

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form S Supplemental form Z

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) L

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

Special Exception

APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: SEED / Source for Educational Empowerment & Community Development PHONE: (505) 792-2900

ADDRESS: 1700 Atrisco Dr. NW. FAX: (505) 792-5060

CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: seed@seedopenu.org

Proprietary interest in site: _____

AGENT (if any): Glenn Parry PHONE: (505) 792-2900

ADDRESS: SEED - 1700 Atrisco Dr. NW FAX: (505) 792-5060

CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: gparry@seedopenu.org

DESCRIPTION OF REQUEST: Change in usage for special use from Church and related uses to non-profit educational use (school)

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. A Block: 8 Unit: _____

Subdiv. / Addn. Palisades Addition

Current Zoning: SU-1 Church & Related Fac. Proposed zoning: SU-1 For 0-1

Zone Atlas page(s): H-11 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 1.23 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1

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

UPC No. 101105930712740414 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Cliff + Atrisco

Between: just north of Cliff on east side of street

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB 95-410

BA-1942, 289-73, 285-48,

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

SIGNATURE [Signature] DATE _____

(Print) SEED / Glenn Parry Applicant Agent

FOR OFFICIAL USE ONLY

| | Application case numbers | Action | S.F. | Fees |
|--|------------------------------|-------------|------------|---------------------|
| <input type="checkbox"/> INTERNAL ROUTING | <u>01110 - 00000 - 00565</u> | <u>ZMA</u> | <u>Z</u> | <u>\$ 210</u> |
| <input type="checkbox"/> All checklists are complete | <u>01129 - 00000 - 00566</u> | <u>SOPA</u> | <u>PLU</u> | <u>\$ 180</u> |
| <input type="checkbox"/> All fees have been collected | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> All case #s are assigned | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> AGIS copy has been sent | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> Case history #s are listed | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. fee rebate | _____ | _____ | _____ | \$ _____ |
| Hearing date <u>June 21, 01</u> | | | | Total <u>\$ 390</u> |

[Signature] 4/26/01
Planner signature / date

Project # 1001210

Form revised December 2000

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

ANNEXATION AND ESTABLISHMENT OF ZONING

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

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

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

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

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

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

AMENDMENT TO ZONE MAP (ZONE CHANGE)

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

SEED / Glenn Parry
Applicant name (print)

[Signature]
Applicant signature / date



Form revised December 2000

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

[Signature] 4/26/09
Planner signature / date

Project # 1001210

CITY OF ALBUQUERQUE

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

TO BE COMPLETED BY APPLICANT

APPLICANT: SOURCE FOR Educational Empowerment + Community Development (SEED) Date of request: 04/02/02 Zone atlas page(s): H-11-2

CURRENT: Zoning SU-1 Legal Description - Lot or Tract # A Block # 8
Parcel Size (acres / sq.ft.) 1.23 acres Subdivision Name Palisades Addition

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 | | [<input checked="" type="checkbox"/>] |

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 1
 Building Size - 4825 (sq. ft.)

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

Applicant or Representative [Signature] Glenn M. Parry Date 4/02/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

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

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

Notes:

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

Joseph D. Montano 4/2/2001
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

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

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

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

Notes:

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

[Signature] 4/2/02
ENVIRONMENTAL HEALTH DATE

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

| | | | | |
|------|-------------|--------------------|----------------------|-------|
| TIS | - SUBMITTED | <u> / / </u> | _____ | _____ |
| | - FINALIZED | <u> / / </u> | TRAFFIC ENGINEER | DATE |
| AQIA | - SUBMITTED | <u> / / </u> | _____ | _____ |
| | - FINALIZED | <u> / / </u> | ENVIRONMENTAL HEALTH | DATE |

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

SEED / Glenn Parry

 Applicant name (print)

[Signature]

 Applicant signature / date

Form revised December 2000



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

[Signature] 4/26/10

 Planner signature / date

Project # 1001210

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

Date: June 22, 2001

OFFICIAL NOTIFICATION OF DECISION

SEED
1700 Atrisco Dr. NW
Albuq. NM 87105

FILE: 01110 00565/01128 00566
LEGAL DESCRIPTION: for Lot A, Block 8,
Palisades Addition, located on Atrisco Drive NW
between Interstate 40 and Iliff Road, containing
approximately 1.23 acres. (H-11) Lola Bird,
Staff Planner

On June 21, 2001, the Environmental Planning Commission voted to approve 01110 00565 a zone map amendment from SU-1 for Church and Related Facilities to SU-1 for O-1, Excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers, for Lot A, Block 8, Palisades Addition, based on the following Findings:

FINDINGS :

1. This is a request for a zone map amendment from SU-1 for Church and related facilities to SU-1 for O-1, Excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers, for a 1.23 acre site located at the northeast corner of Atrisco and Kevin Ct., NW.
2. The proposal is for a non-profit educational institution.
3. This request furthers the goals and policies of the Comprehensive Plan, specifically, by locating a use whose intensity and design respects existing neighborhood values (Policy d), by proposing a service use which is located to complement adjacent residential areas (Policy i) and by improving the quality of the visual environment (Policy m).
4. The applicant adequately justifies this request per Section 1.D.3 of *Resolution 270-1980*, by demonstrating that a new zoning category is more advantageous to the community as articulated in the *Comprehensive Plan*.

On June 21, 2001, the Environmental Planning Commission voted to approve 01128 00566 a site development plan for building permit, for Lot A, Block 8, Palisades Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request for a site development plan for building permit for a 1.23-acre site located at the northeast corner of Atrisco and Kevin Ct., NW.
2. The applicant is requesting approval of the site development plan to allow a non-profit educational institution.
3. The applicant is proposing changes to the existing site plan that will improve the visual quality of the site, including upgrades to the existing building's façade and the site's landscaping plan.
4. This submittal in conformance with the previously approved site plan for the subject site (Z-89-73).
5. This request is in conformance with the *Comprehensive Plan* by improving the visual quality of the built environment and by locating a use whose intensity and design respects the residential character of the neighborhood.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A detail of the proposed bike rack, including material and type, shall be provided.
3. All light fixtures shall be a maximum of 16 feet tall and shall be fully shielded, horizontal lamps of a full-cut-off type, so that no fugitive light escapes beyond the property line.
4. Two additional shade trees shall be provided to shade the sidewalk along Atrisco Drive.
5. A pedestrian connection from Kevin Court to the site shall be made.

6. The location of the desert willows surrounding the parking lot shall be modified to ensure adequate shading of the parking area.
7. The site development plan shall indicate openings in the proposed wall where it crosses a pedestrian pathway.
8. The size of the monument sign shall be limited to no more than 4 feet tall by 6 feet long.
9. Public Works Transportation Development conditions of approval for the proposed site plan for building permit include:
 - a. Provision of 10-foot end islands with 15-foot corner radii adjacent to the proposed parking area.
 - b. Provision of adequate pedestrian access from Atrisco Drive.
10. All sidewalks shall be brought up to City standards and be in good repair.
11. The Landscaping Plan shall specifically designate the types, amounts, and locations of plants in the "Undisturbed Native Shrub and Grass Area."

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **JULY 6, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

JUNE 21, 2001
01110 00565/01128 00566
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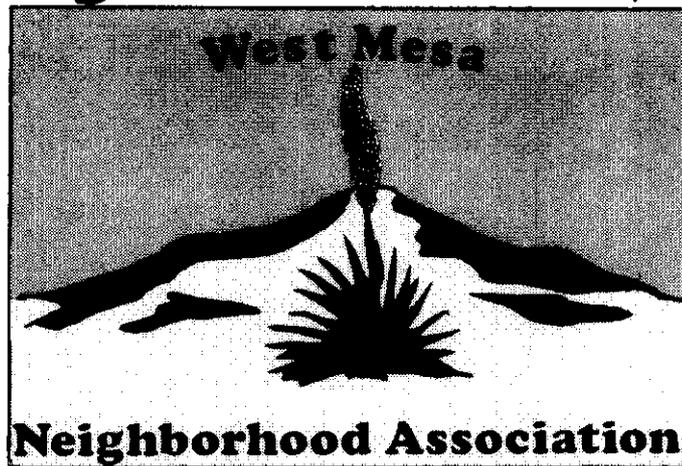
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


for Robert R. McCabe, AIA, APA
Planning Director

RM/LB/ac

cc: Glenn Parry, 1700 Atrisco Dr. NW, Albuquerque, NM 87105
Susan Mellin, Vista Magnifica, 1816 Calle del Vista NW, Albuquerque, NM 87105
Deb Francisco, Vista Magnifica, 1708 Cliffside NW, Albuquerque, NM 87105
Louis Tafoya, West Mesa, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Edna Strauss, West Mesa, 5117 La Subida NW, Albuquerque, NM 87105



Louis Tafoya
EPC rec 6/21
01110 565

6411 Avalon Road NW
Albuquerque, New Mexico 87105-1912
(505) 836-3189
June 21, 2001

City of Albuquerque Environment Planning Commission
Ms Elizabeth Begay
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Project 1001210; Applicant Glenn Parry

Dear Ms. Begay,

The West Mesa (formerly Lavaland Vecinos) Neighborhood Association (WMNA) is concerned about the proposed zone change at 1700 Atrisco NW as requested by the Seed Open University.

The concern is not with the Seed Open University, per se. We think that the Seed Open University personnel are honorable people. Our concern is with the rezoning itself and what kinds of uses the new zoning would allow into our fragile neighborhood in the future without any oversight by the community.

At present, there is a church on the site, and that's fine. And we honestly feel Seed Open University would enhance our neighborhood. However, we are leery of the following specific permissive uses allowed by the O-1 zone such as:

- Antennas, up to 65 feet in height
- Beauty Shop, Barber Shop
- Dwelling Unit (House, Townhouse, or Apartment)
- Institutions
- Medical Supplies and Services Shops
- Photocopy, Photography Studio
- Public Utility Structures
- Radio or Television Studio

We also feel that with new owner(s) of this site, if/after Seed Open University moves on, the community will not have an input as to what will be built on this site. Thus, after much discussion, our board of directors determined that we do not want the property to be zoned O-1.

Ms. Susan Mellin, President of Vista Magnifica Neighborhood Association has the same concerns as West Mesa Neighborhood Association, relative to the undesired Permissive uses stated above and development of the site with future owners. She has authorized me to so state these concerns to the City of Albuquerque Environment Planning Commission.

Another concern noted for the record. Although not adjacent to the property in question, Riverview Heights Neighborhood Association, and Pat Hurley Neighborhood Association will be impacted; however, they were not included in the review and comment process of this zone change request.

Because of the concerns stated above , we respectfully request that you grant 1700 Atrisco NW an SU-1 zone for "Non-profit Educational Institutions and its related administrative functions."

Thank you for your consideration. We greatly appreciate your support.

Sincerely,



Louis Tafoya

President, West Mesa Neighborhood Association

COPY

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Russell Brito Others Don Newton, OCNC
 Transportation: Joe David Montano Others _____
 Utilities: Jack McDonough Others _____
 Others: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment: EPC Approval City Council Approval
 Sector Dev. Plan Amendment: EPC Approval City Council Approval
 Site Dev. Plan for Subdivision: EPC Approval DRB Approval
 Site Dev. Plan for Bldg Permit: EPC Approval DRB Approval
 Annexation: [EPC Review with City Council Approval]
 OTHER _____

3. SUMMARY OF PRT DISCUSSION

- SU-1 for Church and Related Facilities does not allow proposed use (school)
- zone change will be required: possibly SU-1 for O-1
- Site development plan will be required in conjunction with zone change request
- check with Building & Safety Division (basement, Plaza del Sol building) regarding straw bale construction
- Application materials and checklists available at Planning counter on ground level, Plaza del Sol b
- Probably no T.I.S. (traffic impact study) or AQLA (air-quality impact assessment) requirements
- Adjacent to bicycle route along Atrisco
- Pedestrian access and amenities will be important
- Off-premise signage ~~is~~ possible along Coors Blvd.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.
 [PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING]

Russell Brito 11 Apr 01
 PRT CHAIRMAN / DATE

[Signature] 4/11/01
 APPLICANT OR AGENT / DATE

- Submittal deadline is final Thursday of the month, 12 noon to be heard in approximately 45 days.
- Check with Public Works, Hydrology to obtain statement that grading & drainage will not be changing

SEEDTM**OPEN UNIVERSITY**
SOURCE FOR EDUCATIONAL EMPOWERMENT & COMMUNITY DEVELOPMENT

A NON-PROFIT ORGANIZATION • WWW.SEEDOPENU.ORG

April 25, 2001

Ms. Lola Bird
City of Albuquerque Planning and Zoning
Plaza del Sol - 2nd Floor West
6000 2nd St NW
Albuquerque, NM 87104

Dear Ms. Bird,

SEED (Source for Educational Empowerment & Community Development) is applying for a zone change from SU-1 for Church and Related Purposes to SU-1 for O-1. The reason we are applying for this zone change is to establish a non-profit educational organization for the overall benefit of the community as articulated in the Comprehensive Plan.

SEED's mission statement is to empower individuals, through a practically and spiritually based curriculum, toward greater self-fulfillment and service to the community at large. SEED provides community-based, community-driven education, employing instructors from all facets of the community to teach their life passion to students who attend not for credit, but out of interest in acquiring practical skills which make an impact in their lives. We offer more than one hundred programs per semester in a wide variety of subjects. In addition to adult continuing education, SEED sponsors special programs which benefit the community, including SEEDlings Summer Camp for children, and conferences and forums, such as the annual Language of Spirituality conference, bringing Quantum physicists, Native American elders and linguists together to discuss the parallels between discoveries in Quantum mechanics and the Native American world-view.

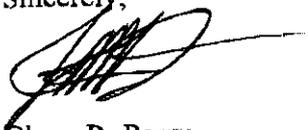
This request is justified per Resolution 270-1980 because a different use category is more advantageous to the community (Sec 1-D-3). The current owners of the site are no longer able to meet their financial obligations on the property and properly maintain the grounds. Approval of this request will ensure that the site, which is currently in a degraded condition, will be improved and maintained to the benefit of the community.

Purchase of the building by SEED will improve the neighborhood through the following measures:

- 1) Improved Landscaping in keeping with environmentally friendly and aesthetically pleasing requirements as articulated in the Comprehensive Plan
- 2) Improvements to the Façade of the Building
- 3) Providing community-based community driven education open to everyone in the community without entrance examinations, taught by instructors who have real life experience in their chosen field.
- 4) Providing employment to all facets of the community to teach their life work to interested students.

Finally, this zone change will not be harmful to the adjacent property, neighborhood or community, as it does not in any significant way disturb the existing patterns of traffic and other current levels of use, while providing for improvement in services and aesthetics.

Sincerely,



Glenn R. Parry
Executive Director
SEED

SEED™

OPEN UNIVERSITY

SOURCE FOR EDUCATIONAL EMPOWERMENT & COMMUNITY DEVELOPMENT

A NON-PROFIT ORGANIZATION • WWW.SEEDOPENU.ORG

May 2, 2001

City of Albuquerque Planning and Zoning
Plaza del Sol - 2nd Floor West
6000 2nd St NW
Albuquerque, NM 87104

REVISED LETTER:

To whom it may concern:

SEED (Source for Educational Empowerment & Community Development), a non-profit educational organization, is planning to purchase the property located at 1700 Atrisco NW in Albuquerque, in Lot A, Block #8, in the Palisades Addition. The property is currently owned by the Unity Church but under contract to sell to SEED; SEED is acting as agent of the Unity Church in respect to application for a zoning change. The property is currently zoned for SU-1 for Church and Related Purposes. SEED is requesting that the zoning for SU-1 be amended to include the purpose of office and institutional use.

With regard to the enclosed Site Development Plan, the enclosed amendments are for the following:

- 1) a new Stucco on Existing Building (Color - Sandstone)
- 2) a stucco Wall on the north side and front of the property with a cement footing, cinder block, lath, brown coat and stucco (Color - Sandstone)
- 3) a sign 10 ft long by 7 feet high with side supports of cinder block and stucco, on a cement footing. The center wording area will be wood with letters painted on with an outdoor enamel paint. The color of the supports is Sandstone.
- 4) Bicycle Rack for 6 bicycles

A Site Development Plan Checklist is included with the proposal, and all items listed are noted as included in the Site Plan or as not applicable. The landscaping plan, noting existing and proposed landscaping, will be forwarded separately prior to noon on Monday, May 7th. There is no plan to change the existing grading, however, we will include panoramic view photographs of each side of the building and label the appropriate direction as such. There is no proposal to build any new structures.

SEED would like to emphasize that the actual usage of the facility at 1700 Atrisco would vary little from its current usage. Currently, the church has regular evening and weekend activities, such as study and support groups, and weekly Sunday services. From time to time, the Church has also rented the facilities in the past to educational organizations, including SEED. Although SEED does intend to have semi-regular class activities on evenings and weekends, this would not constitute much change from the way the facility is currently utilized. SEED, in keeping with its "Open University" format, would continue to offer most of its programs off-

P.O. Box 2227 Corrales, NM 87048 (505) 792-2900 fax (505) 792-5060

site in Albuquerque, Santa Fe and elsewhere. Evening and weekend classes' median attendance is expected to be between 5-10 students, and this is again in accord with the approximate attendance of current church group activities. There may be occasional larger gatherings from time to time, not to exceed a capacity of 90 people. The parking lot has 22 paved spaces and between 25-30 unpaved spaces for overflow parking. Thus, the lot does have existing parking to accommodate the occasional larger event, based on a parking calculation of 2 people per vehicle.

The space would be utilized during the daytime almost exclusively for administrative tasks. The number of employees presently numbers just three, and the instructors do not keep office hours at all. They come to teach a class on a particular occasion and then only come again if they are scheduled for a new class.

Thank you very much for processing of our application.

Sincerely,



Glenn Parry
Executive Director

SEEDTM**OPEN UNIVERSITY**
SOURCE FOR EDUCATIONAL EMPOWERMENT & COMMUNITY DEVELOPMENT

A NON-PROFIT ORGANIZATION • WWW.SEEDOPENU.ORG

May 29, 2001

City of Albuquerque Planning and Zoning
Plaza del Sol - 2nd Floor West
6000 2nd St NW
Albuquerque, NM 87104

ADDENDUM TO LETTER OF May 9:

To whom it may concern:

SEED (Source for Educational Empowerment & Community Development), a non-profit educational organization, is planning to purchase the property located at 1700 Atrisco NW in Albuquerque, in Lot A, Block #8, in the Palisades Addition. The property is currently owned by the Unity Church but under contract to sell to SEED; SEED is acting as agent of the Unity Church in respect to application for a zoning change. The property is currently zoned for SU-1 for Church and Related Purposes. SEED is requesting that the zoning for SU-1 be amended to include the purpose of office and institutional use.

REVISED PORTION:

After neighborhood organization input, we would like to revise our zoning request for SU-1 for O-1 to have the following exclusions:

Under permissive uses, please exclude #5 from the O-1 zoning code, pertaining to community residential programs for substance abusers. Under conditional uses, please exclude #2 and #3 pertaining to community residential corrections programs and community residential program for substance abusers. SEED has no intention of opening these particular community programs, and in the interest of harmonious neighborhood relations, requests that these exclusions be applied to the O-1 zoning code.

With regard to the enclosed Site Development Plan, the enclosed amendments are for the following:

- 1) a new Stucco on Existing Building (Color - Sandstone)
- 2) a stucco Wall on the north side and front of the property with a cement footing, cinder block, lath, brown coat and stucco (Color - Sandstone)
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A Site Development Plan Checklist is included with the proposal, and all items listed are noted as included in the Site Plan or as not applicable. The landscaping plan, noting existing and proposed landscaping, will be forwarded separately prior to noon on Monday, May 7th. There is no plan to change the existing grading, however, we will include panoramic view photographs of each side of the building and label the appropriate direction as such. There is no proposal to build any new structures.

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The space would be utilized during the daytime almost exclusively for administrative tasks. The number of employees presently numbers just three, and the instructors do not keep office hours at all. They come to teach a class on a particular occasion and then only come again if they are scheduled for a new class.

Thank you very much for processing of our application.

Sincerely,



Glenn Parry
Executive Director

CC/

Vista Magnifica Neighborhood Association
West Mesa Neighborhood Association

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

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

Accompanying Material - Fee payment

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

SHEET #1 - SITE PLAN

A. General Information

1. Scale

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

B. Proposed Development

1. Structural

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

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

2. Non-Structural and Parking

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

C. Street and Circulation

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

D. Utilities

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

E. Phasing

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

Susan Mellin
1816 Calle Del Vista NW
Albuquerque, New Mexico 87105
831-8051
June 8, 2001

Environment Planning Commission
Reference; Seed
0111000565
0112800566
Project #1001210
Lola Bird, Staff Planner

As the representative of Vista Magnifica Neighborhood Association and it's Board of Directors, I would like to state a full recommendation of the Seed Open University in our neighborhood. We fore see no problems with the zoning change. With it's fine reputation it will be an asset and friend to the neighborhood.

Most sincerely,


President

Landscape Area Requirement-square footage 6,240
 and percent 15.9%
 Landscaped Area Provided, Square Footage 7,700
 & Percent 18.5%.

- xxxx Irrigation Lines
- Gravel Ground Cover (Existing)
- Turf Area (Existing)
- Undisturbed Native Shrub & Grass Area (Existing)
- Blue Gramma & Buffalo Grass (Proposed)

- 1) Desert Willow 15'-20' (proposed)
- 2) Aspen 15'-20' (proposed)
- 3) Chamisa 4'x4' (existing)
- 4) Elm 40' (existing)
- 5) Rose of Sharon 10' (existing)
- 6) Pyracantha 7' (existing) Evergreen
- 7) Santonilla 4' (existing) Evergreen
- 8) Honeysuckle 4' (existing)
- 9) Yucca Sp. 15' (existing)
- 10) Cottonwood 40' (existing)
- 11) Lilac Bushes 8' (existing)
- 12) Arizona Sycamore 40' (proposed)
- 13) Apache Plume 5' (proposed) 4' (existing)
- 14) Elm (pruned in shrub form) 4' (existing)
- 15) Euanomus 5' (proposed) Evergreen

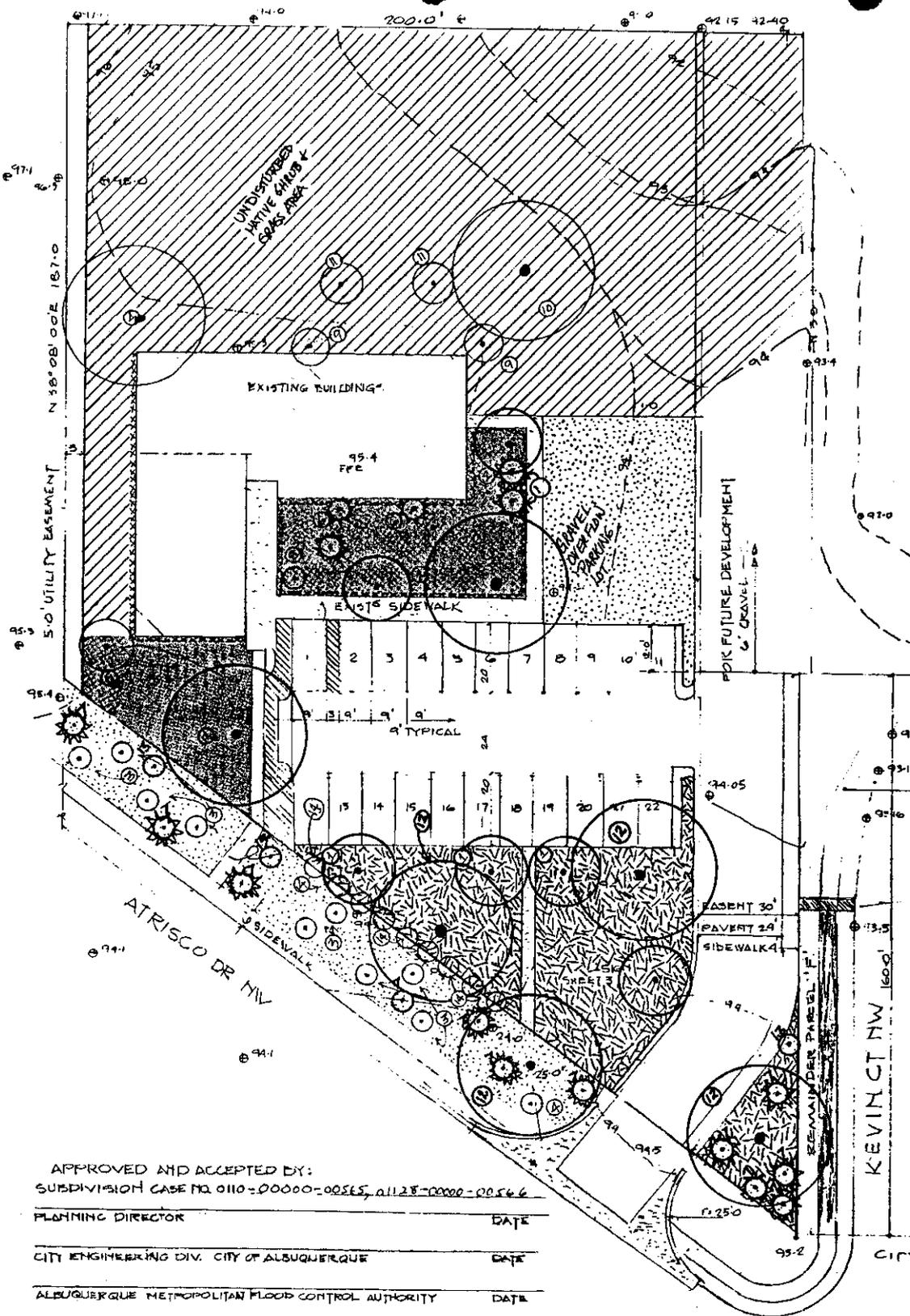
LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque, Water Conservation Landscaping and Water Waste Ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping, and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.



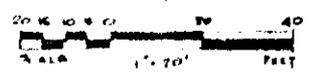
EXISTING 40' SIDEWALK

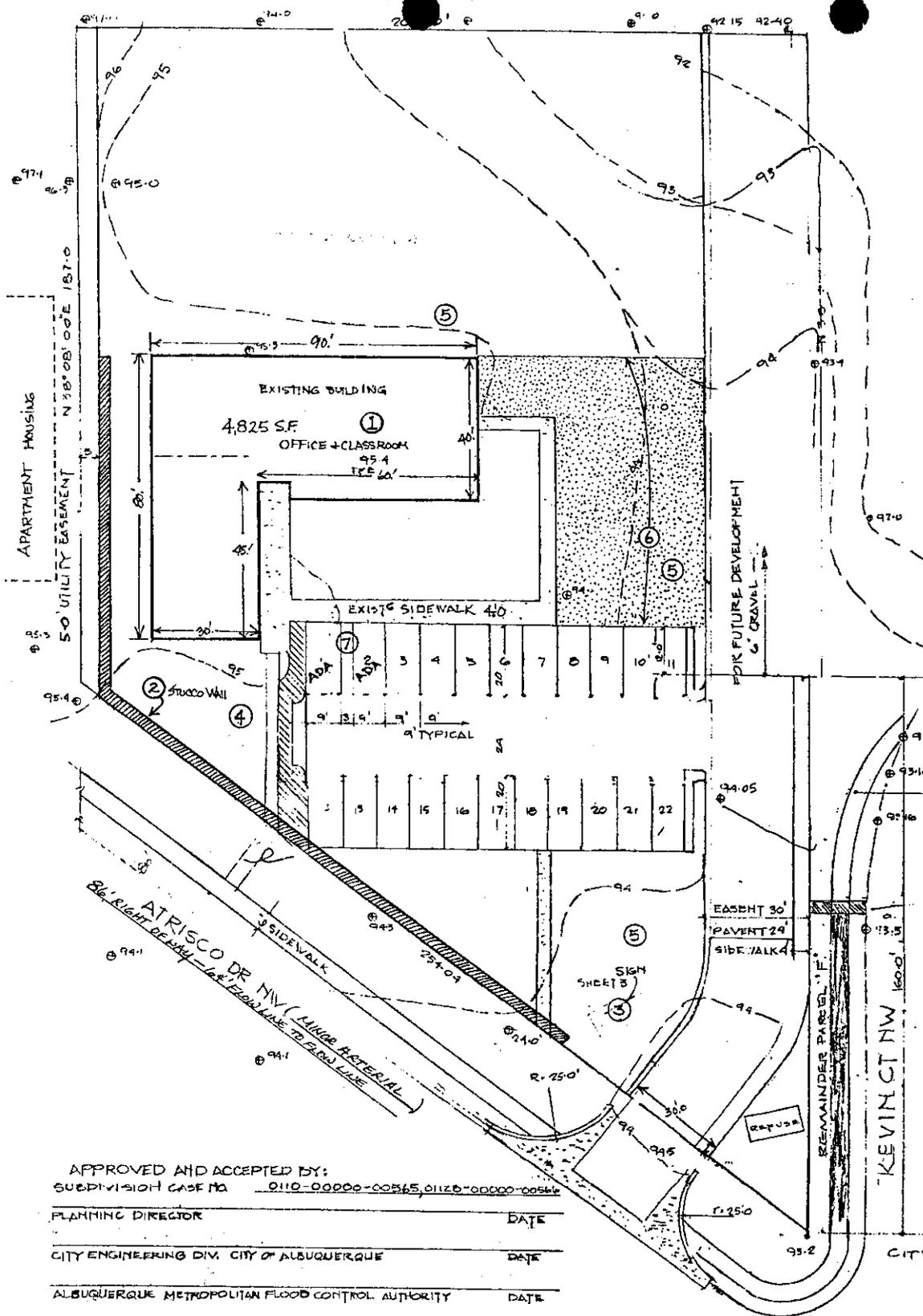
SEWERAGE BASEMENT

| | |
|-------------------|-------------|
| AREA OF PROPERTY | 53700 sq FT |
| AREA OF BUILDINGS | 4000 sq FT |
| AREA OF BLACKTOP | 1170 sq FT |
| USABLE OPEN SPACE | 34100 sq FT |
| PARKING | |
| FIXED SEATS | 120 |
| PARKING REQ'D | 20 |
| PARKING PROVIDED | 22 |
| HANDICAP SPACES | 2 |

| | |
|--|------|
| APPROVED AND ACCEPTED BY: | |
| SUBDIVISION CASE NO. 0110-00000-00565, 01128-00000-00566 | |
| PLANNING DIRECTOR | DATE |
| CITY ENGINEERING DIV. CITY OF ALBUQUERQUE | DATE |
| ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY | DATE |
| TRAFFIC DIV. CITY OF ALBUQUERQUE | DATE |
| WATER UTILITIES DEPT. CITY OF ALBUQUERQUE | DATE |
| PARKS & RECREATION DEPT. CITY OF ALBUQUERQUE | DATE |

LANDSCAPING
SITE DEVELOPMENT PLAN
 TRACTS 1, 2, & 3 OF PAUSADES
 ADDITION CITY OF ALBUQUERQUE
 REVISED NOV 28/95





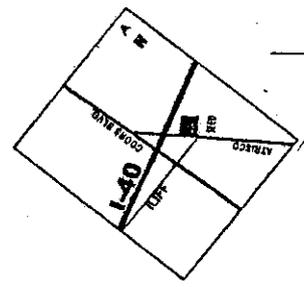
- KEY**
- 1 New Stucco on existing building. Color: SandStone
 - 2 Stucco wall. Cement footing, cinder block, lath, brown coat, and stucco. Color: Sandstone.
 - 3 Sign, 10 feet long and 7 feet high. Side of cinder block and stucco on a cement footing. Center wording area to be wood with letters painted with enamel paint. Color of supports is Sandstone.
 - 4 Bicycle rack
 - 5 Existing lighting
 - 6 Overflow gravel parking area for special events.
 - 7 ADA accessible space



| | | |
|-------------------|-------|-------|
| AREA OF PROPERTY | 53700 | SQ FT |
| AREA OF BUILDINGS | 4825 | # |
| AREA OF BLOCK | 4170 | # |
| USABLE OPEN SPACE | 34100 | # |
| PARKING | | |
| FIXED SEATS | 120 | |
| PARKING REQ'D | 70 | |
| PARKING PROVIDED | 22 | |
| HANDICAP SPACES | 2 | |

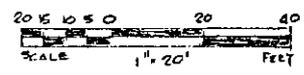
APPROVED AND ACCEPTED BY:

| | |
|---|-------------------------------------|
| SUBDIVISION CASE NO | 0110-00000-00565, 01120-00000-00544 |
| PLANNING DIRECTOR | DATE |
| CITY ENGINEERING DIV. CITY OF ALBUQUERQUE | DATE |
| ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY | DATE |
| TRAFFIC DIV. CITY OF ALBUQUERQUE | DATE |
| WATER UTILITIES DEPT. CITY OF ALBUQUERQUE | DATE |
| PARKS & RECREATION DEPT. CITY OF ALBUQUERQUE N.M. | DATE |



1700 ATRISCO, NW.

SITE DEVELOPMENT PLAN
 TRACTS 1, 2, & 3 OF PALSADE
 ADDITION, CITY OF ALBUQUERQUE
 REVISED NOV 28/95



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April 25, 2001

Ms. Lola Bird
City of Albuquerque Planning and Zoning
Plaza del Sol - 2nd Floor West
6000 2nd St NW
Albuquerque, NM 87104

Dear Ms. Bird,

SEED (Source for Educational Empowerment & Community Development) is applying for a zone change from SU-1 for Church and Related Purposes to SU-1 for O-1. The reason we are applying for this zone change is to establish a non-profit educational organization for the overall benefit of the community as articulated in the Comprehensive Plan.

SEED's mission statement is to empower individuals, through a practically and spiritually based curriculum, toward greater self-fulfillment and service to the community at large. SEED provides community-based, community-driven education, employing instructors from all facets of the community to teach their life passion to students who attend not for credit, but out of interest in acquiring practical skills which make an impact in their lives. We offer more than one hundred programs per semester in a wide variety of subjects. In addition to adult continuing education, SEED sponsors special programs which benefit the community, including SEEDlings Summer Camp for children, and conferences and forums, such as the annual Language of Spirituality conference, bringing Quantum physicists, Native American elders and linguists together to discuss the parallels between discoveries in Quantum mechanics and the Native American world-view.

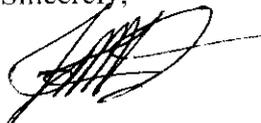
This request is justified per Resolution 270-1980 because a different use category is more advantageous to the community (Sec 1-D-3). The current owners of the site are no longer able to meet their financial obligations on the property and properly maintain the grounds. Approval of this request will ensure that the site, which is currently in a degraded condition, will be improved and maintained to the benefit of the community.

Purchase of the building by SEED will improve the neighborhood through the following measures:

- 1) Improved Landscaping in keeping with environmentally friendly and aesthetically pleasing requirements as articulated in the Comprehensive Plan
- 2) Improvements to the Façade of the Building
- 3) Providing community-based community driven education open to everyone in the community without entrance examinations, taught by instructors who have real life experience in their chosen field.
- 4) Providing employment to all facets of the community to teach their life work to interested students.

Finally, this zone change will not be harmful to the adjacent property, neighborhood or community, as it does not in any significant way disturb the existing patterns of traffic and other current levels of use, while providing for improvement in services and aesthetics.

Sincerely,



Glenn R. Parry
Executive Director
SEED

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A NON-PROFIT ORGANIZATION • WWW.SEEDOPENU.ORG

April 25, 2001

Mr. Louis Tafoya
West Mesa Neighborhood Association
6411 Avalon Rd NW
Albuquerque, NM 87105

Dear Mr. Tafoya,

SEED (Source for Educational Empowerment & Community Development), a non-profit educational organization, is planning to purchase the property located at 1700 Atrisco NW in Albuquerque, in Lot A, Block #8, in the Palisades Addition. The property is currently owned by the Unity Church of Christianity. SEED is requesting that the zoning for SU-I be amended to include the purpose of office and institutional use.

SEED would like to emphasize to our prospective new neighbors that the actual usage of the facility at 1700 Atrisco would vary little from its current usage. Currently, the church has regular evening and weekend activities, such as study and support groups, and weekly Sunday services. From time to time, the Church has also rented the facilities in the past to educational organizations, including SEED. Although SEED does intend to have semi-regular class activities on evenings and weekends, this would not constitute much change from the way the facility is currently utilized. SEED, in keeping with its "Open University" format, would continue to offer most of its programs off-site in Albuquerque, Santa Fe and elsewhere. Evening and weekend classes' median attendance is expected to be between 5-10 students, and this is again in accord with the approximate attendance of current church group activities. There may be larger gatherings from time to time, but even these gatherings would not occur more than once a week, nor bring a significantly higher number of traffic than the church's regular Sunday services. The space would be utilized during the daytime almost exclusively for administrative tasks. The number of employees presently numbers just three, and the instructors do not keep office hours at all. They come to teach a class on a particular occasion and then only come again if they are scheduled for a new class.

There is also little in the way of change with regard to the Site Development Plan. The facilities are quite large enough for SEED's purposes for the foreseeable future, so there is no plan of expansion at present. The only changes planned at present are an exterior stucco wall on the property and possibly a stucco overcoat of the building façade. If you or anyone in your organization has any questions at all, please feel free to contact us.

Thank you very much for consideration of our request.

Sincerely,


Glenn Parry
Executive Director

P.O. Box 2227 Corrales, NM 87048 (505) 792-2900 fax (505) 792-5060

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OPEN UNIVERSITY

SOURCE FOR EDUCATIONAL EMPOWERMENT & COMMUNITY DEVELOPMENT

A NON-PROFIT ORGANIZATION • WWW.SEEDOPENU.ORG

April 25, 2001

Ms. Susan Mellin
Vista Magnifica Neighborhood Association
1816 Calle Del Vista NW
Albuquerque, NM 87105

Dear Susan,

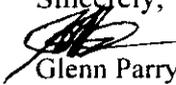
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Thank you very much for consideration of our request.

Sincerely,


Glenn Parry
Executive Director

P.O. Box 2227 Corrales, NM 87048 (505) 792-2900 fax (505) 792-5060

FAX TRANSMITTAL

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

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

PAGE 1 of 1

DATE: 4-27-01

TO: Glenn Parry 792-5060 [BY FAX]
FROM: Planning Dept.
SUBJECT: Site Plan

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on June 21, 2001, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, May 2, 2001. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

Need a complete site development plan for building permit

See Attached

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

P-A # 01-45 APPLICANT SEED - Glenn Perry TEL. # 792-2900

RECEIVED BY K. Tsethlikai DATE April 2, 2001

APPOINTMENT TIME & DATE: 3:00 pm, April 11, 2001

Appointment requests received by Monday will be scheduled for Wednesday of the same week, if times are available. Requests received after Monday will be scheduled for the following Wednesday. **Please contact the Planning Division at 924-3860 for more information.**

1. BRIEFLY DESCRIBE REQUEST: (What do you plan to develop on this site?)

Change facade on existing building. *& build wall. Zone Change.*

2. RESPOND TO THE FOLLOWING QUESTIONS:

Size of site: 1.23 Acres Existing Zoning: SU-1 for Church Rel Fac Proposed Zoning: Same

Previous zone change or site plan approval case #'s for this site: DRB-95-410, Z-85-48, Z-89-73

Applicable area or sector development plans: N/A

Residential: Type and # of units proposed: N/A

Commercial: Estimated building square footage: 4825 Sq. Ft # of employees: 5

3. LOCATION OF REQUEST: Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. Include Zone atlas number.

1700 Atrisco NW, Lot A, Block 8, Palisades Addn., located on Atrisco NW between Kevin Court NW and I-40 East, **Zone Atlas Page: H-11-Z**

4. WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:

* What are the full procedures for a non-profit organization and time frame for the process?

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3739
CONNECTION TEL 97925060
SUBADDRESS
CONNECTION ID
ST. TIME 04/27 11:40
USAGE T 05'02
PGS 5
RESULT OK

FAX TRANSMITTAL

PAGE 1 of 1

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

DATE: 4-27-01

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

TO: Bleun Parry 792-5060 [BY FAX]
FROM: Planning Dept.
SUBJECT: Site Plan

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on June 21, 2001, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, May 2, 2001. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

Need a complete site development plan for building permit

See Attached

SEEDTM

OPEN UNIVERSITY

SOURCE FOR EDUCATIONAL EMPOWERMENT & COMMUNITY DEVELOPMENT

A NON-PROFIT ORGANIZATION • WWW.SEEDOPENU.ORG

April 25, 2001

Ms. Edna Strauss
West Mesa Neighborhood Association
5117 La Subida NW
Albuquerque, NM 87105

Dear Ms. Strauss,

SEED (Source for Educational Empowerment & Community Development), a non-profit educational organization, is planning to purchase the property located at 1700 Atrisco NW in Albuquerque, in Lot A, Block #8, in the Palisades Addition. The property is currently owned by the Unity Church of Christianity. SEED is requesting that the zoning for SU-I be amended to include the purpose of office and institutional use.

SEED would like to emphasize to our prospective new neighbors that the actual usage of the facility at 1700 Atrisco would vary little from its current usage. Currently, the church has regular evening and weekend activities, such as study and support groups, and weekly Sunday services. From time to time, the Church has also rented the facilities in the past to educational organizations, including SEED. Although SEED does intend to have semi-regular class activities on evenings and weekends, this would not constitute much change from the way the facility is currently utilized. SEED, in keeping with its "Open University" format, would continue to offer most of its programs off-site in Albuquerque, Santa Fe and elsewhere. Evening and weekend classes' median attendance is expected to be between 5-10 students, and this is again in accord with the approximate attendance of current church group activities. There may be larger gatherings from time to time, but even these gatherings would not occur more than once a week, nor bring a significantly higher number of traffic than the church's regular Sunday services. The space would be utilized during the daytime almost exclusively for administrative tasks. The number of employees presently numbers just three, and the instructors do not keep office hours at all. They come to teach a class on a particular occasion and then only come again if they are scheduled for a new class.

There is also little in the way of change with regard to the Site Development Plan. The facilities are quite large enough for SEED's purposes for the foreseeable future, so there is no plan of expansion at present. The only changes planned at present are an exterior stucco wall on the property and possibly a stucco overcoat of the building façade. If you or anyone in your organization has any questions at all, please feel free to contact us.

Thank you very much for consideration of our request.

Sincerely,


Glenn Parry
Executive Director

P.O. Box 2227 Corrales, NM 87048 (505) 792-2900 fax (505) 792-5060



OPEN UNIVERSITY
SOURCE FOR EDUCATIONAL EMPOWERMENT & COMMUNITY DEVELOPMENT

A NON-PROFIT ORGANIZATION • WWW.SEEDOPENU.ORG

April 25, 2001

Ms. Deb Francisco
Vista Magnifica Neighborhood Association
1708 Cliffside NW
Albuquerque, NM 87105

Dear Ms. Francisco,

SEED (Source for Educational Empowerment & Community Development), a non-profit educational organization, is planning to purchase the property located at 1700 Atrisco NW in Albuquerque, in Lot A, Block #8, in the Palisades Addition. The property is currently owned by the Unity Church of Christianity. SEED is requesting that the zoning for SU-I be amended to include the purpose of office and institutional use.

SEED would like to emphasize to our prospective new neighbors that the actual usage of the facility at 1700 Atrisco would vary little from its current usage. Currently, the church has regular evening and weekend activities, such as study and support groups, and weekly Sunday services. From time to time, the Church has also rented the facilities in the past to educational organizations, including SEED. Although SEED does intend to have semi-regular class activities on evenings and weekends, this would not constitute much change from the way the facility is currently utilized. SEED, in keeping with its "Open University" format, would continue to offer most of its programs off-site in Albuquerque, Santa Fe and elsewhere. Evening and weekend classes' median attendance is expected to be between 5-10 students, and this is again in accord with the approximate attendance of current church group activities. There may be larger gatherings from time to time, but even these gatherings would not occur more than once a week, nor bring a significantly higher number of traffic than the church's regular Sunday services. The space would be utilized during the daytime almost exclusively for administrative tasks. The number of employees presently numbers just three, and the instructors do not keep office hours at all. They come to teach a class on a particular occasion and then only come again if they are scheduled for a new class.

There is also little in the way of change with regard to the Site Development Plan. The facilities are quite large enough for SEED's purposes for the foreseeable future, so there is no plan of expansion at present. The only changes planned at present are an exterior stucco wall on the property and possibly a stucco overcoat of the building façade. If you or anyone in your organization has any questions at all, please feel free to contact us.

Thank you very much for consideration of our request.

Sincerely,


Glenn Parry
Executive Director

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

5020 1640 E100 0291 0000

| | | |
|---|----------------|------------------|
| Postage | \$.41 | Postmark Here |
| Certified Fee | 2.85 | |
| Return Receipt Fee (Endorsement Required) | 2.50 | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 5.76 | |

Sent To *Ms. Susan Mellin*
 Street, Apt. No. or PO Box No. *1816 Calle del Vista NW*
 City, State, ZIP+4 *Albuquerque NM 87105*

PS Form 3800, May 2000 See Reverse for Instructions

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

5220 1640 E100 0291 0000

| | | |
|---|---------------------------|------------------|
| Postage | \$.41 | Postmark Here |
| Certified Fee | 2.85 | |
| Return Receipt Fee (Endorsement Required) | 2.50 | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 5.76 | |

Sent To *Mr. Louis Tafaya - West Mesa N. Assoc*
 Street, Apt. No. or PO Box No. *Box 6411 Avlon Rd NW*
 City, State, ZIP+4 *Albuquerque NM 87105*

PS Form 3800, May 2000 See Reverse for Instructions

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

9120 1640 E100 0291 0000

| | | |
|---|---------------------------|------------------|
| Postage | \$.41 | Postmark Here |
| Certified Fee | 2.85 | |
| Return Receipt Fee (Endorsement Required) | 2.50 | |
| Restricted Delivery Fee (Endorsement Required) | 5.76 | |
| Total Postage & Fees | \$ 5.76 | |

Sent To *Ms. Edna Struss*
 Street, Apt. No. or PO Box No. *5117 La Subida NW*
 City, State, ZIP+4 *Albuquerque NM 87105*

PS Form 3800, May 2000 See Reverse for Instructions

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

5620 1640 E100 0291 0000

| | | |
|---|----------------|------------------|
| Postage | \$.41 | Postmark Here |
| Certified Fee | 2.85 | |
| Return Receipt Fee (Endorsement Required) | 2.50 | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 5.76 | |

Sent To *Ms. Deb Francisco*
 Street, Apt. No. or PO Box No. *1709 Cliffside NW*
 City, State, ZIP+4 *Albuquerque NM 87105*

PS Form 3800, May 2000 See Reverse for Instructions

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: SEED / UNITY CHURCH

AGENT: Same.

ADDRESS: 1700 ATRISED Dr. NW 87105
(w/zip code)

CASE NUMBER: 01110-00565
1001210 01128-00566

AMOUNT DUE: 390⁰⁰

✓
441006/4981000 (City Cases)

441010/1000

6375

SOURCE FOR EDUCATIONAL EMPOWERMENT &
COMMUNITY DEVELOPMENT (SEED)
P.O. BOX 2227 PH. 505-792-2900
CORRALES, NM 87048

DATE 4/26/01

95-219-281
1070

\$ 390.00

City of Albuquerque
PAY TO THE ORDER OF

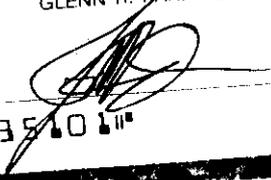
Three hundred ninety and 00/100

DOLLARS

Security Features Included (Marked by Star)

WELLS FARGO
Wells Fargo Bank New Mexico, N.A.
4341 Corrales Rd
Corrales, NM 87048
www.wellsfargo.com

GLENN R. BARRY OR GALEN KNIGHT OR PAT NAMA



FOR

⑈006375⑈ ⑆107002192⑆ 106043510⑈

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 6-6-01 to 6-21-01

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

4-26-01
(Date)

Issued [Signature] signs for this application.

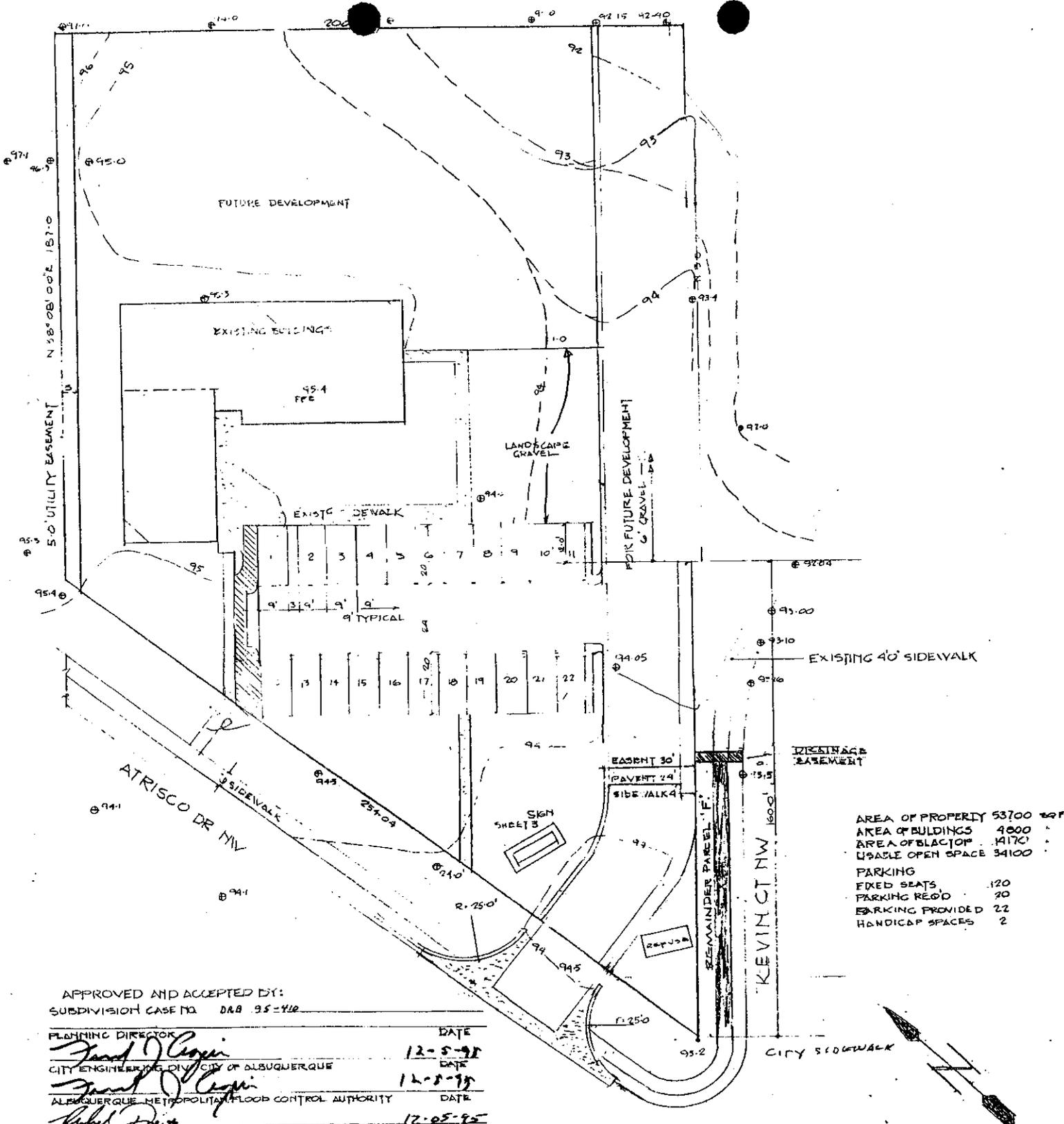
4-26-01
(Date)

J. Cruz
(Staff Member)

CASE NUMBER 1001210

01/10 00000000 565

01/28 00000000 366

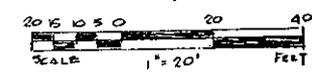


| | |
|---------------------|-------|
| AREA OF PROPERTY | 53700 |
| AREA OF BUILDINGS | 4000 |
| AREA OF BLDG' FLOOR | 1170 |
| USABLE OPEN SPACE | 34100 |
| PARKING | |
| FIXED SEATS | 120 |
| PARKING REQ'D | 30 |
| PARKING PROVIDED | 22 |
| HANDICAP SPACES | 2 |

APPROVED AND ACCEPTED BY:

| | |
|--|---------|
| SUBDIVISION CASE NO. DAB 95-918 | |
| PLANNING DIRECTOR | DATE |
| <i>Frank J. Capin</i> | 12-5-95 |
| CITY ENGINEERING DIV. CITY OF ALBUQUERQUE | DATE |
| <i>Frank J. Capin</i> | 12-5-95 |
| ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY | DATE |
| <i>Robert W. Kane</i> | 12-5-95 |
| TRAFFIC DIV. CITY OF ALBUQUERQUE | DATE |
| <i>Robert W. Kane</i> | 12-5-95 |
| WATER UTILITIES DEPT. CITY OF ALBUQUERQUE | DATE |
| <i>Robert W. Kane</i> | 12-5-95 |
| PARKS & RECREATION DEPT. CITY OF ALBUQUERQUE | DATE |
| <i>Carmen Chavez</i> | 12-5-95 |

SITE DEVELOPMENT PLAN
 TRACTS 1, 2, & 3 OF PALISADES
 ADDITION CITY OF ALBUQUERQUE
 REVISED NOV 28/95

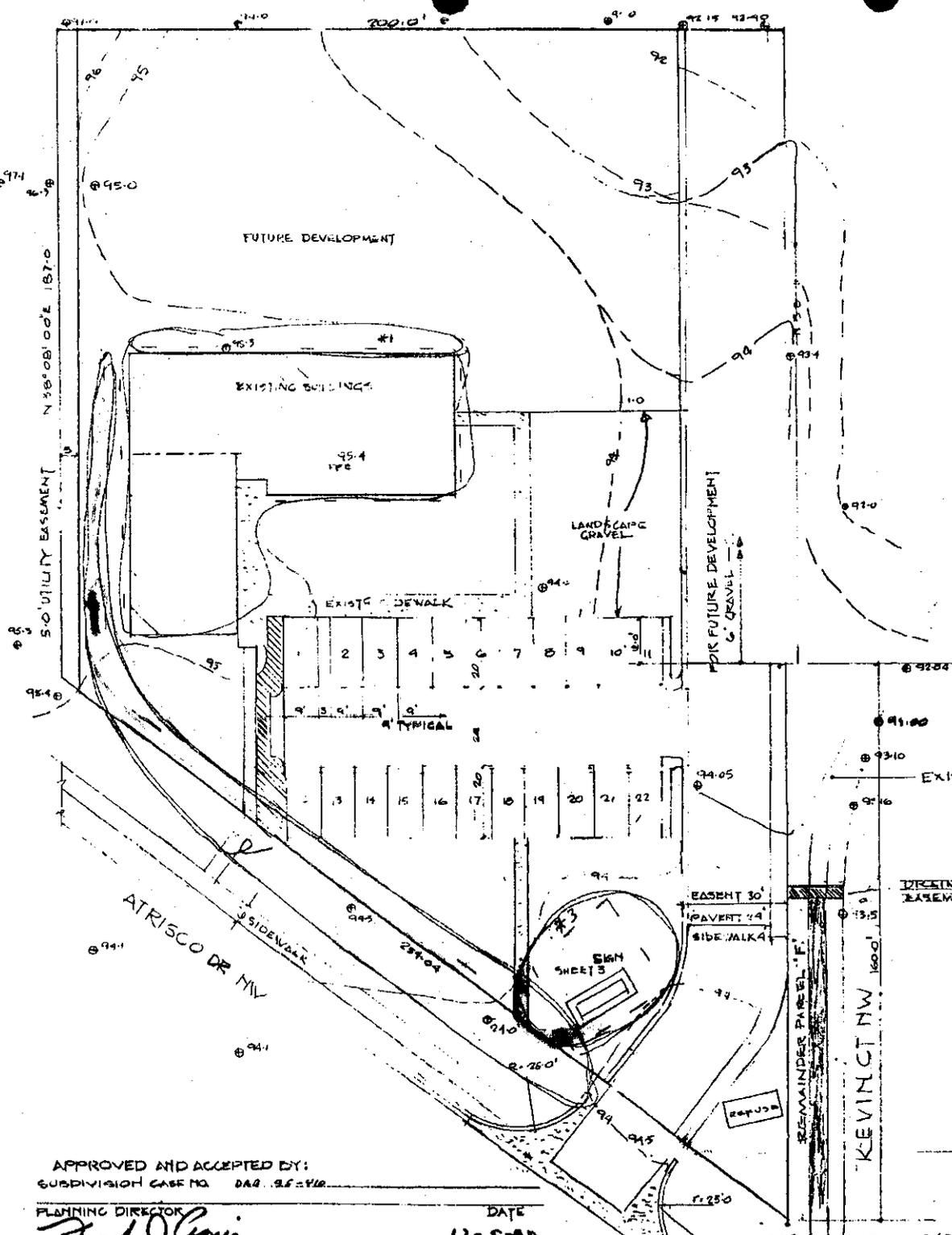


1001210 / 6/21/01

1912

Proposed

- #1 - (sandstone) Stucco to building facade
- #2 - ~~Stucco~~
- #3 - Enlargement of Sign from Existing 12' to 70 sq. ft.



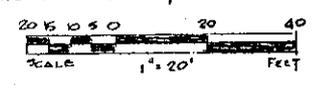
| | |
|-------------------|-------------|
| AREA OF PROPERTY | 53700 SQ FT |
| AREA OF BUILDINGS | 4600 |
| AREA OF BLAC TOP | 14170 |
| USABLE OPEN SPACE | 34100 |
| PARKING | |
| FIXED SEATS | 120 |
| PARKING REQ'D | 20 |
| PARKING PROVIDED | 22 |
| HANDICAP SPACES | 2 |

APPROVED AND ACCEPTED BY:

SUBDIVISION CASE NO. DA2-95-418

| | |
|--|----------|
| PLANNING DIRECTOR | DATE |
| <i>Frank J. Capin</i> | 12-5-95 |
| CITY ENGINEERING DIV. CITY OF ALBUQUERQUE | DATE |
| <i>Frank J. Capin</i> | 12-5-95 |
| ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY | DATE |
| <i>Robert W. Kana</i> | 12-05-95 |
| TRAFFIC DIV. CITY OF ALBUQUERQUE | DATE |
| <i>Robert W. Kana</i> | 12-5-95 |
| WATER UTILITIES DEPT. CITY OF ALBUQUERQUE | DATE |
| <i>Carmen Chavez</i> | 12-5-95 |
| PARKS & RECREATION DEPT. CITY OF ALBUQUERQUE MM | DATE |
| <i>Carmen Chavez</i> | 12-5-95 |

SITE DEVELOPMENT PLAN
 TRACTS 1, 2, & 3 OF PALISADES
 ADDITION, CITY OF ALBUQUERQUE
 REVISED NOV 28/95



SEED™

OPEN UNIVERSITY

SOURCE FOR EDUCATIONAL EMPOWERMENT & COMMUNITY DEVELOPMENT

A NON-PROFIT ORGANIZATION • WWW.SEEDOPENU.ORG

April 25, 2001

City of Albuquerque Planning and Zoning
Plaza del Sol - 2nd Floor West
6000 2nd St NW
Albuquerque, NM 87104

To whom it may concern:

SEED (Source for Educational Empowerment & Community Development), a non-profit educational organization, is planning to purchase the property located at 1700 Atrisco NW in Albuquerque, in Lot A, Block #8, in the Palisades Addition. The property is currently owned by the Unity Church but under contract to sell to SEED; SEED is acting as agent of the Unity Church in respect to application for a zoning change. The property is currently zoned for SU-1 for Church and Related Purposes. SEED is requesting that the zoning for SU-1 be amended to include the purpose of office and institutional use.

SEED would like to emphasize that the actual usage of the facility at 1700 Atrisco would vary little from its current usage. Currently, the church has regular evening and weekend activities, such as study and support groups, and weekly Sunday services. From time to time, the Church has also rented the facilities in the past to educational organizations, including SEED. Although SEED does intend to have semi-regular class activities on evenings and weekends, this would not constitute much change from the way the facility is currently utilized. SEED, in keeping with its "Open University" format, would continue to offer most of its programs off-site in Albuquerque, Santa Fe and elsewhere. Evening and weekend classes' median attendance is expected to be between 5-10 students, and this is again in accord with the approximate attendance of current church group activities. There may be larger gatherings from time to time, but even these gatherings would not occur more than once a week, nor bring a significantly higher number of traffic than the church's regular Sunday services. The space would be utilized during the daytime almost exclusively for administrative tasks. The number of employees presently numbers just three, and the instructors do not keep office hours at all. They come to teach a class on a particular occasion and then only come again if they are scheduled for a new class.

There is also little in the way of change with regard to the Site Development Plan. The facilities are quite large enough for SEED's purposes for the foreseeable future, so there is no plan of expansion at present. The only changes planned at present are an exterior stucco wall on the property and possibly a stucco overcoat of the building façade. Thank you very much for consideration of our request.

Sincerely,



Glenn Parry
Executive Director

P.O. Box 2227 Corrales, NM 87048 (505) 792-2900 fax (505) 792-5060



(505) 836-1667 • 1700 Atrisco, NW • Albuquerque, New Mexico 87105 • Dial-A-Blessing - 831-1233

April 24, 2001

City of Albuquerque Planning & Zoning
Plaza Del Sol - 2nd Floor West
600 2nd Street, NW
Albuquerque, NM 87104
Attn.: Mr. Russell D. Brito
Senior Planner

Dear Mr. Brito;

Unity Church of Christianity is the owner of record of the above mentioned property at 1700 Atrisco, NW. We have placed the property under contract to sell with the Buyer "SEED University". The purchase of the property is pending zone change.

We hereby authorize Glenn Perry, President of the Board for "SEED" to act as our agent in respect to the zoning process.

If you have any questions or concerns please feel free to call the church office where you may leave a message to be returned promptly. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert K. Jones", written over a horizontal line.

Robert K. Jones
President of the Board of Trustees



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.

fax: 792-5060

Date: April 11, 2001

TO CONTACT NAME: Glenn Parry
COMPANY/AGENCY: SEED (Source for Educational Empowerment & Community Dev.)
ADDRESS/ZIP/PHONE: 1700 Atrisco / 87105 792-2900

Thank you for inquiry of 4-11-01 (date) requesting the names of the Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot A, Block 8, Palisades Addition.

zone map page(s): 4-11

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

Vista Magnifica
Neighborhood Association
Contacts: Susan Mellin
1816 Calle Del Vista NW
831-8051 (W) 87105
Cib Francisco
1708 Cliffside NW
839-2090 (W) 87105

West Mesa
Neighborhood Association
Contacts: Louis Jafoya
6411 Avalon Rd NW
836-3189 (W) 87105
Edna Strauss
5117 La Subida NW
836-2163 (W) 87105

See reverse side for additional Neighborhood Association Information: Yes [] No [X]

Please note that according to O-92 you are required to notify each of the 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 THIRTY (30) DAYS.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Dalaina L. Carmona
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

Additional Neighborhood Association Information

Neighborhood Association

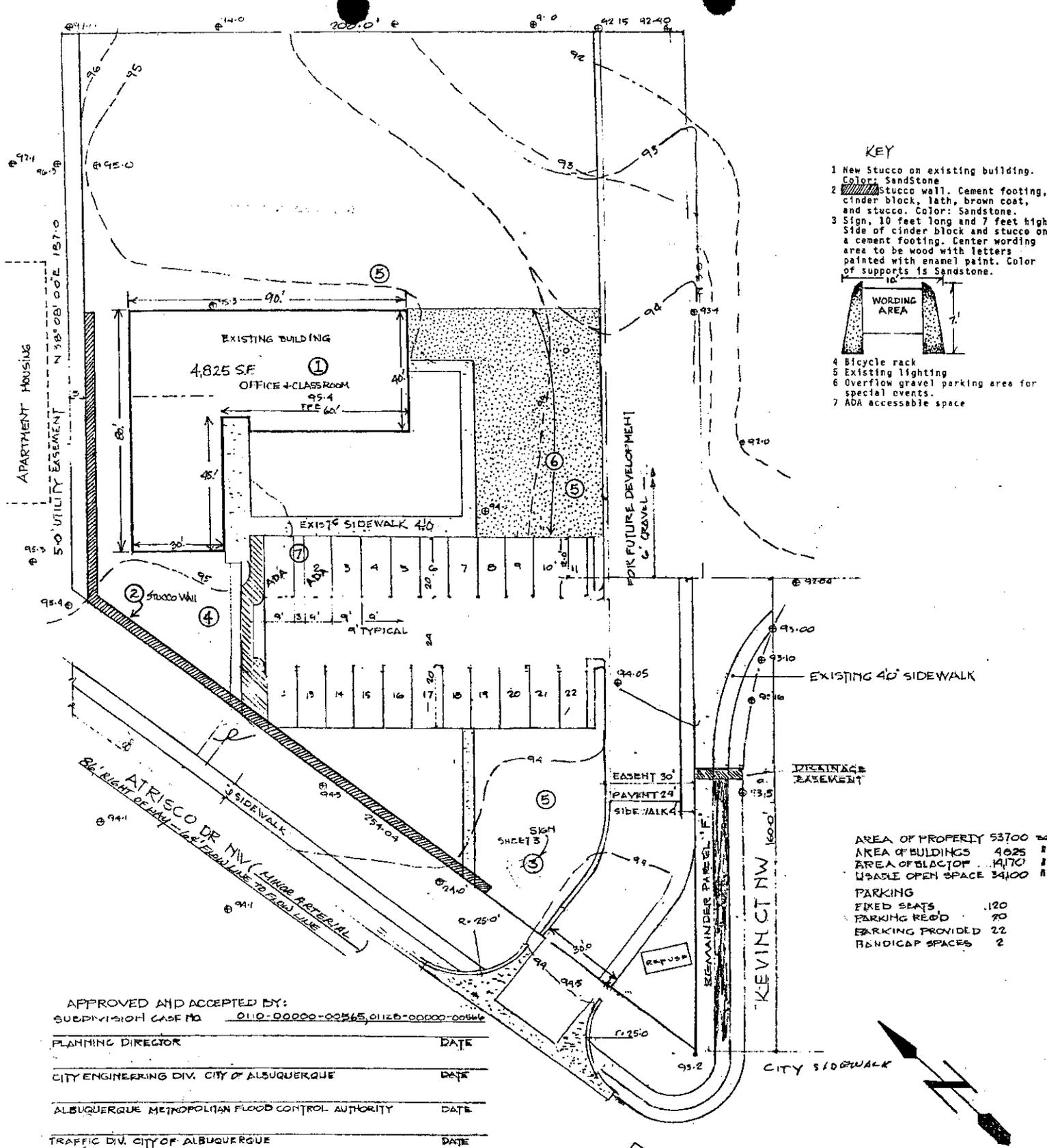
Contacts: _____

Neighborhood Association

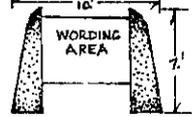
Contacts: _____

Neighborhood Association

Contacts: _____



- KEY**
- 1 New Stucco on existing building. Color: SandStone
 - 2 Stucco wall. Cement footing, cinder block, lath, brown coat, and stucco. Color: Sandstone.
 - 3 Sign, 10 feet long and 7 feet high. Side of cinder block and stucco on a cement footing. Center wording area to be wood with letters painted with enamel paint. Color of supports is Sandstone.
 - 4 Bicycle rack
 - 5 Existing lighting
 - 6 Overflow gravel parking area for special events.
 - 7 ADA accessible space



| | | |
|-------------------|-------|-------|
| AREA OF PROPERTY | 53700 | SQ FT |
| AREA OF BUILDINGS | 4825 | SQ FT |
| AREA OF BLA C/P | 19170 | SQ FT |
| USABLE OPEN SPACE | 34100 | SQ FT |
| PARKING | | |
| FIXED SEATS | 120 | |
| PARKING REQ'D | 20 | |
| PARKING PROVIDED | 22 | |
| HANDICAP SPACES | 2 | |

APPROVED AND ACCEPTED BY:

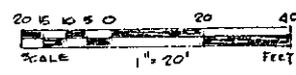
SUPERVISION CASE NO. 0110-00000-00365, 0110-00000-00866

| | |
|---|------|
| PLANNING DIRECTOR | DATE |
| CITY ENGINEERING DIV. CITY OF ALBUQUERQUE | DATE |
| ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY | DATE |
| TRAFFIC DIV. CITY OF ALBUQUERQUE | DATE |
| WATER UTILITIES DEPT. CITY OF ALBUQUERQUE | DATE |
| PARKS & RECREATION DEPT. CITY OF ALBUQUERQUE N.M. | DATE |



1700 ATRISCO, NW.

SITE DEVELOPMENT PLAN
 TRACTS 1, 2, & 3 OF PALSAD E
 ADDITION, CITY OF ALBUQUERQUE
 REVISED NOV 28/95



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

SEED
1700 Atrisco Dr. NW
Albuq. NM 87105

August 23, 2001

CERTIFICATION OF ZONING

FILE: 01110 00565 (Project #1001210)
DATE OF FINAL ACTION: June 21, 2001
LEGAL DESCRIPTION: for Lot A, Block 8,
Palisades Addition, located on Atrisco Drive
NW between Interstate 40 and Iliff Road,
containing approximately 1.23 acres. (H-11)
Lola Bird, Staff Planner

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

From *SU-1 for Church and Related Facilities*
To *SU-1 for O-1, Excluding community residential programs, community residential corrections
programs, and community residential programs for substance abusers,*

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

Sincerely,


For Robert McCabe
Planning Director

RM/ac
cc: Zoning
Neal Weinberg/AGIS

6. All future site development plans for subdivision and building permit require review and approval by the Environmental Planning Commission unless approval authority is otherwise delegated.

MOVED BY COMMISSIONER McMAHAN
SECONDED BY COMMISSIONER GARA

MOTION CARRIED UNANIMOUSLY

15. 01110 00565 Glenn Parry, agent for SEED request a zone map amendment from
01128 00566 SU-1 for Church and Related Uses to SU-1 for O-1 plus approval of a
Project #1001210 site development plan for Lot A, Block 8, Palisades Addition, located
on Atrisco Drive NW between Interstate 40 and Iliff Road, containing
approximately 1.23 acres. (H-11) Lola Bird, Staff Planner
(APPROVED WITH CONDITIONS)

STAFF PRESENT:

Lola Bird, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Glenn Parry, 1700 Atrisco Dr. NW

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

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

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01110 00565 a zone map amendment from SU-1 for Church and Related Facilities to SU-1 for O-1, Excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers, for Lot A, Block 8, Palisades Addition, based on the following Findings:

FINDINGS :

1. This is a request for a zone map amendment from SU-1 for Church and related facilities to SU-1 for O-1, Excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers, for a 1.23 acre site located at the northeast corner of Atrisco and Kevin Ct., NW.

2. The proposal is for a non-profit educational institution.
3. This request furthers the goals and policies of the Comprehensive Plan, specifically, by locating a use whose intensity and design respects existing neighborhood values (Policy d), by proposing a service use which is located to complement adjacent residential areas (Policy i) and by improving the quality of the visual environment (Policy m).
4. The applicant adequately justifies this request per Section 1.D.3 of *Resolution 270-1980*, by demonstrating that a new zoning category is more advantageous to the community as articulated in the *Comprehensive Plan*.

MOVED BY COMMISSIONER BRISCOE
SECONDED BY COMMISSIONER SERRANO

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 00566 a site development plan for building permit, for Lot A, Block 8, Palisades Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request for a site development plan for building permit for a 1.23-acre site located at the northeast corner of Atrisco and Kevin Ct., NW.
2. The applicant is requesting approval of the site development plan to allow a non-profit educational institution.
3. The applicant is proposing changes to the existing site plan that will improve the visual quality of the site, including upgrades to the existing building's façade and the site's landscaping plan.
4. This submittal in conformance with the previously approved site plan for the subject site (Z-89-73).
5. This request is in conformance with the *Comprehensive Plan* by improving the visual quality of the built environment and by locating a use whose intensity and design respects the residential character of the neighborhood.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A detail of the proposed bike rack, including material and type, shall be provided.
3. All light fixtures shall be a maximum of 16 feet tall and shall be fully shielded, horizontal lamps of a full-cut-off type, so that no fugitive light escapes beyond the property line.
4. Two additional shade trees shall be provided to shade the sidewalk along Atrisco Drive.
5. A pedestrian connection from Kevin Court to the site shall be made.
6. The location of the desert willows surrounding the parking lot shall be modified to ensure adequate shading of the parking area.
7. The site development plan shall indicate openings in the proposed wall where it crosses a pedestrian pathway.
8. The size of the monument sign shall be limited to no more than 4 feet tall by 6 feet long.
9. Public Works Transportation Development conditions of approval for the proposed site plan for building permit include:
 - a. Provision of 10-foot end islands with 15-foot corner radii adjacent to the proposed parking area.
 - b. Provision of adequate pedestrian access from Atrisco Drive.
10. All sidewalks shall be brought up to City standards and be in good repair.
11. The Landscaping Plan shall specifically designate the types, amounts, and locations of plants in the "Undisturbed Native Shrub and Grass Area."

MOVED BY COMMISSIONER BRISCOE
SECONDED BY COMMISSIONER GARA

MOTION CARRIED UNANIMOUSLY

16. Other Matters.

NOW, THERE BEING NO OTHER MATTERS BEFORE THE ENVIRONMENTAL PLANNING COMMISSION WE ADJOURN AT 5:55 P.M.



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 four times, the first publication being on the 6 day of June, 2001, and the subsequent consecutive publications on _____, 2001.

[Handwritten signature]

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 6 day of June of 2001.

PRICE 136.88

Statement to come at end of month.

ACCOUNT NUMBER 080583

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



OF
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STAT

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, June 21, 2001 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

01221 00000 00136
Project #1001032
The City of Albuquerque request an amendment to the Comprehensive City Zoning Code Section 14-16-3-17, (A)(3)(C) adding criteria for antennas mounted on existing vertical structures. Cynthia Borrego-Archuleta, Staff Planner

01128 00421
Project # 1000085
Jon Marcotte, Kent Hanaway Architect, agents for Albertsons, Inc., request approval of a site development plan for building permit for Lot M-1-A, Tandoan Properties, zoned SU-1 for C-1, located on Academy Road NE between Tramway Blvd and Tennyson Street, containing approximately 9.94 acres. (E-22) Lola Bird, Staff Planner

01128 00486
01128 00487
Project #1001042
Garcia/Kraemer & Associates, agents for Pete and Sandra Vigil request approval of a site development plan for building permit plus approval of a site development plan for building for a wireless telecommunication facility for Lot 8 and the west 1/2 of lot 9, Block 20, Tract 3, North Albuquerque Acres, zoned SU-2 / Mixed Uses, located on Holly Avenue NE between Ventura Street and Holbrook Street, containing approximately 1.32 acres. (C-20) Lola Bird, Staff Planner

01110 00540
01138 00541
Project #1001201
Bolesio Romero, agent for Carl Landspecht requests an amendment to the University Neighborhoods Sector Development Plan plus a zone map amendment from SU-2 / DR to SU-2 / RC for Lots 13-17, Block 25, University Heights Addition, located on Girard Boulevard SE between Central Avenue and Silver Avenue, containing approximately 0.8 acre. (K-16) Lola Bird, Staff Planner

01110 00542
01138 00543
Project # 1000682
Richard Hall, agent for DePonte Investments requests an amendment to the North Interstate 25 Sector Development Plan plus a zone map amendment from SU-2 / P to SU-2 / C-2 for Lots 1-10, Block 29, North Albuquerque Acres, located on Alameda Boulevard NE between San Pedro Drive and Louisiana Boulevard, containing approximately 8.7 acres. (C-18) Loretta Naranjo-Lopez, Staff Planner

01225 00551
Project #1001146
The City of Albuquerque, Public Works Department requests an amendment to portions of the Comprehensive Zoning Code, amending Chapter 14, Article 16, ROA 1994 (City Wide) Mary Hardison, Staff Planner

01110 00552
Project #1001135
Consensus Planning, Inc., agents for Felix Rabadi requests a zone map amendment from SU-1 for PRD to R-LT for Tract A-2B, Paradise Bluff, located on Justin Drive NW between Paradise Boulevard and Buglo Avenue, containing approximately 13.0 acres. (B-11) Deborah Stover, Staff Planner

01110 00554
Project #1001205
Consensus Planning, Inc., agents for Paradise Ridge LLC request a zone map amendment from SU-1 for PRD to R-LT for Lots A-1 and A-2A, located on Paradise Boulevard NW between Lyon Boulevard and Justin Drive, containing approximately 21.5 acres. (B-11) Deborah Stover, Staff Planner

01114-00556
01110-00557
01128 00558
Project #1001206
Consensus Planning, Inc., agents for John Black request annexation and establishment of SU-1 for C-1, C-1 & C-1 Zoning plus approval of site development for subdivision purposes for Tract 2A, 2B, 2C, 2D, 3F1, 3G1, 3H, 3I, 3J, 3K, Block Ranch, located on Coors Boulevard NW between Paseo del Norte and Irving Boulevard, containing approximately 18.0356. (C-13) Deborah Stover, Staff Planner

01114 00560
01110-00561
Project #1001208
Ross Howard Co., agent for Ricardo and Guadalupe Gutierrez requests annexation and establishment of R-1 zoning, for Tract D-1, Lands of the Heirs of Aurelia Gutierrez, located at the northwest corner of Sandia Road NW and Guadalupe Trail NW between Montano Road and Greelan Avenue NW, containing approximately 1.56 acres. (F-14) Loretta Naranjo-Lopez, Staff Planner

01128 00562
Project #1001209
Mark Goodwin & Associates, agents for Clifford Capital Fund, Inc. requests approval of a site development plan for subdivision purposes for Lands of Ben E. Traub, lands of Raymond R. Van Wye and Tracts A-2 & C-2 of the Land of Albuquerque Public Schools, zoned SU-2 for C-1 and SU-1 for Residential, 2.174, 20/20, located on Western Trail NW between Unser Boulevard and Alameda Drive, containing approximately 1.18 acres. (E-20) Loretta Naranjo-Lopez, Staff Planner

01128 00563
01128 00564
Project #1001063
Tierra West LLC, agents for Vintacco, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Lot 4, Block 18, La Cueva Town Center, located on Wynning Boulevard NE between Paseo del Norte and Camel Avenue, containing approximately 1.5 acres. (C-19) Deborah Stover, Staff Planner

01110 00565
01128 00566
Project #1001110
Cleon Perry, agent for STEB requests a zone map amendment from SU-1 for Church and Related uses to SU-1 for C-1 plus approval of a site development plan for Lot A, Block 6, Pinnacles Addition, located on Atisco Drive NW between Interstate 40 and 11th Road, containing approximately 1.22 acres. (H-11) Lola Bird, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza del Sol Building, 600 Second Street, NW, between 10:00 a.m. and 12:00 p.m. and between 2:00 and 4:00 p.m. Monday through Friday, or you may call April Candelaria at 924-3388 (INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3388 (VOICE) or 924-3387 (TDD). TDD users may also access the voice number via the New Mexico Relay Network by calling toll free 1-800-669-6337.

Elizabeth Bogg, Chairman
Environmental Planning Commission
APPROVED
Russell Eric, Senior Planner
Development Services Division,
Planning Department
Journal: June 8, 2001

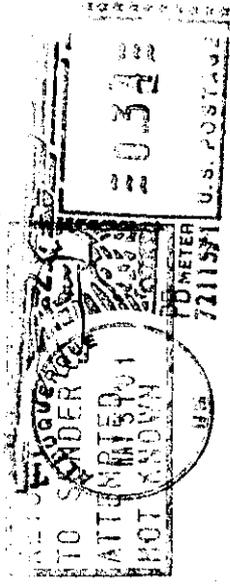


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

EPC



101105928613040206

LUCERO LEROY P ETAL
1716 53RD ST NW
ALBUQUERQUE NM 87105

Incorrect ADDRESS

87103/1293



NOTICE OF PUBLIC HEARING

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Jon Marcotte, Kent Hanaway Architect, agents for Albertsons, Inc., request approval of a site development plan for building permit for Lot M-1-A, Tanoan Properties, zoned SU-1 for C-1, located on Academy Road NE between Tramway Blvd and Tennyson Street, containing approximately 9.94 acres. (E-22) Lola Bird, Staff Planner

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01110 00540
01138 00541
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01110 00542
01138 00543
Project # 1000682
Richard Hall, agent for DePonte Investments requests an amendment to the North Interstate 25 Sector Development Plan plus a zone map amendment from SU-2/IP to SU-2/C-2 for Lots 1-10, Block 29, North Albuquerque Acres, located on Alameda Boulevard NE between San Pedro Drive and Louisiana Boulevard, containing approximately 8.7 acres. (C-18) Loretta Naranjo-Lopez, Staff Planner

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01114 00556
01110 00557
01128 00558
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Consensus Planning, Inc., agents for John Black request annexation and establishment of SU-1 for C-1, C-1 & O-1 Zoning plus approval of site development for subdivision purposes for Tract 2A, 2B, 2C, 2D, 3F1, 3G1, 3H, 3I, 3J, 3B, Black Ranch, located on Coors Boulevard NW between Paseo del Norte and Irving Boulevard, containing approximately 18.0356. (C-13) Deborah Stover, Staff Planner

01114 00560
01110 00561
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Mark Goodwin & Associates, agents for Clifford Capital Fund, Inc., requests approval of a site development plan for subdivision purposes for Lands of Ben E. Traub, Lands of Raymond R. Van Wye and Tracts A-2 & C-2 of the Land of Albuquerque Public Schools, zoned SU-1 for C-1 and SU-1 for Residential @ 12-14 du/ac, located on Western Trail NW between Unser Boulevard and Atrisco Drive, containing approximately 11.6 acres. (F-10 & F-11) Loretta Naranjo-Lopez, Staff Planner

01128 00563
01128 00564
Project #1000163

Tierra West LLC, agents for Whataco, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Lot 4, Block 19, La Cueva Town Center, zoned SU-1 for C-2, located on Wyoming Boulevard NE between and Paseo del Norte and Carmel Avenue, containing approximately 1.5 acres. (C-19) Deborah Stover, Staff Planner

01110 00565
01128 00566
Project #1001210

Glenn Parry, agent for SEED request a zone map amendment from SU-1 for Church and Related Uses to SU-1 for O-1 plus approval of a site development plan for Lot A, Block 8, Palisades Addition, located on Atrisco Drive NW between Interstate 40 and Iliff Road, containing approximately 1.23 acres. (H-11) Lola Bird, Staff Planner

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

Elizabeth Begay, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JUNE 6, 2001.

APPROVED



Russell Brito, Senior Planner
Development Services Division, Planning Department



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, June 21, 2001, 8:00 a.m.

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

MEMBERS

Elizabeth Begay, Chairman
Alan Schwartz, Vice Chair

Chuck Gara
Mick McMahan
Camilla Serrano

Susan Johnson
Larry Chavez
John Briscoe

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

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

1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.
 - C. Approval of Minutes for April 19, 2001.

EPC AGENDA
JUNE 21, 2001
PAGE 2 OF 4

2. 00110 00000 01498 Ernest Castillo, agent for Michael Castillo request a zone map
00128 00000 01499 amendment from R-1 to SU-1 to include mini-warehouse storage, RV
Project # 1000891 Parking, On-Site Management Residence, Sales/Rental Office (Truck
Rental) and Storage, for Lot 3A, San Jose Arenal Addition, located on
Arenal between Coors SW and Unser SW, containing approximately 4.934
acres. (M-10 & M-11) Cynthia Borrego-Archuleta, Staff Planner
(DEFERRED FROM MARCH 22, 20001)

3. 01221 00000 00405 The City of Albuquerque requests an amendment to portions of the
Project #1001146 Comprehensive City Zoning Code, to prohibit the dispensing of certain
containers of alcoholic beverages in certain zones within 500 feet of a pre-
elementary, elementary or secondary school, religious institution, residential
zone, City park or City owned major public open space; and to establish a 4
year amortization period for nonconforming uses involving resales of
alcoholic beverages. Simon Shima, Staff Planner **(DEFERRED FROM
MAY 17, 2001)**

4. 01128 00000 00413 BPLW Architects & Engineer, agents for Qwest request approval of a
Project #1001151 site development plan for building permit for Tract A, Archdiocese of Santa
Fe, zoned SU-1 for Switching Station, located on Wyoming Blvd. NE
between Scotts Place and Palomas Parkway, containing approximately 1.01
acre. (D-19) Lola Bird, Staff Planner **(CONTINUED FROM MAY 17,
2001)**

5. 01221 00000 00136 The City of Albuquerque request an amendment to the Comprehensive,
Project #1001032 City Zoning Code Section 14-16-3-17, (A.)(3.)(C.) adding criteria for
antennas mounted on existing vertical structures. Cynthia Borrego-
Archuleta, Staff Planner **(DEFERRED FROM MAY 17, 2001)**

6. 01128 00421 Jon Marcotte, Kent Hanaway Architect, agents for Albertsons, Inc.,
Project # 1000085 request approval of a site development plan for building permit for Lot M-1-
A, Tanoan Properties, zoned SU-1 for C-1, located on Academy Road NE
between Tramway Blvd and Tennyson Street, containing approximately 9.94
acres. (E-22) Lola Bird, Staff Planner

7. 01110 00554 Consensus Planning, Inc., agents for Paradise Ridge LLC request a zone
Project #1001205 map amendment from SU-1 for PRD to R-LT for Lots A-1 and A-2A,
located on Paradise Boulevard NW between Lyon Boulevard and Justin
Drive, containing approximately 21.5 acres. (B-11) Deborah Stover, Staff
Planner

EPC AGENDA
JUNE 21, 2001
PAGE 3 OF 4

8. 01110 00540
01138 00541
Project #1001201
Boleslo Romero, agent for Carl Landspecht requests an amendment to the University Neighborhoods Sector Development Plan plus a zone map amendment from SU-2 / DR to SU-2 / RC for Lots 13-17, Block 25, University Heights Addition, located on Girard Boulevard SE between Central Avenue and Silver Avenue, containing approximately 0.8 acre. (K-16) Lola Bird, Staff Planner

9. 01110 00542
01138 00543
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Richard Hall, agent for DePonte Investments requests an amendment to the North Interstate 25 Sector Development Plan plus a zone map amendment from SU-2/IP to SU-2/C-2 for Lots 1-10, Block 29, North Albuquerque Acres, located on Alameda Boulevard NE between San Pedro Drive and Louisiana Boulevard, containing approximately 8.7 acres. (C-18) Loretta Naranjo-Lopez, Staff Planner

10. 01225 00551
Project #1001146
The City of Albuquerque, Public Works Department requests an amendment to portions of the Comprehensive Zoning Code, amending Chapter 14, Article 16, ROA 1994. (City Wide) John Hartman, Staff Planner

11. 01110 00552
Project #1001135
Consensus Planning, Inc., agents for Felix Rabadi requests a zone map amendment from SU-1 for PRD to R-LT for Tract A-2B, Paradise Bluff, located on Justin Drive NW between Paradise Boulevard and Buglo Avenue, containing approximately 13.0 acres. (B-11) Deborah Stover, Staff Planner

12. 01128 00486
01128 00487
Project #1001042
Garcia/Kraemer & Associates, agents for Pete and Sandra Vigil request approval of a site development plan for building permit plus approval of a site development plan for building for a wireless telecommunication facility for Lot 8 and the west 1/2 of lot 9, Block 20, Tract 3, North Albuquerque Acres, zoned SU-2 / Mixed Uses, located on Holly Avenue NE between Ventura Street and Holbrook Street, containing approximately 1.32 acres. (C-20) Lola Bird, Staff Planner

13. 01114 00556
01110 00557
01128 00558
Project #1001206
Consensus Planning, Inc., agents for John Black request annexation and establishment of SU-1 for C-1, C-1 & O-1 Zoning plus approval of site development for subdivision purposes for Tract 2A, 2B, 2C, 2D, 3F1, 3G1, 3H, 3I, 3J, 3B, Black Ranch, located on Coors Boulevard NW between Paseo del Norte and Irving Boulevard, containing approximately 18.0356. (C-13) Deborah Stover, Staff Planner

14. 01114 00560
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Ross Howard Co., agent for Ricardo and Guadalupe Gutierrez requests annexation and establishment of R-1 zoning, for Tract D-1, Lands of the Heirs of Aurelia Gutierrez, located at the northwest corner of Sandia Road NW and Guadalupe Trail NW between Montano Road and Grecian Avenue NW, containing approximately 1.58 acres. (F-14) Loretta Naranjo-Lopez, Staff Planner

15. 01128 00563
01128 00564
Project #1000163
Tierra West LLC, agents for Whataco, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Lot 4, Block 19, La Cueva Town Center, zoned SU-1 for C-2, located on Wyoming Boulevard NE between and Paseo del Norte and Carmel Avenue, containing approximately 1.5 acres. (C-19) Deborah Stover, Staff Planner

16. 01128 00562
Project #1001209
Mark Goodwin & Associates, agents for Clifford Capital Fund, Inc., requests approval of a site development plan for subdivision purposes for Lands of Ben E. Traub, Lands of Raymond R. Van Wye and Tracts A-2 & C-2 of the Land of Albuquerque Public Schools, zoned SU-1 for C-1 and SU-1 for Residential @ 12-14 du/ac, located on Western Trial NW between Unser Boulevard and Atrisco Drive, containing approximately 11.6 acres. (F-10 & F-11) Loretta Naranjo-Lopez, Staff Planner

17. 01110 00565
01128 00566
Project #1001210
Glenn Parry, agent for SEED request a zone map amendment from SU-1 for Church and Related Uses to SU-1 for O-1 plus approval of a site development plan for Lot A, Block 8, Palisades Addition, located on Atrisco Drive NW between Interstate 40 and Iliff Road, containing approximately 1.23 acres. (H-11) Lola Bird, Staff Planner

18. Other Matters.



Staff Report

| | |
|--------------------------|---|
| Agent | Glenn Parry / SEED |
| Applicant | SEED (Source for Education Empowerment and Community Development) |
| Requests | Zone Map Amendment Site Plan for Building Permit |
| Legal Description | Lot A, Block 8, Palisades Addition |
| Location | East side of Atrisco Drive, between Iliff and Juniper Rd. NW |
| Size | Approximately 1.23 acres |
| Existing Zoning | SU-1 for Church and Related Facilities |
| Proposed Zoning | SU-1 for O-1, Excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers. |

Staff Recommendation

APPROVAL of 01110 00565, based on the findings on page 8.

APPROVAL of 01128 00566, based on the findings on page 8, and subject to the conditions of approval on page 9.

Staff Planner

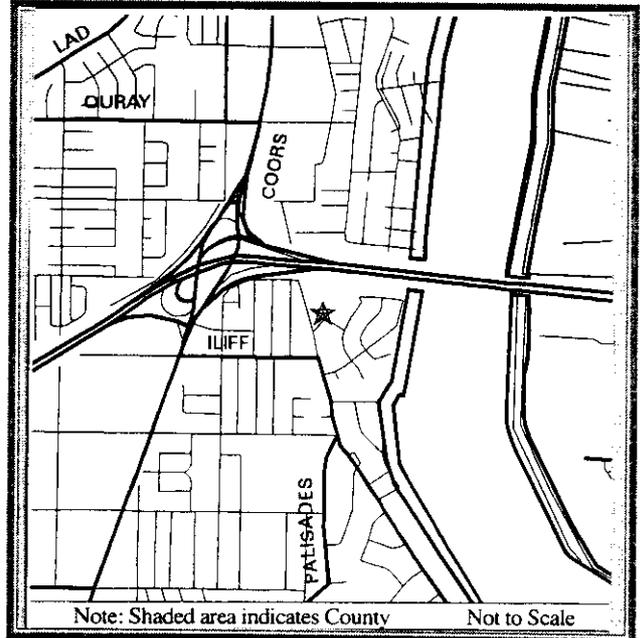
Lola Bird

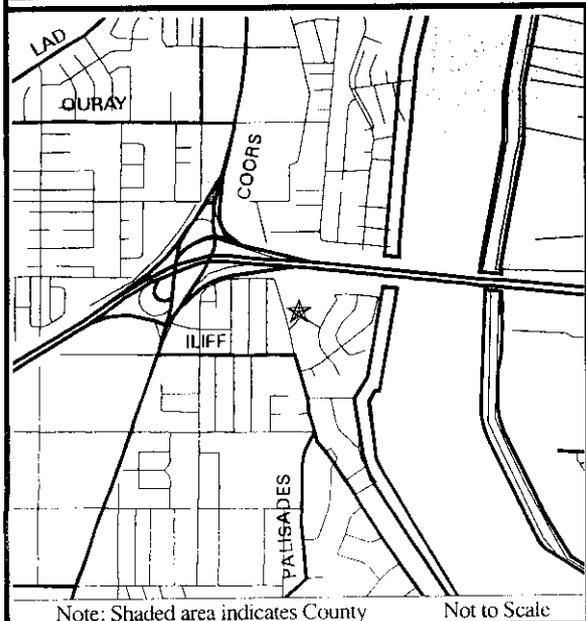
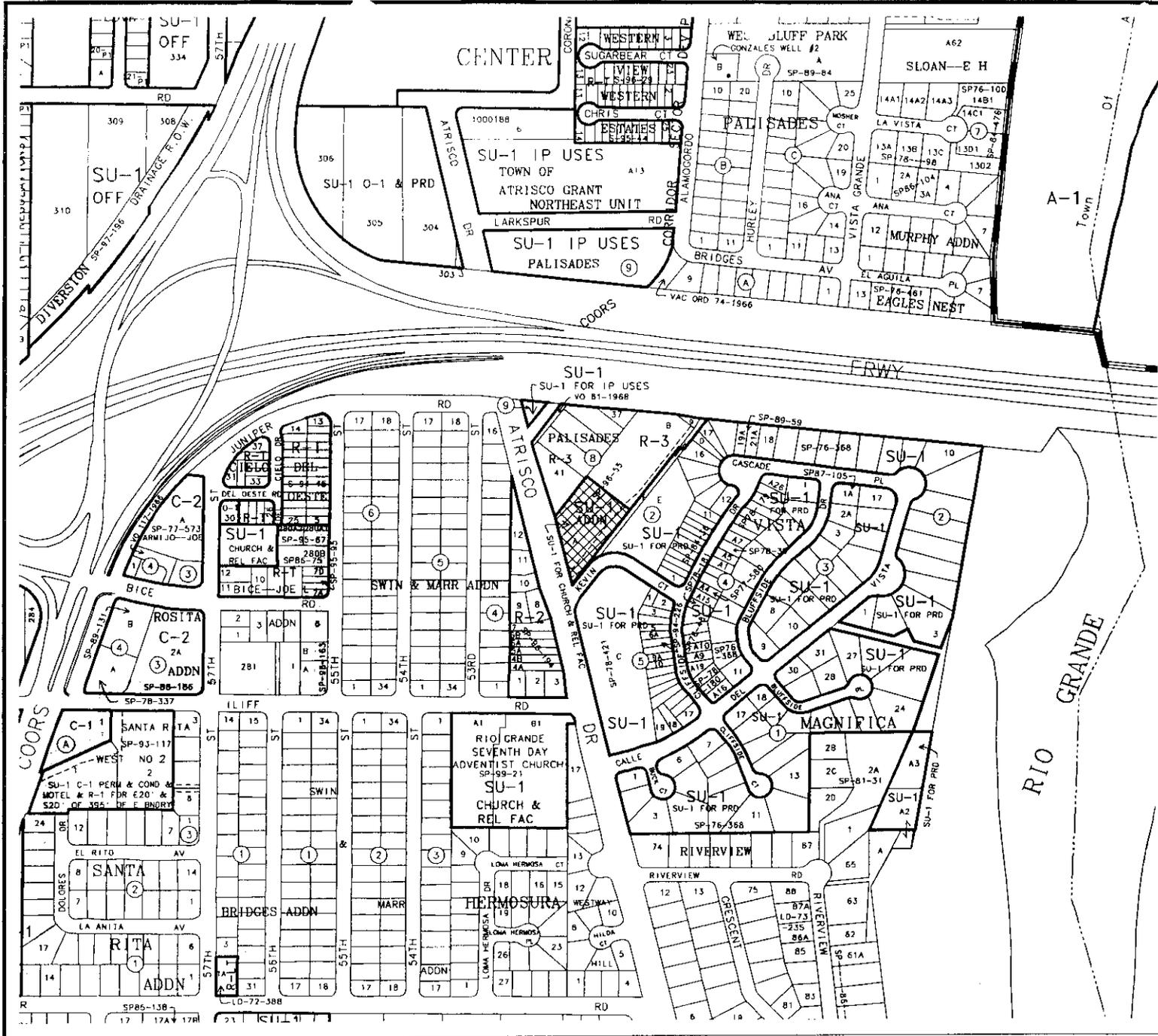
Summary of Analysis

This is a request for approval of a zone change from SU-1 for Church and Related Facilities to SU-1 for O-1 excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers, and a site development plan for building permit for a 1.23 acre site located at the northeast corner of Atrisco Drive and Kevin Ct., NW. The proposal is for a non-profit educational institution.

The requests meet the requirements of applicable city plans and policies. The applicant adequately justifies the zone change per R-270-1980 and the site development plan is in conformance with the previously approved site plan for the subject site (Z-89-73).

Staff is recommending approval with conditions.





ZONING MAP



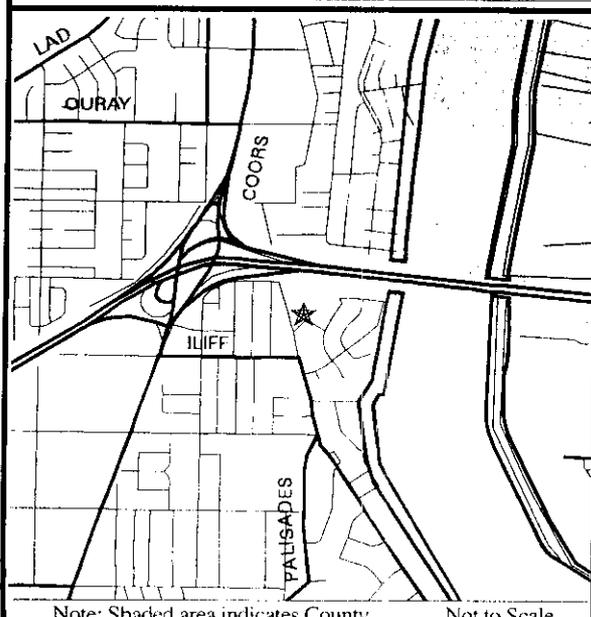
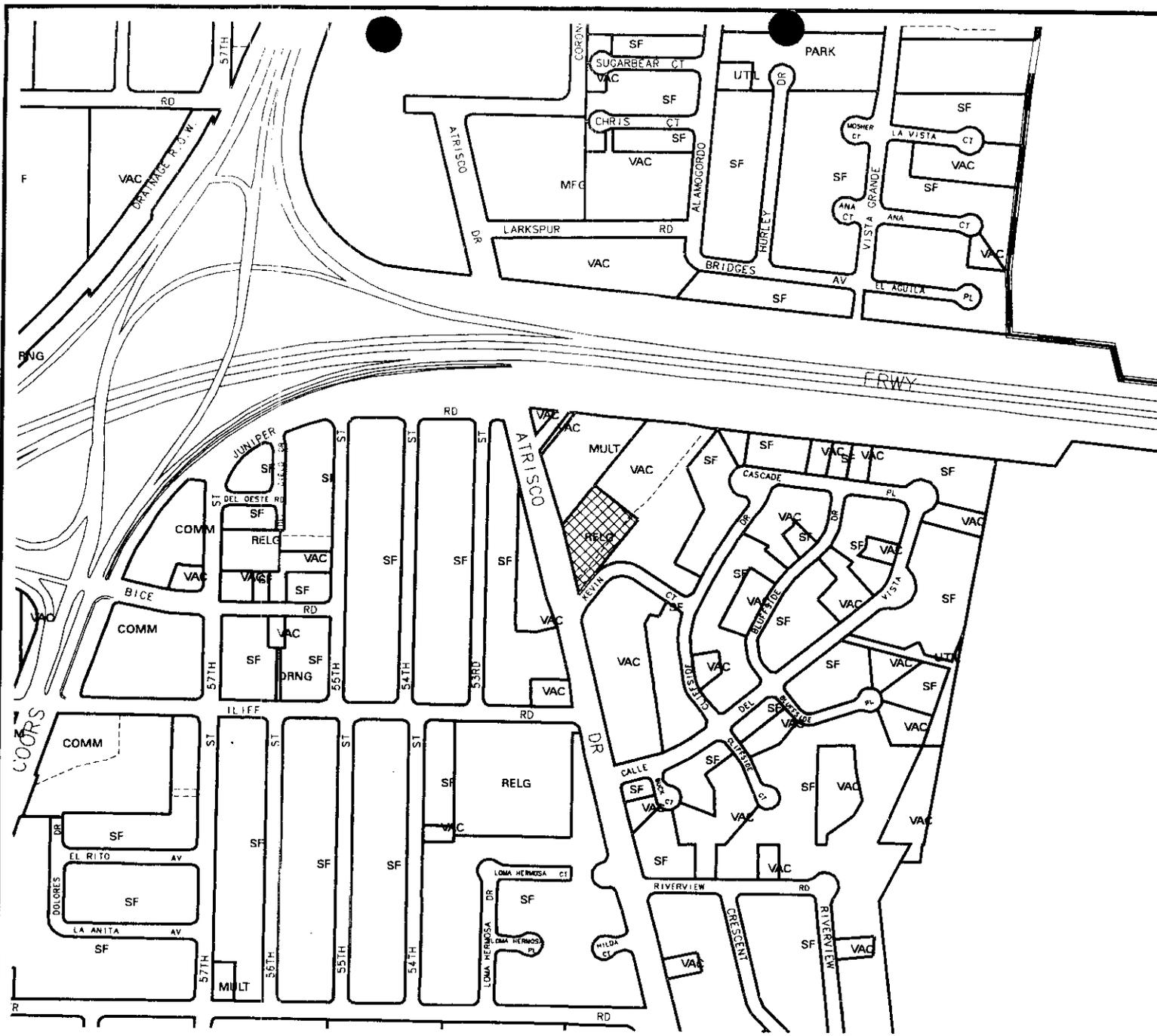
Scale 1" = 521'

PROJECT NO.
1001210

HEARING DATE
06-21-01

MAP NO.
H-11

APPLICATION NO.
01110-00000-00565
01128-00000-00566



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" = 521'

PROJECT NO.
1001210

HEARING DATE
06-21-01

MAP NO.
H-11

APPLICATION NO.
01110-00000-00565
01128-00000-00566

Development Services Report

SUMMARY OF REQUEST

| | |
|-----------------|--|
| Requests | Zone Map Amendment Site Plan for Building Permit |
| Location | Lot A, Block 8, Palisades Addition located on the east side of Atrisco Drive, between Kevin Ct. and Juniper Rd. NW |

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

| | Zoning | Comprehensive Plan Area; Applicable Rank II & III Plans | Land Use |
|--------------|--|--|--|
| Site | SU-1 for Church and Related Facilities | Established Urban; | Church |
| North | R-3 | “ | Three story multi family housing complex. |
| South | SU-1 for PRD | “ | Undeveloped |
| East | SU-1 for PRD | “ | Undeveloped; single family housing further east. |
| West | R-2 | “ | Undeveloped; single family housing further west. |

Background, History and Context

This is a request for 1) a zone map amendment from SU-1 for Church and Related Facilities to SU-1 for O-1, excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers, and 2) a site development plan for building permit, for a 1.23 acre site located at the northeast corner of Atrisco Drive and Kevin Ct., NW. The proposal is for a non-profit educational institution.

The subject site is surrounded by properties zoned for residential uses that are both developed and undeveloped. The property to the north is zoned R-3 and developed with a two-story apartment complex. Property to the northeast is also zoned R-3, but currently lies undeveloped. To the east and south, lies the Vista Magnifica Subdivision, zoned SU-1 for PRD and developed with single-family homes. The properties in the Vista Magnifica Subdivision immediately adjacent to the subject site are currently undeveloped. To the west, across Atrisco Drive are undeveloped properties, zoned R-2.

In 1989, the EPC approved a zone change from R-3 to SU-1 for Church and Related Facilities for the subject site (Z-89-73). A site development plan for the subject site was also approved at this time. The 1989 submittal indicates the applicant was requesting the SU-1 zoning to allow both religious and education uses, including a K-12 Waldorf School.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The Goal of the Established Urban area is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

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

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

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

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

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

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

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

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

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

Resolution 91-1998 (R-70)

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

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

Long Range Roadway System

The Long Range Roadway System designates Atrrsco Drive, north of Hanover Road, as a Major Local street, with a right-of-way of 56-60'.

ANALYSIS – Zone Change

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone change from SU-1 for Church and Related Facilities to SU-1 for O-1, excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers, for a 1.23 acre site located at the northeast corner of Atrisco and Kevin Ct., NW. The applicant is requesting the proposed zoning to allow a non-profit educational institution. The O-1 designation allows the non-profit educational institution as well as its incidental uses, such as snack, beverage and book sales, provided the use is intended primarily for the use of occupants of the structure.

This request furthers the goals and policies of the *Comprehensive Plan*, by locating a use whose intensity and design respects existing neighborhood values (Policy d), by proposing a service use which is located to complement adjacent residential areas (Policy i) and by improving the quality of the visual environment (Policy m).

The intensity of the SU-1 for O-1 use is comparable with the existing zoning and is compatible with the surrounding residential development. The applicant's proposed use will not create any additional traffic related problems, and its operating hours and occupancy are similar to those of the existing use. Finally, the requested SU-1 zoning will ensure that aesthetic improvements to the site are made.

The applicant adequately demonstrates that a different use category is more advantageous to the community to justify this request per Section 1.D.3 of *Resolution 270-1980*. In addition and, as required by Section 1.C, this request is not in significant conflict with policies of the *Comprehensive Plan*. The site is currently zoned SU-1 for Church and Related Facilities. The current owners of the site, the Unity Church, are selling the property, as they are no longer able to meet their financial obligations. The current zoning requires that the owners find another Church to occupy the site or it may remain vacant and fall into further disrepair. A zone change from SU-1 for Church and related facilities to SU-1 for O-1 expands the possibilities for the use of the subject site and thereby that the site will not remain vacant, and the SU-1 ensures that the site is developed to a standard that benefits the community. The applicant states that, "approval of this request will ensure that the site, which is currently in a degraded condition, will be improved and maintained to the benefit of the community."

The applicant also states in reference to Section 1.E of *Resolution 270-1980*, that "this zone change will not be harmful to the adjacent property, neighborhood or community, as it does not in any significant way disturb the existing patterns of traffic and other current levels of use." By amending the O-1 zoning designation to exclude all community residential programs, the applicant is ensuring that this site is never developed with a use which might be incompatible with this area's residential character. By including the SU-1 zoning, the applicant is ensuring that any changes to the site plan receive neighborhood input before they are approved.

ANALYSIS – Site Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a site development plan for building permit for a 1.23-acre site located at the northeast corner of Atrisco Drive and Kevin Ct., NW. The applicant is requesting approval of the site development plan to allow a non-profit educational institution. The applicant's submittal includes upgrades to the building's façade and the site's landscaping plan. This request is in conformance with the *Comprehensive Plan* by improving the visual quality of the built environment and by locating a use whose intensity and design respects the residential character of the neighborhood.

This submittal presents much needed improvements to the existing approved site plan, including improved pedestrian access, landscaping and façade treatment. The plans were made in-house by the agent/applicant who has worked closely with planning staff to develop a plan which meets City requirements of the SU-1 zone.

The site development plan and landscape plan indicate an old legal description for the subject site. This information should be updated to reflect the actual legal description: Lot A, Block 8, Palisades Addition.

Site Plan Layout / Configuration

The site plan for the 1.23-acre subject site indicates a 4,825 square foot L-shaped building located along the west side of the site. To the north of the building is a large undisturbed native grass and shrub area. Parking is provided to the east and south of the building. Landscaped areas are located along the south and east side of the building and along Atrisco Drive.

Vehicular Access, Circulation and Parking

A 24-foot wide drive aisle off Atrisco Dr. provides vehicular access to the site's parking area. Twenty-two parking spaces are provided and should be adequate for the proposed use. Two ADA accessible spaces are provided at the building's main entrance. The submittal also indicated a gravel-surfaced, over flow parking area, located north of the paved parking lot.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is provided at several points. A 3.5-foot wide pathway is provided along the west side of the parking lot, from the 6-foot sidewalk on Atrisco Drive to the building's main entrance. The site development plan indicates that a stucco wall crosses this pedestrian pathway. An opening in the wall should be provided on the site plan. A 4-foot wide sidewalk is provided along the driveway into the site. A 4-foot sidewalk is also provided along the east side of the building and around an existing landscape area. A 3.5-foot pathway is partially provided from the south side of the parking lot to the proposed stucco wall. If it is the intention of the applicant that this pathway connect to the sidewalk, it should be accurately indicated on the site development plan, and an opening should be provided in the wall. A pedestrian connection to the site should also be made from Kevin Court.

The keyed notes of the site development plan indicate that a bicycle rack is provided in the landscape area, south of the building. A detail of the proposed bike rack, including material and type, shall be provided prior to DRB sign off.

Lighting

The applicant is not proposing any new lighting on the site. The keyed notes of the site development plan indicate existing lighting on the site. All light fixtures shall be a maximum of 16 feet tall and shall be fully shielded, horizontal lamps of a full-cut-off type, so that no fugitive light escapes beyond the property line.

Landscaping

The landscape plan indicates a 10-foot wide landscape buffer located along Atrisco Drive, planted with Chamisa, Apache Plume, Santolina, and Arizona sycamore and mulched with gravel. The landscape area adjacent to the buffer and south of the parking lot is planted with buffalo/blue-grama grass mix, desert willow and Arizona sycamore. Around the building are two areas described as existing "turf areas" and planted with rose of Sharon, Arizona sycamore, desert willow, pyracantha, santolina and honeysuckle. Along the north side of the building, in an area described as "undisturbed native grass and shrub area" are existing plantings of lilac, yucca, elm and cottonwood.

The site plan generally meets the requirements for approval. Plantings of additional shade trees should be provided along Atrisco Drive to shade the sidewalk. The location of the desert willows surrounding the parking lot should be modified to ensure adequate shading of the parking area.

A refuse container is indicated at the entranceway to the site in the landscape buffer. This container no longer exists at this location. The site plan should be updated to reflect the actual location of the refuse container.

Grading, Drainage, Utility Plans

According to comments from Public Works Utilities, the applicant is required to submit a revised drainage plan prior to DRB sign off.

Architecture and Signage

There is an existing 4,825 square foot building on the site. It is a ranch style building with metal siding on all sides except for the brick façade on a section of the south facing elevation. A white pitched, standing seam metal roof covers one half of the L-shaped building; a flat white metal roof covers the other half. The applicant is proposing to resurface the metal siding façades with sandstone colored stucco, which may soften the building's utilitarian appearance. Windows, doors, and a small portal articulate the façade.

The site development plan indicates that a 6' tall stucco wall is proposed for the subject site along the building's west side, behind the 10' landscape buffer. The keyed notes describe its "sandstone" color and construction method. The site plan should indicate openings in the wall where it crosses a pedestrian pathway,

The submittal indicates a detail of a monument sign to be located within the landscape area adjacent to the driveway. Keyed notes indicate a 10 foot long by 7 feet high sign. The sign has a wood face supported by two "sandstone" stucco supports. The O-1 zone allows signs up to 75 square feet. However, in keeping with the residential character of the area, the size of the monument sign should be limited to no more than 6 feet long by 4 feet high.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Reviewing agencies had no adverse comments. Comments from Transportation Development Planning state that the applicant shall provide 10-foot end islands with 15-foot corner radii adjacent to the proposed parking area.

The applicant was in attendance at the pre-hearing discussion meeting.

Neighborhood Concerns

Staff has received several phone calls from representatives of area neighborhood associations, generally in support of the applicant's request. Concerns raised were mainly related to the community residential program uses allowed in the O-1 zone. After meeting with the area neighborhood associations the applicant agreed to amend this request to exclude all community residential programs. One representative of a neighborhood association indicated that the applicant should request SU-1 for Educational Institution instead of SU-1 for O-1.

Conclusions

The requests for a zone change and a site development plan for building permit meet the requirements of applicable city plans and policies. The applicant has adequately justified the zone change per *Resolution 270-1980* and the change is in conformance with the *Comprehensive Plan*. The applicant has amended the zone change request to exclude the use of all community residential programs and communications from area neighborhood associations now indicate their support for the zone requests. The site development plan, done in-house by the agent/applicant, generally meets the requirements for approval. Staff is recommending approval with some minor conditions.

FINDINGS - 01110 00565 June 21, 2001

1. This is a request for a zone map amendment from SU-1 for Church and related facilities to SU-1 for O-1, Excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers, for a 1.23 acre site located at the northeast corner of Atrisco and Kevin Ct., NW.
2. The proposal is for a non-profit educational institution.
3. This request furthers the goals and policies of the Comprehensive Plan, specifically, by locating a use whose intensity and design respects existing neighborhood values (Policy d), by proposing a service use which is located to complement adjacent residential areas (Policy i) and by improving the quality of the visual environment (Policy m).
4. The applicant adequately justifies this request per Section 1.D.3 of *Resolution 270-1980*, by demonstrating that a new zoning category is more advantageous to the community as articulated in the *Comprehensive Plan*.

RECOMMENDATION - 01110 00565 June 21, 2001

APPROVAL of 01110 00565 a zone map amendment, for Lot A, Block 8, Palisades Addition, based on the preceding Findings.

FINDINGS - 01128 00566 June 21, 2001

1. This request for a site development plan for building permit for a 1.23-acre site located at the northeast corner of Atrisco and Kevin Ct., NW.
2. The applicant is requesting approval of the site development plan to allow a non-profit educational institution.
3. The applicant is proposing changes to the existing site plan that will improve the visual quality of the site, including upgrades to the existing building's façade and the site's landscaping plan.

-
4. This submittal in conformance with the previously approved site plan for the subject site (Z-89-73).
 5. This request is in conformance with the *Comprehensive Plan* by improving the visual quality of the built environment and by locating a use whose intensity and design respects the residential character of the neighborhood.

RECOMMENDATION - 01128 00566 June 21, 2001

APPROVAL of 01128 00566 a site development plan for building permit, for Lot A, Block 8, Palisades Addition, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 01128 00566 June 21, 2001

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A detail of the proposed bike rack, including material and type, shall be provided.
3. All light fixtures shall be a maximum of 16 feet tall and shall be fully shielded, horizontal lamps of a full-cut-off type, so that no fugitive light escapes beyond the property line.
4. Two additional shade trees shall be provided to shade the sidewalk along Atrisco Drive.
5. A pedestrian connection from Kevin Court to the site shall be made.

June 21, 2001

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6. The location of the desert willows surrounding the parking lot shall be modified to ensure adequate shading of the parking area.

 7. The site development plan shall indicate openings in the proposed wall where it crosses a pedestrian pathway.

 8. The size of the monument sign shall be limited to no more than 4 feet tall by 6 feet long.

 9. Public Works Transportation Development conditions of approval for the proposed site plan for building permit include:
 - a. Provision of 10-foot end islands with 15-foot corner radii adjacent to the proposed parking area.
 - b. Provision of adequate pedestrian access from Atrisco Drive.



Lola Bird
Planner

cc: SEED, 1700 Atrisco Dr. NW, Albuquerque, NM 87105
Glenn Parry, 1700 Atrisco Dr. NW, Albuquerque, NM 87105
Susan Mellin, Vista Magnifica, 1816 Calle del Vista NW, Albuquerque, NM 87105
Deb Francisco, Vista Magnifica, 1708 Cliffside NW, Albuquerque, NM 87105
Louis Tafoya, West Mesa, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Edna Strauss, West Mesa, 5117 La Subida NW, Albuquerque, NM 87105

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comment."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comment on the proposed zone change request.

Conditions of approval for the proposed site plan for building permit should include:

1. Provision of 10-foot end islands with 15-foot corner radii adjacent to the proposed parking area.
2. Provision of adequate pedestrian access from Atrisco Drive.

Utility Development:

No comment.

Traffic Engineering Operations:

With same or improved clear sight distance this should work acceptably.

Hydrology:

The Hydrology Section has no objection to the zone map amendment request. An updated grading and drainage plan is required for Site Plan sign-off by the City Engineer.

Transportation Planning:

This request is not expected to have an adverse effect on the arterial street system, nor on on-street bikeways. For information, there is an existing bike route on Atrisco

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

"No Adverse Comment."

NEIGHBORHOOD SERVICES

“Vista Magnifica and West Mesa (both recognized associations) were notified.”

PARKS AND RECREATION

Planning and Design

“No Adverse Comment.”

OPEN SPACE DIVISION

“No Adverse Comment.”

POLICE DEPARTMENT/Planning

“No Comment.”

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

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

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

“No Comment.”

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

“No objection.”

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments for request for a zone map amendment from SU-1 for Church and related uses to SU-1 for O-1, plus approval for a site development plan of lot A block 8 (zoned SU-1 for C-2), on 1.23 acres, of **SEED Open University in the Palisades subdivision**, located on Atrisco Drive NW between Interstate 40 and Iliff road.

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No Adverse Comment."

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: SEED (Source for Educational Empowerment & Community Development) PHONE: (505) 792-2900
 ADDRESS: 1700 Atresco Dr. NW. FAX: (505) 792-5060
 CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: seed@seedopen.org
 Proprietary interest in site: _____

AGENT (if any): Glenn Parry PHONE: (505) 792-2900
 ADDRESS: SEED - 1700 Atresco Dr. NW FAX: (505) 792-5060
 CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: gparry@seedopen.org

DESCRIPTION OF REQUEST: Change in usage for special use from Church and related uses to non-profit educational use (school)
 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. A Block: 8 Unit: _____
 Subdiv. / Adn. Palisades Addition
 Current Zoning: SU-1 Church & Related Fed. Proposed zoning: SU-1 For 0-1
 Zone Atlas page(s): H-11 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.23 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? _____
 UPC No. 101105930712740414 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Cliff + Atresco
 Between: just north of Cliff on east side of street

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): DRB 95-410

BA-1942, 289-73, 285-48
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: _____

SIGNATURE _____ DATE _____
 (Print) SEED / Glenn Parry Applicant Agent

FOR OFFICIAL USE ONLY

Form revised December 2000

| | | | | |
|--|---------------------------------|-------------|-----------|----------------------------|
| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input type="checkbox"/> All checklists are complete | <u>01110 - 00000 - 00565</u> | <u>2MA</u> | <u>2</u> | <u>\$ 210</u> |
| <input type="checkbox"/> All fees have been collected | <u>01128 - 00000 - 00566</u> | <u>SDPA</u> | <u>AD</u> | <u>\$ 180</u> |
| <input type="checkbox"/> All case #s are assigned | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> AGIS copy has been sent | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> Case history #s are listed | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | _____ | _____ | _____ | Total |
| <input type="checkbox"/> F.H.D.P. fee rebate | Hearing date <u>June 21, 01</u> | _____ | _____ | <u>\$ 390⁰⁰</u> |

Boerbert 4/26/01
 Planner signature / date

Project # 1001210

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

ANNEXATION AND ESTABLISHMENT OF ZONING

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

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

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

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

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

AMENDMENT TO ZONE MAP (ZONE CHANGE)

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

SEED / Glenn Parry
Applicant name (print)

[Signature]
Applicant signature / date



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

Form revised December 2000

[Signature] 4/26/09
Planner signature / date

Project # 1001210

CITY OF ALBUQUERQUE

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

APPLICANT: SOURCE FOR Educational Empowerment + Community Development (SEED) Date of request: 04/02/02 Zone atlas page(s): H-11-2

CURRENT: Zoning SU-1 Legal Description - Lot or Tract # A Block # 8
Parcel Size (acres / sq.ft.) 1.23 acres Subdivision Name Palisades Addition

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 [<input checked="" type="checkbox"/>] | |

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 1
Building Size - 4825 (sq. ft.)

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

Applicant or Representative [Signature] Glenn N. Parry Date 4/02/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes:

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

Joseph D. Montano 4/2/2001
for TRAFFIC ENGINEER DATE

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

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

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

Notes:

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

[Signature] 4/2/02
ENVIRONMENTAL HEALTH DATE

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

| | | | | |
|------|-------------|--------------------------------------|----------------------|-------|
| TIS | - SUBMITTED | <u> </u> / <u> </u> / <u> </u> | _____ | _____ |
| | - FINALIZED | <u> </u> / <u> </u> / <u> </u> | TRAFFIC ENGINEER | DATE |
| AQIA | - SUBMITTED | <u> </u> / <u> </u> / <u> </u> | _____ | _____ |
| | - FINALIZED | <u> </u> / <u> </u> / <u> </u> | ENVIRONMENTAL HEALTH | DATE |

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- NOTE:** For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:
- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - ___ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - ___ Registered Engineer's stamp on the Site Development Plans
 - ___ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

SEED/ Glenn Parry
Applicant name (print)

[Signature]
Applicant signature / date



Form revised December 2000

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

[Signature] 4/26/07
Planner signature / date

Project # 1001210

COPY

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Russell Brito Others Don Newton, OCNC
 Transportation: Joe David Montano Others _____
 Utilities: Jack McDonough Others _____
 Others: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment: EPC Approval City Council Approval
- Sector Dev. Plan Amendment: EPC Approval City Council Approval
- Site Dev. Plan for Subdivision: EPC Approval DRB Approval
- Site Dev. Plan for Bldg Permit: EPC Approval DRB Approval
- Annexation: [EPC Review with City Council Approval]
- OTHER _____

3. SUMMARY OF PRT DISCUSSION

- SU-1 for Church and Related Facilities does not allow proposed use (school)
- zone change will be required: possibly SU-1 for O-1
- Site development plan will be required in conjunction with zone change request
- Check with Building & Safety Division (basement, Plaza del Sol building) regarding straw bale construction
- Application materials and checklists available at Planning counter on ground level, Plaza del Sol bl.
- Probably no T.I.S. (traffic impact study) or AQIA (air quality impact assessment) requirements
- Adjacent to bicycle route along Atrisco
- Pedestrian access and amenities will be important
- Off-premise signage ~~is~~ possible along Coors Blvd.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.
 [PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING]

Russell Brito 11 Apr 01
 PRT CHAIRMAN / DATE

[Signature] 4/11/01
 APPLICANT OR AGENT / DATE

- Submittal deadline is final Thursday of the month, 12 noon to be heard in approximately 45 days.
- Check with Public Works, Hydrology to obtain statement that grading & drainage will not be changing

SEEDTM**OPEN UNIVERSITY**

SOURCE FOR EDUCATIONAL EMPOWERMENT & COMMUNITY DEVELOPMENT

A NON-PROFIT ORGANIZATION • WWW.SEEDOPENU.ORG

April 25, 2001

Ms. Lola Bird
City of Albuquerque Planning and Zoning
Plaza del Sol - 2nd Floor West
6000 2nd St NW
Albuquerque, NM 87104

Dear Ms. Bird,

SEED (Source for Educational Empowerment & Community Development) is applying for a zone change from SU-1 for Church and Related Purposes to SU-1 for O-1. The reason we are applying for this zone change is to establish a non-profit educational organization for the overall benefit of the community as articulated in the Comprehensive Plan.

SEED's mission statement is to empower individuals, through a practically and spiritually based curriculum, toward greater self-fulfillment and service to the community at large. SEED provides community-based, community-driven education, employing instructors from all facets of the community to teach their life passion to students who attend not for credit, but out of interest in acquiring practical skills which make an impact in their lives. We offer more than one hundred programs per semester in a wide variety of subjects. In addition to adult continuing education, SEED sponsors special programs which benefit the community, including SEEDlings Summer Camp for children, and conferences and forums, such as the annual Language of Spirituality conference, bringing Quantum physicists, Native American elders and linguists together to discuss the parallels between discoveries in Quantum mechanics and the Native American world-view.

This request is justified per Resolution 270-1980 because a different use category is more advantageous to the community (Sec 1-D-3). The current owners of the site are no longer able to meet their financial obligations on the property and properly maintain the grounds. Approval of this request will ensure that the site, which is currently in a degraded condition, will be improved and maintained to the benefit of the community.

Purchase of the building by SEED will improve the neighborhood through the following measures:

- 1) Improved Landscaping in keeping with environmentally friendly and aesthetically pleasing requirements as articulated in the Comprehensive Plan
- 2) Improvements to the Façade of the Building
- 3) Providing community-based community driven education open to everyone in the community without entrance examinations, taught by instructors who have real life experience in their chosen field.
- 4) Providing employment to all facets of the community to teach their life work to interested students.

Finally, this zone change will not be harmful to the adjacent property, neighborhood or community, as it does not in any significant way disturb the existing patterns of traffic and other current levels of use, while providing for improvement in services and aesthetics.

Sincerely,



Glenn R. Parry
Executive Director
SEED

SEEDTM

OPEN UNIVERSITY

SOURCE FOR EDUCATIONAL EMPOWERMENT & COMMUNITY DEVELOPMENT

A NON-PROFIT ORGANIZATION • WWW.SEEDOPENU.ORG

May 2, 2001

City of Albuquerque Planning and Zoning
Plaza del Sol - 2nd Floor West
6000 2nd St NW
Albuquerque, NM 87104

REVISED LETTER:

To whom it may concern:

SEED (Source for Educational Empowerment & Community Development), a non-profit educational organization, is planning to purchase the property located at 1700 Atrisco NW in Albuquerque, in Lot A, Block #8, in the Palisades Addition. The property is currently owned by the Unity Church but under contract to sell to SEED; SEED is acting as agent of the Unity Church in respect to application for a zoning change. The property is currently zoned for SU-1 for Church and Related Purposes. SEED is requesting that the zoning for SU-I be amended to include the purpose of office and institutional use.

With regard to the enclosed Site Development Plan, the enclosed amendments are for the following:

- 1) a new Stucco on Existing Building (Color - Sandstone)
- 2) a stucco Wall on the north side and front of the property with a cement footing, cinder block, lath, brown coat and stucco (Color - Sandstone)
- 3) a sign 10 ft long by 7 feet high with side supports of cinder block and stucco, on a cement footing. The center wording area will be wood with letters painted on with an outdoor enamel paint. The color of the supports is Sandstone.
- 4) Bicycle Rack for 6 bicycles

A Site Development Plan Checklist is included with the proposal, and all items listed are noted as included in the Site Plan or as not applicable. The landscaping plan, noting existing and proposed landscaping, will be forwarded separately prior to noon on Monday, May 7th. There is no plan to change the existing grading, however, we will include panoramic view photographs of each side of the building and label the appropriate direction as such. There is no proposal to build any new structures.

SEED would like to emphasize that the actual usage of the facility at 1700 Atrisco would vary little from its current usage. Currently, the church has regular evening and weekend activities, such as study and support groups, and weekly Sunday services. From time to time, the Church has also rented the facilities in the past to educational organizations, including SEED. Although SEED does intend to have semi-regular class activities on evenings and weekends, this would not constitute much change from the way the facility is currently utilized. SEED, in keeping with its "Open University" format, would continue to offer most of its programs off-

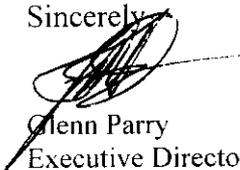
P.O. Box 2227 Corrales, NM 87048 (505) 792-2900 fax (505) 792-5060

site in Albuquerque, Santa Fe and elsewhere. Evening and weekend classes' median attendance is expected to be between 5-10 students, and this is again in accord with the approximate attendance of current church group activities. There may be occasional larger gatherings from time to time, not to exceed a capacity of 90 people. The parking lot has 22 paved spaces and between 25-30 unpaved spaces for overflow parking. Thus, the lot does have existing parking to accommodate the occasional larger event, based on a parking calculation of 2 people per vehicle.

The space would be utilized during the daytime almost exclusively for administrative tasks. The number of employees presently numbers just three, and the instructors do not keep office hours at all. They come to teach a class on a particular occasion and then only come again if they are scheduled for a new class.

Thank you very much for processing of our application.

Sincerely,



Glenn Parry
Executive Director

SEEDTM**OPEN UNIVERSITY**
SOURCE FOR EDUCATIONAL EMPOWERMENT & COMMUNITY DEVELOPMENT

A NON-PROFIT ORGANIZATION • WWW.SEEDOPENU.ORG

May 29, 2001

City of Albuquerque Planning and Zoning
Plaza del Sol - 2nd Floor West
6000 2nd St NW
Albuquerque, NM 87104

ADDENDUM TO LETTER OF May 9:

To whom it may concern:

SEED (Source for Educational Empowerment & Community Development), a non-profit educational organization, is planning to purchase the property located at 1700 Atrisco NW in Albuquerque, in Lot A, Block #8, in the Palisades Addition. The property is currently owned by the Unity Church but under contract to sell to SEED; SEED is acting as agent of the Unity Church in respect to application for a zoning change. The property is currently zoned for SU-1 for Church and Related Purposes. SEED is requesting that the zoning for SU-1 be amended to include the purpose of office and institutional use.

REVISED PORTION:

After neighborhood organization input, we would like to revise our zoning request for SU-1 for O-1 to have the following exclusions:

Under permissive uses, please exclude #5 from the O-1 zoning code, pertaining to community residential programs for substance abusers. Under conditional uses, please exclude #2 and #3 pertaining to community residential corrections programs and community residential program for substance abusers. SEED has no intention of opening these particular community programs, and in the interest of harmonious neighborhood relations, requests that these exclusions be applied to the O-1 zoning code.

With regard to the enclosed Site Development Plan, the enclosed amendments are for the following:

- 1) a new Stucco on Existing Building (Color - Sandstone)
- 2) a stucco Wall on the north side and front of the property with a cement footing, cinder block, lath, brown coat and stucco (Color - Sandstone)
- 3) a sign 10 ft long by 7 feet high with side supports of cinder block and stucco, on a cement footing. The center wording area will be wood with letters painted on with an outdoor enamel paint. The color of the supports is Sandstone.
- 4) Bicycle Rack for 6 bicycles

P.O. Box 2227 Corrales, NM 87048 (505) 792-2900 fax (505) 792-5060

A Site Development Plan Checklist is included with the proposal, and all items listed are noted as included in the Site Plan or as not applicable. The landscaping plan, noting existing and proposed landscaping, will be forwarded separately prior to noon on Monday, May 7th. There is no plan to change the existing grading, however, we will include panoramic view photographs of each side of the building and label the appropriate direction as such. There is no proposal to build any new structures.

SEED would like to emphasize that the actual usage of the facility at 1700 Atrisco would vary little from its current usage. Currently, the church has regular evening and weekend activities, such as study and support groups, and weekly Sunday services. From time to time, the Church has also rented the facilities in the past to educational organizations, including SEED. Although SEED does intend to have semi-regular class activities on evenings and weekends, this would not constitute much change from the way the facility is currently utilized. SEED, in keeping with its "Open University" format, would continue to offer most of its programs off-site in Albuquerque, Santa Fe and elsewhere. Evening and weekend classes' median attendance is expected to be between 5-10 students, and this is again in accord with the approximate attendance of current church group activities. There may be occasional larger gatherings from time to time, not to exceed a capacity of 90 people. The parking lot has 22 paved spaces and between 25-30 unpaved spaces for overflow parking. Thus, the lot does have existing parking to accommodate the occasional larger event, based on a parking calculation of 2 people per vehicle.

The space would be utilized during the daytime almost exclusively for administrative tasks. The number of employees presently numbers just three, and the instructors do not keep office hours at all. They come to teach a class on a particular occasion and then only come again if they are scheduled for a new class.

Thank you very much for processing of our application.

Sincerely,



Glenn Parry
Executive Director

CC/

Vista Magnifica Neighborhood Association
West Mesa Neighborhood Association

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

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

Accompanying Material - Fee payment

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

SHEET #1 - SITE PLAN

A. General Information

- 1. Scale

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

B. Proposed Development

1. Structural

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

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

2. Non-Structural and Parking

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

C. Street and Circulation

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

D. Utilities

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

E. Phasing

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

Susan Mellin
1816 Calle Del Vista NW
Albuquerque, New Mexico 87105
831-8051
June 8, 2001

Environment Planning Commission
Reference; Seed
0111000565
0112800566
Project #1001210
Lola Bird, Staff Planner

As the representative of Vista Magnifica Neighborhood Association and it's Board of Directors, I would like to state a full recommendation of the Seed Open University in our neighborhood. We fore see no problems with the zoning change. With it's fine reputation it will be an asset and friend to the neighborhood.

Most sincerely,


President

Landscape Area Requirement-square footage 6,240
 and percent 15%
 Landscaped Area Provided, Square Footage 7,700
 & Percent 18.5%

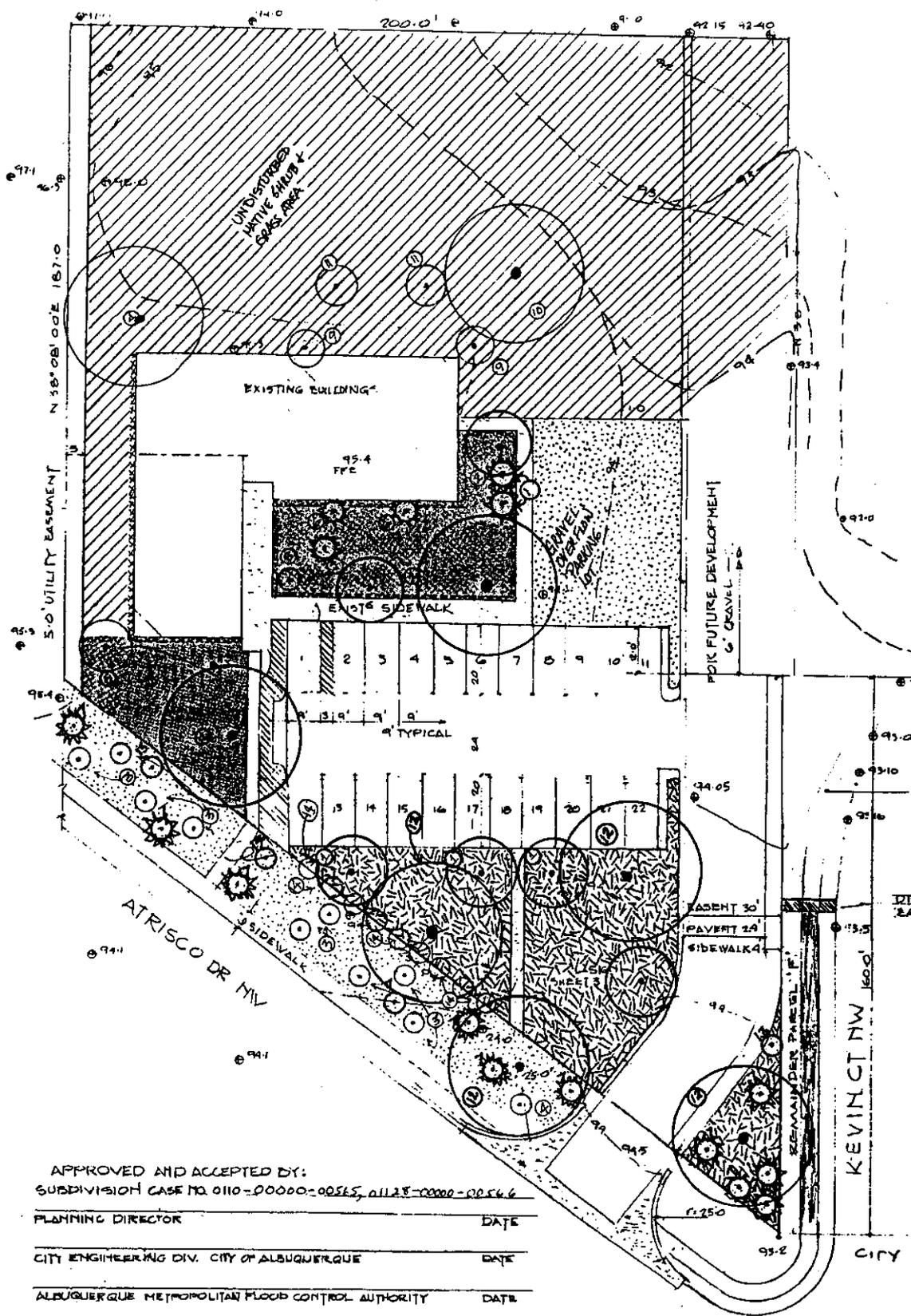
- xxxx Irrigation Lines
- Gravel Ground Cover (Existing)
 - Turf Area (Existing)
 - Undisturbed Native Shrub & Grass Area (Existing)
 - Blue Gramma & Buffalo Grass (Proposed)

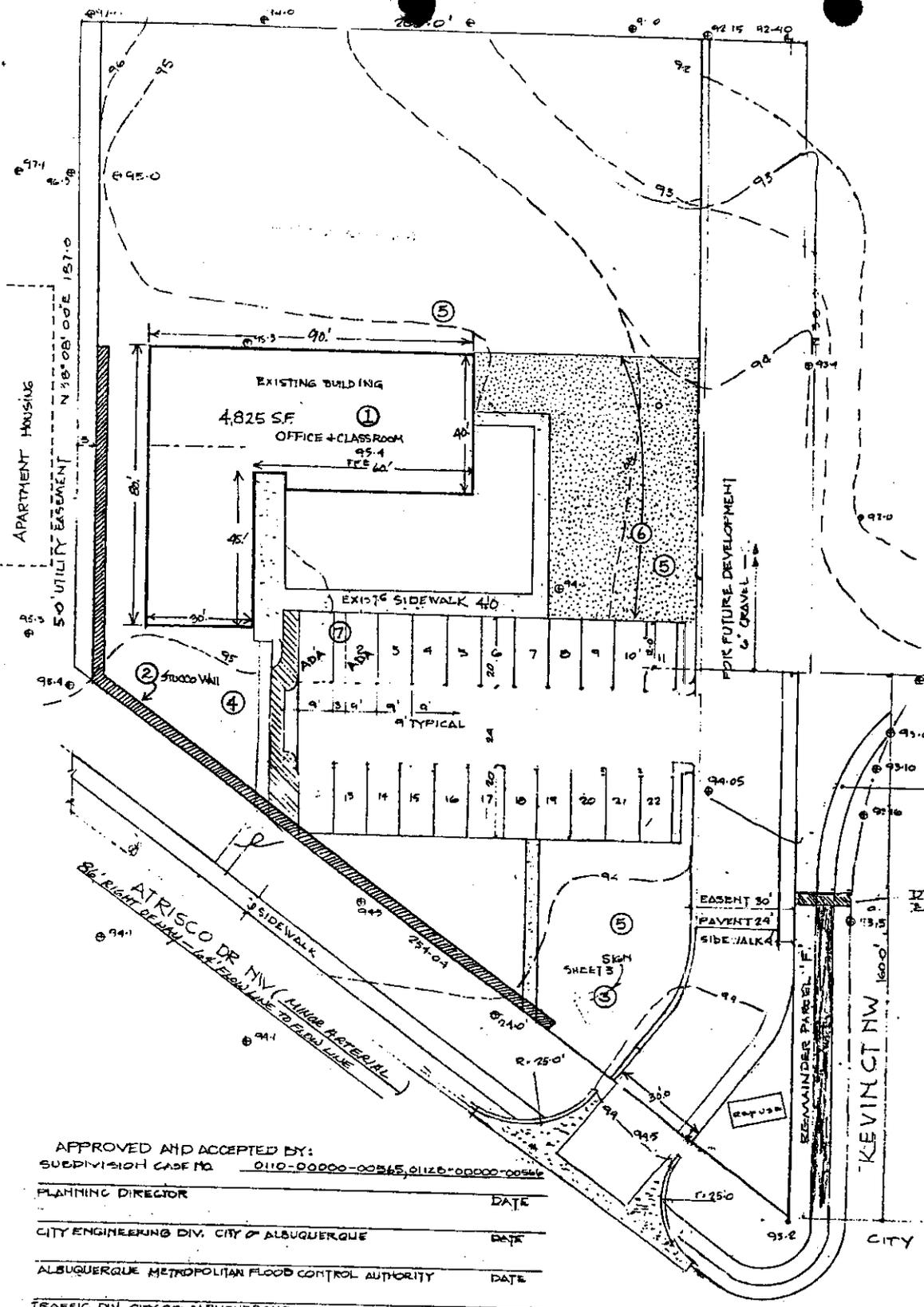
- 1) Desert Willow 15'-20' (proposed)
- 2) Aspen 15'-20' (proposed)
- 3) Chamisa 4'x4' (existing)
- 4) Elm 40' (existing)
- 5) Rose of Sharon 10' (existing)
- 6) Pyracantha 7' (existing) Evergreen
- 7) Santonilla 4' (existing) Evergreen
- 8) Honeysuckle 4' (existing)
- 9) Yucca Sp. 15' (existing)
- 10) Cottonwood 40' (existing)
- 11) Lilac Bushes 8' (existing)
- 12) Arizona Sycamore 40' (proposed)
- 13) Apache Plume 5' (proposed)
- 14) Elm (pruned in shrub form) 4' (existing)
- 15) Euonymous 5' (proposed) Evergreen

LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner.
 It is the intent of this plan to comply with the City Of Albuquerque, Water Conservation Landscaping and Water Waste Ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.
 All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Palen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.





- KEY**
- 1 New Stucco on existing building. Color: SandStone.
 - 2 Stucco wall. Cement footing. Cinder block, lath, brown coat, and stucco. Color: Sandstone.
 - 3 Sign, 10 feet long and 7 feet high. Side of cinder block and stucco on a cement footing. Center wording area to be wood with letters painted with enamel paint. Color of supports is Sandstone.
 - 4 Bicycle rack
 - 5 Existing lighting
 - 6 Overflow gravel parking area for special events.
 - 7 ADA accessible space

| | | |
|-------------------|-------|-------|
| AREA OF PROPERTY | 53700 | SQ FT |
| AREA OF BUILDINGS | 4825 | SQ FT |
| AREA OF PLACED | 14170 | SQ FT |
| USABLE OPEN SPACE | 34700 | SQ FT |
| PARKING | | |
| FIXED SEATS | 120 | |
| PARKING REQ'D | 20 | |
| PARKING PROVIDED | 22 | |
| HANDICAP SPACES | 2 | |

APPROVED AND ACCEPTED BY:

SUBDIVISION CASE NO. 0110-00000-00565, 01120-00000-00566

| | |
|---|------|
| PLANNING DIRECTOR | DATE |
| CITY ENGINEERING DIV. CITY OF ALBUQUERQUE | DATE |
| ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY | DATE |
| TRAFFIC DIV. CITY OF ALBUQUERQUE | DATE |
| WATER UTILITIES DEPT. CITY OF ALBUQUERQUE | DATE |
| PARKS & RECREATION DEPT. CITY OF ALBUQUERQUE N.M. | DATE |



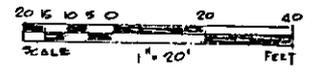
1700 ATRISCO, NW

SITE DEVELOPMENT PLAN

TRACTS 1, 2, & 3 OF PALISADES

ADDITION, CITY OF ALBUQUERQUE

REVISED NOV 28/95



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

Meeting Date: June 21, 2001

Zone Atlas Page: H-11.2

Notification Radius: 110 Ft.

| |
|----------------------------------|
| App# <u>01110-00000-00565</u> |
| Proj# <u>1081210</u> |
| Other# <u>01128-00000-005716</u> |
| |

Cross Reference and Location: _____

Applicant: SEED (Source for Educational Engagement & Community Development) ✓

Address: 1700 Alameda NW, 87105

Agent: Glenn Perry - SEED ✓

Address: Same as above

SPECIAL INSTRUCTIONS

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

Date Mailed: May 31, 2001

Signature: K. Seelickai

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 2

| Zone Atlas Page | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address |
|-----------------|--------------|---------------|-----------------|----------------|--------------|---------------|-----------------|----------------|
| 11/11 | 10/1059 | 307-127 | 464-141 | ✓ | 10/1059 | 321-071 | 408 | 01 ✓ |
| | | 335-148 | 01 | ✓ | | 315-084 | | 14 ✓ |
| | | 314-143 | 13 | ✓ | | 315-089 | | 17 ✓ |
| | | 334-123 | 405-51 | ✓ | | 315-092 | | 18 ✓ |
| | | 353-141 | 59 | ✓ | | 319-095 | | 19 ✓ |
| | | 355-134 | 110 | ✓ | | 314-097 | | 20 ✓ |
| | | 358-132 | 101 | ✓ | | 284-122 | 402 | 03 ✓ |
| | | 312-130 | 112 | ✓ | | 285-146 | | 04 ✓ |
| | | 355-124 | 103 | ✓ | | 284-134 | | 05 ✓ |
| | | 354-124 | 104 | ✓ | | 284-130 | | 06 ✓ |
| | | 353-122 | 105 | ✓ | | 284-125 | | 07 ✓ |
| | | 352-120 | 106 | ✓ | | 284-118 | | 08 ✓ |
| | | 351-118 | 107 | ✓ | | 284-113 | | 09 ✓ |
| | | 350-115 | 108 | ✓ | | 284-104 | | 10 ✓ |
| | | 349-113 | 109 | ✓ | | 284-100 | | 11 ✓ |
| | | 347-110 | 20 | ✓ | | 285-075 | | 12 ✓ |
| | | 346-108 | 71 | ✓ | | 285-089 | | 13 ✓ |
| | | 345-106 | 72 | ✓ | | 285-083 | | 14 ✓ |
| | | 344-104 | 73 | ✓ | | 285-076 | | 15 ✓ |



Staff Report

| | |
|--------------------------|---|
| Agent | Glenn Parry / SEED |
| Applicant | SEED (Source for Education Empowerment and Community Development) |
| Requests | Zone Map Amendment Site Plan for Building Permit |
| Legal Description | Lot A, Block 8, Palisades Addition |
| Location | East side of Atrisco Drive, between Iliff and Juniper Rd. NW |
| Size | Approximately 1.23 acres |
| Existing Zoning | SU-1 for Church and Related Facilities |
| Proposed Zoning | SU-1 for O-1, Excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers. |

Staff Recommendation

APPROVAL of 01110 00565, based on the findings on page 8.

APPROVAL of 01128 00566, based on the findings on page 8, and subject to the conditions of approval on page 9.

Staff Planner

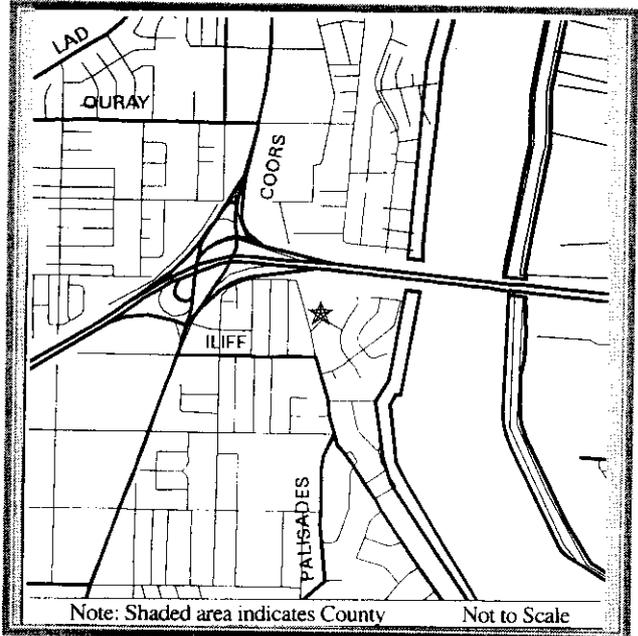
Lola Bird

Summary of Analysis

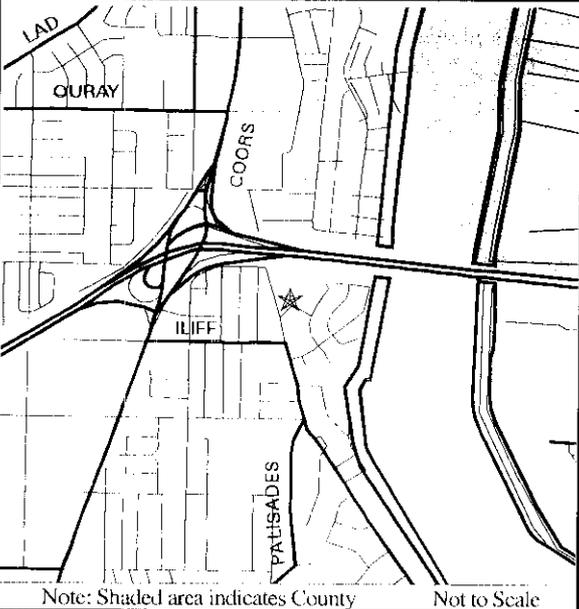
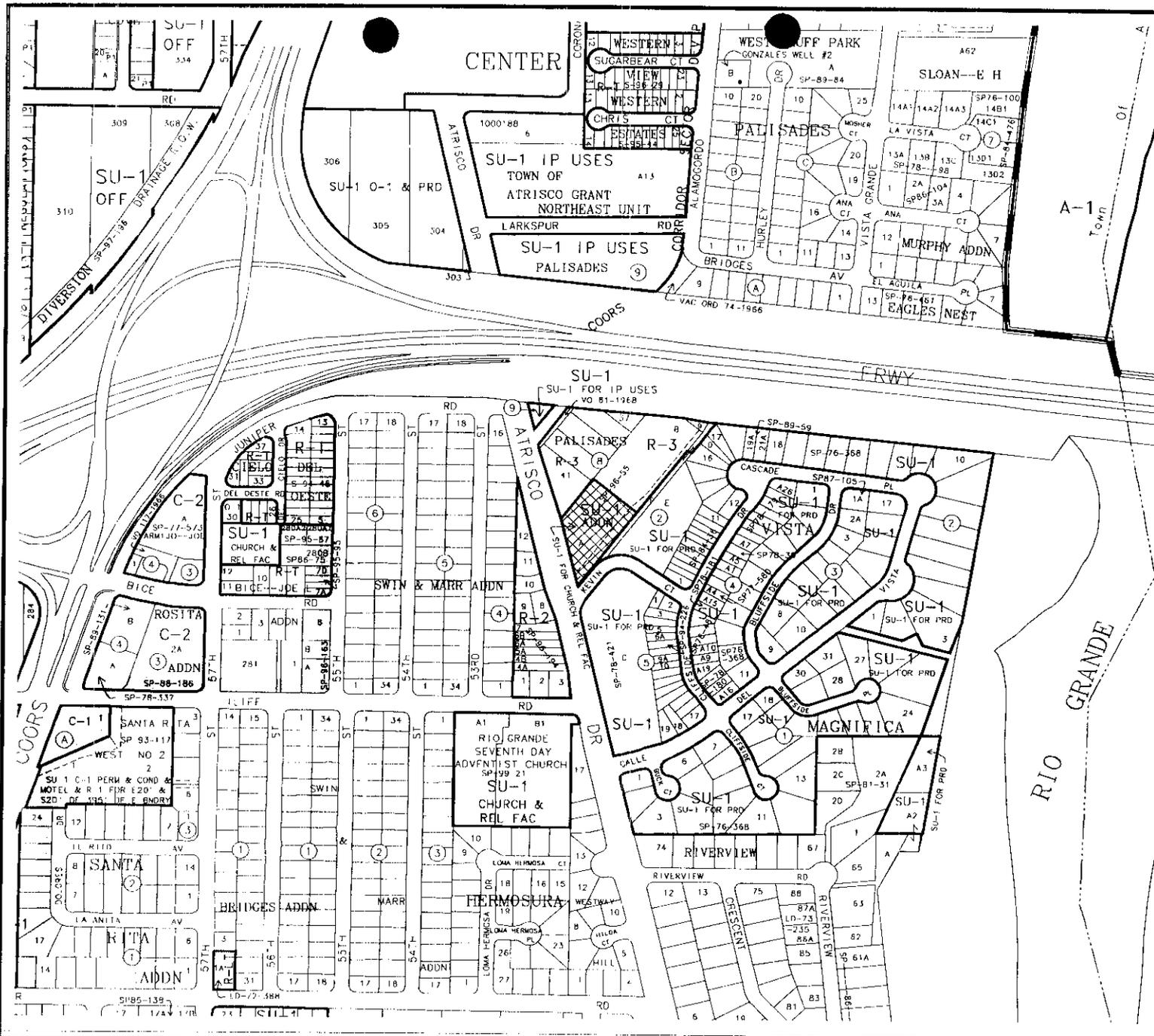
This is a request for approval of a zone change from SU-1 for Church and Related Facilities to SU-1 for O-1 excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers, and a site development plan for building permit for a 1.23 acre site located at the northeast corner of Atrisco Drive and Kevin Ct., NW. The proposal is for a non-profit educational institution.

The requests meet the requirements of applicable city plans and policies. The applicant adequately justifies the zone change per R-270-1980 and the site development plan is in conformance with the previously approved site plan for the subject site (Z-89-73).

Staff is recommending approval with conditions.



City Departments and other interested agencies reviewed this application from 5/4/01 to 5/18/01. Agency comments were used in the preparation of this report, and begin on page 11.



ZONING MAP



Scale 1" = 521'

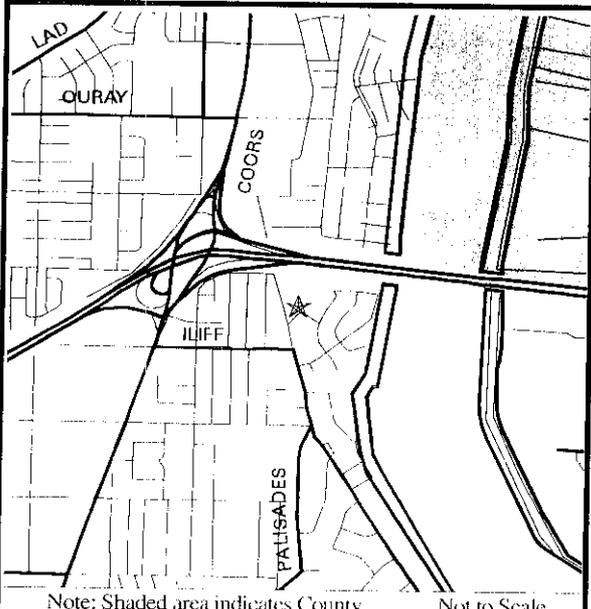
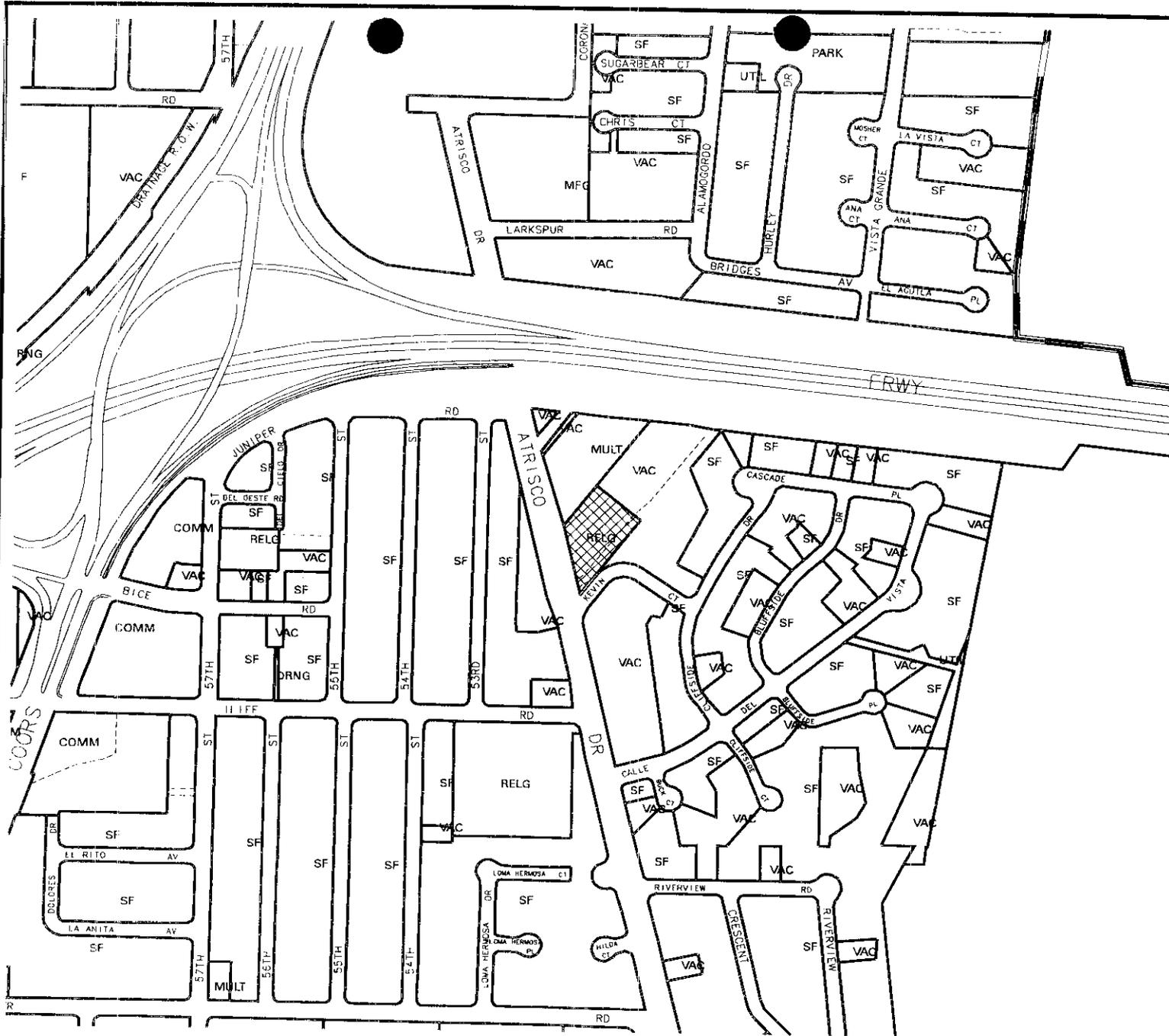
PROJECT NO.
1001210

HEARING DATE
06-21-01

MAP NO.
H-11

APPLICATION NO.
01110-00000-00565
01128-00000-00566

Note: Shaded area indicates County Not to Scale



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

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



Scale 1" = 521'

PROJECT NO.
1001210

HEARING DATE
06-21-01

MAP NO.
H-11

APPLICATION NO.
01110-00000-00565
01128-00000-00566

Development Services Report

SUMMARY OF REQUEST

| | |
|-----------------|--|
| Requests | Zone Map Amendment Site Plan for Building Permit |
| Location | Lot A, Block 8, Palisades Addition located on the east side of Atrisco Drive, between Kevin Ct. and Juniper Rd. NW |

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

| | Zoning | Comprehensive Plan Area; Applicable Rank II & III Plans | Land Use |
|--------------|--|--|--|
| Site | SU-1 for Church and Related Facilities | Established Urban; | Church |
| North | R-3 | “ | Three story multi family housing complex. |
| South | SU-1 for PRD | “ | Undeveloped |
| East | SU-1 for PRD | “ | Undeveloped; single family housing further east. |
| West | R-2 | “ | Undeveloped; single family housing further west. |

Background, History and Context

This is a request for 1) a zone map amendment from SU-1 for Church and Related Facilities to SU-1 for O-1, excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers, and 2) a site development plan for building permit, for a 1.23 acre site located at the northeast corner of Atrisco Drive and Kevin Ct., NW. The proposal is for a non-profit educational institution.

The subject site is surrounded by properties zoned for residential uses that are both developed and undeveloped. The property to the north is zoned R-3 and developed with a two-story apartment complex. Property to the northeast is also zoned R-3, but currently lies undeveloped. To the east and south, lies the Vista Magnifica Subdivision, zoned SU-1 for PRD and developed with single-family homes. The properties in the Vista Magnifica Subdivision immediately adjacent to the subject site are currently undeveloped. To the west, across Atrisco Drive are undeveloped properties, zoned R-2.

In 1989, the EPC approved a zone change from R-3 to SU-1 for Church and Related Facilities for the subject site (Z-89-73). A site development plan for the subject site was also approved at this time. The 1989 submittal indicates the applicant was requesting the SU-1 zoning to allow both religious and education uses, including a K-12 Waldorf School.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

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

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

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

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

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

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

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

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

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

Resolution 91-1998 (R-70)

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

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

Long Range Roadway System

The Long Range Roadway System designates Atrrsco Drive, north of Hanover Road, as a Major Local street, with a right-of-way of 56-60'.

ANALYSIS – Zone Change

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone change from SU-1 for Church and Related Facilities to SU-1 for O-1, excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers, for a 1.23 acre site located at the northeast corner of Atrisco and Kevin Ct., NW. The applicant is requesting the proposed zoning to allow a non-profit educational institution. The O-1 designation allows the non-profit educational institution as well as its incidental uses, such as snack, beverage and book sales, provided the use is intended primarily for the use of occupants of the structure.

This request furthers the goals and policies of the *Comprehensive Plan*, by locating a use whose intensity and design respects existing neighborhood values (Policy d), by proposing a service use which is located to complement adjacent residential areas (Policy i) and by improving the quality of the visual environment (Policy m).

The intensity of the SU-1 for O-1 use is comparable with the existing zoning and is compatible with the surrounding residential development. The applicant's proposed use will not create any additional traffic related problems, and its operating hours and occupancy are similar to those of the existing use. Finally, the requested SU-1 zoning will ensure that aesthetic improvements to the site are made.

The applicant adequately demonstrates that a different use category is more advantageous to the community to justify this request per Section 1.D.3 of *Resolution 270-1980*. In addition and, as required by Section 1.C, this request is not in significant conflict with policies of the *Comprehensive Plan*. The site is currently zoned SU-1 for Church and Related Facilities. The current owners of the site, the Unity Church, are selling the property, as they are no longer able to meet their financial obligations. The current zoning requires that the owners find another Church to occupy the site or it may remain vacant and fall into further disrepair. A zone change from SU-1 for Church and related facilities to SU-1 for O-1 expands the possibilities for the use of the subject site and thereby that the site will not remain vacant, and the SU-1 ensures that the site is developed to a standard that benefits the community. The applicant states that, "approval of this request will ensure that the site, which is currently in a degraded condition, will be improved and maintained to the benefit of the community."

The applicant also states in reference to Section 1.E of *Resolution 270-1980*, that "this zone change will not be harmful to the adjacent property, neighborhood or community, as it does not in any significant way disturb the existing patterns of traffic and other current levels of use." By amending the O-1 zoning designation to exclude all community residential programs, the applicant is ensuring that this site is never developed with a use which might be incompatible with this area's residential character. By including the SU-1 zoning, the applicant is ensuring that any changes to the site plan receive neighborhood input before they are approved.

ANALYSIS – Site Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a site development plan for building permit for a 1.23-acre site located at the northeast corner of Atrisco Drive and Kevin Ct., NW. The applicant is requesting approval of the site development plan to allow a non-profit educational institution. The applicant's submittal includes upgrades to the building's façade and the site's landscaping plan. This request is in conformance with the *Comprehensive Plan* by improving the visual quality of the built environment and by locating a use whose intensity and design respects the residential character of the neighborhood.

This submittal presents much needed improvements to the existing approved site plan, including improved pedestrian access, landscaping and façade treatment. The plans were made in-house by the agent/applicant who has worked closely with planning staff to develop a plan which meets City requirements of the SU-1 zone.

The site development plan and landscape plan indicate an old legal description for the subject site. This information should be updated to reflect the actual legal description: Lot A, Block 8, Palisades Addition.

Site Plan Layout / Configuration

The site plan for the 1.23-acre subject site indicates a 4,825 square foot L-shaped building located along the west side of the site. To the north of the building is a large undisturbed native grass and shrub area. Parking is provided to the east and south of the building. Landscaped areas are located along the south and east side of the building and along Atrisco Drive.

Vehicular Access, Circulation and Parking

A 24-foot wide drive aisle off Atrisco Dr. provides vehicular access to the site's parking area. Twenty-two parking spaces are provided and should be adequate for the proposed use. Two ADA accessible spaces are provided at the building's main entrance. The submittal also indicated a gravel-surfaced, over flow parking area, located north of the paved parking lot.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is provided at several points. A 3.5-foot wide pathway is provided along the west side of the parking lot, from the 6-foot sidewalk on Atrisco Drive to the building's main entrance. The site development plan indicates that a stucco wall crosses this pedestrian pathway. An opening in the wall should be provided on the site plan. A 4-foot wide sidewalk is provided along the driveway into the site. A 4-foot sidewalk is also provided along the east side of the building and around an existing landscape area. A 3.5-foot pathway is partially provided from the south side of the parking lot to the proposed stucco wall. If it is the intention of the applicant that this pathway connect to the sidewalk, it should be accurately indicated on the site development plan, and an opening should be provided in the wall. A pedestrian connection to the site should also be made from Kevin Court.

The keyed notes of the site development plan indicate that a bicycle rack is provided in the landscape area, south of the building. A detail of the proposed bike rack, including material and type, shall be provided prior to DRB sign off.

Lighting

The applicant is not proposing any new lighting on the site. The keyed notes of the site development plan indicate existing lighting on the site. All light fixtures shall be a maximum of 16 feet tall and shall be fully shielded, horizontal lamps of a full-cut-off type, so that no fugitive light escapes beyond the property line.

Landscaping

The landscape plan indicates a 10-foot wide landscape buffer located along Atrisco Drive, planted with Chamisa, Apache Plume, Santolina, and Arizona sycamore and mulched with gravel. The landscape area adjacent to the buffer and south of the parking lot is planted with buffalo/blue-grama grass mix, desert willow and Arizona sycamore. Around the building are two areas described as existing "turf areas" and planted with rose of Sharon, Arizona sycamore, desert willow, pyracantha, santolina and honeysuckle. Along the north side of the building, in an area described as "undisturbed native grass and shrub area" are existing plantings of lilac, yucca, elm and cottonwood.

The site plan generally meets the requirements for approval. Plantings of additional shade trees should be provided along Atrisco Drive to shade the sidewalk. The location of the desert willows surrounding the parking lot should be modified to ensure adequate shading of the parking area.

A refuse container is indicated at the entranceway to the site in the landscape buffer. This container no longer exists at this location. The site plan should be updated to reflect the actual location of the refuse container.

Grading, Drainage, Utility Plans

According to comments from Public Works Utilities, the applicant is required to submit a revised drainage plan prior to DRB sign off.

Architecture and Signage

There is an existing 4,825 square foot building on the site. It is a ranch style building with metal siding on all sides except for the brick façade on a section of the south facing elevation. A white pitched, standing seam metal roof covers one half of the L-shaped building; a flat white metal roof covers the other half. The applicant is proposing to resurface the metal siding façades with sandstone colored stucco, which may soften the building's utilitarian appearance. Windows, doors, and a small portal articulate the façade.

The site development plan indicates that a 6' tall stucco wall is proposed for the subject site along the building's west side, behind the 10' landscape buffer. The keyed notes describe its "sandstone" color and construction method. The site plan should indicate openings in the wall where it crosses a pedestrian pathway,

The submittal indicates a detail of a monument sign to be located within the landscape area adjacent to the driveway. Keyed notes indicate a 10 foot long by 7 feet high sign. The sign has a wood face supported by two "sandstone" stucco supports. The O-1 zone allows signs up to 75 square feet. However, in keeping with the residential character of the area, the size of the monument sign should be limited to no more than 6 feet long by 4 feet high.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Reviewing agencies had no adverse comments. Comments from Transportation Development Planning state that the applicant shall provide 10-foot end islands with 15-foot corner radii adjacent to the proposed parking area.

The applicant was in attendance at the pre-hearing discussion meeting.

Neighborhood Concerns

Staff has received several phone calls from representatives of area neighborhood associations, generally in support of the applicant's request. Concerns raised were mainly related to the community residential program uses allowed in the O-1 zone. After meeting with the area neighborhood associations the applicant agreed to amend this request to exclude all community residential programs. One representative of a neighborhood association indicated that the applicant should request SU-1 for Educational Institution instead of SU-1 for O-1.

Conclusions

The requests for a zone change and a site development plan for building permit meet the requirements of applicable city plans and policies. The applicant has adequately justified the zone change per *Resolution 270-1980* and the change is in conformance with the *Comprehensive Plan*. The applicant has amended the zone change request to exclude the use of all community residential programs and communications from area neighborhood associations now indicate their support for the zone requests. The site development plan, done in-house by the agent/applicant, generally meets the requirements for approval. Staff is recommending approval with some minor conditions.

FINDINGS - 01110 00565 June 21, 2001

1. This is a request for a zone map amendment from SU-1 for Church and related facilities to SU-1 for O-1, Excluding community residential programs, community residential corrections programs, and community residential programs for substance abusers, for a 1.23 acre site located at the northeast corner of Atrisco and Kevin Ct., NW.
2. The proposal is for a non-profit educational institution.
3. This request furthers the goals and policies of the Comprehensive Plan, specifically, by locating a use whose intensity and design respects existing neighborhood values (Policy d), by proposing a service use which is located to complement adjacent residential areas (Policy i) and by improving the quality of the visual environment (Policy m).
4. The applicant adequately justifies this request per Section 1.D.3 of *Resolution 270-1980*, by demonstrating that a new zoning category is more advantageous to the community as articulated in the *Comprehensive Plan*.

RECOMMENDATION - 01110 00565 June 21, 2001

APPROVAL of 01110 00565 a zone map amendment, for Lot A, Block 8, Palisades Addition, based on the preceding Findings.

FINDINGS - 01128 00566 June 21, 2001

1. This request for a site development plan for building permit for a 1.23-acre site located at the northeast corner of Atrisco and Kevin Ct., NW.
2. The applicant is requesting approval of the site development plan to allow a non-profit educational institution.
3. The applicant is proposing changes to the existing site plan that will improve the visual quality of the site, including upgrades to the existing building's façade and the site's landscaping plan.

-
4. This submittal in conformance with the previously approved site plan for the subject site (Z-89-73).
 5. This request is in conformance with the *Comprehensive Plan* by improving the visual quality of the built environment and by locating a use whose intensity and design respects the residential character of the neighborhood.

RECOMMENDATION - 01128 00566 June 21, 2001

APPROVAL of 01128 00566 a site development plan for building permit, for Lot A, Block 8, Palisades Addition, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 01128 00566 June 21, 2001

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A detail of the proposed bike rack, including material and type, shall be provided.
3. All light fixtures shall be a maximum of 16 feet tall and shall be fully shielded, horizontal lamps of a full-cut-off type, so that no fugitive light escapes beyond the property line.
4. Two additional shade trees shall be provided to shade the sidewalk along Atrisco Drive.
5. A pedestrian connection from Kevin Court to the site shall be made.

-
6. The location of the desert willows surrounding the parking lot shall be modified to ensure adequate shading of the parking area.

 7. The site development plan shall indicate openings in the proposed wall where it crosses a pedestrian pathway.

 8. The size of the monument sign shall be limited to no more than 4 feet tall by 6 feet long.

 9. Public Works Transportation Development conditions of approval for the proposed site plan for building permit include:
 - a. Provision of 10-foot end islands with 15-foot corner radii adjacent to the proposed parking area.
 - b. Provision of adequate pedestrian access from Atrisco Drive.


Lola Bird
Planner

cc: SEED, 1700 Atrisco Dr. NW, Albuquerque, NM 87105
Glenn Parry, 1700 Atrisco Dr. NW, Albuquerque, NM 87105
Susan Mellin, Vista Magnifica, 1816 Calle del Vista NW, Albuquerque, NM 87105
Deb Francisco, Vista Magnifica, 1708 Cliffside NW, Albuquerque, NM 87105
Louis Tafoya, West Mesa, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Edna Strauss, West Mesa, 5117 La Subida NW, Albuquerque, NM 87105

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comment."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comment on the proposed zone change request.

Conditions of approval for the proposed site plan for building permit should include:

1. Provision of 10-foot end islands with 15-foot corner radii adjacent to the proposed parking area.
2. Provision of adequate pedestrian access from Atrisco Drive.

Utility Development:

No comment.

Traffic Engineering Operations:

With same or improved clear sight distance this should work acceptably.

Hydrology:

The Hydrology Section has no objection to the zone map amendment request. An updated grading and drainage plan is required for Site Plan sign-off by the City Engineer.

Transportation Planning:

This request is not expected to have an adverse effect on the arterial street system, nor on on-street bikeways. For information, there is an existing bike route on Atrisco

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

"No Adverse Comment."

NEIGHBORHOOD SERVICES

“Vista Magnifica and West Mesa (both recognized associations) were notified.”

PARKS AND RECREATION

Planning and Design

“No Adverse Comment.”

OPEN SPACE DIVISION

“No Adverse Comment.”

POLICE DEPARTMENT/Planning

“No Comment.”

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

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

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

“No Comment.”

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

“No objection.”

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments for request for a zone map amendment from SU-1 for Church and related uses to SU-1 for O-1, plus approval for a site development plan of lot A block 8 (zoned SU-1 for C-2), on 1.23 acres, of **SEED Open University in the Palisades subdivision**, located on Atrisco Drive NW between Interstate 40 and Iliff road.

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

“No Adverse Comment.”



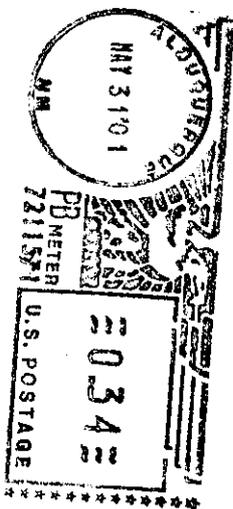
City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

EPC

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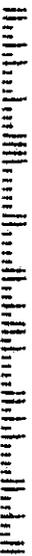
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1706 53RD NW
ALBUQUERQUE NM 87121



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RETURN TO SENDER

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87103/1293



01110 00542
01138 00543
Project # 1000682 Richard Hall, agent for DePonte Investments requests an amendment to the North Interstate 25 Sector Development Plan plus a zone map amendment from SU-2/IP to SU-2/C-2 for Lots 1-10, Block 29, North Albuquerque Acres, located on Alameda Boulevard NE between San Pedro Drive and Louisiana Boulevard, containing approximately 8.7 acres. (C-18) Loretta Naranjo-Lopez, Staff Planner

01225 00551
Project #1001146 The City of Albuquerque, Public Works Department requests an amendment to portions of the Comprehensive Zoning Code, amending Chapter 14, Article 16, ROA 1994. (City Wide) Mary Hardison, Staff Planner

01110 00552
Project #1001135 Consensus Planning, Inc., agents for Felix Rabadi requests a zone map amendment from SU-1 for PRD to R-LT for Tract A-2B, Paradise Bluff, located on Justin Drive NW between Paradise Boulevard and Buglo Avenue, containing approximately 13.0 acres. (B-11) Deborah Stover, Staff Planner

01110 00554
Project #1001205 Consensus Planning, Inc., agents for Paradise Ridge LLC request a zone map amendment from SU-1 for PRD to R-LT for Lots A-1 and A-2A, located on Paradise Boulevard NW between Lyon Boulevard and Justin Drive, containing approximately 21.5 acres. (B-11) Deborah Stover, Staff Planner

01114 00556
01110 00557
01128 00558
Project #1001206 Consensus Planning, Inc., agents for John Black request annexation and establishment of SU-1 for C-1, C-1 & O-1 Zoning plus approval of site development for subdivision purposes for Tract 2A, 2B, 2C, 2D, 3F1, 3G1, 3H, 3I, 3J, 3B, Black Ranch, located on Coors Boulevard NW between Paseo del Norte and Irving Boulevard, containing approximately 18.0356. (C-13) Deborah Stover, Staff Planner

01114 00560
01110 00561
Project #1001208 Ross Howard Co., agent for Ricardo and Guadalupe Gutierrez requests annexation and establishment of R-1 zoning, for Tract D-1, Lands of the Heirs of Aurelia Gutierrez, located at the northwest corner of Sandia Road NW and Guadalupe Trail NW between Montano Road and Grecian Avenue NW, containing approximately 1.58 acres. (F-14) Loretta Naranjo-Lopez, Staff Planner

01128 00562
Project #1001209 Mark Goodwin & Associates, agents for Clifford Capital Fund, Inc., requests approval of a site development plan for subdivision purposes for Lands of Ben E. Traub, Lands of Raymond R. Van Wye and Tracts A-2 & C-2 of the Land of Albuquerque Public Schools, zoned SU-1 for C-1 and SU-1 for Residential @ 12-14 du/ac, located on Western Trial NW between Unser Boulevard and Atrisco Drive, containing approximately 11.6 acres. (F-10 & F-11) Loretta Naranjo-Lopez, Staff Planner

01128 00563
01128 00564
Project #1000163

Tierra West LLC, agents for Whataco, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Lot 4, Block 19, La Cueva Town Center, zoned SU-1 for C-2, located on Wyoming Boulevard NE between and Paseo del Norte and Carmel Avenue, containing approximately 1.5 acres. (C-19) Deborah Stover, Staff Planner

01110 00565
01128 00566
Project #1001210

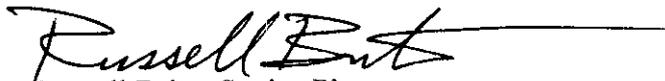
Glenn Parry, agent for SEED request a zone map amendment from SU-1 for Church and Related Uses to SU-1 for O-1 plus approval of a site development plan for Lot A, Block 8, Palisades Addition, located on Atrisco Drive NW between Interstate 40 and Iliff Road, containing approximately 1.23 acres. (H-11) Lola Bird, Staff Planner

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

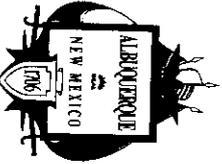
Elizabeth Begay, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JUNE 6, 2001.

APPROVED

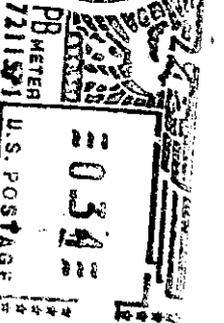
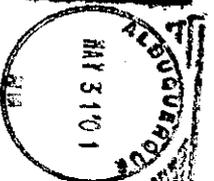


Russell Brito, Senior Planner
Development Services Division, Planning Department



City of Albuquerque
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87202
 PLANNING DEPARTMENT
 EPC

RETURN
 TO SENDER
 NOT DELIVERABLE
 AS ADDRESSED
 UNABLE TO FORWARD



101105935513640560

BARELA RUBEN M &
 1016 SAPPHIRE SW
 ALBUQUERQUE NM 87121

01110 00542
01138 00543
Project # 1000682 Richard Hall, agent for DePonte Investments requests an amendment to the North Interstate 25 Sector Development Plan plus a zone map amendment from SU-2/IP to SU-2/C-2 for Lots 1-10, Block 29, North Albuquerque Acres, located on Alameda Boulevard NE between San Pedro Drive and Louisiana Boulevard, containing approximately 8.7 acres. (C-18) Loretta Naranjo-Lopez, Staff Planner

01225 00551
Project #1001146 The City of Albuquerque, Public Works Department requests an amendment to portions of the Comprehensive Zoning Code, amending Chapter 14, Article 16, ROA 1994. (City Wide) Mary Hardison, Staff Planner

01110 00552
Project #1001135 Consensus Planning, Inc., agents for Felix Rabadi requests a zone map amendment from SU-1 for PRD to R-LT for Tract A-2B, Paradise Bluff, located on Justin Drive NW between Paradise Boulevard and Buglo Avenue, containing approximately 13.0 acres. (B-11) Deborah Stover, Staff Planner

01110 00554
Project #1001205 Consensus Planning, Inc., agents for Paradise Ridge LLC request a zone map amendment from SU-1 for PRD to R-LT for Lots A-1 and A-2A, located on Paradise Boulevard NW between Lyon Boulevard and Justin Drive, containing approximately 21.5 acres. (B-11) Deborah Stover, Staff Planner

01114 00556
01110 00557
01128 00558
Project #1001206 Consensus Planning, Inc., agents for John Black request annexation and establishment of SU-1 for C-1, C-1 & O-1 Zoning plus approval of site development for subdivision purposes for Tract 2A, 2B, 2C, 2D, 3F1, 3G1, 3H, 3I, 3J, 3B, Black Ranch, located on Coors Boulevard NW between Paseo del Norte and Irving Boulevard, containing approximately 18.0356. (C-13) Deborah Stover, Staff Planner

01114 00560
01110 00561
Project #1001208 Ross Howard Co., agent for Ricardo and Guadalupe Gutierrez requests annexation and establishment of R-1 zoning, for Tract D-1, Lands of the Heirs of Aurelia Gutierrez, located at the northwest corner of Sandia Road NW and Guadalupe Trail NW between Montano Road and Grecian Avenue NW, containing approximately 1.58 acres. (F-14) Loretta Naranjo-Lopez, Staff Planner

01128 00562
Project #1001209 Mark Goodwin & Associates, agents for Clifford Capital Fund, Inc., requests approval of a site development plan for subdivision purposes for Lands of Ben E. Traub, Lands of Raymond R. Van Wye and Tracts A-2 & C-2 of the Land of Albuquerque Public Schools, zoned SU-1 for C-1 and SU-1 for Residential @ 12-14 du/ac, located on Western Trial NW between Unser Boulevard and Atrisco Drive, containing approximately 11.6 acres. (F-10 & F-11) Loretta Naranjo-Lopez, Staff Planner

01128 00563
01128 00564
Project #1000163

Tierra West LLC, agents for Whataco, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Lot 4, Block 19, La Cueva Town Center, zoned SU-1 for C-2, located on Wyoming Boulevard NE between and Paseo del Norte and Carmel Avenue, containing approximately 1.5 acres. (C-19) Deborah Stover, Staff Planner

01110 00565
01128 00566
Project #1001210

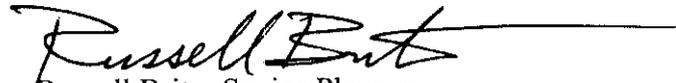
Glenn Parry, agent for SEED request a zone map amendment from SU-1 for Church and Related Uses to SU-1 for O-1 plus approval of a site development plan for Lot A, Block 8, Palisades Addition, located on Atrisco Drive NW between Interstate 40 and Iliff Road, containing approximately 1.23 acres. (H-11) Lola Bird, Staff Planner

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

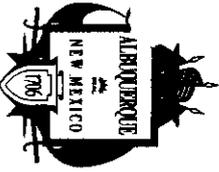
Elizabeth Begay, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JUNE 6, 2001.

APPROVED



Russell Brito, Senior Planner
Development Services Division, Planning Department

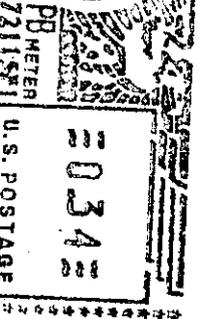
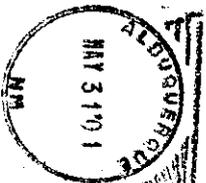


City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PLANNING DEPARTMENT
EPC

ADDRESS CORRECTION REQUESTED

101105931509240818

ADDRESS CORRECTION REQUIRED



ALBUQUERQUE, NM 87103



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, June 21, 2001 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

01221 00000 00136
Project #1001032

The City of Albuquerque request an amendment to the Comprehensive, City Zoning Code Section 14-16-3-17, (A.)(3.)(C.) adding criteria for antennas mounted on existing vertical structures. Cynthia Borrego-Archuleta, Staff Planner

01128 00421
Project # 1000085

Jon Marcotte, Kent Hanaway Architect, agents for Albertsons, Inc., request approval of a site development plan for building permit for Lot M-1-A, Tanoan Properties, zoned SU-1 for C-1, located on Academy Road NE between Tramway Blvd and Tennyson Street, containing approximately 9.94 acres. (E-22) Lola Bird, Staff Planner

01128 00486
01128 00487
Project #1001042

Garcia/Kraemer & Associates, agents for Pete and Sandra Vigil request approval of a site development plan for building permit plus approval of a site development plan for building for a wireless telecommunication facility for Lot 8 and the west 1/2 of lot 9, Block 20, Tract 3, North Albuquerque Acres, zoned SU-2 / Mixed Uses, located on Holly Avenue NE between Ventura Street and Holbrook Street, containing approximately 1.32 acres. (C-20) Lola Bird, Staff Planner

01110 00540
01138 00541
Project #1001201

Boleslo Romero, agent for Carl Landspecht requests an amendment to the University Neighborhoods Sector Development Plan plus a zone map amendment from SU-2 / DR to SU-2 / RC for Lots 13-17, Block 25, University Heights Addition, located on Girard Boulevard SE between Central Avenue and Silver Avenue, containing approximately 0.8 acre. (K-16) Lola Bird, Staff Planner

01110 00542
01138 00543
Project # 1000682
Richard Hall, agent for DePonte Investments requests an amendment to the North Interstate 25 Sector Development Plan plus a zone map amendment from SU-2/IP to SU-2/C-2 for Lots 1-10, Block 29, North Albuquerque Acres, located on Alameda Boulevard NE between San Pedro Drive and Louisiana Boulevard, containing approximately 8.7 acres. (C-18) Loretta Naranjo-Lopez, Staff Planner

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01114 00556
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01128 00558
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01110 00561
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01128 00563
01128 00564
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01110 00565
01128 00566
Project #1001210

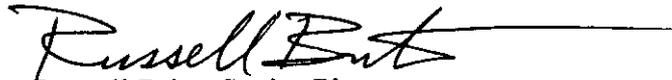
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Elizabeth Begay, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JUNE 6, 2001.

APPROVED

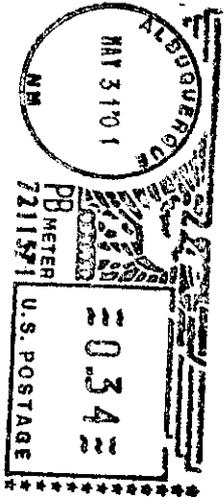


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City of Albuquerque
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EPC

101105930712740414



01110 00542
01138 00543
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01128 00566
Project #1001210

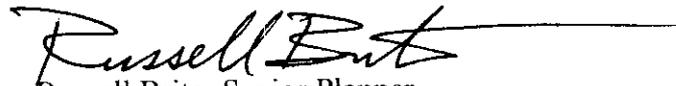
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Elizabeth Begay, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JUNE 6, 2001.

APPROVED



Russell Brito, Senior Planner
Development Services Division, Planning Department

1011059 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101105930712740414 LEGAL: LT A BLK 8 PLAT OF LTS A & B BLK 8 THE PALISADES A LAND USE:

PROPERTY ADDR: 00000 1700 ATRISCO NM

OWNER NAME: UNITY CHURCH OF CHRISTIANITY

OWNER ADDR: 03200 COORS RD NW ALBUQUERQUE NM 87120

101105933514840401 LEGAL: LT B BLK 8 PLAT OF LTS A & B BLK 8 THE PALISADES A LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: SNEAD WILLIAM E & PATRICIA &

OWNER ADDR: 00201 TWELFTH ST NW ALBUQUERQUE NM 87102

101105931414340413 LEGAL: POR OF LTS 37 & 38 & ALL OF LTS 39 - 41 BLK 8 PALI LAND USE:

PROPERTY ADDR: 00000 1720 ATRISCO DR NW

OWNER NAME: REALTY CORP OF ALBUQ

OWNER ADDR: 01720 ATRISCO DR NW ALBUQUERQUE NM 87105

101105933612340551 LEGAL: TR E BLK 2 CORRECTION PLAT VISTA MAGNIFICA ADDN LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: MANN RUSSELL D

OWNER ADDR: 01908 W. CAROLINA HWY ROSWELL NM 88201

101105935314140559 LEGAL: *15 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:

PROPERTY ADDR: 00000 1757 CLIFFSIDE DR NW

OWNER NAME: MOYA ADELINO & C DE BACA

OWNER ADDR: 01757 CLIFFSIDE DR NW ALBUQUERQUE NM 87105

105935513640560 LEGAL: *14 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: BARELA RUBEN M &

OWNER ADDR: 01016 SAPPHIRE SW ALBUQUERQUE NM 87121

1011059353813240561 LEGAL: *13 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: CASTILLO ANTHONY & YOLANDA

OWNER ADDR: 01550 FIVE POINTS SW ALBUQUERQUE NM 87105

101105936213040562 LEGAL: *12 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:

PROPERTY ADDR: 00000 1745 CLIFFSIDE DR NW

OWNER NAME: SLODAL PAUL D

OWNER ADDR: 01745 CLIFFSIDE DR NW ALBUQUERQUE NM 87105

101105935512640563 LEGAL: *11 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: CANDELARIA MICHAEL
OWNER ADDR: 01737 CLIFFSIDE DR NW ALBUQUERQUE NM 87105

101105935412440564
LEGAL: *10 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:
PROPERTY ADDR: 00000 1737 CLIFFSIDE DR NW
OWNER NAME: CANDELARIA MICHAEL
OWNER ADDR: 01737 CLIFFSIDE DR NW ALBUQUERQUE NM 87105

101105935312240565
LEGAL: * 9 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:
PROPERTY ADDR: 00000 1733 CLIFFSIDE DR NW
OWNER NAME: JOHANSSON GUSTAVE R &
OWNER ADDR: 01733 CLIFFSIDE DR NW ALBUQUERQUE NM 87105

101105935212040566 LEGAL: * 8 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:
 PROPERTY ADDR: 00000 1729 CLIFFSIDE DR NW
 OWNER NAME: WHITE MARY E
 OWNER ADDR: 01729 CLIFFSIDE DR ALBUQUERQUE NM 87105

101105935111840567 LEGAL: * 7 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:
 PROPERTY ADDR: 00000 1729 CLIFFSIDE DR NW
 OWNER NAME: KRUZIC DALE A
 OWNER ADDR: 01729 CLIFFSIDE DR NW ALBUQUERQUE NM 87105

101105935011540568 LEGAL: * 6 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:
 PROPERTY ADDR: 00000 1721 CLIFFSIDE DR NW
 OWNER NAME: HAYNE VALERIE
 OWNER ADDR: 01721 CLIFFSIDE DR NW ALBUQUERQUE NM 87105

101105934911340569 LEGAL: * 5 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:
 PROPERTY ADDR: 00000 1717 CLIFFSIDE NW
 OWNER NAME: FALTYN LINDA K
 OWNER ADDR: 01717 CLIFFSIDE DR NW ALBUQUERQUE NM 87105

101105934711040570 LEGAL: * 4 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:
 PROPERTY ADDR: 00000 1715 CLIFFSIDE DR NW
 OWNER NAME: CHAVEZ CARLOS
 OWNER ADDR: 01715 CLIFFSIDE DR NW ALBUQUERQUE NM 87105

101105934610840571 LEGAL: * 3 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:
 PROPERTY ADDR: 00000 1715 CLIFFSIDE NW
 OWNER NAME: SALAS THOMAS M & THERESA M
 OWNER ADDR: 01307 CRESCENT NW ALBUQUERQUE NM 87105

101105934510640572 LEGAL: * 2 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: SALAS THOMAS N & THERESA M
 OWNER ADDR: 01307 CRESCENT NW ALBUQUERQUE NM 87105

101105934410440573 LEGAL: * 1 ADOB E MESA BEING A REPLAT OF TR D OF THE CORRE LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: SALAS THOMAS N & THERESA M
 OWNER ADDR: 01307 CRESCENT NW ALBUQUERQUE NM 87105

101105932107140801 LEGAL: TR C BLK 5 VISTA MAGNIFICA ADDN LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: DIXON ROBERT M

OWNER ADDR: 13333 SUNSET CANYON DR NE ALBUQUERQUE NM 87111

101105931508640816 LEGAL: * 5 REDI VISION OF TRACT B BLK 5 VISTA MAGNIFICA LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SALAS ROBERT J & CHRISTINE M
OWNER ADDR: 01408 CRESCENT DR NW ALBUQUERQUE NM 87105

101105931508940817 LEGAL: * 4 REDI VISION OF TRACT B BLK 5 VISTA MAGNIFICA LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SALAS ROBERT J & CHRISTINE M
OWNER ADDR: 01408 CRESCENT DR NW ALBUQUERQUE NM 87105

1011059231509240818 LEGAL: * 3 RED I VISION OF TRACT B BLK 5 VISTA MAGNIFICA LAND USE:
 PROPERTY ADDR: 00000 1661 CLIFFSIDE NW
 OWNER NAME: PAVELKO EDWINA P
 OWNER ADDR: 03200 COORS NW ALBUQUERQUE NM 87120

1011059231909540819 LEGAL: * 2 RED I VISION OF TRACT B BLK 5 VISTA MAGNIFICA LAND USE:
 PROPERTY ADDR: 00000 5100 KEVIN CT NW
 OWNER NAME: PEREZ FRANK PAUL & MARY H
 OWNER ADDR: 05100 KEVIN CT NW ALBUQUERQUE NM 87105

1011059231409740820 LEGAL: * 1 RED I VISION OF TRACT B BLK 5 VISTA MAGNIFICA LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: SALAS ROBERT J & CHRISTINE M
 OWNER ADDR: 01408 CRESCENT DR NW ALBUQUERQUE NM 87105

101105928412240203 LEGAL: * 12 ATR ISCO FOUR-PLEX ADD A REPLAT OF TRACT 276 U LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MEHRNOOSH HOOSHANG
 OWNER ADDR: 00706 RIDGECREST DR SE ALBUQUERQUE NM 87108

101105928514640204 LEGAL: * 01 6 00 4SWINMAR ADDN LAND USE:
 PROPERTY ADDR: 00000 1724 53RD ST NW
 OWNER NAME: BACA BLAS B ETUX
 OWNER ADDR: 01724 53RD ST NW ALBUQUERQUE NM 87105

101105928613640205 LEGAL: * 01 5 00 4SWIN MAR LAND USE:
 PROPERTY ADDR: 00000 1720 53RD ST NW
 OWNER NAME: PINZON LILIAN J
 OWNER ADDR: 01720 53RD ST NW ALBUQUERQUE NM 87120

101105928613040206 LEGAL: * 01 4 00 4SWIN MAR LAND USE:
 PROPERTY ADDR: 00000 1716 53RD ST NW
 OWNER NAME: LUCERO LEROY P ETAL
 OWNER ADDR: 01716 53RD ST NW ALBUQUERQUE NM 87105

101105928612540207 LEGAL: * 01 3 00 4SWIN MAR LAND USE:
 PROPERTY ADDR: 00000 1712 53RD ST NW
 OWNER NAME: LUNA MATEO & DIANE J
 OWNER ADDR: 01712 FIFTY THIRD ST NW ALBUQUERQUE NM 87105

101105928611840208 LEGAL: * 01 2 00 4SWIN MAR ADDN LAND USE:
 PROPERTY ADDR: 00000 1708 53RD ST NW
 OWNER NAME: LOPEZ RAYMOND N ETUX

OWNER ADDR: 01708 53RD

ST NW ALBUQUERQUE NM 87105

101105928611340209

LEGAL: * 01 1 00 4SMIN MAR ADDN

LAND USE:

PROPERTY ADDR: 00000 1704 53RD ST NW

OWNER NAME: MOLLINEDA ALEXANDER

OWNER ADDR: 01704 FIFTY THIRD

ST NW ALBUQUERQUE NM 87105

101105928610640210

LEGAL: * 01 0 00 4SMIN MAR ADDITION

LAND USE:

PROPERTY ADDR: 00000 1700 53RD ST NW

OWNER NAME: OTERO DANNY R & BARBARA A

OWNER ADDR: 01700 53RD

NW ALBUQUERQUE NM 87121

101105928610040211 LEGAL: * 00 9 00 4SWIN MAR ADDN LAND USE:
 PROPERTY ADDR: 00000 1632 53RD ST NW
 OWNER NAME: SANCHEZ RUTHINA F
 OWNER ADDR: 01632 53RD ST NW ALBUQUERQUE NM 87105

101105928509540212 LEGAL: * 00 8 00 4SWIN MAR ADD LAND USE:
 PROPERTY ADDR: 00000 1628 53RD ST NW
 OWNER NAME: MONTROYA MANUEL ETUX
 OWNER ADDR: 01628 53RD ST NW ALBUQUERQUE NM 87105

101105928508940213 LEGAL: * 00 7 00 4SWIN MAR ADDITION LAND USE:
 PROPERTY ADDR: 00000 1624 53RD ST NW
 OWNER NAME: ARMILJO ROSALIE SR
 OWNER ADDR: 01624 53RD ST NW ALBUQUERQUE NM 87105

101105928508340214 LEGAL: * 00 6 00 4SWIN MAR ADDN LAND USE:
 PROPERTY ADDR: 00000 1620 53RD ST NW
 OWNER NAME: ATTAMIRANO RAMON N & NORA C
 OWNER ADDR: 01620 53RD ST NW ALBUQUERQUE NM 87105

101105928507640215 LEGAL: * 00 5 00 4SWIN MAR ADDITION LAND USE:
 PROPERTY ADDR: 00000 1616 53RD ST NW
 OWNER NAME: WHEAT ELLA CATHERINE
 OWNER ADDR: 01616 53RD ST NW ALBUQUERQUE NM 87105

101105928507040216 LEGAL: * 00 4 00 4SWIN MAR ADD LAND USE:
 PROPERTY ADDR: 00000 1612 53RD NW
 OWNER NAME: VALLEJOS ROGER ETUX
 OWNER ADDR: 01612 53RD NW ALBUQUERQUE NM 87105

101105928510740220 LEGAL: * 11 ATR ISCO FOUR-PLEX ADD A REPLAT OF TRACT 276 U LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MEHRNOOSH HOOSHANG
 OWNER ADDR: 00000 PO BOX 4158 ALBUQUERQUE NM 87196

101105928610040221 LEGAL: * 10 ATR ISCO FOUR-PLEX ADD A REPLAT OF TRACT 276 U LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MEHRNOOSH HOOSHANG
 OWNER ADDR: 00706 RIDGECREST DR SE ALBUQUERQUE NM 87108

101105928409140222 LEGAL: * 9 ATRI SCD FOUR-PLEX ADD A REPLAT OF TRACT 276 UN LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MEHRNOOSH HOOSHANG

OWNER ADDR: 00706 RIDGECREST DR SE ALBUQUERQUE NM 87108

101105929109240223 LEGAL: * 8 ATRI SCO FOUR-PLEX ADD A REPLAT OF TRACT 276 UN LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: MEHRNOOSH HOOSHANG

OWNER ADDR: 00706 RIDGECREST DR SE ALBUQUERQUE NM 87108

101105929907440224 LEGAL: LT 7 -A P LAT OF ATRISCO FOUR-PLEX ADDN CONT 0.1169 LAND USE:

PROPERTY ADDR: 00000 1627 ATRISCO NM

OWNER NAME: TARANGO RICHARD & GUERRERO

OWNER ADDR: 01627 ATRISCO DR NW ALBUQUERQUE NM 87105

101105929807140225 LEGAL: LT 6 -B P LAT OF ATRISCO FOUR-PLEX ADDN CONT 0.1065 LAND USE:

PROPERTY ADDR: 00000 1623 ATRISCO NM

OWNER NAME: GABALDON DAVID W & DAVID

OWNER ADDR: 01623 ATRISCO DR NW ALBUQUERQUE NM 87105

101105929806940226 LEGAL: LT 6 -A P LAT OF ATRISCO FOUR-PLEX ADDN CONT 0.1113 LAND USE:

PROPERTY ADDR: 00000 1619 ATRISCO NM

OWNER NAME: CASSIDA STEPHEN D & PAMELA R

OWNER ADDR: 00720 ROSA ST FARMINGTON NM 87401

101105929906640227 LEGAL: LT 5 -A P LAT OF ATRISCO FOUR-PLEX ADDN CONT 0.1161 LAND USE:

PROPERTY ADDR: 00000 1615 ATRISCO NM

OWNER NAME: LESICKA TESSA L & MILTON J &

OWNER ADDR: 01615 ATRISCO DR NW ALBUQUERQUE NM 87105



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.

fax: 792-5060

Date: April 11, 2001

TO CONTACT NAME: Glenn Parry
COMPANY/AGENCY: SEED (Source for Educational Empowerment & Community Dev.)
ADDRESS/ZIP/PHONE: 1700 Atrisco | 87105 792-2900

Thank you for inquiry of 4-11-01 (date) requesting the names of the Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot A, Block 8, Palisades Addition.

zone map page(s): H-11

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

Vista Magnifica
Neighborhood Association
Contacts: Susan Mellin
1816 Calle Del Vista NW
831-8051 (W) 87105
Rob Francisco
1708 Cliffside NW
839-2090 (W) 87105

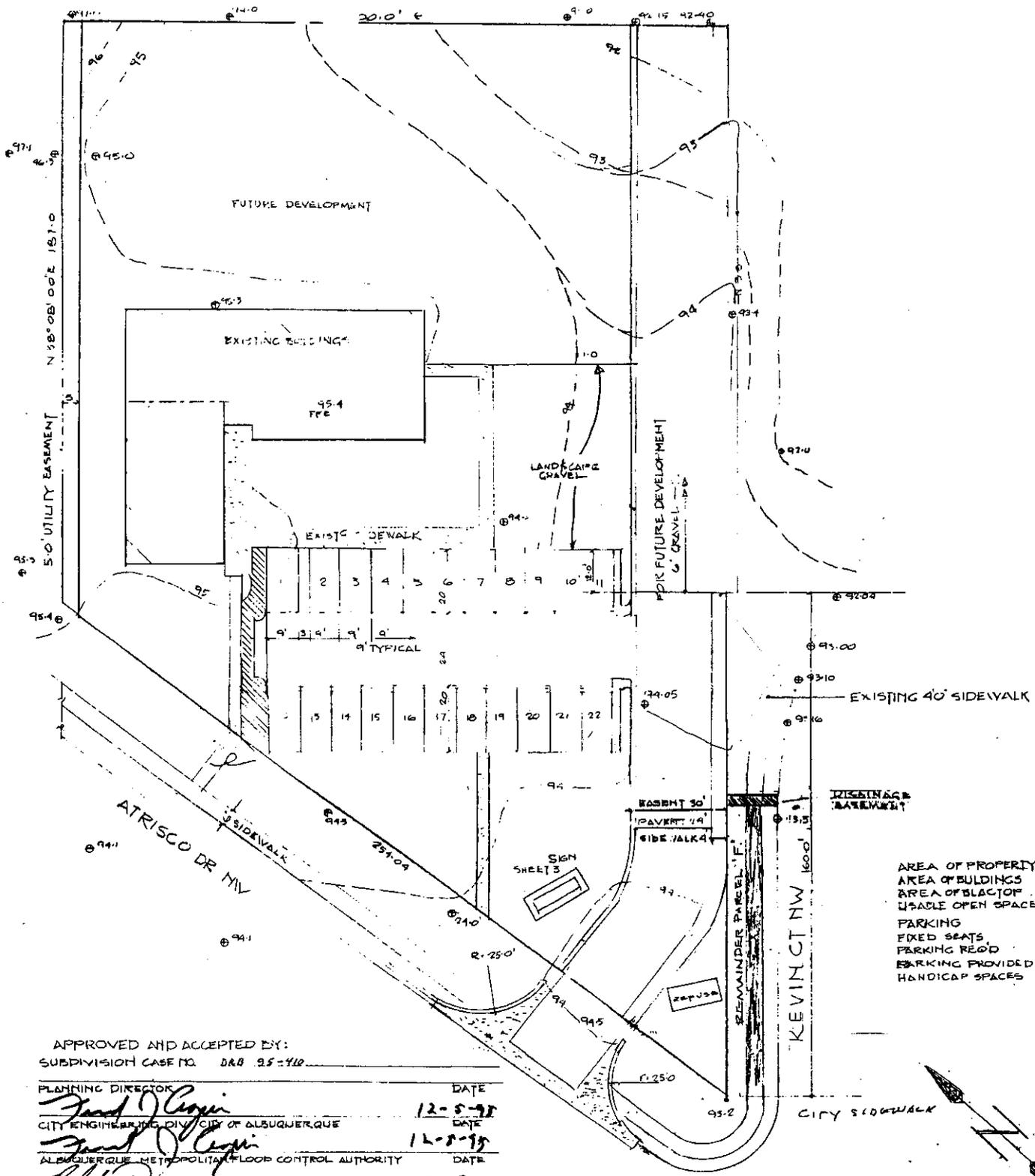
West Mesa
Neighborhood Association
Contacts: Louis Jafaya
6411 Avalon Rd NW
836-3189 (W) 87105
Edna Strauss
5117 La Subida NW
836-2163 (W) 87105

See reverse side for additional Neighborhood Association Information: Yes [] No [X]

Please note that according to O-92 you are required to notify each of the 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 THIRTY (30) DAYS.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Dalaina L. Carmena
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION



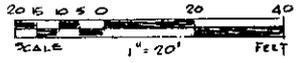
| | |
|--------------------|-------------|
| AREA OF PROPERTY | 53700 SQ FT |
| AREA OF BUILDINGS | 4000 |
| AREA OF BLDG' FOOT | 14170' |
| USABLE OPEN SPACE | 34100 |
| PARKING | |
| FIXED SEATS | 120 |
| PARKING REQ'D | 20 |
| PARKING PROVIDED | 22 |
| HANDICAP SPACES | 2 |

APPROVED AND ACCEPTED BY:

SUBDIVISION CASE NO. DAB 95-410

| | |
|--|----------|
| PLANNING DIRECTOR | DATE |
| <i>Frank J. Capin</i> | 12-5-95 |
| CITY ENGINEERING DIV. CITY OF ALBUQUERQUE | DATE |
| <i>Frank J. Capin</i> | 12-5-95 |
| ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY | DATE |
| <i>Robert W. Kane</i> | 12-05-95 |
| TRAFFIC DIV. CITY OF ALBUQUERQUE | DATE |
| <i>Robert W. Kane</i> | 12-5-95 |
| WATER UTILITIES DEPT. CITY OF ALBUQUERQUE | DATE |
| <i>Carmen Chavez</i> | 12-5-95 |
| PARKS & RECREATION DEPT. CITY OF ALBUQUERQUE | DATE |
| <i>Carmen Chavez</i> | 12-5-95 |

SITE DEVELOPMENT PLAN
 TRACTS 1, 2, & 3 OF PALISADE
 ADDITION - CITY OF ALBUQUERQUE
 REVISED NOV 28/95



ERC SHEET 1 OF 4

Proj# 1001210

Proj# 1001210

SEED
1700 ATRISCO NW
ALBUQ., NM 87105

GLEN PERRY
1700 ATRISCO NW
ALBUQ., NM 87105

SUSAN MELLIN
Vista Magnific Assoc.
1816 CALLE DEL VISTA NW
ALBUQ., NM 87105

DEB FRANCISCO
Vista Magnific Assoc.
1708 CLIFFSIDE NW
ALBUQ., NM 87105

LOUIS TAFOYA
West Mesa Neigh. Assoc.
6411 AVALON NW
ALBUQ., NM 87105

EDNA STRAUSS
West Mesa Neigh. Assoc.
5117 LA SUBIDA NW
ALBUQ., NM 87105

101105930712740414

101105933514840401

101105931414340413

UNITY CHURCH OF CHRISTIANITY
3200 COORS RD NW
ALBUQUERQUE NM 87120

SNEAD WILLIAM E & PATRICIA &
201 TWELFTH ST NW
ALBUQUERQUE NM 87102

REALTY CORP OF ALBUQ
1720 ATRISCO DR NW
ALBUQUERQUE NM 87105

101105933612340551

101105935314140559

101105935513640560

MANN RUSSELL D
1908 W. CAROLINA WY
ROSWELL NM 88201

MOYA ADELINO & C DE BACA
1757 CLIFFSIDE DR NW
ALBUQUERQUE NM 87105

BARELA RUBEN M &
1016 SAPPHIRE SW
ALBUQUERQUE NM 87121

101105935813240561

101105936213040562

101105935512640563

CASTILLO ANTHONY & YOLANDA
1550 FIVE POINTS SW
ALBUQUERQUE NM 87105

SJODAL PAUL D
1745 CLIFFSIDE DR NW
ALBUQUERQUE NM 87105

CANDELARIA MICHAEL
1737 CLIFFSIDE DR NW
ALBUQUERQUE NM 87105

101105935312240565

101105935212040566

101105935111840567

JOHANSSON GUSTAVE R &
1733 CLIFFSIDE DR NW
ALBUQUERQUE NM 87105

WHITE MARY E
1729 CLIFFSIDE DR
ALBUQUERQUE NM 87105

KRUZIC DALE A
1729 CLIFFSIDE DR NW
ALBUQUERQUE NM 87105

101105935011540568

101105934911340569

101105934711040570

HAYNE VALERIE
1721 CLIFFSIDE DR NW
ALBUQUERQUE NM 87105

FALTYN LINDA K
1717 CLIFFSIDE DR NW
ALBUQUERQUE NM 87105

CHAVEZ CARLOS
1715 CLIFFSIDE DR NW
ALBUQUERQUE NM 87105

101105934610840571

101105932107140801

101105931508640816

SALAS THOMAS M & THERESA M
1307 CRESCENT NW
ALBUQUERQUE NM 87105

DIXON ROBERT M
13333 SUNSET CANYON DR NE
ALBUQUERQUE NM 87111

SALAS ROBERT J & CHRISTINE M
1408 CRESCENT DR NW
ALBUQUERQUE NM 87105

101105931509240818

101105931909540819

101105928412240203

PAVELKO EDWINA P
3200 COORS NW
ALBUQUERQUE NM 87120

PEREZ FRANK PAUL & MARY H
5100 KEVIN CT NW
ALBUQUERQUE NM 87105

MEHRNOOSH HOOSHANG
706 RIDGECREST DR SE
ALBUQUERQUE NM 87108

101105928514640204

101105928613640205

101105928613040206

BACA BLAS B ETUX
1724 53RD ST NW
ALBUQUERQUE NM 87105

PINZON LILIAN J
1720 53RD ST NW
ALBUQUERQUE NM 87120

LUCERO LEROY P ETAL
1716 53RD ST NW
ALBUQUERQUE NM 87105

101105928612540207

LUNA MATEO & DIANE J
1712 FIFTY THIRD ST NW
ALBUQUERQUE NM 87105

101105928610640210

OTERO DANNY R & BARBARA A
1700 53RD NW
ALBUQUERQUE NM 87121

101105928508940213

ARMIJO ROSALIE SR
1624 53RD ST NW
ALBUQUERQUE NM 87105

101105928507040216

VALLEJOS ROGER ETUX
1612 53RD NW
ALBUQUERQUE NM 87105

101105929807140225

GABALDON DAVID W & DAVID
1623 ATRISCO DR NW
ALBUQUERQUE NM 87105

101105928611840208

LOPEZ RAYMOND N ETUX
1708 53RD ST NW
ALBUQUERQUE NM 87105

101105928610040211

SANCHEZ RUTHINA F
1632 53RD ST NW
ALBUQUERQUE NM 87105

101105928508340214

ATTAMIRANO RAMON N & NORA C
1620 53RD ST NW
ALBUQUERQUE NM 87105

101105928510740220

MEHRNOOSH HOOSHANG
PO BOX 4158
ALBUQUERQUE NM 87196

101105929806940226

CASSIDA STEPHEN D & PAMELA R
720 ROSA ST
FARMINGTON NM 87401

101105928611340209

MOLLINEDA ALEXANDER
1704 FIFTY THIRD ST NW
ALBUQUERQUE NM 87105

101105928509540212

MONTOYA MANUEL ETUX
1628 53RD ST NW
ALBUQUERQUE NM 87105

101105928507640215

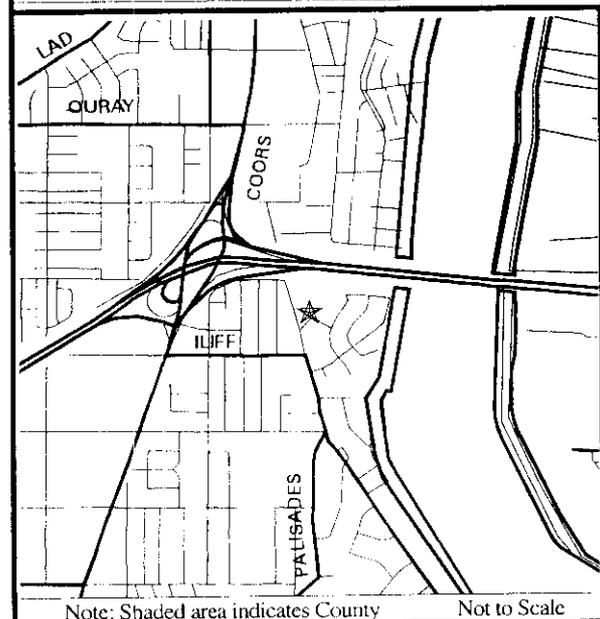
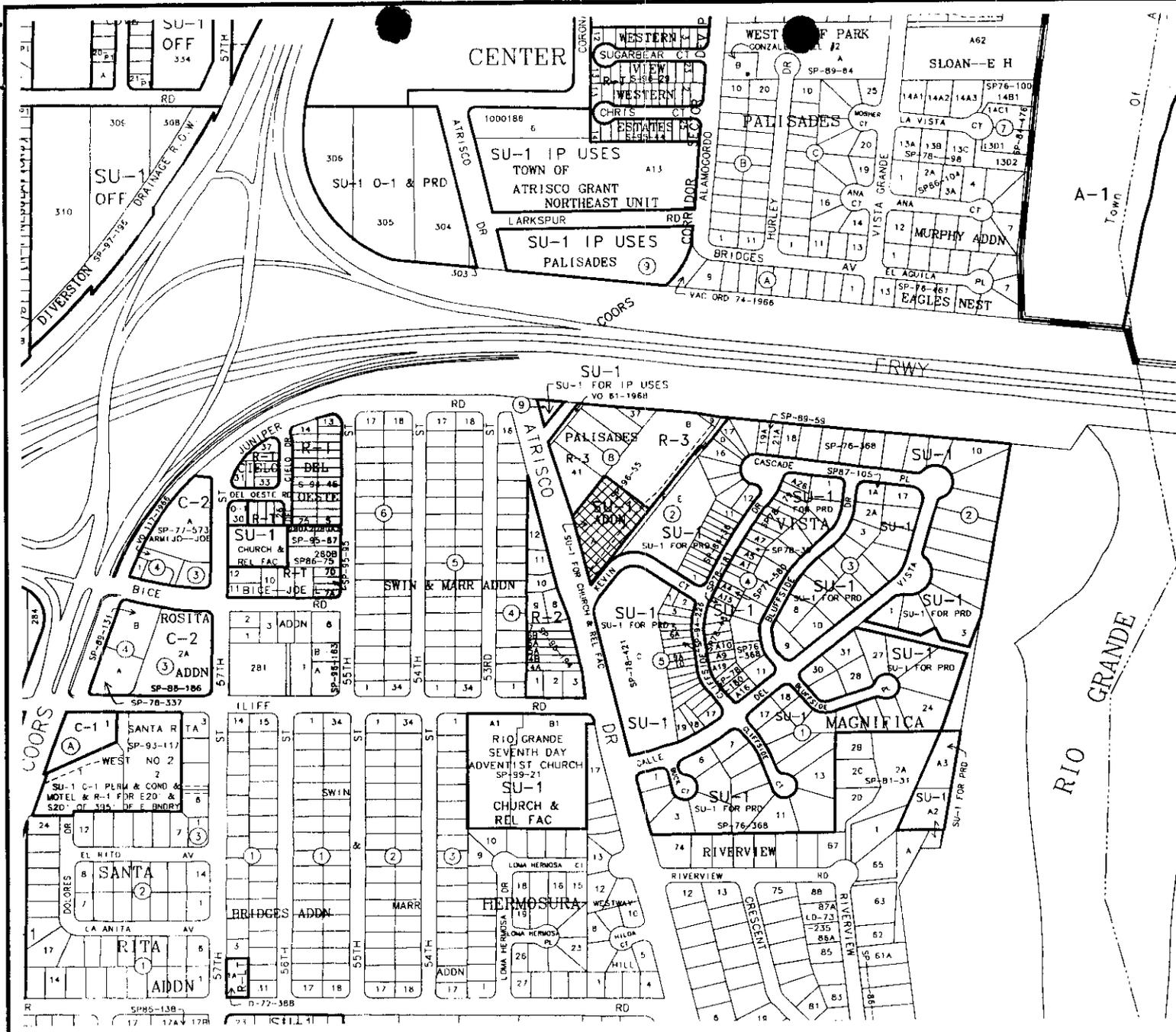
WHEAT ELLA CATHERINE
1616 53RD ST NW
ALBUQUERQUE NM 87105

101105929907440224

TARANGO RICHARD & GUERRERO
1627 ATRISCO DR NW
ALBUQUERQUE NM 87105

101105929906640227

LESICKA TESSA L & MILTON J &
1615 ATRISCO DR NW
ALBUQUERQUE NM 87105



ZONING MAP



Scale 1" = 521'

PROJECT NO.
1001210

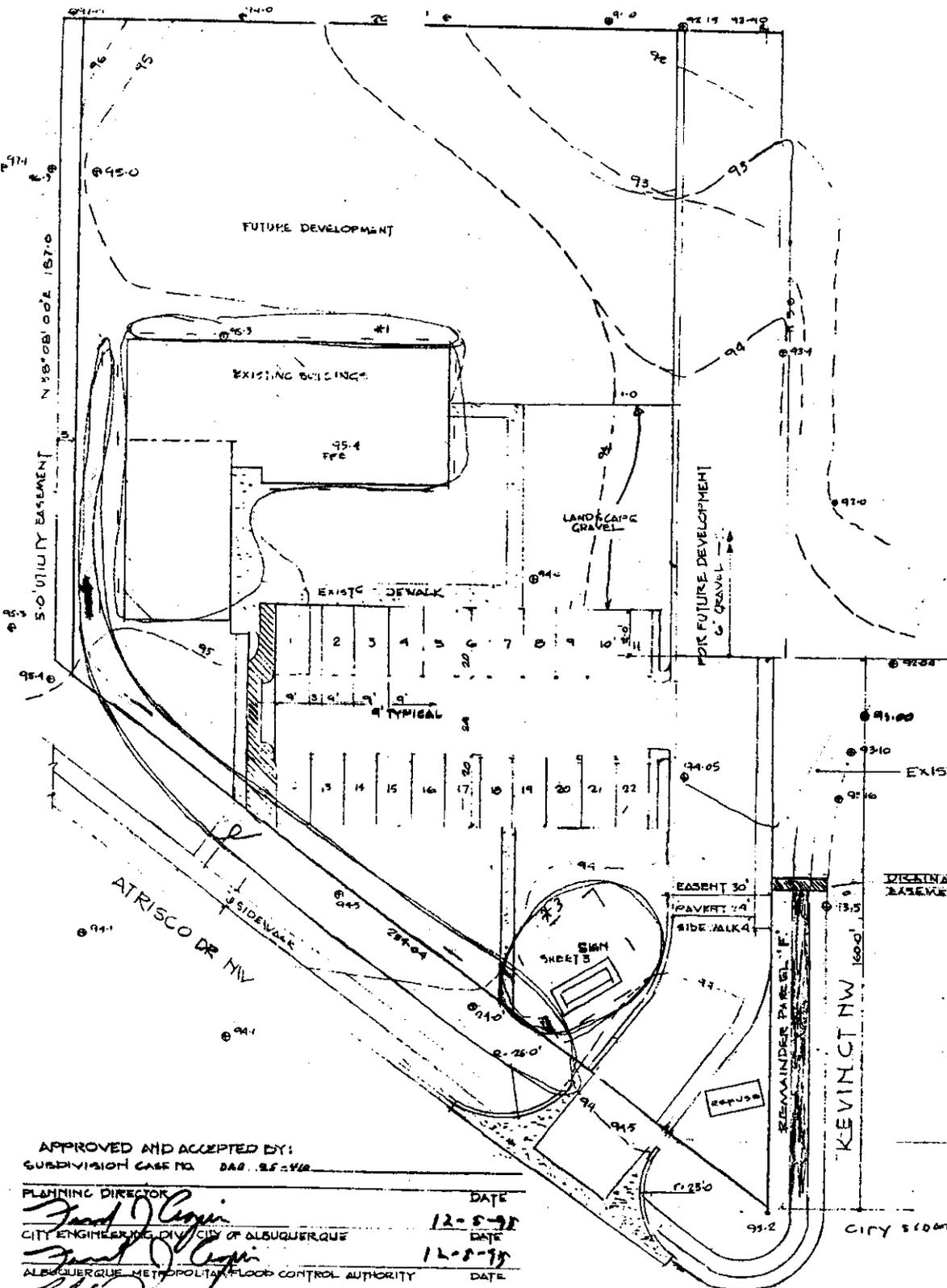
HEARING DATE
06-21-01

MAP NO.
H-11

APPLICATION NO.
01110-00000-00565
01128-00000-00566

Proposed

- # 1 - (Sandstone) Stucco to building facade
- # 2 - Stucco Wall
- # 3 - Enlargement of Sign from existing 12' to 70 sq. ft.



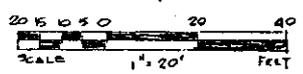
| | |
|-------------------|-------------|
| AREA OF PROPERTY | 53700 SQ FT |
| AREA OF BUILDINGS | 4000 |
| AREA OF PAVEMENT | 10170 |
| USABLE OPEN SPACE | 34100 |
| PARKING | |
| FIXED SEATS | 120 |
| PARKING REQ'D | 70 |
| PARKING PROVIDED | 22 |
| HANDICAP SPACES | 2 |

APPROVED AND ACCEPTED BY:

SUBDIVISION CASE NO. DAG 95-418

| | |
|--|----------|
| PLANNING DIRECTOR | DATE |
| <i>Frank J. Capin</i> | 12-5-95 |
| CITY ENGINEERING DIV. CITY OF ALBUQUERQUE | DATE |
| <i>Frank J. Capin</i> | 12-8-95 |
| ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY | DATE |
| <i>Robert W. Kane</i> | 12-05-95 |
| TRAFFIC DIV. CITY OF ALBUQUERQUE | DATE |
| <i>Robert W. Kane</i> | 12-5-95 |
| WATER UTILITIES DEPT. CITY OF ALBUQUERQUE | DATE |
| <i>Robert W. Kane</i> | 12-5-95 |
| PARKS & RECREATION DEPT. CITY OF ALBUQUERQUE NM | DATE |
| <i>Carman Chavez</i> | 12-5-95 |

SITE DEVELOPMENT PLAN
 TRACTS 1, 2, & 3 OF PALISADES
 ADDITION CITY OF ALBUQUERQUE
 REVISED NOV 28/95



ERC SHEET 1 OF 4