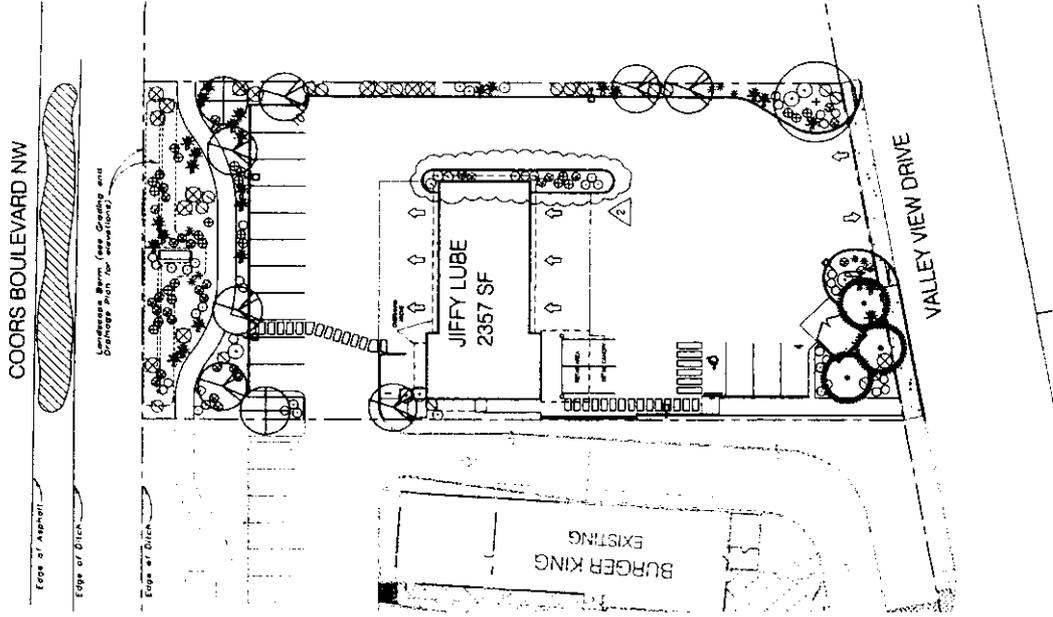
PLANT LEGEND

Qty	Symbol	Scientific Name	Common Name	Site	Ultimate Size	Water Use
1	(Symbol)	Chamaecyparis nana	Miniature Cypress	15-Gal	42" H x 25" Sp	Medium
2	(Symbol)	Juniperus horizontalis	Creeping Juniper	15-Gal	27" H x 20" Sp	Low
3	(Symbol)	Thuja occidentalis	Green Garden Spire	15-Gal	8" H x 11" Sp	Medium
4	(Symbol)	Juniperus procumbens	Creeping Juniper	15-Gal	8" H x 4.4 Sp	Medium
5	(Symbol)	Juniperus horizontalis	Creeping Juniper	1-Gal	4.0 C	Low
6	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
7	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
8	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
9	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
10	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
11	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
12	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
13	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
14	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
15	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
16	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
17	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
18	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
19	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
20	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
21	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
22	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
23	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low
24	(Symbol)	Juniperus horizontalis	Creeping Juniper	3" H x 4.4 Sp	4.0 C	Low

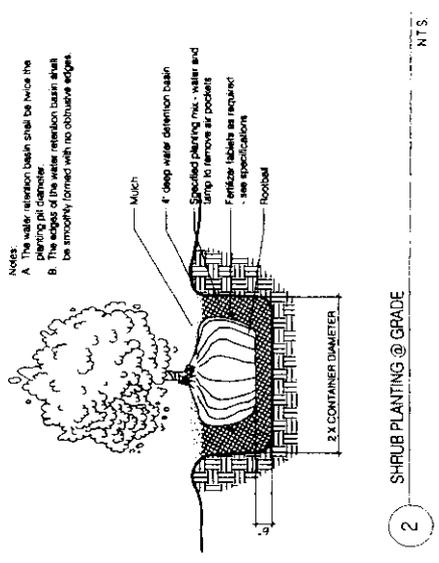
Blue Ornamental grasses
 Sedum spectabile
 Dianthus barbatus
 Dianthus barbatus

GENERAL LANDSCAPE NOTES

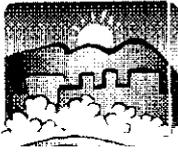
1. Prior to beginning work on the project, the Contractor shall review the project in the field with the Owner, Designer and Contractor.
2. If discrepancies occur between the drawings and the site, the Contractor shall notify the Owner's Representative for clarification prior to proceeding on the portion of work.
3. The Contractor shall be responsible for these weeds and competitive vegetation removed from the site.
4. All existing plant materials that are protected during construction. Damaged material shall be replaced in kind at the Contractor's expense.
5. Plant materials are provided for Contractor's convenience only. Plans shall be amended to reflect actual conditions of the site.
6. The Owner's Representative shall approve all other materials to be installed in addition to the materials specified. The Owner's Representative reserves the right to remove any materials not approved.
7. The Contractor shall be responsible for the maintenance of the site during construction.
8. All planting shall be done in accordance with the specifications.
9. All planting shall be done in accordance with the specifications.



1 TREE PLANTING @ GRADE N.T.S.



2 SHRUB PLANTING @ GRADE N.T.S.



Staff Report

Agent	George Rainhart Architects
Applicant	Lubricar, Inc.
Request(s)	Amendment to Site Development Plan for Building Permit
Legal Description	Tract 3C-1, Black Ranch
Location	Coors Blvd. NW between Valley View Pl. and Irving Blvd.
Size	Approximately 0.6 acre
Existing Zoning	SU-1 for C-1
Proposed Zoning	SU-1 for C-1

Staff Recommendation

DENIAL of 1001206 based on the findings on pages 6-7.

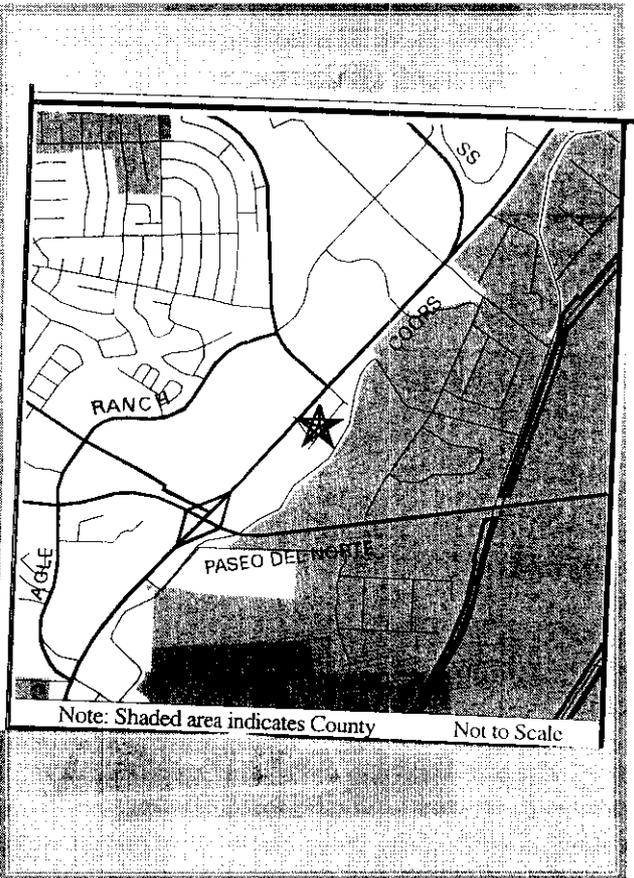
Staff Planner

Simon Shima, Senior Planner

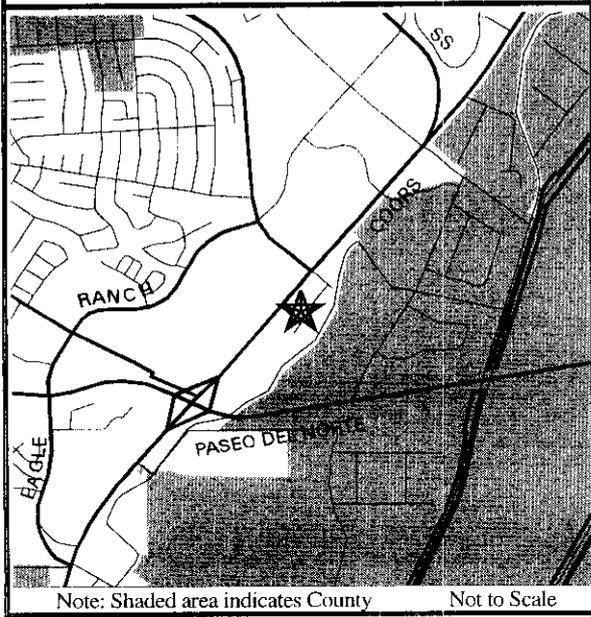
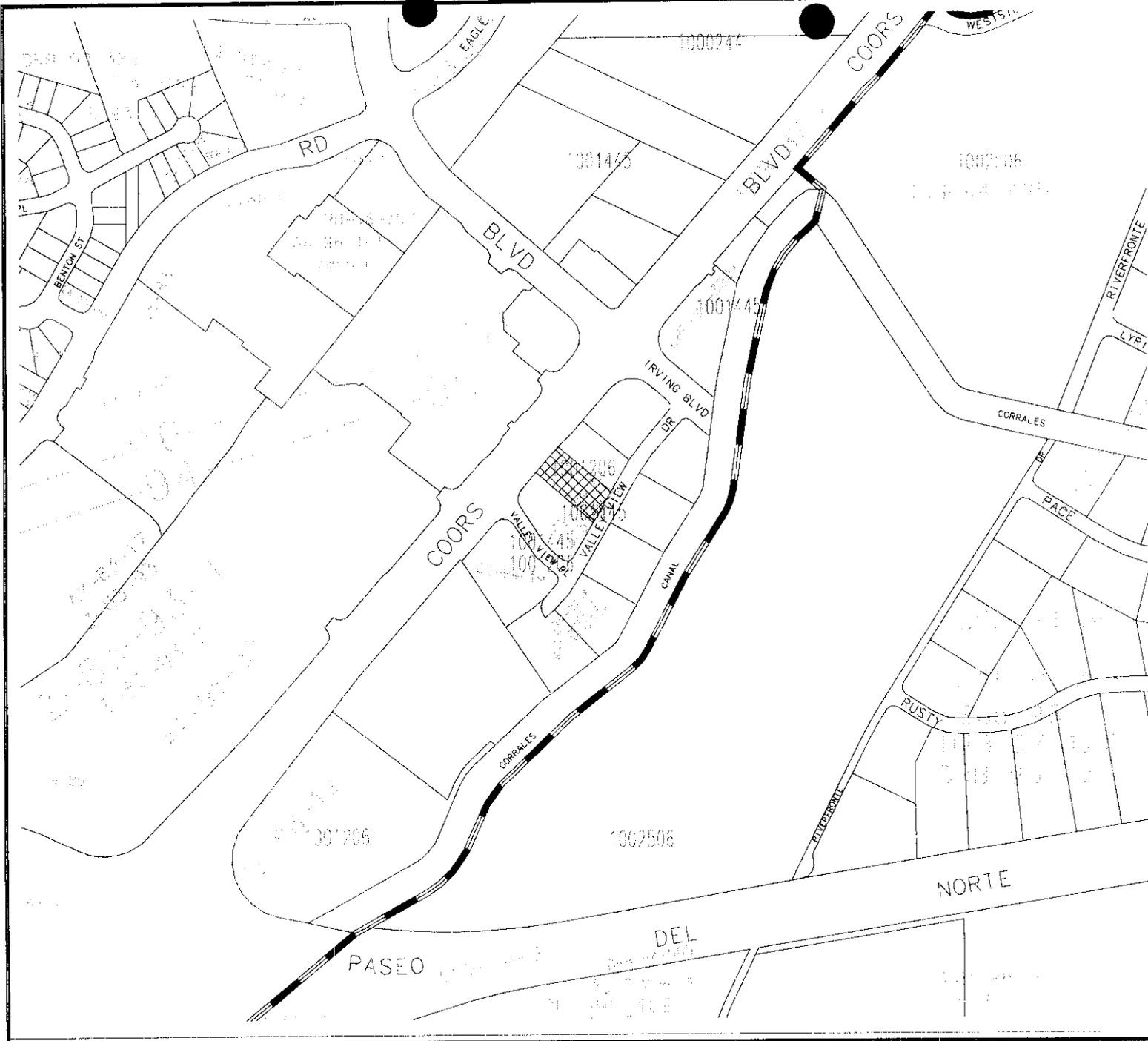
Summary of Analysis

This is a request to amend the Site Development Plan for Building Permit approved by the EPC in January 2002 for Tract 3C-1, Black Ranch, an approximately 0.6-acre site, located on the east side of Coors Boulevard NW between Paseo del Norte and Irving Boulevard. In essence the request is to amend signage from the 8-foot high monument sign, as approved, to the 17-foot high pylon sign to provide 7-foot clearance under the sign face to avoid a conflict with the Qwest cables buried outside the utility easement. Consideration by the EPC at this time is limited to amending the Site Plan for Building Permit, as submitted, pertaining to signage. Since the subject site is zoned SU-1 for C-1, the EPC has discretion over signage.

Based on staff analysis, the 17-foot high pylon sign, as requested, would be inconsistent with the prevailing heights of free-standing signs in the vicinity of the subject site on the east side of Coors Boulevard as well as with the Coors Corridor Plan Signage Policy 1 on the preservation of views. Furthermore, should the proposed amendment to the Coors Corridor Plan (1002555) be adopted by the City Council, the request would be more pronouncedly inconsistent with the Coors Corridor Plan. Based on the above analysis, staff is recommending denial of the request.



City Departments and other interested agencies reviewed this application from 3/7/03 to 3/21/03. Agency comments were used in the preparation of this report, and begin on page 8.



HISTORY MAP



Scale 1" = 472'

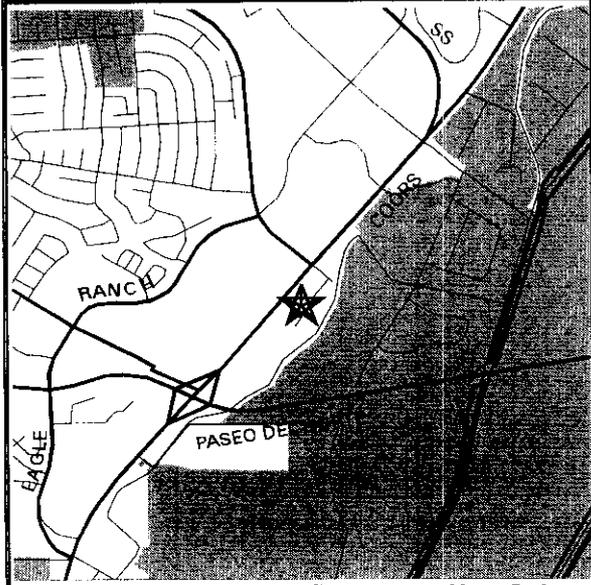
PROJECT NO.
1001206

HEARING DATE
5-15-03

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
03EPC-00510
03EPC-00511

Note: Shaded area indicates County Not to Scale



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

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



Scale 1"=472'

PROJECT NO.
1001206

HEARING DATE
5-15-03

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
03EPC-00510
03EPC-00511

Development Services Report

SUMMARY OF REQUEST

Request	Amendment to Site Development Plan for Building Permit
Location	Coors Blvd. NW between Valley View Pl. and Irving Blvd.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1	Comprehensive Plan Developing Urban; West Side Strategic Plan; Coors Corridor Plan	Oil change service
North	SU-1 for C-1 & C-1	Same as above	Vacant & Bank
South	SU-1/ C-1 for Drive-In Restaurant	Same as above	Fast-food restaurant
East	O-1	Same as above	Vacant
West	C-2	Comprehensive Plan Established Urban; West Side Strategic Plan; Coors Corridor Plan	Commercial/Retail

Background, History and Context

This is a request to amend the Site Development Plan for Building Permit for Tract 3C-1, Black Ranch, located on the east side of Coors Boulevard NW between between Paseo del Norte and Irving Boulevard, hereinafter called the "subject site". According to the application, the purpose of the amendment is to modify the base and height of the sign in order to avoid a conflict with Qwest cables buried outside of the utility easement as shown on the Site Plan.

The subject site was annexed to the City in November 2001 with SU-1 for C-1 zoning (O-01-133). The vicinity of the subject site is developed with commercial uses on the west side of Coors Boulevard, but remains largely undeveloped on the east side of Coors Boulevard. An existing bank with its future expansion site is located to the north of the subject site, and a fast-food restaurant is located to the south. A large shopping center is located to the west of the subject site across Coors Boulevard, and undeveloped parcels zoned for office uses are located to the east. The Long Range Roadway System designates Coors Boulevard as a limited-access principal arterial.

On January 17, 2002, the Environmental Planning Commission, hereinafter called the "EPC", approved a Site Development Plan for subdivision for Tract 3C, Black Ranch, an approximately 1.2 - acre site, and a Site Development Plan for Building Permit for Tract 3C-1, Black Ranch, an approximately 0.6-acre site, located on the east side of Coors Boulevard NW, respectively, between Paseo del Norte and Irving Boulevard (01128-01749 and 01128-01750). The above subdivision created Tract 3C-1 and Tract 3C-2 out of Tract 3C. The subject site has been developed to house Jiffy Lube in compliance with the approved Site Development Plan. Nevertheless, the monument sign under consideration has not been constructed.

Approved by the EPC is the monument sign, 8-feet high and 10-feet wide, to be located between the drainage ditch and the 6-foot wide sidewalk. Pursuant to the Site Plan, as submitted, Qwest cables have been installed underground outside of the utility easement, thereby encroaching into the location where the monument sign is to be constructed. In order to avoid a conflict with the underground cables, the applicant is requesting construction of a 17-foot high pylon sign, so that 7-foot clearance would be provided under the face area of the sign to facilitate maintenance of the cable, when or if needed.

The EPC consideration at this time is limited to amending the Site Development Plan for Building Permit, as submitted, pertaining to signage. Since the subject site is zoned SU-1 for C-1, the EPC has discretion over signage.

ANALYSIS

A. Coors Corridor Plan: Signage Policy

The Coors Corridor Plan provides a signage policy for view preservation, including a design regulation, under Issue 4 Visual Impressions and Urban Design Overlay Zone. Policy 1 states:

Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor.

The Coors Corridor Plan was initially adopted by the City Council on April 30, 1984 and by the Board of County Commissioners on May 15, 1984. On October 1989, the City Council adopted an amendment to the above Policy 1 by adding a design regulation.

The Design Regulation limits the face size of a free-standing or projecting sign to no greater than 75-square-feet. Notwithstanding the general policy on signs as cited above, the Design Regulation provides no limitation to the height of such a sign.

Recognizing policy deficiencies regarding the relationship between signage standards and preservation of scenic views as established in the Coors Corridor Plan, the Planning Department has submitted to the EPC for its consideration on April 17, 2003 a Resolution titled "Approving a Text Amendment for the Coors Corridor Sector Development Plan to Establish Height and Size Standards related to the Preservation of Scenic Views in the Coors Boulevard Corridor Area" (1002555). This is to amend a portion of Issue 4, d. Signage, Design Regulation 2 regarding

prohibited signs in the Coors Corridor Plan. As for the last item listed under prohibited signs, as shown on pages 112-113, the amendment would read as follows:

- is a free-standing or projecting sign [~~greater than~~] [+exceeding+] 75 square feet [+in sign area+]. [+In segments 3 and 4, is a free-standing sign exceeding 6 feet in height above grade, or is a building mounted sign exceeding the height of the building.+]

While retaining the maximum sign face size of 75 square-feet, the proposed amendment would limit the height of a free-standing sign to 6 feet above grade in the Coors Corridor area designated as Segments 3 and 4.

B. Previous EPC Action:

On January 17, 2002, the EPC approved the Site Development Plan for Building Permit (01128 01750) with findings, in part, as stated below.

1. The submitted plan is in compliance with the Comprehensive Plan by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets and is not putting forward a harmful use that would adversely affect nearby neighborhoods.
2. The subject request complies with the policies of the West Side Strategic Plan by providing appropriate commercial services in areas along a major commercial corridor.
3. The subject request is in conformance with the Coors Corridor Plan by proposing signage that preserves views and will be in compliance with portions of the Plan which require buildings to relate to the streetscape area along Coors Boulevard by providing pedestrian access from Coors Boulevard.

Regarding signage, the EPC approved the Site Development Plan for Building Permit with the following conditions:

1. Free-standing signs shall be no higher than 8-feet above grade with a maximum sign-face size of 75 square feet;
2. Façade mounted signs shall not exceed 6 percent of the façade area to which it is attached;
3. The maximum height for individual letters is 3 feet;
4. No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development; and
5. All signage shall be specified as to size, type, color and materials.

C. Requested Amendment:

Previously approved by the EPC is the monument sign, 8-feet high and 10-feet wide, located between the drainage ditch and the 6-foot wide sidewalk, hereinafter called the "sign location". The 30-square-foot sign face and the 20-square-foot reader board would stand on the 30-sqaure-

foot CMU base. Now the applicant is requesting construction of a 17-foot high pylon sign at the sign location with a 49-square-foot sign face and a 21-square-foot reader board standing on a 7-foot high sign cabinet. The applicant has stated that Qwest cables have been buried outside the utility easement, thereby encroaching into the sign location. In order to avoid a conflict with the underground cables, 7-foot clearance would be provided under the face area of the sign to facilitate maintenance of the cable, when or if needed.

While the sign face size remains within the maximum allowable size of 75-square feet, the height of the sign, as requested, exceeds more than twice the height limit set forth by the EPC on January 17, 2002. In general, it is observed, developments along Coors Boulevard are of low profile, particularly, north of Paseo del Norte where the subject site is located, and more specifically, the height of the free-standing signs located on the east side of Coors Boulevard are lower than those on the west side of Coors Boulevard, most likely, reflecting the Coors Corridor Plan's view preservation policy. Regarding the free-standing signs in the immediate vicinity of the subject site, the Burger King sign adjacent to the south of the subject site stands approximately 14 feet high above grade. Nonetheless this site, including the sign, was developed under the Bernalillo County jurisdiction prior to annexation. The Wells Fargo monument sign to the north stands approximately 8-feet above grade.

Under the proposed amendment to the Coors Corridor Plan (1002555), as previously discussed, the maximum allowable height of a free-standing sign at the subject site, located in Segment 3, would be 6-feet above grade, 2-feet lower than the previously approved height at the subject site. This amendment would have no direct bearing on the request at this time. Nonetheless, the City's intent to preserve views from the Coors Corridor area would be further enhanced and more specifically pronounced by the amendment.

D. Conclusion & Recommendations:

Based on the above analysis, staff finds that the 17-foot high pylon sign, as requested, would be inconsistent with the prevailing heights of free-standing signs in the vicinity of the subject site on the east side of Coors Boulevard as well as with the Coors Corridor Plan Signage Policy 1 regarding the preservation of views from Coors Corridor area. Furthermore, should the proposed amendment to the Coors Corridor Plan (1002555) be adopted by the City Council, the request would be more pronouncedly inconsistent with the Coors Corridor Plan. Based on the above analysis, staff recommends denial of the request.

Since the subject site is zoned SU-1 for C-1, as previously stated, the EPC has discretion over signage. In the event the EPC is in agreement with the above finding, the EPC might wish to consider certain alternatives to the request, as suggested below.

- 1) Upon denial of the request, the EPC modifies the previously approved Site Development Plan for Building Permit in such a manner as to move the 8-foot high, 10-foot wide monument sign approximately 4-feet to the east to avoid a conflict with

the Qwest underground cables. There would be just enough space between the Qwest cables and the sidewalk to place the 10-foot wide sign as previously approved;

- 2) Upon denial of the request, the EPC recommends that the applicant request Qwest to relocate the cables to inside the utility easement. This would allow the previously approved monument sign to be constructed at the location as originally planned. Incidentally, Planning staff's attempt to inquire about this possibility with Qwest has been unsuccessful. Qwest personnel has not returned repeated calls; or
- 3) Upon denial of the request, the EPC recommends that the applicant obtain an encroachment agreement with Qwest, as suggested by City Utility Development staff. This would also allow the previously approved monument sign to be constructed at the location as originally planned.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Utility Development comments that monument signs in utility easements are often approved with encroachment agreements.

Neighborhood Concerns

No comments have been received.

FINDINGS – Project 1001206, April 17, 2003

1. This is a request to amend the Site Development Plan for Building Permit pertaining to signage for Tract 3C-1, Black Ranch, an approximately 0.6-acre site, located on the east side of Coors Boulevard NW between between Paseo del Norte and Irving Boulevard, hereinafter called the “subject site”.
2. According to the application, the purpose of the amendment is to modify the base and height of the free-standing sign in order to avoid a conflict with Qwest cables buried outside the utility easement as shown on the Site Plan, as submitted.
3. On January 17, 2002, the Environmental Planning Commission, hereinafter called the “EPC”, approved a Site Development Plan for Building Permit for the subject site (01128-01750). The subject site has been developed to house Jiffy Lube in compliance with the approved Site Development Plan. Nevertheless, the monument sign under consideration has not been constructed. The EPC approved the monument sign, 8-feet high and 10-feet wide, to be located between the drainage ditch and the 6-foot wide sidewalk.
4. Pursuant to the Site Plan, as submitted, Qwest cables have been installed underground outside the utility easement, thereby encroaching into the location where the monument sign is to be constructed. In order to avoid a conflict with the underground cables, the applicant is requesting construction of a 17-foot high pylon sign, thereby allowing 7-foot clearance to be provided under the face area of the sign for maintenance of the cables.
5. The EPC consideration at this time is limited to amending the Site Development Plan for Building Permit, as submitted, pertaining to signage. Since the subject site is zoned SU-1 for C-1, the EPC has discretion over signage.
6. Relating to signage, on January 17, 2002, the EPC approved the Site Development Plan for Building Permit (01128 01750), with a finding that the subject request is in conformance with the Coors Corridor Plan by proposing signage that preserves views, and with a condition that free-standing signs shall be no higher than 8-feet above grade with a maximum sign-face size of 75 square feet.
7. In general, developments along Coors Boulevard are of low profile, particularly, north of Paseo del Norte and more specifically, the heights of the free-standing signs located on the

east side of Coors Boulevard are lower than those on the west side of Coors Boulevard, most likely, reflecting the Coors Corridor Plan Signage Policy 1 on the preservation of views.

8. Regarding the free-standing signs in the immediate vicinity of the subject site, the Burger King sign adjacent to the south of the subject site stands approximately 14 feet high above grade. Nonetheless this site, including the sign, was developed under the Bernalillo County jurisdiction prior to annexation. The Wells Fargo monument sign to the north stands approximately 8-feet above grade.
9. Notwithstanding a general policy provided by the Coors Corridor Plan on signs for the preservation of views, its design regulation provides no limitation to the height of a free-standing sign. Recognizing such policy deficiencies, the Planning Department has submitted to the EPC for its consideration on April 17, 2003 the proposed amendment to the Coors Corridor Plan which would limit the height of a free-standing sign to 6 feet above grade in the Coors Corridor area designated as Segments 3 and 4. Although this amendment would have no direct bearing on the request at this time, if adopted by the Council, the request, located in Segment 3, would be more pronouncedly inconsistent with the Coors Corridor Plan.
10. The 17-foot high pylon sign, as requested, would be inconsistent with the prevailing heights of free-standing signs in the vicinity of the subject site on the east side of Coors Boulevard as well as with the Coors Corridor Plan Signage Policy 1 regarding the preservation of the views from Coors Corridor area, as provided on page 112.
11. Since the subject site is zoned SU-1 for C-1, the EPC has discretion over signage. In the event the EPC denies the request based on the finding that the request is inconsistent with the Coors Corridor Plan, the EPC might wish to consider certain alternatives to the request such as moving the approved 8-foot high, 10-foot wide monument sign approximately 4-feet to the east to avoid a conflict with the Qwest underground cables; or recommending the applicant to request Qwest to relocate its cables to inside the utility easement; or recommending the applicant to obtain an encroachment agreement with Qwest.

RECOMMENDATION – Project 1001206, April 17, 2003

DENIAL of Project 1001206, an amendment to the Site Development Plan for Building Permit for Tract 3C-1, Black Ranch, based on the preceding Findings.



**Simon Shima
Senior Planner**

cc: Lubricar, Inc., 3520 Calle Cuervo NW, Albuquerque, NM 87114
George Rainhart, Architect, 2325 San Pedro NE, Albuquerque, NM 87110
Tom Anderson, 10013 Pkunkett, Dr. NW, Albuquerque, NM 87114
Larry Weaver, 5001 Unitas Ct. NW, Albuquerque, NM 87114
Sander A. Rue, 7500 Rancho Solano Ct. NW, Albuquerque, NM 87120
Kerry Davis, 8402 Rancho Verano Ct. NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comment.

Office of Neighborhood Coordination

Singing Arrow ®

PUBLIC WORKS DEPARTMENT

Transportation Development:

No comments.

Utility Development:

Is the proposed sign lighted? I would question the rational for the amendment. Monument signs in utility easements are often approved with encroachment agreements.

Traffic Engineering Operations:

No comments.

Hydrology:

No adverse comments.

Transportation Planning:

No adverse comments regarding on-street bikeway or roadway system facilities.

Street Maintenance:

No comments.

Water Resources, Water Utilities and Wastewater Utilities:

No comments.

New Mexico State Highway and Transportation Department:

No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

Conditions of approval for the proposed Amendment to Site Development Plan for Building Permit shall include:

- a. None.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no adverse comment

Open Space Division

No adverse comment

POLICE DEPARTMENT/Planning

Traffic volume

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, with all SWMD specs and ordinances.

FIRE DEPARTMENT/Planning

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

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments to the above requests (0.6245 acres zoned SU/C-1) for **Jiffy-Lube** located on 9386 Coors NW between Valley View NW and Irving NW.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

Consistent with established transportation plans and policies.

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based upon the information provided to date.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, April 10, 2003, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the April 17, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, April 17, 2003, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1002475

03EPC-00210 EPC Appeal of a ZEO ruling

DONALD & SHARLEEN GUOLD agent(s) for DONALD & SHARLEEN GOULD request the above action(s) for all or a portion of Tract(s) NA Zoning Code Interpretation of Residential Programs & Emergency Shelters (City Ordinance 41-1987 and NM State statute Article 60A (MRA) (Zoning)

Project # 1002501

03EPC-00268 SPR Special Planning Request

The Zoning, Building and Planning Department, agent for the County of Bernalillo, requests an amendment of the Albuquerque/Bernalillo County Comprehensive Plan changing the development area designation from Established Urban and Developing Urban to Semi-Urban for the area located between Second Street (east), the Rio Grande (west), Woodward Road (north, and Prosperity Avenue (south), containing approximately 1184 acre(s). (M-14) Jon P. Messier, Staff Planner

Project # 1002498

03EPC-00280 Annexation

03EPC-00281 Zone Map Amendment

03EPC-00282 EPC Sector Development Plan

GABRIEL & DULCES RIOS agent(s) for DULCES & GABRIEL RIOS request the above action(s) for all or a portion of Lot(s) 40, A, B, C, **Town of Atrisco Grant, Unit 2**, zoned A-1 and A-1 SU-1 Permit 2MH, located on SUNSET GARDENS SW, between 94TH STREET SW and 90TH STREET SW, containing approximately 6 acre(s). (L-9) Juanita Vigil, Staff Planner

Project # 1002506

03EPC-00300 Annexation
03EPC-00301 Zone Map Amendment

MARK GOODWIN & ASSOCIATES agent(s) for SIVAGE THOMAS HOMES request the above action(s) for all or a portion of Tract(s) 6C & 12, **Partition of the Black Ranch**, a zone map amendment from A-1 to RA-1, located on COORS BLVD. NW, between PASEO DEL NORTE NW and WESTSIDE DRIVE NW, containing approximately 68 acre(s). (B-13) Makita Hill, Staff Planner

Project # 1002479

03EPC-00308 EPC Site Development Plan-Subdivision
03EPC-00309 EPC Site Development Plan-Building Permit

CHRISOPHER CALOTT agent(s) for CHRISTOPHER CALOTT request the above action(s) for all or a portion of Lot(s) 6, **Riverside Plaza**, zoned SU-1 PRD 8 du acre, located on WINTER HAVEN ROAD NW, between MONTANO ROAD NW and LA ORILLA ROAD NW, containing approximately 4 acre(s). (E-12) Deborah Stover, Staff Planner

Project # 1000933

03EPC-00311 Zone Map Amendment

CONSENSUS PLANNING, INC. agent(s) for CENTEX HOMES request the above action(s) for all or a portion of Lot(s) B5, **Manzano Mesa**, a zone map amendment from SU-1 for Limited C-2 Uses to R-T, located on the Northwest corner Juan Tabo Blvd. and Southern Blvd. SE, containing approximately 13 acre(s). (L-21) Manjeet Tangri, Staff Planner

Project # 1001206

03EPC-00313 EPC Site Development Plan-Amendment to Building Permit

GEORGE RAINHART ARCH. agent(s) for LUBRICAR, INC. request the above action(s) for all or a portion of Tract 3C-2, **Black Ranch**, zoned SU-1 for C-1, located on COORS BLVD. NW, between VALLEY VIEW PLACE NW and IRVING BLVD. NW, containing approximately 1 acre. (C-13) Simon Shima, Staff Planner

Project # 1000610

03EPC-00315 EPC Site Development Plan-Amendment to Building Permit
03EPC-00312 Zone Map Amendment
03EPC-00314 EPC Sector Development Plan

CONSENSUS PLANNING INC. agent(s) for WEST MESA MINI STORAGE request the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT**, a zone map amendment from O-1 office and institution zone to SU-1 FOR O-1 AND SELF STORAGE, located on MIAMI ST. NW, between 57TH STREET NW and MIAMI ST. NW, containing approximately 2 acre(s). (H-11) Makita Hill, Staff Planner

Project # 1002511

03EPC-00316 Zone Map Amendment

CONSENSUS PLANNING, INC. agent(s) for GARRETT GROUP, INC. request the above action(s) for all or a portion of Lot 2A, **Unser Diversion Channel Corridor**, a zone map amendment from IP to R-T, located on SOUTH SIDE OF BLUEWATER NW, between UNSER NW and UNSER DIVERSION CHANNEL, containing approximately 29 acre(s). (K-9) Simon Shima, Staff Planner

Project # 1002513

03EPC-00318 EPC Site Development Plan-
Amendment to Building Permit

DEKKER PERICH SABATINI agent(s) for SANDIA FOUNDATION request the above action(s) for all or a portion of Tract(s) A-1 & A-2, **Triangle Realty Co.**, zoned C-3, located on SAN MATEO NE, between OSUNA NE and I-25 NE, containing approximately 9 acre(s). (E-17) Cynthia Borrego, Staff Planner

Project # 1002512

03EPC-00320 EPC Site Development Plan-
Building Permit
03EPC-00319 Zone Map Amendment
03EPC 00317 Sector Development Plan
Amendment

CONSENSUS PLANNING, INC. agent(s) for SOUTHWEST SELF STORAGE LLC request the above action(s) for all or a portion of Lot(s) 2, **Town of Atrisco Grant(NLY & SLY portion)**, a zone map amendment from O-1 to SU-1 for O-1 and Self Storage, located on EAST SIDE OF 98TH ST. SW, between TOWER ROAD SW and SAN YGNACIO SW, containing approximately 4 acre(s). (L-9) Janet Cunningham-Stephens, Staff Planner

Project # 1001712

03EPC-00323 Annexation
03EPC-00325 Zone Map Amendment
03EPC-00361 Site Development Plan for
subdivision

TIERRA WEST LLC agent(s) for E. BLAUGRUND & ASSOC., C/O JOHN MYERS request the above action(s) for all or a portion of Lot(s) A, B, C, **Taylor Ranch**, zoned A-1 SU-Permit for C-1 & R-2, located on LA ORILLA ROAD NW, between VIA CORTE DEL SUR NW and COORS BLVD. NW, containing approximately 16 acre(s). (E-12) Chris Hyer, Staff Planner

Project # 1002515

03EPC-00329 EPC Sector Development Plan

CITY OF ALBUQUERQUE PLANNING DEPARTMENT, ALBUQUERQUE DEVELOPMENT SERVICES DIVISION request an amendment to the Downtown 2010 Sector Development Plan to include MRA and to provide tax increment funding. Loretta Naranjo-Lopez, Staff Planner

Project # 1001620

03EPC-00330 EPC Zoning Code Text
Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE CITY COUNCIL request amending Section 14-16-2-19(4) ROA 1994, a portion of the Zoning Code to allow a radio and/or television station as a permissive use in the Industrial Park (IP) zone. Cynthia Borrego, Staff Planner

Project # 1002555

03EPC-00465 EPC Sector Plan Amendment

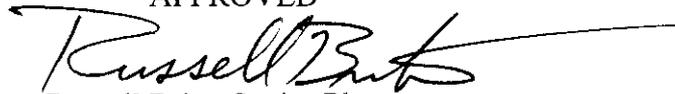
CITY OF ALBUQUERQUE PLANNING DEPARTMENT is proposing a text amendment to the Coors Corridor Sector Development Plan, Issue 4, Section d, Signage, for Segments 3 and 4 of the Coors Corridor Plan area along Coors Boulevard between Western Trail NW and NM 528. (B-13 & 14, C-12, 13, 14, D-14, E-11, 12, F-11. 12) Makita Hill, Staff Planner

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

Alan Schwartz, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MARCH 26, 2003.

APPROVED

A handwritten signature in black ink, appearing to read "Russell Brito", with a long horizontal flourish extending to the right.

Russell Brito, Senior Planner
Planning Department

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

Meeting Date: April 17, 2003

Zone Atlas Page: C-13-2

Notification Radius: 100 Ft.

Cross Reference and Location: _____

App# <u>03ERC-00313</u>
Proj# <u>1001206</u>
Other#

Applicant: Lubricar, Inc ✓

Address: 3520 Calle Curro New, 87114

Agent: George Rainhart Architects - Bill Johnson ✓

Address: 2325 San Pedro NE, 87110

SPECIAL INSTRUCTIONS

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

Date Mailed: 3/31/03

Signature: K. Tse-Hillman

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 1 of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1003064	347-385	104-13	✓
		344-444	12	✓
		340-344	14	✓
		325-353	15	✓
		338-327	07	✓ MR
		351-338	08	✓ MR
		342-354	09	✓ MR
		322-321	10	✓ MR
		328-389	11	✓ MR
		405-327	101-02	✓ MR
		384-481	102-02	✓
		354-447	103-13	✓
		330-443	208-14	✓
		301-428	13	✓
		232-341	10	✓

1013064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101306434738510413 LEGAL: TRAC T 3C BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:
 PROPERTY ADDR: 00000 9386 COORS BLV NW
 OWNER NAME: PRESBYTERIAN HEALTHCARE SERVIC
 OWNER ADDR: 00000 ALBUQUERQUE NM 87125

101306436440410412 LEGAL: TRAC T 3B BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:
 PROPERTY ADDR: 00000 9390 COORS BLVD
 OWNER NAME: WELLS FARGO BANK NEW MEXICO NA
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101306434036610414 LEGAL: TRAC T 3D BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:
 PROPERTY ADDR: 00000 9380 COORS BLV NW
 OWNER NAME: MCCOLLUM THOMAS E & GAY N & MC
 OWNER ADDR: 11000 BERMUDA DUNES NE ALBUQUERQUE NM 87111

101306432535310415 LEGAL: TRAC T 3E -1 BLACK RANCH TRS 3E-1 3F-1 & 3G-1 (BEING LAND USE:
 PROPERTY ADDR: 00000 9370 VALLEY VIEW DR NW
 OWNER NAME: GUTIERREZ LARRY P & JANE H
 OWNER ADDR: 03313 GIRARD NE ALBUQUERQUE NM 87107

101306433832710407 LEGAL: TRAC T 3F -1 BLACK RANCH TRS 3E-1 3F-1 & 3G-1 (BEING LAND USE:
 PROPERTY ADDR: 00000 9368 COORS BLV NW
 OWNER NAME: BLACK ALBERT J & MARY JANE RVT
 OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306435133810408 LEGAL: TRAC T 3G -1 BLACK RANCH TRS 3E-1 3F-1 & 3G-1 (BEING LAND USE:
 PROPERTY ADDR: 00000 9374 COORS BLV NW
 OWNER NAME: BLACK ALBERT J & MARY JANE RVT
 OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306436235410409 LEGAL: TRAC T 3H BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:
 PROPERTY ADDR: 00000 9378 VALLEY VIEW DR NW
 OWNER NAME: BLACK ALBERT J & MARY JANE RVT
 OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306437237110410 LEGAL: TRAC T 3I BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:
 PROPERTY ADDR: 00000 9384 VALLEY VIEW NW
 OWNER NAME: BLACK ALBERT J & MARY JANE RVT
 OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306437838910411 LEGAL: TRAC T 3J BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:

PROPERTY ADDR: 00000 9388 VALLEY VIEW DR NW
OWNER NAME: BLACK ALBERT J & MARY JANE RVT
OWNER ADDR: 10416 MORNING STAR
NE ALBUQUERQUE NM 87111

101306440532710102
LEGAL: MRGC D MA P 25 TRACT 5A1A (AKA TR 12 EXC PORT, OUT T LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BLACK ALBERT J ETUX C/O BLACK
OWNER ADDR: 10416 MORNING STAR
NE ALBUQUERQUE NM 87111

101306438443110202
LEGAL: TR 3 A1 P LAT OF TR 3A1 BLACK RANCH CONT 1.4026 AC M LAND USE:
PROPERTY ADDR: 00000 9400 COORS RD NW
OWNER NAME: PRP INC ATTN:ACCOUNTING
OWNER ADDR: 03200 BROADWAY
BL SE ALBUQUERQUE NM 87105

101306435444710303 LEGAL: TRAC T B - 2 OF REPL TR B TR N PARADISE HILLSIndustr LAND USE:

PROPERTY ADDR: 00000 9395 COORS NM

OWNER NAME: ALVARADO ROBERT L & LINDA G

OWNER ADDR: 09725 HAMPDEN AV DENVER CO 80231

101306435644320214 LEGAL: TR E PLA T FOR THE PLAZA AT PASEO DEL NORTE TRACTS LAND USE:

PROPERTY ADDR: 00000 9391 COORS NM

OWNER NAME: PASEO DEL NORTE PLAZA ASSOCIAT

OWNER ADDR: 05215 PHOENIX NE ALBUQUERQUE NM 87110

1013064350142820213 LEGAL: TR D PLA T FOR THE PLAZA AT PASEO DEL NORTE TRACTS LAND USE:

PROPERTY ADDR: 00000 9371 COORS BLVD

OWNER NAME: DAYTON HUDSON CORPORATION T-06

OWNER ADDR: 00000 MINNEAPOLIS MN 55440

101306423734120210 LEGAL: TR A 1A P LAT FOR THE PLAZA AT PASEO DEL NORTE TRACT LAND USE:

PROPERTY ADDR: 00000 9311 COORS BLVD

OWNER NAME: PRICE REIT INC C/O KIMCO REALT

OWNER ADDR: 03333 NEW HYDE PARK RD NEW HYDE PARK NY 11042

Proj# 1001206

LUBRICAR, INC.
3520 CALLE CUERVO NW
ALBUQUERQUE NM 87114

101306436440410412

WELLS FARGO BANK NEW MEXICO N
PO BOX 1081
ALBUQUERQUE NM 87103

101306433832710407

BLACK ALBERT J & MARY JANE RV
10416 MORNING STAR NE
ALBUQUERQUE NM 87111

101306433644320214

PASEO DEL NORTE PLAZA ASSOCIA
5215 PHOENIX NE
ALBUQUERQUE NM 87110

Proj# 1001206

GEORGE RAINHART ARCHITECTS
Attn: Bill Johnson
2325 SAN PEDRO NE, STE# 2-B
ALBUQUERQUE NM 87110
101306434036610414

MCCOLLUM THOMAS E & GAY N & M
11000 BERMUDA DUNES NE
ALBUQUERQUE NM 87111

101306438443110202

PRP INC ATTN:ACCOUNTING
3200 BROADWAY BL SE
ALBUQUERQUE NM 87105

101306430142820213

DAYTON HUDSON CORPORATION T-0
777 NICOLLET MALL
MINNEAPOLIS MN 55402

101306434738510413

PRESBYTERIAN HEALTHCARE SERVI
PO BOX 26666
ALBUQUERQUE NM 87125

101306432535310415

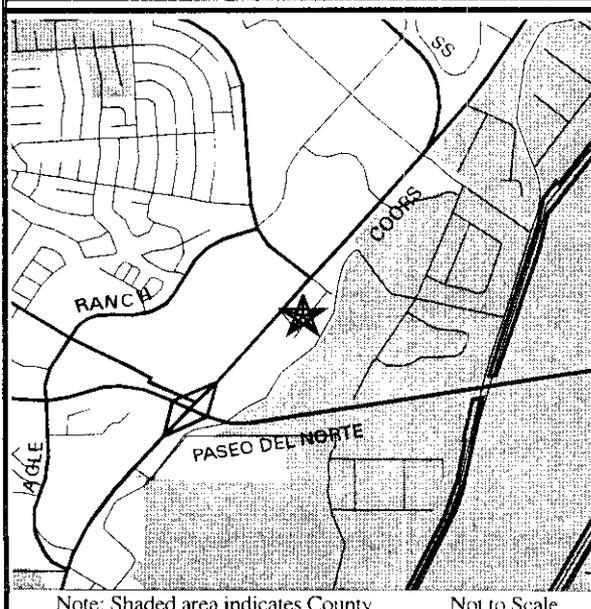
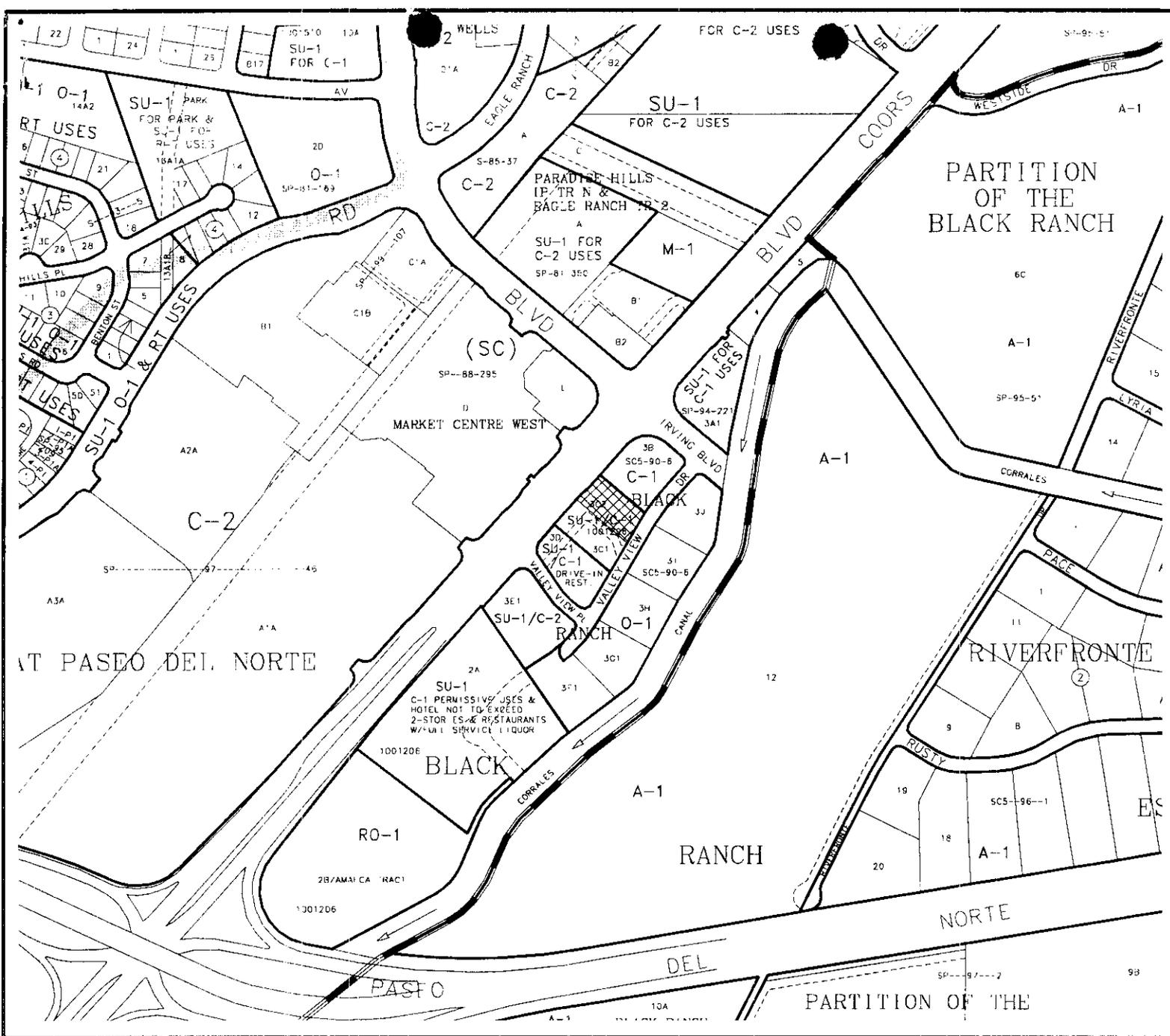
GUTIERREZ LARRY P & JANE H
3313 GIRARD NE
ALBUQUERQUE NM 87107

101306435444710303

ALVARADO ROBERT L & LINDA G
9725 HAMPDEN AV
DENVER CO 80231

101306423734120210

PRICE REIT INC C/O KIMCO REAL
3333 NEW HYDE PARK RD
NEW HYDE PARK NY 11042



ZONING MAP



Scale 1" = 496'

**PROJECT NO.
1001206**

**HEARING DATE
4-17-03**

**MAP NO.
C-13**

**ADDITIONAL CASE NUMBER(S)
03EPC-00313**

Note: Shaded area indicates County Not to Scale



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, April 10, 2003, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the April 17, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, April 17, 2003, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1002475

03EPC-00210 EPC Appeal of a ZEO ruling

DONALD & SHARLEEN GUOLD agent(s) for DONALD & SHARLEEN GOULD request the above action(s) for all or a portion of Tract(s) NA Zoning Code Interpretation of Residential Programs & Emergency Shelters (City Ordinance 41-1987 and NM State statute Article 60A (MRA) (Zoning)

Project # 1002501

03EPC-00268 SPR Special Planning Request

The Zoning, Building and Planning Department, agent for the County of Bernalillo, requests an amendment of the Albuquerque/Bernalillo County Comprehensive Plan changing the development area designation from Established Urban and Developing Urban to Semi-Urban for the area located between Second Street (east), the Rio Grande (west), Woodward Road (north, and Prosperity Avenue (south), containing approximately 1184 acre(s). (M-14) Jon P. Messier, Staff Planner

Project # 1002498

03EPC-00280 Annexation

03EPC-00281 Zone Map Amendment

03EPC-00282 EPC Sector Development Plan

GABRIEL & DULCES RIOS agent(s) for DULCES & GABRIEL RIOS request the above action(s) for all or a portion of Lot(s) 40, A, B, C, **Town of Atrisco Grant, Unit 2**, zoned A-1 and A-1 SU-1 Permit 2MH, located on SUNSET GARDENS SW, between 94TH STREET SW and 90TH STREET SW, containing approximately 6 acre(s). (L-9) Juanita Vigil, Staff Planner

Project # 1002506
03EPC-00300 Annexation
03EPC-00301 Zone Map Amendment

MARK GOODWIN & ASSOCIATES agent(s) for SIVAGE THOMAS HOMES request the above action(s) for all or a portion of Tract(s) 6C & 12, **Partition of the Black Ranch**, a zone map amendment from A-1 to RA-1, located on COORS BLVD. NW, between PASEO DEL NORTE NW and WESTSIDE DRIVE NW, containing approximately 68 acre(s). (B-13) Makita Hill, Staff Planner

Project # 1002479
03EPC-00308 EPC Site Development Plan-Subdivision
03EPC-00309 EPC Site Development Plan-Building Permit

CHRISOPHER CALOTT agent(s) for CHRISTOPHER CALOTT request the above action(s) for all or a portion of Lot(s) 6, **Riverside Plaza**, zoned SU-1 PRD 8 du acre, located on WINTER HAVEN ROAD NW, between MONTANO ROAD NW and LA ORILLA ROAD NW, containing approximately 4 acre(s). (E-12) Deborah Stover, Staff Planner

Project # 1000933
03EPC-00311 Zone Map Amendment

CONSENSUS PLANNING, INC. agent(s) for CENTEX HOMES request the above action(s) for all or a portion of Lot(s) B5, **Manzano Mesa**, a zone map amendment from SU-1 for Limited C-2 Uses to R-T, located on the Northwest corner Juan Tabo Blvd. and Southern Blvd. SE, containing approximately 13 acre(s). (L-21) Manjeet Tangri, Staff Planner

Project # 1001206
03EPC-00313 EPC Site Development Plan-Amendment to Building Permit

GEORGE RAINHART ARCH. agent(s) for LUBRICAR, INC. request the above action(s) for all or a portion of Tract 3C-2, **Black Ranch**, zoned SU-1 for C-1, located on COORS BLVD. NW, between VALLEY VIEW PLACE NW and IRVING BLVD. NW, containing approximately 1 acre. (C-13) Simon Shima, Staff Planner

Project # 1000610
03EPC-00315 EPC Site Development Plan-Amendment to Building Permit
03EPC-00312 Zone Map Amendment
03EPC-00314 EPC Sector Development Plan

CONSENSUS PLANNING INC. agent(s) for WEST MESA MINI STORAGE request the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT**, a zone map amendment from O-1 office and institution zone to SU-1 FOR O-1 AND SELF STORAGE, located on MIAMI ST. NW, between 57TH STREET NW and MIAMI ST. NW, containing approximately 2 acre(s). (H-11) Makita Hill, Staff Planner

Project # 1002511
03EPC-00316 Zone Map Amendment

CONSENSUS PLANNING, INC. agent(s) for GARRETT GROUP, INC. request the above action(s) for all or a portion of Lot 2A, **Unser Diversion Channel Corridor**, a zone map amendment from IP to R-T, located on SOUTH SIDE OF BLUEWATER NW, between UNSER NW and UNSER DIVERSION CHANNEL, containing approximately 29 acre(s). (K-9) Simon Shima, Staff Planner

Project # 1002513
03EPC-00318 EPC Site Development Plan-
Amendment to Building Permit

DEKKER PERICH SABATINI agent(s) for SANDIA FOUNDATION request the above action(s) for all or a portion of Tract(s) A-1 & A-2, **Triangle Realty Co.**, zoned C-3, located on SAN MATEO NE, between OSUNA NE and I-25 NE, containing approximately 9 acre(s). (E-17) Cynthia Borrego, Staff Planner

Project # 1002512
03EPC-00320 EPC Site Development Plan-
Building Permit
03EPC-00319 Zone Map Amendment
03EPC 00317 Sector Development Plan
Amendment

CONSENSUS PLANNING, INC. agent(s) for SOUTHWEST SELF STORAGE LLC request the above action(s) for all or a portion of Lot(s) 2, **Town of Atrisco Grant(NLY & SLY portion)**, a zone map amendment from O-1 to SU-1 for O-1 and Self Storage, located on EAST SIDE OF 98TH ST. SW, between TOWER ROAD SW and SAN YGNACIO SW, containing approximately 4 acre(s). (L-9) Janet Cunningham-Stephens, Staff Planner

Project # 1001712
03EPC-00323 Annexation
03EPC-00325 Zone Map Amendment
03EPC-00361 Site Development Plan for
subdivision

TIERRA WEST LLC agent(s) for E. BLAUGRUND & ASSOC., C/O JOHN MYERS request the above action(s) for all or a portion of Lot(s) A, B, C, **Taylor Ranch**, zoned A-1 SU-Permit for C-1 & R-2, located on LA ORILLA ROAD NW, between VIA CORTE DEL SUR NW and COORS BLVD. NW, containing approximately 16 acre(s). (E-12) Chris Hyer, Staff Planner

Project # 1002515
03EPC-00329 EPC Sector Development Plan

CITY OF ALBUQUERQUE PLANNING DEPARTMENT, ALBUQUERQUE DEVELOPMENT SERVICES DIVISION request an amendment to the Downtown 2010 Sector Development Plan to include MRA and to provide tax increment funding. Loretta Naranjo-Lopez, Staff Planner

Project # 1001620
03EPC-00330 EPC Zoning Code Text
Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE CITY COUNCIL request amending Section 14-16-2-19(4) ROA 1994, a portion of the Zoning Code to allow a radio and/or television station as a permissive use in the Industrial Park (IP) zone. Cynthia Borrego, Staff Planner

Project # 1002555
03EPC-00465 EPC Sector Plan Amendment

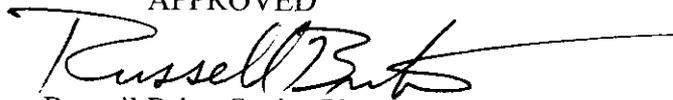
CITY OF ALBUQUERQUE PLANNING DEPARTMENT is proposing a text amendment to the Coors Corridor Sector Development Plan, Issue 4, Section d, Signage, for Segments 3 and 4 of the Coors Corridor Plan area along Coors Boulevard between Western Trail NW and NM 528. (B-13 & 14, C-12, 13, 14, D-14, E-11, 12, F-11. 12) Makita Hill, Staff Planner

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

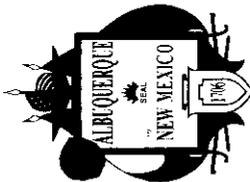
Alan Schwartz, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MARCH 26, 2003.

APPROVED

A handwritten signature in black ink, appearing to read "Russell Brito", with a long horizontal flourish extending to the right.

Russell Brito, Senior Planner
Planning Department



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



101506450142820215

DAYTON HUDSON CORPORATION T-0
777 NICOLLET MALL
MINNEAPOLIS MN 55402

DAY 1777 554023051 1102 16 04/02/03
FORWARD TIME EXP. RTN TO SEND
DAYTON HUDSON CORP
1000 NICOLLET MALL
MINNEAPOLIS MN 55403-2542
RETURN TO SENDER

87103+1293
55402/2004



100001