

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

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

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

**SITE DEVELOPMENT PLAN** **P**

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

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

**APPLICANT INFORMATION:**

NAME: Black Development Two, LLC (John Black, Manager) PHONE: 792-3713  
 ADDRESS: 3613 NM State Road 528 NW, Suite H FAX: 792-3735  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: jblack@wwrealty.com  
 Proprietary interest in site: owner  
 AGENT (if any): Consensus Planning PHONE: 764-9801  
 ADDRESS: 924 Park Avenue SW FAX: 842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.

DESCRIPTION OF REQUEST: Zone Map Amendment (See attached letter of justification)

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

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

Lot or Tract No. Portions of Tracts 3E1 and 2A, Replat in process Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Black Ranch  
 Current Zoning: SU-1 for C-2 & SU-1 for C-1 w/ Proposed zoning: SU-1 C-1 Uses w/Package Liquor, etc  
 Zone Atlas page(s): C-13 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 2.54 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a  
 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. 101306431231110404 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW  
 Between: Paseo del Norte NW and Irving 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.):  
City Project #1001206, AX-83-17, Z-83-93; County ZA-94-65, CZ-90-10

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

SIGNATURE [Signature] DATE 4/28/03  
 (Print) James K. Strozier, AICP \_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

pdf Form revised Sept. 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 EPC -</u>	<u>-00685</u>	<u>ZMA</u>	<u>\$ 405</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>NOTIFIC. FEE</u>		<u>\$ 75</u>
<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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
Hearing date <u>JUNE 19<sup>th</sup> 2003</u>				Total <u>\$ 480<sup>00</sup></u>

[Signature] 4/30/03  
 Planner signature / date

Project # 1001206

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

**ANNEXATION**

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

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

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

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

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

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

**AMENDMENT TO SECTOR DEVELOPMENT PLAN**

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

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

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

- Amendment referenced to the sections of the Zone Code being amended
- Sections of the Zone Code to be amended with text to be changed noted and marked
- Letter briefly describing, explaining, and justifying the request
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

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

James K. Strozier, AICP

*James K. Strozier*

Applicant name (print)

9/28/03

Applicant signature / date

.pdf Form revised Sept. 2001



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

Application case numbers

03EPC - 00685

*Ben Dent*

Planner signature / date

4/30/03

Project #

1001206



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

Black Development Two, LLC  
3613 NM State Road 528, Suite H  
Albuq. NM 87114

Date: June 20, 2003

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001206 \***  
03EPC-00685 Zone Map Amendment

**LEGAL DESCRIPTION:** for all or a portion of Tract(s) 3E1 & 2A, **Black Ranch Subdivision**, a zone map amendment from SU-1 for C-2 & SU-1 for C1 to SU-1 for C-1 Uses w/Package Liquor within 500 feet of a Residential Zone and Restaurant with Full Service Liquor, located on COORS BLVD. NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-13) Makita Hill, Staff Planner

On June 19, 2003 the Environmental Planning Commission voted to approve Project 1001206/ 03EPFC 00685, a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision, totaling 2.54 acres, located on Coors Boulevard NW between Paseo del Norte NW and Irving Boulevard NW, based on the following Findings:

### FINDINGS:

1. This is a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision. The subject site contains 2.54 acres and is currently vacant.
2. The request is consistent with the Developing Urban goal and applicable policies of the Comprehensive Plan. The change in elevation between the proposed adjacent RA-1 zoned area and the subject site provides adequate separation for the commercial uses on this segment to the east of Coors Boulevard. As such, the request will not adversely impact property to the east of the subject site (Policy d, i). The request will also facilitate development of a site that is currently vacant (Policy e), and the subject site is within an existing commercial area (Policy j).

3. The request is also consistent with the West Side Strategic Plan (WSSP) in that Policy 3.8 of the Paradise Community of the WSSP area does not discourage commercial zoning and development outside of designated neighborhood and community centers.
4. As the subject site is within an area previously zoned for commercial uses, policies regarding the recommended residential land use for the site in the Coors Corridor Sector Development Plan (CCSDP) are not applicable to this request. Future development of this site must follow site design standards established in the CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone.
5. As the request is consistent with policies in the Comprehensive Plan and does not conflict with policies in the WSSP, staff is in agreement that the request meets the requirements of R-270-1980, specifically Section 1.B. regarding stability of land use and zoning, Section 1.C. regarding compatibility with the Comprehensive Plan, Section 1.D. regarding the unification of the zoning on the subject site as being more advantageous to the community as articulated in the Comprehensive Plan and the WSSP, Section 1.E. regarding the proposed zone as not creating harm to adjacent areas, and Section 1.I regarding the request as not constituting a spot zone.
6. There is no known neighborhood opposition to this request.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 7, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

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

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

OFFICIAL NOTICE OF DECISION  
PROJECT 1001206  
JUNE 19, 2003  
PAGE 3 OF 3

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

Sincerely,

  
for Victor J. Chavez  
Planning Director

VJC/MH/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102  
Larry Weaver, Paradise Hills Civic, 6001 Unitas Ct. NW, Albuquerque, NM 87114  
Tom Anderson, Paradise Hills Civic, 10013 Plunkett Dr. NW, Albuquerque, NM 87114  
Gary Plante, Riverfronte Estates, 1692 Pace Road NW, Albuquerque, NM 87114  
Bob Ponto, Riverfronte Estates, 9505 Dancing River NW, Albuquerque, NM 87114



## Staff Report

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Black Development Two, LLC
<b>Request</b>	<b>Zone Map Amendment</b>
<b>Legal Description</b>	Portions of Tracts 3E1 and 2A, Black Ranch
<b>Location</b>	Coors Boulevard NW between Paseo del Norte and Irving Boulevard
<b>Size</b>	Approximately 2.54 acres
<b>Existing Zoning</b>	SU-1 for C-2 and SU-1 for C-1 with Restaurants with Full Service Liquor and Hotel
<b>Proposed Zoning</b>	SU-1 for C-1 with Package Liquor Within 500 Feet of a Residential Zone and Restaurant with Full Service Liquor

### Staff Recommendation

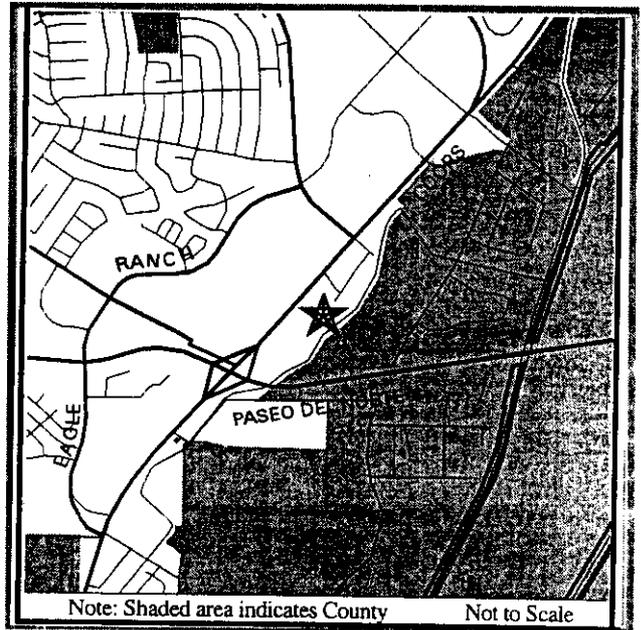
**APPROVAL** of 03EPC 00685, based on the findings on page 7.

**Staff Planner**

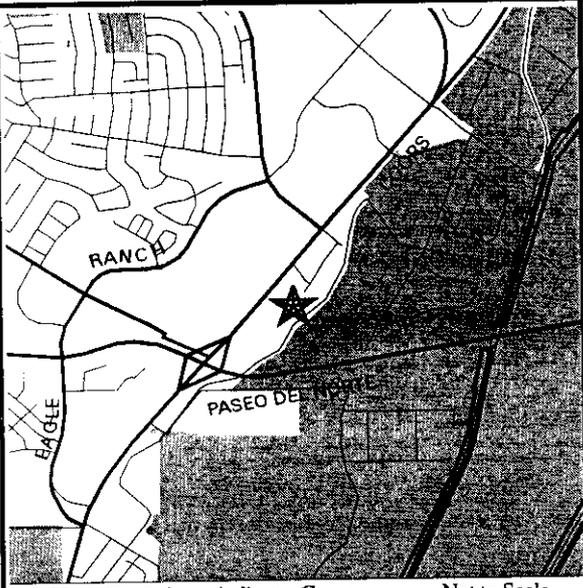
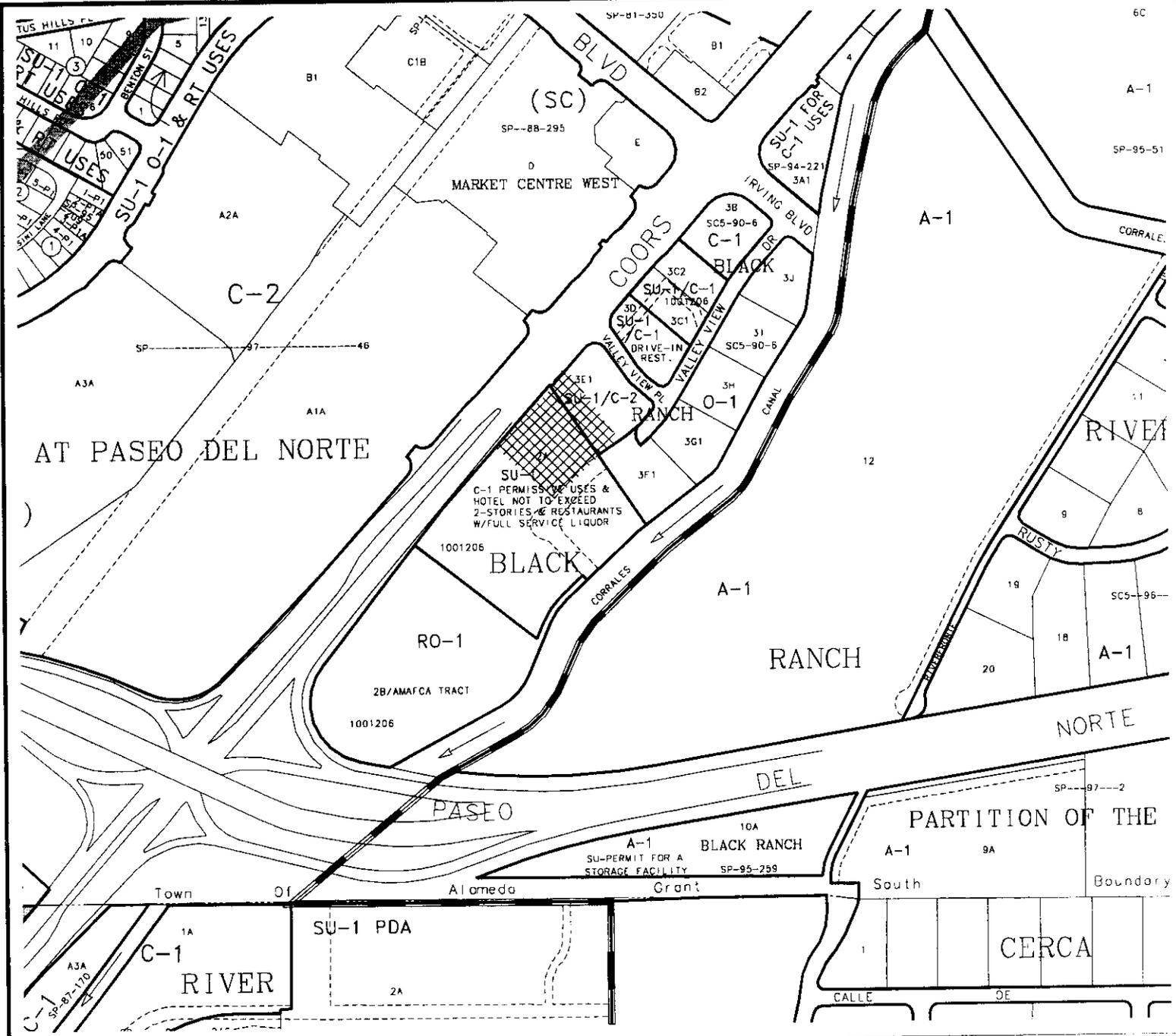
**Makita Hill, Planner**

### Summary of Analysis

This is a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision, located on Coors Boulevard NW between Paseo del Norte NW and Irving Boulevard NW. The subject site contains 2.54 acres and is currently vacant. Staff recommends approval of this request as it is consistent with policies in the Comprehensive Plan, does not conflict with policies in the WSSP, and meets the requirements of R-270-1980.



City Departments and other interested agencies reviewed this application from 5/5/03 to 5/16/03. Agency comments were used in the preparation of this report, and begin on page 9.



### ZONING MAP



Scale 1" = 454'

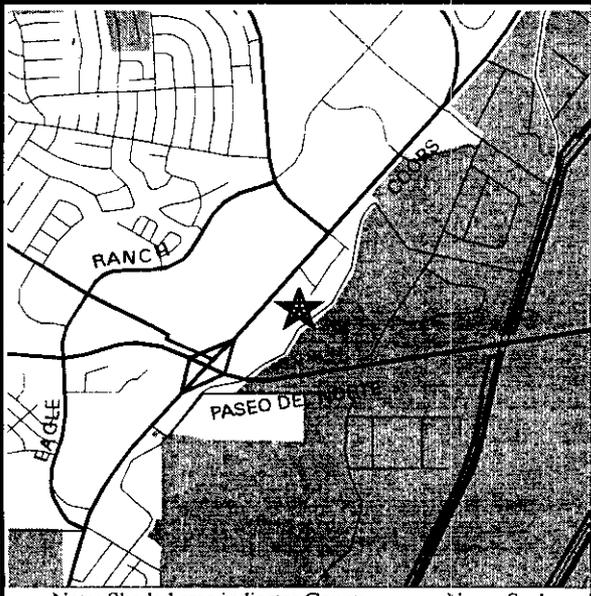
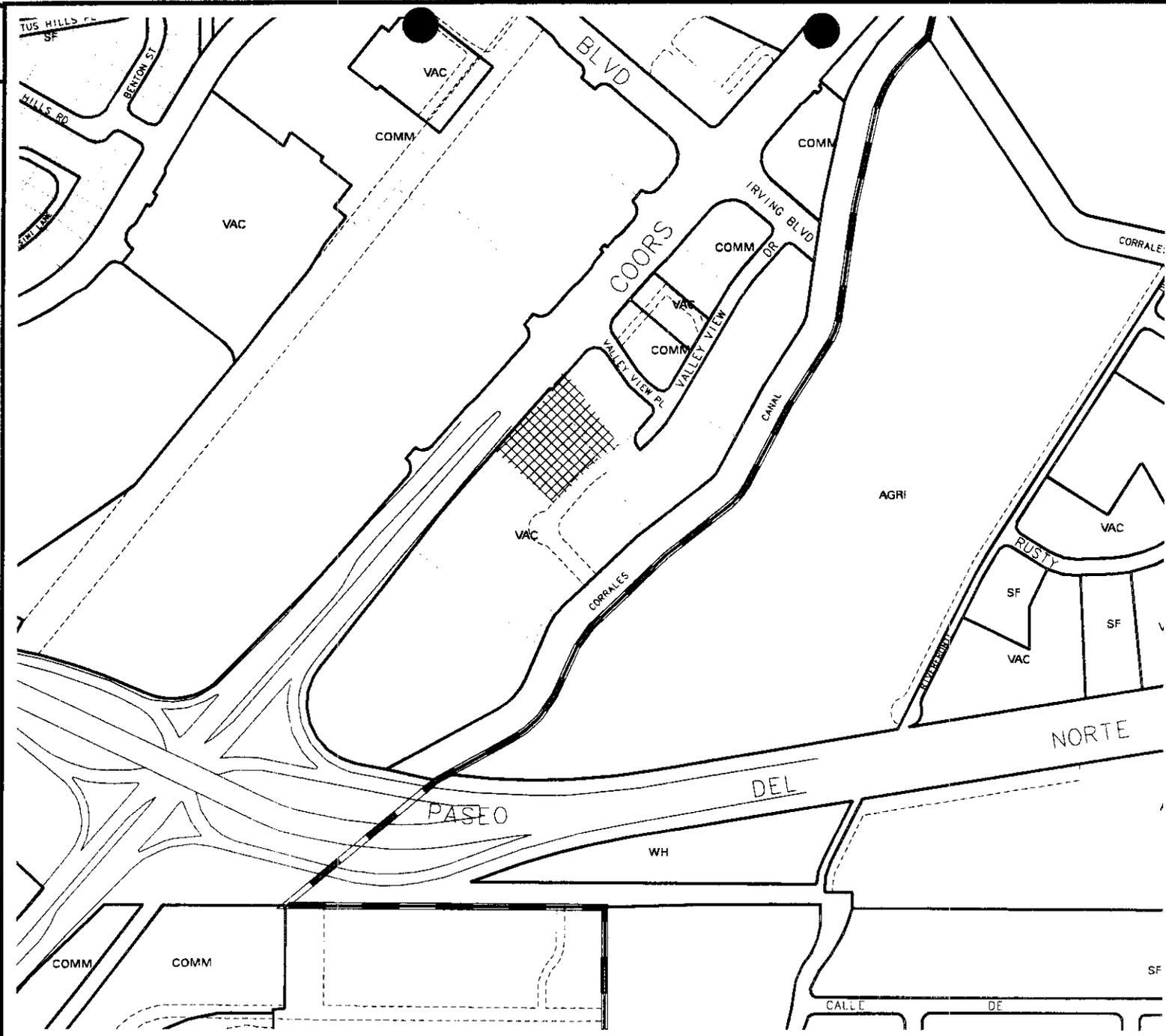
PROJECT NO.  
1001206

HEARING DATE  
6-19-03

MAP NO.  
C-13

ADDITIONAL CASE NUMBER(S)  
03EPC-00685

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" = 454'

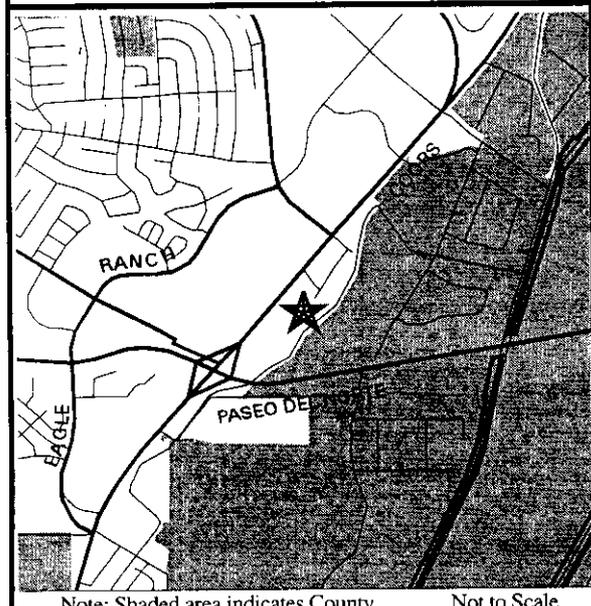
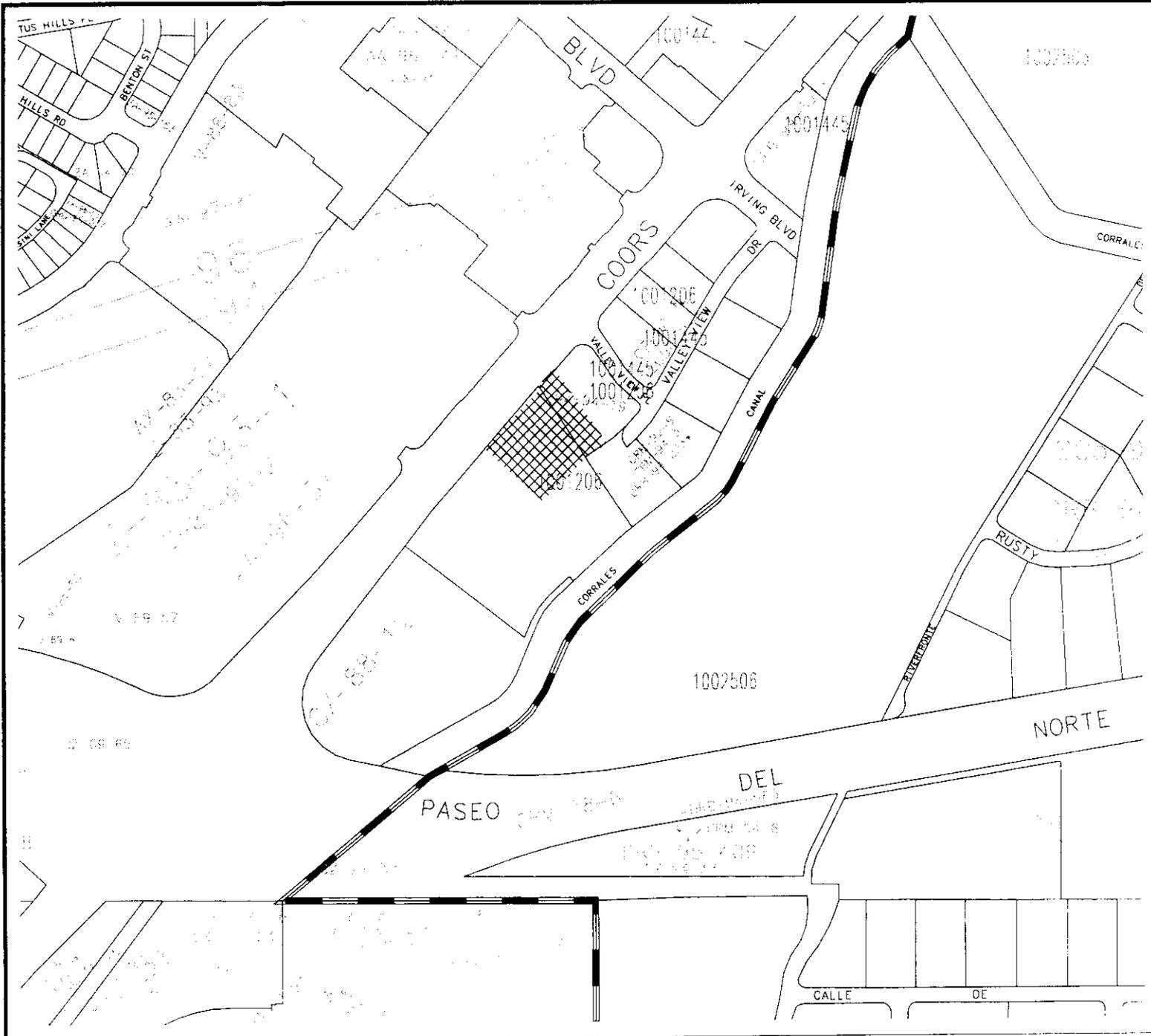
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MAP NO.  
C-13

ADDITIONAL CASE NUMBER(S)  
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Note: Shaded area indicates County Not to Scale



Note: Shaded area indicates County Not to Scale

### HISTORY MAP



Scale 1" = 454'

PROJECT NO.  
1001206

HEARING DATE  
6-19-03

MAP NO.  
C-13

ADDITIONAL CASE NUMBER(S)  
03EPC-00685

***Development Services Report***

***SUMMARY OF REQUEST***

<b><i>Request</i></b>	<i>Zone Map Amendment from SU-1 for C-2 and SU-1 for C-1 with Restaurants with Full Service Liquor and Hotel to SU-1 for C-1 with Package Liquor Within 500 Feet of a Residential Zone and Restaurant with Full Service Liquor</i>
<b><i>Location</i></b>	<i>Coors Boulevard NW between Paseo del Norte NW and Irving Boulevard NW</i>

***AREA CHARACTERISTICS AND ZONING HISTORY***

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

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-1 for C-2 Uses, SU-1 for C-1 Permissive Uses & Hotel Not to Exceed Two Stories & Restaurants W/Full Service Liquor	Developing Urban; West Side Strategic Plan (Rank 2); Coors Corridor Sector Development Plan (Rank 3)	Undeveloped
<b><i>North</i></b>	SU-1 for C-1 Permissive Uses & Hotel Not to Exceed Two Stories & Restaurants W/Full Service Liquor	”	Undeveloped
<b><i>South</i></b>	RO-1	”	Drainage
<b><i>East</i></b>	County A-1 (At City Council for Annexation & RA-1 Zoning)	”	Undeveloped
<b><i>West</i></b>	C-2 (SC)	”	Shopping Center

***Background, History and Context***

This is a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision. The subject site contains 2.54 acres and is currently vacant. A replat of this site is in progress as the site currently encompasses two platted parcels. The subject site currently contains two commercial SU-1 zones. It is the applicant’s goal to establish a single zone on the subject site.

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The subject site was annexed into the City of Albuquerque in 2001 with SU-1 for C-2 Uses and SU-1 for C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor zoning established at that time (01114-00556). A site development plan for subdivision and building permit for Tract 2B, the adjacent parcel to the south, was approved by the EPC in May 2003. For the June 2003 EPC hearing, Tract 2A2B of the Black Ranch Subdivision to the north of the subject site, is being reviewed for a zone map amendment to C-1 Permissive Uses and a site development plan for subdivision and building permit for a auto rental business (1001206 03EPC 00697/698/700). The site is in an area that is developed with commercial uses on the west side of Coors, and commercial uses currently under development on the east side of Coors Boulevard near the site. Also north of the subject site is a fuel station and fast food restaurant, and a drive-through restaurant with a bank and a fuel station north of Irving Boulevard. East of the site is undeveloped property zoned currently in the County and is zoned A-1, and is at a lower elevation in relation to the subject site. This site was approved for annexation and RA-1 zoning by the EPC on April 17, 2003. The request has been forwarded to City Council with a recommendation of approval (Project 1002506). To the west of the site is a large shopping center with retail shopping and restaurants among other uses. To the south of the site is undeveloped property that is owned by AMAFCA and used for drainage purposes.

## **APPLICABLE PLANS AND POLICIES**

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

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

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

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

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

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

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when traffic problems do not result.
- In free standing retailing and contiguous storefronts along streets in older neighborhoods.

***West Side Strategic Plan (Rank 2)***

The West Side Strategic Plan (WSSP), a Rank 2 plan, was first adopted in 1997 and revised in 1999 and 2002. The Plan generally encompasses the area of the City and Bernalillo County that is to the west of the Rio Grande, specifically the Bernalillo County line to the north, the Rio Grande to the east, the Atrisco Grant Line to the south, and the Rio Puerco Valley and Ceja Escarpment to the west. The WSSP encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan boundary map on p. 29 in the WSSP.

The WSSP is based on a Community Concept that identified seven communities in the plan and established a community-based urban form which defines areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each community is comprised of villages and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is located within the Paradise Community Area of the WSSP. This community lies between the Calabacillas Arroyo to the north and Paseo del Norte to the south. Policy 3.8 of the Paradise Community Area states the following: "The largest mix of land uses and the highest density shall develop in the Community and Neighborhood Centers. Multifamily housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas" (p. 54 WSSP). The subject site is not located within a designated Community or Neighborhood Center.

***Coors Corridor Sector Development Plan (Rank 3)***

The Coors Corridor Sector Development Plan (CCSDP) was first adopted in 1984, and revised in 1989 and 1995. The CCSDP generally encompasses properties along Coors Boulevard between Central Avenue and NM 528; specific boundaries are shown on Figure 1 in the Plan. It sets forth goals and policies regarding traffic, environmental concerns, land use, and urban design.

The subject site is located in Segment 3 of the Plan area, bordered by Western Trail NW to the south and the Calabacillas Arroyo to the north. Under Issue 3, Land Use and Intensity of Development, the subject site is recommended for residential development (Recommended Land Uses, p. 75). As commercial zoning has been previously approved in this area, the recommended land use policies of the CCSDP are not applicable for this request. Future development of this site must follow site design standards established in the CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone.

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

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

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

***Long Range Roadway System***

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

***ANALYSIS***

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

This is a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision. The subject site contains 2.54 acres and is currently vacant. A replat of this site is in progress as the site currently encompasses two platted parcels. The subject site currently contains two commercial SU-1 zones. It is the applicant's goal to establish a single zone on the subject site. To the east of the subject site is undeveloped property zoned currently in the County and is zoned A-1, and is at a lower elevation in relation to the subject site. This site was approved for annexation and RA-1 zoning by the EPC on April 17, 2003. The request has been forwarded to City Council with a recommendation of approval (Project 1002506).

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The request is consistent with the Developing Urban goal and applicable policies of the Comprehensive Plan. The change in elevation between the proposed RA-1 zoned area and the subject site provides adequate separation for the commercial uses on this segment of the east side of Coors Boulevard. As such, the request will not adversely impact property to the east of the subject site (Policy d, i). The request will also facilitate development of a site that is currently vacant (Policy e), and the subject site is within an existing commercial area (Policy j). The request is also consistent with the West Side Strategic Plan (WSSP) in that Policy 3.8 of the Paradise Community of the WSSP area does not discourage commercial zoning and development outside of designated neighborhood and community centers. As the subject site is within an area previously zoned for commercial uses, policies regarding the recommended residential land use for the site in the Coors Corridor Sector Development Plan (CCSDP) are not applicable to this request. Future development of this site must follow site design standards established in the CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone.

The agent, in a letter dated April 28, 2003, has forwarded arguments for the requested zone map amendment per the requirements of R-270-1980. The agent's arguments include statements to the effect that the request is consistent with policies in the Comprehensive Plan, will not cause harm to adjacent areas, that the single zoning designation for the site is more advantageous to the community and more consistent with the approved site development plan, will not require unprogrammed capital expenditures, is not a spot zone, and the agent has made a statement that the request will facilitate quality development on the site. The higher elevation of the subject site in relation to property to the east (recently recommended for approval by the EPC for annexation and establishment of RA-1 zoning), and the compatibility of the requested SU-1 zoning with existing SU-1 zoning surrounding the site, creates compatibility of the request with policies in the Comprehensive Plan regarding impacts on residential areas, use of vacant land, and that the request for commercial zoning is within an existing commercial area (Developing Urban, Policies d, e, i, j). The request also does not conflict with policies for the Paradise Community in the WSSP.

The existing zoning on the subject site is a combination of SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor. Thus similar zoning is in place to the requested SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor. As the request is consistent with policies in the Comprehensive Plan and does not conflict with policies in the WSSP, staff is in agreement that the request meets the requirements of R-270-1980, specifically Section 1.B. regarding stability of land use and zoning, Section 1.C. regarding compatibility with the Comprehensive Plan, Section 1.D. regarding the unification of the zoning on the subject site as being more advantageous to the community as articulated in the Comprehensive Plan and the WSSP, Section 1.E. regarding the proposed zone as not creating harm to adjacent areas, and Section 1.I regarding the request as not constituting a spot zone.

The City Zoning Code establishes in the C-2 zone that the sale of alcoholic drink sales for consumption off-premises are limited to building area which is not within 500 feet of a residential zone (Section 14-16-2-17, C-2 Zone, 12(a)). To the east, and within 500 feet of the subject site, is undeveloped property zoned currently in the County and is zoned A-1. The A-1

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zoned area is at a lower elevation than the subject site. This site was approved for annexation and RA-1 zoning by the EPC on April 17, 2003. The annexation/establishment of zoning request has been forwarded to City Council with a recommendation of approval (Project 1002506). As the subject site and the site to the east differ significantly in elevation, staff does not find any potential for harm from the sale of alcohol for off-premise consumption to the site to the east.

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

There are no adverse comments from any reviewing agencies regarding this request.

***Neighborhood Concerns***

To date, there has been no opposition to this request from a neighborhood association or from an individual.

***Conclusions***

This is a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision. The subject site contains 2.54 acres and is currently vacant. Staff recommends approval of this request as it is consistent with policies in the Comprehensive Plan, does not conflict with policies in the WSSP, and meets the requirements of R-270-1980.

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**FINDINGS – 03EPC 00685, JUNE 19, 2003**

1. This is a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision. The subject site contains 2.54 acres and is currently vacant.
2. The request is consistent with the Developing Urban goal and applicable policies of the Comprehensive Plan. The change in elevation between the proposed adjacent RA-1 zoned area and the subject site provides adequate separation for the commercial uses on this segment to the east of Coors Boulevard. As such, the request will not adversely impact property to the east of the subject site (Policy d, i). The request will also facilitate development of a site that is currently vacant (Policy e), and the subject site is within an existing commercial area (Policy j).
3. The request is also consistent with the West Side Strategic Plan (WSSP) in that Policy 3.8 of the Paradise Community of the WSSP area does not discourage commercial zoning and development outside of designated neighborhood and community centers.
4. As the subject site is within an area previously zoned for commercial uses, policies regarding the recommended residential land use for the site in the Coors Corridor Sector Development Plan (CCSDP) are not applicable to this request. Future development of this site must follow site design standards established in the CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone.
5. As the request is consistent with policies in the Comprehensive Plan and does not conflict with policies in the WSSP, staff is in agreement that the request meets the requirements of R-270-1980, specifically Section 1.B. regarding stability of land use and zoning, Section 1.C. regarding compatibility with the Comprehensive Plan, Section 1.D. regarding the unification of the zoning on the subject site as being more advantageous to the community as articulated in the Comprehensive Plan and the WSSP, Section 1.E. regarding the proposed zone as not creating harm to adjacent areas, and Section 1.I regarding the request as not constituting a spot zone.
6. There is no known neighborhood opposition to this request.

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**RECOMMENDATION – 03EPC 00685, JUNE 19, 2003**

**APPROVAL of 03EPFC 00685, a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision, totaling 2.54 acres, located on Coors Boulevard NW between Paseo del Norte NW and Irving Boulevard NW, based on the preceding Findings.**

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**Makita Hill**  
**Planner**

cc: Black Development Two, LLC, 3613 NM State Road 528, Suite H, Albuquerque, NM 87114  
Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102  
Larry Weaver, Paradise Hills Civic, 6001 Unitas Ct. NW, Albuquerque, NM 87114  
Tom Anderson, Paradise Hills Civic, 10013 Plunkett Dr. NW, Albuquerque, NM 87114  
Gary Plante, Riverfront Estates, 1692 Pace Road NW, Albuquerque, NM 87114  
Bob Ponto, Riverfront Estates, 9505 Dancing River NW, Albuquerque, NM 87114

**Attachments**

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

### ***PLANNING DEPARTMENT***

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

Reviewed, no comment.

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

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

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

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

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

#### ***Hydrology***

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

### ***ENVIRONMENTAL HEALTH DEPARTMENT***

#### ***Air Quality Division***

#### ***Environmental Services Division***

### ***PARKS AND RECREATION***

#### ***Planning and Design***

Reviewed, no objection.

#### ***Open Space Division***

No adverse comment.

### ***POLICE DEPARTMENT/Planning***

### ***SOLID WASTE MANAGEMENT DEPARTMENT***

#### ***Refuse Division***

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No adverse comment.

**FIRE DEPARTMENT/Planning**

**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 (to be rezoned from SU-1 for C-2 to SU-1 for C-1 on 2.54 acres) **within the Black Ranch subdivision** located on Coors NW between Paseo Del Norte NW and Irving Lateral NW.

**MID-REGION COUNCIL OF GOVERNMENTS**

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

No comment based upon the information provided to date.

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: Black Development Two, LLC (John Black, Manager) PHONE: 792-3713  
 ADDRESS: 3613 NM State Road 528 NW, Suite H FAX: 792-3735  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: jblack@wwrealty.com  
 Proprietary interest in site: owner  
 AGENT (if any): Consensus Planning PHONE: 764-9801  
 ADDRESS: 924 Park Avenue SW FAX: 842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.

DESCRIPTION OF REQUEST: Zone Map Amendment (See attached letter of justification)

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

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

Lot or Tract No. Portions of Tracts 3E1 and 2A, Replat in process Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Black Ranch  
 Current Zoning: SU-1 for C-2 & SU-1 for C-1 w/ Proposed zoning: SU-1 C-1 Uses w/Package Liquor, etc  
 Zone Atlas page(s): C-13 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 2.54 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a  
 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. 101306431231110404 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW  
 Between: Paseo del Norte NW and Irving 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.):  
City Project #1001206, AX-83-17, Z-83-93; County ZA-94-65, CZ-90-10

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

SIGNATURE [Signature] DATE 4/28/03  
 (Print) James K. Strozier, AICP Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03 EPC -</u>	<u>NO</u>	<u>2</u>	<u>\$ 405</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>02685</u>	<u>2NA</u>		<u>\$ 75</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>NOTIFIC. FEE</u>		<u>\$</u>
<input checked="" type="checkbox"/> All case #s are assigned				<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 480<sup>00</sup></u>

Hearing date JUNE 19<sup>th</sup> 2003

[Signature] 4/30/03 Project # 1001206  
 Planner signature / date

pdf Form revised Sept. 2001

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

**ANNEXATION**

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

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

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

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

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

**AMENDMENT TO SECTOR DEVELOPMENT PLAN**

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

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

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

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

James K. Strozier, AICP

*[Handwritten Signature]*

Applicant name (print)

4/28/03  
Applicant signature / date



pdf Form revised Sept. 2001

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

Application case numbers  
03EPC - 20685

*[Handwritten Signature]* 4/30/03  
Planner signature / date

Project # 1001206



PLANNING

CONSENSUS

Landscape Architecture  
Urban Design  
Planning Services

924 Park Avenue SW  
Albuquerque, NM 87102

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

April 28, 2003

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

RE: Tract 2A and 3E1 (pending replat parcels Tr. 2-A-1 & 3E-1-A) Black Ranch

Dear Chairman Jesionowski:

This request for zone map amendment seeks to clean up the zoning on this tract, which currently has two zoning districts. This action proposes to rezone the subject site from SU-1 for C-2 Uses and SU-1 for C-1 Permissive Uses with Restaurants with Full Service Liquor and Hotel (not to exceed two stories) to SU-1 for C-1 uses with Package Liquor within 500 feet of a residential zone and restaurants with full service liquor. This request covers 2.54 acres (pending replat 2.4924 ac.) of property located on Coors Boulevard in Northwest Albuquerque.

The subject site is currently being replatted into one Tract and was the subject of a Site Development Plan for Subdivision and Building Permit. The proposed zone change will not impact the approved Site Plans. The property has excellent access onto Valley View Drive and is located just west of Coors Boulevard. The site is served by all utilities and a grading and drainage plan was approved in conjunction with the approved site plan. Rezoning of the property at the time of Site Plan approval since the SU-1 for C-2 portion was established less than a year before the Site Plan was submitted.

The property is located within the Developing Urban designation of the Comprehensive Plan and the proposed zoning and approved Site Plan are consistent with the policies in the Comprehensive Plan. The subject site is not located within the boundaries of a Sector Plan.

*Resolution 270-1980*

- A. The proposed zone change is consistent with the health, safety, morals, and general welfare of the City. The proposed zoning is consistent with the approved Site Plan.
- B. This request would help to promote stability of the land and is consistent with the approved Site Plan.
- C. The proposed change does not conflict with adopted elements of the *Comprehensive Plan* or City Resolutions.

ENCLOSURES

Kim L. Vio, M. Arch  
James K. Anderson, AIA  
Christy J. Green, ASLA



PLANNING

CONSENSUS

- D. (3). The uses proposed through this zone map amendment would be more advantageous to the community since it removes the SU-1 for C-2 designation on a portion of the property and is more consistent with the approved Site Plan and neighborhood supported plan. This amendment corrects the current situation of having two zone districts on one property.
- E. The permissive uses in the zone are not harmful to the adjacent property, the neighborhood, or community. The requested zoning is consistent with the approved Site Plan and will provide for one zoning category for the subject site. The zone change eliminates the C-2 zoning on a portion of the site eliminating several uses objectionable to the neighborhood.
- F. The proposed zone change and permissive uses does not require unprogrammed capital expenditures by the City. The required infrastructure is already in place and the extension of Valley View and the associated utilities are designed and financially guaranteed by the developer.
- G. The cost of land or other economic considerations are not the determining factor for this zone map amendment.
- H. Location on a collector or major street is not the basis for this zone map amendment.
- I. This request does not constitute a spot zone if approved.
- J. The proposed zoning and development of the site will result in an attractive high quality development that is consistent with the surrounding neighborhood.

Based upon the information contained in this analysis, we respectfully request approval of the zone map amendment and site plan for building permit. Please do not hesitate to contact me if you have any questions regarding this request.

Sincerely,

For  
James K. Strozier, AICP  
Principal

April 28, 2003

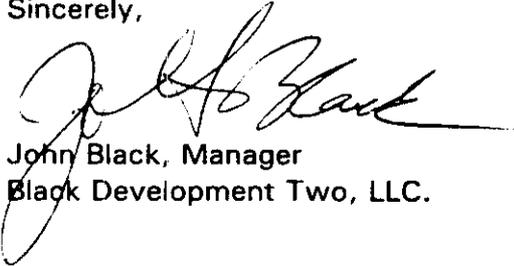
Mr. Jeff Jessionowski, Chairman  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

RE: Zone Map Amendment

Dear Chairman Jessionowski:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for zone map amendment to the City of Albuquerque. Black Development Two, LLC is the current property owner. The property is located on the east side of Coors Boulevard between Paseo del Norte and Valley View Drive and consists of approximately 2.54 acres. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "John Black", is written over the typed name and title.

John Black, Manager  
Black Development Two, LLC.

# CITY OF ALBUQUERQUE

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

APPLICANT: Black Development Two Date of request: 4/28/03 Zone atlas page(s): C-13

CURRENT: Zoning SU-1 for C-1 Uses w/ Parking Legal Description - Lot or Tract # 3E1 i 2A Block # \_\_\_\_\_  
Parcel Size (acres / sq.ft.) 2.54 ac. Liquor and Rest. w/ Full Service Subdivision Name Black Ranch

### REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT: No construction / development [ ] # of units - \_\_\_\_\_  
New Construction [ ] Building Size - \_\_\_\_\_ (sq. ft.)  
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: Zoning clean up for approved project.

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

Applicant or Representative [Signature] Date 4/30/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PLANNING DEPT. Dev./Bldg. Services Div. Transportation Dev. Sec. 2nd Fl. 600 2nd St. NW Plaza Del Sol Bldg. 924-3994

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

Notes: BLACK TRACTS 2 & 3 / WELLS FARGO TIS

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] 4/30/03 → for Tony Lopez  
TRAFFIC ENGINEER DATE

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

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

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

Notes:

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

[Signature] 4/29/03  
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 completed with.

TIS	- SUBMITTED	<u>8/22/2002</u>	_____	_____
<u>Black Tracts</u>	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
<u>2 &amp; 3</u>	- SUBMITTED	___/___/___	_____	_____
AQIA	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE



# City of Albuquerque

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

Date: April 25, 2003

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

Thank you for your inquiry of 4-25-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at portion of lots 2A + 3E1, Black Ranch

zone map page(s) C-13

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

Paradise Hills Civic  
 Neighborhood Association  
 Contacts: Harry Weavers  
6001 Unitas Ct. NW / 87114  
898-8640 (W) 846-1511 (W)  
Jon Andersson  
10013 Plunkett Dr. NW / 87114  
897-2593 (W)

Riverfront Estates  
 Neighborhood Association, Inc.  
 Contacts: Harry Plante  
1692 Pace Rd. NW / 87114  
235-2020 (W)  
Bob Ponto  
9505 Dancing Run. SW  
890-3389 (W) 87114

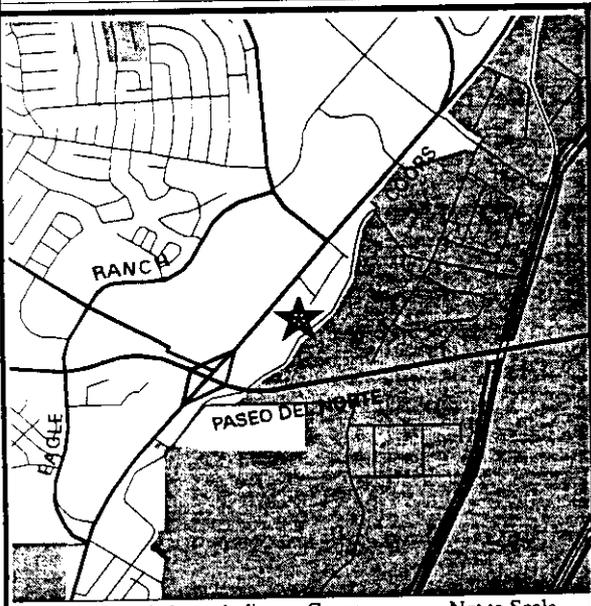
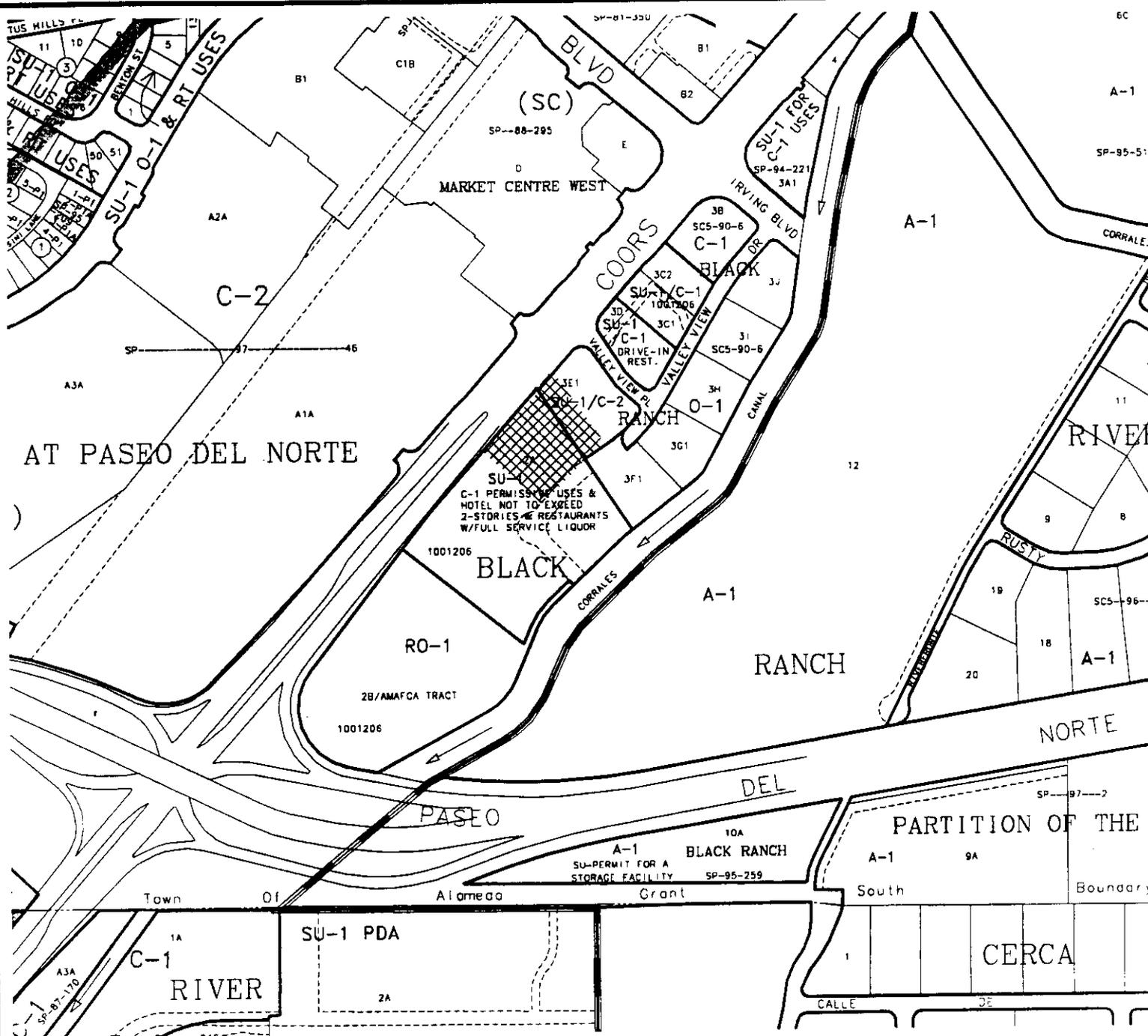
See reverse side for additional Neighborhood Association Information: YES { } NO

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

Sincerely,

Dalaina J. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



**ZONING MAP**



Scale 1" = 454'

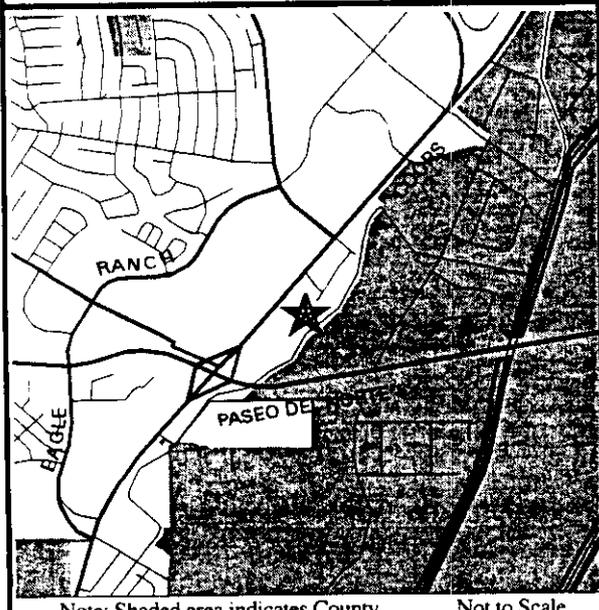
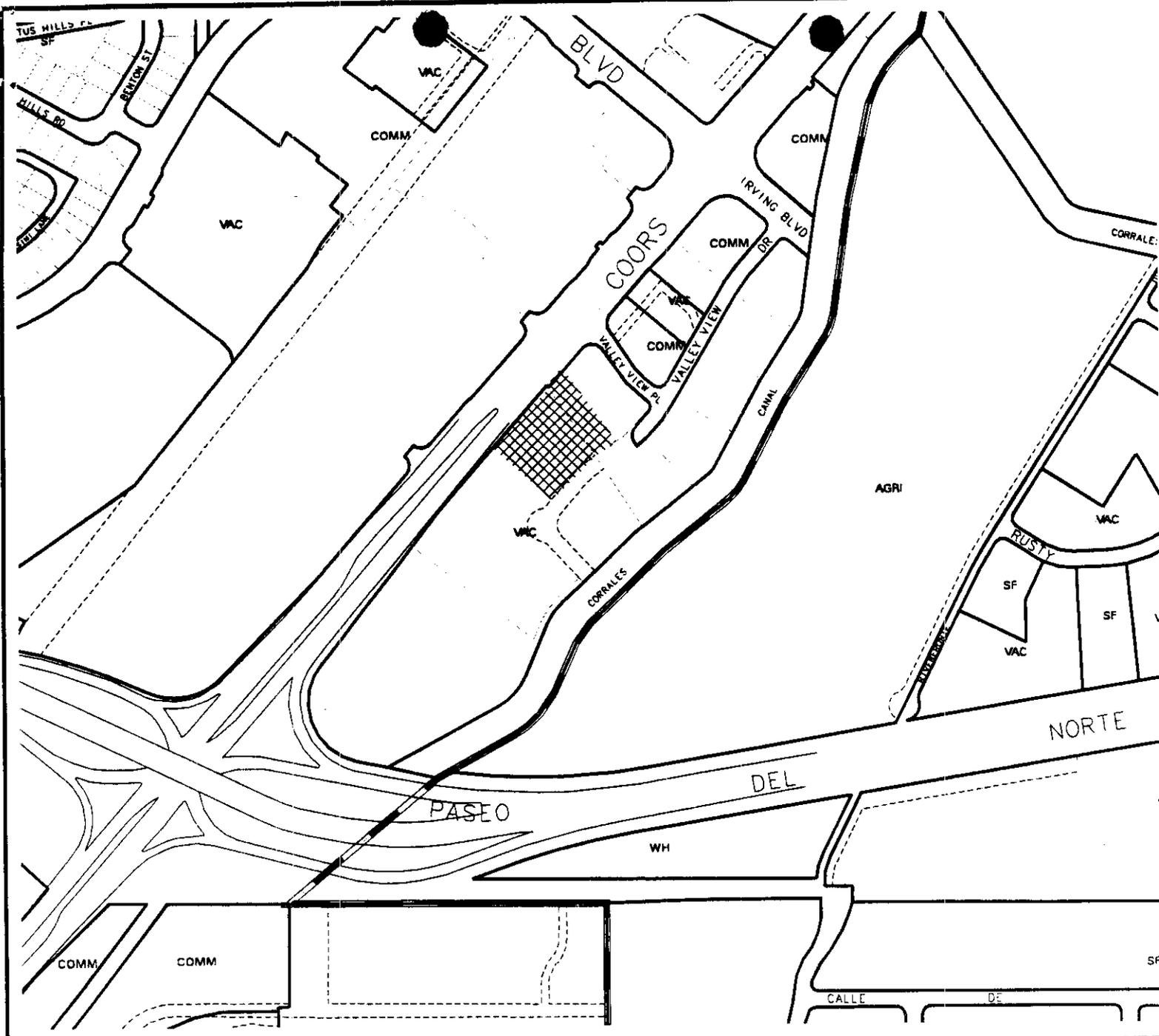
PROJECT NO.  
1001206

HEARING DATE  
6-19-03

MAP NO.  
C-13

ADDITIONAL CASE NUMBER(S)  
03EPC-00685

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" = 454'

PROJECT NO.  
1001206

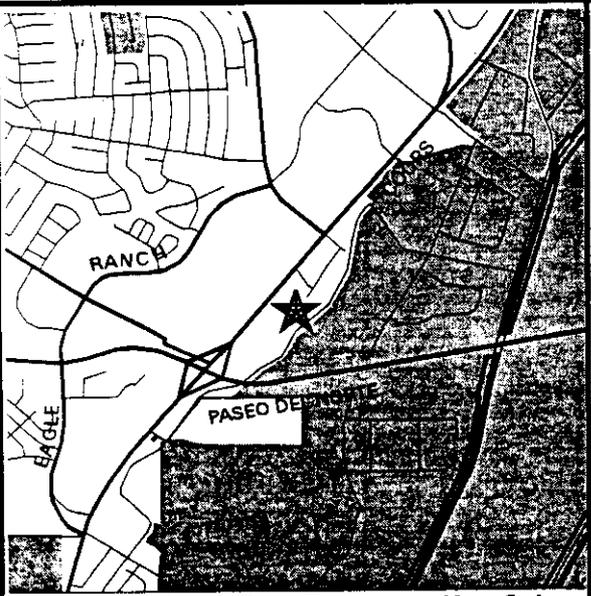
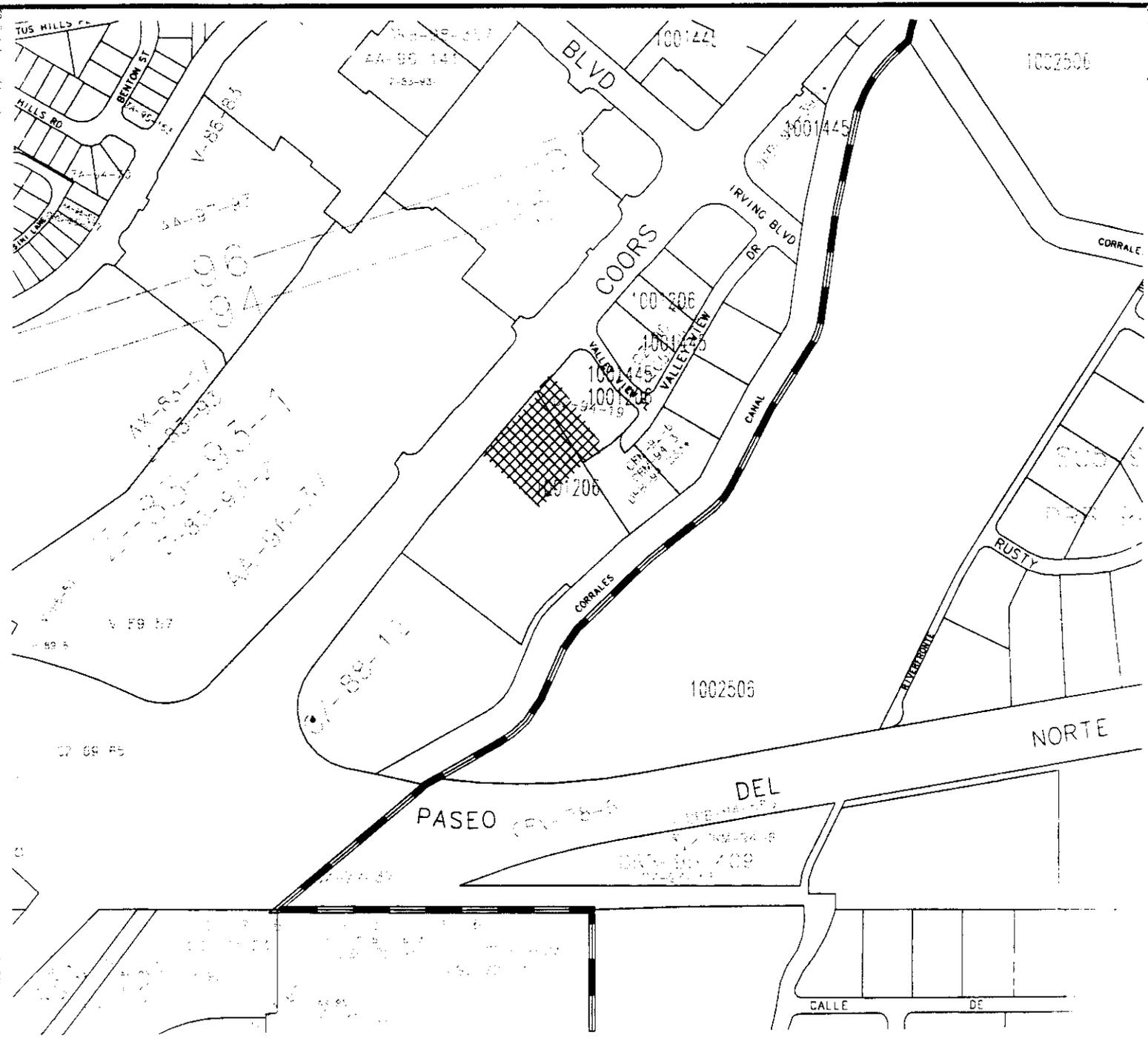
HEARING DATE  
6-19-03

MAP NO.  
C-13

ADDITIONAL CASE NUMBER(S)  
03EPC-00685

Note: Shaded area indicates County

Not to Scale



### HISTORY MAP



Scale 1" = 454'

PROJECT NO.  
1001206

HEARING DATE  
6-19-03

MAP NO.  
C-13

ADDITIONAL CASE NUMBER(S)  
03EPC-00685

Note: Shaded area indicates County Not to Scale

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

<p><b>SUBDIVISION</b> Supplemental form <b>S</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation <b>V</b></p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b> <b>P</b></p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC) <b>L</b></p>	<p><b>ZONING</b> Supplemental form <b>Z</b></p> <p><input type="checkbox"/> Annexation &amp; Zone Establishment Sector Plan</p> <p><input checked="" type="checkbox"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b> <b>A</b></p> <p><input type="checkbox"/> 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Black Development Two, LLC (John Black, Manager) PHONE: 792-3713

ADDRESS: 3613 NM State Road 528 NW, Suite H FAX: 792-3735

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: jblack@wwrealty.com

Proprietary interest in site: owner

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

ADDRESS: 924 Park Avenue SW FAX: 842-5495

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

DESCRIPTION OF REQUEST: Zone Map Amendment (See attached letter of justification)

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

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

Lot or Tract No. Portions of Tracts 3E1 and 2A, Replat in process Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Black Ranch

Current Zoning: SU-1 for C-2 & SU-1 for C-1 w/ Proposed zoning: SU-1 C-1 Uses w/Package Liquor, etc

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

Total area of site (acres): 2.54 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a

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. 101306431231110404 MRGCD Map No. \_\_\_\_\_

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

Between: Paseo del Norte NW and Irving 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.): \_\_\_\_\_

City Project #1001206, AX-83-17, Z-83-93; County ZA-94-65, CZ-90-10

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

SIGNATURE [Signature] DATE 4/28/03

(Print) James K. Strozier, AICP Applicant  Agent

**FOR OFFICIAL USE ONLY**

pdf Form revised Sept. 2001

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>03 EPC -</u> <u>02685</u> Action <u>EMA</u> S.F. <u>Z</u> Fees <u>\$405</u></p> <p>_____ <u>NOTIFIC. FEE</u> _____ <u>\$ 75</u></p> <p>_____ _____ _____ <u>\$</u></p> <p>_____ _____ _____ <u>\$</u></p> <p>_____ _____ _____ <u>\$</u></p> <p>Hearing date <u>JUNE 19<sup>th</sup> 2003</u> Total <u>\$480<sup>00</sup></u></p>
--	---

[Signature] 4/30/03  
Planner signature / date

Project # 1001206

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

**ANNEXATION**

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

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

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

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

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

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

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

**AMENDMENT TO SECTOR DEVELOPMENT PLAN**

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

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

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

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

James K. Strozier, AICP

*James K. Strozier*

Applicant name (print)

9/28/03  
Applicant signature / date

pdf Form revised Sept. 2001



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

Application case numbers

03EPC - 00685

Planner signature / date

*Bob Dent* 4/30/03

Project # 1001206



April 28, 2003

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

Landscape Architecture  
Urban Design  
Planning Services

RE: Tract 2A and 3E1 (pending replat parcels Tr. 2-A-1 & 3E-1-A) Black Ranch

Dear Chairman Jesionowski:

924 East Avenue SW  
Albuquerque, NM 87102

(505) 794-9501  
Fax 847-5495  
ep@consensusplanning.com  
www.consensusplanning.com

This request for zone map amendment seeks to clean up the zoning on this tract, which currently has two zoning districts. This action proposes to rezone the subject site from SU-1 for C-2 Uses and SU-1 for C-1 Permissive Uses with Restaurants with Full Service Liquor and Hotel (not to exceed two stories) to SU-1 for C-1 uses with Package Liquor within 500 feet of a residential zone and restaurants with full service liquor. This request covers 2.54 acres (pending replat 2.4924 ac.) of property located on Coors Boulevard in Northwest Albuquerque.

The subject site is currently being replatted into one Tract and was the subject of a Site Development Plan for Subdivision and Building Permit. The proposed zone change will not impact the approved Site Plans. The property has excellent access onto Valley View Drive and is located just west of Coors Boulevard. The site is served by all utilities and a grading and drainage plan was approved in conjunction with the approved site plan. Rezoning of the property at the time of Site Plan approval since the SU-1 for C-2 portion was established less than a year before the Site Plan was submitted.

The property is located within the Developing Urban designation of the Comprehensive Plan and the proposed zoning and approved Site Plan are consistent with the policies in the Comprehensive Plan. The subject site is not located within the boundaries of a Sector Plan.

*Resolution 270-1980*

- A. The proposed zone change is consistent with the health, safety, morals, and general welfare of the City. The proposed zoning is consistent with the approved Site Plan.
- B. This request would help to promote stability of the land and is consistent with the approved Site Plan.
- C. The proposed changed does not conflict with adopted elements of the *Comprehensive Plan* or City Resolutions.

924 East Avenue SW  
Albuquerque, NM 87102  
(505) 794-9501  
Fax 847-5495  
ep@consensusplanning.com  
www.consensusplanning.com



PLANNING

CONSENSUS

Landscape Architecture  
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April 28, 2003

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

RE: Tract 2A and 3E1 (pending replat parcels Tr. 2-A-1 & 3E-1-A) Black Ranch

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PRINCE

Karen F. Nadeau, AICP  
Linda K. Strickland, AICP  
Christopher J. Conroy, ASLA



PLANNING

CONSENSUS

- D. (3). The uses proposed through this zone map amendment would be more advantageous to the community since it removes the SU-1 for C-2 designation on a portion of the property and is more consistent with the approved Site Plan and neighborhood supported plan. This amendment corrects the current situation of having two zone districts on one property.
- E. The permissive uses in the zone are not harmful to the adjacent property, the neighborhood, or community. The requested zoning is consistent with the approved Site Plan and will provide for one zoning category for the subject site. The zone change eliminates the C-2 zoning on a portion of the site eliminating several uses objectionable to the neighborhood.
- F. The proposed zone change and permissive uses does not require unprogrammed capital expenditures by the City. The required infrastructure is already in place and the extension of Valley View and the associated utilities are designed and financially guaranteed by the developer.
- G. The cost of land or other economic considerations are not the determining factor for this zone map amendment.
- H. Location on a collector or major street is not the basis for this zone map amendment.
- I. This request does not constitute a spot zone if approved.
- J. The proposed zoning and development of the site will result in an attractive high quality development that is consistent with the surrounding neighborhood.

Based upon the information contained in this analysis, we respectfully request approval of the zone map amendment and site plan for building permit. Please do not hesitate to contact me if you have any questions regarding this request.

Sincerely,

*For* James K. Strozier, AICP  
Principal

April 28, 2003

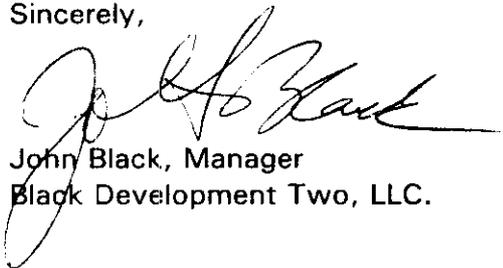
Mr. Jeff Jessionowski, Chairman  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

RE: Zone Map Amendment

Dear Chairman Jessionowski:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for zone map amendment to the City of Albuquerque. Black Development Two, LLC is the current property owner. The property is located on the east side of Coors Boulevard between Paseo del Norte and Valley View Drive and consists of approximately 2.54 acres. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "John Black", written over the typed name and title.

John Black, Manager  
Black Development Two, LLC.

# CITY OF ALBUQUERQUE

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

APPLICANT: Black Development Two Date of request: 4/28/03 Zone atlas page(s): C-13

**CURRENT:**

Zoning SU-1 for C-1 Uses w/ Parking Legal Description - Lot or Tract # 3E1 & 2A Block # \_\_\_\_\_  
Parcel Size (acres / sq.ft.) 2.54 ac. Liquor Rest. w/ Full Service Subdivision Name Black Ranch

**REQUESTED CITY ACTION(S):**

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

**PROPOSED DEVELOPMENT:**

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

**GENERAL DESCRIPTION OF ACTION:**

# of units - \_\_\_\_\_  
Building Size - \_\_\_\_\_ (sq. ft.)

*Zoning clean up for approved project.*

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

Applicant or Representative [Signature] Date 4/30/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PLANNING DEPT. Dev./Bldg. Services Div. Transportation Dev. Sec. 2nd Fl. 600 2nd St. NW Plaza Del Sol Bldg. 924-3994

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

Notes: BLACK TRACTS 2 & 3 / WELLS FARGO TIS

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.

TRAFFIC ENGINEER

DATE

4/30/03 → for Tony Lopez

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

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

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

Notes:

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

ENVIRONMENTAL HEALTH [Signature] DATE 4/28/03

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 8/22/2002 \_\_\_\_\_ DATE \_\_\_\_\_  
Black Tracts - FINALIZED \_\_\_/\_\_\_/\_\_\_ TRAFFIC ENGINEER  
2 & 3  
AQIA - SUBMITTED \_\_\_/\_\_\_/\_\_\_ ENVIRONMENTAL HEALTH DATE \_\_\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



# City of Albuquerque

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

Date: April 25, 2003

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

Thank you for your inquiry of 4-25-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at portion of lots 2A + 3E1, Black Ranch

zone map page(s) C-13

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

Paradise Hills Civic  
 Neighborhood Association  
 Contacts: Harry Weavers  
6001 Unitas Ct. NW / 87114  
898-8640 (W) 846-1511 (W)  
Jon Andersson  
10013 Plunkett Dr NW / 87114  
897-2593 (W)

Riverfront Estates  
 Neighborhood Association, Inc.  
 Contacts: Gary Plante  
1692 Pace Rd. NW / 87114  
235-2020 (W)  
Bob Ponto  
9505 Dancing Pencil Dr NW  
890-3389 (W) 87114

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

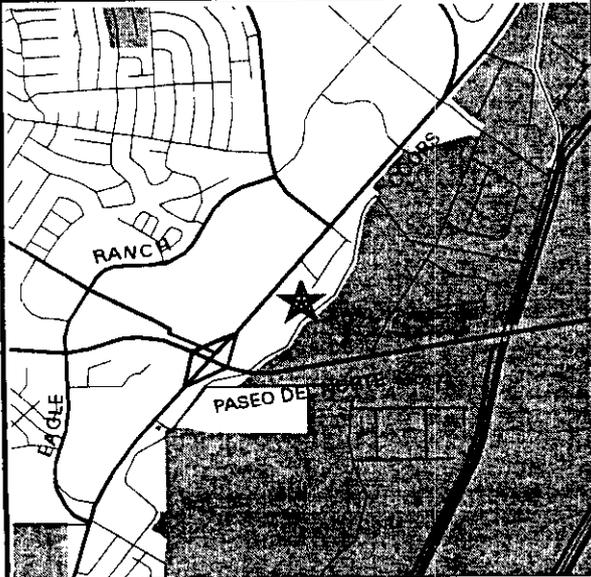
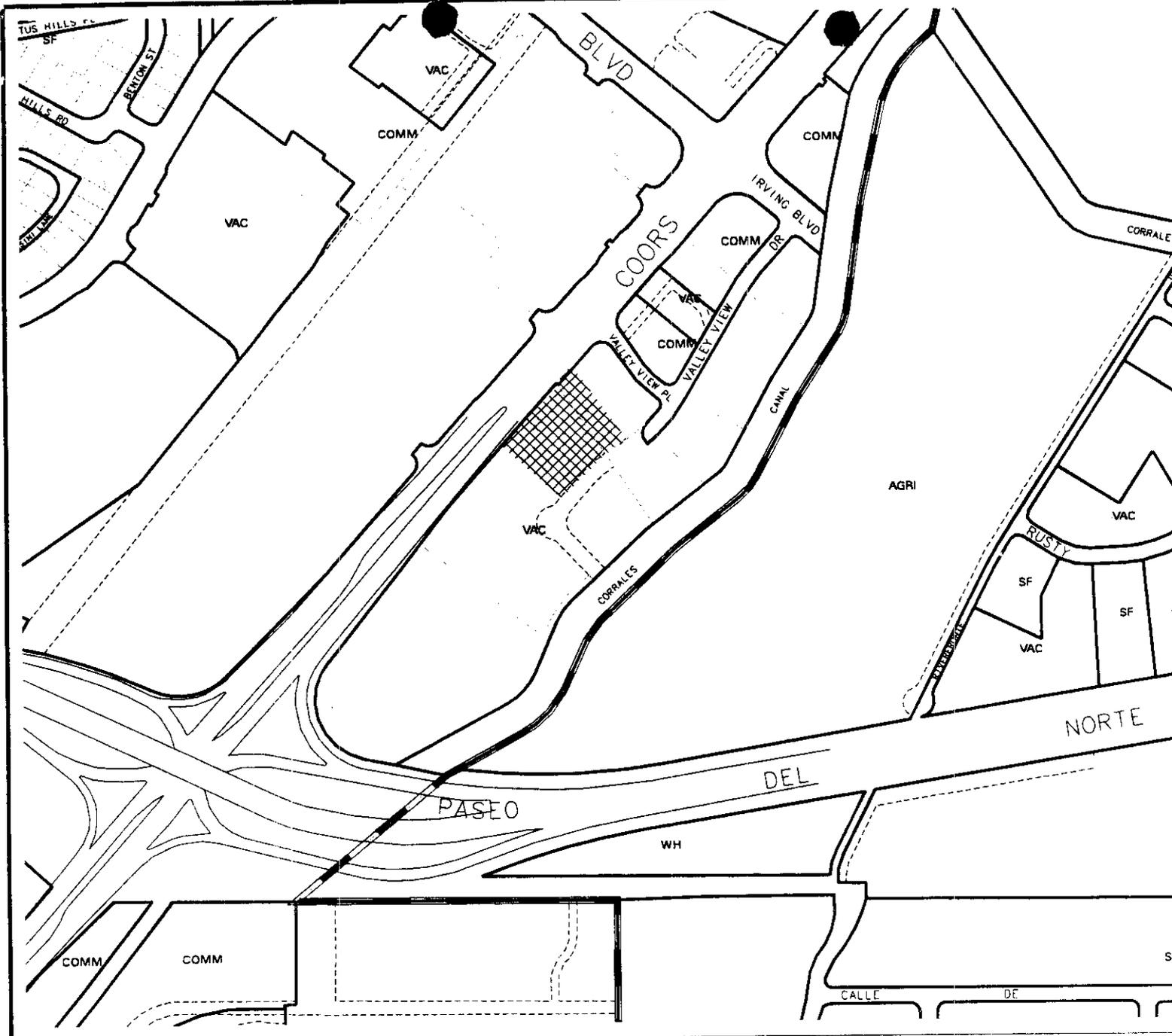
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Sincerely,

Dalaina J. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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





Note: Shaded area indicates County Not to Scale

### LAND USE MAP

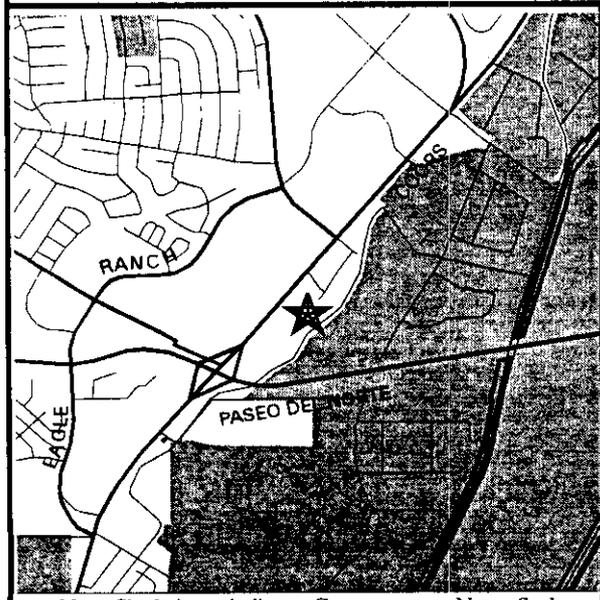
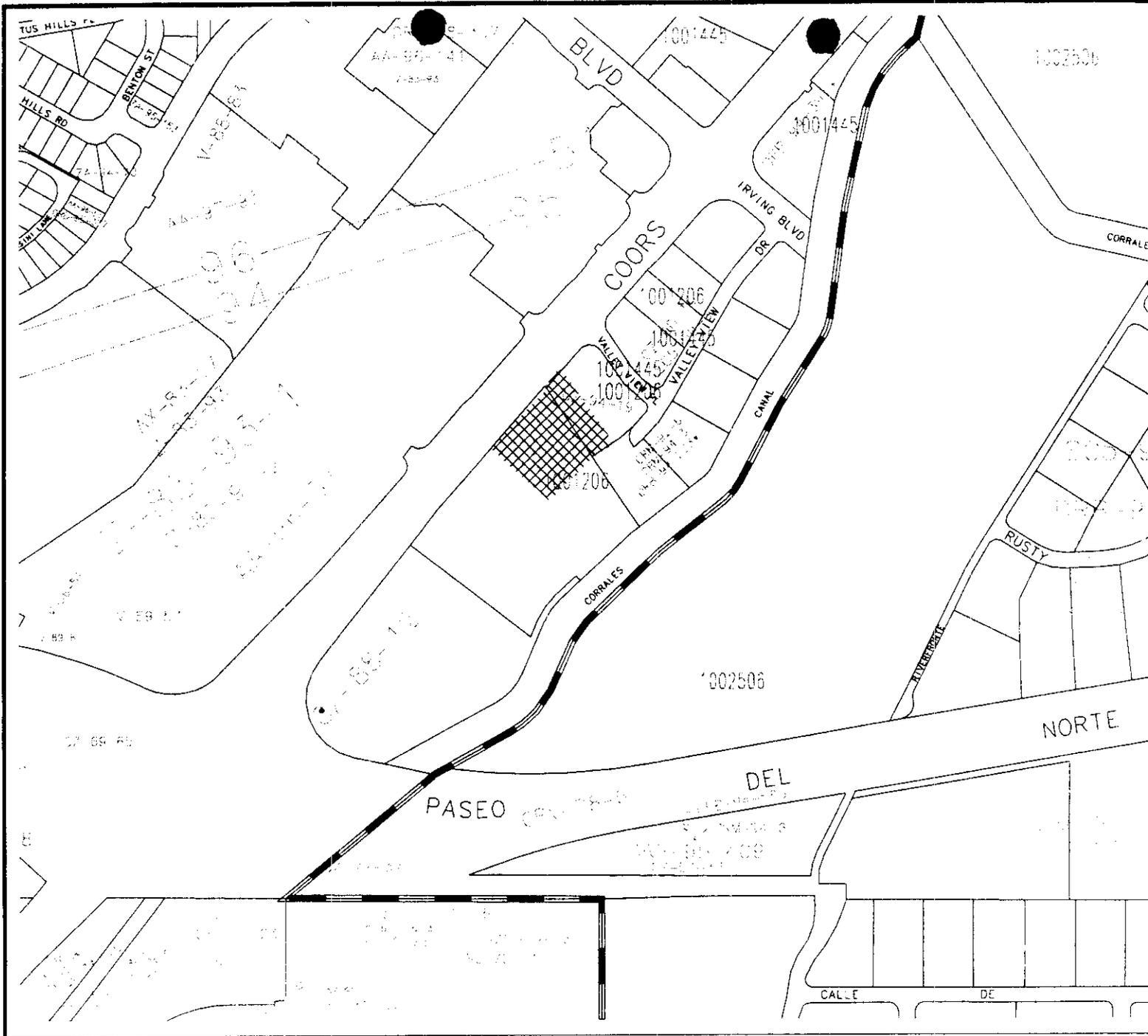
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- WH Warehousing & Storage



Scale 1" = 454'

PROJECT NO.	1001206
HEARING DATE	6-19-03
MAP NO.	C-13
ADDITIONAL CASE NUMBER(S)	03EPC-00685



**HISTORY MAP**



Scale 1" = 454'

**PROJECT NO.**  
**1001206**

**HEARING DATE**  
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Note: Shaded area indicates County Not to Scale

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: Black Development Two, LLC (John Black, Manager) PHONE: 792-3713  
 ADDRESS: 3613 NM State Road 528 NW, Suite H FAX: 792-3735  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: jblack@wwrealty.com  
 Proprietary interest in site: owner  
 AGENT (if any): Consensus Planning PHONE: 764-9801  
 ADDRESS: 924 Park Avenue SW FAX: 842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.

DESCRIPTION OF REQUEST: Zone Map Amendment (See attached letter of justification)

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

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

Lot or Tract No. Portions of Tracts 3E1 and 2A, Replat in process Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Black Ranch  
 Current Zoning: SU-1 for C-2 & SU-1 for C-1 w/ Proposed zoning: SU-1 C-1 Uses w/Package Liquor, etc  
 Zone Atlas page(s): C-13 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 2.54 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a  
 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. 101306431231110404 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW  
 Between: Paseo del Norte NW and Irving 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.): \_\_\_\_\_  
City Project #1001206, AX-83-17, Z-83-93; County ZA-94-65, CZ-90-10

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

SIGNATURE [Signature] DATE 4/28/03  
 (Print) James K. Strozier, AICP Applicant  Agent

**FOR OFFICIAL USE ONLY**

.pdf Form revised Sept. 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03 EPC -</u>	<u>00685 ZMA</u>	<u>Z</u>	<u>\$ 405</u>
<input type="checkbox"/> All fees have been collected		<u>NOTIFIC. FEE</u>		<u>\$ 75</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input 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 checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date	<u>JUNE 19<sup>th</sup> 2003</u>		<u>\$ 480<sup>00</sup></u>

[Signature] 4/30/03 Project # 1001206  
 Planner signature / date

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

**ANNEXATION**

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

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

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

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

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

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

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

**AMENDMENT TO SECTOR DEVELOPMENT PLAN**

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

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

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

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

James K. Strozier, AICP

*James K. Strozier* Applicant name (print) 9/28/03  
Applicant signature / date



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

Application case numbers  
03EPC-00685

pdf Form revised Sept. 2001

*Barbara Dent* 4/30/03  
Planner signature / date

Project # 1001206

approved Site Plan.

B. This request would help to promote stability of the land and is consistent with the approved Site Plan.

C. The proposed changed does not conflict with adopted elements of the *Comprehensive Plan* or City Resolutions.

# CITY OF ALBUQUERQUE

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

APPLICANT: Black Development Two Date of request: 4/28/03 Zone atlas page(s): C-13

CURRENT: Zoning SU-1 for C-1 Uses w/ Parking Legal Description - Lot or Tract # 3E1 & 2A Block # \_\_\_\_\_  
Parcel Size (acres / sq.ft.) 2.54 ac. Subdivision Name Black Ranch

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION:

# of units - \_\_\_\_\_  
 Building Size - \_\_\_\_\_ (sq. ft.)

*Zoning clean up for approved project.*

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

Applicant or Representative [Signature] Date 4/30/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PLANNING DEPT. Dev./Bldg. Services Div. Transportation Dev. Sec. 2nd Fl. 600 2nd St. NW Plaza Del Sol Bldg. 924-3994

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

Notes: BLACK TRACTS 2 & 3 / WELLS FARLO TIS

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.

TRAFFIC ENGINEER

DATE

4/30/03

*for Tony Lloyd*

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

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

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

Notes:

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

ENVIRONMENTAL HEALTH

DATE

4/28/03

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

TIS	- SUBMITTED	<u>8/22/2002</u>	_____	_____
<u>Black Tracts</u>	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
<u>2 &amp; 3</u>	- SUBMITTED	___/___/___	_____	_____
AQIA	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



# City of Albuquerque

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

Date: April 25, 2003

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

Thank you for your inquiry of 4-25-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at portion of lots 2A & 3E1, Black Ranch

zone map page(s) C-13

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

Paradise Hills Civic

Neighborhood Association

Contacts: Harry Weavers

6001 Unitas Ct. NW / 87114

898-8640 (h) 846-1511 (w)

Jon Anderson

10013 Plunkett Dr NW / 87114

897-2593 (w)

Riverfronte Estates

Neighborhood Association, Inc.

Contacts: Gary Plante

1692 Pace Rd NW / 87114

235-2020 (w)

Bob Ponto

9505 Dancing Run SW

890-3389 (w) 87114

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

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

Sincerely,

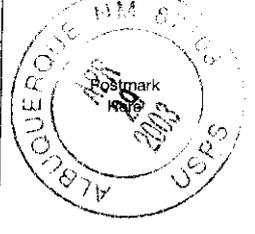
Dalaina J. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

OFFICIAL USE

Postage	\$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To: Tom Anderson  
 No.: 10013 Pleasant Dr NW  
 or PO Box No. Alb Nm 87114  
 City, State, ZIP+4

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0792 3679

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

OFFICIAL USE

Postage	\$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



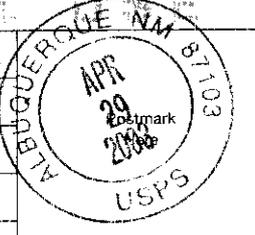
Sent To: Bob Ponto  
 Street, Apt. No., or PO Box No. 9505 Dancing River NW  
 City, State, ZIP+4 Alb Nm 87114

PS Form 3800, January 2001 See Reverse for Instructions

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

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Postage	\$ .37
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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To: Darryl Plante  
 No.: 1602 Race Rd NW  
 or PO Box No. Alb Nm 87114  
 City, State, ZIP+4

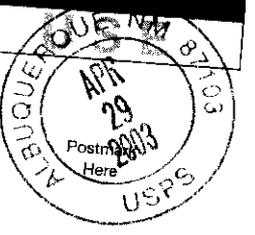
PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0792 3679

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**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To: Larry Weaver  
 Street, Apt. No., or PO Box No. 6001 Dunitas Ct NW  
 City, State, ZIP+4 Alb Nm 87114

PS Form 3800, January 2001 See Reverse for Instructions



April 28, 2003

Mr. Bob Ponto  
Riverfronte Estates Neighborhood Association  
9505 Dancing River NW  
Albuquerque, NM 87114

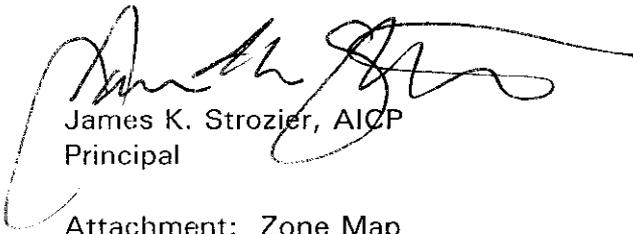
Dear Mr. Ponto:

The purpose of this letter is to inform you and the members of the Riverfronte Estates Neighborhood Association that Consensus Planning, Inc. has submitted a Zone Map Amendment request for a portion of Tract 3E1 and Tract 2A Black Ranch. The property covered by this request was the subject of a recent Site Development Plan for the Wendy's and Winners Convenience store located on Coors and Valley View.

The Zone Map Amendment is a proposed "clean up" to the existing zoning on this property. Currently there are two zoning designations for this project. The northern portion of the site is zoned SU-1 for C-2 Uses and the southerly portion is zoned SU-1 for C-1 Permissive Uses and Hotel (not to exceed 2 stories) and Restaurants with Full Service Liquor. At the time that the Site Development Plan was submitted it had not been a year since zoning was established and this option was not available. The proposed zoning is SU-1 for C-1 Uses and Restaurants with Full Service Liquor and Package Liquor Sales within 500 feet of a Residential Zone. The residential zone is the RO-1 for the AMAFCA pond to the south. The proposed uses will remain the same and the Site Development Plan will remain as approved by the EPC and DRB.

This application is scheduled to be heard at EPC on Thursday, June 19, 2003 beginning at 8:30 AM. Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



James K. Strozler, AICP  
Principal

Attachment: Zone Map

c: John Black, West Wood Realty

Landscape Architecture  
Urban Design  
New Technologies

201 Park Avenue SW  
Albuquerque, NM 87102

(505) 242-9801  
fax: 505-242-9801  
consensusplanning.com  
www.consensusplanning.com

Consensus Planning, Inc.  
Landscape Architecture  
Urban Design  
New Technologies



April 28, 2003

Mr. Gary Plante  
Riverfronte Estates Neighborhood Association  
1692 Pace Road NW  
Albuquerque, NM 87114

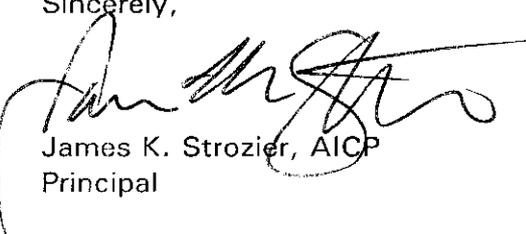
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James K. Strozier, AICP  
Principal

Attachment: Zone Map

c: John Black, West Wood Realty



Landscape Architecture  
Urban Design  
Planning Services

445 West Avenue SW  
Albuquerque, NM 87102

Phone: 505-981-1800  
Fax: 505-981-1801  
http://www.consensusplanning.com  
www.consensusplanning.com

April 28, 2003

Mr. Tom Anderson  
Paradise Hills Neighborhood Association  
10013 Plunkett Drive NW  
Albuquerque, NM 87114

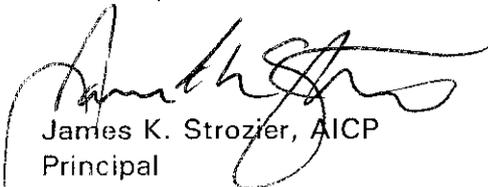
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Sincerely,



James K. Strozier, AICP  
Principal

Attachment: Zone Map

c: John Black, West Wood Realty



April 28, 2003

Mr. Larry Weaver  
Paradise Hills Neighborhood Association  
6001 Unitas Ct. NW  
Albuquerque, NM 87114

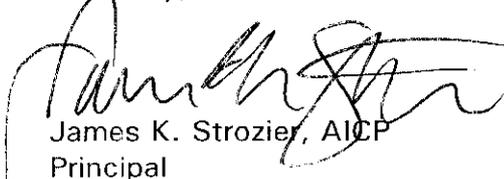
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Sincerely,



James K. Strozier, AICP  
Principal

Attachment: Zone Map

c: John Black, West Wood Realty

924 Park Avenue SW  
Albuquerque, NM 87107

(505) 764-9801  
Fax 846-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Page 1 of 1

Consensus Planning, Inc.  
1000 2nd Avenue SW  
Albuquerque, NM 87102

ONE STOP SHOP ••• FRONT COUNTER  
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

LOC: ANN  
11:05AM  
04/30/2003 X  
RECEIPT# 00006536 WSH# 006 TRANS# 0011  
Account 441006 Fund 0110  
Activity 4983000 TRSKDM  
Trans Amt \$480.00  
J24 Misc \$75.00

City Of Albuquerque  
Treasury Division

**PAID RECEIPT**

**APPLICANT NAME** BLACK DEVELOP. TWO, LLC  
**AGENT** CONSENSUS PLAN.  
**ADDRESS** 924 PARK AV SW 87102  
**PROJECT NO.** 1001206  
**APPLICATION NO.** 03EPL-00685

\$ 75 441006 / 4983000 (DRB Cases)  
\$ 405 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ \_\_\_\_\_ 441018 / 4971000 (Notification)  
  
\$ 480 Total amount due

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

8456

**WCMA** Working Capital Management Account

DATE 4.30.03 25-80/440

PAY TO THE ORDER OF City of Albuquerque \$ 480.00  
Four hundred eighty dollars & 00/100 DOLLARS

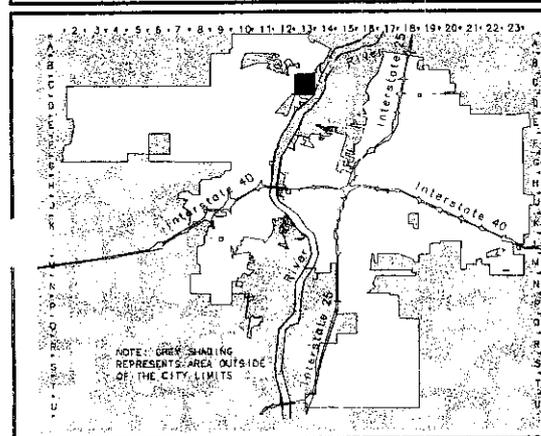
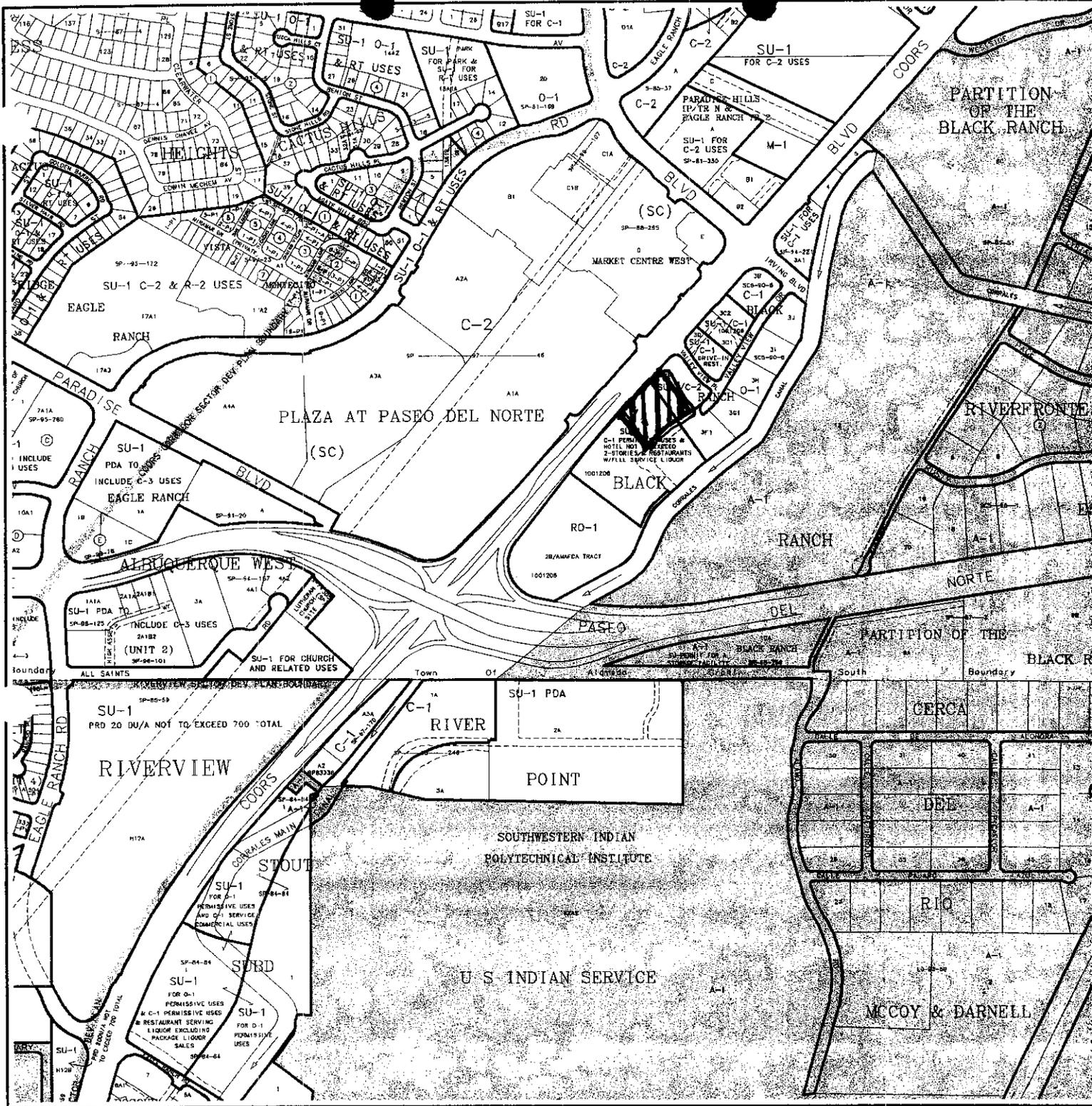
**Merrill Lynch**

**BANK ONE** BANK ONE, COLUMBUS, OH Columbus Ohio 43271

MEMO \_\_\_\_\_  
⑈008456⑈ ⑆044000804⑆ 040801771984⑈

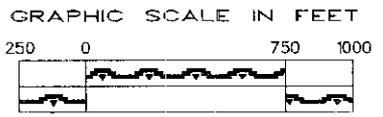
**\*\*\*DUPLICATE\*\*\***  
City of Albuquerque  
Treasury Division

04/30/2003 11:05AM LOC: ANN  
X  
RECEIPT# 00006536 WSH# 006 TRANS# 0011  
Account 441006 Fund 0110  
Activity 4983000 TRSKDM  
Trans Amt \$480.00  
J24 Misc 10/28/02 \$75.00



CITY OF  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

**C-13-Z**

Map Amended through January 21, 2003

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

### 1. LOCATION

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

### 2. NUMBER

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

### 3. PHYSICAL POSTING

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

### 4. TIME

Signs must be posted from JUNE 4<sup>TH</sup> '03 To JUNE 19<sup>TH</sup> '03.

### 5. REMOVAL

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

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

*John M. Vandy* 4/30/03  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 4/30/03 *[Signature]*  
(Date) (Staff Member)



NOTICE OF PUBLIC HEARING

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 \_\_\_\_\_ times, the first publication being on the \_\_\_\_\_ day of \_\_\_\_\_, 2003, and the subsequent consecutive publications on \_\_\_\_\_, 2003.

May

*Bill Tafoya*

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this day of 24 May of 2003.

PRICE 136.88  
Statement to come at end of month.

ACCOUNT NUMBER CS0583

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



OFFICIAL SEAL  
Samantha Weir  
NOTARY PUBLIC  
STATE OF NEW MEXICO

My Commission Expires: 10/21/04

*Samantha Weir*

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, June 12, 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 June 19, 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, June 19, 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 # 1001257  
03EPC-00672 Zone Map Amendment. STEVEN WILLIAMS agents for JAMES GUTHRIE request an annexation and establishment of M-1 zoning for Lots 11, 12, 13, 14, 16, and 17, Sunrise Heights Addition, zoned County M-1, located on TAHOE PL. NW, south ALAMEDA LATERAL, containing approximately 2.66 acres. (F-15) Russell Brito, Staff Planner.

Project # 1001266  
03EPC-00685 Zone Map Amendment, CONSENSUS PLANNING INC. agents for BLACK DEVELOPMENT TWO, LLC request the above action(s) for all or a portion of Tract(s) 3E1 & 2A, Black Ranch Subdivision, a zone map amendment from SU-1 for C-2 & SU-1 for C-1 to SU-1 for C-1 Uses w/Package Liquor within 570 feet of a Residential Zone and Restaurant with Full Service Liquor located on COORS BLVD. NW, between PASO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-13) Makia Hill, Staff Planner

Project # 1002630  
03EPC-00686 EPC Site Development Plan-Amendment to Building Permit KEVIN GEORGES AND ASSOCIATES agent(s) for PRESBYTERIAN HEALTH CARE SERVICES request the above action(s) for all or a portion of Lot(s) A-1, Terrace Addition, zoned SU-2 MC, located on CEDAR ST. SE, between LEAD AVE. SE and COAL AVE. SE, containing approximately 2 acres. (K-15) Cynthia Borrego, Staff Planner

Project # 1002632  
03EPC-00690 Zone Map Amendment TIERRA WEGE LLC agents for BUILDERS INVESTMENT CO. OF NEW MEXICO request the above action for Tracts 1 & 2, Paragon Resources Inc., a zone map amendment from SU-1 IP Uses to include Hotel/Resort for RET, located on PARADISE BLVD. NW, between UNIVERSE BLVD. NW and LYON NW, containing approximately 122 acres. (B-10) Carmen Marrone, Staff Planner

Project # 1002421  
03EPC-00692 EPC Site Development Plan-Building Permit GARRETT SMITH LTD. agent(s) for NEWLIFE HOMES INC. request the above action(s) for all or a portion of Tract #11, Town of Arisco Grant, Unit 6, zoned SU-1 PRD 20 d/va, located on GWIN ROAD SW, between 68TH STREET SW and BATAVIN DR. SW, containing approximately 1 acre. (K-10) Juana Vigil, Staff Planner

Project # 1002633  
03EPC-00594 EPC Site Development Plan-Building Permit 03EPC-00693 EPC Site Development Plan-Subdivision. ADVANCED ENGINEERING AND CONSULTING INC agent for JAYEFF CONSTRUCTION LLC request the above actions for all or a portion of Lots 9-24, Block 10, Tract 3, Unit 3, North Albuquerque Acres, zoned SU-2 Mixed Use, located on HOLLY AVE NE, between VENTURA STREET NE and BARSTOW STREET NE, containing approximately 11 acres. (C-20) Carmen Marrone, Staff Planner

Project # 1002634  
03EPC-00695 EPC Site Development Plan-Building Permit KELLS & CRAIG ARCHITECTS, INC. agents for CITY OF ALBUQUERQUE/ OPEN SPACE DIVISION, request the above action(s) for all or a portion of Lot(s) 592, Los Poblanos Ranch Addition, zoned SU-1 MPOS/A-1, located on TIERRA WEGE PL. NW, between MONTANO ROAD NW and GREGOS DR. NW, containing approximately 438 acres. (F-13) Chris Hyer, Staff Planner

Project # 1001206  
03EPC-00697 EPC Site Development Plan-Subdivision 03EPC-00698 EPC Site Development Plan-Building Permit 03EPC-00700 Zone Map Amendment GEORGE RAINWART ARCH. & ASSOCIATES agent for ENTERPRISE RENTAL CAR request the above actions from SU-1 for C-1 Permissive Uses and Hotel/Ind to exceed 2 stories and restaurant with full service liquor. SU-1 C-1 Permissive Uses, restaurant with full service liquor and limited auto sales, for all or a portion of Tract(s) 2A-2(B), Black Ranch, located on COORS BLVD. NW, between PASO DEL NORTE NW and VALLEY VIEW PL. NW, containing approximately 1 acre. (C-13) Deborah Stover, Staff Planner

Project # 1001209  
03EPC-00699 EPC Site Development

- Project # 1001206  
03EPC-00699 EPC Site Development Plan-Subdivision 03EPC-00701 EPC Site Development Plan-Building Permit GEORGE RAINWART & ASSOC. agent for JACK CLIFFORD, request the above actions for all or a portion of Tract A, Lava Trails Subdivision, zoned SU-1 for Neighborhood Commercial, located on URSER BLVD. NW, between WESTERN TRAIL NW and ATRISCO ROAD NW, containing approximately 6 acres. (F-10) Simon Shima, Staff Planner
- Project # 1001157  
03EPC-00705 EPC Site Development Plan-Amendment to Building Permit URS CORPORATION agent(s) for CITY OF ALBUQUERQUE AVIATION DEPT. request the above action(s) for all or a portion of Tract(s) NA, Unplated, zoned SU-1 Airport and Related Facilities, located on CLARK CARR BLVD. SE, between SPIRIT DRIVE SE and ACCESS ROAD SE, containing approximately 2 acres(s). (N-16) Chris Hyer, Staff Planner
- Project # 1002633  
03EPC-00706 EPC Site Development Plan-Building Permit CONSENSUS PLANNING, INC. agent for TRIDOR SOUTHWEST CORPORATION request the above action(s) for all or a portion of Lots 15 & 16, Block 10, Tract 3, Unit 3, North Albuquerque Acres, zoned SU-2 Mixed Use, located on HOLLY NE, between VENTURA ST. NE and BARSTOW ST. NE, containing approximately 2 acres. (C-20) Carmen Marrone, Staff Planner
- Project # 1000501  
03EPC-00707 EPC Site Development Plan-Building Permit 03EPC-00731 EPC Site Development Plan-Subdivision SHIVER CONSTRUCTION COMPANY agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOC. request the above action(s) for all or a portion of Lot(s) 5, 6, 17 and Lot 18, Casas Serenas Subdivision, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE, containing approximately 1.1 acre(s). (L-19) Deborah Stover, Staff Planner
- Project # 1002622  
03EPC-00685 EPC Approval ROBEY, DICKASON, SLOAN, AKIN & ROBB, PA agent(s) for TIM ALLEN & GREGG ALLEN request the above action(s) for all or a portion of Tract(s) B-1C & 1E, NETHERWOOD PARK ADDN, zoned C-3 heavy commercial, located on W. WASHINGTON ST. NE, between S. WASHINGTON ST. NE and S. WASHINGTON ST. NE, containing approximately 3 acres. (F-17)

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 VDOT Candalaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candalaria at 924-3886 (VOICE) or 924-3361 (TTY). Users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-859-8331. Jeff Jasionowski, Chairman Environmental Planning Commission

APPROVED:  
Russell Brito, Senior Planner  
Planning Department  
Journal: May 28, 2003



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

July 15, 2003

Black Development Two, LLC  
3613 NM State Road 528, Suite H  
Albuq. NM 87114

CERTIFICATE OF ZONING

FILE: 03EPC 00685 (Project 1001206)  
DATE OF FINAL ACTION: June 19, 2003  
LEGAL DESCRIPTION: for all or a portion of Tract(s)  
3E1 & 2A, **Black Ranch Subdivision**, a zone map  
amendment from SU-1 for C-2 & SU-1 for C1 to SU-1 for  
C-1 Uses w/Package Liquor within 500 feet of a  
Residential Zone and Restaurant with Full Service Liquor,  
located on COORS BLVD. NW, between PASEO DEL  
NORTE NW and IRVING NW, containing approximately  
3 acres. (C-13) Makita Hill, Staff Planner

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

**FROM** SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant  
with Full-Service Liquor

**TO** SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With  
Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision, totaling 2.54 acres

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

Sincerely,

*FC* Victor Chavez  
Planning Director

VC/ac

cc: Zoning Code Services Division  
Neal Weinberg, AGIS Division

10. The subject request meets all of the policies and criteria of R-270-1980, most notably: The requested M-1 zoning is appropriate because annexation of the subject site is a changed community condition justifying the change; and the requested M-1 zoning is more advantageous to the community as articulated in the Comprehensive Plan and the North Valley Area Plan (Section 1.D.); City M-1 zoning is more restrictive than County M-1 zoning, reducing the number of uses that may have adverse impacts on adjacent properties (Section 1.E.).
11. No known neighborhood opposition.

MOVED BY COMMISSIONER SERRANO  
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY

**3. Project # 1001206 \***  
03EPC-00685 Zone Map Amendment

CONSENSUS PLANNING agents for BLACK DEVELOPMENT TWO, LLC request the above action(s) for all or a portion of Tract(s) 3E1 & 2A, **Black Ranch Subdivision**, a zone map amendment from SU-1 for C-2 & SU-1 for C1 to SU-1 for C-1 Uses w/Package Liquor within 500 feet of a Residential Zone and Restaurant with Full Service Liquor, located on COORS BLVD. NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-13) Makita Hill, Staff Planner (**APPROVED**)

**STAFF PRESENT:**

Makita Hill, Planning Department

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

Jim Strozier, 924 Park Ave.

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

MR. HILL: Reiterated comments made in the staff report in which approval was recommended.

## FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1001206/ 03EPFC 00685, a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision, totaling 2.54 acres, located on Coors Boulevard NW between Paseo del Norte NW and Irving Boulevard NW, based on the following Findings:

## FINDINGS:

1. This is a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision. The subject site contains 2.54 acres and is currently vacant.
2. The request is consistent with the Developing Urban goal and applicable policies of the Comprehensive Plan. The change in elevation between the proposed adjacent RA-1 zoned area and the subject site provides adequate separation for the commercial uses on this segment to the east of Coors Boulevard. As such, the request will not adversely impact property to the east of the subject site (Policy d, i). The request will also facilitate development of a site that is currently vacant (Policy e), and the subject site is within an existing commercial area (Policy j).
3. The request is also consistent with the West Side Strategic Plan (WSSP) in that Policy 3.8 of the Paradise Community of the WSSP area does not discourage commercial zoning and development outside of designated neighborhood and community centers.
4. As the subject site is within an area previously zoned for commercial uses, policies regarding the recommended residential land use for the site in the Coors Corridor Sector Development Plan (CCSDP) are not applicable to this request. Future development of this site must follow site design standards established in the CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone.
5. As the request is consistent with policies in the Comprehensive Plan and does not conflict with policies in the WSSP, staff is in agreement that the request meets the requirements of R-270-1980, specifically Section 1.B. regarding stability of land use and zoning, Section 1.C. regarding compatibility with the Comprehensive Plan, Section 1.D. regarding the unification of the zoning on the subject site as being more advantageous to the community as articulated in the Comprehensive Plan and the WSSP, Section 1.E. regarding the proposed zone as not creating harm to adjacent areas, and Section 1.I regarding the request as not constituting a spot zone.

6. There is no known neighborhood opposition to this request.

MOVED BY COMMISSIONER SERRANO  
SECONDED BY COMMISSIONER DEICHMANN

MOTION PASSED UNANIMOUSLY

**4. Project # 1002630 \***  
03EPC-00688 EPC Site Development  
Plan-Amendment to Building Permit

KEVIN GEORGES AND ASSOCIATES agent(s) for  
PRESBYTERIAN HEALTH CARE SERVICES  
request the above action(s) for all or a portion of  
Lot(s) A-1, **Terrace Addition**, zoned SU-2 MC,  
located on CEDAR ST. SE, between LEAD AVE.  
SE and COAL AVE. SE, containing approximately 2  
acres. (K-15) Cynthia Borrego, Staff Planner  
**(APPROVED WITH CONDITIONS)**

**STAFF PRESENT:**

Russell Brito, Planning Department

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

Bill Santiana, 127 Jefferson NE  
Rupert Holland, 415 Maple St. NE  
Ruth Koury, 301 Cedar St. NE

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

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1002630/03EPC 00688, a Site Development Plan Amendment to Building Permit, for Located on Cedar St. SE, between Lead Ave. And Coal Ave., based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for an amendment to a site development plan for building permit for an approximately 1.02 acre site, located on Cedar St. SE between Lead and Coal Aves.
2. The applicant has meet the requirements of such a request and is in compliance with the Albuquerque/Bernalillo County Comprehensive Plan, Central Urban Area, and the submittal is consistent with the goals of the plan to "promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City."



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

**Thursday, June 19, 2003, 8:30 a.m.**

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

**MEMBERS**

**Jeffery Jesionowski, Chairman  
Mick McMahan, Vice Chair**

**John Briscoe  
Camilla Serrano  
Jens Deichmann**

**Bevin Owens  
Larry Chavez  
David Steele**

\*\*\*\*\*  
**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.**

**2. Project # 1002571 \***  
03EPC-00671 Annexation  
03EPC-00672 Zone Map Amendment

STEVEN WILLIAMS agents for JAMES GUTHRIE request annexation and establishment of M-1 zoning for Lots 11, 12, 13, 14, 16, and 17, **Sunrise Heights Addition**, zoned County M-1, located on TAHOE PL NW, south MONTANO ROAD NE and east of the ALAMEDA LATERAL, containing approximately 2.66 acres. (F-15) Russell Brito, Staff Planner

**3. Project # 1001206 \***  
03EPC-00685 Zone Map Amendment

CONSENSUS PLANNING agents for BLACK DEVELOPMENT TWO, LLC request the above action(s) for all or a portion of Tract(s) 3E1 & 2A, **Black Ranch Subdivision**, a zone map amendment from SU-1 for C-2 & SU-1 for C1 to SU-1 for C-1 Uses w/Package Liquor within 500 feet of a Residential Zone and Restaurant with Full Service Liquor, located on COORS BLVD. NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-13)  
Makita Hill, Staff Planner

**4. Project # 1002630 \***  
03EPC-00688 EPC Site Development Plan-  
Amendment to Building Permit

KEVIN GEORGES AND ASSOCIATES agent(s) for PRESBYTERIAN HEALTH CARE SERVICES request the above action(s) for all or a portion of Lot(s) A-1, **Terrace Addition**, zoned SU-2 MC, located on CEDAR ST. SE, between LEAD AVE. SE and COAL AVE. SE, containing approximately 2 acres. (K-15) Cynthia Borrego, Staff Planner

**5. Project # 1002632 \***  
03EPC-00690 Zone Map Amendment

TIERRA WEST LLC agents for BUILDERS INVESTMENT CO. OF NEW MEXICO request the above action for of Tracts 1 & 2, **Paragon Resources Inc.**, a zone map amendment from SU-1 IP Uses to include Heliport to RD for R-LT, located on PARADISE BLVD. NW, between UNIVERSE BLVD. NW and LYON NW, containing approximately 122 acres. (B-10) Janet Stephens, Staff Planner

**6. Project # 1002634 \***

03EPC-00695 EPC Site Development Plan-  
Building Permit

KELLS & CRAIG ARCHITECTS, INC. agents for CITY OF ALBUQUERQUE/OPEN SPACE DIVISION request the above action(s) for all or a portion of Lot(s) 6B2, **Los Poblanos Ranch Addition**, zoned SU-1 MPOS/A-1, located on TIERRA VIVA PL. NW, between MONTANO ROAD NW and GRIEGOS DRAIN, containing approximately 138 acres. (F-13) Chris Hyer, Staff Planner

**7. Project # 1001206 \***

03EPC-00697 EPC Site Development Plan-  
Subdivision  
03EPC-00698 EPC Site Development Plan-  
Building Permit  
03EPC-00700 Zone Map Amendment

GEORGE RAINHART ARCH. & ASSOCIATES agent for ENTERPRISE RENTAL CAR request the above actions from SU-1 for C-1 Permissive Uses and Hotel not to exceed 2 stories and restaurant with full service liquor to SU-1 C-1 Permissive Uses, restaurants with full service liquor and limited auto sales, for all or a portion of Tract(s) 2-A-2(B), **Black Ranch**, located on COORS BLVD. NW, between PASEO DEL NORTE NW and VALLEY VIEW PLACE NW, containing approximately 1 acre. (C-13) Deborah Stover, Staff Planner

**8. Project # 1001157 \***

03EPC-00705 EPC Site Development Plan-  
Amendment to Building Permit

URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPT. request the above action(s) for all or a portion of Tract(s) NA, **Unplatted**, zoned SU-1 Airport and Related Facilities, located on CLARK CARR BLVD. SE, between SPIRIT DRIVE SE and ACCESS ROAD SE, containing approximately 6 acre(s). (N-15) Chris Hyer, Staff Planner

**9. Project # 1000501 \***

03EPC-00707 EPC Site Development Plan-  
Building Permit  
03EPC-00731 EPC Site Development Plan-  
Subdivision

SHIVER CONSTRUCTION COMPANAY agent(s) for NEW MEXICO VIETMANESE BUDDHIST ASSOC. request the above action(s) for all or a portion of Lot(s) 5, 6, 17 and Lot 18, **Casas Serenas Subdivision**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE. SE, containing approximately 1 acre(s). (L-19) Deborah Stover, Staff Planner

**10. Project # 1002633**

03EPC-00694 EPC Site Development Plan-  
Building Permit  
03EPC-00693 EPC Site Development Plan-  
Subdivision

ADVANCED ENGINEERING AND CONSULTING, LLC agent for JAYEFF CONSTRUCTION request the above actions for all or a portion of Lots 9-24, Block 10, Tract 3, Unit 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on HOLLY AVE NE, between VENTURA STREET NE and BARSTOW STREET NE, containing approximately 11 acres. (C-20) Carmen Marrone, Staff Planner

**11. Project # 1002633**

03EPC-00706 EPC Site Development Plan-  
Building Permit

CONSENSUS PLANNING, INC. agent for TRICOR SOUTHWEST CORPORATION request the above action(s) for all or a portion of Lots 15 & 16, Block 10, Tract 3, Unit 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on Holly NE, between VENTURA ST. NE and BARSTOW ST. NE, containing approximately 2 acres. (C-20) Carmen Marrone, Staff Planner

**12. Project # 1002421**

03EPC-00692 EPC Site Development Plan-  
Building Permit

GARRETT SMITH LTD. agent(s) for NEWLIFE HOMES INC. request the above action(s) for all or a portion of Tract 111, **Town of Atrisco Grant, Unit 6**, zoned SU-1 PRD 20 du/a, located on GWIN ROAD SW, between 69TH STREET SW and BATAAN DR SW, containing approximately 1 acre. (K-10) Juanita Vigil, Staff Planner

**13. Project # 1002622**

03EPC-00665 EPC Appeal

RODEY, DICKASON, SLOAN, AKIN & ROBB, PA agent(s) for TIM ALLEN & GREGG ALLEN request the above action(s) for all or a portion of Tract(s) B- 1C& 1E, **NETHERWOOD PARK ADDN**, zoned C-3 heavy commercial zone, located on W. OF WASHINGTON ST NE, between S. SIDE OF CUTLER AV. NE and, containing approximately 3 acre(s). (H-17)

**14. Project # 1002194**

02EPC-01350 Zone Map Amendment  
02EPC-01351 Site Development Plan-  
Subdivision  
02EPC-01352 Site Development Plan-  
Building Permit

CHRISTOPHER CALOTT agent for MARIA R. COSTA requests the above action(s) for all or a portion of the Northerly Portion of Tract 2, **Sunport Lodgings Addition**, a zone map amendment from R-2 to SU-1/PRD, located on WELLESLEY DRIVE SE, between KATHRYN AVENUE SE and SMITH AVENUE SE, containing approximately 2 acre(s). (L-16) Makita Hill, Staff Planner  
**(DEFERRED FROM DECEMBER 19, 2002)**

**15. 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 APRIL 17, 2003**)

**16. Project # 1000418**

02EPC-01952 EPC Site Development Plan  
-Amendment to Building Permit

SMPC ARCHITECTS agents 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 acres. (K-10) Makita Hill, Staff Planner (**DEFERRED FROM APRIL 17, 2003**)

**17. Project # 1002565**

03EPC-00505 EPC Site Development Plan-  
Subdivision  
03EPC-00506 Zone Map Amendment  
03EPC-00509 EPC Sector Plan Amendment

MARK GOODWIN & ASSOCIATES, PA agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request the above action(s) for all or a portion of Tract(s) 161-A and Tracts 161-B-1, 161-B-2, 162-A, 162-B, 163-A, 166-A, 167-A, **Los Prados de Griegos**, a zone map amendment from RA-2 to SU-1 for PRD, located on GRIEGOS ROAD NW, between SAN ISIDRO NW and GRIEGOS DRAIN, containing approximately 5 acre(s). (F-13) Simon Shima, Staff Planner (**DEFERRED FROM MAY 15, 2003**)

**18 Project # 1002458**

03EPC-00508 Sector Plan Amendment

CITY OF ALBUQUEQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUEQUE request the above action(s) for LA CUEVA SECTOR PLAN, located on LOUISIANA, between PASEO DEL NORTE NE and FLORENCE AVE. NE. Carmen Marrone, Staff Planner (**DEFERRED FROM MAY 15, 2003**)

**19. Project # 1001209**

03EPC-00699 EPC Site Development Plan-  
Subdivision

03EPC-00701 EPC Site Development Plan-  
Building Permit

GEORGE RAINHART & ASSOC. agent for JACK CLIFFORD, request the above actions for all or a portion of Tract A, **Lava Trails Subdivision**, zoned SU-1 for Neighborhood Commercial, located on UNSER BLVD. NW, between WESTERN TRAIL NW and ATRISCO ROAD NW, containing approximately 6 acres. (F-10) Simon Shima, Staff Planner

20. Other Matters



## Staff Report

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Black Development Two, LLC
<b>Request</b>	<b>Zone Map Amendment</b>
<b>Legal Description</b>	Portions of Tracts 3E1 and 2A, Black Ranch
<b>Location</b>	Coors Boulevard NW between Paseo del Norte and Irving Boulevard
<b>Size</b>	Approximately 2.54 acres
<b>Existing Zoning</b>	SU-1 for C-2 and SU-1 for C-1 with Restaurants with Full Service Liquor and Hotel
<b>Proposed Zoning</b>	SU-1 for C-1 with Package Liquor Within 500 Feet of a Residential Zone and Restaurant with Full Service Liquor

### Staff Recommendation

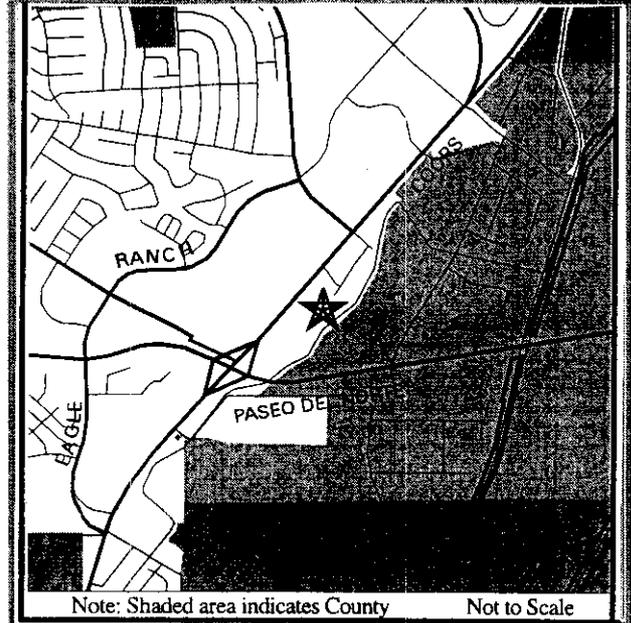
**APPROVAL** of 03EPC 00685, based on the findings on page 7.

*Staff Planner*

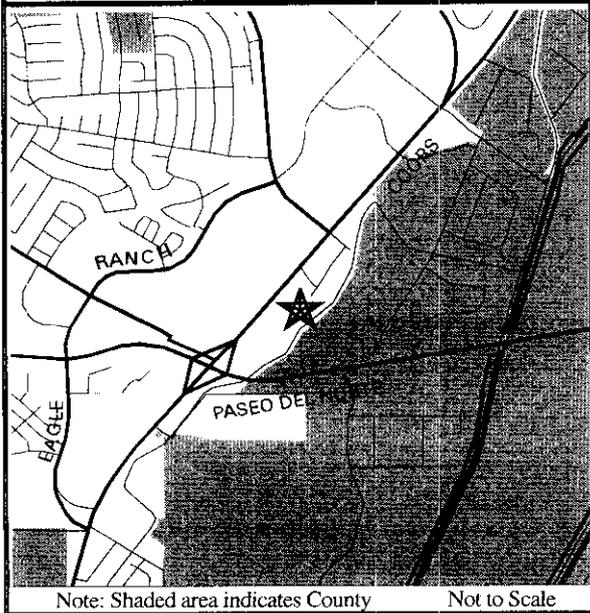
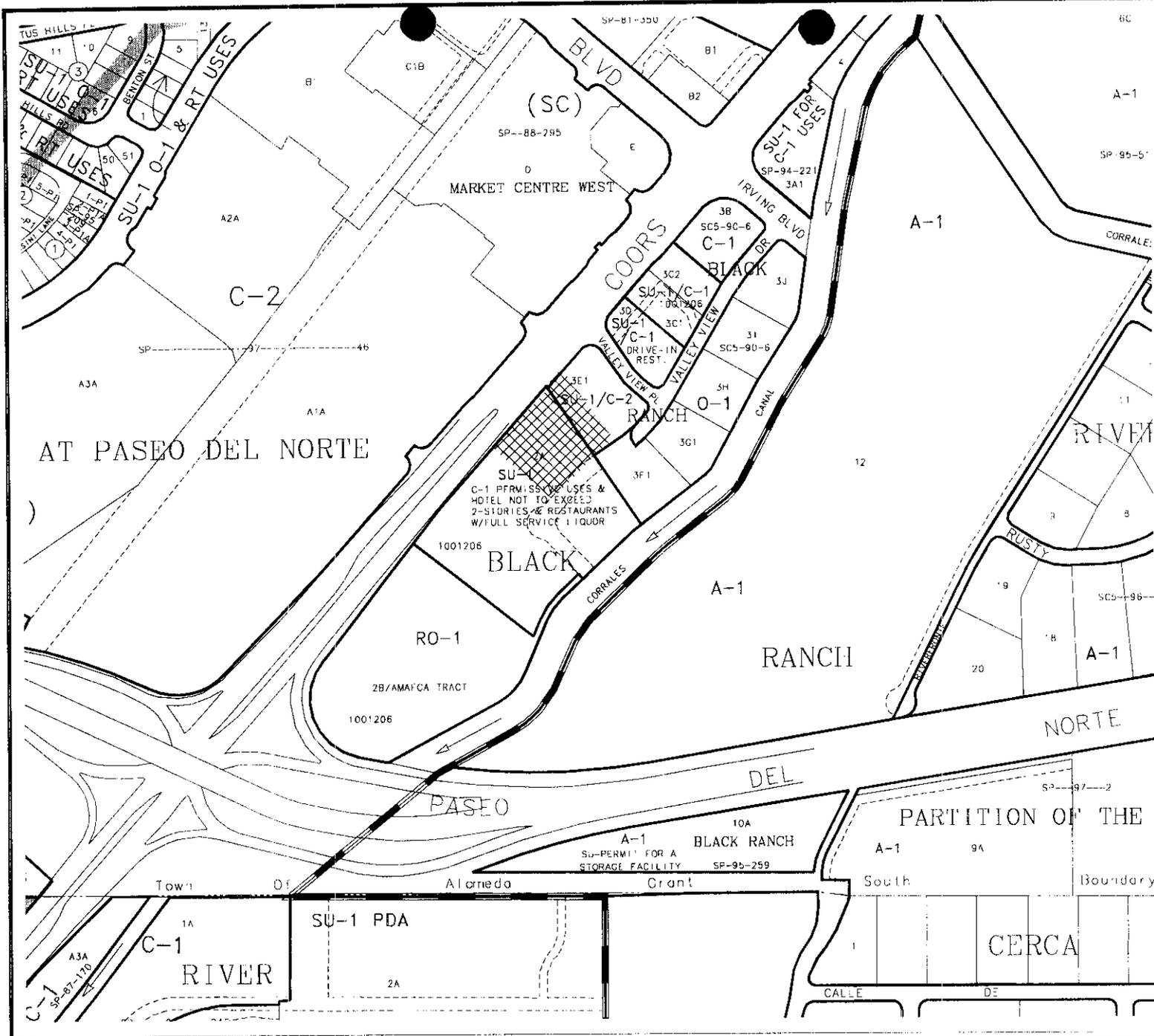
*Makita Hill, Planner*

### Summary of Analysis

This is a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision, located on Coors Boulevard NW between Paseo del Norte NW and Irving Boulevard NW. The subject site contains 2.54 acres and is currently vacant. Staff recommends approval of this request as it is consistent with policies in the Comprehensive Plan, does not conflict with policies in the WSSP, and meets the requirements of R-270-1980.



City Departments and other interested agencies reviewed this application from 5/5/03 to 5/16/03. Agency comments were used in the preparation of this report, and begin on page 9.



Note: Shaded area indicates County Not to Scale

### ZONING MAP



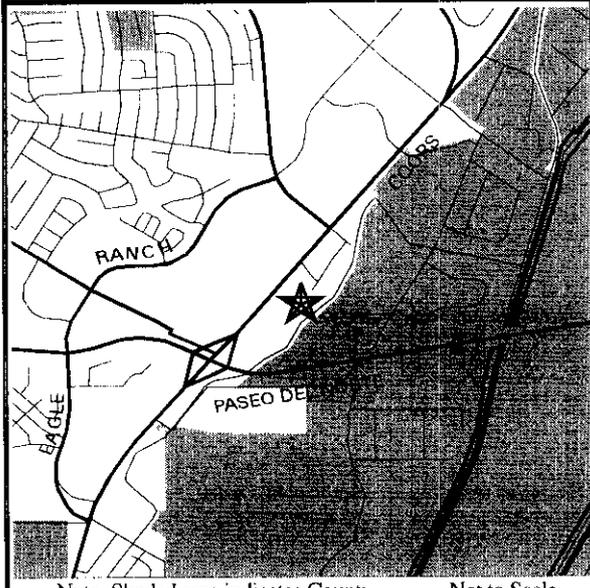
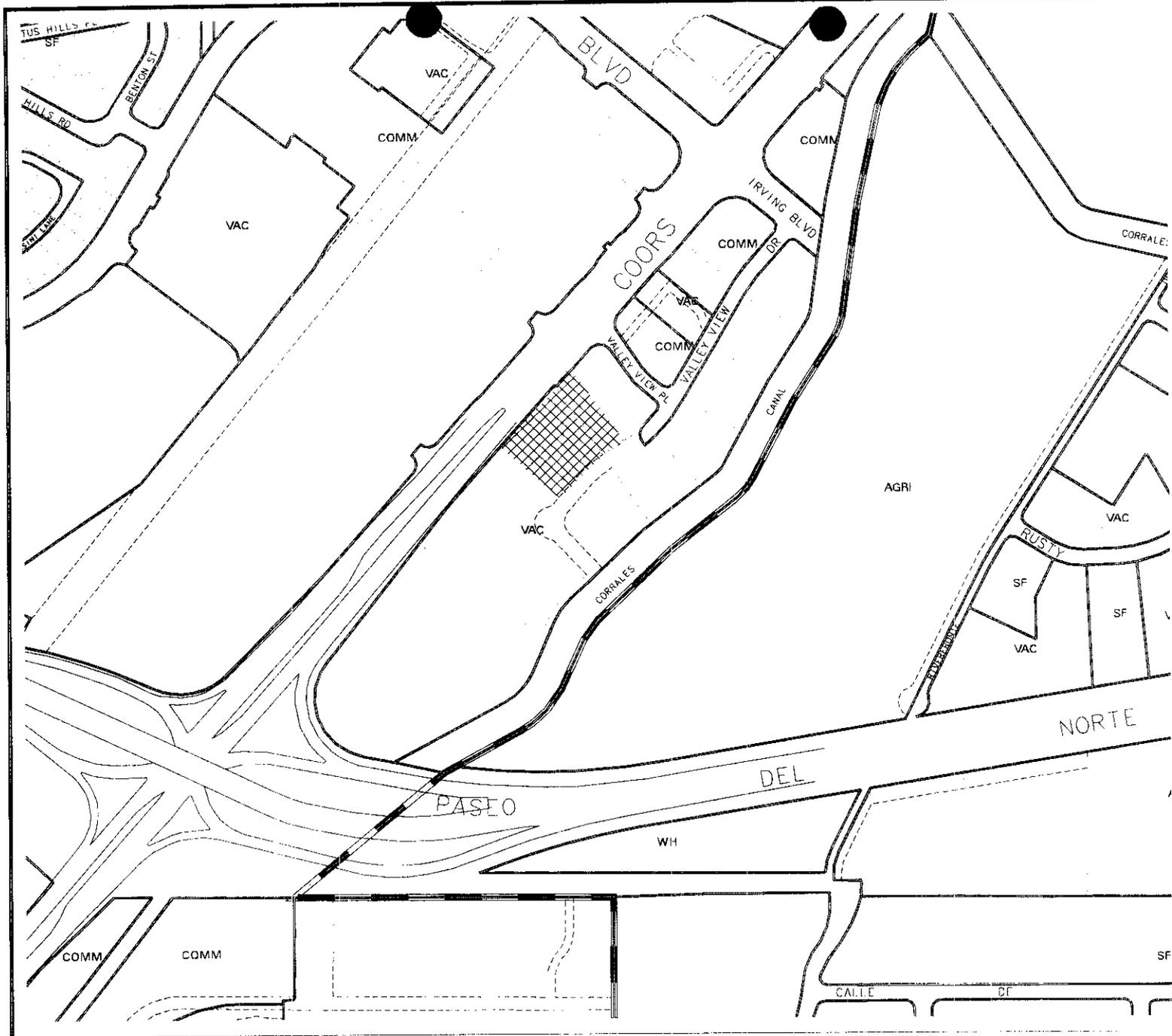
Scale 1" = 454'

PROJECT NO.  
1001206

HEARING DATE  
6-19-03

MAP NO.  
C-13

ADDITIONAL CASE NUMBER(S)  
03EPC-00685



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



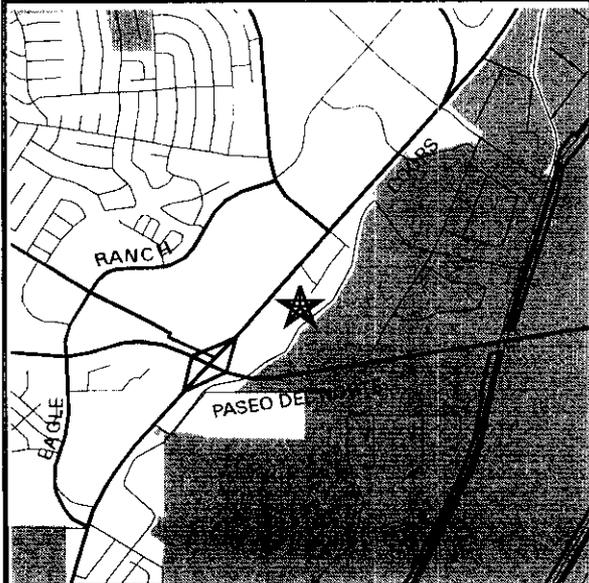
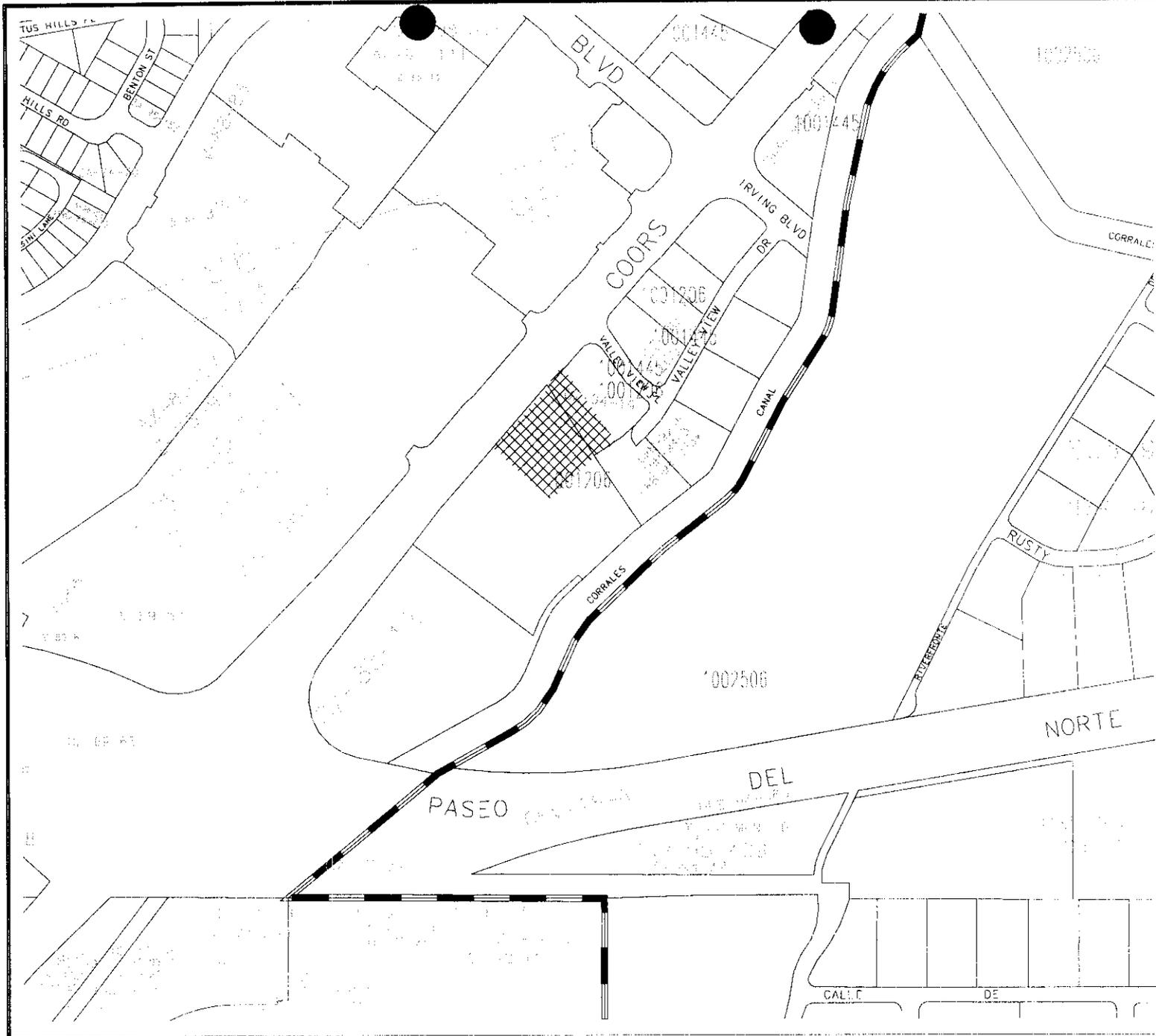
Scale 1" = 454'

PROJECT NO.  
1001206

HEARING DATE  
6-19-03

MAP NO.  
C-13

ADDITIONAL CASE NUMBER(S)  
03EPC-00685



HISTORY MAP



Scale 1" = 454'

PROJECT NO.  
1001206

HEARING DATE  
6-19-03

MAP NO.  
C-13

ADDITIONAL CASE NUMBER(S)  
03EPC-00685

Note: Shaded area indicates County Not to Scale

**Development Services Report**

**SUMMARY OF REQUEST**

<b>Request</b>	<i>Zone Map Amendment from SU-1 for C-2 and SU-1 for C-1 with Restaurants with Full Service Liquor and Hotel to SU-1 for C-1 with Package Liquor Within 500 Feet of a Residential Zone and Restaurant with Full Service Liquor</i>
<b>Location</b>	<i>Coors Boulevard NW between Paseo del Norte NW and Irving Boulevard NW</i>

**AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 for C-2 Uses, SU-1 for C-1 Permissive Uses & Hotel Not to Exceed Two Stories & Restaurants W/Full Service Liquor	Developing Urban; West Side Strategic Plan (Rank 2); Coors Corridor Sector Development Plan (Rank 3)	Undeveloped
<b>North</b>	SU-1 for C-1 Permissive Uses & Hotel Not to Exceed Two Stories & Restaurants W/Full Service Liquor	"	Undeveloped
<b>South</b>	RO-1	"	Drainage
<b>East</b>	County A-1 (At City Council for Annexation & RA-1 Zoning)	"	Undeveloped
<b>West</b>	C-2 (SC)	"	Shopping Center

**Background, History and Context**

This is a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision. The subject site contains 2.54 acres and is currently vacant. A replat of this site is in progress as the site currently encompasses two platted parcels. The subject site currently contains two commercial SU-1 zones. It is the applicant's goal to establish a single zone on the subject site.

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The subject site was annexed into the City of Albuquerque in 2001 with SU-1 for C-2 Uses and SU-1 for C-1 Permissive Uses and Hotel Not To Exceed 2-Stories and Restaurant with Full-Service Liquor zoning established at that time (01114-00556). A site development plan for subdivision and building permit for Tract 2B, the adjacent parcel to the south, was approved by the EPC in May 2003. For the June 2003 EPC hearing, Tract 2A2B of the Black Ranch Subdivision to the north of the subject site, is being reviewed for a zone map amendment to C-1 Permissive Uses and a site development plan for subdivision and building permit for a auto rental business (1001206 03EPC 00697/698/700). The site is in an area that is developed with commercial uses on the west side of Coors, and commercial uses currently under development on the east side of Coors Boulevard near the site. Also north of the subject site is a fuel station and fast food restaurant, and a drive-through restaurant with a bank and a fuel station north of Irving Boulevard. East of the site is undeveloped property zoned currently in the County and is zoned A-1, and is at a lower elevation in relation to the subject site. This site was approved for annexation and RA-1 zoning by the EPC on April 17, 2003. The request has been forwarded to City Council with a recommendation of approval (Project 1002506). To the west of the site is a large shopping center with retail shopping and restaurants among other uses. To the south of the site is undeveloped property that is owned by AMAFCA and used for drainage purposes.

#### **APPLICABLE PLANS AND POLICIES**

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

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

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

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

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

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

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

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- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when traffic problems do not result.
  - In free standing retailing and contiguous storefronts along streets in older neighborhoods.

***West Side Strategic Plan (Rank 2)***

The West Side Strategic Plan (WSSP), a Rank 2 plan, was first adopted in 1997 and revised in 1999 and 2002. The Plan generally encompasses the area of the City and Bernalillo County that is to the west of the Rio Grande, specifically the Bernalillo County line to the north, the Rio Grande to the east, the Atrisco Grant Line to the south, and the Rio Puerco Valley and Ceja Escarpment to the west. The WSSP encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan boundary map on p. 29 in the WSSP.

The WSSP is based on a Community Concept that identified seven communities in the plan and established a community-based urban form which defines areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each community is comprised of villages and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is located within the Paradise Community Area of the WSSP. This community lies between the Calabacillas Arroyo to the north and Paseo del Norte to the south. Policy 3.8 of the Paradise Community Area states the following: "The largest mix of land uses and the highest density shall develop in the Community and Neighborhood Centers. Multifamily housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas" (p. 54 WSSP). The subject site is not located within a designated Community or Neighborhood Center.

***Coors Corridor Sector Development Plan (Rank 3)***

The Coors Corridor Sector Development Plan (CCSDP) was first adopted in 1984, and revised in 1989 and 1995. The CCSDP generally encompasses properties along Coors Boulevard between Central Avenue and NM 528; specific boundaries are shown on Figure 1 in the Plan. It sets forth goals and policies regarding traffic, environmental concerns, land use, and urban design.

The subject site is located in Segment 3 of the Plan area, bordered by Western Trail NW to the south and the Calabacillas Arroyo to the north. Under Issue 3, Land Use and Intensity of Development, the subject site is recommended for residential development (Recommended Land Uses, p. 75). As commercial zoning has been previously approved in this area, the recommended land use policies of the CCSDP are not applicable for this request. Future development of this site must follow site design standards established in the CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone.

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

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

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

***Long Range Roadway System***

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

**ANALYSIS**

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

This is a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision. The subject site contains 2.54 acres and is currently vacant. A replat of this site is in progress as the site currently encompasses two platted parcels. The subject site currently contains two commercial SU-1 zones. It is the applicant's goal to establish a single zone on the subject site. To the east of the subject site is undeveloped property zoned currently in the County and is zoned A-1, and is at a lower elevation in relation to the subject site. This site was approved for annexation and RA-1 zoning by the EPC on April 17, 2003. The request has been forwarded to City Council with a recommendation of approval (Project 1002506).

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The request is consistent with the Developing Urban goal and applicable policies of the Comprehensive Plan. The change in elevation between the proposed RA-1 zoned area and the subject site provides adequate separation for the commercial uses on this segment of the east side of Coors Boulevard. As such, the request will not adversely impact property to the east of the subject site (Policy d, i). The request will also facilitate development of a site that is currently vacant (Policy e), and the subject site is within an existing commercial area (Policy j). The request is also consistent with the West Side Strategic Plan (WSSP) in that Policy 3.8 of the Paradise Community of the WSSP area does not discourage commercial zoning and development outside of designated neighborhood and community centers. As the subject site is within an area previously zoned for commercial uses, policies regarding the recommended residential land use for the site in the Coors Corridor Sector Development Plan (CCSDP) are not applicable to this request. Future development of this site must follow site design standards established in the CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone.

The agent, in a letter dated April 28, 2003, has forwarded arguments for the requested zone map amendment per the requirements of R-270-1980. The agent's arguments include statements to the effect that the request is consistent with policies in the Comprehensive Plan, will not cause harm to adjacent areas, that the single zoning designation for the site is more advantageous to the community and more consistent with the approved site development plan, will not require unprogrammed capital expenditures, is not a spot zone, and the agent has made a statement that the request will facilitate quality development on the site. The higher elevation of the subject site in relation to property to the east (recently recommended for approval by the EPC for annexation and establishment of RA-1 zoning), and the compatibility of the requested SU-1 zoning with existing SU-1 zoning surrounding the site, creates compatibility of the request with policies in the Comprehensive Plan regarding impacts on residential areas, use of vacant land, and that the request for commercial zoning is within an existing commercial area (Developing Urban, Policies d, e, i, j). The request also does not conflict with policies for the Paradise Community in the WSSP.

The existing zoning on the subject site is a combination of SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor, thus similar zoning is in place to the requested SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor. As the request is consistent with policies in the Comprehensive Plan and does not conflict with policies in the WSSP, staff is in agreement that the request meets the requirements of R-270-1980, specifically Section 1.B. regarding stability of land use and zoning, Section 1.C. regarding compatibility with the Comprehensive Plan, Section 1.D. regarding the unification of the zoning on the subject site as being more advantageous to the community as articulated in the Comprehensive Plan and the WSSP, Section 1.E. regarding the proposed zone as not creating harm to adjacent areas, and Section 1.I regarding the request as not constituting a spot zone.

The City Zoning Code establishes in the C-2 zone that the sale of alcoholic drink sales for consumption off-premises are limited to building area which is not within 500 feet of a residential zone (Section 14-16-2-17, C-2 Zone, 12(a)). To the east, and within 500 feet of the subject site, is undeveloped property zoned currently in the County and is zoned A-1. The A-1

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zoned area is at a lower elevation than the subject site. This site was approved for annexation and RA-1 zoning by the EPC on April 17, 2003. The annexation/establishment of zoning request has been forwarded to City Council with a recommendation of approval (Project 1002506). As the subject site and the site to the east differ significantly in elevation, staff does not find any potential for harm from the sale of alcohol for off-premise consumption to the site to the east.

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

There are no adverse comments from any reviewing agencies regarding this request.

***Neighborhood Concerns***

To date, there has been no opposition to this request from a neighborhood association or from an individual.

***Conclusions***

This is a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision. The subject site contains 2.54 acres and is currently vacant. Staff recommends approval of this request as it is consistent with policies in the Comprehensive Plan, does not conflict with policies in the WSSP, and meets the requirements of R-270-1980.

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***FINDINGS – 03EPC 00685, JUNE 19, 2003***

1. This is a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision. The subject site contains 2.54 acres and is currently vacant.
2. The request is consistent with the Developing Urban goal and applicable policies of the Comprehensive Plan. The change in elevation between the proposed adjacent RA-1 zoned area and the subject site provides adequate separation for the commercial uses on this segment to the east of Coors Boulevard. As such, the request will not adversely impact property to the east of the subject site (Policy d, i). The request will also facilitate development of a site that is currently vacant (Policy e), and the subject site is within an existing commercial area (Policy j).
3. The request is also consistent with the West Side Strategic Plan (WSSP) in that Policy 3.8 of the Paradise Community of the WSSP area does not discourage commercial zoning and development outside of designated neighborhood and community centers.
4. As the subject site is within an area previously zoned for commercial uses, policies regarding the recommended residential land use for the site in the Coors Corridor Sector Development Plan (CCSDP) are not applicable to this request. Future development of this site must follow site design standards established in the CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone.
5. As the request is consistent with policies in the Comprehensive Plan and does not conflict with policies in the WSSP, staff is in agreement that the request meets the requirements of R-270-1980, specifically Section 1.B. regarding stability of land use and zoning, Section 1.C. regarding compatibility with the Comprehensive Plan, Section 1.D. regarding the unification of the zoning on the subject site as being more advantageous to the community as articulated in the Comprehensive Plan and the WSSP, Section 1.E. regarding the proposed zone as not creating harm to adjacent areas, and Section 1.I regarding the request as not constituting a spot zone.
6. There is no known neighborhood opposition to this request.

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**RECOMMENDATION – 03EPC 00685, JUNE 19, 2003**

**APPROVAL of 03EPFC 00685, a request for a zone map amendment from SU-1 for C-2 Uses and C-1 Permissive Uses and Hotel Not To Exceed Two Stories and Restaurant with Full-Service Liquor to SU-1 for C-1 Uses With Package Liquor Within 500 Feet of a Residential Zone and Restaurants With Full-Service Liquor, for portions of Tracts 3E1 and 2A, Black Ranch Subdivision, totaling 2.54 acres, located on Coors Boulevard NW between Paseo del Norte NW and Irving Boulevard NW, based on the preceding Findings.**

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*Makita Hill*  
**Makita Hill  
Planner**

cc: Black Development Two, LLC, 3613 NM State Road 528, Suite H, Albuquerque, NM 87114  
Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102  
Larry Weaver, Paradise Hills Civic, 6001 Unitas Ct. NW, Albuquerque, NM 87114  
Tom Anderson, Paradise Hills Civic, 10013 Plunkett Dr. NW, Albuquerque, NM 87114  
Gary Plante, Riverfront Estates, 1692 Pace Road NW, Albuquerque, NM 87114  
Bob Ponto, Riverfront Estates, 9505 Dancing River NW, Albuquerque, NM 87114

**Attachments**

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

### ***PLANNING DEPARTMENT***

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

Reviewed, no comment.

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

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

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

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

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

#### ***Hydrology***

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

### ***ENVIRONMENTAL HEALTH DEPARTMENT***

#### ***Air Quality Division***

#### ***Environmental Services Division***

### ***PARKS AND RECREATION***

#### ***Planning and Design***

Reviewed, no objection.

#### ***Open Space Division***

No adverse comment.

### ***POLICE DEPARTMENT/Planning***

### ***SOLID WASTE MANAGEMENT DEPARTMENT***

#### ***Refuse Division***

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No adverse comment.

*FIRE DEPARTMENT/Planning*

*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 (to be rezoned from SU-1 for C-2 to SU-1 for C-1 on 2.54 acres) **within the Black Ranch subdivision** located on Coors NW between Paseo Del Norte NW and Irving Lateral NW.

#### ***MID-REGION COUNCIL OF GOVERNMENTS***

#### ***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, June 12, 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 June 19, 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, June 19, 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 # 1002571**

03EPC-00671 Annexation  
03EPC-00672 Zone Map Amendment

STEVEN WILLIAMS agents for JAMES GUTHRIE request annexation and establishment of M-1 zoning for Lots 11, 12, 13, 14, 16, and 17, **Sunrise Heights Addition**, zoned County M-1, located on TAHOE PL NW, south MONTANO ROAD NE and east of the ALAMEDA LATERAL, containing approximately 2.66 acres. (F-15) Russell Brito, Staff Planner

**Project # 1001206**

03EPC-00685 Zone Map Amendment

CONSENSUS PLANNING agents for BLACK DEVELOPMENT TWO, LLC request the above action(s) for all or a portion of Tract(s) 3E1 & 2A, **Black Ranch Subdivision**, a zone map amendment from SU-1 for C-2 & SU-1 for C1 to SU-1 for C-1 Uses w/Package Liquor within 500 feet of a Residential Zone and Restaurant with Full Service Liquor, located on COORS BLVD. NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-13)  
Makita Hill, Staff Planner

**Project # 1002630**  
03EPC-00688 EPC Site Development Plan-  
Amendment to Building Permit

KEVIN GEORGES AND ASSOCIATES agent(s) for PRESBYTERIAN HEALTH CARE SERVICES request the above action(s) for all or a portion of Lot(s) A-1, **Terrace Addition**, zoned SU-2 MC, located on CEDAR ST. SE, between LEAD AVE. SE and COAL AVE. SE, containing approximately 2 acres. (K-15) Cynthia Borrego, Staff Planner

**Project # 1002632**  
03EPC-00690 Zone Map Amendment

TIERRA WEST LLC agents for BUILDERS INVESTMENT CO. OF NEW MEXICO request the above action for of Tracts 1 & 2, **Paragon Resources Inc.**, a zone map amendment from SU-1 IP Uses to include Heliport to RD for R-LT, located on PARADISE BLVD. NW, between UNIVERSE BLVD. NW and LYON NW, containing approximately 122 acres. (B-10) Carmen Marrone, Staff Planner

**Project # 1002421**  
03EPC-00692 EPC Site Development Plan-  
Building Permit

GARRETT SMITH LTD. agent(s) for NEWLIFE HOMES INC. request the above action(s) for all or a portion of Tract 111, **Town of Atrisco Grant, Unit 6**, zoned SU-1 PRD 20 du/a, located on GWIN ROAD SW, between 69TH STREET SW and BATAAN DR SW, containing approximately 1 acre. (K-10) Juanita Vigil, Staff Planner

**Project # 1002633**  
03EPC-00694 EPC Site Development Plan-  
Building Permit  
03EPC-00693 EPC Site Development Plan-  
Subdivision

ADVANCED ENGINEERING AND CONSULTING, LLC agent for JAYEFF CONSTRUCTION request the above actions for all or a portion of Lots 9-24, Block 10, Tract 3, Unit 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on HOLLY AVE NE, between VENTURA STREET NE and BARSTOW STREET NE, containing approximately 11 acres. (C-20) Carmen Marrone, Staff Planner

**Project # 1002634**  
03EPC-00695 EPC Site Development Plan-  
Building Permit

KELLS & CRAIG ARCHITECTS, INC. agents for CITY OF ALBUQUERQUE/OPEN SPACE DIVISION request the above action(s) for all or a portion of Lot(s) 6B2, **Los Poblanos Ranch Addition**, zoned SU-1 MPOS/A-1, located on TIERRA VIVA PL. NW, between MONTANO ROAD NW and GRIEGOS DRAIN, containing approximately 138 acres. (F-13) Chris Hyer, Staff Planner

**Project # 1001206**

03EPC-00697 EPC Site Development Plan-Subdivision

03EPC-00698 EPC Site Development Plan-Building Permit

03EPC-00700 Zone Map Amendment

GEORGE RAINHART ARCH. & ASSOCIATES agent for ENTERPRISE RENTAL CAR request the above actions from SU-1 for C-1 Permissive Uses and Hotel not to exceed 2 stories and restaurant with full service liquor to SU-1 C-1 Permissive Uses, restaurants with full service liquor and limited auto sales, for all or a portion of Tract(s) 2-A-2(B), **Black Ranch**, located on COORS BLVD. NW, between PASEO DEL NORTE NW and VALLEY VIEW PLACE NW, containing approximately 1 acre. (C-13) Deborah Stover, Staff Planner

**Project # 1001209**

03EPC-00699 EPC Site Development Plan-Subdivision

03EPC-00701 EPC Site Development Plan-Building Permit

GEORGE RAINHART & ASSOC. agent for JACK CLIFFORD, request the above actions for all or a portion of Tract A, **Lava Trails Subdivision**, zoned SU-1 for Neighborhood Commercial, located on UNSER BLVD. NW, between WESTERN TRAIL NW and ATRISCO ROAD NW, containing approximately 6 acres. (F-10) Simon Shima, Staff Planner

**Project # 1001157**

03EPC-00705 EPC Site Development Plan-Amendment to Building Permit

URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPT. request the above action(s) for all or a portion of Tract(s) NA, **Unplatted**, zoned SU-1 Airport and Related Facilities, located on CLARK CARR BLVD. SE, between SPIRIT DRIVE SE and ACCESS ROAD SE, containing approximately 6 acre(s). (N-15) Chris Hyer, Staff Planner

**Project # 1002633**

03EPC-00706 EPC Site Development Plan-Building Permit

CONSENSUS PLANNING, INC. agent for TRICOR SOUTHWEST CORPORATION request the above action(s) for all or a portion of Lots 15 & 16, Block 10, Tract 3, Unit 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on Holly NE, between VENTURA ST. NE and BARSTOW ST. NE, containing approximately 2 acres. (C-20) Carmen Marrone, Staff Planner

**Project # 1000501**

03EPC-00707 EPC Site Development Plan-Building Permit

03EPC-00731 EPC Site Development Plan-Subdivision

SHIVER CONSTRUCTION COMPANAY agent(s) for NEW MEXICO VIETMANESE BUDDHIST ASSOC. request the above action(s) for all or a portion of Lot(s) 5, 6, 17 and Lot 18, **Casas Serenas Subdivision**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE. SE, containing approximately 1 acre(s). (L-19) Deborah Stover, Staff Planner

**Project # 1002622**  
03EPC-00665 EPC Appeal

RODEY, DICKASON, SLOAN, AKIN & ROBB, PA agent(s) for TIM ALLEN & GREGG ALLEN request the above action(s) for all or a portion of Tract(s) B- 1C& 1E, **NETHERWOOD PARK ADDN**, zoned C-3 heavy commercial zone, located on W. OF WASHINGTON ST NE, between S. SIDE OF CUTLER AV. NE and, containing approximately 3 acre(s). (H-17)

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.

Jeff Jesionowski, Chairman  
Environmental Planning Commission

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MAY 28, 2003.**

APPROVED

  
Russell Brito, Senior Planner  
Planning Department

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

Meeting Date: 6-19-03

Zone Atlas Page: C-13-Z

Notification Radius: 100 Ft.

App# <u>03 EPC-10085</u>
Proj# <u>1001206</u>
Other#

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

Applicant: Black Development Two, LLC (John Black, Manager)

Address: 3613 NM State Road 528 NW, Ste #4, 87114

Agent: Consensus Planning

Address: 924 Park Ave SW, 87102

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

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

Date Mailed: 6/4/03

Signature: KST



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

101306431331210404 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

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 NM

OWNER NAME: GUTIERREZ LARRY P & JANE H

OWNER ADDR: 03313 GIRARD

NE ALBUQUERQUE

NM 87107

101306427526810401 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101306433832710407 LEGAL: TRAC T 3F -1 BLACK RANCH TRS 3E-1 3F-1 & 3G-1 (BEING LAND USE:

PROPERTY ADDR: 00000 9368 COORS BLV NM

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 NM

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 NM

OWNER NAME: BLACK ALBERT J & MARY JANE RVT

OWNER ADDR: 10416 MORNING STAR

NE ALBUQUERQUE

NM 87111

106437232710410 LEGAL: TRAC T 3I BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:

PROPERTY ADDR: 00000 9384 VALLEY VIEW NM

OWNER NAME: BLACK ALBERT J & MARY JANE RVT

OWNER ADDR: 10416 MORNING STAR

NE ALBUQUERQUE

NM 87111

101306434036610414 LEGAL: TRAC T 3D BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:

PROPERTY ADDR: 00000 9380 COORS BLV NM

OWNER NAME: MCCOLLUM THOMAS E & GAY N & MC

OWNER ADDR: 11000 BERMUDA DUNES

NE ALBUQUERQUE

NM 87111

101306434537910406 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

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 NM

OWNER NAME: GUTIERREZ LARRY P & JANE H

OWNER ADDR: 03313 GIRARD

NE ALBUQUERQUE

NM 87107

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

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

101306430142820213 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

1013064-275-248-1-04-01

Tr 2-B Bulk Land Plat Tracts 2-A & 2-B Black Ranch  
Being A Subdivision Plat For unplatted Tract 2 B1

AMAFCA

2600 Prospect NE

site addr: Coors Blvd NW

1013064-313-312-1-04-04

Tr 2-A Bulk Land Plat Tract 2-A & 2-B Black Ranch  
Being A Subdivision Plat For unplatted Tracts 2 B1

Black Development Two, LLC

3613 State Hwy 528 NW

site addr: Coors Blvd NW

1013064-345-379-1-04-06

Tr 3C-1 Plat of Tracts 3C-1 & 3C-2 Black Ranch  
Being A Replat of Tracts 3C Black Ranch Cont. .6245 AC

Lubricor Properties II, LLC

3520 Calle Cuervo NW

site addr: 9380 Calle Cuervo NW

Proj# 1001206

Black Development Two, LLC  
Attn: John Black, Manager  
3616 NM State Road 528 NW, Ste# H  
Albuquerque NM 87114

TOM ANDESON  
Paradise Hills Civic Assoc.  
10013 PLUNKETT DR NW  
ALBUQUERQUE NM 87114

101306427526810401

AMAFCA  
2600 PROSPECT NE  
ALBUQUERQUE NM 87107

101306433832710407

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

101306423734120210

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

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

GARY PLANTE  
Riverfronte Estates Neigh. Assoc., Inc.  
1692 PACE RD NW  
ALBUQUERQUE NM 87114

101306434537910406

LUBRICAR PROPERTIES II, LLC  
3520 CALLE CUERVO NW  
ALBUQUERQUE NM 87114

101306434036610414

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

101306430142820213

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

LARRY WEAVER  
Paradise Hills Civic Assoc.  
6001 UNITAS CT. NW  
ALBUQUERQUE NM 87114

BOB PONTO  
Riverfronte Estates Neigh. Assoc., Inc.  
9505 DANCING RIVER NW  
ALBUQUERQUE NM 87114

101306432535310415

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

101306432535310415

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



# City of Albuquerque

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

Date: April 25, 2003

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

Thank you for your inquiry of 4-25-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at portion of lots 2A & 3E1, Black Ranch

zone map page(s) C-13

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

Paradise Hills Civic

Neighborhood Association

Contacts: Harry Weavers

6001 Unitas Ct. NW / 87114  
898-8640 (h) 846-1511 (w)

Jon Anderson

10013 Plunkett Dr NW / 87114  
897-2593 (w)

Riverfronte Estates

Neighborhood Association, Inc.

Contacts: Harry Plante

1692 Pace Rd. NW / 87114  
235-2020 (w)

Bob Ponto

9505 Dancing Pkwy. NW  
890-3389 (w) 87114

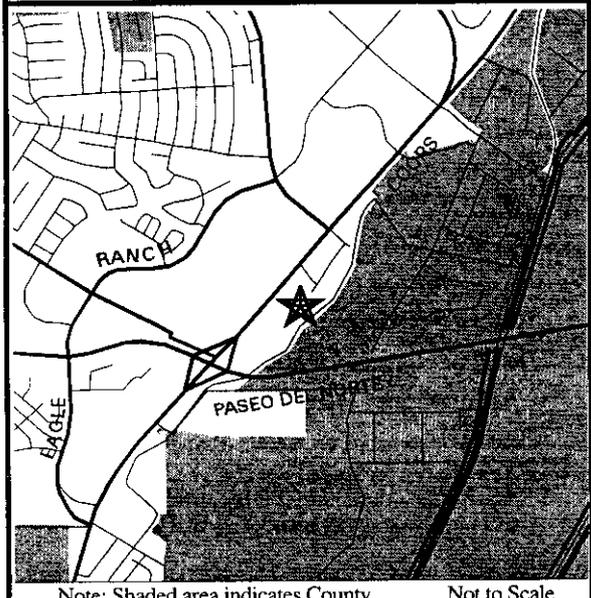
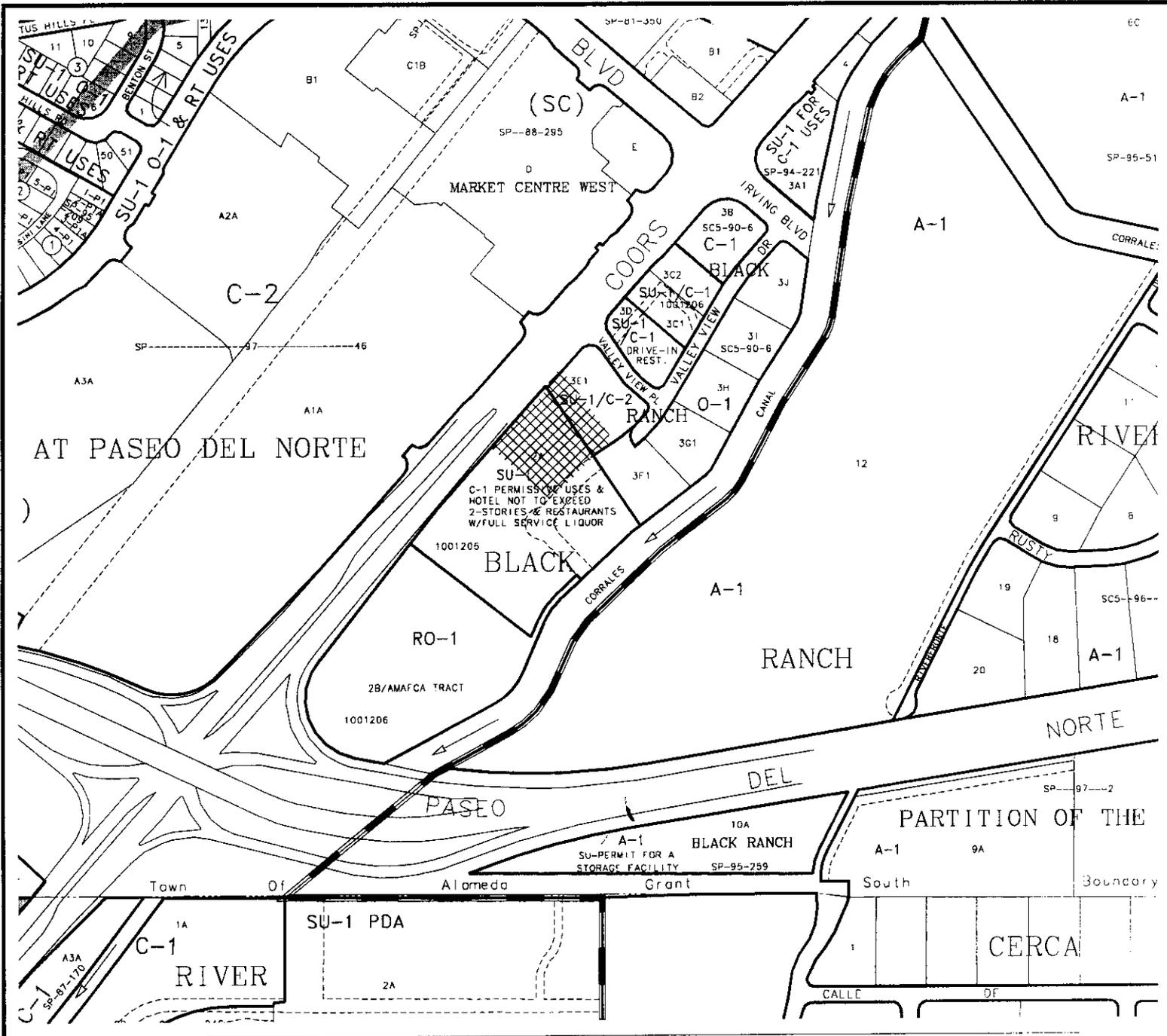
See reverse side for additional Neighborhood Association Information: YES { } NO

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

Sincerely,

Dalaina G. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



Note: Shaded area indicates County Not to Scale

### ZONING MAP



Scale 1" = 454'

PROJECT NO.  
1001206

HEARING DATE  
6-19-03

MAP NO.  
C-13

ADDITIONAL CASE NUMBER(S)  
03EPC-00685



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, June 12, 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 June 19, 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, June 19, 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 # 1002571**  
03EPC-00671 Annexation  
03EPC-00672 Zone Map Amendment

STEVEN WILLIAMS agents for JAMES GUTHRIE request annexation and establishment of M-1 zoning for Lots 11, 12, 13, 14, 16, and 17, **Sunrise Heights Addition**, zoned County M-1, located on TAHOE PL NW, south MONTANO ROAD NE and east of the ALAMEDA LATERAL, containing approximately 2.66 acres. (F-15) Russell Brito, Staff Planner

**Project # 1001206**  
03EPC-00685 Zone Map Amendment

CONSENSUS PLANNING agents for BLACK DEVELOPMENT TWO, LLC request the above action(s) for all or a portion of Tract(s) 3E1 & 2A, **Black Ranch Subdivision**, a zone map amendment from SU-1 for C-2 & SU-1 for C1 to SU-1 for C-1 Uses w/Package Liquor within 500 feet of a Residential Zone and Restaurant with Full Service Liquor, located on COORS BLVD. NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-13)  
Makita Hill, Staff Planner

**Project # 1002630**

03EPC-00688 EPC Site Development Plan-  
Amendment to Building Permit

KEVIN GEORGES AND ASSOCIATES agent(s) for PRESBYTERIAN HEALTH CARE SERVICES request the above action(s) for all or a portion of Lot(s) A-1, **Terrace Addition**, zoned SU-2 MC, located on CEDAR ST. SE, between LEAD AVE. SE and COAL AVE. SE, containing approximately 2 acres. (K-15) Cynthia Borrego, Staff Planner

**Project # 1002632**

03EPC-00690 Zone Map Amendment

TIERRA WEST LLC agents for BUILDERS INVESTMENT CO. OF NEW MEXICO request the above action for of Tracts 1 & 2, **Paragon Resources Inc.**, a zone map amendment from SU-1 IP Uses to include Heliport to RD for R-LT, located on PARADISE BLVD. NW, between UNIVERSE BLVD. NW and LYON NW, containing approximately 122 acres. (B-10) Carmen Marrone, Staff Planner

**Project # 1002421**

03EPC-00692 EPC Site Development Plan-  
Building Permit

GARRETT SMITH LTD. agent(s) for NEWLIFE HOMES INC. request the above action(s) for all or a portion of Tract 111, **Town of Atrisco Grant, Unit 6**, zoned SU-1 PRD 20 du/a, located on GWIN ROAD SW, between 69TH STREET SW and BATAAN DR SW, containing approximately 1 acre. (K-10) Juanita Vigil, Staff Planner

**Project # 1002633**

03EPC-00694 EPC Site Development Plan-  
Building Permit  
03EPC-00693 EPC Site Development Plan-  
Subdivision

ADVANCED ENGINEERING AND CONSULTING, LLC agent for JAYEFF CONSTRUCTION request the above actions for all or a portion of Lots 9-24, Block 10, Tract 3, Unit 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on HOLLY AVE NE, between VENTURA STREET NE and BARSTOW STREET NE, containing approximately 11 acres. (C-20) Carmen Marrone, Staff Planner

**Project # 1002634**

03EPC-00695 EPC Site Development Plan-  
Building Permit

KELLS & CRAIG ARCHITECTS, INC. agents for CITY OF ALBUQUERQUE/OPEN SPACE DIVISION request the above action(s) for all or a portion of Lot(s) 6B2, **Los Poblanos Ranch Addition**, zoned SU-1 MPOS/A-1, located on TIERRA VIVA PL. NW, between MONTANO ROAD NW and GRIEGOS DRAIN, containing approximately 138 acres. (F-13) Chris Hyer, Staff Planner

**Project # 1001206**

03EPC-00697 EPC Site Development Plan-Subdivision

03EPC-00698 EPC Site Development Plan-Building Permit

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GEORGE RAINHART ARCH. & ASSOCIATES agent for ENTERPRISE RENTAL CAR request the above actions from SU-1 for C-1 Permissive Uses and Hotel not to exceed 2 stories and restaurant with full service liquor to SU-1 C-1 Permissive Uses, restaurants with full service liquor and limited auto sales, for all or a portion of Tract(s) 2-A-2(B), **Black Ranch**, located on COORS BLVD. NW, between PASEO DEL NORTE NW and VALLEY VIEW PLACE NW, containing approximately 1 acre. (C-13) Deborah Stover, Staff Planner

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URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPT. request the above action(s) for all or a portion of Tract(s) NA, **Unplatted**, zoned SU-1 Airport and Related Facilities, located on CLARK CARR BLVD. SE, between SPIRIT DRIVE SE and ACCESS ROAD SE, containing approximately 6 acre(s). (N-15) Chris Hyer, Staff Planner

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**Project # 1000501**

03EPC-00707 EPC Site Development Plan-Building Permit

03EPC-00731 EPC Site Development Plan-Subdivision

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**Project # 1002622**  
03EPC-00665 EPC Appeal

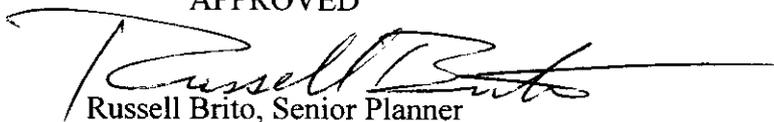
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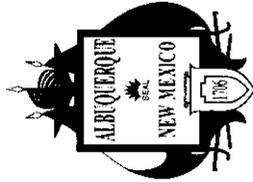
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Jeff Jesionowski, Chairman  
Environmental Planning Commission

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MAY 28, 2003.**

APPROVED

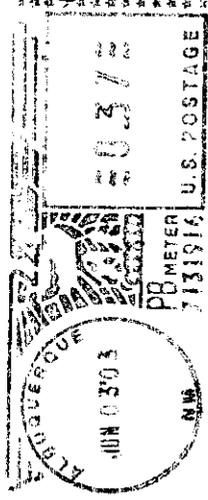
  
Russell Brito, Senior Planner  
Planning Department



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



101306430142820213

DAYTON HUDSON CORPORATION  
T-625 PROPERTY TAX DEPT.  
777 NICOLLET MALL  
MINNEAPOLIS MN

DAYT777 554023080 1102 22 06/09/03  
FORWARD TIME EXP RTN TO SEND  
DAYTON HUDSON CORP  
1000 NICOLLET MALL  
MINNEAPOLIS MN 55403-2542  
RETURN TO SENDER

