



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

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

**APPLICANT INFORMATION:**

NAME: Mark Gonzales PHONE: 505/298-2983  
 ADDRESS: 1100 Juan Tabo NE FAX: 505/237-2630  
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL:  
 Proprietary interest in site: Owner  
 AGENT (if any): Community Sciences Corporation PHONE: 505/897-0000  
 ADDRESS: P.O. Box 1328 / 4481 Corrales Road FAX: 505/898-5195  
 CITY: Albuquerque STATE NM ZIP 87048 E-MAIL: sciencenm@aol.com

**DESCRIPTION OF REQUEST:** Mr. gonzales is asking for a site plan for Subdivision purpose to accompany a previous zone change request proj 1001279/03epc01093

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

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

Lot or Tract No. Tract 16-A-1 Block: N/A Unit: N/A  
 Subdiv. / Adn. Paradise North  
 Current Zoning: R-1 Proposed zoning: SU-1 for C-2 (P# 1001279/ 03EPC 01093)  
 Zone Atlas page(s): A-11 No. of **existing** lots: 1 No. of **proposed** lots: 1  
 Total area of site (acres): 9.8 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A  
 UPC No. 101106626531010402 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd  
 Between: Unser Blvd and McMahon Blvd

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Proj 100875 / Z 2-98-31 / EPC 03-0053/54 / Proj 1001279 / 03EPC 01093

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

**SIGNATURE**

[Signature] DATE 7/11/03  
 (Print) Cliff F Spirock  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03EPC - 01155</u>	<u>SDP4 SID P(1)</u>		\$ <u>385.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned		<u>NOTIFIC. FEE</u>		\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$
<input checked="" 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 checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>September 18, 03</u>			Total \$ <u>460.00</u>

B. Lambert 7/11/03  
 Planner signature / date

**Project #** 1001279



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

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

**APPLICANT INFORMATION:**

NAME: Mark Gonzales PHONE: 505/298-2983  
 ADDRESS: 1100 Juan Tabo NE FAX: 505/237-2630  
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL:  
 Proprietary interest in site: Owner  
 AGENT (if any): Community Sciences Corporation PHONE: 505/897-0000  
 ADDRESS: P.O. Box 1328 / 4481 Corrales Road FAX: 505/898-5195  
 CITY: Albuquerque STATE NM ZIP 87048 E-MAIL: sciencenm@aol.com

**DESCRIPTION OF REQUEST:** Mr. Gonzales is asking for a zone change from R-1 to SU-1 for C2 purposes  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

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

Lot or Tract No. Tract 16-A-1 Block: N/A Unit: N/A  
 Subdiv. / Addn. Paradise North  
 Current Zoning: R-1 Proposed zoning: SU-1 for C-2  
 Zone Atlas page(s): A-11 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 9.8 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A  
 UPC No. 101106626531010402 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd NW  
 Between: Unser Blvd NW and McMahon Blvd NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Proj 100875 / Z 2-98-31 / EPC 03-0053/54  
03EPC-0075122 Z-97-138

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

**SIGNATURE**

[Signature] DATE 7/2/03  
 (Print) Cliff F Spirock  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03EPC - 01093</u>	<u>ZMA</u>	<u>Z</u>	<u>\$790.00</u>
<input type="checkbox"/> All fees have been collected				\$
<input type="checkbox"/> All case #s are assigned		<u>NOTIFIC. FEE</u>		<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>AUG 21<sup>ST</sup> '03</u>			<u>\$ 865.00</u>

[Signature] 7/31/03  
 Planner signature / date

Project # 1001279



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

Date: September 19, 2003

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001279 \***  
03EPC-01155 EPC Site Development Plan-  
Subdivision  
03EPC-01093 Zone Map Amendment

Mark Pardo Gonzales  
1100 Juan Tabo Ave.  
Albuq. NM 87112

LEGAL DESCRIPTION: for all or a portion of Tract(s) 16-A-1, **Paradise North**, a zone map amendment from R-1 to SU-1 for C-2, located on UNSER BLVD. NW, between UNSER BLVD. NW and MCMAHON BLVD., containing approximately 10 acres. (A-11) Makita Hill, Staff Planner

On September 18, 2003 the Environmental Planning Commission voted to approve Project 1001279/03EPC 01093, a request for a zone map amendment from R-1 to SU-1 for C-1 Uses Including Grocery Store With Package Liquor Sales Incidental To That Use, Restaurant With Full-Service Liquor For On-Premise Consumption, for Tract 16-A-1, Paradise North Subdivision, located on Unser Boulevard between Unser Boulevard and McMahan Boulevard, based on the following Findings:

### FINDINGS:

1. This is a request for a zone map amendment from R-1 to SU-1 for C-1 uses, for Tract 16-A-1, Paradise North Subdivision, located on Unser Boulevard between Unser Boulevard and McMahan Boulevard. The site contains approximately 9.8 acres and is currently vacant.
2. The list of C-2 permissive uses submitted by the applicant is not compatible with the Low Commercial designation for the site as established in the West Side Strategic Plan (WSSP) Resolution R-249, Transportation and Land Use Policies for the Westside McMahan Corridor, and the Attachment A land use policy map. Staff recommended that the applicant modify the request as follows: a request for a zone map amendment from R-1 to SU-1 for C-1 Uses Including Grocery Store With Package Liquor Sales Incidental To That Use, Restaurant With Full-Service Liquor For On-Premise Consumption.

3. As of September 10, 2003, the date of the draft of this report, the applicant is in agreement with the modifications to the zone map amendment request made by staff.
4. The modified request is consistent with policies in the West Side Strategic Plan (WSSP) in that the subject site is consistent with the Low Commercial designation for the subject site in the WSSP and Resolution R-249, Transportation and Land Use Policies for the Westside McMahan Corridor, and the Attachment A land use policy map in the WSSP.
5. The modified request is consistent with Policy 1.3 of the WSSP, which discourages the development of strip commercial areas and encourages new commercial development to occur in designated neighborhood and community centers (WSSP p. 38).
6. The modified request is consistent with policies in the Comprehensive Plan in that the staff modified request will not compromise existing residential areas (Policy d), utilizes vacant land (Policy e), and is proposed within or adjacent to an existing commercial center (Policy j). As the request is consistent with policies in the WSSP R-249 and Attachment A map for the Westside McMahan Corridor, the request is consistent with Policy c of the Comprehensive Plan regarding the role of Rank 2 plans in guiding development within their respective areas.
7. The modified request meet the requirements of R-270-1980 in that the request is consistent with policies in the WSSP and the Comprehensive Plan (Section 1.C.), changes in zoning for commercial use have occurred to the north of the subject site (Section 1.D.2), and the request will be more advantageous to the community as articulated by policies in the WSSP and the Comprehensive Plan (Section 1.D.3).
8. There is no known neighborhood opposition to this request.

---

On September 18, 2003 the Environmental Planning Commission voted to approve Project 1001279/03EPC 01155, a request for approval of a site development plan for subdivision for Tract 16-A-1, Paradise North Subdivision, located on Unser Boulevard between Unser Boulevard and McMahan Boulevard, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a site development plan for subdivision for Tract 16-A-1, Paradise North Subdivision, located on Unser Boulevard between Unser Boulevard and. The site contains approximately 9.8 acres and is currently vacant.

2. The request is made in conjunction with a request, as modified by staff and agreed to by the applicant, for a zone map amendment from R-1 to SU-1 for C-1 Uses Including Grocery Store With Package Liquor Sales Incidental To That Use, Restaurant With Full-Service Liquor For On-Premise Consumption.
3. The request will facilitate commercial development that is consistent with policies in the West Side Strategic Plan (WSSP). The subject site is designated as Low Commercial by policies in the WSSP and Resolution R-249, Transportation and Land Use Policies for the Westside McMahan Corridor, and the Attachment A land use policy map in the WSSP.
4. The request is also consistent with Policy 1.3 of the WSSP which discourages the development of strip commercial areas and encourages new commercial development to occur in designated neighborhood and community centers (WSSP p. 38).
5. The request is consistent with policies in the Comprehensive Plan in that the site plan will facilitate development that will not compromise existing residential areas (Policy d), utilizes vacant land (Policy e), and is proposed within or adjacent to an existing commercial center (Policy j). As the request is consistent with policies in the WSSP R-249 and Attachment A map for the Westside McMahan Corridor, the request is consistent with Policy c of the Comprehensive Plan regarding the role of Rank 2 plans in guiding development within their respective areas.
6. The site layout details as shown on the proposed site development plan for subdivision are for information only and reflect a possible development scenario. However, the presentation of Parcel C is confused by the identification of this parcel within a conceptual building footprint. The applicant should clarify that all of the acreage outside of proposed Parcels A and B comprises Parcel C.
7. Modifications are needed to the site plan's Design Guidelines to bring the site plan into full compliance with regulations in the City Zoning Code and with sign regulation in the Unser Boulevard Design Overlay Zone (UBDOZ).
8. While the applicant has agreed to lower the building height of the subject site from 42 feet to 36 feet, staff still has concerns about the building height proposals. Further discussion is needed on this issue.
9. There is no known neighborhood opposition to this request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan for subdivision to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The Design Guidelines indicate that commercial pedestrian connections designated as 6-foot sidewalks shall be a minimum of 6 feet clear. This statement shall be removed as it is not consistent with standards for pedestrian walkways abutting parking areas as established in Section 14-16-3-1 of the City Zoning Code, which require 8-foot sidewalks in this situation. The site plan shall indicate compliance with the City Zoning Code regarding pedestrian walkways.
3. The Building Setback section of the Design Guidelines shall be modified to include all O-1 zone building setbacks, or indicate where setbacks are different from the O-1 zone.
4. Statements in the Site/Building Lighting section of the Design Guidelines shall be revised to reflect the 16-foot light pole standard within 100 feet of a residential zone as stated in Section 14-16-3-9, Area Lighting Regulations, in the City Zoning Code.
5. The Signage and Graphics element of the site plan's Design Guidelines shall be modified to be consistent with the Unser Boulevard Design Overlay Zone (UBDOZ) standards. A statement of compliance with the UBDOZ regarding signage and graphics shall be included in the site plan.
6. The applicant shall add maintenance and beneficiary statements to the site plan regarding proposed pedestrian trails, as these trails are not designated on the Trails and Bikeways Facility Master Plan, per comments from the Parks and Recreation Department, Planning and Design Division.
7. The applicant shall add statements to the site plan that indicate that a storage area for automated residential carts shall be provided, not visible from the street or from inside a garage, per comments from the Solid Waste Management Department.
8. The proposed right-in/right-out turn access into the subject site from McMahan Boulevard shall be only be permitted according to the Long Range Roadway System access policy. The proposed access does not meet the 400-foot distance requirement from the McMahan/Unser intersection, per comments from the Public Works Department, Transportation Planning Division.

OFFICIAL NOTICE OF DECISION  
SEPTEMBER 18, 2003  
PROJECT #1001279  
PAGE 5 OF 6

9. The site layout details as shown on the proposed site development plan for subdivision are for information only and reflect a possible development scenario. However, the presentation of Parcel C is confused by the identification of this parcel within a conceptual building footprint. The applicant shall clarify that all of the acreage outside of proposed Parcels A and B comprises Parcel C in future site development plan submittals.
10. Conditions of approval for the proposed Site Development Plan for Subdivision shall include:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for unless previously excluded by an agreement with the City.
  - b. Provide cross access agreement between tracts.  
intersection is not a permitted access, unless otherwise approved by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments.
  - c. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
  - d. Platting consummating the proposed vacation should be a concurrent DRB action.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 3, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

OFFICIAL NOTICE OF DECISION  
SEPTEMBER 18, 2003  
PROJECT #1001279  
PAGE 6 OF 6

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

Sincerely,

  
for Victor J. Chavez  
Planning Director

VJC//ac

cc: Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048  
Julia Wilson, Horizon Hills, 5705 Carmen Rd. NW, Albuquerque, NM 87114  
Jolinda Balmer, Horizon Hills, 10590 Vista Bella Pl. NW, Albuquerque, NM 87114

# CITY OF ALBUQUERQUE

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

COMMUNITY SCIENCES CORPORATION AGENT

**APPLICANT:** FOR FINELAND LLC, KB HOMES INC AND MARK PARDO GONZALES **Date of request:** 6/5/03 **Zone atlas page(s):** A-11 & A12

**CURRENT:** FINELAND S. OF MCMAHON SU-R2 **Legal Description -** FINELAND, TRACTS E & F, 1, BULL PLAT  
**Zoning** PARDO R1 (REVERTED FROM SU-C1 NEIGH. CENTER) **Lot or Tract #** PARDO, LOT 16 A1, PARADISE NORTH **Block #** \_\_\_\_\_  
**Parcel Size (acres / sq.ft.)** FINELAND = 13 AC. APPROX. PARDO = 10 AC. APPROX. **Subdivision Name** FINELAND = FINELAND DEVELOPMENTS PARDO = PARADISE NORTH

**REQUESTED CITY ACTION(S):** See Reversal

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

**PROPOSED DEVELOPMENT:** FINELAND TR E AND PARDO  
 No construction / development [ X ] # of units - 52 KB Homes Units on Fineland TRACT F  
 New Construction Fineland TR F [ X ] Building Size - \_\_\_\_\_ (sq. ft.) Pending SF, Site Plan for  
 Expansion of existing development [ ] Subdivision Purposes, Fineland TR E and PARDO.

**GENERAL DESCRIPTION OF ACTION: 1**

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

**Applicant or Representative** \_\_\_\_\_ **Date** 7/11/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

**Notes:** A TIS MAY BE REQD w/ site plan for Bld Permit.

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

\_\_\_\_\_  
**TRAFFIC ENGINEER** 6-05-03  
**DATE**

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

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

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

**Notes:**

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

\_\_\_\_\_  
**ENVIRONMENTAL HEALTH** 7/11/03  
**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.

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

*\* See Comments on Back.  
\* Contact Makita at 3879.*

RR# 627-02-010-020

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

1) Finland Zone Change and amended Site Plan for Subdivision deferred to July EPC hearings. (Approx 3AC SU-R2 to SU-C1)

Principal reason: PARDO lands (SE corner Unser/McMahon) Reverted to R1 (No site plan in 3 yrs). No users identified.

2) KB Homes on Existing SU-R2 proposing site plan for subdivision purposes on Finland Tract F (approx 10.1 Acres).

3) Pardo Contacted (SE corner Unser/McMahon). Wants to get SU C1/C2 Zoning reinstated as part of some combined cases. (probably August EPC). Simple site plan for Subdivision, no users identified.

4) Homeowner's Assn. Contacted.

5) Makita Hill suggests a mini-meeting. Call 897-0000 Ex107 if CSC should attend.

CLIFF A. SPIROCK

\*Contacted Makita Hill  
\*Contacted KB Homes  
\*Contacted Pardo  
\*Contacted Homeowner's Assn.  
\*Contacted CSC

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION 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 (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan (required)**
2. **Design requirements for future site development plans for building permit (optional, but STRONGLY recommended)**

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

**Accompanying Material**

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN (Required)**

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height
  - b. Minimum Building Setback
  - c. Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

*[Handwritten signature]*

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY  
recommended)**

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

July 12, 2003

City of Albuquerque  
Environmental Planning Commission  
PO Box 1292  
Albuquerque, NM 87103

Attention: Chairman Jeffrey Jesionowski and Staff

RE: Paradise North Tract 16A-1 Site Plan for Subdivision

Dear Chairman and Staff:

Community Sciences Corporation and our client, Mark Gonzales, are submitting the attached Site for Subdivision to accompany our previous submittal for zone change (Project #1001279 and EPC Case #03EPC-01093).

This Site Plan is for subdivision purposes and to establish set back and FAR criteria. It accompanies a Landscape Plan and Design Guidelines (for subdivision).

The Plan creates three lots, cross access easements and turning movement restrictions. Also, schematic drainage easements are indicated for coordination with the imminent construction of McMahon Boulevard.

Sincerely,



Cliff F. Spirock  
Office Manager

Cc: Mr. Mark Pardo Gonzales  
Neighborhood Representatives  
Dr. Jeffrey Fine, Fineland LLC  
Mr. Bob Coleman, KB Home New Mexico

Attch: Site Plan  
Notification Requirements  
Zone Atlas Page  
Submittal Letter (03EPC-01093)  
Agent Authorization  
Submittal Form  
Associated Fees

P. O. Box 1328  
Corrales, NM 87048

September 08, 2003

Mr. Makita Hill, Staff Planner  
City of Albuquerque  
Planning Department  
P. O. Box 1293  
Albuquerque, New Mexico 87103

Subject: EPC Case 03EPC 01155/01093, (September 18, 2003 public hearing)  
Commercial Zone Change Application; zoning district options and justification

Dear Mr. Hill:

The subject zoning request (Mr. Pardo), in conjunction with the zoning request for Dr. Fine (Parcel E, Fineland LLC) in our opinion is based on the following:

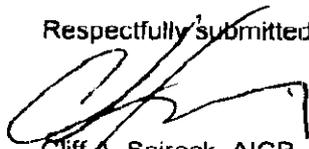
1. It is a change in community conditions in the respect that McMahon Blvd. is programmed for construction in the Spring 2004 and will be implemented upon securing the last remaining funding element. Accordingly, construction design for the intersection of McMahon Blvd. and Unser Blvd. require an anticipation of land use that traffic engineering can rely upon.
2. The requested zoning is an advantage to the community. We have purposely secured applications from three ownership entities for five City zoning, vacation and plat requests to create a "mixed use community" at the southeast quadrant of Unser Blvd. and McMahon. I believe this follows the precepts desired in the West Side Strategic Plan and follows the land use element of the West Side/Unser Transportation Plan, land use element. The requested zonings will effect those mixed use precepts.

You have expressed some concerns, as a planner, regarding the requested SU-C2 zoning for the Pardo property. My application letter underscores that the applicant would be willing to accept any alternate special use (SU) zoning district. Accordingly, I would recommend to Mr. Pardo and to the Commission the following:

Special Use (SU)-1 for C1 permissive and conditional uses. This zoning district to include the following C2 permissive uses: Sec. 14-16-2-17; A.12.a Alcoholic Drink Sales for consumption off premises A.12.d Building materials in a completely enclosed building A.12.i Gasoline, oil and liquefied petroleum gas retailing. A.12.f Drive-in restaurant with solid wall and fence and conditional use A.12.o Sample Dwelling Unit B.17 retail sale of alcoholic drink, consumption off premises, within 500' of residential zone.

We have purposely added with our application that this case be advertised for an amendment to the West Side Strategic Plan should it be necessary. The purpose for this is to include the Fineland LLC portion within the designated "Neighborhood Center". It should also be noted that the portion north of McMahon Blvd. (2001) did not require this action.

Respectfully submitted,



Cliff A. Spirock, AICP  
Agent for Mark Pardo Gonzales  
Agent for Fineland, LLC

*Mark Pardo Gonzales*

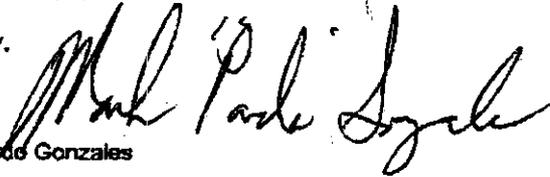
July 2, 2003

To Whom it May Concern:

As owner of Paradise North, Tract 16A1, I have hired Community Sciences Corporation to act as agent, on my behalf, for my interests regarding zoning issues and any Site Plan issues.

If you have any questions, please call me at 298-2983.

Sincerely,



Mark Pardo Gonzales

July 10, 2003

Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Attention: Makita Hill, Staff Planner (via FAX 924-3339, US Post to follow)

RE: 03EPC01093 (Tract 16A1, Paradise North)

SUBJECT: Concurrence with Agenda Deferral and Clarification of Requested Zone.

Dear Mr. Hill:

This letter responds to our meeting on 7/08/03 following our application for Mr. Mark Pardo Gonzales (the SE corner of Unser Boulevard at McMahon Boulevard).

This application is adjacent to a Zone Change Request and Site Plan for Subdivision Purposes for Fineland LLC (03EPC0053 / 0054). The adjacent property was first scheduled for May 15, 2003 and is now deferred for the August 21, 2003 Commission Hearing.

We have attempted to coordinate and apply for near-simultaneous hearings, the Lands of Dr. Fine, Mr. Mark Pardo Gonzales, and a Site Plan for Subdivision Purposes for KB Home. All of the above represent Mixed-Use development at the southeast corner of McMahon Boulevard and Unser, and will create properties conforming to the Westside / Unser Boulevard Guide Plan, the West Side Strategic Plan and the planning objective for this property including transportation service by limited movement intersections.

Unfortunately, there was not time due to the Independence Day Holiday to submit a Site Plan for the Mark Pardo Gonzales Property. This is intended for submission within the 1<sup>st</sup> half of July, 2003 for a September hearing date.

You have advised us that the Commission would probably wish to see the Site Plan and Zone Change for Mr. Gonzales' land simultaneously. Accordingly, should the Commission elect to defer this item until the September hearing, we will not object.

However, since it is related to the adjacent Zoning Application for Dr. Fine, we respectfully request a presentation of the Application and the Site Plan layout for the Commissioners to consider, if they choose, for information only, at the August hearing.

In the matter of the Application for Mr. Gonzales' property, the Application Form and posted signs are for SU-C2 Land Use. The requested zoning for Mr. Gonzales is SU-C1 Permissive