City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S
____ Major Subdivision action	
____ Minor Subdivision action	
____ Vacation	V
____ Variance (Non-Zoning)	

SITE DEVELOPMENT PLAN	P
____ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	L

ZONING	Supplemental form Z
____ Annexation & Zone Establishment	
____ Sector Plan	
X Zone Change	
____ Text Amendment	
____ Special Exception	E

No Sector Plan

APPEAL / PROTEST of...	A
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: PARADISE NORTH PARTNERS LLC PHONE: 505.883.1114
ADDRESS: c/o TESCH DEVELOPMENT 2444 LOUISIANNA BLVD. NE FAX: 505.883.2927
CITY: ALB. STATE NM ZIP 87110 E-MAIL: —
Proprietary interest in site: OWNER
AGENT (if any): DCSW INC. PHONE: 505 843.9639
ADDRESS: 320 CENTRAL SW FAX: 505.843.9683
CITY: ALB. STATE NM ZIP 87102 E-MAIL: —

DESCRIPTION OF REQUEST: ZONE CHANGE FROM R-1 TO SU-1 FOR C-1 USES INCLUDING GROCERY STORE W/ PACKAGE LIQUOR SALES INCIDENTAL TO THAT USE 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 16A-1 Block: — Unit: —
Subdiv. / Addn. PARADISE NORTH
Current Zoning: R-1 Proposed zoning: SU-1 FOR C-1 USES INCLUDING GROCERY STORE W/ PACKAGE LIQUOR SALES INCIDENTAL TO THAT USE
Zone Atlas page(s): A-11 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 9.8 acres Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101106626531010402 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: 99999 UNSER BLVD. NW & McMAHON BLVD. NW
Between: Contessa NW and ____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ____
2-99-79, Z-97-136 Z 97-138 1000936
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE Devin Cannady DCSW DATE 5/29/01
(Print) Devin Cannady ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised December 2000

- ☐ INTERNAL ROUTING
- ☐ All checklists are complete
- ☐ All fees have been collected
- ☐ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
01110-00000-00751	ZMA	Z	$ 485.00
01128-00000-00752	SDPS	P(1)	$ ____
____-____-____	____	____	$ ____
____-____-____	____	____	$ ____
____-____-____	____	____	$ ____
			Total $ 485.00

Hearing date 7-19-01

L. Chavez 5/31/01
Planner signature / date

Project # 1001319

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)**

- N/A Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
  NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
- X Letter of authorization from the property owner if application is submitted by an agent
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- X Fee (see schedule) 170 + (40 x 9.8) = 570 485.
- X 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.

Devin Cannady
Applicant name (print)

Devin Cannady 5/31/01
Applicant signature / date

Form revised December 2000

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

Application case numbers
01110 - 00000 - 00751
____ - ____ - ____
____ - ____ - ____

J. Chinn 5/31/01
Planner signature / date

Project # 1001279

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

■ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **IP MASTER DEVELOPMENT PLAN**

X 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.
X Site plans and related drawings reduced to 8.5" x 11" format
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
N/A 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development) Roger Green DC
X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
X Fee (see schedule) 270.-
X 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 FOR BUILDING PERMIT OF 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 telecommunications facilities that are concealed and/or subject to site development plan review, 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.

Devin Cannady DCSW
Applicant name (print)

X [signature] 5/31/01
Applicant signature / date

Form revised September 2000

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

Application case numbers
01128-00000 00752
____-____-____
____-____-____

[signature] 5/31/01
Planner signature / date

Project # 1001279

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

Date: July 20, 2001

OFFICIAL NOTIFICATION OF DECISION

Paradise North Partners, LLC
c/o Tesch Devel.
2444 Louisiana Blvd. NE
Albuq. NM 87110

FILE: 01110 00751/01128 00752
LEGAL DESCRIPTION: for Tract 16A-1, Paradise North, located at the southeast corner of Unser and McMahan Boulevards NW, containing approximately 9.8 acres. (A-11) Russell Brito, Staff Planner

On July 19, 2001, the Environmental Planning Commission voted to approve 01110 00751 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*, for Tract 16A-1, Paradise North, 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 Including Grocery Store with Package Liquor Sales Incidental to That Use* for an approximately 10 acre site located at the southeast corner of Unser and McMahon Boulevards NW.

2. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1999 (Z-99-79), but not finalized.

3. The requested zoning furthers the applicable *Comprehensive Plan* goals and policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The requested zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The requested zoning furthers the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.

6. This request meets the requirements of *R-270-1980*, specifically: the existing zoning inappropriate because of changed neighborhood or community conditions (recent zone changes in the area) and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.

7. This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized.

8. The Air Quality Division requested an AQIA for this site on April 29, 1999 as required per City Zoning code 14-16-3-14-D. The threshold level for a zone map amendment for C-1 is 4 acres. The site is 9.8778 acres. No AQIA was received. On May 31, 2001, a zone change to C-1 was re-requested for the site. The threshold condition of 4 acres for a zone change to C-1 still remains per the City ordinance cited above. To date no AQIA has been received.

CONDITIONS:

1. The applicant shall provide an Air Quality Impact Assessment (AQIA) to the Environmental Health Department that meets the requirements of the *Zoning Code* (§ 14-16-3-14(D)).

On July 19, 2001, the Environmental Planning Commission voted to approve 01128 00752, a site development plan for subdivision for Tract 16A-1, Paradise North, 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 an approximately 10 acre site located at the southeast corner of Unser and McMahon Boulevards NW.

2. This site plan request accompanies a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1999 (Z-99-79), but not finalized.

3. The submittal furthers the applicable *Comprehensive Plan* goals and policies by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The submittal furthers the applicable policies of the *West Side Strategic Plan* by proposing the development of the Village Centers with a land use that encourages neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The submittal's proposed density, type and hierarchy of uses conform to the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide.*

6. The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal.

7. The submittal will be adequate with some changes and additions.

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.

2. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

3. An additional pedestrian and bicycle access point shall be shown connecting to the residential area to the south via Rio Del Sole Court. Vehicular access at this point will not be not allowed.

4. Public Works Department Conditions:
   a. A TIS is required prior to submittal of any development plans for this site.
   b. Access points are conceptual and will be determined at the time of site development.
   c. An availability statement from New Mexico Utilities Inc. is required. Statement must include explicit confirmation of system capacity to meet development specific fire protection requirements.
   d. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
   e. Dedication of rights-of-way for both Unser Boulevard and McMahon Boulevard, 78 feet minimum from the street centerline. Details on the Unser Boulevard and McMahon Boulevard street improvements will be coordinated with the Public Works, Transportation Division, and project manager for the McMahon extension project.
   f. Dedication of additional right-of-way along both Unser Boulevard and McMahon Boulevard, as required by the City Engineer, to provide for trail facilities and on-street bicycle lanes. Details regarding the bike lanes will be coordinated with the Public Works Department Bicycle and Pedestrian Planner.
   g. Cross access easement

5. Parks and Recreation Department Conditions for Unser Boulevard trail:
   a. Construction of a 10' asphalt trail in-lieu of sidewalk along Unser Blvd. in this location.
   b. Allow for at least 5' of separation between the trail and face of curb and a minimum of 3' between the trail and wall or other vertical element.
   c. Landscaping improvements along the asphalt trail must not encroach on the trail itself. Trees must be a minimum of 3' away from the trail; and shrubs, at their mature spread, must not encroach on the trail.
   d. Design of the trail shall be coordinated with the Trails Planner.

6. AMAFCA Condition: Prior to development a Grading & Drainage Plan incorporating water quality measures for storm water runoff will be required.

7. A 2 ½ to 3 foot garden wall and/or landscape berm shall screen parking areas that are adjacent to and face McMahon and Unser Boulevards.

8. All "shoulds" shall be changed "shall" in the design parameters.

9. Perimeter walls adjacent to single family homes shall be a minimum 8 feet high.

10. Security lighting that does not spill over into adjacent properties shall be placed in areas without direct surveillance opportunities.

11. Refuse containers shall be located at least 60 feet from residential areas.

12. A minimum 20 foot landscape buffer with evergreen trees planted a minimum of 15 feet on center shall be located immediately adjacent to the property line of a single family residential zone.

13. Loading docks and truck delivery routes shall be designed to minimize any and all adverse impacts on adjacent residentially zoned areas.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **AUGUST 3, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

Russell Brito

for Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: DCSW, Inc., 320 Central SW, Albuq. NM 87102
Ric Nordgren, Horizon Hills NA, 10600 Sole Rosso Ct. NW, Albuq. NM 87114
Julia M.Wilson, Horizon Hills NA, 5705 Carmen Rd. NW, Albuq. NM 87114
William Davis, Skies West NA, 10636 Capricorn Pl. NW, Albuq. NM 87114
Joanne Webb, Skies West NA, 10724 Capricorn Pl. NW, Albuq. NM 87114
Angela Arviso, 6205 Contess Rd. NW, Albuq. NM 87114
Michael Ciolek, 106232 Rio del Sole NW, Albuq. NM 87114
Virvian Yazzie, 6201 Contess Rd. NW, Albuq. NM 87114

DCSW

DESIGN COLLABORATIVE
SOUTHWEST, INC.

Marc E Schiff AIA
Principal
Architect / Interior Designer

J. David Dekker AIA
Principal / Architect

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

Del L. Dixon
Principal / Architect

Richard Bauer AIA
Principal / Architect

Tuesday, May 29, 2001

Mr. Russell Brito
EPC Planning Director
Planning Dept., City of Albuquerque
PO Box 1293
ABQ, NM 87103

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

Dear Mr. Brito,

- This is an approximately 9.8778 acre site currently located in the Unser/McMahon Village Center.
- The intent of the owner is to create a pedestrian and bike friendly Village Center commercial/environment compatible with the other Village Center development to the north of the site.
- The site was rezoned on June 17, 1999 – Z-99-79 to SV-1 C-1 with Uses including Grocery Store with Package Liquor Sales incidental to that use.
- The proposed site plan for subdivision complies with the general design guidelines and regulations of the approved Village Center Design Guidelines north of McMahon Boulevard.
- The proposed site plan for does not indicate any additional subdivision to the approximately 9.8778 acre Tract 16-A-1.
- Vehicle, bike and pedestrian access should be required via the adjacent tract to the east of the proposed traffic light on McMahon. Dr. Fine, the owner of the property to the east, currently has his property in review for zoning at EPC. The access should be beneficial to both property owners.

Albuquerque
320 Central Ave. SW
Albuquerque, NM 87102
505.843.9639
Fax.505.843.9683

Santa Fe
128 Grant Ave., Suite 217
Santa Fe, NM 87501
505.982.7191
Fax.505.982.2548

Dallas
2917 Elm St., Suite A
Dallas, TX 75226
214.748.3081
Fax.214.748.3383

Web Site
www.dcswarchitects.com
E Mail
dcsw@dcswarchitects.com

- The proposed Site Plan for subdivision complies with UTPPB, R-2000-10 for McMahon Boulevard.

- A Site Plan for building permits will require more detailed design considerations, and will be submitted to the EPC at a later date.

Thank you for your consideration in this matter.

Sincerely,

Marc E. Schiff, President
DCSW Architects, Inc.

DCSW

DESIGN COLLABORATIVE SOUTHWEST, INC.

Marc F. Schiff AIA
Principal
Architect / Interior Designer

J. David Dekker AIA
Principal / Architect

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

Dell L. Dixon
Principal / Architect

Richard Bruno AIA
Principal / Architect

Wednesday, May 30, 2001

Mr. Russell Brito
EPC Planning Director
Planning Dept., City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: **Site Plan for Subdivision**
Reason for Request:
Tract 16-A-1, Paradise North Subdivision

Dear Mr. Brito,

- This is an approximately 9.8778 acre site currently located in the Unser/McMahon Village Center.
- The intent of the owner is to create a pedestrian and bike friendly Village Center commercial/environment compatible with the other Village Center development to the north of the site.
- The site was previously rezoned on June 17, 1999 – Z-99-79 to SU-1 with C-1 Uses including Grocery Store with Package Liquor Sales incidental to that use. The **Site Plan for Subdivision** request is in conjunction with a zone request to reestablish zoning on the Tract.
- The site is currently zoned R-1
- The applicant is requesting a reinstatement of the previously approved zoning in a concurrent request.
- The proposed **Site Plan for Subdivision** complies with the general design guidelines and regulations of the approved Village Center Design Guidelines north of McMahon Boulevard.
- The proposed **Site Plan for Subdivision** does not indicate any additional subdivision to the approximately 9.8778 acre Tract 16-A-1.

Albuquerque
320 Central Ave. SW
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2917 Elm St., Suite A
Dallas, TX 75226
214.748.3081
Fax.214.748.3383

Web Site
www.dcswarchitects.com
E Mail
dcsw@dcswarchitects.com

- Vehicle, bike and pedestrian access should be required via the adjacent tract to the east of the proposed traffic light on McMahon. Dr. Fine, the owner of the property to the east, currently has his property in review for zoning at EPC. The access should be beneficial to both property owners.

- The proposed Site Plan for subdivision complies with the vehicular access points of UTPPB, R-2000-10 for McMahon Boulevard and Unser Boulevard..

- All vehicular access points will be designed and built per the satisfaction of the City of Albuquerque Traffic Engineering Department.

- A Site Plan for building permits will require more detailed design considerations, and will be submitted to the EPC at a later date.

Thank you for your consideration in this matter.

Sincerely,

Marc E. Schiff, President
DCSW Architects, Inc.

May 30, 2001

Mr. Russell Brito
E.P.C. Planning Director
Planning Dept., City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

DCSW

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Principal / Architect

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

Del Dixon
Principal Architect

Richard Braun AIA
Principal Architect

RE: Zone Change Request
Reason for Request: Zone Change to Re-establish Previously Approved Zoning.

Dear Mr. Brito:

DCSW, Inc., agent for Paradise North Partners, LLC, is requesting a zone change for Tract 16-A-1 Paradise North Subdivision, an approximately 9.8778 tract acre site at the southwest corner of Unser Boulevard NW and McMahon Boulevard NW from R-1 to SU-1 with C-1 uses including Grocery Store with Package Liquor Sales incidental to that use. The site is located within the McMahon/Unser Village Center. The site was previously zoned SU-1 with C-1 uses including Grocery Store with Package Liquor Sales incidental to that use (Z-99-79) in June of 1999 by the E.P.C. with the condition that a **Site Plan for Subdivision** shall be submitted within six months (or 12 months with an extension granted by the Planning Director).

The applicant/owner of the site, at the direction of the E.P.C. joined together with adjacent property owners in the Village Center to provide extensive design guidelines for parcels within the Village Center to ensure compatibility of design. This process required extensive coordination and considerable time to complete.

The initial guidelines were submitted by Consensus Planning on January 18, 2001 for Village Center Properties north of McMahon Boulevard in the Village Center.

The E.P.C. reference numbers for the approved parcels and zoning are Z-97-119 and Z-97-47 and 1000936; 00110-00000-01639/00128-0000-01640.

We have consulted with their Consensus Planning and with their consent have submitted a compatible set of guidelines in the siteplan for subdivision submittal prepared for Tract 16 A-1. We request that both the **Zone Change** and **Site Plan for Subdivision** be heard by the E.P.C. concurrently.

Albuquerque
320 Central Ave. SW
Albuquerque, NM 87102
505.843.9639
Fax.505.843.9683

Santa Fe
128 Grant Ave., Suite 217
Santa Fe, NM 87501
505.982.7191
Fax.505.982.2548

Dallas
2917 Elm St., Suite A
Dallas, TX 75226
214.748.3081
Fax.214.748.3383

Web Site
www.dcswarchitects.com
E Mail
dcsw@dcswarchitects.com

The applicant, prior to the adoption of the Village Center Guidelines, did not act to market or develop the tract and anticipated that development would occur after the Village Center Guidelines were approved by the E.P.C. The applicant requests that the residential R-2 Guidelines not apply to this request because of the previously approved zoning in June of 1999.

The applicant is now submitting both a request for the same zoning as previously granted under the provision that the design guidelines, as submitted in the **Site Plan for Subdivision** govern any development on the site.

Thank you for your consideration on this matter.

Sincerely,

Marc ~~E. Schiff~~, President
DCSW, Inc.

Thursday, May 24, 2001

Marc E. Schiff
Design Collaborative Southwest
320 Central Avenue SW
ABQ, NM 87102

Dear Marc,

I hereby authorize you to act as our agent for summital site plan for subdivision on tract 16-A.

Sincerely,

Amar Tesch
Managing Member
Tesch Development LLC

Mark Gonzales

CITY OF ALBUQUERQUE

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

TO BE COMPLETED BY APPLICANT

APPLICANT: PARADISE NORTH PARTNERS Date of request: 5/31/01 Zone atlas page(s): A-11

CURRENT:

Zoning R-1

Parcel Size (acres / sq.ft.) 9.8778

Legal Description -

Lot or Tract # 16A-1 Block #

Subdivision Name PARADISE NORTH

REQUESTED CITY ACTION(S):

Annexation [ ] Sector Plan [ ] Site Development Plan: Building Permit [ ]

Comp. Plan Zone Change [X] a) Subdivision [ ] Access Permit [ ]

Amendment [ ] Conditional Use [ ] b) Build'g Purposes [ ] Other [ ]

FROM R-1 c) Amendment [ ]

PROPOSED DEVELOPMENT:

No construction / development [X]

New Construction [ ]

Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - N/A

Building Size - _____ (sq. ft.)

PROPOSED ZONING IS SU-1 FOR C-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 Dave Cady DCSW Date 5/31/01

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] 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 [X] NO [ ] Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes: ZONE CHANGE WAS APPROVED JUNE OF 1999 TO SU-1 FOR C-1. HOWEVER, NO OTHER ACTION WAS TAKEN BY DEVELOPER WITHIN ONE YEAR. THEREFORE, ZONING REVERTED BACK TO R-1. TIS MUST BE COORDINATED WITH THE OTHER COMPONENTS OF THE UNSER MCMAHON VILLAGE CENTER. NO DEVELOPMENT ANTICIPATED WITHIN ± 3 YEARS. *

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.**

* REQUIRED INFRASTRUCTURE WILL BE IMPLEMENTED UPON DEVELOPMENT OF SITE AND COMPLETION OF TIS.

Tony Lyons 5-31-01

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

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

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

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

Notes: threshold for C1 zoning is 4 acres. parcel is 9.8778 acres.

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.**

Catalina Lehner 5/31/01

ENVIRONMENTAL HEALTH DATE

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(below this line for OCNC use only)

Date of Inquiry: 5/23/07 Time Entered: 1:45pm OCNC Rep. Initials: SW

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.

May 23, 2001

Devin Cannady
DCSW Architects
320 Central SW/87102
Phone: 843-9639/Fax: 843-7819

Dear Devin:

Thank you for your inquiry of May 23, 2001 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at T11N R2E SEC2 SOUTH EAST CORNER OF UNSER AND MCMAHON NW zone map A-11.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winkelpleck

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningrnaform(11/5/98)

"ATTACHMENT A"

Devin Cannady, DCSW Architects
Zone Map A-11

HORIZON HILLS N.A. (R)
***Ric Nordgren**
10600 Sole Rosso Ct. NW/87114 792-2821 (h)
Julia M. Wilson
5705 Carmen Rd. NW/87114 899-4030 (h) 505-455-1300 (w)

SKIES WEST N.A. (R)
***William Davis**
10636 Capricorn Pl. NW/87114 890-1712 (h)
Joanne Webb
10724 Capricorn NW/87114 890-4654 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

DESIGN COLLABORATIVE SOUTHWEST, INC.

Marc E Schiff AIA
Principal
Architect / Interior Designer

J. David Dekker AIA
Principal / Architect

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

Del L. Dixon
Principal / Architect

Richard Braun AIA
Principal / Architect

Wednesday, May 30, 2001

Neighborhood Notification Letter

Julia M. Wilson
5705 Carmen Rd. NW / 87114

Horizon Hills N.A.
Ric Nordgren
10600 Sole Rosso Ct. N.W. / 87114

Skies West N.A.
William Davis
10636 Capricorn Pl. N.W. / 87114

Joanne Webb
10724 Capricorn Pl. N.W. / 87114

Dear Neighbors,

Paradise North Partners, LLC. Is submitting a **Zone Change and Site Plan for Subdivision** for Tract 16 A-1 (9.8 Acres) Paradise North at the southeast corner of Unser and Mc Mahon Boulevard.

The intent of the submittal is to generally conform with the design guidelines established in previous EPC Actions at properties at the Unser Boulevard and Mc Mahon Boulevard NW.

The previously approved zoning was SU-1 with C-1 Uses including Grocery Store with Package Liquor Sales incidental to that use. No change of zoning or uses is being requested from the previously approved zoning. The current zoning is R-1 as the applicant was working on compatible Village Center Guidelines to those approved for tracts north of McMahon and the SU-1 Zoning was subject to Design Guidelines and a **Site Plan for Subdivision** and the zoning has lapsed.

Sincerely,

Marc E. Schiff, President
DCSW, Inc.

Albuquerque
320 Central Ave. SW
Albuquerque, NM 87102
505.843.9639
Fax.505 843.9683

Santa Fe
128 Grant Ave., Suite 217
Santa Fe, NM 87501
505.982.7191
Fax.505.982.2548

Dallas
2917 Elm St., Suite A
Dallas, TX 75226
214.748.3081
Fax.214.748.3383

Web Site
www.dcswarchitects.com
E Mail
dcsw@dcswarchitects.com

7099 3220 0000 8700 2887

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

Article Sent To:

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 2.24

ALBUQUERQUE NM 87103 USPS Postmark Here JUL 31 2001

Name (Please Print Clearly) (To be completed by mailer)
JOANNE WEBB
Street, Apt. No.; or PO Box No.
10724 CAPRICORN PL NW
City, State, ZIP+ 4
87114

PS Form 3800, July 1999 See Reverse for Instructions

7099 3220 0000 8700 2870

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

Article Sent To:

Postage	$ 34
Certified Fee	1.90
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 2.24

ALBUQUERQUE NM 87103 USPS Postmark Here JUL 31 2001

Name (Please Print Clearly) (To be completed by mailer)
RICK NORDGREN
Street, Apt. No.; or PO Box No.
10600 SOLE ROSSO CT. NW
City, State, ZIP+ 4
87114

PS Form 3800, July 1999 See Reverse for Instructions

7099 3220 0000 8700 2894

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

Article Sent To:

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 2.24

ALBUQUERQUE NM 87103 USPS Postmark Here JUL 31 2001

Name (Please Print Clearly) (To be completed by mailer)
WILLIAM DAVIS
Street, Apt. No.; or PO Box No.
10636 CAPRICORN PL. NW
City, State, ZIP+ 4
87114

PS Form 3800, July 1999 See Reverse for Instructions

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write *"Return Receipt Requested"* on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Julia M Wilson
5705 Carmen Rd NW
87114

4a. Article Number
7099 3220 0000 8700 2900

4b. Service Type
☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: *(Print Name)*

6. Signature: *(Addressee or Agent)*
X

8. Addressee's Address *(Only if requested and fee is paid)*

PS Form **3811**, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL

7099 3220 0000 8700 2900

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

Article Sent To:

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Name (Please Print Clearly) (To be completed by mailer)
Julia M. Wilson
Street, Apt. No.; or PO Box No.
5705 CARMEN RD NW
City, State, ZIP+4
87114

PS Form 3800, July 1999 See Reverse for Instructions

DCSW ARCHITECTS

ORATIVE
EST, INC.
I Ave. SW
NM 87102

★ ★ ★ UNITED STATES POSTAGE
153
2521 $03.740 PB8678592
1954 ALBUQUERQUE NM MAY 31 01 87102

Julia M. Wilson
5705 Carmen Rd. NW / 87114

Erin Walsh

From: Terry O. Brown [tobe@swcp.com]

Sent: Sunday, June 11, 2000 10:29 AM

To: James Merrill

Cc: Dave Dekker; Jackie Fishman; Jim Strozier

Subject: McMahon Blvd. / Unser Blvd. Access Study - ITE Trip Generation Rates

Jim,

Attached is a pdf file (McMahon_Unser_Trips.pdf) demonstrating the number of trips that I have calculated using the ITE Trip Generation Manaul (6th Edition - 1997). I have broken down the trip generation tables into each of the four quadrants of the intersection of McMahon Blvd. / Unser Blvd. The subtotals in the attached pdf file are subtotals for each quadrant. I have not made any adjustments to the trips to account for Pass-by Trips or Mixed-Use Trips.

Also, I am copying this e-mail message with the pdf attachment to Dave Dekker at DCSW and to Jackie Fishman and James Strozier at Consensus Planning for their review and confirmation of the land uses and building sizes that I have incorporated into the Trip Generation Calculations. I would request that they provide their input into the land use designations and sizes by June 16,2000. Also, I believe that it would be a good idea to distribute this to the property owners for their concurrence.

The land uses and building sizes utilized in the attached Trip Generation Table are consistent with the plansfor the northwest and northeast quadrants of the intersection furnished to me by Consensus Planning and with the plans for the southwest and southeast quadrants of the intersection furnished to me by Design Collaborative Southwest.I utilized the Option 1Plan of the Southwest Quadrantfurnished by DCSW. I will scan in the plans from DCSW later this week and e-mail them to you.

The only change that may be incurred is for the additional land which Amar is trying to purchase at the east end of the southeast quadrant. I think that is only about a 1/2 acre parcel. If it is a 1/2 acre parcel (or 21,800 S.F.) and the F.A.R. is 0.25, then the resulting increase in building square footage is about 5,400 S.F. I have not added in that additional square footage since I have not heard any report from Amar as to whether or not he has managed to purchase or make arrangements to purchase the additional property. We will need that information before we can complete the Trip Generation Table. The attached table should be very close, though. To provide a safety factor, we may want to go ahead and add in trips from a 5,000 S.F. or 6,000 S.F. Retail Commercial Development (from the SW Quadrant) in to the trips generated for the SE Quadrant.

Please contact me if you have questions.

Thanks,

Terry O. Brown, P.E.
P O Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 (Voice)
(877) 694-1527 (FAX)
e-mail: tobe@swcp.com

McMahon Blvd. / Unser Blvd. Access Study

Trip Generation Data

COMMENT	USE (ITE CODE) / DESCRIPTION	Units	24 HR VOL GROSS	A. M. PEAK HR. ENTER	A. M. PEAK HR. EXIT	P. M. PEAK HR. ENTER	P. M. PEAK HR. EXIT
	Summary Sheet						
Northwest Quadrant							
NW Quadrant - Parcel A	Apartment, Post-1973 (220)	80.00	614	7	36	42	20
NW Quadrant - Parcel B	Apartment, Post-1973 (220)	83.00	632	7	37	43	21
NW Quadrant - Parcel C	General Office Building (710)	16.16	327	38	5	17	81
NW Quadrant - Parcel D	General Office Building (710)	20.43	392	46	6	17	85
NW Quadrant - Parcel E	Shopping Center (820)	31.36	3,234	49	31	140	152
NW Quadrant - Parcel F	General Office Building (710)	28.97	512	61	8	19	93
NW Quadrant - Parcel G	Shopping Center (820)	17.51	2,223	34	22	95	103
NW Quadrant - Parcel H	Shopping Center (820)	21.69	2,551	39	25	110	119
NW Quadrant - Parcel I	Shopping Center (820)	6.14	1,133	18	12	48	52
NW Quadrant - Parcel J	Shopping Center (820)	21.30	2,522	39	25	109	118
	Subtotal		**14,140**	**338**	**207**	**640**	**844**
Northeast Quadrant							
Parcel "A"	Shopping Center (820)	12.15	1,758	28	18	75	81
Parcel "B"	Shopping Center (820)	6.66	1,194	19	12	50	55
Parcel "C"	General Office Building (710)	18.30	360	42	6	17	83
Parcel "D"	Apartment, Post-1973 (220)	24.00	278	2	13	21	10
Parcel "E"	Apartment, Post-1973 (220)	108.00	781	9	48	52	25
Parcel "F"	Apartment, Post-1973 (220)	90.00	674	8	40	45	22
Parcel "G"	Apartment, Post-1973 (220)	90.00	674	8	40	45	22
	Subtotal		**5,719**	**116**	**177**	**305**	**298**

McMahon Blvd. / Unser Blvd. Access Study

Trip Generation Data

COMMENT	USE (ITE CODE) / DESCRIPTION	Units	24 HR VOL GROSS	A. M. PEAK HR. ENTER	A. M. PEAK HR. EXIT	P. M. PEAK HR. ENTER	P. M. PEAK HR. EXIT
	Summary Sheet						
Southwest Quadrant							
Retail Commercial	Shopping Center (820)	80.00	5,905	85	55	260	282
Supermarket	Supermarket (850)	55.00	6,133	132	84	303	291
Retail Commercial	Shopping Center (820)	11.25	1,673	27	17	71	77
Retail Commercial	Shopping Center (820)	14.00	1,925	30	19	82	89
Retail Commercial	Shopping Center (820)	6.00	1,117	18	12	47	51
Retail Commercial	Shopping Center (820)	6.00	1,117	18	12	47	51
Retail Commercial	Shopping Center (820)	6.00	1,117	18	12	47	51
Retail Commercial	Shopping Center (820)	5.00	993	16	10	42	45
Fast Food w/o Drive-Thru	Fast Food Restaurant w/o Drive-Thru Window (833)	4.00	2,864	105	70	53	51
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	3.00	1,488	76	73	52	48
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	4.00	1,984	102	98	70	64
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	3.00	1,488	76	73	52	48
High Turnover Sit-Down Restau	High Turnover (Sit-Down) Restaurant (832)	17.00	2,216	82	76	111	74
	Subtotal		**30,020**	**785**	**611**	**1,237**	**1,222**
Southeast Quadrant							
Supermarket	Supermarket (850)	57.00	6,356	140	89	313	301
Commercial Retail	Shopping Center (820)	14.40	1,961	31	20	84	91
High Turnover Sit-Down Restau	High Turnover (Sit-Down) Restaurant (832)	9.00	1,173	43	40	59	39
Video Rental Store	Video Rental Store (896)	6.30	59	1	1	35	41
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	3.30	1,637	84	81	57	53
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	4.25	2,109	108	104	74	68
	Subtotal		**13,295**	**407**	**335**	**622**	**593**

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

Date: June 18, 1999

OFFICIAL NOTIFICATION OF DECISION

Paradise North Partners LLC
c/o DCSW Architects
320 Central SW
Albuq. NM 87102

FILE: Z-99-79
LEGAL DESCRIPTION: for Tract 16A-1, Paradise North, located on McMahon Boulevard NW between Unser Boulevard and Golf Course Road, containing approximately 9.8 acres. (A-11) Russell Brito, Staff Planner

On June 17, 1999, the Environmental Planning Commission voted to deny Z-99-79, a zone map amendment request from R-1 to C-2 for Tract 16A-1, Paradise North, and;

On June 17, 1999, the Environmental Planning Commission voted to approve Z-99-79, a zone map amendment request from R-1 to SU-1 for C-1 Uses including grocery store with package liquor sales incidental to that use for Tract 16A-1, Paradise North, 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 approximately 10 acres of land located on the southeast corner of McMahon and Unser Boulevards. The subject site is in large measure located within the boundaries of the Village Center.

2. The subject site is located within a sensitive area. The SU-1 designation requires site development plan approval by the EPC prior to development which will ensure sensitive design treatment for this site, aimed at fullfilling the principles expressed in the West Side Strategic Plan.

3. This request for a zone map amendment conforms to the intent and applicable policies of the *West Side Strategic Plan* (*WSSP*). The applicant has applied for a zone map amendment that would allow uses that are appropriate within a Village Center .

4. Recent zone changes in the immediate vicinity constitute changed community conditions, consequently the request meets the requirements of Resolution 270-1980 for a zone change.

CONDITION:

1. The applicant shall submit a site development plan for subdivision for EPC approval within 6 months of this approval; upon request to the Planning Director, the period can be extended for an additional 6 months.

2. The site development plan for subdivision shall include design perimeters indicating how the site will be accessed be means other than the automobile.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **JULY 2, 1999** 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).

Sincerely,

Bob Paulson

FOR Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Lynn Southard-Vargas, 4604 Benton NW/87114
Julia Wilson, 5705 Carmen NW/87114
Lawrence Guiney, 10751 Gemini Ct. NW, Albuq. NM 87114
William Davis, 10636 Capricorn, NW, Albuq. NM 87114

1 RESOLUTION

2 of the

3 URBAN TRANSPORTATION PLANNING POLICY BOARD

4 of the

5 BOARD OF DIRECTORS

6 of the

7 MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS OF NEW MEXICO

8 (UTPPB R-2000-10)

9 **CONCURRING WITH THE FINDINGS OF THE ENVIRONMENTAL**
10 **ASSESSMENT AND RECOMMENDATIONS FOR PROPOSED IM-**
11 **PROVEMENTS TO ELLISON DRIVE, MCMAHON BOULEVARD, AND**
12 **WESTSIDE BOULEVARD.**

13 WHEREAS, the City of Albuquerque, in cooperation with the Federal Highway
14 Administration and the New Mexico State Highway and Transportation Department, has
15 proposed roadway, bicycle, pedestrian, and equestrian improvements to Westside
16 Boulevard, McMahon Boulevard, and Ellison Drive; and,

17 WHEREAS, the proposed transportation improvements were developed with the
18 assistance of a technical advisory group consisting of representatives from local, state,
19 and federal agencies having an interest in the corridor; a focus group consisting of
20 developers and major landowners with development interests in the corridor; and a
21 neighborhood focus group consisting of the neighborhoods within the project study
22 area; and,

WHEREAS, an environmental assessment was completed to evaluate the need for the proposed improvements and to assess the effects of the proposed improvements on the social, economic, cultural, and natural environment; and,

WHEREAS, the environmental assessment determined that the proposed improvements are needed to provide comprehensive transportation service within the study corridor, and that the adverse impacts that would result from the implementation of these improvements are outweighed by the overall benefit that will result to the users and community served by the proposed action; and,

WHEREAS, recommendations in the environmental assessment include establishment of an access management policy for Westside Boulevard; and

WHEREAS, generally, this access policy provides for full intersections along Westside Boulevard at approximate one-half mile intervals and "T" intersections and right-in/right-out driveways at approximate one-quarter mile intervals, except within the potential village center area of Unit 16 where more frequent access would be allowed provided that driveways are not located closer than approximately 400' from adjacent access points; and,

WHEREAS, the environmental assessment recommends establishment of an access policy for McMahon Boulevard that generally provides for full intersections along McMahon Boulevard spaced at approximately 1000' intervals and "T" intersections and right-in/right-out driveways allowed provided they are not closer than approximately 400' to adjacent intersections; and,

WHEREAS, the environmental assessment recommends that existing access policy for Unser Boulevard be amended to allow a full intersection on Unser Boulevard approximately 1,200' north of McMahon Boulevard, and two additional accesses on Unser Boulevard approximately 700 feet north and 700 feet south of the McMahon Boulevard/Unser Boulevard intersection; and

WHEREAS, the assessment further recommends that, until determined otherwise by the UTPPB, the latter two accesses will be classified as partial accesses that allow only for left-turns from Unser Boulevard and right-in and right-out turns from the adjacent parcels; and

WHEREAS, these additional access points to Unser Boulevard are consistent with the higher density, mixed-use development suggested for this area by the Westside Strategic Plan; and

WHEREAS, the environmental assessment was distributed for review and comment to local jurisdictions, and other federal, state, and local agencies having an interest in the proposal, and the general public; and

WHEREAS, public hearings were held to receive comments on the environmental assessment; and,

WHEREAS, compelling information that would alter the findings of the environmental assessment was not received from agencies, local officials, or the general public; and

WHEREAS, accordingly, the City of Albuquerque will request a Finding of No Significant Impact from the Federal Highway Administration and authorization to proceed with project implementation.

NOW THEREFORE BE IT RESOLVED by the Urban Transportation Planning Policy Board (UTPPB) of the Board of Directors of the Middle Rio Grande Council of Governments of New Mexico that:

1. The UTPPB concurs with the findings and recommendations of the Environmental Assessment dated March 2000 and the Summary of Environmental Documentation dated August 2000 for roadway, bicycle, pedestrian, and equestrian improvements to Westside Boulevard, McMahon Boulevard, and Ellison Drive; and,

2. The Long Range Roadway System map for the Albuquerque Urban Area will be amended by changing the "location study corridor" designation of the Westside-McMahon corridor to "proposed alignment" designations for Westside Boulevard and McMahon Boulevard east of Rainbow Boulevard; and

3. The Long Range Roadway System map will also be amended by designating a collector street or major local, as determined by the City of Albuquerque engineer, along the boundary line of Bernalillo County and Sandoval County (or a suitable alternative location) generally between Golf Course Road and the alignment of Isabel Road (gas line easement alignment) where Isabel intersects with the county line; and,

4. An access management policy is established for Westside Boulevard as described in the environmental assessment; and,

5. An access management policy is established for McMahon Boulevard as described in the environmental assessment; and,

6. The existing access policy for Unser Boulevard is amended by allowing for a full intersection on Unser Boulevard approximately 1,200' north of McMahon Boulevard, and two additional accesses on Unser Boulevard approximately 700 feet north and 700 feet south of the McMahon Boulevard/Unser Boulevard intersection; and

7. Until determined otherwise by the UTPPB, these latter two accesses will be classified as partial accesses that allow only for left-turns from Unser Boulevard and right-in and right-out turns from the adjacent parcels.

PASSED, APPROVED, AND ADOPTED this 24th day of August, 2000 by the Urban Transportation Planning Policy Board of the Middle Rio Grande Council of Governments of New Mexico.

Ken Sanchez, Chairman
Urban Transportation Planning Policy Board

ATTEST:

Dennis R. Foltz
Executive Director/Secretary

EPC
ENVIRONMENTAL PLANNING COMMISSION
CITY OF ALBUQUERQUE

Agenda Number: 22
Case Number: Z-99-79
June 17, 1999

Staff Report

• *Agent*	DCSW Architects
• *Applicant*	Paradise North Partners, LLC
Request	**Zone Map Amendment**
• *Legal Description*	Tract 16A-1, Paradise North
• *Location*	on the southeast corner of McMahon Boulevard NW and Unser Boulevard
• *Size*	approximately 9.8 acres
• *Existing Zoning*	R-1
• *Proposed Zoning*	C-2

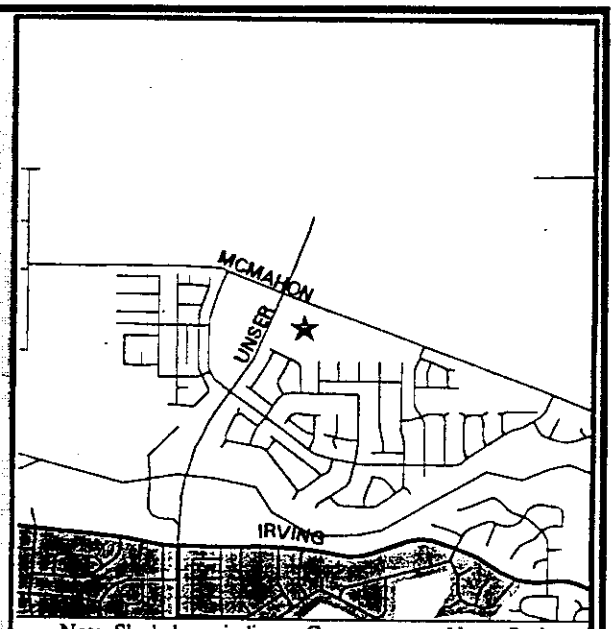
Staff Recommendation

DENIAL of Z-99-79, based on the findings on page 7.

Staff Planner
Russell Brito, Planner

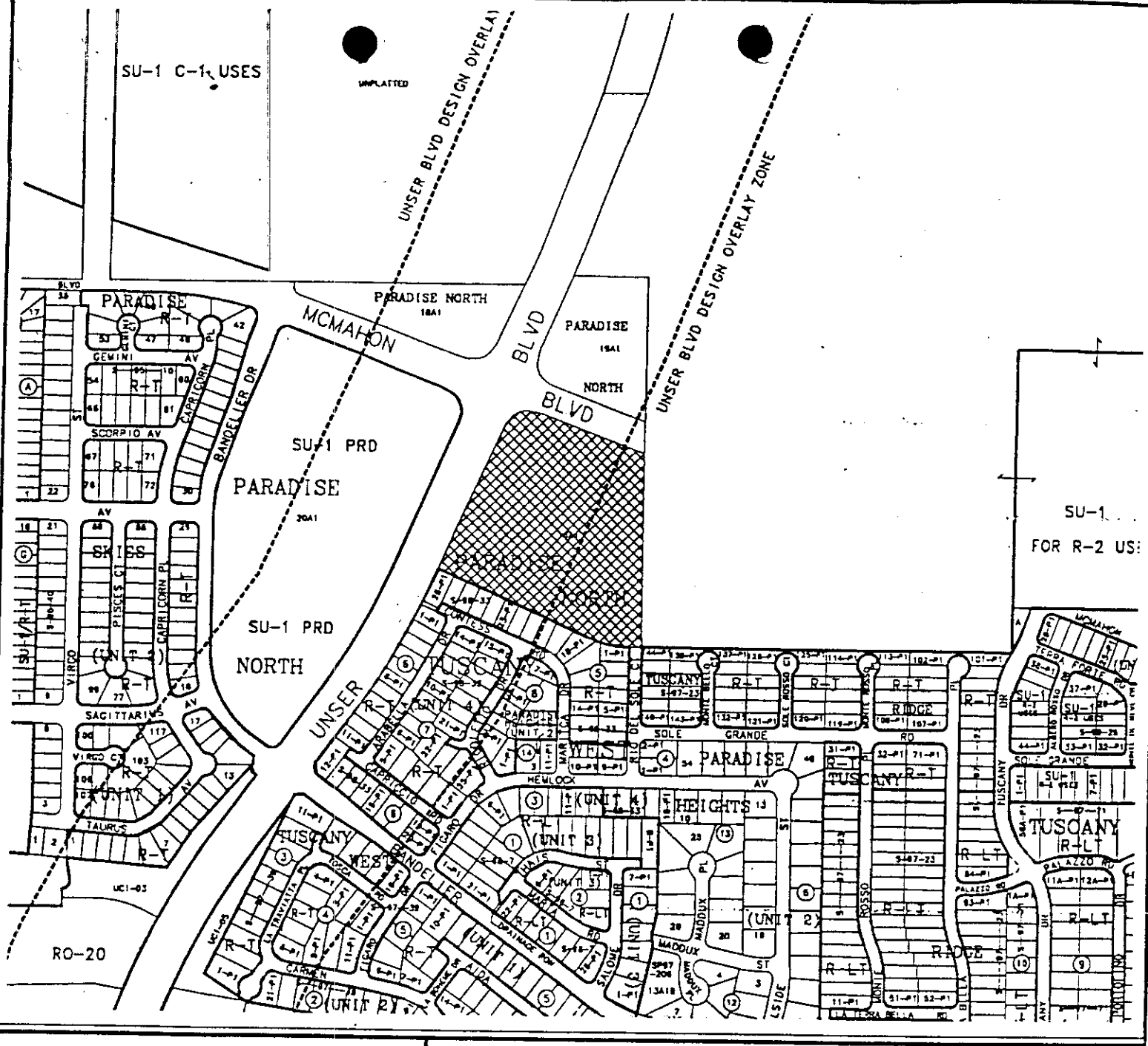
Summary of Analysis

The requested zone map amendment is not supported by and is in conflict with the current, adopted *West Side Strategic Plan* and therefore also does not meet the policies and requirements of *Resolution 270-1980*, the City's policies for zone map change applications *(Section 1.C.)*. "Straight" C-2 zoning is requested despite the recent history of SU-1 for Mixed Use designations established in the surrounding area.

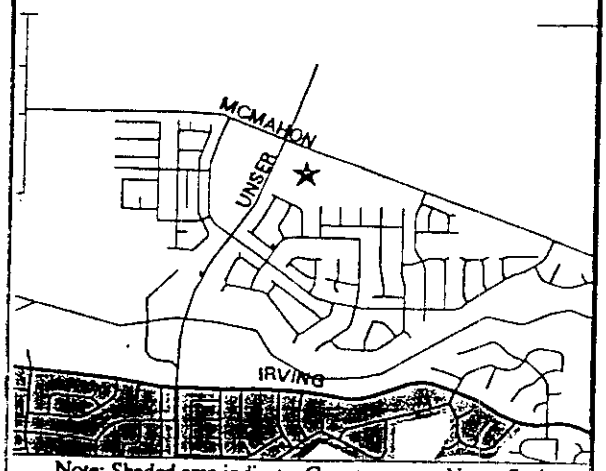


Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 7 May 1999 to 21 May 1999. Agency comments were used in the preparation of this report, and begin on page 9.



ZONING MAP

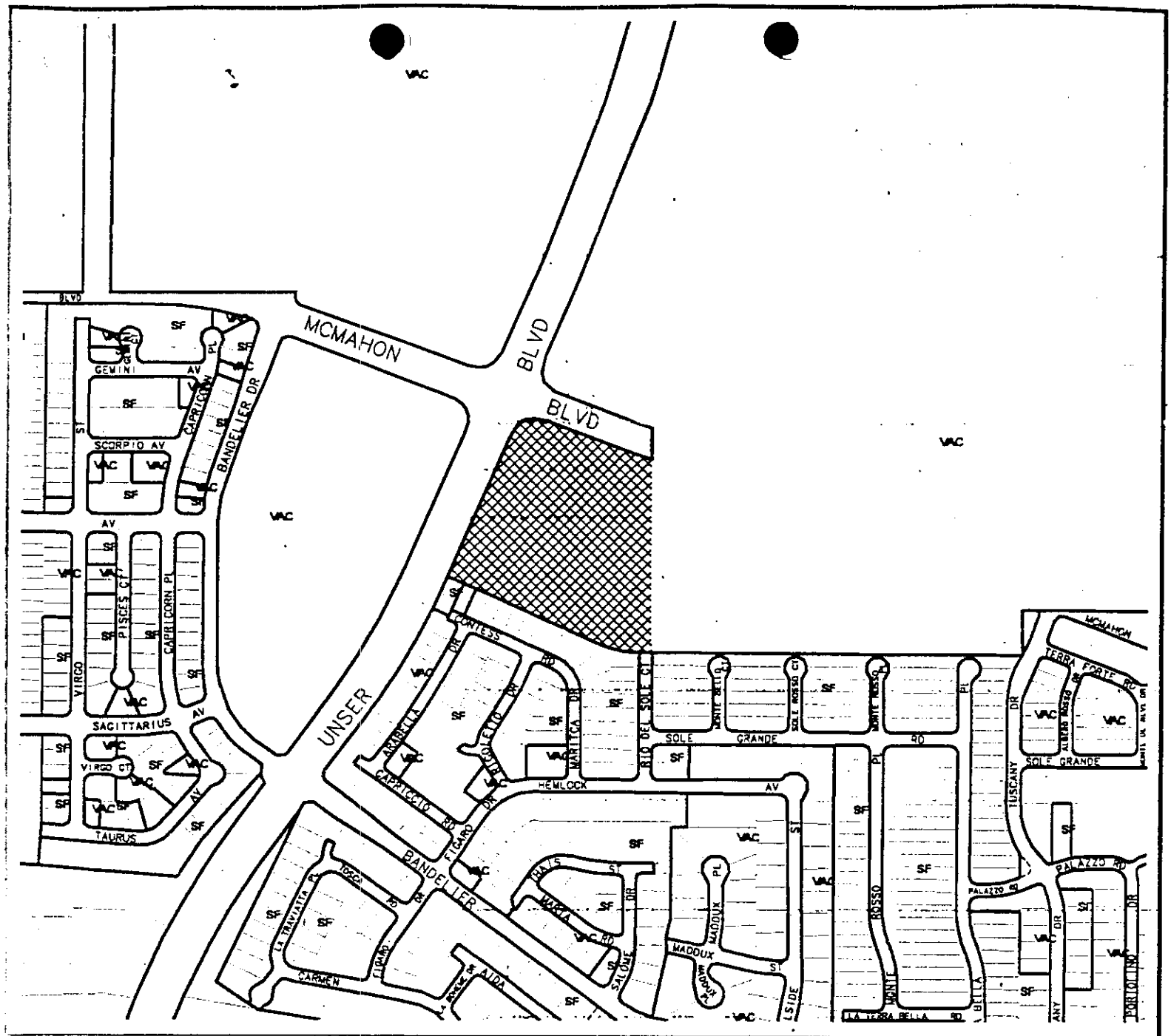


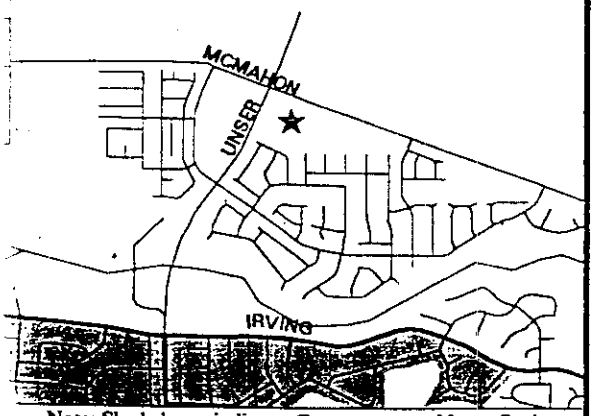
Note: Shaded area indicates County Not to Scale

A G I S

Scale 1" = 515'

OTHER REF. NO.	Z-97-136
HEARING DATE	6-17-99
MAP NO.	A-11
FILE NO.	Z-99-79





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

AGIS

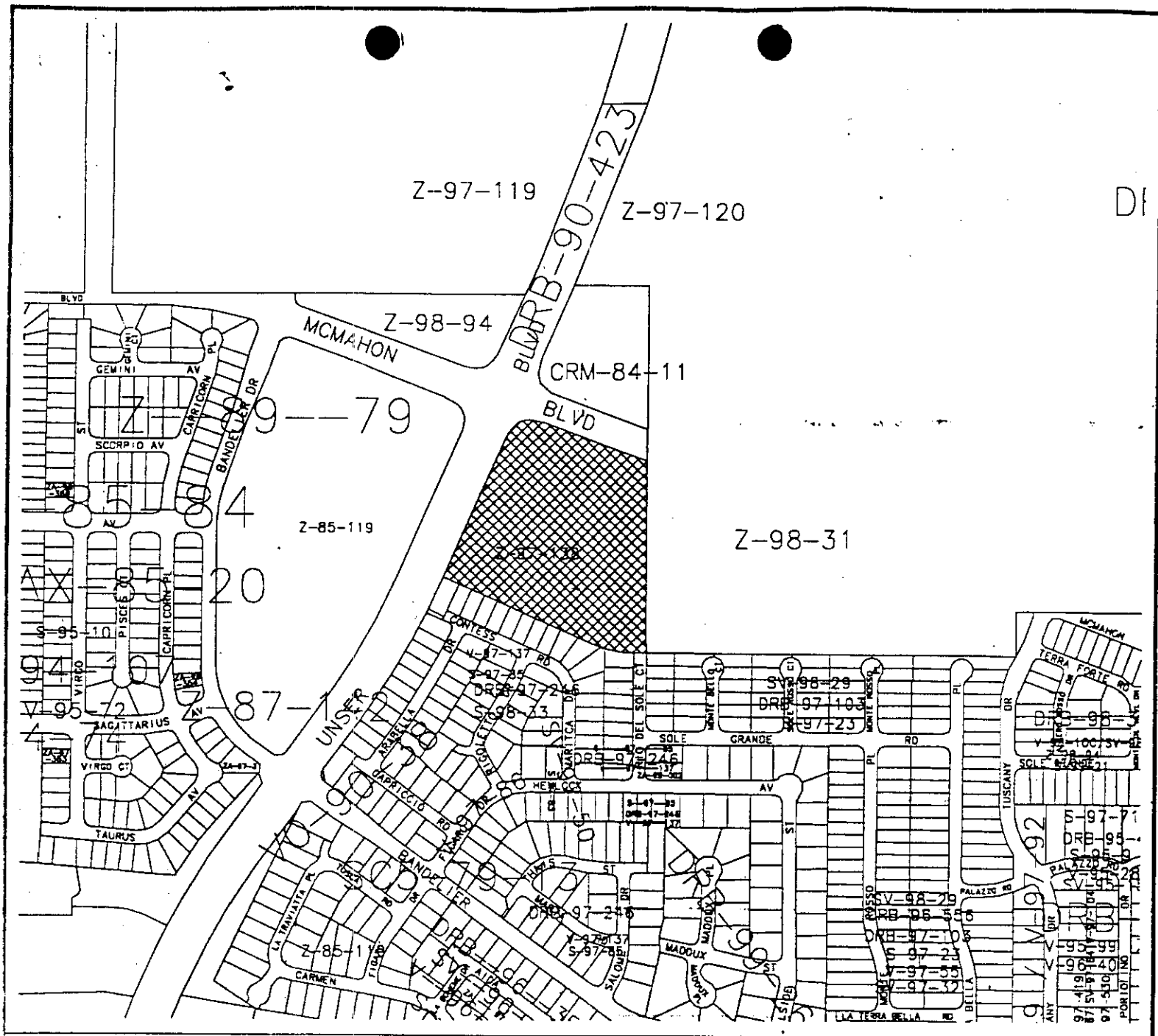
Scale 1" = 515'

OTHER REF. NO.
Z-97-136

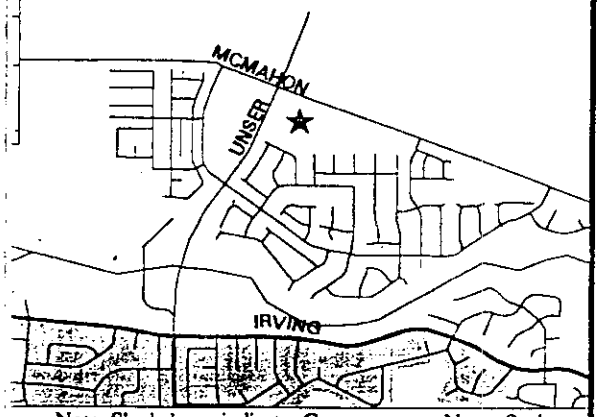
HEARING DATE
6-17-99

MAP NO.
A-11

FILE NO.
Z-99-79



HISTORY MAP



Note: Shaded area indicates County Not to Scale

AGIS

Scale 1" = 515'

OTHER REF. NO. Z-97-136
HEARING DATE 6-17-99
MAP NO. A-11
FILE NO. Z-99-79

Development Services Report

SUMMARY OF REQUEST

Request	Zone Map Amendment
Location	Tract 16A-1, Paradise North located on the southeast corner of McMahon Boulevard NW and Unser Boulevard

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	***Comprehensive Plan Area; Applicable Rank II & III Plans***	***Land Use***
Site	R-1	Established Urban; West Side Strategic Plan	undeveloped
North	SU-1 for Mixed Use	"	undeveloped
South	R-T	"	existing and developing single family residential
East	R-1	"	undeveloped
West	SU-1 for C-1 Uses	"	undeveloped

Background

This site was the subject of a previous zone map amendment request for C-1 zoning and at times SU-1 for Mixed Use Zoning. The request was withdrawn by the applicant at the September 17, 1998 EPC hearing (Z-97-138). No zone map amendment action was taken by the EPC and the current zoning remains R-1.

Adjacent sites to the north and west across Unser and McMahon Boulevards were rezoned SU-1 for C-1 Uses (Z-97-47), and SU-1 for Mixed Use (Commercial, Office, and Residential) (Z-97-119 and Z-97-120) in 1997 and on September 17, 1998 respectively.

The commercial and mixed use zoning categories were approved for those properties or portions of the properties within the *West Side Strategic Plan* designated Village Center at the intersection of McMahon and Unser Boulevards. The mixed use designation was modeled after the land use mix guidelines contained in the draft Community and Village Center

amendment to the *West Side Strategic Plan*. The mandated percentages of uses for those areas within the boundaries of the Village Center are as follows:

35% minimum Residential

35% maximum commercial

Office uses are also allowed on the balance of the property.

There are two proposed documents which will have an effect on the subject site in the near future. One is an amendment to the *West Side Strategic Plan* and the other is a Transportation and Land Use Policy for the Westside-McMahon Corridor.

Since the April 15, 1999 EPC hearing, the Planning Department's proposed amendment to the *West Side Strategic Plan* regarding design and development policies for Community and Village Centers was rescheduled to be heard by the EPC on 26 August 1999 (case number SPR-95-2-1). This amendment also proposes to change the boundaries of several Community and Village Core Areas and Adjacent Areas, including the McMahon/Unser Village Center boundaries.

Another proposed amendment to the *West Side Strategic Plan*, The Westside-McMahon Corridor Transportation and Land Use Policy, is scheduled to be heard on June 17, 1999. As with the Community and Village Center amendment, this Policy has direct consequences on the subject property. The content of this proposed Policy closely mirrors the expanded boundaries and design and development policies proposed by the Community and Village Centers amendment. If and when the EPC recommends the Policy to the City Council, it will take at least another two months for the City Council to act on it as there are no City Council meetings scheduled for July, 1999.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

Policy a The Established and Developing Urban Areas as shown by the Plan Map 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 h Higher density housing is most appropriate in the following situations:

- In designated urban centers.
- In areas with excellent access tot he major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

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

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

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

Policy k Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

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

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

West Side Strategic Plan

The *West Side Strategic Plan* was first adopted by the City Council in 1997. The *West Side Strategic Plan* generally encompasses properties between the Sandoval County line on the north, the Rio Puerco Escarpment o the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central; specific boundaries are shown on the Plan Boundary Map in the Plan. It includes applicable policies regarding land use in Village Centers *(Policy 1.9)* and the Seven Bar Ranch Community *(Policies 3.4 and 3.6)*.

> Policy 1.9: The City of Albuquerque Planning Department and the Bernalillo County Planning Department shall prepare a West Side Plan for Community and Village Centers. This work shall elaborate on the initial designation of these Centers contained in the West Side Strategic Plan and focus on implementation. This work should be presented to the County Planning Commission and the City's Environmental Planning Commission for public hearing within twelve months of the adoption of the Plan. Village Plans for new

Planned Communities must be provided by the developer/owner according to the Planned Communities Criteria Guideline requirement.

Policy 3.4: Several villages will develop within the Seven Bar Ranch Community. These Villages shall each be served by a Village Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers shall be encouraged. The lowest density single family residential development shall not occur within Village Centers, but must have safe pedestrian and bicycle access to them.

Policy 3.6: Bernalillo County, the City of Albuquerque, the NMSHTD, and the City of Rio Rancho shall continue to work cooperatively with the MRGCOG to define the rights-of-way, acquire said rights-of-way immediately, and finish design for the completion of Westside Boulevard, McMahon, Universe, Rainbow, Unser, Golf Course, the Coors Bypass, and NM 528. These roads are all critical to serving a Regional Center and the growing population on both sides of the Bernalillo/Sandoval County line. Additional transit opportunities associated with these transportation facilities must be incorporated in any road design or right-of-way acquisition.

A village center has been identified at the intersection of Unser Boulevard and McMahon Boulevard. The subject site is only partially within the core area of the village center Potential uses for this core area include convenience retail and service, school, park, and community facilities. The *West Side Strategic Plan* states, "A convenience or specialty grocery store may be suitable for a village center, but most village centers will not have a grocery or a drug store." Pedestrian and bikeway linkages between nearby neighborhoods and village centers are critical to the successful functioning of village centers.

Resolution 270-1980 (Zone Change Policy)

This Resolution requires that one of three findings be made for a change of zone: that there was an error when the existing zone map pattern was created, or that changed neighborhood or community conditions justify the change, or that a different use category is more advantageous to the community. The applicant is required to justify the request.

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 Unser Boulevard as a Limited-Access Principal arterial.

The Long Range Roadway System designates McMahon Boulevard as a Principal Arterial.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from R-1 to C-2 zoning for approximately 10 acres of land located on the southeast corner of McMahon and Unser Boulevards. The subject site is located within the boundaries of the McMahon/Unser Village Center.

The subject site is located within a sensitive area and should have an SU-1 designation similar to the surrounding properties. A request for SU-1 zoning should be accompanied by a site development plan to ensure that the intent of the established zoning is fulfilled by any proposed development. It is unknown why the applicant has requested "straight" C-2 zoning when the surrounding zone changes to SU-1 categories were granted with the applicant's knowledge. C-2 zoning on the subject site would create a situation where development could occur without coordination with surrounding properties and without oversight by the EPC.

This request for a zone map amendment does not conform to the intent and applicable policies of the *West Side Strategic Plan* (*WSSP*). The applicant has applied for a zone map amendment that would allow uses in a Village Center appropriate only within a Community Center.

The requested zone map amendment for the subject site does not meet all of the requirements of *Resolution 270-1980*; the proposed zone map amendment is in significant conflict with elements of the *West Side Strategic Plan* by proposing zoning that would allow uses in a Village Center appropriate only within a Community Center.

The document "How to Create Village and Community Centers" is scheduled to be heard by the EPC on August 26, 1999 as a proposed amendment to the *West Side Strategic Plan*. This proposed amendment would create an expanded adjacent area while shrinking the core area of the McMahon/Unser Village Center. The expanded adjacent area would encompass most of the subject site except for its extreme northeastern corner. But, this document/amendment to the *WSSP* has yet to be heard by the EPC, let alone adopted by the City Council. A finalized document and adoption as an amendment to the *WSSP* is probably several months away.

There is currently a McMahon-Westside Corridor Policy document scheduled for the June 17, 1999 EPC hearing. The general land uses and land use configuration of the subject request mirrors that proposed by the unadopted Transportation and Land Use Guide.

Establishment of the same SU-1 for Mixed Use zoning as in cases Z-97-119 and Z-97-120 would be the preferred course of action for the subject site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Environmental Health Department is concerned about the progression of zone changes in the immediate area of the subject site. EHD Comments include:

> "No traffic, air quality or fiscal impact studies have been done for commercial developments in this area. These zone map amendment requests have been routinely processed despite overwhelming evidence that the transportation system is chronically underfunded, capacity is deficient and most signalized intersections experience unacceptable levels of delay causing excessive air pollution."

Conclusions

The requested zone map amendment is not supported by and is in conflict with the current, adopted *West Side Strategic Plan* and therefore also does not meet the policies and requirements of *Resolution 270-1980*, the City's policies for zone map change applications *(Section 1.C.)*. "Straight" C-2 zoning is requested despite the recent history of SU-1 for Mixed Use designations established in the surrounding area.

FINDINGS - Z-99-79 - June 17, 1999

1. This is a request for a zone map amendment from R-1 to C-2 zoning for approximately 10 acres of land located on the southeast corner of McMahon and Unser Boulevards. The subject site is located within the boundaries of the McMahon/Unser Village Center.

2. The subject site is located within a sensitive area and should have an SU-1 designation similar to the surrounding properties. A request for SU-1 zoning should be accompanied by a site development plan to ensure that the intent of the established zoning is fulfilled by any proposed development. C-2 zoning on the subject site would create a situation where development could occur without coordination with surrounding properties and without oversight by the EPC.

3. This request for a zone map amendment does not conform to the intent and applicable policies of the *West Side Strategic Plan* (*WSSP*). The applicant has applied for a zone map amendment that would allow uses in a Village Center appropriate only within a Community Center.

4. The requested zone map amendment for the subject site does not meet all of the requirements of *Resolution 270-1980* (Section 1.C): the proposed zone map amendment is in significant conflict with elements of the *West Side Strategic Plan*.

RECOMMENDATION - June 17, 1999

DENIAL of Z-99-79, a zone map amendment request from R-1 to C-2 for Tract 16A-1, Paradise North, based on the preceding Findings.

Russell Brito

Russell Brito
Planner

RB/ac

cc: Paradise North Partners LLC, c/o DCSW Architects, 320 Central SW, Albuq. NM 87102
Lynn Southard-Vargas, 4604 Benton NW/87114

Julia Wilson, 5705 Carmen NW/87114
Lawrence Guiney, 10751 Gemini Ct. NW, Albuq. NM 87114
William Davis, 10636 Capricorn, NW, Albuq. NM 87114

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

"No adverse comment."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

FINDINGS of approval for the proposed zone change should include:

- The zone change request should be coordinated with -

  ... The on-going West Side Village and Community Centers Implementation Plan and Design Guidelines;

  ... The on-going Westside / McMahon Corridor Study for land use, access, and intersection design recommendations.; and

  ... other related plans and studies.

- The gas line easement should be modified to include provisions for sidewalk / bikeway uses.

- A **Traffic Impact Study** with mitigation improvements will be required prior to the submittal of any proposals for subdivision or building purposes.

- Any development will **require construction and/or immediate improvement of the existing major street deficiencies by the developer.** This includes:

  ... dedication and / or acquisition of needed rights-of-way;

  ... construction of permanent and interim facilities which connect to existing major streets in the area, i.e., Coors Boulevard, Alameda Boulevard, or Paseo del Norte;

  ... The improvements include additional lanes, new roadways, and major intersection capacity improvements.

  ... The improvements must be provided between the subdivision and the major streets to minimize existing street network deficiencies.

- Dedication of right-of-way and construction of McMahon Boulevard, with permanent and temporary pavement of 30 feet in width, with 6 feet for required Bike lane as per Westside Strategic Plan; median curbing, curb & gutter, and 6 foot sidewalk with handicapped features.

Transportation Planning:

FINDING:

This property is at a proposed "village center" site. The indication of the studies moving forward for the McMahon Corridor is that this site should have primarily C-1 uses, not all C-2. This office recommends SU-1 for C-1.

Utility Development:

See prior comments Z-97-136.

Hydrology Division:

The Hydrology Section has no objection to the zone map amendment request.

Traffic Engineering Operations:

This project needs to complete the McMahon/Unser intersection, including signalization.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No traffic, air quality or fiscal impact studies have been done for commercial developments in this area. These zone map amendment requests have been routinely processed despite overwhelming evidence that the transportation system is chronically underfunded, capacity is deficient and most signalized intersections experience unacceptable levels of delay causing excessive air pollution.

This request should be deferred until the required traffic and air quality impact studies have been completed.

Environmental Services Division

NEIGHBORHOOD SERVICES

"Horizon Hills and Skies West (both recognized neighborhood associations) were notified."

PARKS AND GENERAL SERVICES

Design & Development

"The Trails and Bikeways Facility Plan designates Rio Bravo as a primary trail in this area. Please contact Diane Scena, Trails Coordinator, at 768-3861 for further information."

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

A review of this case indicates the following problems or crimes may occur, or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

* burglaries
* robbery
* assault
* commercial burglary
* rape

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"No adverse comment."

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

"No adverse comment."

ALBUQUERQUE PUBLIC SCHOOLS

"No adverse comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"The proposed zone change is within the McMahon Location Study Corridor. The developer should coordinate with the City of Albuquerque Public Works Department."

CITY OF Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form		Supplemental form
ZONING	Z	**SITE DEVELOPMENT PLAN**	P
X Map Amendment		___ for subdivision purposes	
___ Annexation/Establishmt. Of Zoning		___ for Building Permit	
___ Sector Plan		___ Plan Amendment	
___ Text Amendment		___ Administrative Amendment	
___ Special Exception	E	**APPEAL**	A
SUBDIVISION	S	___ Planning Director, Zoning Enforcement Officer, Zoning Hearing Examiner, DRB, EPC, Zoning Board of Appeals, LUCC	
___ DRB Major & Minor			
___ Variance (Non-Zoning)	V		
___ Vacation (Public & Private)			

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: PARADISE NORTH PARTNERS LLC PHONE: 883-1114
ADDRESS: c/o DCSW ARCHITECTS / 320 CENTRAL S.W FAX:
CITY: ALBQ. STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNERS
AGENT (if any): DCSW ARCHITECTS PHONE:
ADDRESS: 320 CENTRAL S.W. FAX:
CITY: ALBQ. STATE NM ZIP 87102 E-MAIL:

SITE INFORMATION:

Request Description: ZONE CHANGE

Current Zoning: R-1 Proposed Zoning: C-2 Zone Atlas Page: A-11-Z
Lot or Tract No. TRACT 16A-1 Block / MRGCD Map No.
Subdiv. / Addn. PARADISE NORTH
UPC No. N/A (PER ZONING DEPT, 4/28/99 Total area of site (acres): 9.8
Number of Lots Existing: 1 Number Proposed: 1
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: MC MAHON
Between: UNSER N.W. and GOLF COURSE N.W.

SIGNATURE [signature] Date 4-29-99
(Print) MARC SCHIFF ___ Applicant X Agent

SUPPLEMENT INFORMATION
(A). List Cross Reference to Environmental Planning Commission Case (Z-) if applicable:
(B). List Cross Reference to Development Review Board Cases (DRB-) if applicable:
(C). List any Variance Granted (ZA-) If applicable Case No.: ___ City ___ County

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
	Z-97-136	$		
	Z-99-79	$530.00	6-17-99	
		$		
		$		
		$		

Total fees $530.00

Application and fees accepted by, WALKER GEB Date: 6-17-99

Rev. October 29, 1997

CITY OF ALBUQUERQUE COPY

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

TO BE COMPLETED BY APPLICANT

APPLICANT: PARADISE NORTH PARTNERS **Date of request:** 4/29/99 **Zone atlas page(s):** A-11-Z

CURRENT:
Zoning R-1
Parcel Size (acres / sq.ft.) 9.8778

Legal Description -
Lot or Tract # 16A-1 Block #
Subdivision Name PARADISE NORTH

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:
No construction / development [ ]
New Construction [X]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION:
# of units - N/A
Building Size - _____(sq. ft.)
Proposed Zoning is SU1 for CL *

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

Applicant or Representative [signature] Date 4/29/99
(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: TIS must coordinated with the other components of the Unser/McMahon Village Center. Develop is not anticipated to occur within 2 yrs.

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.**

for Joseph D. Montano 4/29/99
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: The Air Quality Division ~~should~~ requests that the AQIA be submitted prior to zone change approval.

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.**

Daniel J. Warren 4/29/99
ENVIRONMENTAL HEALTH DATE

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

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

* Required infrastructure will be implemented upon development.

April 30, 1999

City of Albuquerque
Planning and Zoning Department

Dear Mr. Walter Gelb,

This letter will authorize Marc Schiff and DCSW Architects to act as agent for Tract 16-A-1 of Paradise North Subdivision in the matter of Z-99-71.

Sincerely,

Amar Teskh, Member
Owner
Paradise LLC.

DCSW

DESIGN COLLABORATIVE SOUTHWEST, INC.

Marc E Schiff AIA
Principal
Architect / Interior Designer

J. David Dekker AIA
Principal / Architect

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

Del L. Dixon
Principal / Architect

Richard Braun AIA
Principal / Architect

April 30, 1999

Z-99-~~71~~ 79

Reason For Request: Tract 16-A-1 Paradise North Subdivision

- This 9.8 acre site is located in a village center zone, as identified in the West Side Strategic Plan. Several properties surrounding this site have been re-zoned from R-1 in the past two years to meet commercial requirements of the West Side Strategic Plan.
- Further, the Macmahon Road Study is currently under design by the City of Albuquerque, which will address alignment, access and capacity requirements of future Macmahon Road.
- Consequently, this R-1 site meets the requirements of resolution 270-1980 in that it currently does not now meet the commercial zoning of the village center core designation. This request is for SU-1 for C-2 uses, and will be compatible with adjacent commercial zoning.

Marc E. Schiff, AIA
DCSW Architect, Inc.

Albuquerque
320 Central Ave. SW
Albuquerque, NM 87102
505.843.9639
Fax.505.843.9683

Santa Fe
128 Grant Ave., Suite 217
Santa Fe, NM 87501
505.982.7191
Fax.505.982.2548

Dallas
2917 Elm St, Suite A
Dallas, TX 75226
214.748.3081
Fax.214.748.3383

Web Site
www.dcswarchitects.com
E Mail
dcsw@dcswarchitects.com

City of Albuquerque

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

Date: April 29, 1999

TO CONTACT NAME: Marc E. Schiff AIA

COMPANY/AGENCY: DCSW Architects

ADDRESS/ZIP/PHONE: 320 Central Ave. SW 87102 / 843-9639

Thank you for inquiry of 4-29-99 (date) requesting the names of the Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 16-A-1, Paradise North Subdivision

zone map page(s): A-11.

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

Horizon Hills NA
Neighborhood Association
Contacts: Lynn Southard-Vargas
4604 Benton NW / 87114
898-2952 (h)
Julia Wilson
5705 Carmen NW / 87114
899-4030 (h)

Skies West NA
Neighborhood Association
Contacts: Lawrence Guiney
10751 Gemini Ct. NW / 87114
890-0832 (h) 821-1234 (w)
William Q. Davis
10636 Capricorn Pl. NW / 87114
890-1712 (h) 884-1177 (w)

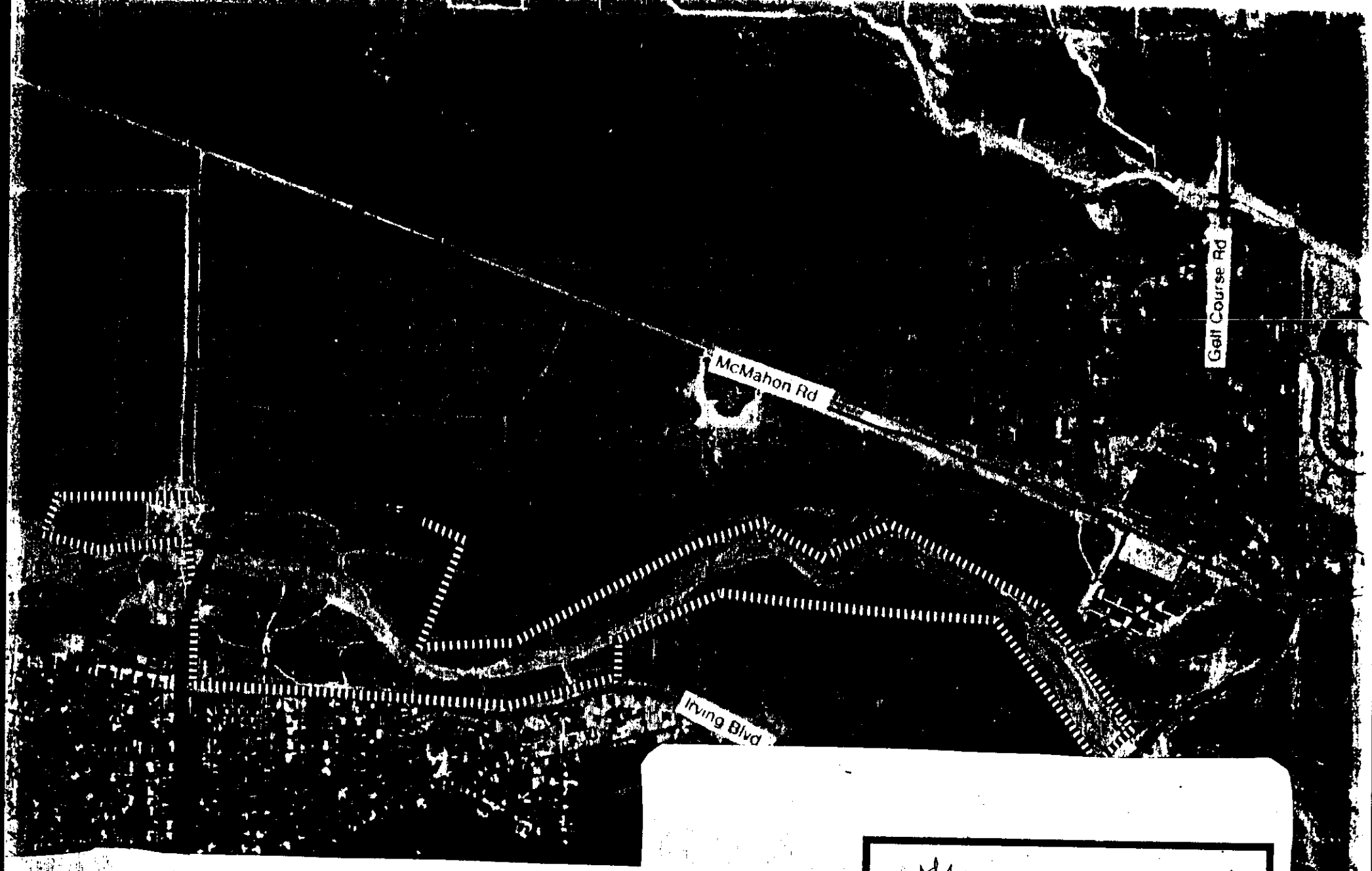
See reverse side for additional Neighborhood Association Information: Yes [ ] No [X]

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 Garcia
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

planningrnaform (11/5/98)



FILE- Z-99-79
MAP- A-11
HEARING 6-17-99

NEIGHBORHOOD NOTIFICATION
ADDENDUM TO APPLICATION

This certifies that I, MARC SCHIFF have notified via certified mail, return receipt request, two representatives of the following Recognized Office of Neighborhood Associations, as furnished by the Neighborhood Coordination Office regarding our application for:

_____ ZONE MAP AMENDMENT
_____ SITE DEVELOPMENT PLAN APPROVAL OR AMENDMENT
_____ ANNEXATION
_____ MAJOR SUBDIVISION
_____ VACATION OF PUBLIC RIGHT-OF-WAY OR EASEMENT
_____ PRIVATE SECTOR DEVELOPMENT PLAN
_____ OTHER: _____

For property located at S.E. CORNER UNSER & MCMATHEWS
(legal description)

(Neighborhood Association)	(Representative) / (Address) / (Phone)
HORIZON HILLS NA	LYNN SOUTHARD-VARGAS 4604 BENTON N.W. 87114 505 898 4030
SKIES WEST NA	LAWRENCE GUINEY 10751 GEMINI CT. N.W. 505-890-0832

Certified by [signature] (Owner/Agent) For PARADISE N. PARTNERS LLC (Owner)

Printed name of person signing MARC SCHIFF Phone # 843-9639 Date 4/29/99

*The Neighborhood Coordination Office is located on the basement of the Plaza Del Sol Building, # 924-3914.

REV 10/98

CASE # Z-99-71

FORM Z: ZONING

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW APPLICATION FOR A ZONING ACTION. CHECK-OFF THE SECTION BELOW CORRESPONDING TO THE ACTION YOU REQUEST. A PRE-APPLICATION DISCUSSION WITH A PLANNER FROM DEVELOPMENT SERVICES IS RECOMMENDED.

_____ **MAP AMENDMENT. You must submit for,**

___ Annexation / Establishment of Zoning **AX#** ____-_____-___

X Zone Change (Map Amendment) **Z#** 99-71-___

__ Property owner's signature on **application or written permission**
__ Written explanation of reasons for amendment
✓ Zone Atlas page **showing the property clearly marked**
__ If an annexation, **submit a survey of the property to be annexed and a sketch of any current uses.**
__ If a Site Development Plan is also being submitted for approval, **attach Form-P to submittal package.**
✓ Traffic Impact Study (TIS) / Air Quality Form
__ Neighborhood notification
✓ Sign Posting Agreement
__ Fee (see schedule)

YOUR CASE REQUIRES AN EPC PUBLIC HEARING. HEARINGS ARE APPROXIMATELY SEVEN WEEKS AFTER THE FILING DEADLINE. YOUR ATTENDANCE IS REQUIRED.

____ **SECTOR PLAN. You must submit for,** **SD#** ____-_____-___

__ Phase I-Conceptual Plan Review __ Phase II-Final Review & Approval __ Phase II-Final DRB Sign-off
____ Adoption ____ Amendment
__ See Map Amendment requirements and consult Planning Dept. Staff
__ Fee for final review and approval only (see schedule)

PHASE I -CONCEPTUAL PLAN REVIEW requires a DRB meeting and an EPC public hearing. YOUR ATTENDANCE IS REQUIRED.
PHASE II -FINAL REVIEW & APPROVAL Requires a DRB public hearing, an EPC public hearing, and in some cases, City Council approval. YOUR ATTENDANCE IS REQUIRED.
PHASE II -FINAL DRB SIGN-OFF requires a DRB meeting. Your attendance is recommended.

____ **ZONE CODE TEXT AMENDMENT. You must submit for,** **TA#** ____-_____-___

__ 30 copies of the amendment. Include title and enactment number of the document to be amended.
__ Fee (see schedule)

YOUR CASE REQUIRES AN EPC PUBLIC HEARING. HEARINGS ARE APPROXIMATELY SEVEN WEEKS AFTER THE FILING DEADLINE. YOUR ATTENDANCE IS REQUIRED.

____ **SPECIAL PROJECTS REVIEW.** **SPR#** ____-_____-___

__ Consult with a City planner for the requirements specific to your project.

All original and related case numbers must be listed here! (DRB, Zone Change, Variance, Etc.)

All necessary information has been submitted and checked at the time of application

(Sign) [signature] [signature]

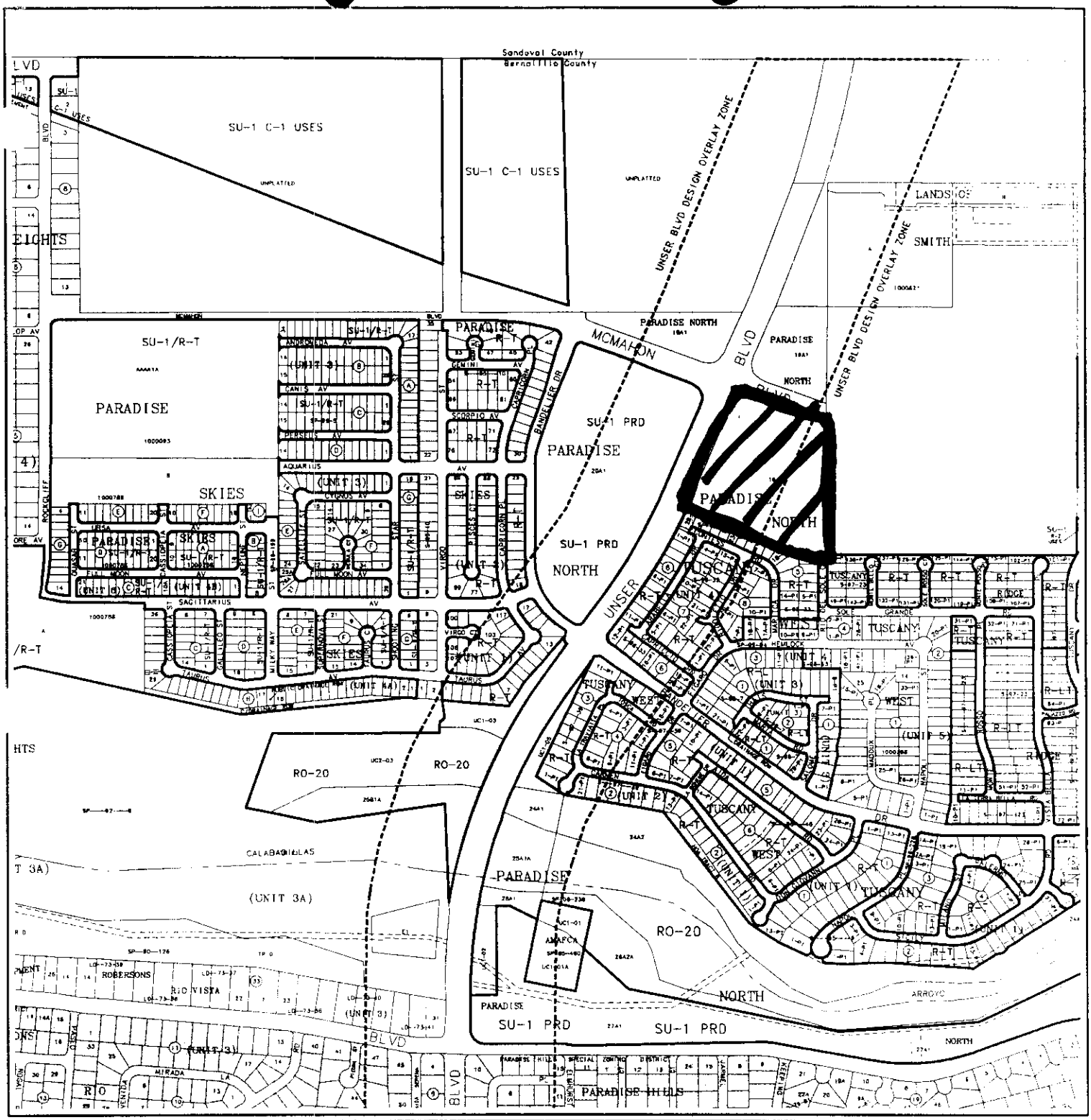
(Print) MARC SCHIFF 4/29/99 WALTER GELL 4-29-99

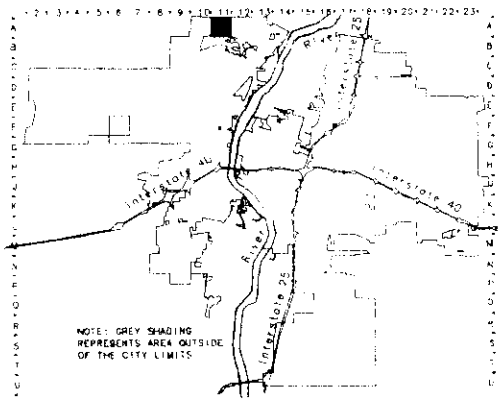
Applicant or Agent / Date Planner / Date

Rev. 01/29/98

Form Z

Z # 99-71





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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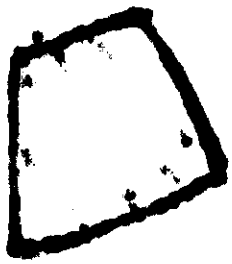
GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-11-Z

Map Amended through March 20, 2001



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Paradise North Partners LLC

AGENT: DC SW Inc.

ADDRESS:
(w/zip code)

CASE NUMBER: 1001279 / 01110 00030 00751 / 01128 00080 00752

AMOUNT DUE: $ 485.00

X 441006/4981000 (City Cases)

____ 441018/4921000 (County)

____ 441011/7000110 (LUCC)

DESIGN COLLABORATIVE SOUTHWEST, INC.
320 CENTRAL AVENUE S.W.
ALBUQUERQUE, NM 87102
PH. 505-843-9639

14865

PAY TO THE ORDER OF City of Alb

DATE 5/30/07

95-219-1023

FOUR HUNDRED EIGHTY FIVE DOLLARS AND

FOR DEPOSIT TO CITY OF ALBUQUERQUE COMMON FUND ACCT 1061038394

$ 485.00

DOLLARS

WELLS FARGO
Wells Fargo Bank New Mexico, N.A.
6400 Uptown NE, Ste. 100 West
Albuquerque, NM 87110
www.wellsfargo.com

FOR Village Cor North

Loc: ANEX WS 008, Trans: 0029
Tra Date 05/31/2007 00008263 00008263
Journal 24 (Misc) TRSTAG
Trans Amt $485.00
CK $485.00

"014865" ⑆107002192⑆10257014 14"

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 JULY 4th 2001 to JULY 19th 2001

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.

DCW 5/31/01
(Applicant or Agent) (Date)

I issued 1 signs for this application. 5/31/01 (Date) (Staff Member)

CASE NUMBER 1001279
01110 00000 00751
01128 00000 00752

Rev 11/8/90

CITY OF ALBUQUERQUE

EPC

ENVIRONMENTAL PLANNING COMMISSION

ALBUQUERQUE NEW MEXICO 1706

Agenda Number: 11
Project Number: 1001279
Case Number: 03EPC 01093/01155
September 18, 2003

Staff Report

Agent	Community Sciences Corporation
Applicant	Fineland LLC
Request	**Zone Map Amendment**
	Site Development Plan for Subdivision
Legal Description	Tract 16-A-1, Paradise North Subdivision
Location	Unser Boulevard between Unser Boulevard and McMahon Boulevard
Size	Approximately 9.8 acres
Existing Zoning	R-1
Proposed Zoning	SU-1 for C-2

Staff Recommendation

APPROVAL of 03EPC 01093, based on the Findings on pages 12-13.

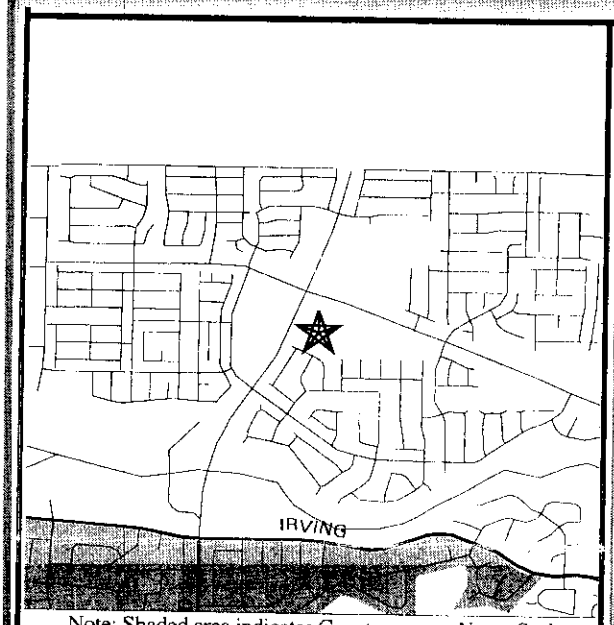
APPROVAL of 03EPC 01155, based on the Findings on pages 13-14, and the Conditions of Approval on pages 15-16.

Staff Planner

Makita Hill, Planner

Summary of Analysis

This is a request for a zone map amendment from SU-1 for R-2 to SU-1 for C-2 Uses, and a site development plan for subdivision, for Tract 16-A-1, Paradise North Subdivision, located on Unser Boulevard between Unser Boulevard and McMahon Boulevard. The site contains approximately 9.8 acres and is currently vacant. Staff recommends approval of the zone map amendment request with modifications as proposed by staff and agreed to by the applicant as of the date of the drafting of this report. Staff also recommends approval of the site development plan for subdivision with modifications to the site plan's Design Guidelines. As modified, this request will be consistent with policies in the West Side Strategic Plan, Comprehensive Plan, R-270-1980, and signage standards in the Unser Boulevard Design Overlay Zone.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 8/1103 to 8/22/03.
Agency comments were used in the preparation of this report, and begin on page 17.

Development Services Report

SUMMARY OF REQUEST

Request	*Zone Map Amendment from R-1 to SU-1 for C-1 and Selected C-2 Permissive Uses* *Site Development Plan for Subdivision*
Location	*Unser Boulevard between Unser Boulevard and McMahon Boulevard*

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	***Comprehensive Plan Area; Applicable Rank II & III Plans***	***Land Use***
Site	R-1	Established Urban; West Side Strategic Plan (Rank 2)	Vacant
North	SU-1 for C-1	"	Vacant
South	R-T	"	Single-Family Residences
East	SU-1 for R-2	"	Vacant
West	SU-1 for C-1	"	Vacant

Background, History and Context

This is a request for a zone map amendment from R-1 to SU-1 for C-2, and a site development plan for subdivision, for Tract 16-A-1, Paradise North Subdivision, located on Unser Boulevard between Unser Boulevard and McMahon Boulevard. The site contains approximately 9.8 acres and is currently vacant. 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 was requested and approved by the EPC in June 1999 (Z-99-79). The SU-1 for C-1 zoning was reaffirmed by the EPC in July 2001 with a site development plan for subdivision (01110 00751/01128 00752), however the site development plan for subdivision was not finalized by the DRB. As a result, the subject site reverted back to its current R-1 zoning. Historically, the requests for zoning and site plan approvals at this site have been the subject of considerable discussion at the EPC in 1999 and 2001.

In a letter dated September 8, 2003, the applicant requested modification of the zoning request from SU-1 for C-2 Uses to SU-1 for C-1 Uses and the following C-2 permissive uses:

- Alcoholic drink sales for consumption off-premises (i.e. package liquor sales)
- Building materials in a completely enclosed building.
- Gasoline, oil and liquefied petroleum gas retailing.

- Drive-in restaurant with solid wall and fence and conditional use (conditional use not named).
- Sample dwelling unit.
- Retail sale of alcoholic drink, consumption off-premises, within 500 feet of a residential zone (i.e. package and for-drink liquor sales).

This report is presented in response to the applicant's modified request.

The West Side Strategic Plan (WSSP), a Rank 2 plan, contains R-249, Land Use and Transportation Policy for the Westside McMahon Corridor, and includes a land use map, Attachment A. The subject site is located within an area designated Low Commercial. The abutting site to the east of the subject site is currently zoned SU-1 for R-2 Uses and is designated for Medium/High Density Residential in R-249 and Attachment A. This site is under consideration by the EPC for a zone map amendment to SU-1 for C-1 Uses and a site development plan for subdivision at this month's public hearing. The southwest corner of the intersection of McMahon and Unser is currently zoned SU-1 for C-1 uses (Z-85-119) and is designated as a Village Core in R-249. The northwest corner of McMahon and Unser is currently zoned SU-1 for C-1 (Z-98-94) and is designated as Mixed Use by R-249, as is northeast corner of the intersection and some of the adjacent parcels to the east (1000898, 1001997). There is currently no development on any of the commercially-zoned parcels adjacent to the subject site.

The zone map amendment request for SU-1 for C-2 Uses was submitted for the August 2003 EPC public hearing, however the submittal was not accompanied by a site development plan as required for SU-1 zoning. The applicant has since amended the request to include a site development plan for subdivision. This request is being presented at the September 2003 EPC public hearing in conjunction with a request for a zone map amendment from SU-1 for R-2 to SU-1 for C-1 and an amendment to an existing site development plan for subdivision for the abutting site to the east (Project 1000875, 03EPC 00503/00504). The same agent is submitting both of these requests, for different applicants. The report submitted by staff for Project 1000875 contains two sets of findings and recommendations that are contingent on the EPC's action regarding this case. Should the EPC approve this request, staff will recommend approval of Project 1000875 as it is an abutting parcel that is also requesting commercial zoning. Should the EPC deny this request, staff will recommend denial of Project 1000875 as this site would then be located between SU-1 for R-2 zoning to the east and R-1 zoning to the west and would constitute an isolated parcel of commercial zoning within a residentially-zoned area.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

Policy c: Where needed to guide more detailed planning, major portions of the Established and Developing Urban Area and Adjacent Plan map areas shall be formed into districts for rank two planning which should use the following process:

- Determine boundaries for each area plan based upon design character, social and cultural identity, and visual and environmental features.
- Determine content of each area plan based upon needs analysis, including but not limited to characteristics, conditions, trends and opportunities in land use, the built environment, and social and economic environment.
- Determine development potential of each plan area in keeping with density objectives of the Comprehensive Plan.
- Determine urban character appropriateness and character for each area in coordination with the area-wide urban centers implementation planning program.

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

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

West Side Strategic Plan (Rank 2)

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

The WSSP is based on a Community Concept that identified seven communities in the plan and established a community-based urban form which defines areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each community

is comprised of villages and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is located within the Seven Bar Ranch Community Area of the WSSP. This community lies between the Calabacillas Arroyo and the Bernalillo County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor. The Cottonwood Mall, designated as the West Side Regional Center, is located in this Community. Policy 3.4 of the Seven Bar Ranch Community area states the following: "Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for such Centers shall be encouraged" (WSSP p. 51).

The WSSP also includes Policy 1.3, which discourages the development of strip commercial areas and encourages new commercial development in designated neighborhood and community centers (WSSP p. 38).

The WSSP was amended by the City Council in November 1999 with Resolution R-249 establishing policy for transportation and land use decisions for the Westside McMahon Corridor. As illustrated in Attachment A, Transportation and Land Use Concept for the Westside McMahon Corridor map, the subject site is included in an area designated Low Commercial, which R-249 parallels with the City's C-1 zone.

The Attachment A map also establishes access policy for the McMahon Corridor. A partial access to this site is indicated on McMahon Boulevard east of Unser, and an access point to be determined for this site is indicated on Unser Boulevard south of McMahon.

The subject site is also within the boundaries of the Unser Boulevard Design Overlay Zone (UBDOZ). The UBDOZ is intended to provide specialized sign controls for the area surrounding Unser Boulevard between Interstate 40 and the Sandoval County line. The UBDOZ's regulations apply to all non-residential zones and any residential zones allowing off-premise signs. In the case where the underlying zone's sign regulations differ from those of the UBDOZ, the more restrictive regulations shall apply. The UBDOZ establishes standards for the location, number, square footage, and height of on-premise wall and free-standing signs. The UBDOZ also prohibits off-premise signs and prohibits signs with specified design features.

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 Unser Boulevard as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban).

ANALYSIS – ZONE MAP AMENDMENT, SITE DEVELOPMENT PLAN FOR SUBDIVISION

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from R-1 to SU-1 for C-1 Uses and Select C-2 Uses, and a site development plan for subdivision, for Tract 16-A-1, Paradise North Subdivision, located on Unser Boulevard between Unser Boulevard and McMahon Boulevard. The site contains approximately 9.8 acres and is currently vacant. 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 was requested and approved by the EPC in June 1999 (Z-99-79). The SU-1 for C-1 zoning was reaffirmed by the EPC in July 2001 with a site development plan for subdivision (01110 00751/01128 00752), however the site development plan for subdivision was not finalized by the

DRB. As a result, the subject site reverted back to its current R-1 zoning. Historically, the requests for zoning and site plan approvals at this site have been the subject of considerable discussion at the EPC in 1999 and 2001. More of the planning history of this site is in the Background, History, and Context section of the report.

The new proposal from the applicant, contained in a letter dated September 8, 2003, is for SU-1 for C-1 Uses with the following C-2 permissive uses:

- Alcoholic drink sales for consumption off-premises (i.e. package liquor sales)
- Building materials in a completely enclosed building.
- Gasoline, oil and liquefied petroleum gas retailing.
- Drive-in restaurant with solid wall and fence and conditional use (conditional use not named).
- Sample dwelling unit.
- Retail sale of alcoholic drink, consumption off-premises, within 500 feet of a residential zone (i.e. package and for-drink liquor sales).

Staff is not in agreement with the following proposed C-2 permissive uses:

- Building materials in a completely enclosed building
- Drive-in restaurant with solid wall and fence and conditional use.
- Sample dwelling unit.

The building material use could result in the development of a home improvement warehouse type of business. With the drive-in restaurant use added to this picture (with a conditional use that has not been named), the result could be a set of land uses that are more C-2 scale than C-1 scale in land use and would negate the relevance of the SU-1 for C-1 Uses category. The proposed sample dwelling unit would be more appropriately placed within the future single-family residential area to the east that was approved for a site development plan for subdivision in August 2003 (Project 1002793 03EPC 01095).

Staff also has concerns about the two proposed C-2 uses that are alcohol related. These uses, although somewhat redundant, would allow package and for-drink alcohol sales on the subject site. The previous SU-1 zoning approved by the EPC in June 1999 (Z-99-79) and in July 2001 (01110 00751/01128 00752), SU-1 for C-1 Uses Including Grocery Store With Package Liquor Sales Incidental To That Use, identifies the allowance of package liquor sales to occur only within a grocery store. It is staff's view that the proposed alcohol uses are not consistent with a C-1 scale of development, and that the EPC's previous handing of alcoholic sales for the subject site should be reflected in this request.

In review of current planning policy, the request is not consistent with policies in the WSSP regarding the Seven Bar Ranch Community Area. Policy 3.4 of the Seven Bar Ranch Community area states the following: "Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for such Centers shall be encouraged" (WSSP p. 51). The C-2 uses proposed for the site are not neighborhood commercial uses.

The subject request is generally consistent with Policy 1.3 of the WSSP, which discourages the development of strip commercial areas and encourages new commercial development in designated neighborhood and community centers (WSSP p. 38).

The WSSP was amended by the City Council in November 1999 with Resolution R-249 establishing policy for transportation and land use decisions for the Westside McMahon Corridor. As illustrated in Attachment A, Transportation and Land Use Concept for the Westside McMahon Corridor map, the subject site is included in an area designated Low Commercial. This corresponds to the C-1 zone in the City Zoning Code. The list of requested C-2 permissive uses are not consistent with the Low Commercial concept expressed in R-249 and Attachment A.

The request is consistent with the Established Urban policies in the Comprehensive Plan in that the proposed SU-1 for C-1 Uses and Select C-2 Uses would not compromise existing residential areas (Policy d), would utilize vacant land (Policy e), and is proposed within or adjacent to an existing commercial center (Policy j). As the list of requested C-2 permissive uses is not consistent with policies in the WSSP R-249 and Attachment A map for the Westside McMahon Corridor regarding the Low Commercial designation for the subject site, the request is not consistent with Policy c of the Comprehensive Plan regarding the role of Rank 2 plans in guiding development within their respective areas.

As submitted, the request is not in full compliance with policies in the WSSP and the Comprehensive Plan. The zoning proposal is inappropriate for the subject site, and proposes uses more intense than surrounding commercial zoning in the area. The southwest corner of the intersection of McMahon and Unser is currently zoned SU-1 for C-1 uses (Z-85-119) and is designated as a Village Core in R-249. The northwest corner of McMahon and Unser is currently zoned SU-1 for C-1 (Z-98-94) and is designated as Mixed Use by R-249, as is northeast corner of the intersection and Parcels A, B, and D of the Fineland Development portion to the east of the intersection on the north side of McMahon Boulevard (1000898, 1001997).

As the zone changes in the surrounding area are not at the same intensity as the proposed C-2 uses, the request is not consistent with R-270-1980 Section 1.D.(2) regarding changed conditions. The lack of full compliance with applicable policies in the WSSP and the Comprehensive Plan makes the request inconsistent with R-270-1980 Section 1.C., and the request is inconsistent with Section 1.D.(3) as it cannot be demonstrated that the request is more advantageous to the community than the existing R-1 zoning as articulated by policies in the WSSP and the Comprehensive Plan.

Staff suggested to the applicant that the request be modified 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, And Gasoline, Oil and Liquefied Petroleum Gas Retailing.

As of September 10, 2003, the date of the draft of this report, the applicant is in agreement with staff's modification to the zone map amendment request, and will be further discussed at the public hearing. This report will present findings and recommendations for the zone map amendment request as modified by staff and agreed to by the applicant.

The request, as modified by staff and agreed to by the applicant, is consistent with Policy 3.4 in the WSSP for the Seven Bar Ranch Community Area in that the modified commercial zoning request is more consistent with a neighborhood commercial center as envisioned for this area. The request is consistent with Policy 1.3 of the WSSP, which discourages strip commercial development and encourages new commercial uses in designated neighborhood and community commercial centers. The request is more consistent with the Low Commercial category designated for the site in the WSSP R-249 and Attachment A, the Transportation and Land Use Concept for the Westside McMahon Corridor.

The request is also consistent with the Established Urban policies in the Comprehensive Plan as the request will not negatively impact residential areas (Policy d), will utilize vacant land (Policy e), and is proposed within or adjacent to an existing commercial center (Policy j). As the modified zoning request is consistent with policies in the WSSP, 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.

As modified by staff and agreed to by the applicant, this request is more similar to previous zoning approved by the EPC in 1999 and 2001. Staff is in agreement with the applicant's arguments regarding changed conditions in the area per the requirements of R-270-1980. Specifically, the applicant's arguments are in agreement with Section 1.D.(2) regarding changed conditions. The request is more consistent with policies in the WSSP and the Comprehensive Plan. The greater consistency of the modified proposal with policies in the WSSP and the Comprehensive Plan makes the modified proposal consistent with R-270-1980 Section 1.C. Thus, the proposal is more advantageous to the community than the existing R-1 zoning, as articulated in the WSSP and Comprehensive Plan per Section 1.D.(3) of R-270-1980.

Site Development Plan for Subdivision Standards

Section 14-16-1-5, Definitions, of the City Zoning Code, defines a site development plan for subdivision as follows: "The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio". The proposed site development plan for subdivision proposes the creation of three parcels under the proposed SU-1 for C-1 Uses and select C-2 permissive uses zoning. The site plan also contains design guidelines for commercial development.

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 in future site development plan submittals.

Pedestrian/Vehicular Ingress and Egress

Proposed vehicular access to Tract 16-A-1 is facilitated by a right-in/right-out turn off Unser Boulevard, and a right-in/right-out turn off McMahon Boulevard east of the McMahon/Unser Boulevard. These access points are linked by an internal 30-foot cross access easement. The easement is also shown to connect with a 30-foot cross access easement that aligns with the abutting parcel to the east, proposed for a zone map amendment and an amendment to an existing site development plan for subdivision. The site plan illustrates sidewalk on the perimeter of the site as well as abutting proposed buildings. The Design Guidelines indicate that commercial pedestrian connections designated as 6-foot sidewalks shall be a minimum of 6 feet clear. This statement should 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 should indicate compliance with the City Zoning Code regarding pedestrian walkways.

Building Height and Setbacks

The proposed amendment to the site plan indicates building and setback standards for the subject site. These standards include a maximum building height of 42 feet. The site to the east of the subject site (Parcel E, Fineland Development) is zoned SU-1 for R-2 Uses and is under consideration for a zone map amendment to SU-1 for C-1 Uses and an amendment to an existing site development plan for subdivision. Staff recommended a maximum building height for Parcel E of 26 feet to be consistent with single family residential development that will occur in the future to the east of Parcel E. Staff has raised concerns about the proposed 42-foot building height at this location. The applicant has agreed to lower the proposed height for the subject site to 36 feet, however staff still has concerns about building height. The applicant should discuss the reasoning for the taller building heights.

Proposed setbacks for commercial and office zone uses for parcels A, B, and C will follow setbacks as established in the O-1 zone (Section 14-16-2-15, City Zoning Code). Specifically, a 5-foot setback for front and corner areas (11 feet from driveways), a 5-foot setback from residential areas, and a 10-foot minimum separation between buildings with an allowance for a zero-lot line. The setback standards also call for a setback of commercial building entries from internal streets of 40 feet.

The stated setbacks are not consistent with O-1 setbacks as they apply near residential areas, which are the following:

a. There shall be a front or corner side setback of not less than ten feet where the lot is across the street from the front lot line of a facing lot in a residential zone. This setback applies to on- and off-premise signs.

b. There shall be a side or rear setback of not less than five feet where the site abuts the side of a lot in a residential zone.

c. There shall be a side or rear setback of not less than 15 feet where the site abuts the rear of a lot in a residential zone.

These O-1 setbacks should be added to the Building Setbacks section of the Design Guidelines of the proposed site development plan for subdivision.

Design Guidelines

The proposed site plan contains design guidelines. The Architectural Design section stipulates that architectural style shall not be designated by the guidelines, rather, a series of statements designed to orient entrances and windows externally to streetscapes and internally to public spaces. Windows at entrances to buildings are proposed to occur as a combination of shop windows or viewing windows that occur at intervals of 30 feet along building facades. The design guidelines also call for integration of all canopies, roof structures, and design elements of related buildings into the design of main buildings, concealment of cell tower technology, and prohibition of franchise elevation designs. The design guidelines also prohibit the use of exposed, untreated precision block or wood walls, highly reflective surfaces, metal paneling, materials with high maintenance requirements, and black or dark roofs. As presented, the proposed design guidelines are adequate for the subject site.

The proposed site plan also contains guidelines for site/building lighting, and states that 16-foot light poles would be allowed within 70 feet of a residential zone. This statement should be changed 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.

Signage

Signage is specifically addressed for the site development plan for the subdivision, due to the location of the subject site within the boundaries of the Unser Boulevard Design Overlay Zone (UBDOZ). The UBDOZ is intended to provide specialized sign controls for the area surrounding Unser Boulevard between Interstate 40 and the Sandoval County line. The UBDOZ's regulations apply to all non-residential zones and any residential zones allowing off-premise signs. In the case where the underlying zone's sign regulations differ from those of the UBDOZ, the more restrictive regulations shall apply. The UBDOZ establishes standards for the location, number, square footage, and height of on-premise wall and free-standing signs. The UBDOZ also prohibits off-premise signs and prohibits signs with specified design features.

The site plan proposes two monument signs along McMahon Boulevard. This is not permitted under the UBDOZ where only one free-standing sign is permitted on street frontages for parcels less than 12 acres. Also, the UBDOZ permits only one wall sign for each building façade and establishes square footage standards for signs based on façade area. The Signage and Graphics element of the site plan's Design Guidelines should be modified to be consistent with the UBDOZ's standards, and a statement of compliance with the UBDOZ regarding signage and graphics should be included in the site plan.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works Department, Transportation Development Division, has commented on the Low Commercial designation of the subject site in the WSSP and that a more comprehensive list of C-2 uses not to be included in the proposal be provided. The Transportation Planning Division has also commented that the proposed right-in/right-out turn access into the subject site from McMahon Boulevard is not permitted according to the Long Range Roadway System access policy as it does not meet the 400-foot distance requirement from the McMahon/Unser intersection.

The Parks and Recreation Department, Planning and Design Division, has commented that maintenance and beneficiary statements need to be added to the site plan regarding proposed pedestrian trails, as these trails are not designated on the Trails and Bikeways Facility Master Plan.

The Solid Waste Management Department has commented that approval of the request should be granted with the condition that a storage area for automated residential carts be provided, not visible from the street or from inside a garage.

Neighborhood Concerns

The Horizon Hills and Skies West neighborhood associations were notified regarding this request. No comments have been received from the associations or from an individual.

Conclusions

This is a request for a zone map amendment from SU-1 for R-2 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, And Gasoline, Oil and Liquefied Petroleum Gas Retailing, for Tract 16-A-1, Paradise North Subdivision, located on Unser Boulevard between Unser Boulevard and McMahon Boulevard. The site contains approximately 9.8 acres and is currently vacant.

As of September 10, 2003, the date of the draft of this report, the applicant is in agreement with staff's modification to the zone map amendment request. The applicant has also agreed to lower the building height for the subject site from 42 feet to 36 feet, however staff still has concerns regarding the building height proposals. This report will present findings and recommendations for the zone map amendment request and building height in the design guidelines of the site development plan for subdivision as modified by staff and agreed to by the applicant's agent.

As modified by staff and agreed to by the applicant, the zoning request is consistent with policies in the WSSP, the Comprehensive Plan, and meets the requirements of R-270-1980. The request for site development plan for subdivision should also be modified regarding parcel layout, pedestrian walkways, setbacks, and lighting issues in the proposed Design Guidelines to be adequate for the subject site and the site's surroundings.

FINDINGS – 03EPC 01093, SEPTEMBER 18, 2003

1. This is a request for a zone map amendment from SU-1 for R-2 to SU-1 for C-1 and selected C-2 permissive uses, for Tract 16-A-1, Paradise North Subdivision, located on Unser Boulevard between Unser Boulevard and McMahon 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 McMahon 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, And Gasoline, Oil and Liquefied Petroleum Gas Retailing.

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 McMahon 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 McMahon 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.

RECOMMENDATION – 03EPC 01093,SEPTEMBER 18, 2003

APPROVAL of 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, And Gasoline, Oil and Liquefied Petroleum Gas Retailing, located on Unser Boulevard between Unser Boulevard and McMahon Boulevard, based on the preceding Findings.

FINDINGS – 03EPC 01155, SEPTEMBER 18, 2003

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, And Gasoline, Oil and Liquefied Petroleum Gas Retailing.

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 McMahon 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 McMahon 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.

RECOMMENDATION – 03EPC 01155, SETPEMBER 18, 2003

APPROVAL of 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 McMahon Boulevard, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 03EPC 01155, SEPTEMBER 18, 2003

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 McMahon Boulevard shall be removed as it is not permitted according to the Long Range Roadway System access policy. The proposed access does not meet the 400-foot distance requirement from the McMahon/Unser intersection, per comments from the Public Works Department, Transportation Planning Division.

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.

Makita Hill

Makita Hill
Planner

cc: Fineland LLC, 10250 Collins Ave., Penthouse 1, Bal Harbor, Fl. 33154
Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048
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Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comment.

Comments for 9/18/03

Reviewed, no comment.

Office of Neighborhood Coordination

Horizon Hills ®

Comments for 9/18/03

Horizon Hills ®

Skies West ®

PUBLIC WORKS DEPARTMENT

Transportation Development:

- No comments.

Utility Development:

- No comments.

Traffic Engineering Operations:

- No comments.

Hydrology:

- No objection to the zone map amendment request.

Transportation Planning:

Findings

- The Westside-McMahon Land Use & Transportation Guide adopted by the Albuquerque City Council November 1, 1999 (R-249/117-1999), provides guidance to development occurring along McMahon Boulevard.
- The subject site as shown in the Westside-McMahon Land Use & Transportation Guide, is designated *low commercial*, which is defined as "... neighborhood scale commercial development as allowed under the C-1 zone category of the City of Albuquerque Comprehensive Zoning Code."

Recommendation

- That a more comprehensive list of the C-2 uses not compatible with the intent of the neighborhood center be specifically called out for exclusion.

Street Maintenance:

- No comments.

Water Resources, Water Utilities and Wastewater Utilities:
- No comments.

New Mexico State Highway and Transportation Department:
- No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:
Conditions of approval for the proposed Zone Map Amendment shall include:

a. None.

COMMENTS FOR 9/18

Transportation Development:
- Traffic Impact Study (TIS) may be required at site development plan for building permit.
- 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.
- Provide cross access agreement between tracts.

Utility Development:
- No adverse comment. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

Traffic Engineering Operations:
- No comments.

Hydrology:
- 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.
- **Condition:** Platting consummating the proposed vacation should be a concurrent DRB action.

Transportation Planning:
Findings:
- McMahon Boulevard is a limited access, principal arterial as designated on the Long Range Roadway System, and more specifically detailed in the Environmental Assessment for the Westside/McMahon Corridor Study.
- The access policy for McMahon Boulevard provides for full access intersections at approximately 1,000-foot intervals and partial accesses no closer than 400 feet from adjacent intersections.
- The spacing between the proposed right-turn access on the north side of the site and east of the Unser/McMahon intersection does not meet the minimum 400 foot interval, and therefore, can not be permitted without an exception to the Long Range Roadway System access policy.
- Exceptions to the access policy will require the approval of the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments.

- The Westside-McMahon Land Use & Transportation Guide adopted by the Albuquerque City Council November 1, 1999 (R-249/117-1999), provides guidance to development occurring along McMahon Boulevard.

Comments continued on next page:

- The subject site as shown in the Westside-McMahon Land Use & Transportation Guide, is designated mixed use, which is defined as "...a mixture of neighborhood and village scale commercial, office, community service and other employment associated uses, and high density residential development."
- A key principle of the Westside-McMahon guidelines is the selection of land use types that support the gathering of trip ends, which in turn, promotes the opportunity for transit, bicycle and pedestrian modes of travel.

Conditions

- The right-turn access on the north side of the site and east of the Unser/McMahon intersection is not a permitted access, unless otherwise approved by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments.
- Restriction of uses on the site consistent with the neighborhood and village center intent as provided in the Westside-McMahon Land Use & Transportation Guide.

Street Maintenance:

- No comments.

Water Resources, Water Utilities and Wastewater Utilities:

- No comments.

New Mexico State Highway and Transportation Department:

- No comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

Conditions of approval for the proposed 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.
b. Provide cross access agreement between tracts.
c. The right-turn access on the north side of the site and east of the Unser/McMahon intersection is not a permitted access, unless otherwise approved by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments.
d. Restriction of uses on the site consistent with the neighborhood and village center intent as provided in the Westside-McMahon Land Use & Transportation Guide.
e. 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.
f. Platting consummating the proposed vacation should be a concurrent DRB action.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, No objection.

Comments for 9/18/03

There is no trail identified for McMahon Blvd. on the Trails and Bikeways Facility Master Plan, therefore the Parks and Recreation Department will not maintain this trail. A maintenance and beneficiary statement needs to be added to the site plan for the trail.

Open Space Division

COMMENTS FOR 9/18

No adverse comment.

POLICE DEPARTMENT/Planning

No comment.

Comments for 9/18/03

No comment.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No adverse comment

Comments for 9/18/03

Approved on condition, will have storage area for automated residential carts, not visible from street or inside garage.

FIRE DEPARTMENT/Planning

No comment.

Comments for 9/18/03

No comment

TRANSIT DEPARTMENT
McMahon is designated an Enhanced Transit Route. If approved, a condition of approval should include that the Site Development Plan conform to the policy objectives listed in the Development Form table of the Centers and Corridors amendments to the Comprehensive Plan.

COMMENTS FOR 9/18

No comment.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment

Comments for 9/18/03

No comment

ALBUQUERQUE PUBLIC SCHOOLS
No adverse comments to the above requests (9.8 acres rezoned form R-1 to SU-1 for C-2) for **Mr Mark Gonzales** located on User NW between User NW and McMahon NW.

Comments for 9/18/03
No adverse comments to the above requests (to be zoned SU-1 for C-2 on 9.8 acres) for **Mark Pardo Gonzales Property** located on Unser NW between Unser NW and McMahon Blvd.

MID-REGION COUNCIL OF GOVERNMENTS
The Long Range Roadway System designates Unser Boulevard and McMahon Boulevard as limited access principal arterials which requires 156 feet of right-of-way. The UTPPB (now MTB) has approved partial access from Unser to serve these properties. This access will be approximately 700 feet south of McMahon and will be limited to right-in/right-out access from the adjacent parcels as well as left turns from Unser. Access to the proposed uses will have to be designed in accordance with these access limitations.

The Long Range Bikeway System proposes a bike trail along Unser and a bike lane on McMahon. The project should be designed to facilitate bike access.

Comments for 9/18/03
No adverse comment. For information, the Long Range Roadway System designates Unser Boulevard and McMahon Boulevard as limited access principal arterials. The Long Range Bikeway System proposes a bike trail along Unser and a bike lane on McMahon. This development should be designed to enhance the proposed bike facilities.

PUBLIC SERVICE COMPANY OF NEW MEXICO
The existing overhead electric lines to the west and north sides may have to be relocated depending on the layout of the proposed commercial complex. There is a 20-inch gas line north of McMahon

Comments for 9/18/03

The existing overhead electric lines to the west and north sides may have to be relocated depending on the layout of the proposed commercial complex. There is a 20-inch gas line north of McMahon.

UNSER BOULEVARD DESIGN OVERLAY ZONE

The Unser Boulevard Design Overlay Zone is intended to provide specialized sign controls for the area surrounding Unser Boulevard between Interstate 40 and the Sandoval County line. The Overlay Zone regulations apply to all non- residential zones and any residential zones allowing off-premise signs. In the case where the underlying zone's sign regulations differ from those of the Overlay Zone, the more restrictive shall apply.

Signs within the Overlay Zone boundaries shall comply with the General Sign Regulations (Section 40.E.) of the Zoning Code with the following provisions and exceptions:

1. No off-premise signs are allowed.

2. On-premise signs shall meet the following standards:

   a. Location:
      1. Signs shall be limited to wall signs and free-standing signs.

   b. Number:
      1. One wall sign shall be permitted per facade per business.
      2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres a second free-standing sign is permitted on any given street frontage greater than 1,500 linear feet.

   c. Size:
      1. The size of wall signs shall not exceed the following:

For facade area of:	Allowable sign size:
under 2,500 sq.ft.	12% of the facadearea to which they are applied
2,500-5,000 sq.ft.	300 sq.ft.
5,001-7,500 sq.ft.	350 sq.ft.
7,501-10,000 sq.ft.	400 sq.ft.
10,001 sq.ft.and up	450 sq.ft.

      2. The size of a free-standing sign shall not exceed 75 square feet.

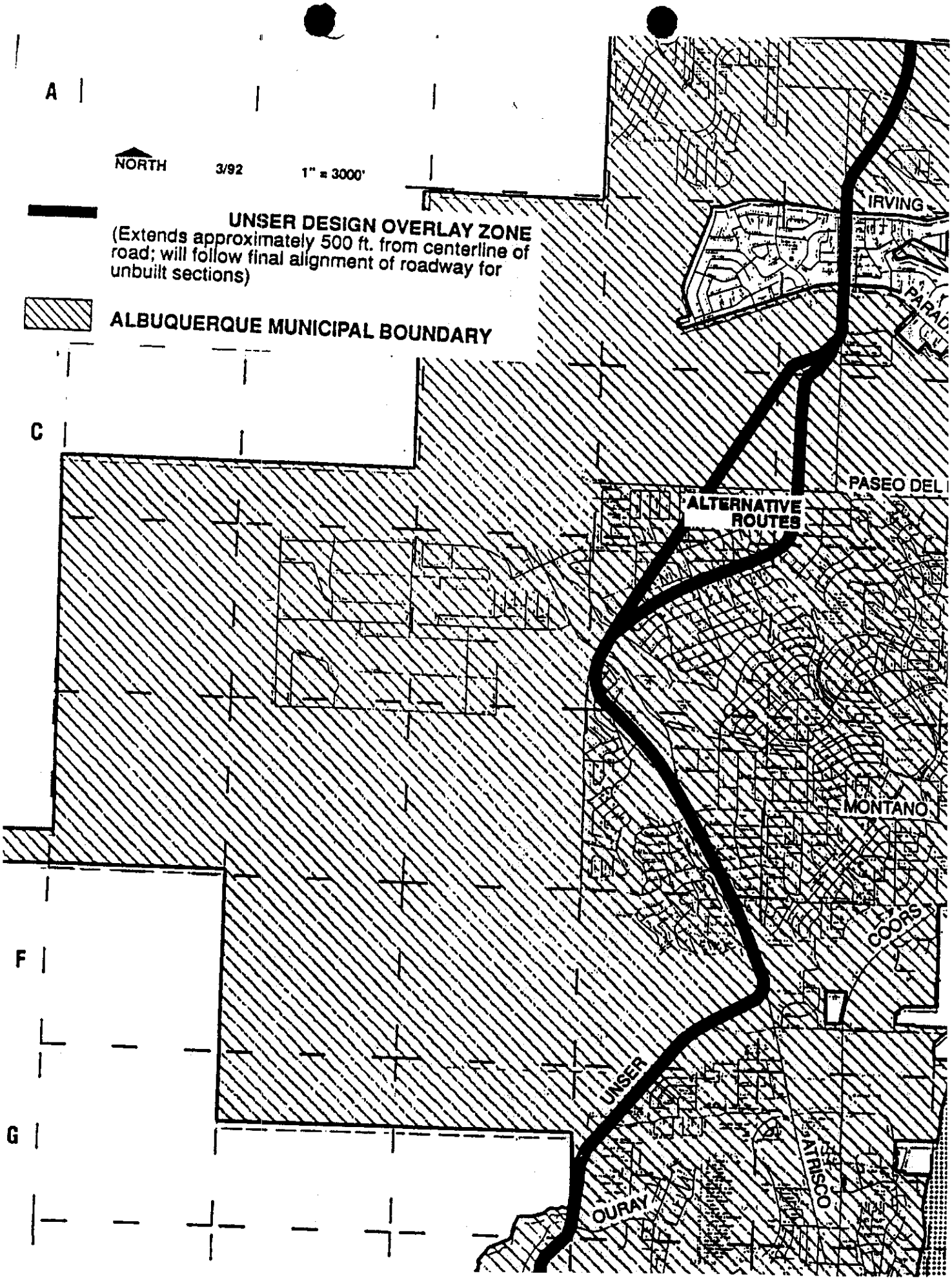
   d. Height:
      1. Height of a wall sign shall not exceed the height of the wall to which it is attached.
      2. Height of a free-standing sign shall not exceed 12 feet.

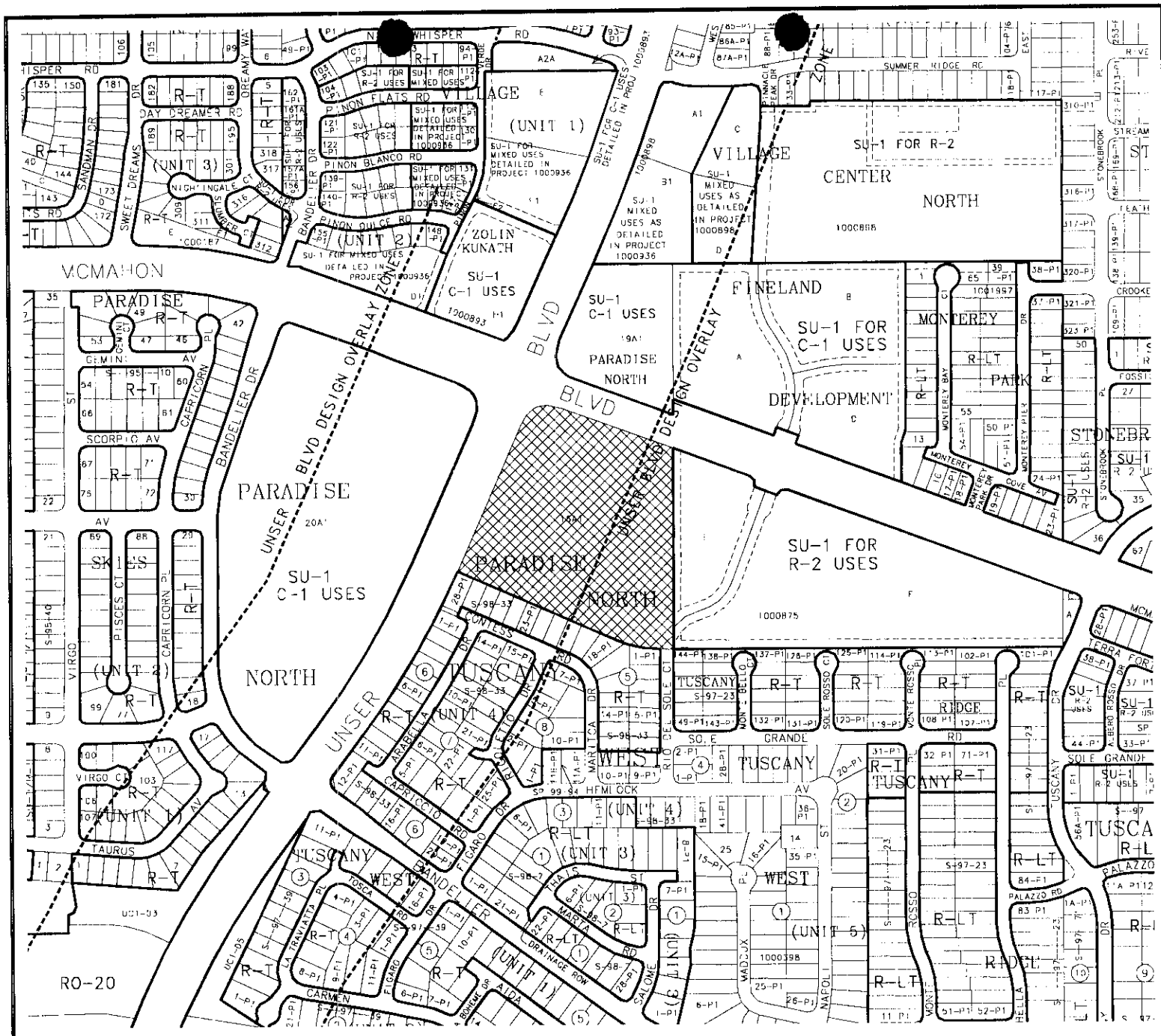
3. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.

4. Signs located on rocks, trees or other natural features are not permitted.

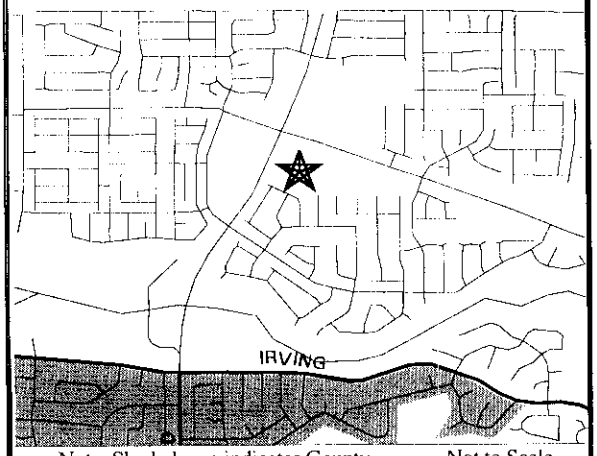
5. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar structures are not permitted.

6. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness. No sign or any part of a sign may move or rotate.


A
NORTH
3/92
1" = 3000'
UNSER DESIGN OVERLAY ZONE
(Extends approximately 500 ft. from centerline of road; will follow final alignment of roadway for unbuilt sections)
ALBUQUERQUE MUNICIPAL BOUNDARY
C
F
G
IRVING
PASEO DEL
ALTERNATIVE ROUTES
MONTANO
COORS
UNSER
ATRISCO
OURAY



ZONING MAP



Note: Shaded area indicates County Not to Scale

AGIS

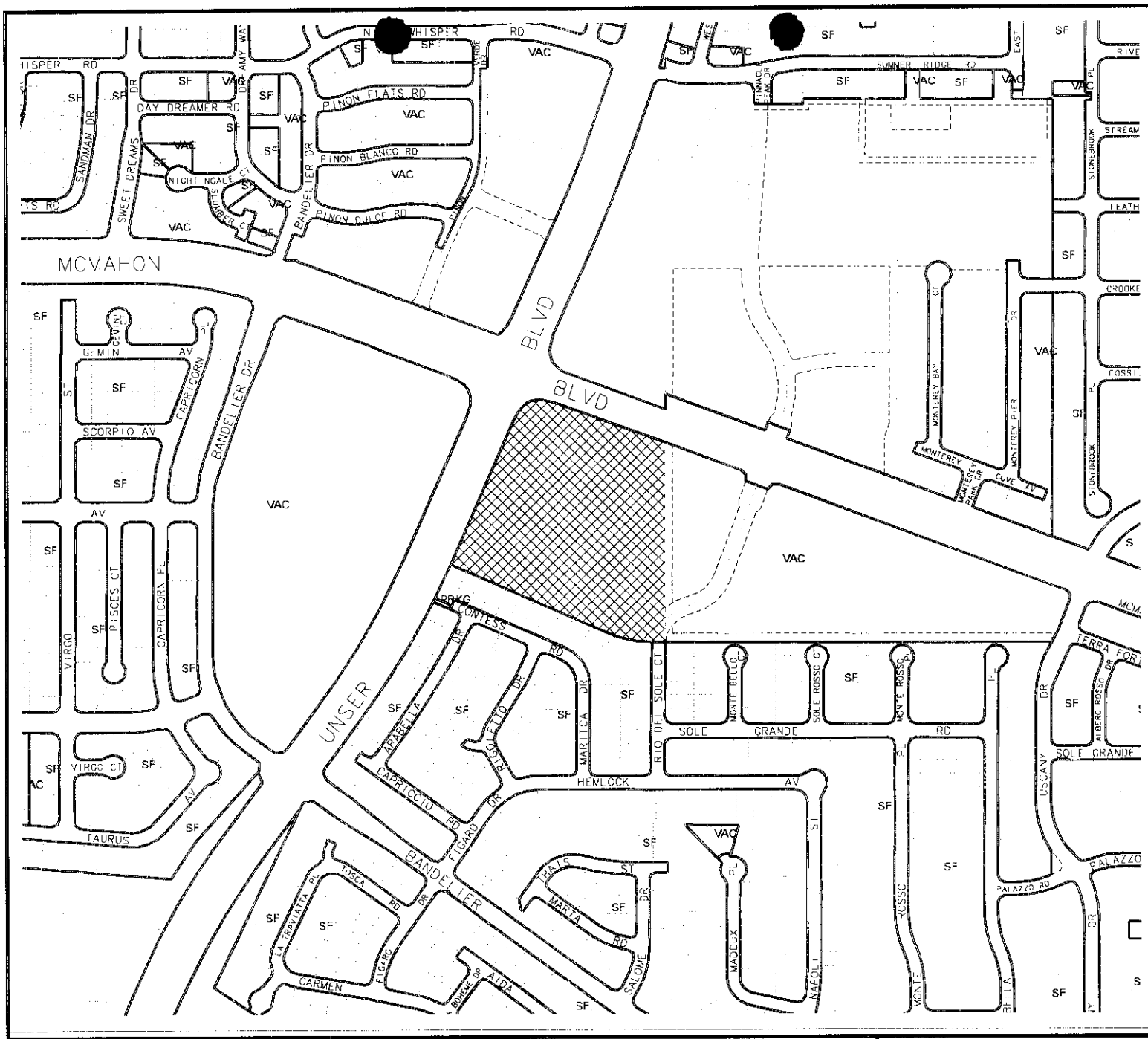
Scale 1" = 489 '

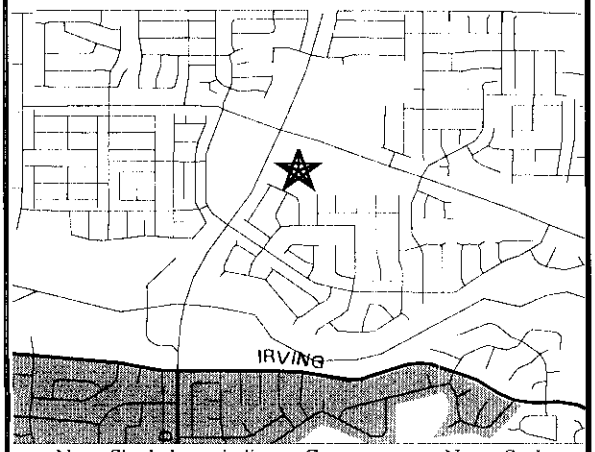
PROJECT NO.
1001279

HEARING DATE
9-18-03

MAP NO.
A-11

ADDITIONAL CASE NUMBER(S)
03EPC-01155





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 Crganization
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

AGIS

Scale 1" = 489 '

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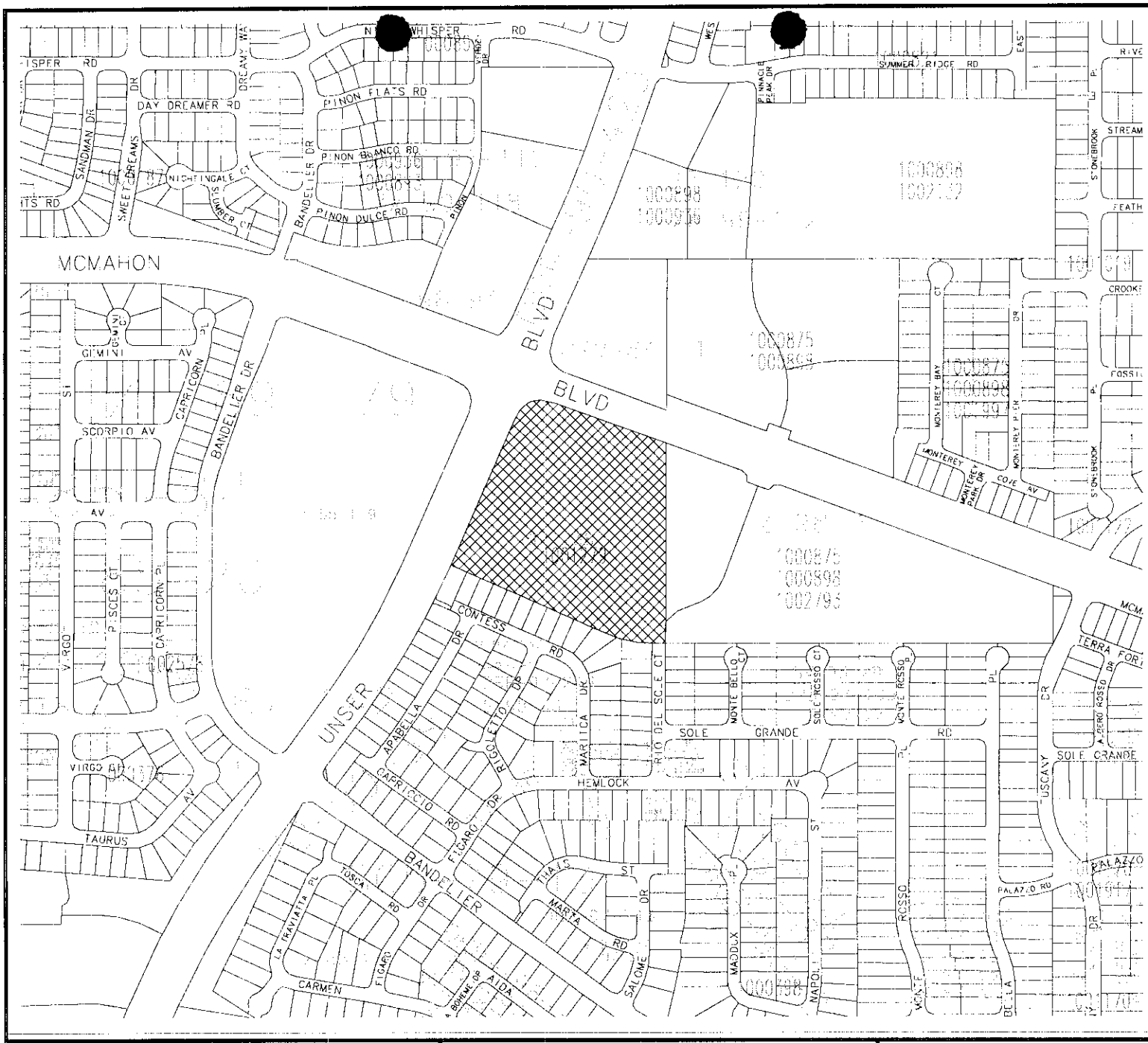
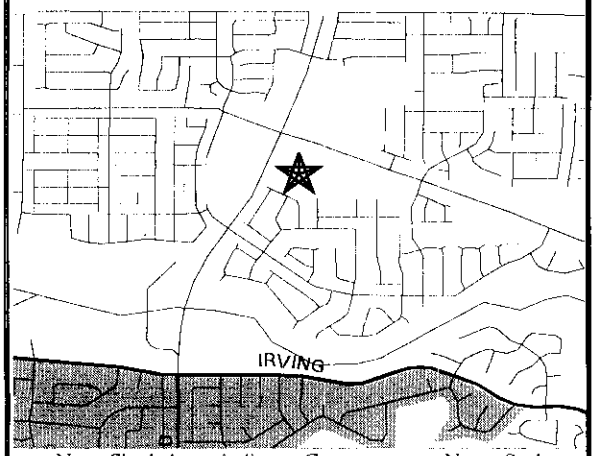


HISTORY MAP



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AGIS

Scale 1" = 489 '

PROJECT NO.
1001279

HEARING DATE
9-18-03

MAP NO.
A-11

ADDITIONAL CASE NUMBER(S)
03EPC-01155

MARK PARDO GONZALES AND

FINELAND LLC

SEPTEMBER 18, 2003

ALBUQUERQUE, NEW MEXICO

03EPC01155 PARDO - TR 16A1 PARADISE NORTH ZONE CHANGE, SU-C1 ZONING WITH LIMITED C-2 USES, AND

03EPC01093 - SUBDIVISION SITE PLAN AND DESIGN GUIDELINES

03EPC00503 FINELAND PARCEL E - ZONE CHANGE, SU-C1 AND

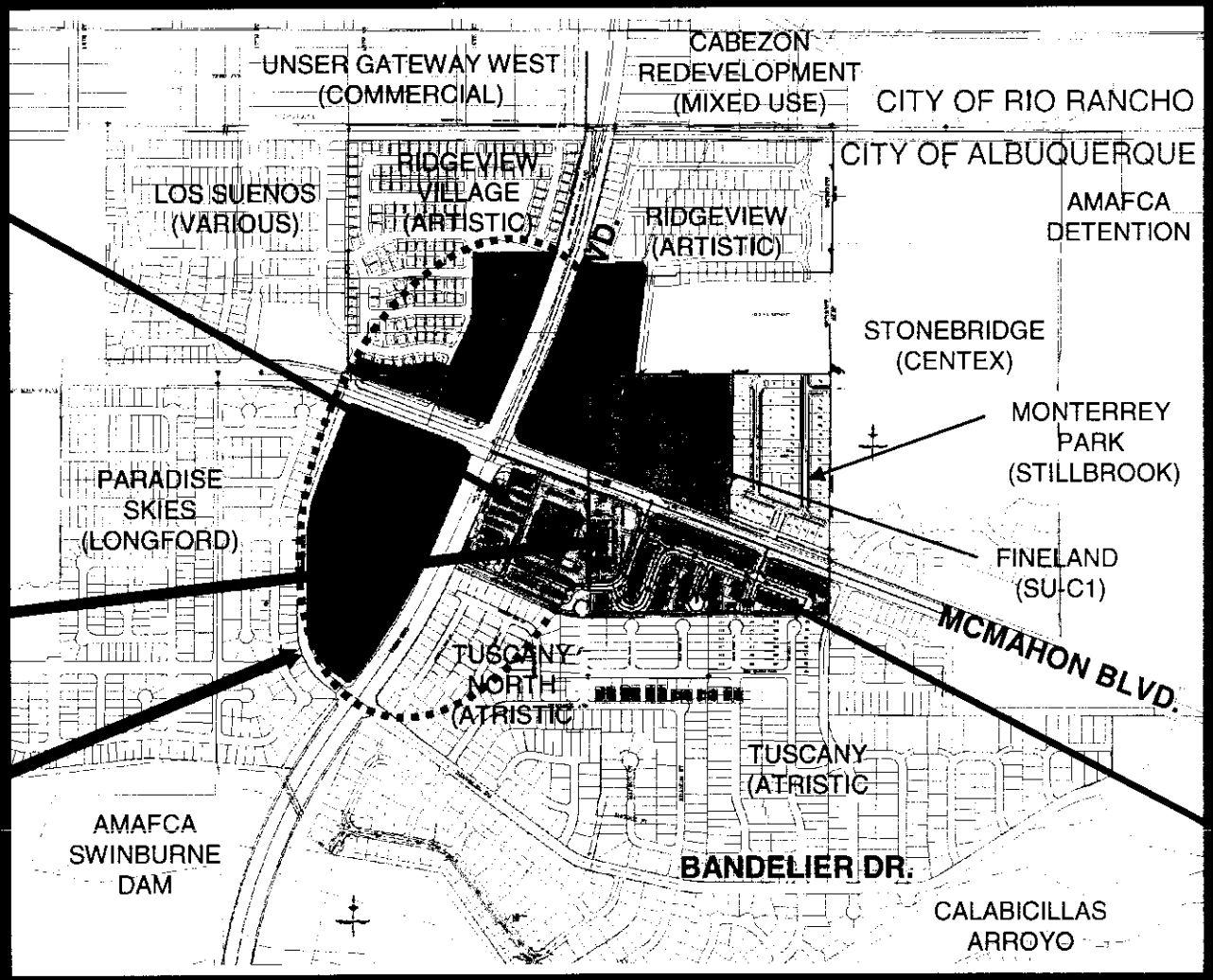
03EPC00504 - SUBDIVISION SITE PLAN AND DESIGN GUIDELINES

CSC

MARK PARDO GONZALES AND FINELAND LLC

SEPTEMBER 18, 2003

ALBUQUERQUE, NEW MEXICO

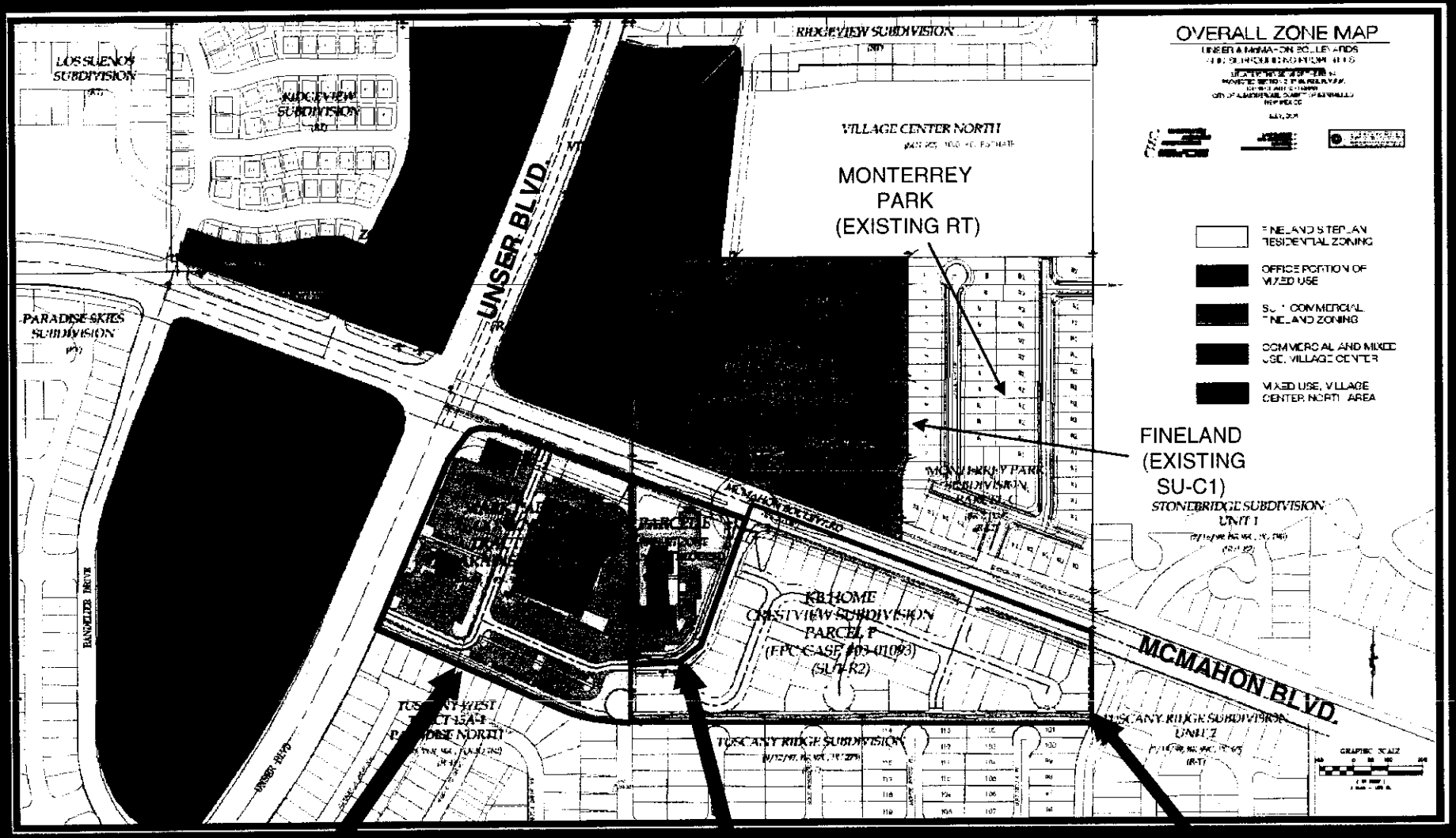


VICINITY MAP

MARK PARDO GONZALES AND FINELAND LLC

SEPTEMBER 18, 2003

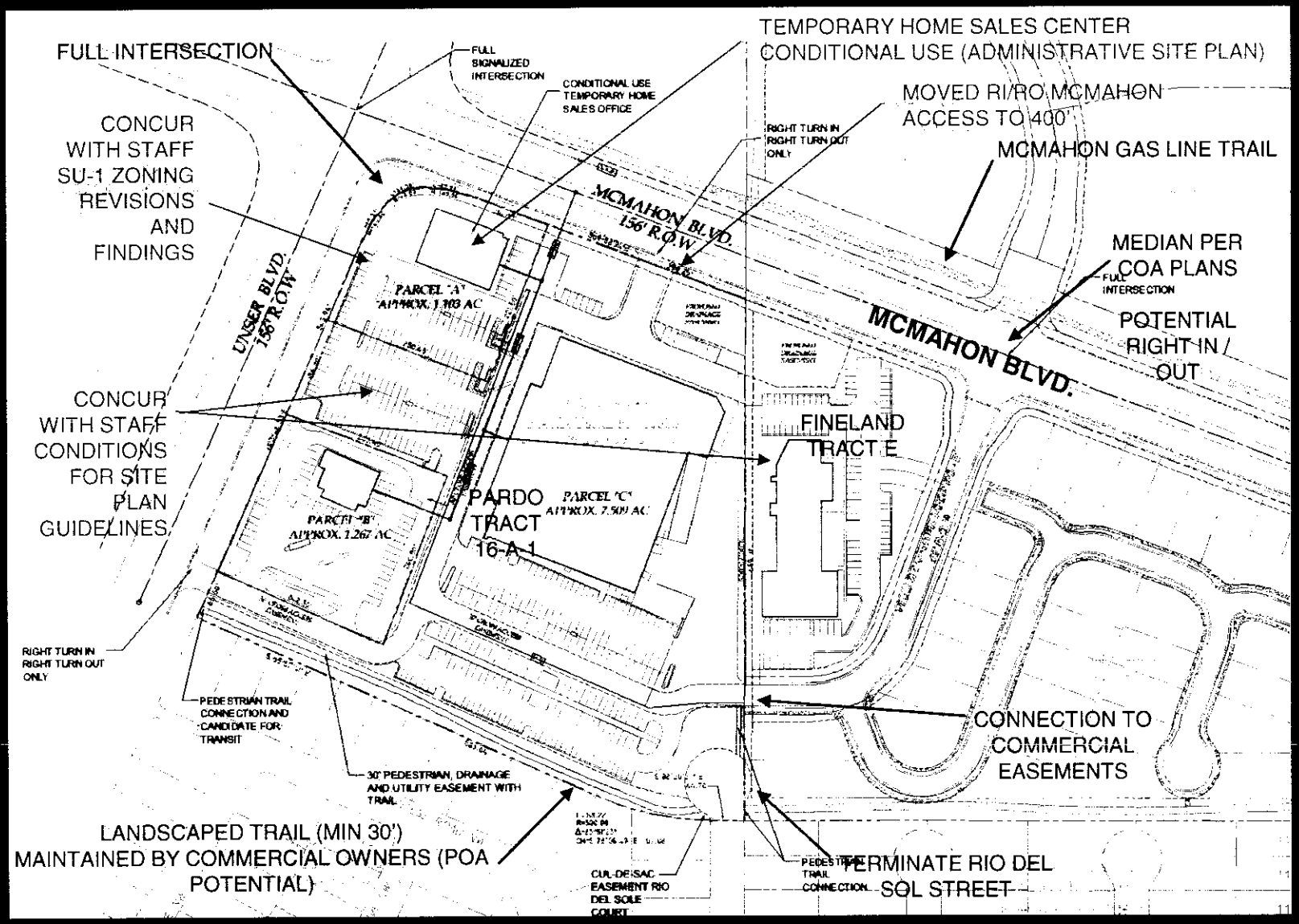
ALBUQUERQUE, NEW MEXICO



MARK PARDO GONZALES AND FINELAND LLC

SEPTEMBER 18, 2003

ALBUQUERQUE, NEW MEXICO



MARK PARDO GONZALES AND

FINELAND LLC

SEPTEMBER 18, 2003

ALBUQUERQUE, NEW MEXICO

AGENT'S REQUEST:

ADD FINDING #10 OR CONDITION: "A CONDITIONAL USE FOR A TEMPORARY MODEL HOME SALES OFFICE WILL BE ACCEPTED AS AN ADMINISTRATIVE AMENDMENT TO THE SITE PLAN FOR D.R.B. REVIEW AND APPROVAL

APPROVAL CONDITION 8 (MCMAHON ACCESS): USE "RELOCATED" INSTEAD OF "REMOVED"

ALL OTHER STAFF CONDITIONS FOR APPROVAL ARE ACCEPTABLE

ALL STAFF CONDITIONS FOR APPROVAL ARE ACCEPTABLE

C
S
C

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, September 11, 2003, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the August 21, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, September 18, 2003, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1002713
03EPC-00910 Zone Map Amendment
03EPC-00911 EPC Sector Development Plan Amendment

GARCIA/KRAEMER & ASSOCIATES agent(s) for BENNY S. LOPEZ, ET AL request the above action(s) for all or a portion of Tract(s) 368 B-1, A Portion of Tract 365, Tract 363B2, Tract 369, Tract 368 A1A2, and Tract 368 B-2, **MRGCD Map 41**, and Lots A & B, Luis A & Francisco Arteaga Subdivision, a zone map amendment from SU-2-MR to SU-2-HC, located on BROADWAY SE, between ETHLYN SE and WHEELER SE, containing approximately 3.12 acre(s). (L-14) Juanita Vigil, Staff Planner

Project # 1000694
03EPC-01111 EPC Site Development Plan-Building Permit

JOHN GRIEGO agent for FAMILY WORSHIP CENTER request the above action for all or a portion of Lot 226, 227 228, 229 and 230 **Town of Atrisco Grant -Airport Unit**, zoned SU-1 Church, located on GLENRIO NW, between 72ND ST. NW and I-40, containing approximately 8 acre(s). (J-10) Mary Piscitelli, Staff Planner

Project # 1002635
03EPC-00702 Zone Map Amendment
03EPC-00703 EPC Site Development Plan-Subdivision
03EPC-00704 EPC Site Development Plan-Building Permit

CONSENSUS PLANNING, INC. agent(s) for TRICOR SOUTHWEST CORPORATION request the above action(s) for all or a portion of Tract(s) I, **Section 3, T10N**, a zone map amendment from SU-1 Neighborhood Commercial to SU-1 for C -1, located on CANDELARIA ROAD NE, between TRAMWAY BLVD. NE and MOUNTAINSIDE PARKWAY NE, containing approximately 4 acre(s). (H-22) Juanita Vigil, Staff Planner

Project # 1001279
03EPC-01155 EPC Site Development Plan-Subdivision
03EPC-01093 Zone Map Amendment

COMMUNITY SCIENCES CORP. agents for MARK GONZALES request the above actions 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

Project # 1002371
03EPC-01285 Zone Map Amendment

TIERRA WEST LLC, agent for HOFFMANTOWN CHURCH WEST, request the above action for all or a portion of Tract(s) 1A,1B & 1C, Block 15, Alban Hills, Unit 1 and Tract A, Access EasementBosque Meadows, a zone map amendment from SU-1 for R-2 to SU-1 for R-2 with church related uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN, containing approximately 17 acre(s). (D-12) Simon Shima, Staff Planner

Project # 1001182
03EPC-01313 Zone Map Amendment

CONSENSUS PLANNING, INC., agent for WESTERN SECURITY REAL ESTATE, INC., request the above action(s) for all or a portion of Tract(s) B, **Westridge Mobile Home Park -Phase 2**, a zone map amendment from SU-1 MH to R-LT, located on AVALON ROAD NW, west of 94th STREET NW, containing approximately 7 acres. (K-9) Simon Shima, Staff Planner

Project # 1002176
03EPC-01317 Zone Map Amendment
03EPC-01318 EPC Site Development Plan-Subdivision

UPWEST CORPORATION agent(s) for UPWEST CORPORATION request the above action(s) for , **C Varan**, a zone map amendment from C-1 (SC) to SU-1 Residential, located on FOUR HILLS ROAD NE, between WENONAH AVE. and CENTRAL AVE. SE, (L-23) Deborah Stover, Staff Planner

Project # 1002871
03EPC-01319 Zone Map Amendment

DEBBIE HUDSON agent(s) for JUNE KOURI request the above action(s) for all or a portion of Tract(s) B-1, **Panorama Addition**, a zone map amendment from C-2 to R-G, located on CHELWOOD BLVD. NE, between EAST OF CHELWOOD and SOUTH SIDE OF COPPER, containing approximately 1 acre(s). (K-22) Cynthia Borrego, Staff Planner

Project # 1002633
03EPC-01323 EPC Site Development Plan-Amendment to Subdivision

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

Project # 1002873
03EPC-01324 EPC Site Development Plan-Amendment to Building Permit

DCSW ARCHITECT agent(s) for MORELAND CORPORATION request the above action(s) for all or a portion of Tract(s) 5A, **Yale Business Park**, zoned SU-1 for Permissive O-1, C-2 & IP Uses, located on INTERNATIONAL AVE. SE, between YALE BLVD. SE and Central Ave. SE, containing approximately 5 acre(s). (L-16) Deborah Stover, Staff Planner

Project # 1001620
03EPC-01325 Text Amendment

PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for Amending Section 14-16-2-22(B)ROA1994, to allow single-family residential (SFR) as a special use in the SU-1 Special Use Zone. Russell Brito, Staff Planner

Project # 1002874
03EPC-01326 EPC Site Development Plan-Building Permit

SITES SOUTHWEST, agent for CITY OF ALBUQUERQUE/WATER UTILITY DIVISION request the above action for all or a portion of Tract S-2A-1. **Atrisco Business Park Unit 2**, zoned IP, located on UNSER BLVD. NW between VOLCANES ROAD NW and I-40, containing approximately 20 acre(s). (J-9) Simon Shima, Staff Planner

03EPC- 01242 Project # 1002640
03DRB-00728 Minor-Temp Defer SDWK
03DRB-00723 Major-Preliminary Plat Approval
03DRB-00726 Minor-Sidewalk Variance
03DRB-00725 Minor-Sidewalk Variance
03DRB-00724 Major-SiteDev Plan BldPermit

Robert Fresques, President, agent(s) for Quail Springs Neighborhood Association appeals the Development Review Board's approval of the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, **VISTA DEL AGUILA SUBDIVISON,** zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)

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

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL AUGUST 27, 2003.

APPROVED

Russell Brito, Senior Planner
Planning Department

#897

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

App#	03CA-01155
Proj#	1001279
Other#	

Meeting Date: 9-18-03

Zone Atlas Page: A-11-E

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Mark Gonzales

Address: 100 Juan Tabo Blvd NE, 87112

Agent: Community ~~Summons~~ Services Corporation

Address: PO Box 1328, Alb NM 87048

SPECIAL INSTRUCTIONS

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

Date Mailed: 9-3-03

Signature: K Tsoflilai

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101106634038510501   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106638037210110   LEGAL: TRAC T 19 A-1 VACATION AMENDED PLAT & REPL OF PARADI  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: TRES ESQUINAS II LLC NM LIMITE
                        OWNER ADDR: 06121   INDIAN SCHOOL              RD NE ALBUQUERQUE       NM 87110

101106641236810117   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106627731810201   LEGAL: TRAC T 20 A-1 VACATION AMENDED PLAT & REPL OF PARADI  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: TRES ESQUINAS LIMITED COMPANY
                        OWNER ADDR: 06121   INDIAN SCHOOL              RD NE ALBUQUERQUE       NM 87110

101106626531010402   LEGAL: TRAC T 16 A-1 VACATION AMENDED PLAT & REPL OF PARADI  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: GONZALES MARK & JENNIE T ETAL
                        OWNER ADDR: 01100   JUAN TABO                BL NE ALBUQUERQUE       NM 87112

101106641029910416   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106646727010415   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106632327242321   LEGAL: LT 2 8-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6243 CONTESS RD NW
                        OWNER NAME: WAYNE ROBERT R & CHERYL L
                        OWNER ADDR: 06243   CONTESS                  RD NW ALBUQUERQUE       NM 87114

101106632927142322   LEGAL: LT 2 7-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6239 CONTESS RD NW
                        OWNER NAME: WEBER SUSAN C
                        OWNER ADDR: 06239   CONTESS                  RD NW ALBUQUERQUE       NM 87114

101106633326942323   LEGAL: LT 2 6-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6235 CONTESS RD NW
                        OWNER NAME: LEVI REFAEL N
                        OWNER ADDR: 00175   25TH                         MIAMI               FL 33129

101106633826742324   LEGAL: LT 2 5-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6231 CONTESS RD NW
                        OWNER NAME: DIPIPPA FRANK P
                        OWNER ADDR: 06231   CONTESS                  RD NW ALBUQUERQUE       NM 87114

101106634326542325   LEGAL: LT 2 4-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6227 CONTESS RD NW
                        OWNER NAME: LEVI REFAEL N
                        OWNER ADDR: 00175   25TH                     RD  MIAMI               FL 33129

101106634726342326   LEGAL: LT 2 3-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6223 CONTESS RD NW
                        OWNER NAME: FREEMAN DIANE
                        OWNER ADDR: 06223   CONTESS                  RD NW ALBUQUERQUE       NM 87114

101106635226142327   LEGAL: LT 2 2-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6219 CONTESS RD NW
                        OWNER NAME: JACKSON RANDY
                        OWNER ADDR: 06219   CONTESS                  RD NW ALBUQUERQUE       NM 87114
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101106635625942328   LEGAL: LT 2 1-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6215 CONTESS RD NW
                        OWNER NAME: GARZA RAYMOND A  & SANDRA A
                        OWNER ADDR: 06215   CONTESS                  RD NW ALBUQUERQUE       NM 87114

101106636125742329   LEGAL: LT 2 0-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6209 CONTESS RD NW
                        OWNER NAME: MONTOYA MARK E & MICHELLE T
                        OWNER ADDR: 06209   CONTESS                  RD NW ALBUQUERQUE       NM 87114

101106636525442330   LEGAL: LT 1 9-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6205 CONTESS RD NW
                        OWNER NAME: ARVISO ANGELA M
                        OWNER ADDR: 06205   CONTESS                  RD NW ALBUQUERQUE       NM 87110

101106637125142331   LEGAL: LT 1 8-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6201 CONTESS RD NW
                        OWNER NAME: YAZZIE VIRVIAN
                        OWNER ADDR: 06201   CONTESS                  RD NW ALBUQUERQUE       NM 87114

101106637524642332   LEGAL: LT 1 7-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000   10630 MARITCA DR NW
                        OWNER NAME: OLIVERAS ANTONIO L & OLIVIA K
                        OWNER ADDR: 10630   MARITCA                  DR NW ALBUQUERQUE       NM 87114

101106638725042348   LEGAL: LT 1 -P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000   10623 RIO DEL SOLE CT NW
                        OWNER NAME: CIOLEK MICHAEL F
                        OWNER ADDR: 10623   RIO DEL SOLE             CT NW ALBUQUERQUE       NM 87114

101106640125041566   LEGAL: LT 1 44P1  PLAT OF TUSCANY RIDGE SUBDIVISION CONT O.  LAND USE:
                     PROPERTY ADDR: 00000   10620 RIO DEL SOLE CT NW
                        OWNER NAME: STINSON MATTHEW M
                        OWNER ADDR: 10620   RIO DEL SOL               CT NW ALBUQUERQUE       NM 87114

101106641225041555   LEGAL: LT 1 38P1  PLAT OF TUSCANY RIDGE SUBDIVISION CONT O.  LAND USE:
                     PROPERTY ADDR: 00000   10619 MONTE BELLO CT NW
                        OWNER NAME: LIMON ARMANDO P & SARA
                        OWNER ADDR: 10619   MONTE BELLO              CT NW ALBUQUERQUE       NM 87114

101106640124541565   LEGAL: LT 1 45P1  PLAT OF TUSCANY RIDGE SUBDIVISION CONT O.  LAND USE:
                     PROPERTY ADDR: 00000   10616 RIO DEL SOLE CT NW
                        OWNER NAME: SCHATZ CURT
                        OWNER ADDR: 10616   RIO DEL SOLE             CT NW ALBUQUERQUE       NM 87114

101106638624442347   LEGAL: LT 2 -P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000   10619 RIO DEL SOLE CT NW
                        OWNER NAME: ROSS DEBORAH A
                        OWNER ADDR: 10619   RIO DEL SOLE             CT NW ALBUQUERQUE       NM 87114

101106637624042333   LEGAL: LT 1 6-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000   10626 MARITCA DR NW
                        OWNER NAME: HOPPER PHILLIP DON & TONI SUE
                        OWNER ADDR: 10626   MARITCA                  DR NW ALBUQUERQUE       NM 87114
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101106640124141564 LEGAL: LT 1 46P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT O. LAND USE:
PROPERTY ADDR: 00000 10612 RIO DEL SOLE CT NW
OWNER NAME: EDWARDS BRIAN J
OWNER ADDR: 10612 RIO DEL SOLE CT NW ALBUQUERQUE NM 87114

101106638623942346 LEGAL: LT 3 -P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10615 RIO DEL SOL CT NW
OWNER NAME: MACHADO LYNDA PATRICIA
OWNER ADDR: 10615 RIO DEL SOL CT NW ALBUQUERQUE NM 87114

CITY OF ALBUQUERQUE

EPC

ENVIRONMENTAL PLANNING COMMISSION

Agenda Number: 20
Case Number: 01110 00751 / 01128 00752
July 19, 2001

Staff Report

Agent	DCSW, Inc.
Applicant	Paradise North Partners LLC
Requests	**Zone Map Amendment**
	Site Development Plan for Subdivision
Legal Description	Tract 16A-1, Paradise North
Location	At the southeast corner of Unser and McMahan Boulevards NW
Size	Approximately 9.8 acres
Existing Zoning	R-1
Proposed Zoning	SU-1 for C-1 Uses Including Grocery Store with Package Liquor Sales Incidental to That Use

Staff Recommendation

APPROVAL of 01110 00751, based on the findings on pages 9 - 10, and subject to the conditions of approval on page 10.

APPROVAL of 01128 00752, based on the findings on pages 10 - 11, and subject to the conditions of approval on pages 11 - 12.

Staff Planner

Russell Brito, Senior Planner

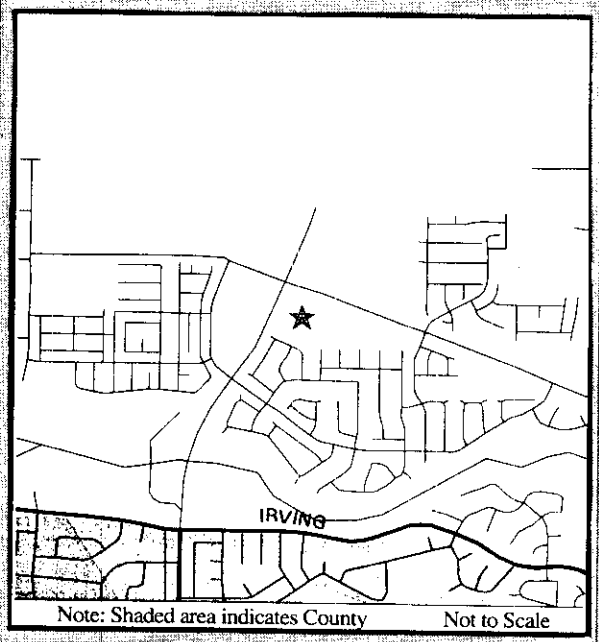
Summary of Analysis

The zone map amendment request is essentially a request to reaffirm the zoning that was approved by the EPC, but not finalized. The accompanying site development plan for subdivision supports the requested zoning.

Both requests further the applicable goals, policies and intent of the Comprehensive Plan, the West Side Strategic Plan and the Westside/McMahon Corridor Transportation and Land Use Guide.

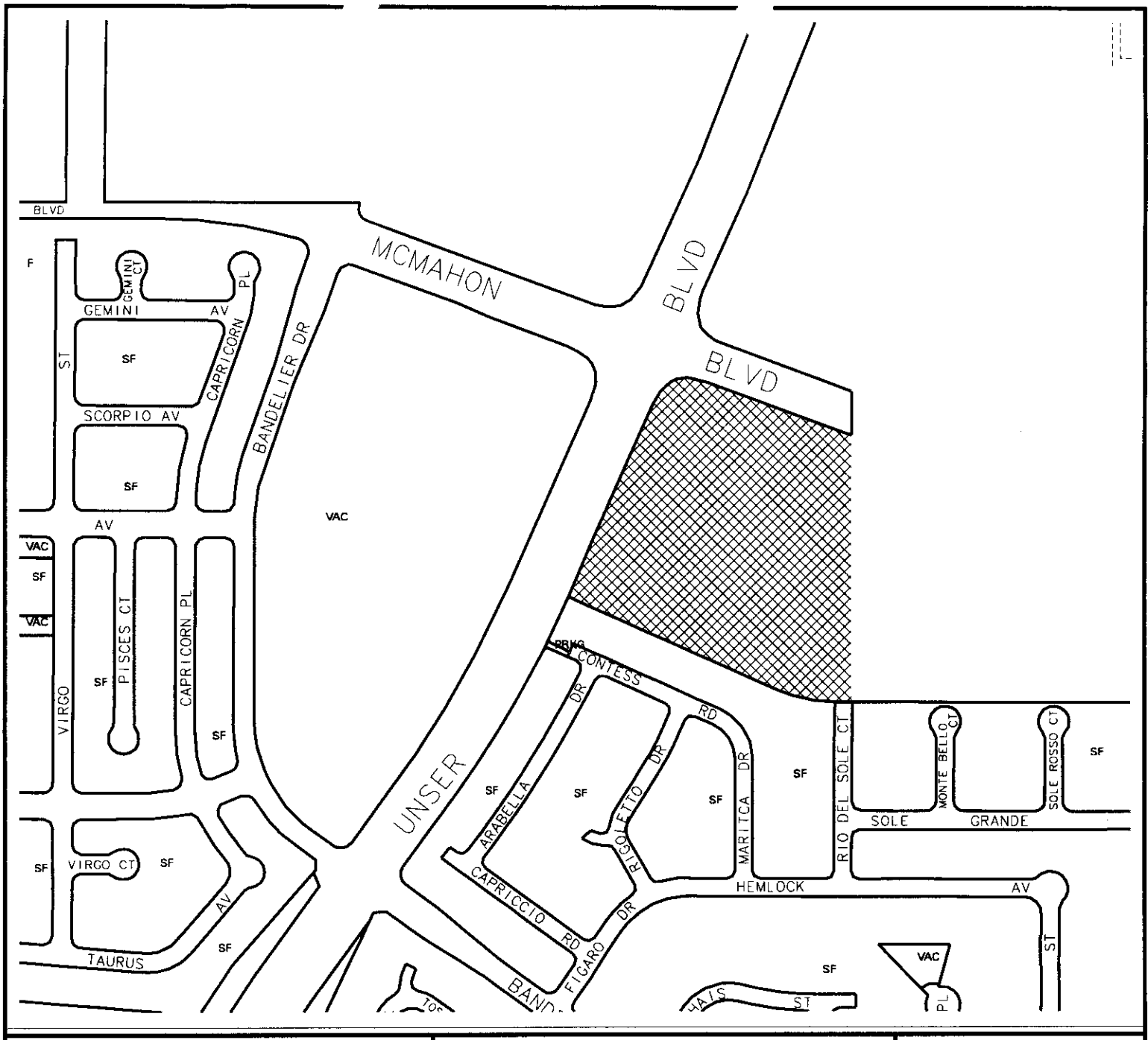
The zone map amendment is justified as per R-270-1980 because of changed neighborhood and community conditions and a different use category is more advantageous to the community as articulated in the West Side Strategic Plan and the Westside/McMahon Corridor Transportation and Land Use Guide.

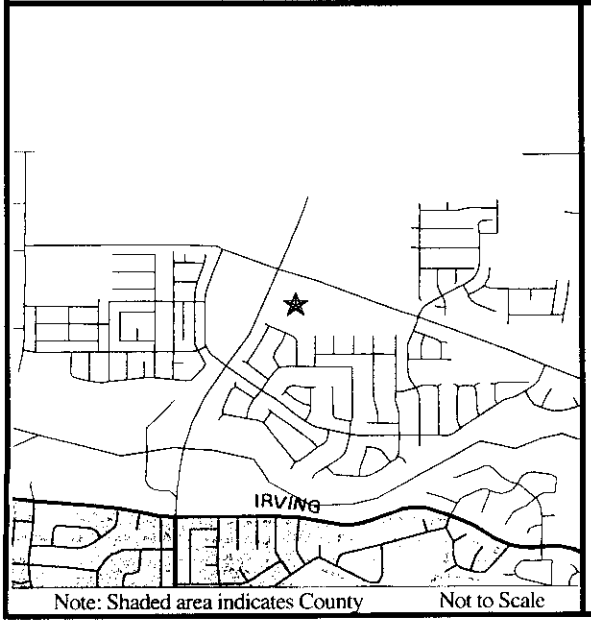
The site plan meets the requirements of the Zoning Code for a site development plan for subdivision.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 8 June 2001 to 22 June 2001. Agency comments were used in the preparation of this report, and begin on page 14.





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

AGIS

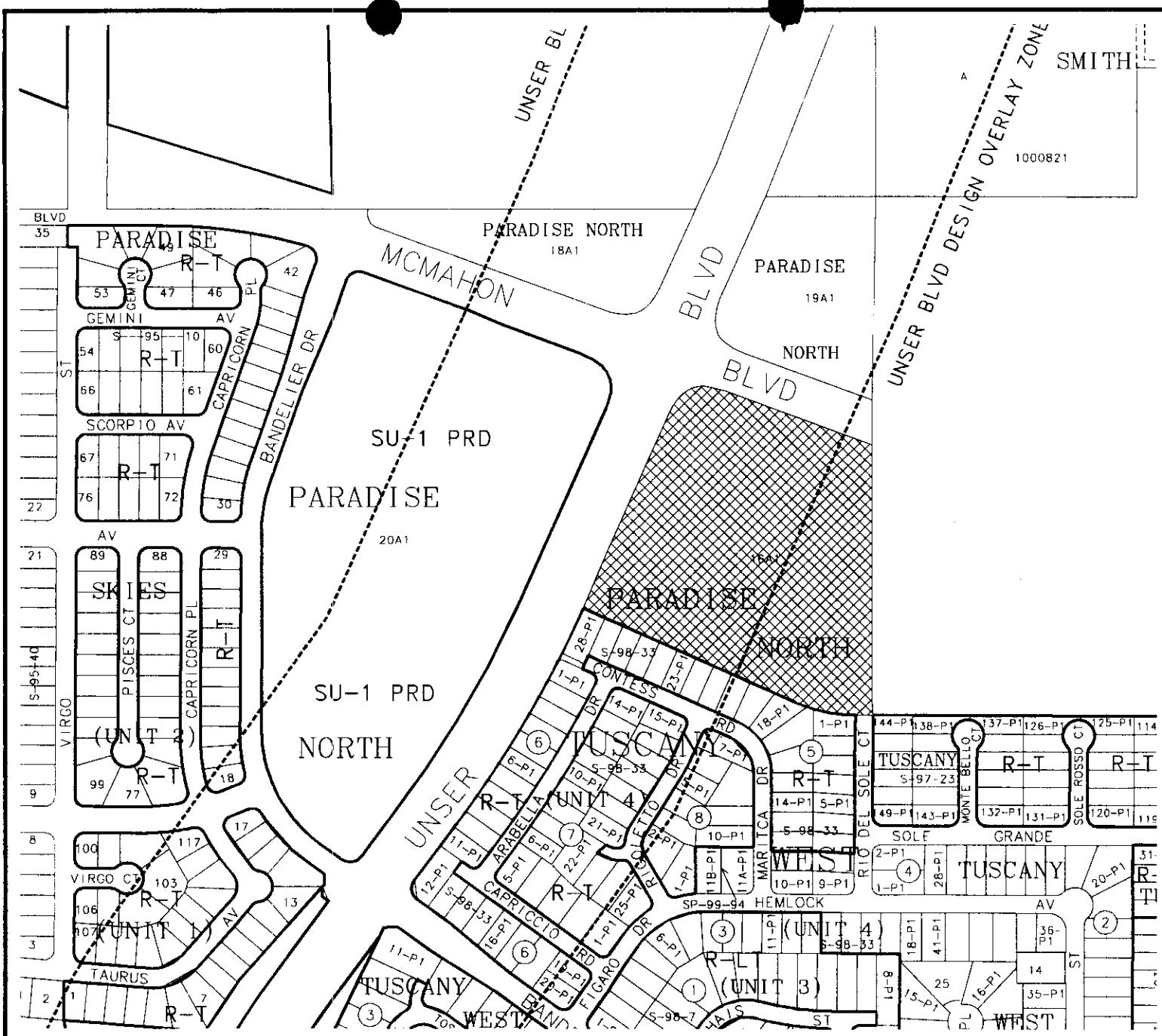
Scale 1"= 367 '

PROJECT NO.
1001279

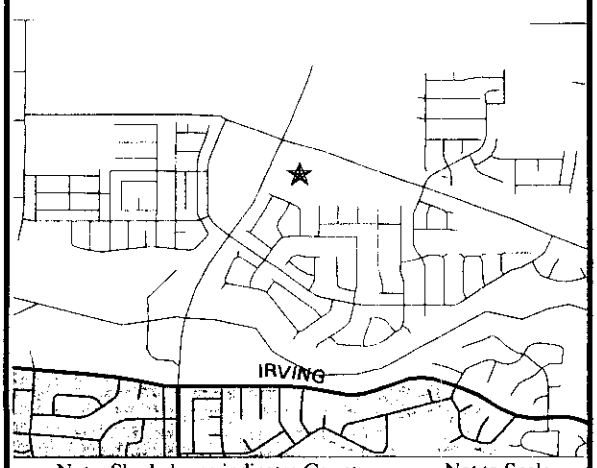
HEARING DATE
7/19/01

MAP NO.
A-11

APPLICATION NO.
01110-00000-00751
01128-00000-00752



ZONING MAP



Note: Shaded area indicates County Not to Scale

AGIS

Scale 1"= 367 '

PROJECT NO.
1001279

HEARING DATE
7/19/01

MAP NO.
A-11

APPLICATION NO.
01110-00000-00751
01128-00000-00752

Development Services Report

SUMMARY OF REQUEST

Requests	*Zone Map Amendment* *Site Development Plan for Subdivision*
Location	*Tract 16A-1, Paradise North, located at the southeast corner of Unser and McMahan Boulevards 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	R-1	Established Urban; West Side Strategic Plan	undeveloped
North	SU-1 for Mixed Use	"	undeveloped
South	R-T	"	Single family homes
East	R-1	"	Undeveloped
West	SU-1 for PRD	"	undeveloped

Background, History and Context

The applicant's reason for this request is to reaffirm the zoning that was approved by Environmental Planning Commission on 17 June 1999 (Z-99-79). This zoning, *SU-1 for C-1 Uses including grocery store with package liquor sales incidental to that use*, was approved with conditions including a requirement to submit a site development plan for EPC approval within six months of the zoning action. The applicant failed to meet that condition and a certificate of zoning was never issued for the site.

A previous zone map amendment request for C-1 zoning and at times SU-1 for Mixed Use zoning at the subject site was withdrawn in 1998 (Z-97-138). Adjacent sites to the west and north across Unser and McMahan Boulevards were rezoned SU-1 for C-1 Uses (Z-97-47), and SU-1 for Mixed Use (Commercial, Office and Residential) (Z-97-119 and Z-97-120) in 1997 and 1998, respectively. Similar to the situation with subject site, these zone map amendments were conditionally approved with site plan requirements that were not fulfilled, nullifying the zoning.

Just recently, though, the owners of the sites to the north and northwest of the subject site, across McMahan Boulevard, resubmitted their zone map amendment requests for SU-1 for Mixed Use zoning in conjunction with site development plans for subdivision (00110 00000 01623 / 00128 00000 01514

and 00110 00000 01639 / 00128 00000 01640). The EPC heard and approved both of these requests to reaffirm previously approved zoning in January 2001.

The multiple rezoning cases in the immediate area, including the subject site's, were used as the guiding land use designations for the Unser / McMahon intersection of the *Westside / McMahon Land Use and Transportation Guide Policy*. This land use and transportation guide was adopted as part of the *Westside Strategic Plan* by the City Council in 1999 (Enactment 117-1999). Even though much of the approved zoning was nullified because of unmet conditions of approval, the *Westside / McMahon Land Use and Transportation Guide Policy* reflects the land use scheme of that zoning, acting as a guide for this and other zone map amendment requests.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

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

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

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

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

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

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

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

- in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

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

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

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was adopted in 1997. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p. 2 in the WSSP.

The WSSP identifies seven communities in established areas of the West Side that are partially developed and describes how Community and Village concepts can be applied in each of these communities. A Community is comprised of Villages, each with Village Centers, and the WSSP outlines uses that should occur in core areas of a Community and a Village, as well as uses that should occur in areas adjacent to the core. Applicable policies include:

Policy 1.9: The city of Albuquerque Planning Department and the Bernalillo County Planning Department shall prepare a West Side Plan for Community and Village Centers. This work shall elaborate on the initial designation of these Centers contained in the West Side Strategic Plan and focus on implementation. This work should be presented to the County Planning Commission and the City's Environmental Planning Commission for public hearing within twelve months of the adoption of the Plan. Village Plans for new Planned Communities must be provided by the developer/owner according to the Planned Communities Criteria Guideline requirement.

Policy 3.4: Several villages will develop within the Seven Bar Ranch Community. These Villages shall each be served by a Village Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers shall be encouraged. The lowest density single family development shall not occur within Village Centers, but must have safe pedestrian and bicycle access to them.

Policy 3.6: Bernalillo County, the City of Albuquerque, the NMSHTD, and the City of Rio Rancho shall continue to work cooperatively with the MRGCOG to define the rights-of-way, acquire said rights-of-way immediately, and finish design for the completion of Westside Boulevard, McMahon, Universe, Rainbow, Unser, Golf Course, the Coors Bypass, and NM 528. These roads are critical to serving a Regional Center and the growing population on both sides of

the Bernalillo/Sandoval County line. Additional transit opportunities associated with these transportation facilities must be incorporated in any road design or right-of-way acquisition.

A village center has been identified at the intersection of Unser Boulevard and McMahon Boulevard and the subject site is within this center. The WSSP states, "A convenience or specialty grocery store may be suitable for a village center, but most village centers will not have a grocery or a drug store." Pedestrian and bikeway linkages between nearby neighborhoods and village centers are critical to the successful functioning of village centers.

Westside/McMahon Corridor Study: Transportation and Land Use Guide

The subject site lies within the *Westside/McMahon Corridor Study: Transportation and Land Use Guide* that contains concepts and development parameters that establish a desirable direction for promoting the opportunity for reduced automobile travel and encourage the use of transit, bicycle and pedestrian modes. This *Guide* was adopted as an amendment to the *West Side Strategic Plan* and is currently printed with the WSSP adopting resolutions. The *Guide* is wholly contained in the adopting resolution (Enactment 117-1999) and contains several applicable policies:

Section 3: The land use concepts set forth herein are not intended to imply zoning or supersede existing zoning and/or development plans.

Section 4: The map included as Attachment A, Transportation and Land Use Concept for the Westside-McMahon Corridor, and the performance measures listed below establishes the policy that will be used by the Environmental Planning Commission and the City Council in their review of development and rezoning proposals for properties located within the Westside-McMahon corridor.

A. Such proposals should be generally consistent with density, type and hierarchy of uses as illustrated in Attachment A. For the purposes of Attachment A, the following definitions shall apply:

2. Low Commercial includes neighborhood scale commercial development as allowed under the C-1 zone category of the City of Albuquerque Comprehensive Zoning Code.

6. Institutional uses include public and private institutions such as schools, hospitals and churches.

B. Residential uses should be located in a hierarchy with the highest densities adjacent to the commercial/office centers and the lowest densities between the nodes of non-residential development.

C. Connections that provide safe and efficient pedestrian movements to enhance mobility within the corridor and encourage the use of transit, bicycle and pedestrian modes as an alternative to automobile travel should be provided between adjoining uses and between developments and the transportation system.

G. Bicycle, trail and pedestrian facilities and linkages should be located as illustrated in Attachment A, and as follows:

1. Bicycle, trail and pedestrian facilities parallel to Ellison Road, McMahon Boulevard and Westside Boulevard; and

5. Well lighted and landscaped pedestrian connections between residential areas and the arterial street system, should occur at intervals no greater than ¼ mile. Where consistent with the other elements of this resolution and where substantial out-of-direction travel is not required, sidewalks that are part of the residential and collector street system may be used to fulfill this provision; and

6. Commercial and office developments should include designated pedestrian and bicycle facilities that link the developed site with the pedestrian and bicycle facilities on the adjacent arterial street system. Well lighted and landscaped pedestrian facilities connecting residential and commercial developments, should also connect to transit routes and major stop facilities.

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 Major Street Plan designates Unser Boulevard as a Limited-Access Principal Arterial, which requires 156 feet of right of way and McMahon Boulevard as a principal arterial.

The Long Range Bikeway System proposes a bike trail along Unser and a bike lane on McMahon.

ANALYSIS – Zone Map Amendment

Conformance to Adopted Plans, Policies, and Ordinances

This is 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* for an approximately 10 acre site located at the southeast corner of Unser and McMahon Boulevards NW. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1999 (Z-99-79), but not finalized.

The previously approved and currently requested zoning, *SU-1 for C-1 Uses Including Grocery Store with Package Liquor Sales Incidental to That Use*, was approved with conditions including a requirement to submit a site development plan for EPC approval within six months of the zoning action. The applicant failed to meet that condition and a certificate of zoning was never issued for the site.

The requested zoning furthers the applicable *Comprehensive Plan* goals and policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

The requested zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

The requested zoning furthers the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.

This request meets the requirements of *R-270-1980*, specifically: the existing zoning inappropriate because of changed neighborhood or community conditions (recent zone changes in the area) and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.

This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized.

ANALYSIS – Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 10 acre site located at the southeast corner of Unser and McMahon Boulevards NW. This site plan request accompanies a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1999 (Z-99-79), but not finalized.

The submittal furthers the applicable *Comprehensive Plan* goals and policies by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

The submittal furthers the applicable policies of the *West Side Strategic Plan* by proposing the development of the Village Centers with a land use that encourages neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

The submittal's proposed density, type and hierarchy of uses conform to the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide*.

The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal. The site and the proposed use are shown. Vehicular access and circulation are shown and described. Pedestrian access and circulation is shown and described. Maximum building heights, minimum setbacks, and maximum floor area ratios are specified on the site plan an in the design guidelines.

Site Plan Layout / Configuration

The size and shape of the subject site is not proposed to change.

Vehicular Pedestrian and Bicycle Access and Circulation

Vehicular access to the site is shown via a right-in/right-out/left-in from Unser Boulevard, a right-in/right-out from McMahon Boulevard, and a cross-access with the site adjacent to the east.

Pedestrian access is shown from Unser and McMahon Boulevards and from the site adjacent to the east. An additional pedestrian and bicycle access point should be shown connecting to the residential area to the south via Rio Del Sole Court.

Design Parameters

The applicant's agent, DCSW, Inc., consulted with Consensus Planning, the agent for two nearby zone map amendment and site plan requests just to the north across McMahon Boulevard (00110 00000 01623 / 00128 00000 01514 and 00110 00000 01639 / 00128 00000 01640). These two approved site plans contain comprehensive design parameters that have been incorporated into the site development plan for the subject site.

The design parameters cover the aspects of site design, accessibility & safety, circulation, transportation demand management, setbacks, walls and fences, signage and graphics, lighting and outdoor furniture, architectural design, utilities, and landscaping. The submitted design parameters are adequate for this site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The majority of reviewing departments and agencies have no adverse comments regarding the two requests. The Public Works Department and Environmental Health Department comments are incorporated as parts of the Planning Department recommendations.

Neighborhood Concerns

Planning staff has not received any written correspondence from any interested parties at the time this staff report was written.

A resident of the Horizon Hills neighborhood called, stating opposition to vehicular access between the subject site and the neighborhood to the south via Rio Del Sole Court. This person did not seem opposed to pedestrian and bicycle access at this point, though.

Conclusions

The zone map amendment request is essentially a request to reaffirm the zoning that was approved by the EPC, but not finalized. The accompanying site development plan for subdivision supports the requested zoning.

Both requests further the applicable goals, policies and intent of the Comprehensive Plan, the West Side Strategic Plan and the Westside/McMahon Corridor Transportation and Land Use Guide.

The zone map amendment is justified as per R-270-1980 because of changed neighborhood and community conditions and a different use category is more advantageous to the community as articulated in the West Side Strategic Plan and the Westside/McMahon Corridor Transportation and Land Use Guide.

The site plan meets the requirements of the Zoning Code for a site development plan for subdivision.

FINDINGS – 01110 00751

1. This is 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* for an approximately 10 acre site located at the southeast corner of Unser and McMahon Boulevards NW.

2. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1999 (Z-99-79), but not finalized.

3. The requested zoning furthers the applicable *Comprehensive Plan* goals and policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The requested zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The requested zoning furthers the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.

6. This request meets the requirements of *R-270-1980*, specifically: the existing zoning inappropriate because of changed neighborhood or community conditions (recent zone changes in the area) and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.

7. This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized.

8. The Air Quality Division requested an AQIA for this site on April 29, 1999 as required per City Zoning code 14-16-3-14-D. The threshold level for a zone map amendment for C-1 is 4 acres. The site is 9.8778 acres. No AQIA was received. On May 31, 2001, a zone change to C-1 was re-requested for the site. The threshold condition of 4 acres for a zone change to C-1 still remains per the City ordinance cited above. To date no AQIA has been received.

RECOMMENDATION

APPROVAL of *01110 00751* 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*, for Tract 16A-1, Paradise North, based on the preceding Findings.

CONDITIONS OF APPROVAL - 01110 00751

1. The applicant shall provide an Air Quality Impact Assessment (AQIA) to the Environmental Health Department that meets the requirements of the *Zoning Code* (§ 14-16-3-14(D)).

FINDINGS – 01128 00752

1. This is a request for approval of a site development plan for subdivision for an approximately 10 acre site located at the southeast corner of Unser and McMahon Boulevards NW.

2. This site plan request accompanies a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1999 (Z-99-79), but not finalized.

3. The submittal furthers the applicable *Comprehensive Plan* goals and policies by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The submittal furthers the applicable policies of the *West Side Strategic Plan* by proposing the development of the Village Centers with a land use that encourages neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The submittal's proposed density, type and hierarchy of uses conform to the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide.*

6. The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal.

7. The submittal will be adequate with some changes and additions.

RECOMMENDATION

APPROVAL of *01128 00752*, a site development plan for subdivision for Tract 16A-1, Paradise North, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 01128 00752

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. An additional pedestrian and bicycle access point shall be shown connecting to the residential area to the south via Rio Del Sole Court. Vehicular access at this point will not be not allowed.

3. Public Works Department Conditions:

    a. A TIS is required prior to submittal of any development plans for this site.

b. Access points are conceptual and will be determined at the time of site development.

c. An availability statement from New Mexico Utilities Inc. is required. Statement must include explicit confirmation of system capacity to meet development specific fire protection requirements.

d. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

e. Dedication of rights-of-way for both Unser Boulevard and McMahon Boulevard, 78 feet minimum from the street centerline. Details on the Unser Boulevard and McMahon Boulevard street improvements will be coordinated with the Public Works, Transportation Division, and project manager for the McMahon extension project.

f. Dedication of additional right-of-way along both Unser Boulevard and McMahon Boulevard, as required by the City Engineer, to provide for trail facilities and on-street bicycle lanes. Details regarding the bike lanes will be coordinated with the Public Works Department Bicycle and Pedestrian Planner.

4. Parks and Recreation Department Conditions for Unser Boulevard trail:

   a. Construction of a 10' asphalt trail in-lieu of sidewalk along Unser Blvd. in this location.

   b. Allow for at least 5' of separation between the trail and face of curb and a minimum of 3' between the trail and wall or other vertical element.

   c. Landscaping improvements along the asphalt trail must not encroach on the trail itself. Trees must be a minimum of 3' away from the trail; and shrubs, at their mature spread, must not encroach on the trail.

   d. Design of the trail shall be coordinated with the Trails Planner.

5. AMAFCA Condition: Prior to development a Grading & Drainage Plan incorporating water quality measures for stormwater runoff will be required.

Russell Brito
Senior Planner

cc: Paradise North Partners, LLC, c/o Tesch Devel., 2444 Louisiana Blvd. NE, Albuq. NM 87110
DCSW, Inc., 320 Central SW, Albuq. NM 87102
Ric Nordgren, Horizon Hills NA, 10600 Sole Rosso Ct. NW, Albuq. NM 87114
Julia M.Wilson, Horizon Hills NA, 5705 Carmen Rd. NW, Albuq. NM 87114
William Davis, Skies West NA, 10636 Capricorn Pl. NW, Albuq. NM 87114
Joanne Webb, Skies West NA, 10724 Capricorn Pl. NW, Albuq. NM 87114

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comments."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comment on the proposed zone change request.

Conditions of approval for the proposed site plan for subdivision purposes should include:

1. A TIS is required prior to submittal of any development plans for this site.
2. Access points are conceptual and will be determined at the time of site development.
3.

Utility Development:

No Comment on requested zoning. Information to staff stated the applicant wanted approval of a site plan for subdivision. However the submittal proposed no platting action. Please explain. The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Statement must include explicit confirmation of system capacity to meet development specific fire protection requirements. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

Traffic Engineering Operations:

Hydrology:

An approved grading and drainage plan is required for Site Plan sign-off by the City Engineer. Platting must be a concurrent action.

Transportation Planning:

FINDINGS:

- Unser Boulevard is designated a Limited Access, Principal Arterial on the Long Range Roadway System map with a *minimum* right-of-way requirement of 156 feet. The access points identified on the site plan for Unser Boulevard are consistent with adopted policy.
- McMahon Boulevard is designated a Limited Access, Principal Arterial on the Long Range Roadway System map with a *minimum* right-of-way requirement of 156 feet, inclusive of the 50-foot-wide high pressure gasline easement adjacent to this street. The access points identified on the site plan for McMahon Boulevard are consistent with the adopted policy
- Unser Boulevard is proposed to contain both a trail facility and bicycle lanes as designated on the Long Range Bikeways System map.

- McMahon Boulevard is proposed to contain both a trail facility and bicycle lanes as designated on the Long Range Bikeways System map.

CONDITIONS of approval of "Site Plan for Subdivision":

- Dedication of rights-of-way for both Unser Boulevard and McMahon Boulevard, 78 feet minimum from the street centerline. Details on the Unser Boulevard and McMahon Boulevard street improvements will be coordinated with the Public Works, Transportation Division, and project manager for the McMahon extension project.
- Dedication of additional right-of-way along both Unser Boulevard and McMahon Boulevard, as required by the City Engineer, to provide for trail facilities and on-street bicycle lanes. Details regarding the bike lanes will be coordinated with the Public Works Department Bicycle and Pedestrian Planner.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

An Air Quality Impact Analysis (AQIA) for the Westside/McMahon Corridor Study was received in December 1999. However, the AQIA did not contain analysis specific to the site at the southeast corner of the Unser/McMahon intersection. The Air Quality Division requested an AQIA for this site on April 29, 1999 as required per City Zoning code 14-16-3-14-D. The threshold level for a zone map amendment for C-1 is 4 acres. The site is 9.8778 acres. No AQIA was received. On May 31, 2001, a zone change to C-1 was re-requested for the site. The threshold condition of 4 acres for a zone change to C-1 still remains per the City ordinance cited above. To date no AQIA has been received.

Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Call 768-1930 for more information.

Environmental Services Division

NEIGHBORHOOD SERVICES

"Horizon Hills ® and Skies West ® (both recognized associations) were notified."

PARKS AND RECREATION

Planning and Design

The Trails & Bikeways Facility Plan proposes a Primary Trail along Unser Blvd. in this location. In this case, we will require construction of a 10' asphalt trail in-lieu of sidewalk. Additionally, please allow for at least 5' of separation between the trail and face of curb and a minimum of 3' between the trail and wall or other vertical element. Be advised that landscaping improvements along the asphalt trail must not encroach on the trail itself. Trees must be a minimum of 3' away from the trail and shrubs, at their mature spread, must not encroach on the trail. Design of the trail shall be coordinated with the Trails Planner Diane Scena.

OPEN SPACE DIVISION

"No Adverse Comment."

POLICE DEPARTMENT/Planning

traffic volume
lighting issues
maintenance of landscaping
shoplifting
accidents in the parking lot

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Approved."

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

The Transit Department appreciates the applicant's commitment to Transportation Demand Management. The Transit Department can offer assistance on carpool matching, commute trip planning, and other forms of alternative transportation prior to reaching the 50 employee threshold, if desired.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY
No objection. Prior to development a Grading & Drainage Plan incorporating water quality measures for stormwater runoff will be required.

ALBUQUERQUE PUBLIC SCHOOLS
No adverse comments for subdivision and site development plan plus a zone map amendment from R-1 to SU-1 for C-1 uses **(Grocery store)** of tract 16A-1, on 9.8 acres, located on 9999 Unser NW between Contessa NW and McMahon NW

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS
No adverse comment. For information, the Long Range Roadway System designates Unser Boulevard as limited access principal arterial and McMahon Boulevard as a principal arterial. The Long Range Bikeway System proposes a bike trail along Unser and a bike lane on McMahon. This project should be developed in a manner consistent with the Westside/McMahon Corridor Study.

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
____ Major Subdivision action	
____ Minor Subdivision action	
____ Vacation	**V**
____ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
____ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING	**Z**
____ Annexation & Zone Establishment	
____ Sector Plan	
X Zone Change	
____ Text Amendment	
____ Special Exception	**E**
APPEAL / PROTEST of...	**A**
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

No Sector Plan

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: PARADISE NORTH PARTNERS LLC PHONE: 505.883.1114
ADDRESS: c/o TESCH DEVELOPMENT 2444 LOUISIANNA BLVD. NE FAX: 505.883.2927
CITY: ALB. STATE NM ZIP 87110 E-MAIL: —
Proprietary interest in site: OWNER
AGENT (if any): DCSW INC. PHONE: 505.843.9679
ADDRESS: 320 CENTRAL SW FAX: 505.843.9683
CITY: ALB. STATE NM ZIP 87102 E-MAIL: —

DESCRIPTION OF REQUEST: ZONE CHANGE FROM R-1 TO SU-1 FOR C-1 USES INCLUDING GROCERY STORE W/ PACKAGE LIQUOR SALES INCIDENTAL TO THAT USE 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 16A-1 Block: — Unit: —
Subdiv. / Addn. PARADISE NORTH
Current Zoning: R-1 Proposed zoning: SU-1 FOR C-1 USES INCLUDING GROCERY STORE W/ PACKAGE LIQUOR SALES INCIDENTAL TO THAT USE
Zone Atlas page(s): A-11 No. of existing lots: 1 No. of proposed lots: 1
Total area of site (acres): 9.8 acres Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101106626531010402 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: 99999 UNSER BLVD. NW & McMAHON BLVD. NW
Between: Contessa NW and

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Z-99-79, Z-97-136 Z 97-138 1000936
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE Devin Cannady DCSW DATE 5/29/01
(Print) Devin Cannady ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised December 2000

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐ All checklists are complete	01110-00000-00751	ZMA	Z	$ 485.00
☐ All fees have been collected	01128-00000-00752	SDPS	P(1)	$
☐ All case #s are assigned				$
☐ AGIS copy has been sent				$
☐ Case history #s are listed				$
☐ Site is within 1000ft of a landfill				$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date 7-19-01			$ 485.00

L. Chavez 5/31/01 Project # 1001379
Planner signature / date

CITY OF ALBUQUERQUE

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

TO BE COMPLETED BY APPLICANT

APPLICANT: PARADISE NORTH PARTNERS Date of request: 5/31/01 Zone atlas page(s): A-11

CURRENT:

Zoning R-1

Parcel Size (acres / sq.ft.) 9.8778

Legal Description -

Lot or Tract # 16A-1 Block #

Subdivision Name PARADISE NORTH

REQUESTED CITY ACTION(S):

Annexation [ ] Sector Plan [ ]

Comp. Plan Amendment [ ] Zone Change [X] FROM R-1

Conditional Use [ ]

Site Development Plan:

a) Subdivision [ ]

b) Build'g Purposes [ ]

c) Amendment [ ]

Building Permit [ ]

Access Permit [ ]

Other [ ]

PROPOSED DEVELOPMENT:

No construction / development [X]

New Construction [ ]

Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - N/A

Building Size - _____ (sq. ft.)

PROPOSED ZONING IS SU-1 FOR C-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 Dave Cady DCSW Date 5/31/01

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] 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 [X] NO [ ] Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes: ZONE CHANGE WAS APPROVED JUNE OF 1999 TO SU-1 FOR C-1. HOWEVER NO OTHER ACTION WAS TAKEN BY DEVELOPER WITHIN ONE YEAR. THEREFORE, ZONING REVERTED BACK TO R-1. TIS MUST BE COORDINATED WITH THE OTHER COMPONENTS OF THE UNSER MCMAHON VILLAGE CENTER. NO DEVELOPMENT ANTICIPATED WITHIN ± 3 YEARS. *

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.**

Tony Lyle 5-31-01

TRAFFIC ENGINEER DATE

* REQUIRED INFRASTRUCTURE WILL BE IMPLEMENTED UPON DEVELOPMENT OF SITE AND COMPLETION OF TIS.

ENVIRONMENTAL HEALTH

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

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

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

Notes: threshold for CI zoning is 4 acres, parcel is 9.8778 acres.

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.**

Catalina Lehner 5/31/01

ENVIRONMENTAL HEALTH DATE

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

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

Thursday, May 24, 2001

Marc E. Schiff
Design Collaborative Southwest
320 Central Avenue SW
ABQ, NM 87102

Dear Marc,

I hereby authorize you to act as our agent for summital site plan for subdivision on tract 16-A.

Sincerely,

Amar Tesch
Managing Member
Tesch Development LLC

Mark Gonzales

DCSW ARCHITECTS

DESIGN COLLABORATIVE SOUTHWEST, INC.

Marc E Schiff AIA
Principal
Architect / Interior Designer

J. David Dekker AIA
Principal / Architect

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

Del L. Dixon
Principal / Architect

Richard Braun AIA
Principal / Architect

Wednesday, May 30, 2001

Mr. Russell Brito
EPC Planning Director
Planning Dept., City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: **Site Plan for Subdivision**
Reason for Request:
Tract 16-A-1, Paradise North Subdivision

Dear Mr. Brito,

- This is an approximately 9.8778 acre site currently located in the Unser/McMahon Village Center.
- The intent of the owner is to create a pedestrian and bike friendly Village Center commercial/environment compatible with the other Village Center development to the north of the site.
- The site was previously rezoned on June 17, 1999 – Z-99-79 to SU-1 with C-1 Uses including Grocery Store with Package Liquor Sales incidental to that use. The **Site Plan for Subdivision** request is in conjunction with a zone request to reestablish zoning on the Tract.
- The site is currently zoned R-1
- The applicant is requesting a reinstatement of the previously approved zoning in a concurrent request.
- The proposed **Site Plan for Subdivision** complies with the general design guidelines and regulations of the approved Village Center Design Guidelines north of McMahon Boulevard.
- The proposed **Site Plan for Subdivision** does not indicate any additional subdivision to the approximately 9.8778 acre Tract 16-A-1.

Albuquerque
320 Central Ave. SW
Albuquerque, NM 87102
505.843.9639
Fax.505.843.9683

Santa Fe
128 Grant Ave., Suite 217
Santa Fe, NM 87501
505.982.7191
Fax.505.982.2548

Dallas
2917 Elm St., Suite A
Dallas, TX 75226
214.748.3081
Fax.214.748.3383

Web Site
www.dcswarchitects.com
E Mail
dcsw@dcswarchitects.com

- Vehicle, bike and pedestrian access should be required via the adjacent tract to the east of the proposed traffic light on McMahon. Dr. Fine, the owner of the property to the east, currently has his property in review for zoning at EPC. The access should be beneficial to both property owners.

- The proposed Site Plan for subdivision complies with the vehicular access points of UTPPB, R-2000-10 for McMahon Boulevard and Unser Boulevard..

- All vehicular access points will be designed and built per the satisfaction of the City of Albuquerque Traffic Engineering Department.

- A Site Plan for building permits will require more detailed design considerations, and will be submitted to the EPC at a later date.

Thank you for your consideration in this matter.

Sincerely,

Marc E. Schiff, President
DCSW Architects, Inc.

May 30, 2001

Mr. Russell Brito
E.P.C. Planning Director
Planning Dept., City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

DESIGN COLLABORATIVE SOUTHWEST, INC.

Marc E Schiff AIA
Principal
Architect / Interior Designer

J. David Dekker AIA
Principal / Architect

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

Del L. Dixon
Principal / Architect

Richard Braun AIA
Principal / Architect

RE: Zone Change Request
Reason for Request: Zone Change to Re-establish Previously Approved Zoning.

Dear Mr. Brito:

DCSW, Inc., agent for Paradise North Partners, LLC, is requesting a zone change for Tract 16-A-1 Paradise North Subdivision, an approximately 9.8778 tract acre site at the southwest corner of Unser Boulevard NW and McMahon Boulevard NW from R-1 to SU-1 with C-1 uses including Grocery Store with Package Liquor Sales incidental to that use. The site is located within the McMahon/Unser Village Center. The site was previously zoned SU-1 with C-1 uses including Grocery Store with Package Liquor Sales incidental to that use (Z-99-79) in June of 1999 by the E.P.C. with the condition that a **Site Plan for Subdivision** shall be submitted within six months (or 12 months with an extension granted by the Planning Director).

The applicant/owner of the site, at the direction of the E.P.C. joined together with adjacent property owners in the Village Center to provide extensive design guidelines for parcels within the Village Center to ensure compatibility of design. This process required extensive coordination and considerable time to complete.

The initial guidelines were submitted by Consensus Planning on January 18, 2001 for Village Center Properties north of McMahon Boulevard in the Village Center.

The E.P.C. reference numbers for the approved parcels and zoning are Z-97-119 and Z-97-47 and 1000936; 00110-00000-01639/00128-0000-01640.

We have consulted with their Consensus Planning and with their consent have submitted a compatible set of guidelines in the siteplan for subdivision submittal prepared for Tract 16 A-1. We request that both the **Zone Change** and **Site Plan for Subdivision** be heard by the E.P.C. concurrently.

Albuquerque
320 Central Ave. SW
Albuquerque, NM 87102
505.843.9639
Fax.505.843.9683

Santa Fe
128 Grant Ave., Suite 217
Santa Fe, NM 87501
505.982.7191
Fax.505.982.2548

Dallas
2917 Elm St., Suite A
Dallas, TX 75226
214.748.3081
Fax.214.748.3383

Web Site
www.dcswarchitects.com
E Mail
dcsw@dcswarchitects.com

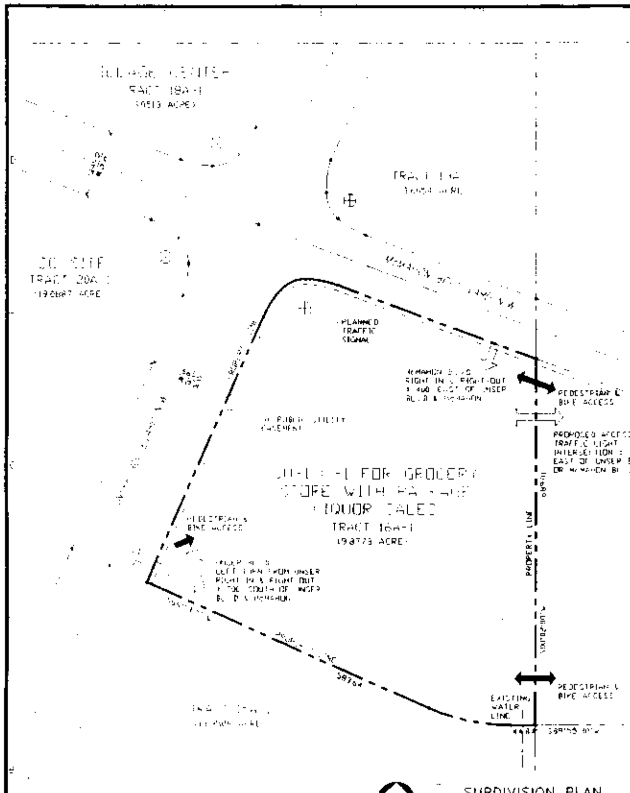
The applicant, prior to the adoption of the Village Center Guidelines, did not act to market or develop the tract and anticipated that development would occur after the Village Center Guidelines were approved by the E.P.C. The applicant requests that the residential R-2 Guidelines not apply to this request because of the previously approved zoning in June of 1999.

The applicant is now submitting both a request for the same zoning as previously granted under the provision that the design guidelines, as submitted in the **Site Plan for Subdivision** govern any development on the site.

Thank you for your consideration on this matter.

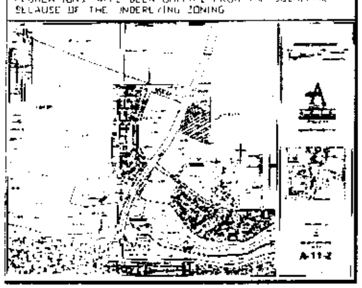
Sincerely,

Marc E. Schiff, President
DCSW, Inc.



A1 SUBDIVISION PLAN

THE INTENT FOR THE PROPOSED SITE IS TO COMPLY WITH THE ADOPTED UNSER/McMAHON VILLAGE CENTER NORTH DESIGN GUIDELINES AND REGULATIONS. NOTE: THE HOUSING CRITERIA GUIDELINES AND REGULATIONS HAVE BEEN OMITTED FROM THE SUBMITTAL BECAUSE OF THE UNDERLYING ZONING.



APPROVALS

REVIEWED BY PLANNING DEPARTMENT	DATE
REVIEWED BY TRANSPORTATION DEPARTMENT	DATE
REVIEWED BY CITY ENGINEER	DATE
REVIEWED BY	DATE
REVIEWED BY PARKS & RECREATION DEPARTMENT	DATE

VILLAGE CENTER NORTH

Required Information

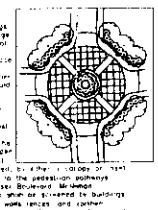
The Site. The site consists of 19.8773 acres within the Unser/McMahon Village Center at the southeast corner of Unser Blvd and McMahon Blvd.

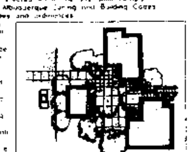
Pedestrian and vehicular ingress and egress

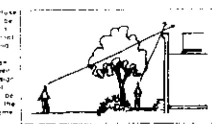
- Trails. There are proposed trails along Unser and McMahon Boulevards per the Trails and Bikeways Master Plan.
- Vehicular Access. In accordance with the Transportation and Land Use Guide for the Westside/McMahon Corridor, the Site Plan identifies an internal circulation system of collector and local roads. Conceptual access points have been identified, and locations, width, and configuration shall be determined with future Site Plans for Building Purposes.
- Pedestrian Access. Pedestrians shall access the Village Center from several points around the perimeter of the site. Pedestrian access shall also be provided into the R-2 neighborhood west of the Village Center to ensure easy connections from the R-2 uses to the Village Center.
- Bicycle Access. Bicycle trails are planned along Unser and McMahon Boulevards west and south of the subject property. Also pursuant to the West Side Strategic Plan, the internal collector streets will have on-street bicycle lanes.
- Transit. As property develops within this portion of the Village Center, coordination shall be with the City Transit Department regarding placement of transit stops in order to provide access and service to this area.

Landscape Plan. The Design Guidelines outline the landscape requirements for the Village Center. A minimum of 15% of the site shall be landscaped.

Design Parameters. The purpose of these Design Parameters is to provide a framework to assist developers and designers in understanding the development goals and objectives of the Unser/McMahon Village Center. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage and architecture that will create the visual image desired for the property.







DCSW ARCHITECTS

DESIGN COLLABORATIVE SOUTHWEST, INC.
320 Central Ave., SW, Albuquerque, NM 87102
505.843.7639 Fax 505.843.7682
Web Site: www.dcswarchitects.com
E-Mail: dcsw@dcswarchitects.com

CONSENSUS PLANNING

DCSW Inc. has consulted with Concensus Planning on this submittal and has authorization to reproduce the written material and images submitted for the McMahon/ Unser Village Center

Architect — Engineer

NOT FOR CONSTRUCTION

Village Center North
Unser / McMahon
Albuquerque, New Mexico

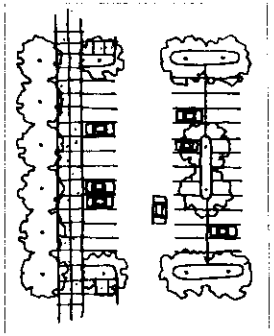
MARK	DATE	DESCRIPTION
		Amended Plan for Subdivision

PROJECT NO.
CAD FILE
DRAWN BY
CHECKED BY
DATE

SHEET TITLE
SITE PLAN FOR SUBDIVISION

A-101

sheet of sheets



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E-Mail dcsw@dcswarchitects.com

CONCENSUS PLANNING

DCSW Inc. has consulted with Concensus Planning on this submittal and has authorization to reproduce the written material and images submitted for the McMahon/ Unser Village Center

Architect Engineer

NOT FOR CONSTRUCTION

Village Center North

Unser / McMahon

Albuquerque, New Mexico

sheet of sheets

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.

May 23, 2001

Devin Cannady
DCSW Architects
320 Central SW/87102
Phone: 843-9639/Fax: 843-7819

Dear Devin:

Thank you for your inquiry of May 23, 2001 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at T11N R2E SEC2 SOUTH EAST CORNER OF UNSER AND MCMAHON NW zone map A-11.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningrnaform(11/5/98)

"ATTACHMENT A"

Devin Cannady, DCSW Architects
Zone Map A-11

HORIZON HILLS N.A. (R)
***Ric Nordgren**
10600 Sole Rosso Ct. NW/87114 792-2821 (h)
Julia M. Wilson
5705 Carmen Rd. NW/87114 899-4030 (h) 505-455-1300 (w)

SKIES WEST N.A. (R)
***William Davis**
10636 Capricorn Pl. NW/87114 890-1712 (h)
Joanne Webb
10724 Capricorn NW/87114 890-4654 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

Erin Walsh

From: Terry O. Brown [tobe@swcp.com]
Sent: Sunday, June 11, 2000 10:29 AM
To: James Merrill
Cc: Dave Dekker; Jackie Fishman; Jim Strozier
Subject: McMahon Blvd. / Unser Blvd. Access Study - ITE Trip Generation Rates

Jim,

Attached is a pdf file (McMahon_Unser_Trips.pdf) demonstrating the number of trips that I have calculated using the ITE Trip Generation Manaul (6th Edition - 1997). I have broken down the trip generation tables into each of the four quadrants of the intersection of McMahon Blvd. / Unser Blvd. The subtotals in the attached pdf file are subtotals for each quadrant. I have not made any adjustments to the trips to account for Pass-by Trips or Mixed-Use Trips.

Also, I am copying this e-mail message with the pdf attachment to Dave Dekker at DCSW and to Jackie Fishman and James Strozier at Consensus Planning for their review and confirmation of the land uses and building sizes that I have incorporated into the Trip Generation Calculations. I would request that they provide their input into the land use designations and sizes by June 16,2000. Also, I believe that it would be a good idea to distribute this to the property owners for their concurrence.

The land uses and building sizes utilized in the attached Trip Generation Table are consistent with the plansfor the northwest and northeast quadrants of the intersection furnished to me by Consensus Planning and with the plans for the southwest and southeast quadrants of the intersection furnished to me by Design Collaborative Southwest.I utilized the Option 1Plan of the Southwest Quadrantfurnished by DCSW. I will scan in the plans from DCSW later this week and e-mail them to you.

The only change that may be incurred is for the additional land which Amar is trying to purchase at the east end of the southeast quadrant. I think that is only about a 1/2 acre parcel. If it is a 1/2 acre parcel (or 21,800 S.F.) and the F.A.R. is 0.25, then the resulting increase in building square footage is about 5,400 S.F. I have not added in that additional square footage since I have not heard any report from Amar as to whether or not he has managed to purchase or make arrangements to purchase the additional property. We will need that information before we can complete the Trip Generation Table. The attached table should be very close, though. To provide a safety factor, we may want to go ahead and add in trips from a 5,000 S.F. or 6,000 S.F. Retail Commercial Development (from the SW Quadrant) in to the trips generated for the SE Quadrant.

Please contact me if you have questions.

Thanks,

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 (Voice)
(877) 694-1527 (FAX)
e-mail: tobe@swcp.com

McMahon Blvd. / Unser Blvd. Access Study

Trip Generation Data

COMMENT	USE (ITE CODE) / DESCRIPTION	Units	24 HR VOL GROSS	A. M. PEAK HR. ENTER	A. M. PEAK HR. EXIT	P. M. PEAK HR. ENTER	P. M. PEAK HR. EXIT
	Summary Sheet						
Northwest Quadrant							
NW Quadrant - Parcel A	Apartment, Post-1973 (220)	80.00	614	7	36	42	20
NW Quadrant - Parcel B	Apartment, Post-1973 (220)	83.00	632	7	37	43	21
NW Quadrant - Parcel C	General Office Building (710)	16.16	327	38	5	17	81
NW Quadrant - Parcel D	General Office Building (710)	20.43	392	46	6	17	85
NW Quadrant - Parcel E	Shopping Center (820)	31.36	3,234	49	31	140	152
NW Quadrant - Parcel F	General Office Building (710)	28.97	512	61	8	19	93
NW Quadrant - Parcel G	Shopping Center (820)	17.51	2,223	34	22	95	103
NW Quadrant - Parcel H	Shopping Center (820)	21.69	2,551	39	25	110	119
NW Quadrant - Parcel I	Shopping Center (820)	6.14	1,133	18	12	48	52
NW Quadrant - Parcel J	Shopping Center (820)	21.30	2,522	39	25	109	118
	Subtotal		**14,140**	**338**	**207**	**640**	**844**
Northeast Quadrant							
Parcel "A"	Shopping Center (820)	12.15	1,758	28	18	75	81
Parcel "B"	Shopping Center (820)	6.66	1,194	19	12	50	55
Parcel "C"	General Office Building (710)	18.30	360	42	6	17	83
Parcel "D"	Apartment, Post-1973 (220)	24.00	278	2	13	21	10
Parcel "E"	Apartment, Post-1973 (220)	108.00	781	9	48	52	25
Parcel "F"	Apartment, Post-1973 (220)	90.00	674	8	40	45	22
Parcel "G"	Apartment, Post-1973 (220)	90.00	674	8	40	45	22
	Subtotal		**5,719**	**116**	**177**	**305**	**298**

McMahon Blvd. / Unser Blvd. Access Study

Trip Generation Data

COMMENT	USE (ITE CODE) / DESCRIPTION	Units	24 HR VOL GROSS	A. M. PEAK HR. ENTER	A. M. PEAK HR. EXIT	P. M. PEAK HR. ENTER	P. M. PEAK HR. EXIT
	Summary Sheet						
Southwest Quadrant							
Retail Commercial	Shopping Center (820)	80.00	5,905	85	55	260	282
Supermarket	Supermarket (850)	55.00	6,133	132	84	303	291
Retail Commercial	Shopping Center (820)	11.25	1,673	27	17	71	77
Retail Commercial	Shopping Center (820)	14.00	1,925	30	19	82	89
Retail Commercial	Shopping Center (820)	6.00	1,117	18	12	47	51
Retail Commercial	Shopping Center (820)	6.00	1,117	18	12	47	51
Retail Commercial	Shopping Center (820)	6.00	1,117	18	12	47	51
Retail Commercial	Shopping Center (820)	5.00	993	16	10	42	45
Fast Food w/o Drive-Thru	Fast Food Restaurant w/o Drive-Thru Window (833)	4.00	2,864	105	70	53	51
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	3.00	1,488	76	73	52	48
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	4.00	1,984	102	98	70	64
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	3.00	1,488	76	73	52	48
High Turnover Sit-Down Restau	High Turnover (Sit-Down) Restaurant (832)	17.00	2,216	82	76	111	74
	Subtotal		**30,020**	**785**	**611**	**1,237**	**1,222**
Southeast Quadrant							
Supermarket	Supermarket (850)	57.00	6,356	140	89	313	301
Commercial Retail	Shopping Center (820)	14.40	1,961	31	20	84	91
High Turnover Sit-Down Restau	High Turnover (Sit-Down) Restaurant (832)	9.00	1,173	43	40	59	39
Video Rental Store	Video Rental Store (896)	6.30	59	1	1	35	41
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	3.30	1,637	84	81	57	53
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	4.25	2,109	108	104	74	68
	Subtotal		**13,295**	**407**	**335**	**622**	**593**

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

Date: June 18, 1999

OFFICIAL NOTIFICATION OF DECISION

Paradise North Partners LLC
c/o DCSW Architects
320 Central SW
Albuq. NM 87102

FILE: Z-99-79
LEGAL DESCRIPTION: for Tract 16A-1, Paradise North, located on McMahon Boulevard NW between Unser Boulevard and Golf Course Road, containing approximately 9.8 acres. (A-11) Russell Brito, Staff Planner

On June 17, 1999, the Environmental Planning Commission voted to deny Z-99-79, a zone map amendment request from R-1 to C-2 for Tract 16A-1, Paradise North, and;

On June 17, 1999, the Environmental Planning Commission voted to approve Z-99-79, a zone map amendment request from R-1 to SU-1 for C-1 Uses including grocery store with package liquor sales incidental to that use for Tract 16A-1, Paradise North, 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 approximately 10 acres of land located on the southeast corner of McMahon and Unser Boulevards. The subject site is in large measure located within the boundaries of the Village Center.

2. The subject site is located within a sensitive area. The SU-1 designation requires site development plan approval by the EPC prior to development which will ensure sensitive design treatment for this site, aimed at fullfilling the principles expressed in the West Side Strategic Plan.

3. This request for a zone map amendment conforms to the intent and applicable policies of the *West Side Strategic Plan* (*WSSP*). The applicant has applied for a zone map amendment that would allow uses that are appropriate within a Village Center .

4. Recent zone changes in the immediate vicinity constitute changed community conditions, consequently the request meets the requirements of Resolution 270-1980 for a zone change.

CONDITION:

1. The applicant shall submit a site development plan for subdivision for EPC approval within 6 months of this approval; upon request to the Planning Director, the period can be extended for an additional 6 months.

2. The site development plan for subdivision shall include design perimeters indicating how the site will be accessed be means other than the automobile.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **JULY 2, 1999** 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).

Sincerely,

Bob Parker

FOR Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Lynn Southard-Vargas, 4604 Benton NW/87114
Julia Wilson, 5705 Carmen NW/87114
Lawrence Guiney, 10751 Gemini Ct. NW, Albuq. NM 87114
William Davis, 10636 Capricorn, NW, Albuq. NM 87114

RESOLUTION

of the

URBAN TRANSPORTATION PLANNING POLICY BOARD

of the

BOARD OF DIRECTORS

of the

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS OF NEW MEXICO

(UTPPB R-2000-10)

CONCURRING WITH THE FINDINGS OF THE ENVIRONMENTAL ASSESSMENT AND RECOMMENDATIONS FOR PROPOSED IMPROVEMENTS TO ELLISON DRIVE, MCMAHON BOULEVARD, AND WESTSIDE BOULEVARD.

WHEREAS, the City of Albuquerque, in cooperation with the Federal Highway Administration and the New Mexico State Highway and Transportation Department, has proposed roadway, bicycle, pedestrian, and equestrian improvements to Westside Boulevard, McMahon Boulevard, and Ellison Drive; and,

WHEREAS, the proposed transportation improvements were developed with the assistance of a technical advisory group consisting of representatives from local, state, and federal agencies having an interest in the corridor; a focus group consisting of developers and major landowners with development interests in the corridor; and a neighborhood focus group consisting of the neighborhoods within the project study area; and,

WHEREAS, an environmental assessment was completed to evaluate the need for the proposed improvements and to assess the effects of the proposed improvements on the social, economic, cultural, and natural environment; and,

WHEREAS, the environmental assessment determined that the proposed improvements are needed to provide comprehensive transportation service within the study corridor, and that the adverse impacts that would result from the implementation of these improvements are outweighed by the overall benefit that will result to the users and community served by the proposed action; and,

WHEREAS, recommendations in the environmental assessment include establishment of an access management policy for Westside Boulevard; and

WHEREAS, generally, this access policy provides for full intersections along Westside Boulevard at approximate one-half mile intervals and "T" intersections and right-in/right-out driveways at approximate one-quarter mile intervals, except within the potential village center area of Unit 16 where more frequent access would be allowed provided that driveways are not located closer than approximately 400' from adjacent access points; and,

WHEREAS, the environmental assessment recommends establishment of an access policy for McMahon Boulevard that generally provides for full intersections along McMahon Boulevard spaced at approximately 1000' intervals and "T" intersections and right-in/right-out driveways allowed provided they are not closer than approximately 400' to adjacent intersections; and,

WHEREAS, the environmental assessment recommends that existing access policy for Unser Boulevard be amended to allow a full intersection on Unser Boulevard approximately 1,200' north of McMahon Boulevard, and two additional accesses on Unser Boulevard approximately 700 feet north and 700 feet south of the McMahon Boulevard/Unser Boulevard intersection; and

WHEREAS, the assessment further recommends that, until determined otherwise by the UTPPB, the latter two accesses will be classified as partial accesses that allow only for left-turns from Unser Boulevard and right-in and right-out turns from the adjacent parcels; and

WHEREAS, these additional access points to Unser Boulevard are consistent with the higher density, mixed-use development suggested for this area by the Westside Strategic Plan; and

WHEREAS, the environmental assessment was distributed for review and comment to local jurisdictions, and other federal, state, and local agencies having an interest in the proposal, and the general public; and

WHEREAS, public hearings were held to receive comments on the environmental assessment; and,

WHEREAS, compelling information that would alter the findings of the environmental assessment was not received from agencies, local officials, or the general public; and

WHEREAS, accordingly, the City of Albuquerque will request a Finding of No Significant Impact from the Federal Highway Administration and authorization to proceed with project implementation.

NOW THEREFORE BE IT RESOLVED by the Urban Transportation Planning Policy Board (UTPPB) of the Board of Directors of the Middle Rio Grande Council of Governments of New Mexico that:

1. The UTPPB concurs with the findings and recommendations of the Environmental Assessment dated March 2000 and the Summary of Environmental Documentation dated August 2000 for roadway, bicycle, pedestrian, and equestrian improvements to Westside Boulevard, McMahon Boulevard, and Ellison. Drive; and,

2. The Long Range Roadway System map for the Albuquerque Urban Area will be amended by changing the "location study corridor" designation of the Westside-McMahon corridor to "proposed alignment" designations for Westside Boulevard and McMahon Boulevard east of Rainbow Boulevard; and

3. The Long Range Roadway System map will also be amended by designating a collector street or major local, as determined by the City of Albuquerque engineer, along the boundary line of Bernalillo County and Sandoval County (or a suitable alternative location) generally between Golf Course Road and the alignment of Isabel Road (gas line easement alignment) where Isabel intersects with the county line; and,

4. An access management policy is established for Westside Boulevard as described in the environmental assessment; and,

5. An access management policy is established for McMahon Boulevard as described in the environmental assessment; and,

6. The existing access policy for Unser Boulevard is amended by allowing for a full intersection on Unser Boulevard approximately 1,200' north of McMahon Boulevard, and two additional accesses on Unser Boulevard approximately 700 feet north and 700 feet south of the McMahon Boulevard/Unser Boulevard intersection; and

7. Until determined otherwise by the UTPPB, these latter two accesses will be classified as partial accesses that allow only for left-turns from Unser Boulevard and right-in and right-out turns from the adjacent parcels.

PASSED, APPROVED, AND ADOPTED this 24th day of August, 2000 by the Urban Transportation Planning Policy Board of the Middle Rio Grande Council of Governments of New Mexico.

Ken Sanchez, Chairman
Urban Transportation Planning Policy Board

ATTEST:

Dennis R. Foltz
Executive Director/Secretary

EPC
ENVIRONMENTAL PLANNING COMMISSION
CITY OF ALBUQUERQUE

Agenda Number: 22
Case Number: Z-99-79
June 17, 1999

Staff Report

• *Agent*	DCSW Architects
• *Applicant*	Paradise North Partners, LLC
Request	**Zone Map Amendment**
• *Legal Description*	Tract 16A-1, Paradise North
• *Location*	on the southeast corner of McMahon Boulevard NW and Unser Boulevard
• *Size*	approximately 9.8 acres
• *Existing Zoning*	R-1
• *Proposed Zoning*	C-2

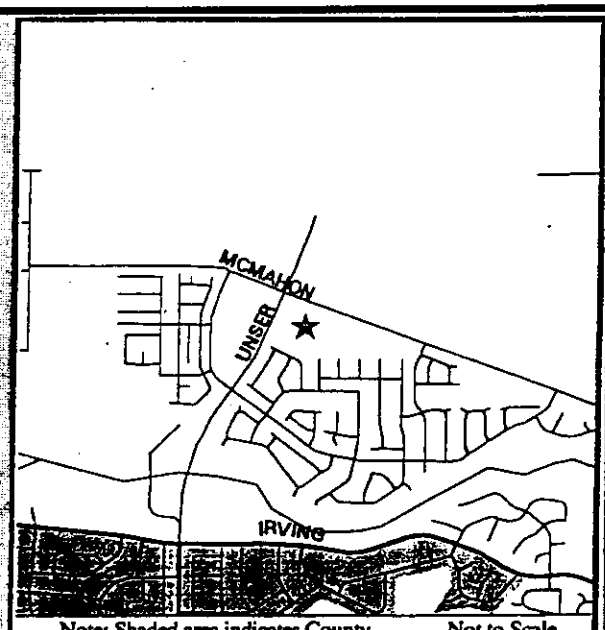
Staff Recommendation

DENIAL of Z-99-79, based on the findings on page 7.

Staff Planner
Russell Brito, Planner

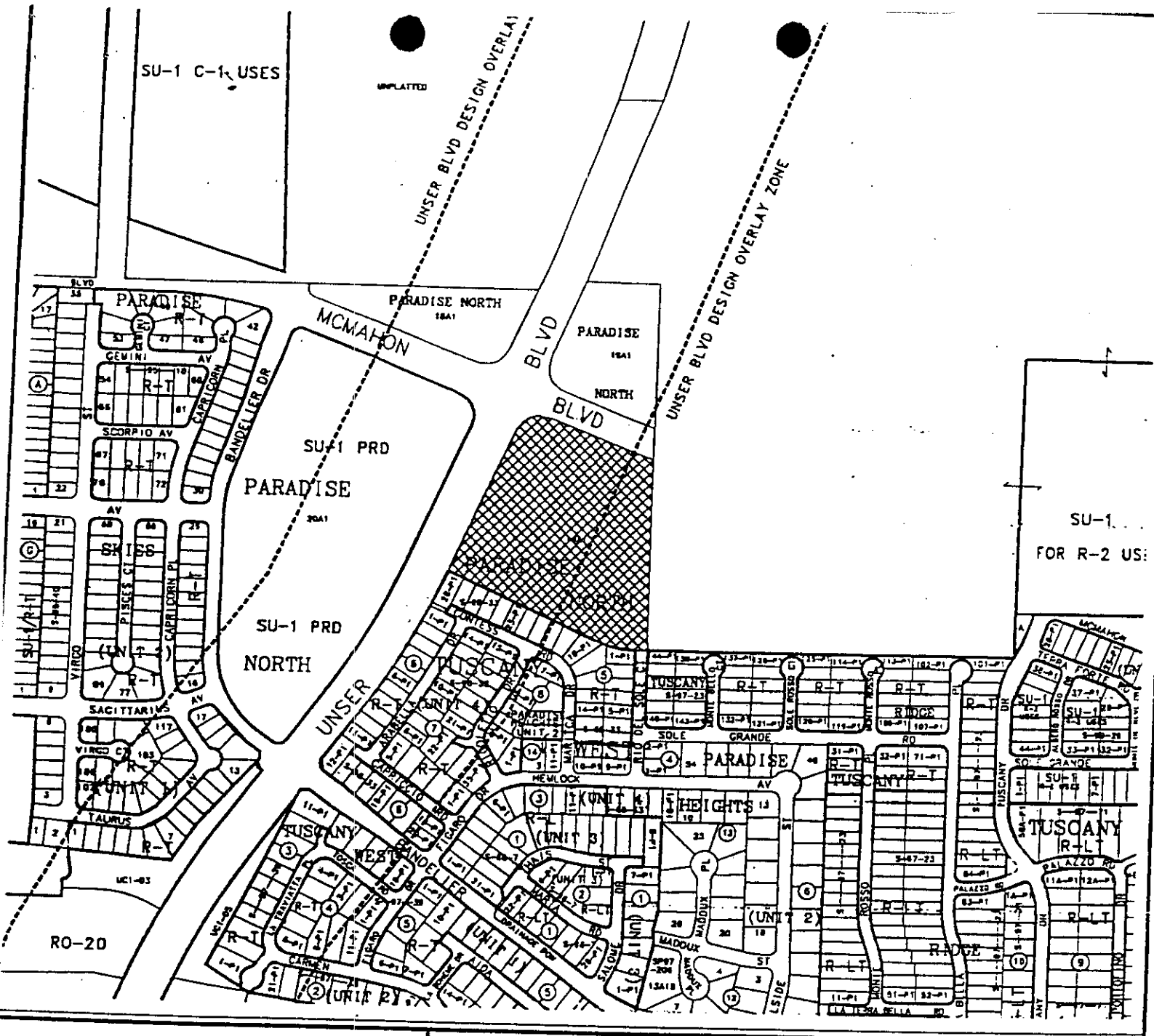
Summary of Analysis

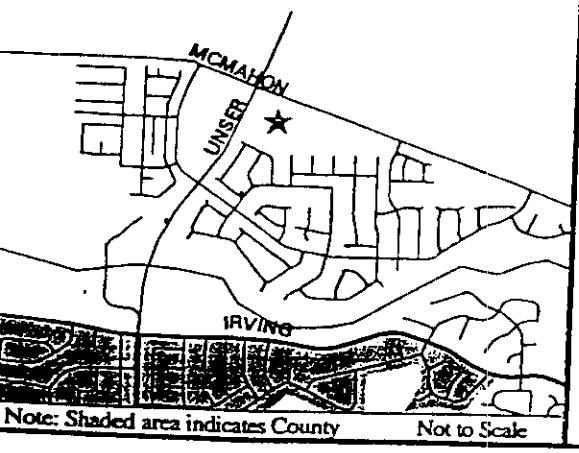
The requested zone map amendment is not supported by and is in conflict with the current, adopted *West Side Strategic Plan* and therefore also does not meet the policies and requirements of *Resolution 270-1980*, the City's policies for zone map change applications *(Section 1.C.)*. "Straight" C-2 zoning is requested despite the recent history of SU-1 for Mixed Use designations established in the surrounding area.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 7 May 1999 to 21 May 1999. Agency comments were used in the preparation of this report, and begin on page 9.





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

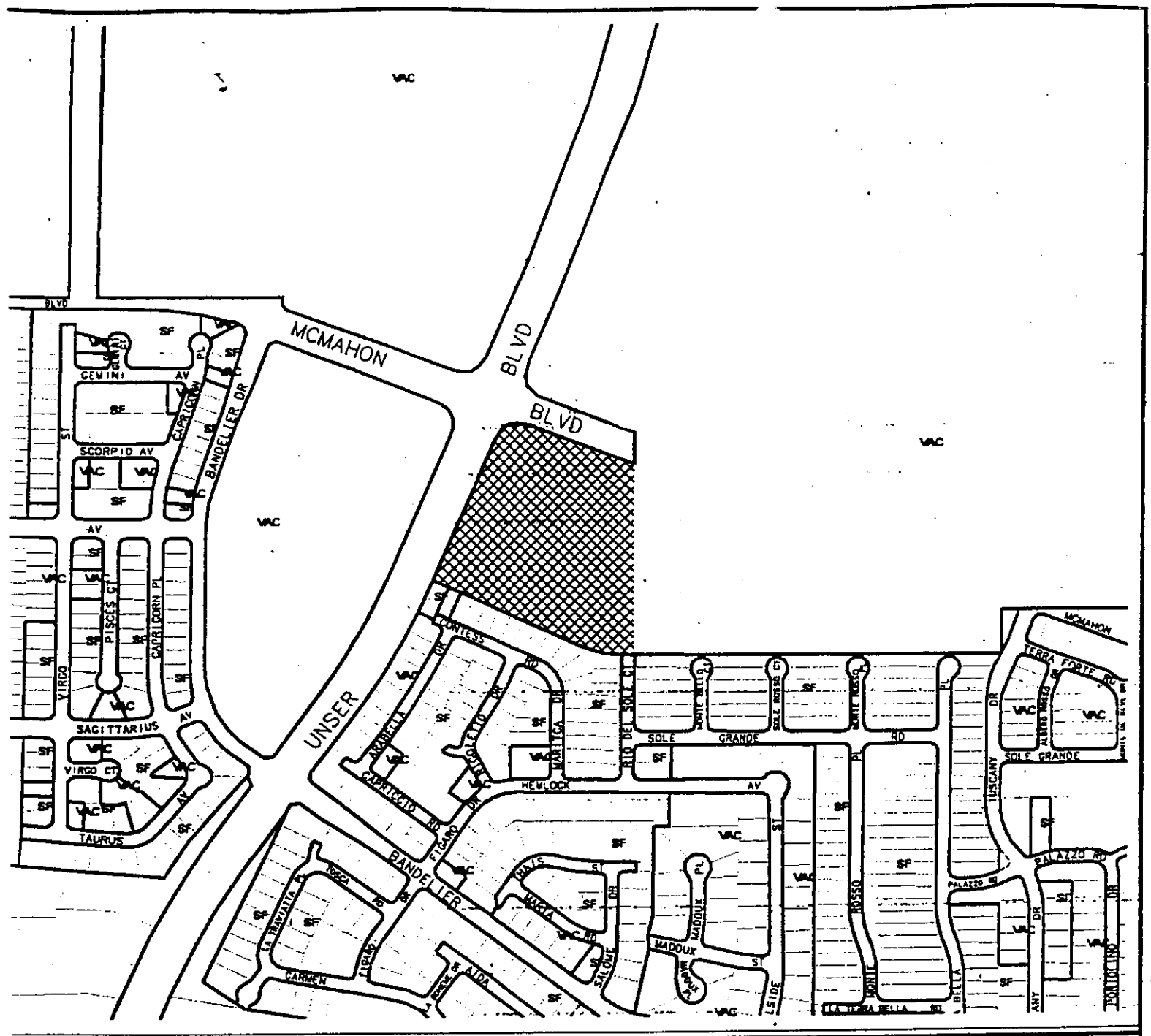
Scale 1" = 515'

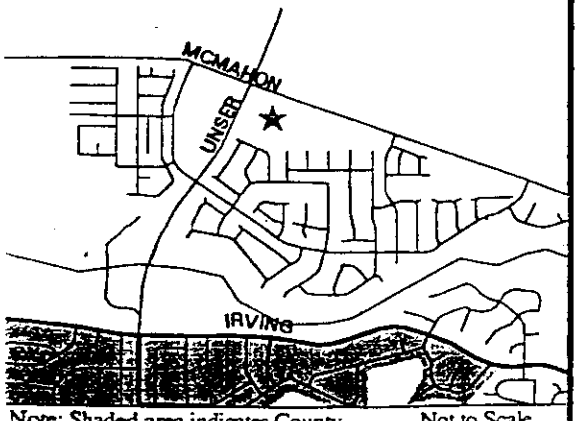
OTHER REF. NO.
Z-97-136

HEARING DATE
6-17-99

MAP NO.
A-11

FILE NO.
Z-99-79





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

AGIS

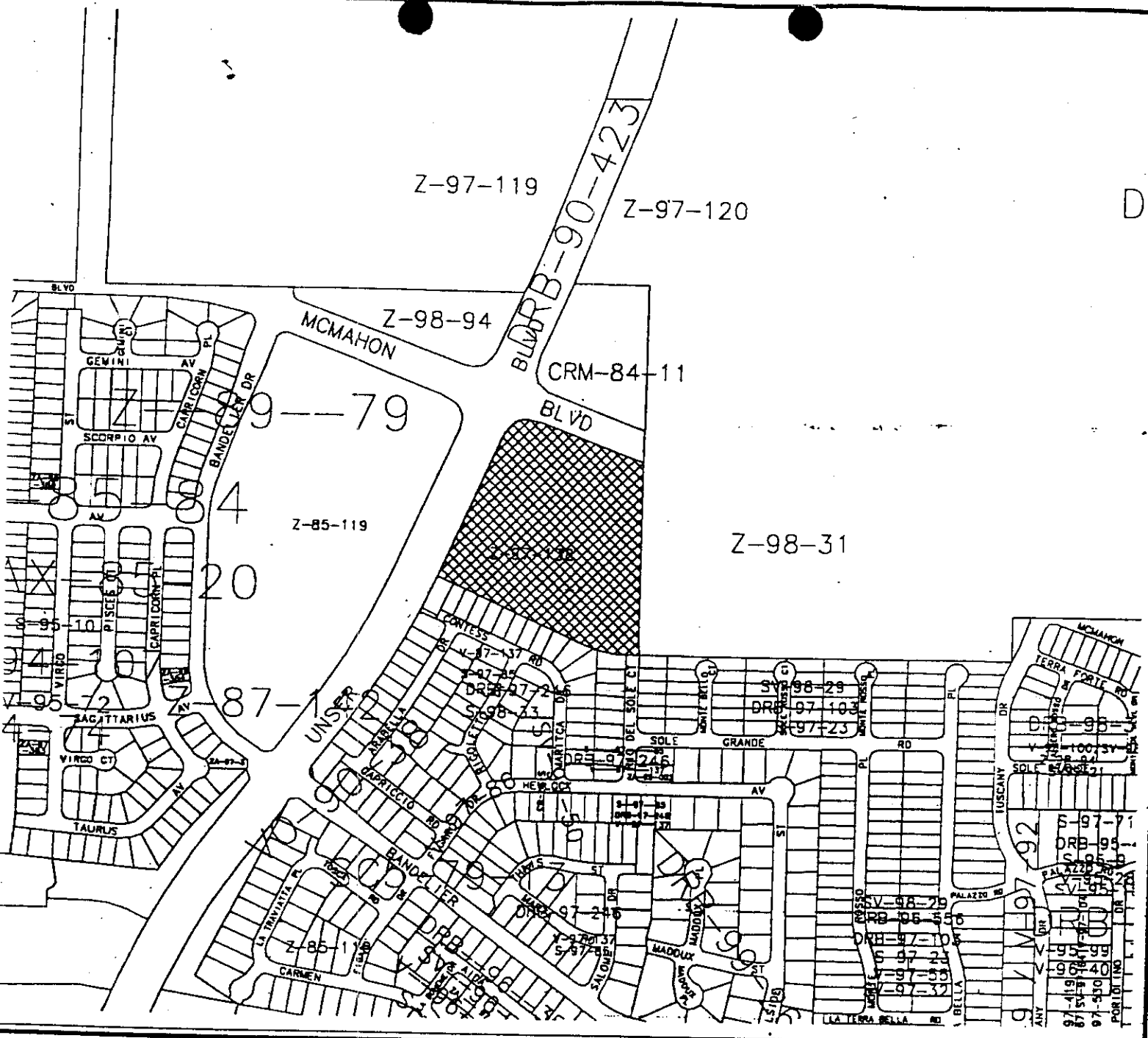
Scale 1"=515'

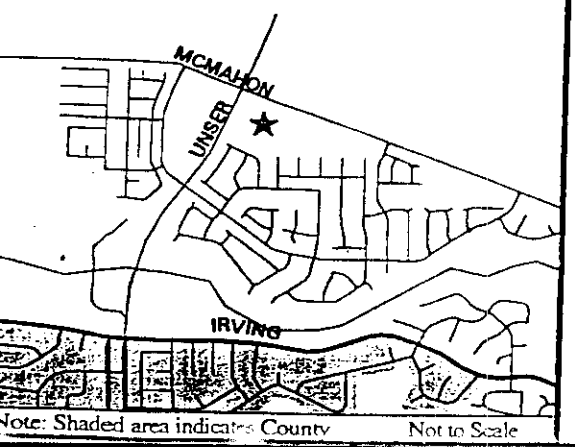
OTHER REF. NO.
Z-97-136

HEARING DATE
6-17-99

MAP NO.
A-11

FILE NO.
Z-99-79





Note: Shaded area indicates County Not to Scale

HISTORY MAP

AGIS

Scale 1" = 515'

OTHER REF. NO. Z-97-136
HEARING DATE 6-17-99
MAP NO. A-11
FILE NO. Z-99-79

Development Services Report

SUMMARY OF REQUEST

Request	Zone Map Amendment
Location	Tract 16A-1, Paradise North located on the southeast corner of McMahon Boulevard NW and Unser Boulevard

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	***Comprehensive Plan Area; Applicable Rank II & III Plans***	***Land Use***
Site	R-1	Established Urban; West Side Strategic Plan	undeveloped
North	SU-1 for Mixed Use	"	undeveloped
South	R-T	"	existing and developing single family residential
East	R-1	"	undeveloped
West	SU-1 for C-1 Uses	"	undeveloped

Background

This site was the subject of a previous zone map amendment request for C-1 zoning and at times SU-1 for Mixed Use Zoning. The request was withdrawn by the applicant at the September 17, 1998 EPC hearing (Z-97-138). No zone map amendment action was taken by the EPC and the current zoning remains R-1.

Adjacent sites to the north and west across Unser and McMahon Boulevards were rezoned SU-1 for C-1 Uses (Z-97-47), and SU-1 for Mixed Use (Commercial, Office, and Residential) (Z-97-119 and Z-97-120) in 1997 and on September 17, 1998 respectively.

The commercial and mixed use zoning categories were approved for those properties or portions of the properties within the *West Side Strategic Plan* designated Village Center at the intersection of McMahon and Unser Boulevards. The mixed use designation was modeled after the land use mix guidelines contained in the draft Community and Village Center

amendment to the *West Side Strategic Plan*. The mandated percentages of uses for those areas within the boundaries of the Village Center are as follows:

35% minimum Residential

35% maximum commercial

Office uses are also allowed on the balance of the property.

There are two proposed documents which will have an effect on the subject site in the near future. One is an amendment to the *West Side Strategic Plan* and the other is a Transportation and Land Use Policy for the Westside-McMahon Corridor.

Since the April 15, 1999 EPC hearing, the Planning Department's proposed amendment to the *West Side Strategic Plan* regarding design and development policies for Community and Village Centers was rescheduled to be heard by the EPC on 26 August 1999 (case number SPR-95-2-1). This amendment also proposes to change the boundaries of several Community and Village Core Areas and Adjacent Areas, including the McMahon/Unser Village Center boundaries.

Another proposed amendment to the *West Side Strategic Plan*, The Westside-McMahon Corridor Transportation and Land Use Policy, is scheduled to be heard on June 17, 1999. As with the Community and Village Center amendment, this Policy has direct consequences on the subject property. The content of this proposed Policy closely mirrors the expanded boundaries and design and development policies proposed by the Community and Village Centers amendment. If and when the EPC recommends the Policy to the City Council, it will take at least another two months for the City Council to act on it as there are no City Council meetings scheduled for July, 1999.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

Policy a The Established and Developing Urban Areas as shown by the Plan Map 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 h Higher density housing is most appropriate in the following situations:

- In designated urban centers.
- In areas with excellent access tot he major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

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

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

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

Policy k Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

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

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

West Side Strategic Plan

The *West Side Strategic Plan* was first adopted by the City Council in 1997. The *West Side Strategic Plan* generally encompasses properties between the Sandoval County line on the north, the Rio Puerco Escarpment o the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central; specific boundaries are shown on the Plan Boundary Map in the Plan. It includes applicable policies regarding land use in Village Centers *(Policy 1.9)* and the Seven Bar Ranch Community *(Policies 3.4 and 3.6)*.

Policy 1.9: The City of Albuquerque Planning Department and the Bernalillo County Planning Department shall prepare a West Side Plan for Community and Village Centers. This work shall elaborate on the initial designation of these Centers contained in the West Side Strategic Plan and focus on implementation. This work should be presented to the County Planning Commission and the City's Environmental Planning Commission for public hearing within twelve months of the adoption of the Plan. Village Plans for new

Planned Communities must be provided by the developer/owner according to the Planned Communities Criteria Guideline requirement.

Policy 3.4: Several villages will develop within the Seven Bar Ranch Community. These Villages shall each be served by a Village Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers shall be encouraged. The lowest density single family residential development shall not occur within Village Centers, but must have safe pedestrian and bicycle access to them.

Policy 3.6: Bernalillo County, the City of Albuquerque, the NMSHTD, and the City of Rio Rancho shall continue to work cooperatively with the MRGCOG to define the rights-of-way, acquire said rights-of-way immediately, and finish design for the completion of Westside Boulevard, McMahon, Universe, Rainbow, Unser, Golf Course, the Coors Bypass, and NM 528. These roads are all critical to serving a Regional Center and the growing population on both sides of the Bernalillo/Sandoval County line. Additional transit opportunities associated with these transportation facilities must be incorporated in any road design or right-of-way acquisition.

A village center has been identified at the intersection of Unser Boulevard and McMahon Boulevard. The subject site is only partially within the core area of the village center Potential uses for this core area include convenience retail and service, school, park, and community facilities. The *West Side Strategic Plan* states, "A convenience or specialty grocery store may be suitable for a village center, but most village centers will not have a grocery or a drug store." Pedestrian and bikeway linkages between nearby neighborhoods and village centers are critical to the successful functioning of village centers.

Resolution 270-1980 (Zone Change Policy)

This Resolution requires that one of three findings be made for a change of zone: that there was an error when the existing zone map pattern was created, or that changed neighborhood or community conditions justify the change, or that a different use category is more advantageous to the community. The applicant is required to justify the request.

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 Unser Boulevard as a Limited-Access Principal arterial.

The Long Range Roadway System designates McMahon Boulevard as a Principal Arterial.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from R-1 to C-2 zoning for approximately 10 acres of land located on the southeast corner of McMahon and Unser Boulevards. The subject site is located within the boundaries of the McMahon/Unser Village Center.

The subject site is located within a sensitive area and should have an SU-1 designation similar to the surrounding properties. A request for SU-1 zoning should be accompanied by a site development plan to ensure that the intent of the established zoning is fulfilled by any proposed development. It is unknown why the applicant has requested "straight" C-2 zoning when the surrounding zone changes to SU-1 categories were granted with the applicant's knowledge. C-2 zoning on the subject site would create a situation where development could occur without coordination with surrounding properties and without oversight by the EPC.

This request for a zone map amendment does not conform to the intent and applicable policies of the *West Side Strategic Plan* (*WSSP*). The applicant has applied for a zone map amendment that would allow uses in a Village Center appropriate only within a Community Center.

The requested zone map amendment for the subject site does not meet all of the requirements of *Resolution 270-1980*; the proposed zone map amendment is in significant conflict with elements of the *West Side Strategic Plan* by proposing zoning that would allow uses in a Village Center appropriate only within a Community Center.

The document "How to Create Village and Community Centers" is scheduled to be heard by the EPC on August 26, 1999 as a proposed amendment to the *West Side Strategic Plan*. This proposed amendment would create an expanded adjacent area while shrinking the core area of the McMahon/Unser Village Center. The expanded adjacent area would encompass most of the subject site except for its extreme northeastern corner. But, this document/amendment to the *WSSP* has yet to be heard by the EPC, let alone adopted by the City Council. A finalized document and adoption as an amendment to the *WSSP* is probably several months away.

There is currently a McMahon-Westside Corridor Policy document scheduled for the June 17, 1999 EPC hearing. The general land uses and land use configuration of the subject request mirrors that proposed by the unadopted Transportation and Land Use Guide.

Establishment of the same SU-1 for Mixed Use zoning as in cases Z-97-119 and Z-97-120 would be the preferred course of action for the subject site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Environmental Health Department is concerned about the progression of zone changes in the immediate area of the subject site. EHD Comments include:

> "No traffic, air quality or fiscal impact studies have been done for commercial developments in this area. These zone map amendment requests have been routinely processed despite overwhelming evidence that the transportation system is chronically underfunded, capacity is deficient and most signalized intersections experience unacceptable levels of delay causing excessive air pollution."

Conclusions

The requested zone map amendment is not supported by and is in conflict with the current, adopted *West Side Strategic Plan* and therefore also does not meet the policies and requirements of *Resolution 270-1980*, the City's policies for zone map change applications *(Section 1.C.)*. "Straight" C-2 zoning is requested despite the recent history of SU-1 for Mixed Use designations established in the surrounding area.

FINDINGS - Z-99-79 - June 17, 1999

1. This is a request for a zone map amendment from R-1 to C-2 zoning for approximately 10 acres of land located on the southeast corner of McMahon and Unser Boulevards. The subject site is located within the boundaries of the McMahon/Unser Village Center.

2. The subject site is located within a sensitive area and should have an SU-1 designation similar to the surrounding properties. A request for SU-1 zoning should be accompanied by a site development plan to ensure that the intent of the established zoning is fulfilled by any proposed development. C-2 zoning on the subject site would create a situation where development could occur without coordination with surrounding properties and without oversight by the EPC.

3. This request for a zone map amendment does not conform to the intent and applicable policies of the *West Side Strategic Plan* (*WSSP*). The applicant has applied for a zone map amendment that would allow uses in a Village Center appropriate only within a Community Center.

4. The requested zone map amendment for the subject site does not meet all of the requirements of *Resolution 270-1980* (Section 1.C): the proposed zone map amendment is in significant conflict with elements of the *West Side Strategic Plan*.

RECOMMENDATION - June 17, 1999

DENIAL of Z-99-79, a zone map amendment request from R-1 to C-2 for Tract 16A-1, Paradise North, based on the preceding Findings.

Russell Brito

Russell Brito
Planner

RB/ac

cc: Paradise North Partners LLC, c/o DCSW Architects, 320 Central SW, Albuq. NM 87102
Lynn Southard-Vargas, 4604 Benton NW/87114

Julia Wilson, 5705 Carmen NW/87114
Lawrence Guiney, 10751 Gemini Ct. NW, Albuq. NM 87114
William Davis, 10636 Capricorn, NW, Albuq. NM 87114

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

"No adverse comment."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

FINDINGS of approval for the proposed zone change should include:

- The zone change request should be coordinated with -

  ... The on-going West Side Village and Community Centers Implementation Plan and Design Guidelines;

  ... The on-going Westside / McMahon Corridor Study for land use, access, and intersection design recommendations.; and

  ... other related plans and studies.

- The gas line easement should be modified to include provisions for sidewalk / bikeway uses.

- A **Traffic Impact Study** with mitigation improvements will be required prior to the submittal of any proposals for subdivision or building purposes.

- Any development will **require construction and/or immediate improvement of the existing major street deficiencies by the developer.** This includes:

  ... dedication and / or acquisition of needed rights-of-way;

  ... construction of permanent and interim facilities which connect to existing major streets in the area, i.e., Coors Boulevard, Alameda Boulevard, or Paseo del Norte;

  ... The improvements include additional lanes, new roadways, and major intersection capacity improvements.

  ... The improvements must be provided between the subdivision and the major streets to minimize existing street network deficiencies.

- Dedication of right-of-way and construction of McMahon Boulevard, with permanent and temporary pavement of 30 feet in width, with 6 feet for required Bike lane as per Westside Strategic Plan; median curbing, curb & gutter, and 6 foot sidewalk with handicapped features.

Transportation Planning:

FINDING:

This property is at a proposed "village center" site. The indication of the studies moving forward for the McMahon Corridor is that this site should have primarily C-1 uses, not all C-2. This office recommends SU-1 for C-1.

Utility Development:

See prior comments Z-97-136.

Hydrology Division:

The Hydrology Section has no objection to the zone map amendment request.

Traffic Engineering Operations:

This project needs to complete the McMahon/Unser intersection, including signalization.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No traffic, air quality or fiscal impact studies have been done for commercial developments in this area. These zone map amendment requests have been routinely processed despite overwhelming evidence that the transportation system is chronically underfunded, capacity is deficient and most signalized intersections experience unacceptable levels of delay causing excessive air pollution.

This request should be deferred until the required traffic and air quality impact studies have been completed.

Environmental Services Division

NEIGHBORHOOD SERVICES

"Horizon Hills and Skies West (both recognized neighborhood associations) were notified."

PARKS AND GENERAL SERVICES

Design & Development

"The Trails and Bikeways Facility Plan designates Rio Bravo as a primary trail in this area. Please contact Diane Scena, Trails Coordinator, at 768-3861 for further information."

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

A review of this case indicates the following problems or crimes may occur, or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

* burglaries
* robbery
* assault
* commercial burglary
* rape

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"No adverse comment."

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

MMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

"No adverse comment."

ALBUQUERQUE PUBLIC SCHOOLS

"No adverse comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"The proposed zone change is within the McMahon Location Study Corridor. The developer should coordinate with the City of Albuquerque Public Works Department."

CITY OF Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form		Supplemental form
ZONING	Z	**SITE DEVELOPMENT PLAN**	P
X Map Amendment		___ for subdivision purposes	
___ Annexation/Establishmt. Of Zoning		___ for Building Permit	
___ Sector Plan		___ Plan Amendment	
___ Text Amendment		___ Administrative Amendment	
___ Special Exception	E	**APPEAL**	A
		___ Planning Director, Zoning Enforcement Officer, Zoning Hearing Examiner, DRB, EPC, Zoning Board of Appeals, LUCC	
SUBDIVISION	S		
___ DRB Major & Minor			
___ Variance (Non-Zoning)	V		
___ Vacation (Public & Private)			

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: PARADISE NORTH PARTNERS LLC PHONE: 883-1114
ADDRESS: C/O DCSW ARCHITECTS / 320 CENTRAL S.W FAX:
CITY: ALBQ. STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNERS
AGENT (if any): DCSW ARCHITECTS PHONE:
ADDRESS: 320 CENTRAL S.W. FAX:
CITY: ALBQ. STATE NM ZIP 87102 E-MAIL:

SITE INFORMATION:

Request Description: ZONE CHANGE

Current Zoning: R-1 Proposed Zoning: C-2 Zone Atlas Page: A-11-Z
Lot or Tract No. TRACT 16A-1 Block / MRGCD Map No.
Subdiv. / Addn. PARADISE NORTH
UPC No. N/A (PER ZONING DEPT, 4/20/99 Total area of site (acres): 9.8
Number of Lots Existing: 1 Number Proposed: 1
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: MC MAHON
Between: UNSER N.W. and GOLF COURSE N.W.

SIGNATURE [signature] Date 4-29-99
(Print) MARC SCHIFF ___ Applicant X Agent

SUPPLEMENT INFORMATION
(A). List Cross Reference to Environmental Planning Commission Case (Z-) if applicable:
(B). List Cross Reference to Development Review Board Cases (DRB-) if applicable:
(C). List any Variance Granted (ZA-) if applicable Case No.: ___ City ___ County

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
___	Z-97-136	$	___-___-___	
___	Z-99-71	$530.00	6-17-99	
___	___-___-___	$	___-___-___	
___	___-___-___	$	___-___-___	
___	___-___-___	$	___-___-___	

Total fees $530.00

Application and fees accepted by, WALTER GEB Date: 6-17-99

Rev. October 29, 1997

CITY OF ALBUQUERQUE

COPY

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

APPLICANT: PARADISE NORTH PARTNERS Date of request: 4/29/99 Zone atlas page(s): A-11-Z

CURRENT:

Zoning R-1

Parcel Size (acres / sq.ft.) 9.8778

Legal Description -
Lot or Tract # 16A-1 Block #
Subdivision Name PARADISE NORTH

REQUESTED CITY ACTION(S):

Annexation [ ] Sector Plan [ ]
Comp. Plan Amendment [ ] Zone Change [X] Conditional Use [ ]

Site Development Plan:
a) Subdivision [ ]
b) Build'g Purposes [ ]
c) Amendment [ ]

Building Permit [ ]
Access Permit [ ]
Other [ ]

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: [1]

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

Proposed Zoning is SU1 for CL *

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

Applicant or Representative [signature] Date 4/29/99
(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: TIS must coordinated with the other components of the Unser/McMahon Village Center. Develop is not anticipated to occur within 3

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 4/29/99
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: The Air Quality Division ~~should~~ requests that the AQIA be submitted prior to zone change approval.

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.**

Daniel J. Warren 4/29/99
ENVIRONMENTAL HEALTH DATE

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

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

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

* Required in [illegible]

April 30, 1999

City of Albuquerque
Planning and Zoning Department

Dear Mr. Walter Gelh,

This letter will authorize Marc Schiff and DCSW Architects to act as agent for Tract 16-A-1 of Paradise North Subdivision in the matter of Z-99-71.

Sincerely,

Amar Tesh, Member
Owner
Paradise LLC.

DCSW

DESIGN COLLABORATIVE SOUTHWEST, INC.

Marc E Schiff AIA
Principal
Architect / Interior Designer

J. David Dekker AIA
Principal / Architect

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

Del L. Dixon
Principal / Architect

Richard Braun AIA
Principal / Architect

April 30, 1999

Z-99-~~71~~ 79

Reason For Request: Tract 16-A-1 Paradise North Subdivision

- This 9.8 acre site is located in a village center zone, as identified in the West Side Strategic Plan. Several properties surrounding this site have been re-zoned from R-1 in the past two years to meet commercial requirements of the West Side Strategic Plan.
- Further, the Macmahon Road Study is currently under design by the City of Albuquerque, which will address alignment, access and capacity requirements of future Macmahon Road.
- Consequently, this R-1 site meets the requirements of resolution 270-1980 in that it currently does not now meet the commercial zoning of the village center core designation. This request is for SU-1 for C-2 uses, and will be compatible with adjacent commercial zoning.

Marc E. Schiff, AIA
DCSW Architect, Inc.

Albuquerque
320 Central Ave. SW
Albuquerque, NM 87102
505.843.9639
Fax 505.843.9682

Santa Fe
128 Grant Ave., Suite 217
Santa Fe, NM 87501
505.982.7191
Fax 505.982.0549

Dallas
2917 Elm St., Suite A
Dallas, TX 75226
214.748.3081
Fax 214.748.3283

Web Site
www.dcswarchitects.com
E Mail
sw@dcswarchitects.com

City of Albuquerque

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

Date: April 29, 1999

TO CONTACT NAME: Marc E. Schiff AIA

COMPANY/AGENCY: DCSW Architects

ADDRESS/ZIP/PHONE: 320 Central Ave. SW 87102 / 843-9639

Thank you for inquiry of 4-29-99 (date) requesting the names of the Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 16-A-1, Paradise North Subdivision

zone map page(s): A-11.

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

Horizon Hills NA
Neighborhood Association
Contacts: Lynn Southard-Vargas
4604 Benton NW / 87114
898-2952 (h)
Julia Wilson
5705 Carmen NW / 87114
899-4030 (h)

Skies West NA
Neighborhood Association
Contacts: Lawrence Guiney
10751 Gemini Ct. NW / 87114
890-0832 (h) 821-1234 (w)
William Q. Davis
10636 Capricorn Pl. NW / 87114
890-1712 (h) 884-1177 (w)

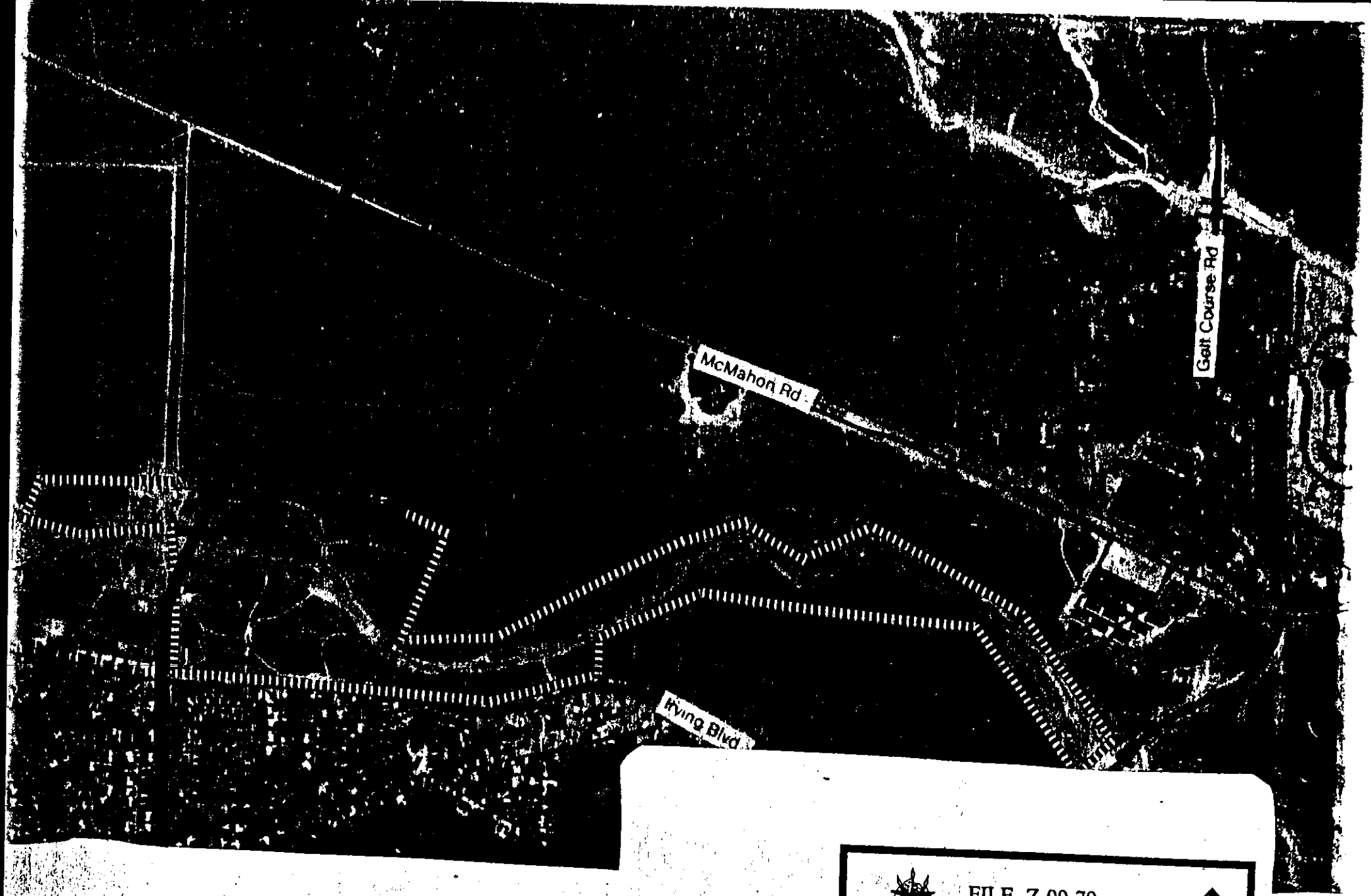
See reverse side for additional Neighborhood Association Information: Yes [ ] No [X]

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 Garcia
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

planningrnaform (11/5/98)



FILE- Z-99-79
MAP- A-11
HEARING 6-17-99

N

NEIGHBORHOOD NOTIFICATION
ADDENDUM TO APPLICATION

This certifies that I, MARC SCHIFF have notified via certified mail, return receipt request, two representatives of the following Recognized Office of Neighborhood Associations, as furnished by the Neighborhood Coordination Office regarding our application for:

_____ ZONE MAP AMENDMENT
_____ SITE DEVELOPMENT PLAN APPROVAL OR AMENDMENT
_____ ANNEXATION
_____ MAJOR SUBDIVISION
_____ VACATION OF PUBLIC RIGHT-OF-WAY OR EASEMENT
_____ PRIVATE SECTOR DEVELOPMENT PLAN
_____ OTHER: _____

For property located at S.E. CORNER UNSER & MCMATHEWS
(legal description)

HORIZON HILLS NA (Neighborhood Association)	LYNN SOUTHARD-VARGAS (Representative) 4604 BENTON N.W. 87114 (Address) 505 898 4030 (Phone)
SKIES WEST NA (Neighborhood Association)	LAWRENCE GUINEY (Representative) 10751 GEMINI CT. N.W. (Address) 505-890-0832 (Phone)
_____ (Neighborhood Association)	_____ (Representative) _____ (Address) _____ (Phone)
_____ (Neighborhood Association)	_____ (Representative) _____ (Address) _____ (Phone)

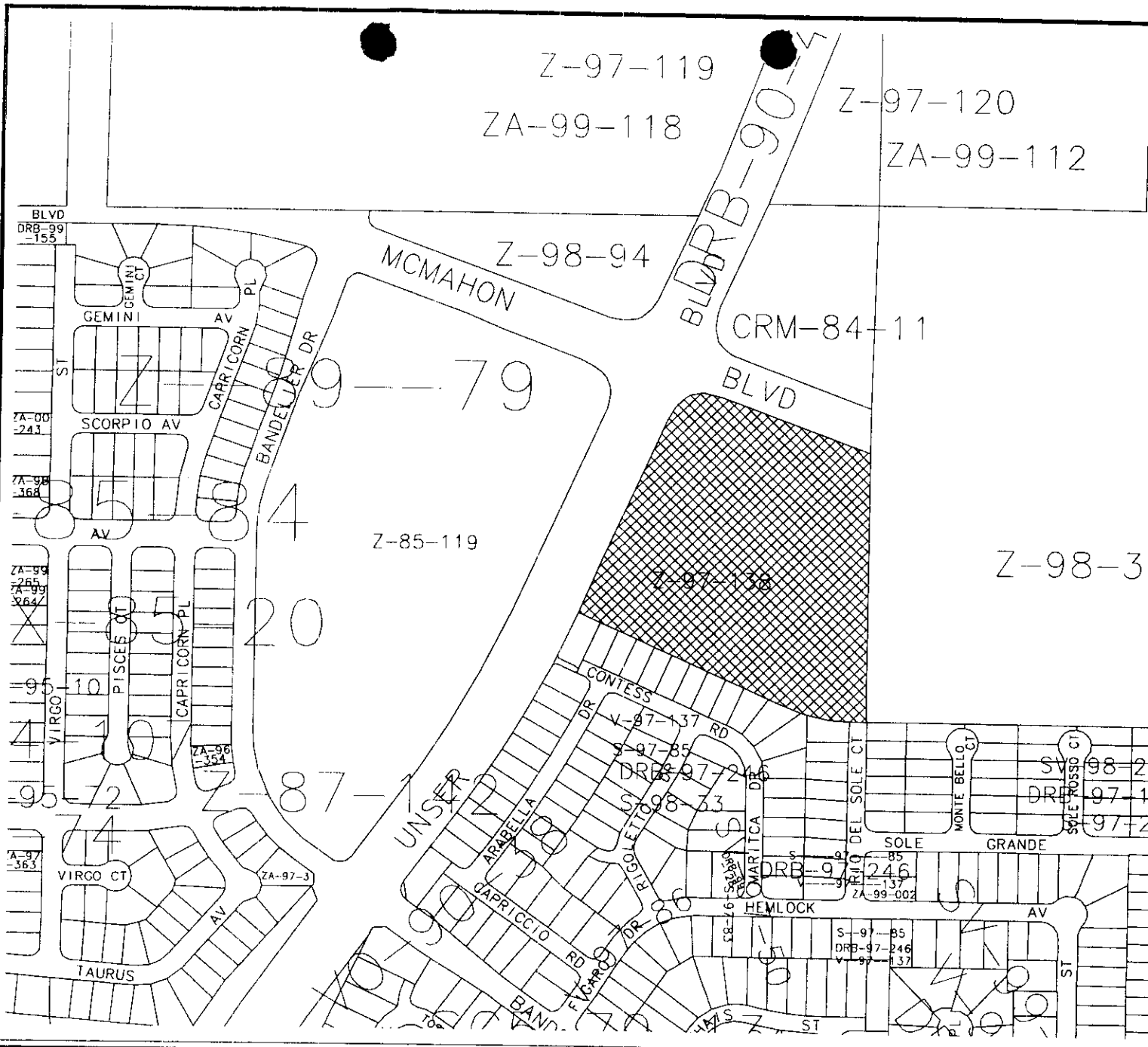
Certified by [signature] (Owner/Agent) For PARADISE N. PARTNERS LLC (Owner)

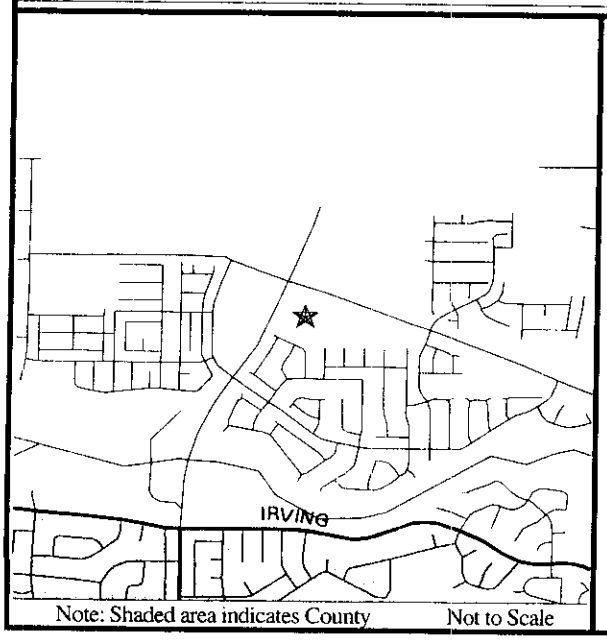
Printed name of person signing MARC SCHIFF Phone # 843-9639 Date 4/29/99

*The Neighborhood Coordination Office is located on the basement of the Plaza Del Sol Building, # 924-3914.

REV 10/98

CASE # Z-99-71





Note: Shaded area indicates County Not to Scale

HISTORY MAP

AGIS

Scale 1" = 367 '

PROJECT NO.
1001279

HEARING DATE
7/19/01

MAP NO.
A-11

APPLICATION NO.
01110-00000-00751
01128-00000-00752

City of Albuquerque

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

Date: June 26, 2003

TO CONTACT NAME: Cliff Spirock
COMPANY/AGENCY: Community Sciences Corporation
ADDRESS/ZIP: PO Box 1328 Corrales NM 87048
PHONE/FAX #: 897-0000 / 898-5195

Thank you for your inquiry of 6-26-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Dineland Development Tract F

zone map page(s) A-11

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

Neighborhood Association
Houston Hills
Contacts: Julia M Wilson
6705 Carmen Rd NW
899-4030 (h) 87114
Jolinda J. Balmer
10590 Vista Bella A NW
898-9076 (h) 87114

Neighborhood Association
Contacts:

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

Sincerely,

Dalana K Camora
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

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.**

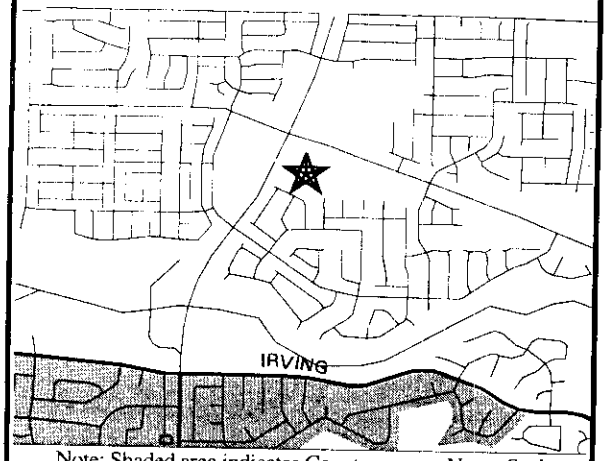
Accompanying Material

___ 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.)

ZONING MAP



Note: Shaded area indicates County

Not to Scale

AGIS

Scale 1" = 489

PROJECT NO
1001279

HEARING DATE
9-18-03

MAP NO.
A-11

ADDITIONAL CASE NUMBER(S)
03EPC-01155

MARK PARDO GONZALES PROPERTY

ILLUSTRATIVE LANDSCAPE PLAN

PARADISE NORTH, 18-A-1
SITUATE WITHIN SE 1/4 OF THE NE 1/4
PROJECTED SECTION 2, T11N, R2E, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,
NEW MEXICO

JULY, 2003

LANDSCAPING GUIDELINES

THE OVERALL LANDSCAPE CONCEPT WILL UNIFY THE SITE INTO A SERIES OF OUTDOOR PLACES WHERE PEOPLE CAN LIVE, WORK, AND RELAX. LANDSCAPING INCLUDES AN UNDERSTANDING OF THE RELATIONSHIP OF THE SITE LOCALE, EXISTING SITE CONDITIONS, THE DESIRED USES, AND THE LOCAL POLICIES GOVERNING BUILDING AND LANDSCAPE. GUIDELINES ARE USED AS A SUPPLEMENT TO THE CITY REQUIREMENTS FOUND IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, THE POLLEN ORDINANCE, AND THE OTHER LANDSCAPE REGULATIONS INCLUDED IN THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE

LANDSCAPE ELEMENTS SHALL BE USED TO REINFORCE THE STREETSCAPE

A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE DESIGNED AS PART OF THE LANSCAPING FOR EACH PROJECT. THE SYSTEM SHALL BE DESIGNED TO AVOID OVERSPRAYING WALKS, BUILDINGS, FENCES, ETC

SITE AMENITIES, SUCH AS STREET FURNITURE, LIGHTING, BOLLARDS, AND GRAPHIC PYLONS, SHALL BE PART OF THE PLAN AND SHALL BE COMPATIBLE WITH THE ARCHITECTURAL AND LANDSCAPE TREATMENT OF THE PROJECT

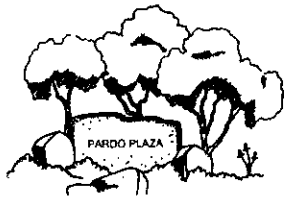
LANDSCAPE DESIGN ALONG THE RIGHT OF WAY SHALL BE CONSISTENT THROUGHOUT THE DEVELOPMENT

LANDSCAPE PLANS MUST COMPLY WITH THE CITY OF ALBUQUERQUE'S WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE

LANDSCAPING AT THIS SITE WILL INCORPORATE THE STANDARDS FOUND IN THE UNSER/MOHAWK VILLAGE CENTER NORTH PLAN, WHERE APPLICABLE

LIVE PLANT MATERIALS SHALL COVER A MINIMUM OF 75 PERCENT OF ALL LANDSCAPED AREAS

GRAVEL, COLORED ROCK, BARK AND SIMILAR MATERIALS ARE ACCEPTABLE AS A TOP DRESSING FOR LANDSCAPE AREAS; HOWEVER, THEY ARE NOT TO BE CONSIDERED A FOCAL LANDSCAPE ELEMENT

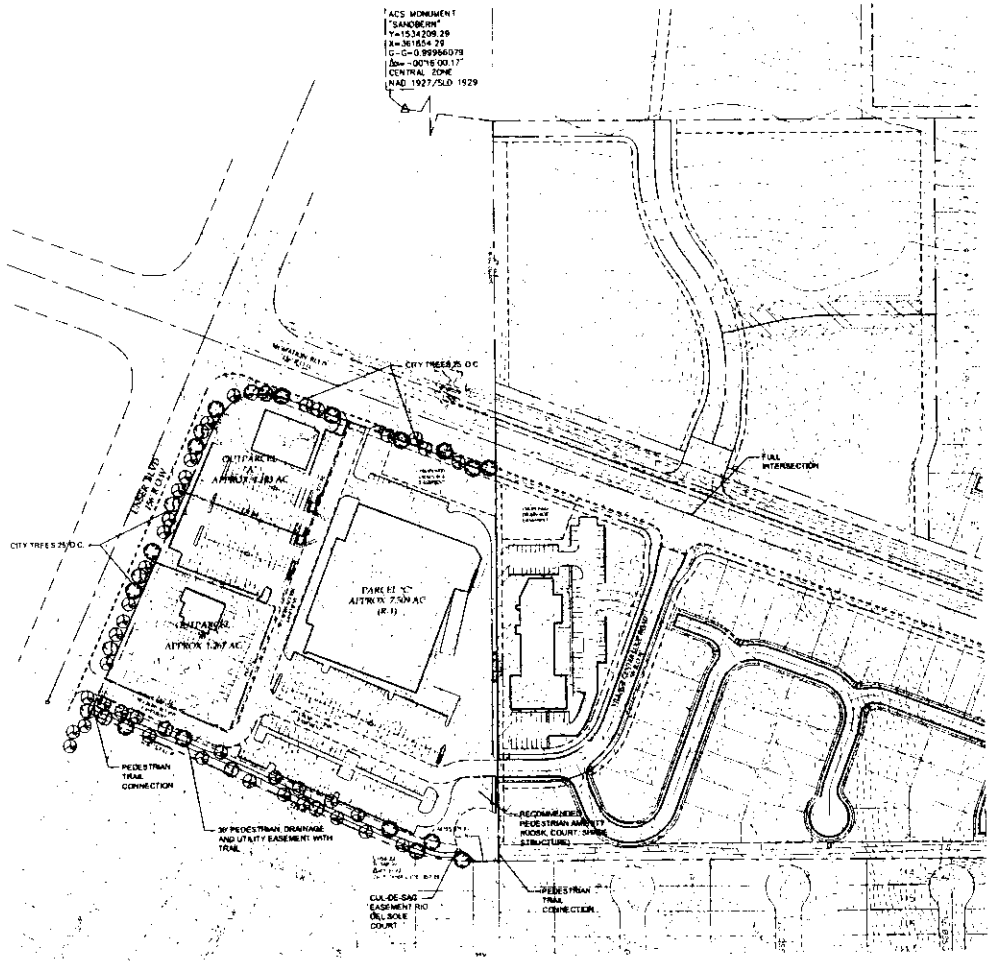


ENTRANCE SIGNAGE AND LANDSCAPE

CONCEPTUAL MOHAWK CROSS-SECTION

DECIDUOUS TREES SURROUNDING MULTI-FAMILY UNITS, 6' MEANDERING SIDEWALK, 8' BUFFER, CURB & GUTTER, 6' MARKED BICYCLE LANE WITH 2 TRAFFIC LANES, MARKED PARKING LANE, 3 LANES FOR TRAFFIC WITH 6' BICYCLE LANE, CURB & GUTTER, 6' BUFFER, 10' MEANDERING TRAIL WITH ACCESS TO RESIDENTIAL AND COMMERCIAL PROPERTIES, STREET TREES ALONG MOHAWK BY CITY OPTION.

PATIO/COURTYARD WITHIN COMMERCIAL AREA



THE FOLLOWING PLANT PALETTE SHOULD BE CONSIDERED AS A GUIDE FOR THIS PROJECT. HOWEVER, CITY ORDINANCES SHALL APPLY IF CONFLICTS EXIST WITH THESE RECOMENDED LANDSCAPING MATERIALS

LARGE DECIDUOUS TREES

SCIENTIFIC NAME	COMMON NAME
FRAXINUS VELUTINA	"RIO GRANDE/FAN TEX", "MODESTO" ASH
GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST
PISTACHIA CHINENSIS	CHINESE PISTACHE
ROBINIA X AMBIGUA	IDAHO", "PURPLE ROBE" LOCUST

SMALL DECIDUOUS TREES

SCIENTIFIC NAME	COMMON NAME
ALBIZIA JULIBRISSIN ROSEA	MIMOSA
CHILOPSIS X CATALPA	CHITALPA
CHILOPSIS LINEARIS	DESERT WILLOW
FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE
VITUS AGNUS-CASTUS	CHASTE TREE

EVERGREEN TREES

SCIENTIFIC NAME	COMMON NAME
CERCOCARPUS LEDIFOLIUS	CURLLEAF MOUNTAIN MAHOGANY
PINUS EDULIS	PINON PINE
PINUS NIGRA	AUSTRIAN PINE

DECIDUOUS SHRUBS

SCIENTIFIC NAME	COMMON NAME
AMORPHA FRUTICOSA	FALSE INDIGO
BERBERIS THUNBERGII	JAPANESE BARBERRY
BUDDLEIA DAVIDII "NANO"	DWARF BUTTERFLYBUSH
CAESALPINIA GILLIESII	BIRD OF PARADISE
CHRYSOTHAMNUS NAUSEOSUS	CHAMISA
POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL
ROSA WOODSII	WOODS ROSE

EVERGREEN SHRUBS

SCIENTIFIC NAME	COMMON NAME
ARTEMISIA FILIFOLIA	THREADLEAF OR SAND SAGE
COTONEASTER SPP	COTONEASTER SPECIES
COWANIA MEXICANA	CLIFFROSE
DASYLIRION WHEELERI	BOTCL
EUROTIA LANATA	WINTERFAT
FALLUGIA PARADOXA	APACHE PLUME
HESPERALOE PARVIFLORA	RED YUCCA
NOLINA SPP	BEARGRASS SPECIES

GROUND COVERS

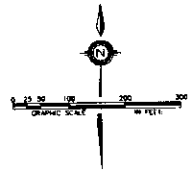
SCIENTIFIC NAME	COMMON NAME
ARTEMISIA FRIGIDA	FRINGED SAGE
COTONEASTER DAMMERI	BEARBERRY COTONEASTER
OENOTHERA SPP	EVENING PRIMROSE SPECIES

VINES

SCIENTIFIC NAME	COMMON NAME
LONICERA JAPONICA SPP	HONEYSUCKLE SPECIES
POLYGONUM AUBERTII	SILVER LACEVINE

GRASSES

SCIENTIFIC NAME	COMMON NAME
BOUTELOUA GRACILIS	BLUE GRAMA
BUCHLOE DACTYLOIDES	BUFFALOGRASS
FESTUCA ELATIOR	TURF TALL FESCUE
PENNISETUM SETACEUM	FOUNTAIN GRASS VARIETIES



MARK PARDO GONZALES PROPERTY

LANDSCAPE PLAN

DATE	7/11/2003
SCALE	As Shown
DESIGN	J.T.S.
DRAWN	C.S.C.
JOB NO.	633-02

community sciences corporation

LAS CRUCES P.O. Box 1336 | ROSWELL CARRIZOZO, N.M. 87301 | RUIDOSO

SHEET 3 / 3

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.

May 23, 2001

Devin Cannady
DCSW Architects
320 Central SW/87102
Phone: 843-9639/Fax: 843-7819

Dear Devin:

Thank you for your inquiry of May 23, 2001 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at T11N R2E SEC2 SOUTH EAST CORNER OF UNSER AND MCMAHON NW zone map A-11.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningrnaform(11/5/98)

"ATTACHMENT A"

Devin Cannady, DCSW Architects
Zone Map A-11

HORIZON HILLS N.A. (R)
***Ric Nordgren**
10600 Sole Rosso Ct. NW/87114 792-2821 (h)
Julia M. Wilson
5705 Carmen Rd. NW/87114 899-4030 (h) 505-455-1300 (w)

SKIES WEST N.A. (R)
***William Davis**
10636 Capricorn Pl. NW/87114 890-1712 (h)
Joanne Webb
10724 Capricorn NW/87114 890-4654 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

Erin Walsh

From: Terry O. Brown [tobe@swcp.com]
Sent: Sunday, June 11, 2000 10:29 AM
To: James Merrill
Cc: Dave Dekker; Jackie Fishman; Jim Strozier
Subject: McMahon Blvd. / Unser Blvd. Access Study - ITE Trip Generation Rates

Jim,

Attached is a pdf file (McMahon_Unser_Trips.pdf) demonstrating the number of trips that I have calculated using the ITE Trip Generation Manaul (6th Edition - 1997). I have broken down the trip generation tables into each of the four quadrants of the intersection of McMahon Blvd. / Unser Blvd. The subtotals in the attached pdf file are subtotals for each quadrant. I have not made any adjustments to the trips to account for Pass-by Trips or Mixed-Use Trips.

Also, I am copying this e-mail message with the pdf attachment to Dave Dekker at DCSW and to Jackie Fishman and James Strozier at Consensus Planning for their review and confirmation of the land uses and building sizes that I have incorporated into the Trip Generation Calculations. I would request that they provide their input into the land use designations and sizes by June 16,2000. Also, I believe that it would be a good idea to distribute this to the property owners for their concurrence.

The land uses and building sizes utilized in the attached Trip Generation Table are consistent with the plansfor the northwest and northeast quadrants of the intersection furnished to me by Consensus Planning and with the plans for the southwest and southeast quadrants of the intersection furnished to me by Design Collaborative Southwest.I utilized the Option 1Plan of the Southwest Quadrantfurnished by DCSW. I will scan in the plans from DCSW later this week and e-mail them to you.

The only change that may be incurred is for the additional land which Amar is trying to purchase at the east end of the southeast quadrant. I think that is only about a 1/2 acre parcel. If it is a 1/2 acre parcel (or 21,800 S.F.) and the F.A.R. is 0.25, then the resulting increase in building square footage is about 5,400 S.F. I have not added in that additional square footage since I have not heard any report from Amar as to whether or not he has managed to purchase or make arrangements to purchase the additional property. We will need that information before we can complete the Trip Generation Table. The attached table should be very close, though. To provide a safety factor, we may want to go ahead and add in trips from a 5,000 S.F. or 6,000 S.F. Retail Commercial Development (from the SW Quadrant) in to the trips generated for the SE Quadrant.

Please contact me if you have questions.

Thanks,

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 (Voice)
(877) 694-1527 (FAX)
e-mail: tobe@swcp.com

McMahon Blvd. / Unser Blvd. Access Study

Trip Generation Data

COMMENT	USE (ITE CODE) DESCRIPTION	Units	24 HR VOL GROSS	A. M. PEAK HR. ENTER	A. M. PEAK HR. EXIT	P. M. PEAK HR. ENTER	P. M. PEAK HR. EXIT
	Summary Sheet						
Northwest Quadrant							
NW Quadrant - Parcel A	Apartment, Post-1973 (220)	80.00	614	7	36	42	20
NW Quadrant - Parcel B	Apartment, Post-1973 (220)	83.00	632	7	37	43	21
NW Quadrant - Parcel C	General Office Building (710)	16.16	327	38	5	17	81
NW Quadrant - Parcel D	General Office Building (710)	20.43	392	46	6	17	85
NW Quadrant - Parcel E	Shopping Center (820)	31.36	3,234	49	31	140	152
NW Quadrant - Parcel F	General Office Building (710)	28.97	512	61	8	19	93
NW Quadrant - Parcel G	Shopping Center (820)	17.51	2,223	34	22	95	103
NW Quadrant - Parcel H	Shopping Center (820)	21.69	2,551	39	25	110	119
NW Quadrant - Parcel I	Shopping Center (820)	6.14	1,133	18	12	48	52
NW Quadrant - Parcel J	Shopping Center (820)	21.30	2,522	39	25	109	118
	Subtotal		**14,140**	**338**	**207**	**640**	**844**
Northeast Quadrant							
Parcel "A"	Shopping Center (820)	12.15	1,758	28	18	75	81
Parcel "B"	Shopping Center (820)	6.66	1,194	19	12	50	55
Parcel "C"	General Office Building (710)	18.30	360	42	6	17	83
Parcel "D"	Apartment, Post-1973 (220)	24.00	278	2	13	21	10
Parcel "E"	Apartment, Post-1973 (220)	108.00	781	9	48	52	25
Parcel "F"	Apartment, Post-1973 (220)	90.00	674	8	40	45	22
Parcel "G"	Apartment, Post-1973 (220)	90.00	674	8	40	45	22
	Subtotal		**5,719**	**116**	**177**	**305**	**298**

McMahon Blvd. / Unser Blvd. Access Study

Trip Generation Data

COMMENT	USE (ITE CODE) / DESCRIPTION	Units	24 HR VOL GROSS	A. M. PEAK HR. ENTER	A. M. PEAK HR. EXIT	P. M. PEAK HR. ENTER	P. M. PEAK HR. EXIT
	Summary Sheet						
Southwest Quadrant							
Retail Commercial	Shopping Center (820)	80.00	5,905	85	55	260	282
Supermarket	Supermarket (850)	55.00	6,133	132	84	303	291
Retail Commercial	Shopping Center (820)	11.25	1,673	27	17	71	77
Retail Commercial	Shopping Center (820)	14.00	1,925	30	19	82	89
Retail Commercial	Shopping Center (820)	6.00	1,117	18	12	47	51
Retail Commercial	Shopping Center (820)	6.00	1,117	18	12	47	51
Retail Commercial	Shopping Center (820)	6.00	1,117	18	12	47	51
Retail Commercial	Shopping Center (820)	5.00	993	16	10	42	45
Fast Food w/o Drive-Thru	Fast Food Restaurant w/o Drive-Thru Window (833)	4.00	2,864	105	70	53	51
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	3.00	1,488	76	73	52	48
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	4.00	1,984	102	98	70	64
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	3.00	1,488	76	73	52	48
High Turnover Sit-Down Restau	High Turnover (Sit-Down) Restaurant (832)	17.00	2,216	82	76	111	74
	Subtotal		**30,020**	**785**	**611**	**1,237**	**1,222**
Southeast Quadrant							
Supermarket	Supermarket (850)	57.00	6,356	140	89	313	301
Commercial Retail	Shopping Center (820)	14.40	1,961	31	20	84	91
High Turnover Sit-Down Restau	High Turnover (Sit-Down) Restaurant (832)	9.00	1,173	43	40	59	39
Video Rental Store	Video Rental Store (896)	6.30	59	1	1	35	41
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	3.30	1,637	84	81	57	53
Fast Food w/Drive-Thru	Fast Food Restaurant w/ Drive-Thru Window (834)	4.25	2,109	108	104	74	68
	Subtotal		**13,295**	**407**	**335**	**622**	**593**

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

Date: June 18, 1999

OFFICIAL NOTIFICATION OF DECISION

Paradise North Partners LLC
c/o DCSW Architects
320 Central SW
Albuq. NM 87102

FILE: Z-99-79
LEGAL DESCRIPTION: for Tract 16A-1, Paradise North, located on McMahon Boulevard NW between Unser Boulevard and Golf Course Road, containing approximately 9.8 acres. (A-11) Russell Brito, Staff Planner

On June 17, 1999, the Environmental Planning Commission voted to deny Z-99-79, a zone map amendment request from R-1 to C-2 for Tract 16A-1, Paradise North, and;

On June 17, 1999, the Environmental Planning Commission voted to approve Z-99-79, a zone map amendment request from R-1 to SU-1 for C-1 Uses including grocery store with package liquor sales incidental to that use for Tract 16A-1, Paradise North, 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 approximately 10 acres of land located on the southeast corner of McMahon and Unser Boulevards. The subject site is in large measure located within the boundaries of the Village Center.

2. The subject site is located within a sensitive area. The SU-1 designation requires site development plan approval by the EPC prior to development which will ensure sensitive design treatment for this site, aimed at fullfilling the principles expressed in the West Side Strategic Plan.

3. This request for a zone map amendment conforms to the intent and applicable policies of the *West Side Strategic Plan* (*WSSP*). The applicant has applied for a zone map amendment that would allow uses that are appropriate within a Village Center .

4. Recent zone changes in the immediate vicinity constitute changed community conditions, consequently the request meets the requirements of Resolution 270-1980 for a zone change.

CONDITION:

1. The applicant shall submit a site development plan for subdivision for EPC approval within 6 months of this approval; upon request to the Planning Director, the period can be extended for an additional 6 months.

2. The site development plan for subdivision shall include design perimeters indicating how the site will be accessed be means other than the automobile.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **JULY 2, 1999** 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).

Sincerely,

Bob Paulson

FOR Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Lynn Southard-Vargas, 4604 Benton NW/87114
Julia Wilson, 5705 Carmen NW/87114
Lawrence Guiney, 10751 Gemini Ct. NW, Albuq. NM 87114
William Davis, 10636 Capricorn, NW, Albuq. NM 87114

RESOLUTION

of the

URBAN TRANSPORTATION PLANNING POLICY BOARD

of the

BOARD OF DIRECTORS

of the

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS OF NEW MEXICO

(UTPPB R-2000-10)

CONCURRING WITH THE FINDINGS OF THE ENVIRONMENTAL ASSESSMENT AND RECOMMENDATIONS FOR PROPOSED IMPROVEMENTS TO ELLISON DRIVE, MCMAHON BOULEVARD, AND WESTSIDE BOULEVARD.

WHEREAS, the City of Albuquerque, in cooperation with the Federal Highway Administration and the New Mexico State Highway and Transportation Department, has proposed roadway, bicycle, pedestrian, and equestrian improvements to Westside Boulevard, McMahon Boulevard, and Ellison Drive; and,

WHEREAS, the proposed transportation improvements were developed with the assistance of a technical advisory group consisting of representatives from local, state, and federal agencies having an interest in the corridor; a focus group consisting of developers and major landowners with development interests in the corridor; and a neighborhood focus group consisting of the neighborhoods within the project study area; and,

WHEREAS, an environmental assessment was completed to evaluate the need for the proposed improvements and to assess the effects of the proposed improvements on the social, economic, cultural, and natural environment; and,

WHEREAS, the environmental assessment determined that the proposed improvements are needed to provide comprehensive transportation service within the study corridor, and that the adverse impacts that would result from the implementation of these improvements are outweighed by the overall benefit that will result to the users and community served by the proposed action; and,

WHEREAS, recommendations in the environmental assessment include establishment of an access management policy for Westside Boulevard; and

WHEREAS, generally, this access policy provides for full intersections along Westside Boulevard at approximate one-half mile intervals and "T" intersections and right-in/right-out driveways at approximate one-quarter mile intervals, except within the potential village center area of Unit 16 where more frequent access would be allowed provided that driveways are not located closer than approximately 400' from adjacent access points; and,

WHEREAS, the environmental assessment recommends establishment of an access policy for McMahon Boulevard that generally provides for full intersections along McMahon Boulevard spaced at approximately 1000' intervals and "T" intersections and right-in/right-out driveways allowed provided they are not closer than approximately 400' to adjacent intersections; and,

WHEREAS, the environmental assessment recommends that existing access policy for Unser Boulevard be amended to allow a full intersection on Unser Boulevard approximately 1,200' north of McMahon Boulevard, and two additional accesses on Unser Boulevard approximately 700 feet north and 700 feet south of the McMahon Boulevard/Unser Boulevard intersection; and

WHEREAS, the assessment further recommends that, until determined otherwise by the UTPPB, the latter two accesses will be classified as partial accesses that allow only for left-turns from Unser Boulevard and right-in and right-out turns from the adjacent parcels; and

WHEREAS, these additional access points to Unser Boulevard are consistent with the higher density, mixed-use development suggested for this area by the Westside Strategic Plan; and

WHEREAS, the environmental assessment was distributed for review and comment to local jurisdictions, and other federal, state, and local agencies having an interest in the proposal, and the general public; and

WHEREAS, public hearings were held to receive comments on the environmental assessment; and,

WHEREAS, compelling information that would alter the findings of the environmental assessment was not received from agencies, local officials, or the general public; and

WHEREAS, accordingly, the City of Albuquerque will request a Finding of No Significant Impact from the Federal Highway Administration and authorization to proceed with project implementation.

NOW THEREFORE BE IT RESOLVED by the Urban Transportation Planning Policy Board (UTPPB) of the Board of Directors of the Middle Rio Grande Council of Governments of New Mexico that:

1. The UTPPB concurs with the findings and recommendations of the Environmental Assessment dated March 2000 and the Summary of Environmental Documentation dated August 2000 for roadway, bicycle, pedestrian, and equestrian improvements to Westside Boulevard, McMahon Boulevard, and Ellison Drive; and,

2. The Long Range Roadway System map for the Albuquerque Urban Area will be amended by changing the "location study corridor" designation of the Westside-McMahon corridor to "proposed alignment" designations for Westside Boulevard and McMahon Boulevard east of Rainbow Boulevard; and

3. The Long Range Roadway System map will also be amended by designating a collector street or major local, as determined by the City of Albuquerque engineer, along the boundary line of Bernalillo County and Sandoval County (or a suitable alternative location) generally between Golf Course Road and the alignment of Isabel Road (gas line easement alignment) where Isabel intersects with the county line; and,

4. An access management policy is established for Westside Boulevard as described in the environmental assessment; and,

5. An access management policy is established for McMahon Boulevard as described in the environmental assessment; and,

6. The existing access policy for Unser Boulevard is amended by allowing for a full intersection on Unser Boulevard approximately 1,200' north of McMahon Boulevard, and two additional accesses on Unser Boulevard approximately 700 feet north and 700 feet south of the McMahon Boulevard/Unser Boulevard intersection; and

7. Until determined otherwise by the UTPPB, these latter two accesses will be classified as partial accesses that allow only for left-turns from Unser Boulevard and right-in and right-out turns from the adjacent parcels.

PASSED, APPROVED, AND ADOPTED this 24th day of August, 2000 by the Urban Transportation Planning Policy Board of the Middle Rio Grande Council of Governments of New Mexico.

Ken Sanchez, Chairman
Urban Transportation Planning Policy Board

ATTEST:

Dennis R. Foltz
Executive Director/Secretary

EPC
ENVIRONMENTAL PLANNING COMMISSION
CITY OF ALBUQUERQUE

Agenda Number: 22
Case Number: Z-99-79
June 17, 1999

Staff Report

- ***Agent*** DCSW Architects
- ***Applicant*** Paradise North Partners, LLC

Request

Zone Map Amendment

- ***Legal Description*** Tract 16A-1, Paradise North
- ***Location*** on the southeast corner of McMahon Boulevard NW and Unser Boulevard
- ***Size*** approximately 9.8 acres
- ***Existing Zoning*** R-1
- ***Proposed Zoning*** C-2

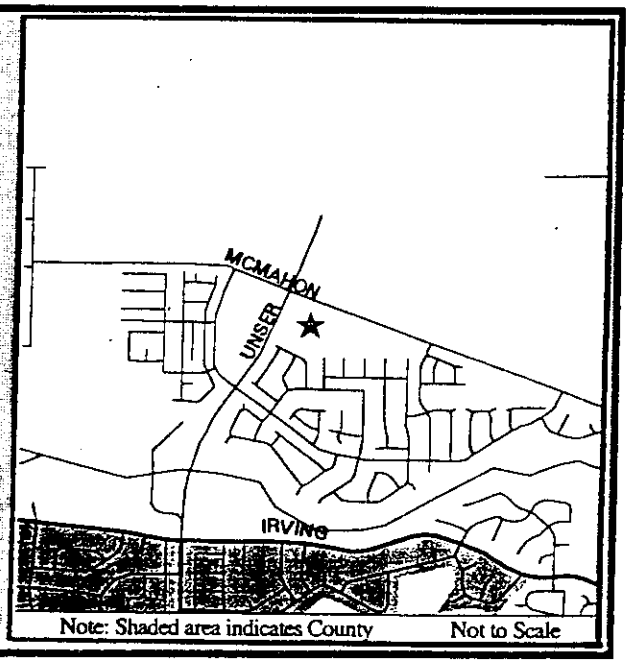
Staff Recommendation

DENIAL of Z-99-79, based on the findings on page 7.

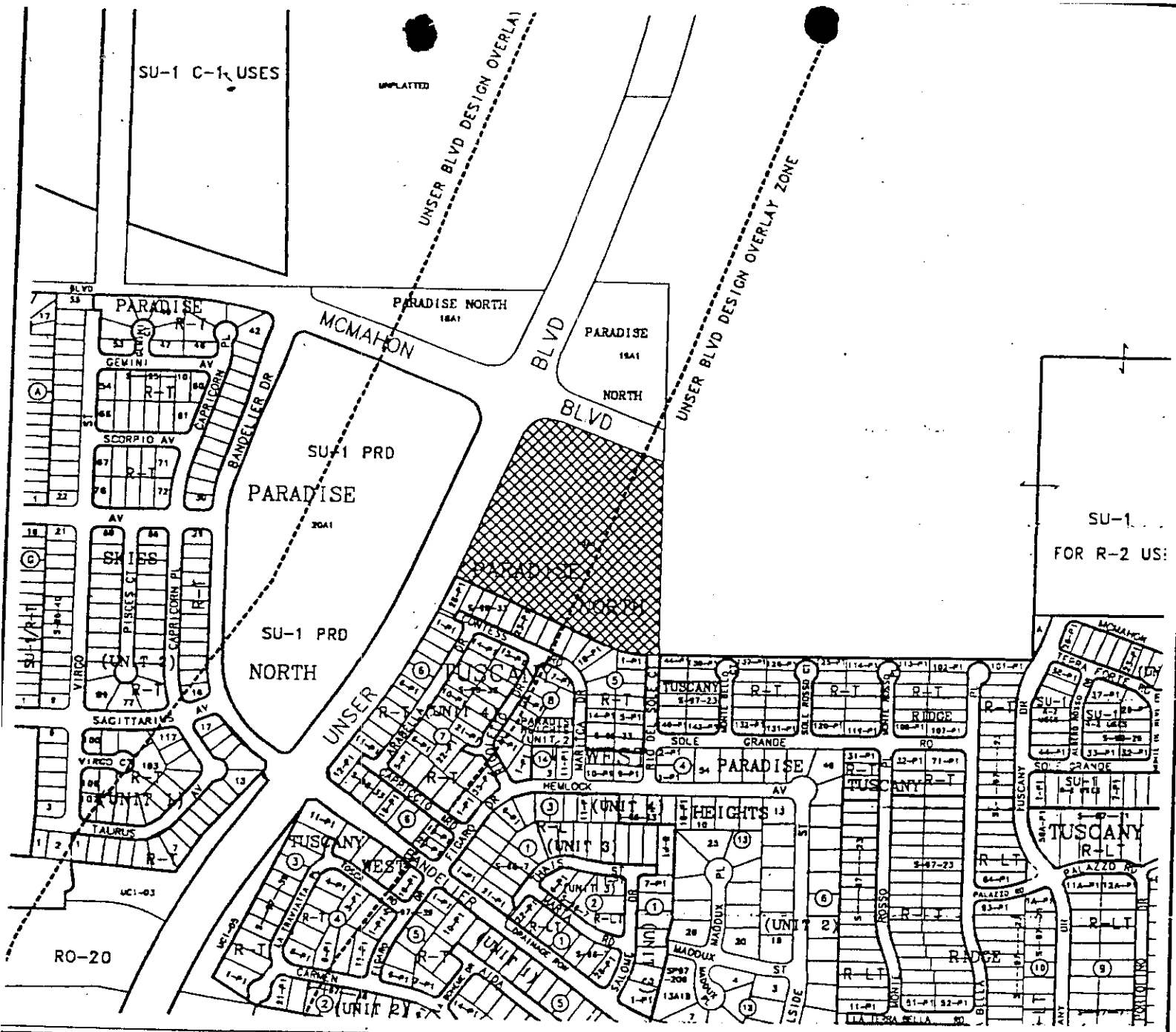
Staff Planner
Russell Brito, Planner

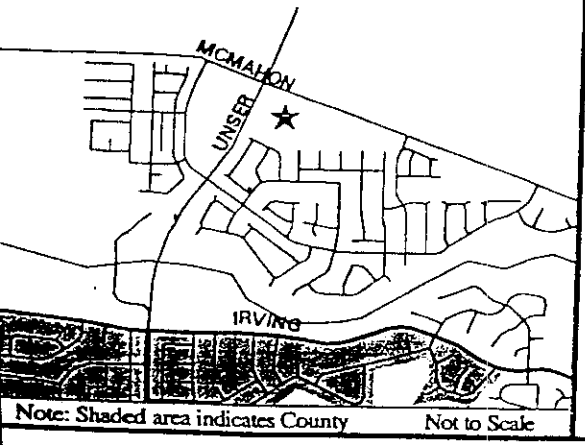
Summary of Analysis

The requested zone map amendment is not supported by and is in conflict with the current, adopted *West Side Strategic Plan* and therefore also does not meet the policies and requirements of *Resolution 270-1980*, the City's policies for zone map change applications *(Section 1.C.)*. "Straight" C-2 zoning is requested despite the recent history of SU-1 for Mixed Use designations established in the surrounding area.



City Departments and other interested agencies reviewed this application from 7 May 1999 to 21 May 1999. Agency comments were used in the preparation of this report, and begin on page 9.





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

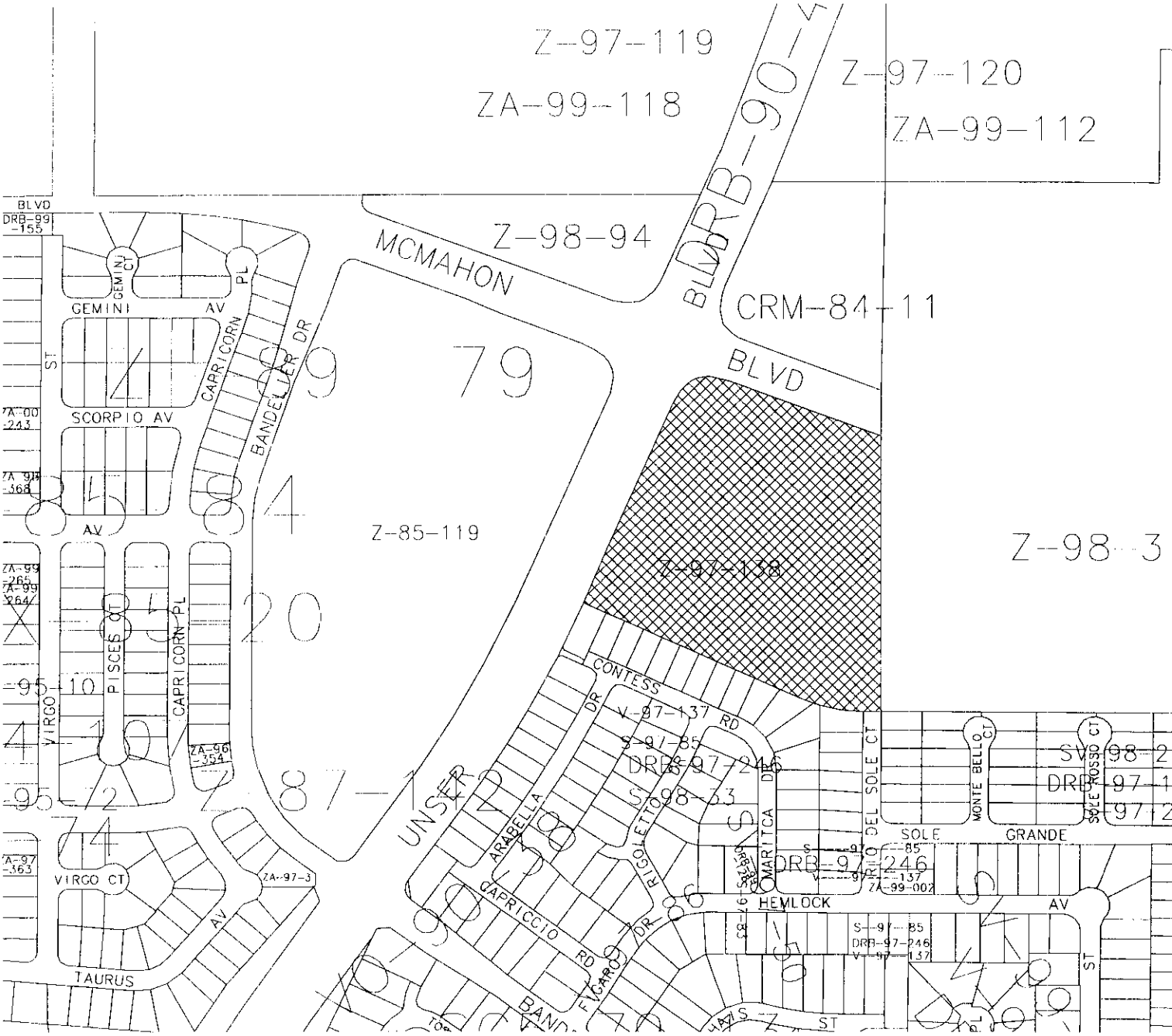
Scale 1" = 515'

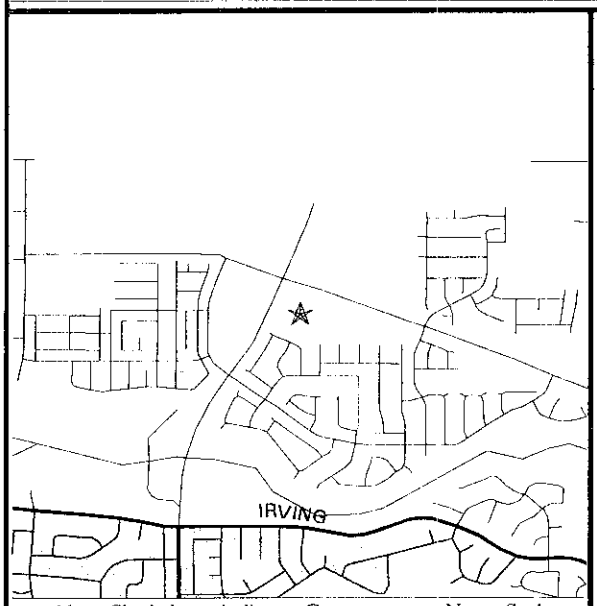
OTHER REF. NO.
Z-97-136

HEARING DATE
6-17-99

MAP NO.
A-11

FILE NO.
Z-99-79





Note: Shaded area indicates County Not to Scale

HISTORY MAP

AGIS

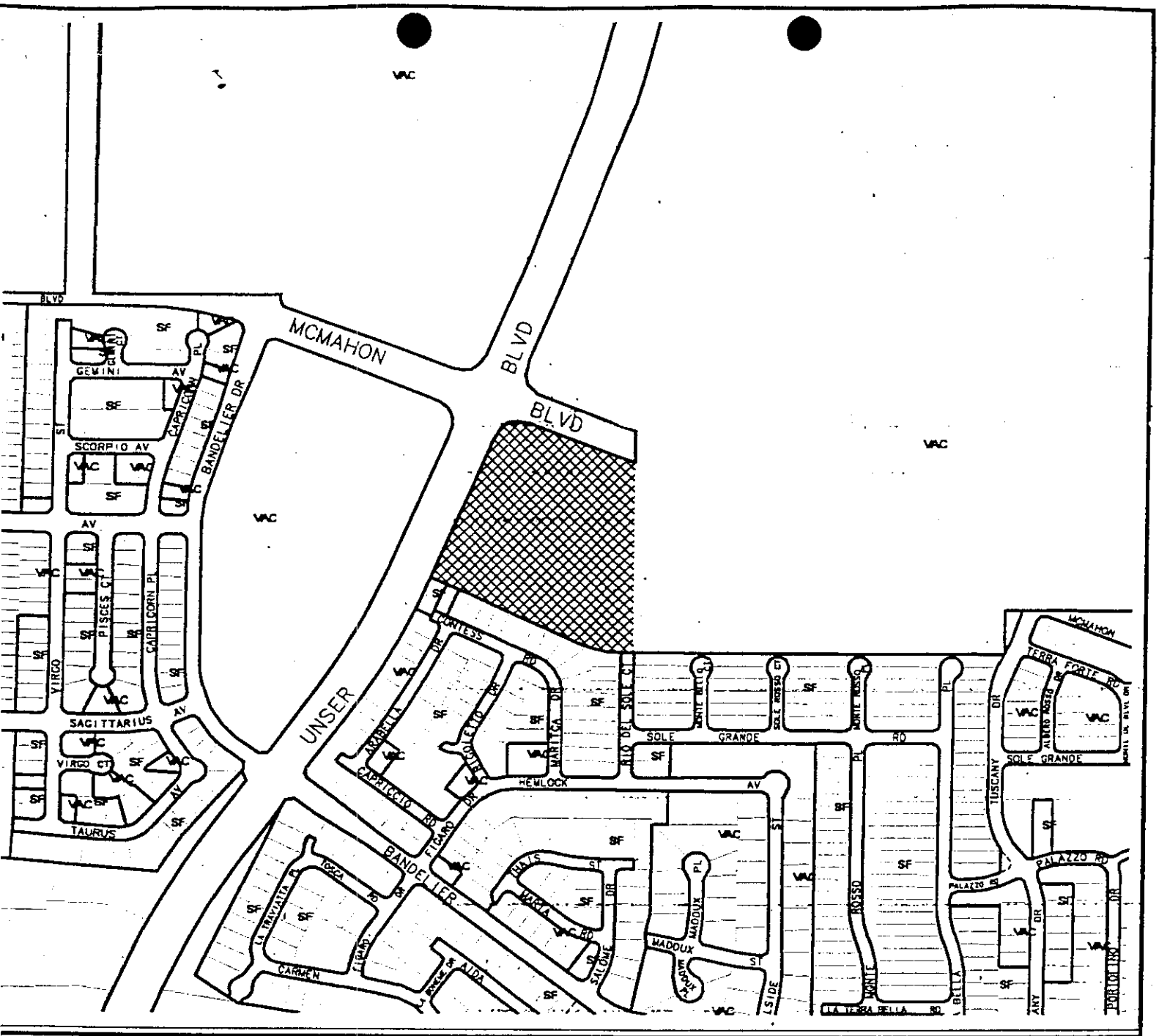
Scale 1"=367 '

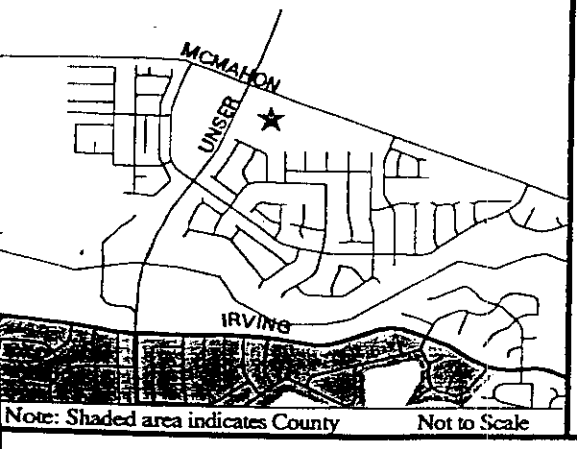
PROJECT NO.
1001279

HEARING DATE
7/19/01

MAP NO.
A-11

APPLICATION NO.
01110-00000-00751
01128-00000-00752





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

AGIS

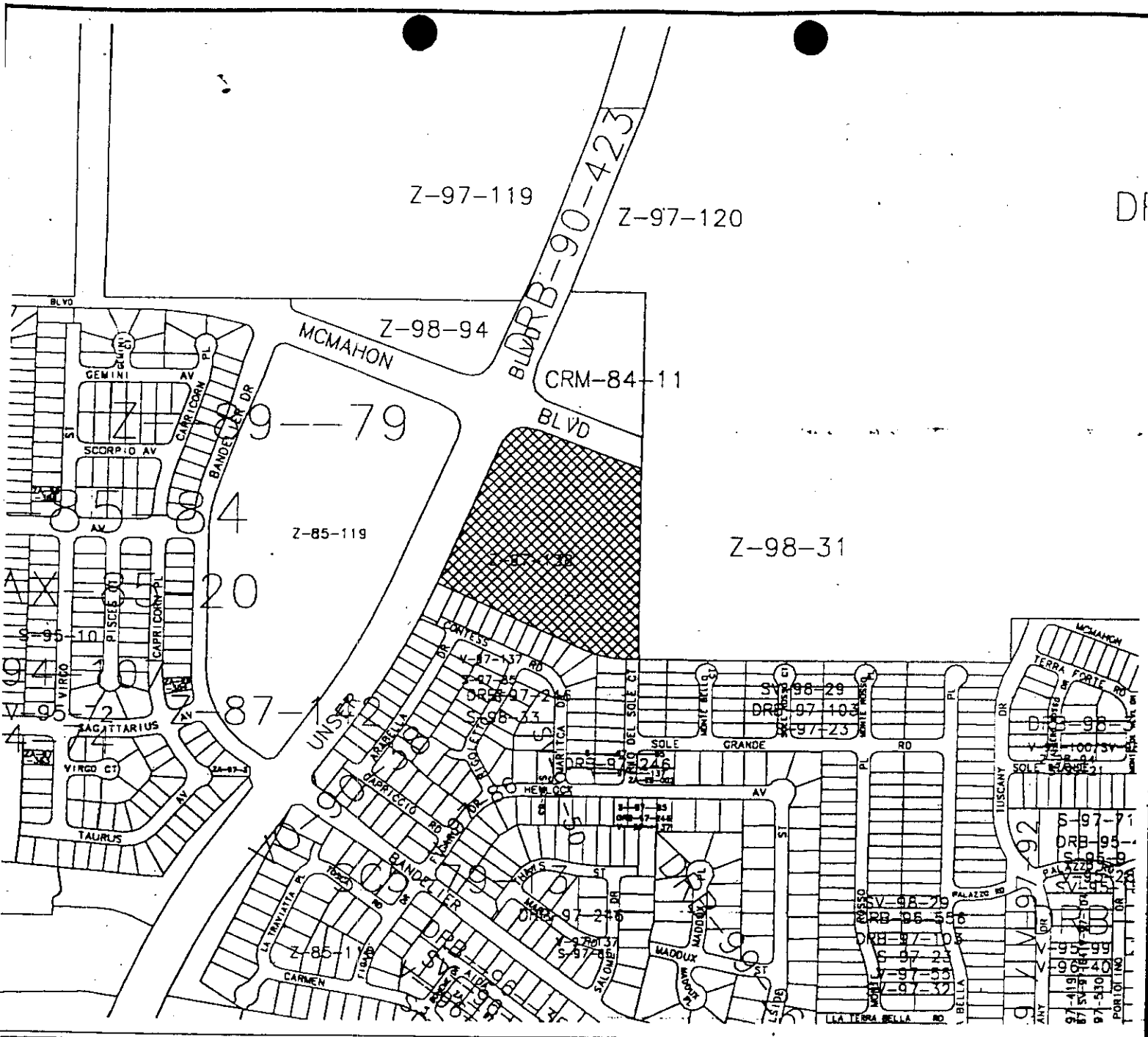
Scale 1" = 515'

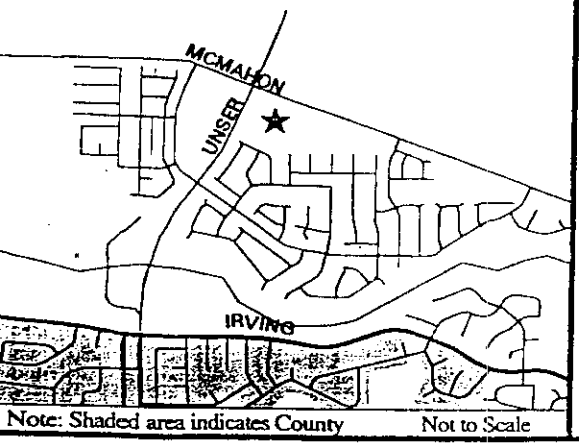
OTHER REF. NO.
Z-97-136

HEARING DATE
6-17-99

MAP NO.
A-11

FILE NO.
Z-99-79





Note: Shaded area indicates County Not to Scale

HISTORY MAP

AGIS

Scale 1" = 515'

OTHER REF. NO.
Z-97-136

HEARING DATE
6-17-99

MAP NO.
A-11

FILE NO.
Z-99-79

Development Services Report

SUMMARY OF REQUEST

Request	Zone Map Amendment
Location	Tract 16A-1, Paradise North located on the southeast corner of McMahon Boulevard NW and Unser Boulevard

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	***Comprehensive Plan Area; Applicable Rank II & III Plans***	***Land Use***
Site	R-1	Established Urban; West Side Strategic Plan	undeveloped
North	SU-1 for Mixed Use	"	undeveloped
South	R-T	"	existing and developing single family residential
East	R-1	"	undeveloped
West	SU-1 for C-1 Uses	"	undeveloped

Background

This site was the subject of a previous zone map amendment request for C-1 zoning and at times SU-1 for Mixed Use Zoning. The request was withdrawn by the applicant at the September 17, 1998 EPC hearing (Z-97-138). No zone map amendment action was taken by the EPC and the current zoning remains R-1.

Adjacent sites to the north and west across Unser and McMahon Boulevards were rezoned SU-1 for C-1 Uses (Z-97-47), and SU-1 for Mixed Use (Commercial, Office, and Residential) (Z-97-119 and Z-97-120) in 1997 and on September 17, 1998 respectively.

The commercial and mixed use zoning categories were approved for those properties or portions of the properties within the *West Side Strategic Plan* designated Village Center at the intersection of McMahon and Unser Boulevards. The mixed use designation was modeled after the land use mix guidelines contained in the draft Community and Village Center

amendment to the *West Side Strategic Plan*. The mandated percentages of uses for those areas within the boundaries of the Village Center are as follows:

35% minimum Residential

35% maximum commercial

Office uses are also allowed on the balance of the property.

There are two proposed documents which will have an effect on the subject site in the near future. One is an amendment to the *West Side Strategic Plan* and the other is a Transportation and Land Use Policy for the Westside-McMahon Corridor.

Since the April 15, 1999 EPC hearing, the Planning Department's proposed amendment to the *West Side Strategic Plan* regarding design and development policies for Community and Village Centers was rescheduled to be heard by the EPC on 26 August 1999 (case number SPR-95-2-1). This amendment also proposes to change the boundaries of several Community and Village Core Areas and Adjacent Areas, including the McMahon/Unser Village Center boundaries.

Another proposed amendment to the *West Side Strategic Plan*, The Westside-McMahon Corridor Transportation and Land Use Policy, is scheduled to be heard on June 17, 1999. As with the Community and Village Center amendment, this Policy has direct consequences on the subject property. The content of this proposed Policy closely mirrors the expanded boundaries and design and development policies proposed by the Community and Village Centers amendment. If and when the EPC recommends the Policy to the City Council, it will take at least another two months for the City Council to act on it as there are no City Council meetings scheduled for July, 1999.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

Policy a The Established and Developing Urban Areas as shown by the Plan Map 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 h Higher density housing is most appropriate in the following situations:

- In designated urban centers.
- In areas with excellent access tot he major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

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

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

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

Policy k Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

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

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

West Side Strategic Plan

The *West Side Strategic Plan* was first adopted by the City Council in 1997. The *West Side Strategic Plan* generally encompasses properties between the Sandoval County line on the north, the Rio Puerco Escarpment o the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central; specific boundaries are shown on the Plan Boundary Map in the Plan. It includes applicable policies regarding land use in Village Centers *(Policy 1.9)* and the Seven Bar Ranch Community *(Policies 3.4 and 3.6)*.

Policy 1.9: The City of Albuquerque Planning Department and the Bernalillo County Planning Department shall prepare a West Side Plan for Community and Village Centers. This work shall elaborate on the initial designation of these Centers contained in the West Side Strategic Plan and focus on implementation. This work should be presented to the County Planning Commission and the City's Environmental Planning Commission for public hearing within twelve months of the adoption of the Plan. Village Plans for new

Planned Communities must be provided by the developer/owner according to the Planned Communities Criteria Guideline requirement.

Policy 3.4: Several villages will develop within the Seven Bar Ranch Community. These Villages shall each be served by a Village Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers shall be encouraged. The lowest density single family residential development shall not occur within Village Centers, but must have safe pedestrian and bicycle access to them.

Policy 3.6: Bernalillo County, the City of Albuquerque, the NMSHTD, and the City of Rio Rancho shall continue to work cooperatively with the MRGCOG to define the rights-of-way, acquire said rights-of-way immediately, and finish design for the completion of Westside Boulevard, McMahon, Universe, Rainbow, Unser, Golf Course, the Coors Bypass, and NM 528. These roads are all critical to serving a Regional Center and the growing population on both sides of the Bernalillo/Sandoval County line. Additional transit opportunities associated with these transportation facilities must be incorporated in any road design or right-of-way acquisition.

A village center has been identified at the intersection of Unser Boulevard and McMahon Boulevard. The subject site is only partially within the core area of the village center Potential uses for this core area include convenience retail and service, school, park, and community facilities. The *West Side Strategic Plan* states, "A convenience or specialty grocery store may be suitable for a village center, but most village centers will not have a grocery or a drug store." Pedestrian and bikeway linkages between nearby neighborhoods and village centers are critical to the successful functioning of village centers.

Resolution 270-1980 (Zone Change Policy)

This Resolution requires that one of three findings be made for a change of zone: that there was an error when the existing zone map pattern was created, or that changed neighborhood or community conditions justify the change, or that a different use category is more advantageous to the community. The applicant is required to justify the request.

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 Unser Boulevard as a Limited-Access Principal arterial.

The Long Range Roadway System designates McMahon Boulevard as a Principal Arterial.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from R-1 to C-2 zoning for approximately 10 acres of land located on the southeast corner of McMahon and Unser Boulevards. The subject site is located within the boundaries of the McMahon/Unser Village Center.

The subject site is located within a sensitive area and should have an SU-1 designation similar to the surrounding properties. A request for SU-1 zoning should be accompanied by a site development plan to ensure that the intent of the established zoning is fulfilled by any proposed development. It is unknown why the applicant has requested "straight" C-2 zoning when the surrounding zone changes to SU-1 categories were granted with the applicant's knowledge. C-2 zoning on the subject site would create a situation where development could occur without coordination with surrounding properties and without oversight by the EPC.

This request for a zone map amendment does not conform to the intent and applicable policies of the *West Side Strategic Plan* (*WSSP*). The applicant has applied for a zone map amendment that would allow uses in a Village Center appropriate only within a Community Center.

The requested zone map amendment for the subject site does not meet all of the requirements of *Resolution 270-1980*; the proposed zone map amendment is in significant conflict with elements of the *West Side Strategic Plan* by proposing zoning that would allow uses in a Village Center appropriate only within a Community Center.

The document "How to Create Village and Community Centers" is scheduled to be heard by the EPC on August 26, 1999 as a proposed amendment to the *West Side Strategic Plan*. This proposed amendment would create an expanded adjacent area while shrinking the core area of the McMahon/Unser Village Center. The expanded adjacent area would encompass most of the subject site except for its extreme northeastern corner. But, this document/amendment to the *WSSP* has yet to be heard by the EPC, let alone adopted by the City Council. A finalized document and adoption as an amendment to the *WSSP* is probably several months away.

There is currently a McMahon-Westside Corridor Policy document scheduled for the June 17, 1999 EPC hearing. The general land uses and land use configuration of the subject request mirrors that proposed by the unadopted Transportation and Land Use Guide.

Establishment of the same SU-1 for Mixed Use zoning as in cases Z-97-119 and Z-97-120 would be the preferred course of action for the subject site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Environmental Health Department is concerned about the progression of zone changes in the immediate area of the subject site. EHD Comments include:

> "No traffic, air quality or fiscal impact studies have been done for commercial developments in this area. These zone map amendment requests have been routinely processed despite overwhelming evidence that the transportation system is chronically underfunded, capacity is deficient and most signalized intersections experience unacceptable levels of delay causing excessive air pollution."

Conclusions

The requested zone map amendment is not supported by and is in conflict with the current, adopted *West Side Strategic Plan* and therefore also does not meet the policies and requirements of *Resolution 270-1980*, the City's policies for zone map change applications *(Section 1.C.)*. "Straight" C-2 zoning is requested despite the recent history of SU-1 for Mixed Use designations established in the surrounding area.

FINDINGS - Z-99-79 - June 17, 1999

1. This is a request for a zone map amendment from R-1 to C-2 zoning for approximately 10 acres of land located on the southeast corner of McMahon and Unser Boulevards. The subject site is located within the boundaries of the McMahon/Unser Village Center.

2. The subject site is located within a sensitive area and should have an SU-1 designation similar to the surrounding properties. A request for SU-1 zoning should be accompanied by a site development plan to ensure that the intent of the established zoning is fulfilled by any proposed development. C-2 zoning on the subject site would create a situation where development could occur without coordination with surrounding properties and without oversight by the EPC.

3. This request for a zone map amendment does not conform to the intent and applicable policies of the *West Side Strategic Plan* (*WSSP*). The applicant has applied for a zone map amendment that would allow uses in a Village Center appropriate only within a Community Center.

4. The requested zone map amendment for the subject site does not meet all of the requirements of *Resolution 270-1980* (Section 1.C): the proposed zone map amendment is in significant conflict with elements of the *West Side Strategic Plan*.

RECOMMENDATION - June 17, 1999

DENIAL of Z-99-79, a zone map amendment request from R-1 to C-2 for Tract 16A-1, Paradise North, based on the preceding Findings.

Russell Brito

Russell Brito
Planner

RB/ac

cc: Paradise North Partners LLC, c/o DCSW Architects, 320 Central SW, Albuq. NM 87102
Lynn Southard-Vargas, 4604 Benton NW/87114

Julia Wilson, 5705 Carmen NW/87114
Lawrence Guiney, 10751 Gemini Ct. NW, Albuq. NM 87114
William Davis, 10636 Capricorn, NW, Albuq. NM 87114

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

"No adverse comment."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

FINDINGS of approval for the proposed zone change should include:

- The zone change request should be coordinated with -

  ... The on-going West Side Village and Community Centers Implementation Plan and Design Guidelines;

  ... The on-going Westside / McMahon Corridor Study for land use, access, and intersection design recommendations.; and

  ... other related plans and studies.

- The gas line easement should be modified to include provisions for sidewalk / bikeway uses.

- A **Traffic Impact Study** with mitigation improvements will be required prior to the submittal of any proposals for subdivision or building purposes.

- Any development will **require construction and/or immediate improvement of the existing major street deficiencies by the developer.** This includes:

  ... dedication and / or acquisition of needed rights-of-way;

  ... construction of permanent and interim facilities which connect to existing major streets in the area, i.e., Coors Boulevard, Alameda Boulevard, or Paseo del Norte;

  ... The improvements include additional lanes, new roadways, and major intersection capacity improvements.

  ... The improvements must be provided between the subdivision and the major streets to minimize existing street network deficiencies.

- Dedication of right-of-way and construction of McMahon Boulevard, with permanent and temporary pavement of 30 feet in width, with 6 feet for required Bike lane as per Westside Strategic Plan; median curbing, curb & gutter, and 6 foot sidewalk with handicapped features.

Transportation Planning:

FINDING:

This property is at a proposed "village center" site. The indication of the studies moving forward for the McMahon Corridor is that this site should have primarily C-1 uses, not all C-2. This office recommends SU-1 for C-1.

Utility Development:

See prior comments Z-97-136.

Hydrology Division:

The Hydrology Section has no objection to the zone map amendment request.

Traffic Engineering Operations:

This project needs to complete the McMahon/Unser intersection, including signalization.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No traffic, air quality or fiscal impact studies have been done for commercial developments in this area. These zone map amendment requests have been routinely processed despite overwhelming evidence that the transportation system is chronically underfunded, capacity is deficient and most signalized intersections experience unacceptable levels of delay causing excessive air pollution.

This request should be deferred until the required traffic and air quality impact studies have been completed.

Environmental Services Division

NEIGHBORHOOD SERVICES

"Horizon Hills and Skies West (both recognized neighborhood associations) were notified."

PARKS AND GENERAL SERVICES

Design & Development

"The Trails and Bikeways Facility Plan designates Rio Bravo as a primary trail in this area. Please contact Diane Scena, Trails Coordinator, at 768-3861 for further information."

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

A review of this case indicates the following problems or crimes may occur, or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

* burglaries
* robbery
* assault
* commercial burglary
* rape

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"No adverse comment."

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

MMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

"No adverse comment."

ALBUQUERQUE PUBLIC SCHOOLS

"No adverse comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"The proposed zone change is within the McMahon Location Study Corridor. The developer should coordinate with the City of Albuquerque Public Works Department."

CITY OF Albuquerque

DEVELOPMENT REVIEW APPLICATION

ZONING	Supplemental form Z
X Map Amendment	
___ Annexation/Establishmt. Of Zoning	
___ Sector Plan	
___ Text Amendment	
___ Special Exception	E

SITE DEVELOPMENT PLAN	Supplemental form P
___ for subdivision purposes	
___ for Building Permit	
___ Plan Amendment	
___ Administrative Amendment	

SUBDIVISION	S
___ DRB Major & Minor	
___ Variance (Non-Zoning)	V
___ Vacation (Public & Private)	

APPEAL	A
___ Planning Director, Zoning Enforcement Officer, Zoning Hearing Examiner, DRB, EPC, Zoning Board of Appeals, LUCC	

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: PARADISE NORTH PARTNERS LLC PHONE: 883-1114
ADDRESS: C/O DCSW ARCHITECTS / 320 CENTRAL S.W. FAX:
CITY: ALBQ. STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNERS
AGENT (if any): DCSW ARCHITECTS PHONE:
ADDRESS: 320 CENTRAL S.W. FAX:
CITY: ALBQ. STATE NM ZIP 87102 E-MAIL:

SITE INFORMATION:

Request Description: ZONE CHANGE

Current Zoning: R-1 Proposed Zoning: C-2 Zone Atlas Page: A-11-Z
Lot or Tract No. TRACT 16A-1 Block / MRGCD Map No.
Subdiv. / Addn. PARADISE NORTH
UPC No. N/A (PER ZONING DEPT, 4/28/99 Total area of site (acres): 9.8
Number of Lots Existing: 1 Number Proposed: 1
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: MC MAHON
Between: UNSER N.W. and GOLF COURSE N.W.

SIGNATURE [signature] Date 4-29-99
(Print) MARC SCHIFF ___ Applicant X Agent

SUPPLEMENT INFORMATION
(A). List Cross Reference to Environmental Planning Commission Case (Z-) if applicable:
(B). List Cross Reference to Development Review Board Cases (DRB-) if applicable:
(C). List any Variance Granted (ZA-) if applicable Case No.: ___ City ___ County

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
	Z-97-136	$	- -	
	Z-99-71	$ 530.00	6-17-99	
	- -	$	- -	
	- -	$	- -	
	- -	$	- -	

Total fees $ 530.00

Application and fees accepted by, WALTER GEB Date: 6-17-99

Rev. October 29, 1997

CITY OF ALBUQUERQUE COPY

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

APPLICANT: PARADISE NORTH PARTNERS Date of request: 4/29/99 Zone atlas page(s): A-11-Z

CURRENT:
Zoning R-1
Parcel Size (acres / sq.ft.) 9.8778

Legal Description -
Lot or Tract # 16A-1 Block #
Subdivision Name PARADISE NORTH

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:
No construction / development [ ]
New Construction [X]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]
# of units - N/A
Building Size - _____(sq. ft.)
Proposed Zoning is SU1 for C2 *

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

Applicant or Representative [signature] Date 4/29/99
(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: TIS must coordinated with the other components of the Unser/McMahon Village Center. Develop is not anticipated to occur within 5 yrs

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 4/29/99
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: The Air Quality Division ~~would~~ requests that the AQIA be submitted prior to zone change approval.

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.**

Daniel J. Warren 4/29/99
ENVIRONMENTAL HEALTH DATE

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

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

* Required infrastructure will be [illegible]

April 30, 1999

City of Albuquerque
Planning and Zoning Department

Dear Mr. Walter Gelb,

This letter will authorize Marc Schiff and DCSW Architects to act as agent for Tract 16-A-1 of Paradise North Subdivision in the matter of Z-99-71.

Sincerely,

Amar Teskh, Member
Owner
Paradise LLC.

DCSW

DESIGN COLLABORATIVE SOUTHWEST, INC.

Marc E Schiff AIA
Principal
Architect / Interior Designer

J. David Dekker AIA
Principal / Architect

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

Del L Dixon
Principal / Architect

Richard Braun AIA
Principal / Architect

April 30, 1999

Z-99-~~71~~ 79

Reason For Request: Tract 16-A-1 Paradise North Subdivision

- This 9.8 acre site is located in a village center zone, as identified in the West Side Strategic Plan. Several properties surrounding this site have been re-zoned from R-1 in the past two years to meet commercial requirements of the West Side Strategic Plan.
- Further, the Macmahon Road Study is currently under design by the City of Albuquerque, which will address alignment, access and capacity requirements of future Macmahon Road.
- Consequently, this R-1 site meets the requirements of resolution 270-1980 in that it currently does not now meet the commercial zoning of the village center core designation. This request is for SU-1 for C-2 uses, and will be compatible with adjacent commercial zoning.

Marc E. Schiff, AIA
DCSW Architect, Inc.

Albuquerque
320 Central Ave. SW
Albuquerque, NM 87102
505.843.9639
Fax.505.843.9683

Santa Fe
128 Grant Ave., Suite 217
Santa Fe, NM 87501
505.982.7191
Fax.505.982.2548

Dallas
2917 Elm St. Suite A
Dallas, TX 75226
214.748.3081
Fax.214.748.3383

Web Site
www.dcswarchitects.com
E Mail
dcsw@dcswarchitects.com

City of Albuquerque

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

Date: April 29, 1999

TO CONTACT NAME: Marc E. Schiff AIA

COMPANY/AGENCY: DCSW Architects

ADDRESS/ZIP/PHONE: 320 Central Ave. SW 87102 / 843-9639

Thank you for inquiry of 4-29-99 (date) requesting the names of the Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 16-A-1, Paradise North Subdivision

zone map page(s): A-11

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

Horizon Hills NA
Neighborhood Association
Contacts: Lynn Southard-Vargas
4604 Benton NW / 87114
898-2952 (W)
Julia Wilson
5705 Carmen NW / 87114
899-4030 (W)

Skies West NA
Neighborhood Association
Contacts: Lawrence Guiney
10751 Gemini Ct. NW / 87114
890-0832 (W) 821-1234 (W)
William Q. Davis
10636 Capricorn Pl. NW / 87114
890-1712 (W) 884-1177 (W)

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 Garcia

OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

planningmaform (11/5/98)

FILE- Z-99-79
MAP- A-11
HEARING 6-17-99

NEIGHBORHOOD NOTIFICATION
ADDENDUM TO APPLICATION

This certifies that I, MARC SCHIFF have notified via certified mail, return receipt request, two representatives of the following Recognized Office of Neighborhood Associations, as furnished by the Neighborhood Coordination Office regarding our application for:

_____ ZONE MAP AMENDMENT
_____ SITE DEVELOPMENT PLAN APPROVAL OR AMENDMENT
_____ ANNEXATION
_____ MAJOR SUBDIVISION
_____ VACATION OF PUBLIC RIGHT-OF-WAY OR EASEMENT
_____ PRIVATE SECTOR DEVELOPMENT PLAN
_____ OTHER: _____

For property located at S.E. CORNER UNSER & McMATHEWS
(legal description)

HORIZON HILLS NA
(Neighborhood Association)

LYNN SOUTHARD-VARGAS
(Representative)
4604 BENTON N.W. 87114
(Address)
505 898 4030
(Phone)

SKIES WEST NA
(Neighborhood Association)

LAWRENCE GUINEY
(Representative)
10751 GEMINI CT. N.W.
(Address)
505-890-0832
(Phone)

(Neighborhood Association)

(Representative)

(Address)

(Phone)

(Neighborhood Association)

(Representative)

(Address)

(Phone)

Certified by [signature] (Owner/Agent) For PARADISE N. PARTNERS LLC (Owner)

Printed name of person signing MARC SCHIFF Phone # 843-9639 Date 4/29/99

*The Neighborhood Coordination Office is located on the basement of the Plaza Del Sol Building, # 924-3914.

REV 10/98

CASE # Z-99-71

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)**

- N/A Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
  NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
- X Letter of authorization from the property owner if application is submitted by an agent
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- X Fee (see schedule) 170 + (40 x 9.8) = 570 485.
- X 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.

Devin Connaty
Applicant name (print)

Devin Connaty 5/31/01
Applicant signature / date

Form revised December 2000

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

Application case numbers
01110 - 00000 - 00751
____ - ____ - ____
____ - ____ - ____

J. Chavez 5/31/01
Planner signature / date

Project # 1001279

FORM (1): SITE PLAN REVIEW – EPC PUBLIC HEARING

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **IP MASTER DEVELOPMENT PLAN**

- X 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.
- X Site plans and related drawings reduced to 8.5" x 11" format
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
- X Letter of authorization from the property owner if application is submitted by an agent
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- N/A 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development) Roger Green DC
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- X Fee (see schedule) 270.–
- X 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 FOR BUILDING PERMIT OF 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 telecommunications facilities that are concealed and/or subject to site development plan review, 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.**

the applicant, acknowledge that ny information required but not ubmitted with this application will kely result in deferral of actions.

Devin Cannady DCSW
Applicant name (print)

X [signature] 5/31/01
Applicant signature / date

Form revised September 2000

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

Application case numbers
01128-00000-00752

[signature] 5/31/01
Planner signature / date

Project # 1001279

#817

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

App#	03EPC-01155
Proj#	1001279
Other#	

Meeting Date: 9-18-03

Zone Atlas Page: A-11-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Mark Gonzales

Address: 1100 Juan Tabo Blvd NE, 87112

Agent: Community ~~Sciences~~ Sciences Corporation

Address: PO Box 1328, Albuq NM 87048

SPECIAL INSTRUCTIONS

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

Date Mailed: 9-3-03

Signature: K Tsethlikai

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101106634038510501   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
101106638037210110   LEGAL: TRAC T 19 A-1 VACATION AMENDED PLAT & REPL OF PARADI  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: TRES ESQUINAS II LLC NM LIMITE
                        OWNER ADDR: 06121   INDIAN SCHOOL            RD NE ALBUQUERQUE       NM 87110
101106641236810117   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
101106627731810201   LEGAL: TRAC T 20 A-1 VACATION AMENDED PLAT & REPL OF PARADI  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: TRES ESQUINAS LIMITED COMPANY
                        OWNER ADDR: 06121   INDIAN SCHOOL            RD NE ALBUQUERQUE       NM 87110
101106626531010402   LEGAL: TRAC T 16 A-1 VACATION AMENDED PLAT & REPL OF PARADI  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: GONZALES MARK & JENNIE T ETAL
                        OWNER ADDR: 01100   JUAN TABO              BL NE ALBUQUERQUE       NM 87112
101106641029910416   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
101106646727010415   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
101106632327242321   LEGAL: LT 2 8-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6243 CONTESS RD NW
                        OWNER NAME: WAYNE ROBERT R & CHERYL L
                        OWNER ADDR: 06243   CONTESS                RD NW ALBUQUERQUE       NM 87114
101106632927142322   LEGAL: LT 2 7-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6239 CONTESS RD NW
                        OWNER NAME: WEBER SUSAN C
                        OWNER ADDR: 06239   CONTESS                RD NW ALBUQUERQUE       NM 87114
101106633326942323   LEGAL: LT 2 6-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6235 CONTESS RD NW
                        OWNER NAME: LEVI REFAEL N
                        OWNER ADDR: 00175   25TH                          MIAMI             FL 33129
101106633826742324   LEGAL: LT 2 5-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6231 CONTESS RD NW
                        OWNER NAME: DIPIPPA FRANK P
                        OWNER ADDR: 06231   CONTESS                RD NW ALBUQUERQUE       NM 87114
101106634326542325   LEGAL: LT 2 4-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6227 CONTESS RD NW
                        OWNER NAME: LEVI REFAEL N
                        OWNER ADDR: 00175   25TH                   RD     MIAMI             FL 33129
101106634726342326   LEGAL: LT 2 3-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6223 CONTESS RD NW
                        OWNER NAME: FREEMAN DIANE
                        OWNER ADDR: 06223   CONTESS                RD NW ALBUQUERQUE       NM 87114
101106635226142327   LEGAL: LT 2 2-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6219 CONTESS RD NW
                        OWNER NAME: JACKSON RANDY
                        OWNER ADDR: 06219   CONTESS                RD NW ALBUQUERQUE       NM 87114
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101106635625942328   LEGAL: LT 2 1-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6215 CONTESS RD NW
                        OWNER NAME: GARZA RAYMOND A  & SANDRA A
                        OWNER ADDR: 06215   CONTESS                RD NW ALBUQUERQUE       NM 87114
101106636125742329   LEGAL: LT 2 0-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6209 CONTESS RD NW
                        OWNER NAME: MONTOYA MARK E & MICHELLE T
                        OWNER ADDR: 06209   CONTESS                RD NW ALBUQUERQUE       NM 87114
101106636525442330   LEGAL: LT 1 9-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6205 CONTESS RD NW
                        OWNER NAME: ARVISO ANGELA M
                        OWNER ADDR: 06205   CONTESS                RD NW ALBUQUERQUE       NM 87110
101106637125142331   LEGAL: LT 1 8-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000    6201 CONTESS RD NW
                        OWNER NAME: YAZZIE VIRVIAN
                        OWNER ADDR: 06201   CONTESS                RD NW ALBUQUERQUE       NM 87114
101106637524642332   LEGAL: LT 1 7-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000   10630 MARITCA DR NW
                        OWNER NAME: OLIVERAS ANTONIO L & OLIVIA K
                        OWNER ADDR: 10630   MARITCA                DR NW ALBUQUERQUE       NM 87114
101106638725042348   LEGAL: LT 1 -P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000   10623 RIO DEL SOLE CT NW
                        OWNER NAME: CIOLEK MICHAEL F
                        OWNER ADDR: 10623   RIO DEL SOLE           CT NW ALBUQUERQUE       NM 87114
101106640125041566   LEGAL: LT 1 44P1  PLAT OF TUSCANY RIDGE SUBDIVISION CONT O.  LAND USE:
                     PROPERTY ADDR: 00000   10620 RIO DEL SOLE CT NW
                        OWNER NAME: STINSON MATTHEW M
                        OWNER ADDR: 10620   RIO DEL SOL            CT NW ALBUQUERQUE       NM 87114
101106641225041555   LEGAL: LT 1 38P1  PLAT OF TUSCANY RIDGE SUBDIVISION CONT O.  LAND USE:
                     PROPERTY ADDR: 00000   10619 MONTE BELLO CT NW
                        OWNER NAME: LIMON ARMANDO P & SARA
                        OWNER ADDR: 10619   MONTE BELLO            CT NW ALBUQUERQUE       NM 87114
101106640124541565   LEGAL: LT 1 45P1  PLAT OF TUSCANY RIDGE SUBDIVISION CONT O.  LAND USE:
                     PROPERTY ADDR: 00000   10616 RIO DEL SOLE CT NW
                        OWNER NAME: SCHATZ CURT
                        OWNER ADDR: 10616   RIO DEL SOLE           CT NW ALBUQUERQUE       NM 87114
101106638624442347   LEGAL: LT 2 -P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000   10619 RIO DEL SOLE CT NW
                        OWNER NAME: ROSS DEBORAH A
                        OWNER ADDR: 10619   RIO DEL SOLE           CT NW ALBUQUERQUE       NM 87114
101106637624042333   LEGAL: LT 1 6-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                     PROPERTY ADDR: 00000   10626 MARITCA DR NW
                        OWNER NAME: HOPPER PHILLIP DON & TONI SUE
                        OWNER ADDR: 10626   MARITCA                DR NW ALBUQUERQUE       NM 87114
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101106640124141564 LEGAL: LT 1 46P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT O. LAND USE:
PROPERTY ADDR: 00000 10612 RIO DEL SOLE CT NW
OWNER NAME: EDWARDS BRIAN J
OWNER ADDR: 10612 RIO DEL SOLE CT NW ALBUQUERQUE NM 87114

101106638623942346 LEGAL: LT 3 -P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10615 RIO DEL SOL CT NW
OWNER NAME: MACHADO LYNDA PATRICIA
OWNER ADDR: 10615 RIO DEL SOL CT NW ALBUQUERQUE NM 87114

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. Details of the proposed bike rack, including type and material, shall be provided on the site development plan.

3. Details of proposed lighting, including location and height, shall be provided on the site development plan.

4. This project shall meet all current ADA standards for accessibility including fully accessible parking spaces and pathways from the parking space to the building.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER SERRANO MOTION CARRIED UNANIMOUSLY

16. 01110 00751
01128 00752
Project #1001279

DCSW, Inc., agents for Paradise North Partners LLC, request approval of a Site Development Plan for Subdivision plus 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 for Tract 16A-1, Paradise North, located at the southeast corner of Unser and McMahan Boulevards NW, containing approximately 9.8 acres. (A-11) Russell Brito, Staff Planner **(APPROVED ZONE MAP AMENDMENT. SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES APROVED WITH CONDITIONS.)**

STAFF PRESENT:

Russell Brito, Planning Department
Joe David Montano, PWD, Transportation

PERSONS TO SPEAK IN FAVOR OF THIS REQUEST:

Bob Heiser, 320 Central NW

PERSONS PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

Angela Arviso, 6205 Contess Rd. NW
Michael Ciolek, 10623 Rio Del Sol NW

Julia Wilson, 5705 Carmen Rd. NW
Virvian Yazzie, 6201 Contess Rd. NW

MR. BRITO: Reitearated comments made in the staff report in which approval was recommended for both the zone map amendment and site plan for subdivision.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01110 00751 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*, for Tract 16A-1, Paradise North, 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 Including Grocery Store with Package Liquor Sales Incidental to That Use* for an approximately 10 acre site located at the southeast corner of Unser and McMahon Boulevards NW.

2. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1999 (Z-99-79), but not finalized.

3. The requested zoning furthers the applicable *Comprehensive Plan* goals and policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The requested zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The requested zoning furthers the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.

6. This request meets the requirements of *R-270-1980*, specifically: the existing zoning inappropriate because of changed neighborhood or community conditions (recent zone changes in the area) and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.

7. This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized.

8. The Air Quality Division requested an AQIA for this site on April 29, 1999 as required per City Zoning code 14-16-3-14-D. The threshold level for a zone map amendment for C-1 is 4 acres. The site is 9.8778 acres. No AQIA was received. On May 31, 2001, a zone change to C-1 was re-requested for the site. The threshold condition of 4 acres for a zone change to C-1 still remains per the City ordinance cited above. To date no AQIA has been received.

CONDITIONS:

1. The applicant shall provide an Air Quality Impact Assessment (AQIA) to the Environmental Health Department that meets the requirements of the *Zoning Code* (§ 14-16-3-14(D)).

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER BRISCOE MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 00752, a site development plan for subdivision for Tract 16A-1, Paradise North, 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 an approximately 10 acre site located at the southeast corner of Unser and McMahon Boulevards NW.

2. This site plan request accompanies a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1999 (Z-99-79), but not finalized.

3. The submittal furthers the applicable *Comprehensive Plan* goals and policies by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The submittal furthers the applicable policies of the *West Side Strategic Plan* by proposing the development of the Village Centers with a land use that encourages neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The submittal's proposed density, type and hierarchy of uses conform to the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide*.

6. The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal.

7. The submittal will be adequate with some changes and additions.

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.

2. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

3. An additional pedestrian and bicycle access point shall be shown connecting to the residential area to the south via Rio Del Sole Court. Vehicular access at this point will not be not allowed.

4. Public Works Department Conditions:
    a. A TIS is required prior to submittal of any development plans for this site.
    b. Access points are conceptual and will be determined at the time of site development.
    c. An availability statement from New Mexico Utilities Inc. is required. Statement must include explicit confirmation of system capacity to meet development specific fire protection requirements.
    d. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
    e. Dedication of rights-of-way for both Unser Boulevard and McMahon Boulevard, 78 feet minimum from the street centerline. Details on the Unser Boulevard and McMahon Boulevard street improvements will be coordinated with the Public Works, Transportation Division, and project manager for the McMahon extension project.
    f. Dedication of additional right-of-way along both Unser Boulevard and McMahon Boulevard, as required by the City Engineer, to provide for trail facilities and on-street bicycle lanes. Details regarding the bike lanes will be coordinated with the Public Works Department Bicycle and Pedestrian Planner.
    g. Cross access easement

5. Parks and Recreation Department Conditions for Unser Boulevard trail:
   a. Construction of a 10' asphalt trail in-lieu of sidewalk along Unser Blvd. in this location.
   b. Allow for at least 5' of separation between the trail and face of curb and a minimum of 3' between the trail and wall or other vertical element.
   c. Landscaping improvements along the asphalt trail must not encroach on the trail itself. Trees must be a minimum of 3' away from the trail; and shrubs, at their mature spread, must not encroach on the trail.
   d. Design of the trail shall be coordinated with the Trails Planner.

6. AMAFCA Condition: Prior to development a Grading & Drainage Plan incorporating water quality measures for storm water runoff will be required.

7. A 2 ½ to 3 foot garden wall and/or landscape berm shall screen parking areas that are adjacent to and face McMahon and Unser Boulevards.

8. All "shoulds" shall be changed "shall" in the design parameters.

9. Perimeter walls adjacent to single family homes shall be a minimum 8 feet high.

10. Security lighting that does not spill over into adjacent properties shall be placed in areas without direct surveillance opportunities.

11. Refuse containers shall be located at least 60 feet from residential areas.

12. A minimum 20 foot landscape buffer with evergreen trees planted a minimum of 15 feet on center shall be located immediately adjacent to the property line of a single family residential zone.

13. Loading docks and truck delivery routes shall be designed to minimize any and all adverse impacts on adjacent residentially zoned areas.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER BRISCOE MOTION CARRIED UNANIMOUSLY

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S
____ Major Subdivision action	
____ Minor Subdivision action	
____ Vacation	V
____ Variance (Non-Zoning)	

SITE DEVELOPMENT PLAN	P
____ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	L

ZONING	Supplemental form Z
____ Annexation & Zone Establishment	
____ Sector Plan	
X Zone Change	
____ Text Amendment	
____ Special Exception	E

No Sector Plan

APPEAL / PROTEST of...	A
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: PARADISE NORTH PARTNERS LLC PHONE: 505.883.1114
ADDRESS: c/o TESCH DEVELOPMENT 2444 LOUISIANNA BLVD. NE FAX: 505.883.2927
CITY: ABQ STATE NM ZIP 87110 E-MAIL: —
Proprietary interest in site: OWNER
AGENT (if any): DCSW INC. PHONE: 505.843.9639
ADDRESS: 320 CENTRAL SW FAX: 505.843.9683
CITY: ABQ STATE NM ZIP 87102 E-MAIL: —

DESCRIPTION OF REQUEST: ZONE CHANGE FROM R-1 TO SU-1 FOR C-1 USES INCLUDING GROCERY STORE W/ PACKAGE LIQUOR SALES INCIDENTAL TO THAT USE. 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 16A-1 Block: — Unit: —
Subdiv. / Addn. PARADISE NORTH
Current Zoning: R-1 Proposed zoning: SU-1 FOR C-1 USES INCLUDING GROCERY STORE W/ PACKAGE LIQUOR SALES INCIDENTAL TO THAT USE
Zone Atlas page(s): A-11 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 9.8 acres Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101106626531010402 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: 99999 UNSER BLVD. NW & McMAHON BLVD. NW
Between: Contessa NW and

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 2-99-79, Z-97-136, Z 97-138, 1000936

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

SIGNATURE Devin Cannady DCSW DATE 5/29/01
(Print) Devin Cannady ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised December 2000

- ☐ INTERNAL ROUTING
- ☐ All checklists are complete
- ☐ All fees have been collected
- ☐ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
01110-00000-00751	ZMA	7	$ 485.00
01128-00000-00752	SDPS	7(1)	$
			$
			$
			$
Hearing date 7-19-01			Total $ 485.00

L. Cha 5/31/01
Planner signature / date

Project # 1001279

CITY OF ALBUQUERQUE

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

TO BE COMPLETED BY APPLICANT

APPLICANT: PARADISE NORTH PARTNERS Date of request: 5/31/01 Zone atlas page(s): A-11

CURRENT:

Zoning R-1

Parcel Size (acres / sq.ft.) 9.8778

Legal Description -

Lot or Tract # 16A-1 Block #

Subdivision Name PARADISE NORTH

REQUESTED CITY ACTION(S):

Annexation [ ] Sector Plan [ ] Site Development Plan: Building Permit [ ]

Comp. Plan Zone Change [X] a) Subdivision [ ] Access Permit [ ]

Amendment [ ] Conditional Use [ ] b) Build'g Purposes [ ] Other [ ]

FROM R-1 c) Amendment [ ]

PROPOSED DEVELOPMENT:

No construction / development [X]

New Construction [ ]

Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - N/A

Building Size - _____ (sq. ft.)

PROPOSED ZONING IS SU-1 FOR ~~[illegible]~~ C-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 Dave Cady DCSW Date 5/31/01

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] 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 [X] NO [ ] Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes: ZONE CHANGE WAS APPROVED JUNE OF 1999 TO SU-1 FOR C-1. HOWEVER, NO OTHER ACTION WAS TAKEN BY DEVELOPER WITHIN ONE YEAR. THEREFORE, ZONING REVERTED BACK TO R-1. TIS MUST BE COORDINATED WITH THE OTHER COMPONENTS OF THE UNSER MCMAHON VILLAGE CENTER. NO DEVELOPMENT ANTICIPATED WITHIN ± 3 YEARS. *

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.**

Tony Lyle 5-31-01

TRAFFIC ENGINEER DATE

* REQUIRED INFRASTRUCTURE WILL BE IMPLEMENTED UPON DEVELOPMENT OF SITE AND COMPLETION OF TIS.

ENVIRONMENTAL HEALTH

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

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

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

Notes: threshold for C1 ~~and~~ zoning is 4 acres. parcel is 9.8778 acres.

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.**

Catalina Lehner 5/31/01

ENVIRONMENTAL HEALTH DATE

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

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

Thursday, May 24, 2001

Marc E. Schiff
Design Collaborative Southwest
320 Central Avenue SW
ABQ, NM 87102

Dear Marc,

I hereby authorize you to act as our agent for summital site plan for subdivision on tract 16-A.

Sincerely,

Amar Tesch
Managing Member
Tesch Development LLC

Mark Gonzales

DESIGN COLLABORATIVE
SOUTHWEST, INC.

Marc E. Schiff AIA
Principal
Architect / Interior Designer

J. David Dekker AIA
Principal / Architect

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

Del L. Dixon
Principal / Architect

Richard Braun AIA
Principal / Architect

Wednesday, May 30, 2001

Mr. Russell Brito
EPC Planning Director
Planning Dept., City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: **Site Plan for Subdivision**
Reason for Request:
Tract 16-A-1, Paradise North Subdivision

Dear Mr. Brito,

- This is an approximately 9.8778 acre site currently located in the Unser/McMahon Village Center.
- The intent of the owner is to create a pedestrian and bike friendly Village Center commercial/environment compatible with the other Village Center development to the north of the site.
- The site was previously rezoned on June 17, 1999 – Z-99-79 to SU-1 with C-1 Uses including Grocery Store with Package Liquor Sales incidental to that use. The **Site Plan for Subdivision** request is in conjunction with a zone request to reestablish zoning on the Tract.
- The site is currently zoned R-1
- The applicant is requesting a reinstatement of the previously approved zoning in a concurrent request.
- The proposed **Site Plan for Subdivision** complies with the general design guidelines and regulations of the approved Village Center Design Guidelines north of McMahon Boulevard.
- The proposed **Site Plan for Subdivision** does not indicate any additional subdivision to the approximately 9.8778 acre Tract 16-A-1.

Albuquerque
320 Central Ave. SW
Albuquerque, NM 87102
505.843.9639
Fax.505.843.9683

Santa Fe
128 Grant Ave., Suite 217
Santa Fe, NM 87501
505.982.7191
Fax.505.982.2548

Dallas
2917 Elm St., Suite A
Dallas, TX 75226
214.748.3081
Fax.214.748.3383

Web Site
www.dcswarchitects.com
E Mail
dcsw@dcswarchitects.com

- Vehicle, bike and pedestrian access should be required via the adjacent tract to the east of the proposed traffic light on McMahon. Dr. Fine, the owner of the property to the east, currently has his property in review for zoning at EPC. The access should be beneficial to both property owners.

- The proposed Site Plan for subdivision complies with the vehicular access points of UTPPB, R-2000-10 for McMahon Boulevard and Unser Boulevard..

- All vehicular access points will be designed and built per the satisfaction of the City of Albuquerque Traffic Engineering Department.

- A Site Plan for building permits will require more detailed design considerations, and will be submitted to the EPC at a later date.

Thank you for your consideration in this matter.

Sincerely,

Marc E. Schiff, President
DCSW Architects, Inc.

May 30, 2001

Mr. Russell Brito
E.P.C. Planning Director
Planning Dept., City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

DCSW

DESIGN COLLABORATIVE
SOUTHWEST, INC.

Marc E Schiff AIA
Principal
Architect / Interior Designer

J. David Dekker AIA
Principal / Architect

Robert Gerard Heiser AIA
Principal
Architect / Interior Designer

Del L. Dixon
Principal / Architect

Richard Braun AIA
Principal / Architect

RE: Zone Change Request
Reason for Request: Zone Change to Re-establish Previously Approved Zoning.

Dear Mr. Brito:

DCSW, Inc., agent for Paradise North Partners, LLC, is requesting a zone change for Tract 16-A-1 Paradise North Subdivision, an approximately 9.8778 tract acre site at the southwest corner of Unser Boulevard NW and McMahon Boulevard NW from R-1 to SU-1 with C-1 uses including Grocery Store with Package Liquor Sales incidental to that use. The site is located within the McMahon/Unser Village Center. The site was previously zoned SU-1 with C-1 uses including Grocery Store with Package Liquor Sales incidental to that use (Z-99-79) in June of 1999 by the E.P.C. with the condition that a **Site Plan for Subdivision** shall be submitted within six months (or 12 months with an extension granted by the Planning Director).

The applicant/owner of the site, at the direction of the E.P.C. joined together with adjacent property owners in the Village Center to provide extensive design guidelines for parcels within the Village Center to ensure compatibility of design. This process required extensive coordination and considerable time to complete.

The initial guidelines were submitted by Consensus Planning on January 18, 2001 for Village Center Properties north of McMahon Boulevard in the Village Center.

The E.P.C. reference numbers for the approved parcels and zoning are Z-97-119 and Z-97-47 and 1000936; 00110-00000-01639/00128-0000-01640.

We have consulted with their Consensus Planning and with their consent have submitted a compatible set of guidelines in the siteplan for subdivision submittal prepared for Tract 16 A-1. We request that both the **Zone Change** and **Site Plan for Subdivision** be heard by the E.P.C. concurrently.

Albuquerque
320 Central Ave. SW
Albuquerque, NM 87102
505.843.9639
Fax.505.843.9683

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128 Grant Ave., Suite 217
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Fax.505.982.2548

Dallas
2917 Elm St., Suite A
Dallas, TX 75226
214.748.3081
Fax.214.748.3383

Web Site
www.dcswarchitects.com
E Mail
dcsw@dcswarchitects.com

The applicant, prior to the adoption of the Village Center Guidelines, did not act to market or develop the tract and anticipated that development would occur after the Village Center Guidelines were approved by the E.P.C. The applicant requests that the residential R-2 Guidelines not apply to this request because of the previously approved zoning in June of 1999.

The applicant is now submitting both a request for the same zoning as previously granted under the provision that the design guidelines, as submitted in the **Site Plan for Subdivision** govern any development on the site.

Thank you for your consideration on this matter.

Sincerely,

Marc B. Schiff, President
DCSW, Inc.

ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, July 19, 2001, 9:00 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

****

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 May 17, 2001.

2. 01110 00000 00241
01138 00000 00242
Project #1001072

Ron Garner, agent Nick Nardacci, request an amendment to the Martineztown/Santa Barbara Sector Development Plan plus a zone map amendment from a portion zoned SU-1/ SU-2 Church & Related Facilities and a portion zoned SU-1/C-3 to SU-2/C-3 for a portion of Tract No. 216, located on the Lomas between High Street NE and Edith Blvd. NE, containing approximately .24 acre. (J-14) Debbie Stover, Staff Planner **(DEFERRED FROM APRIL 19, 2001)**

3. 00110 00000 01504
Project # 1000894

Garcia/Kraemer & Associates, agents for Bernie & Juanita Sanchez request a zone map amendment from R-1 to PR for Lot 3 & Lot 4, Block 3, and Lot 7, Anayas Duranes Addition, located on Rio Grande Boulevard at the west end of San Venito Place and Alameda Drain between San Francisco Road and Rice Avenue, containing approximately .28 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM APRIL 19, 2001)**

4. 01128 00000 00416
Project # 1000344

Kells & Craig Architect, agents for the City of Albuquerque request approval of a site development plan for building permit for Tract A, Taylor Ranch Community Center, zoned SU-1, located on Taylor Ranch Road NW between Kachina Street and Montano Road, containing approximately 5.5 acres. (E-11) Debbie Stover, Staff Planner **(DEFERRED FROM MAY 17, 2001)**

5. 01128 00000 00422
Project # 1001154

Community Sciences Corporation, agents for Curb Inc. request approval of a site development plan for subdivision for Parcels 12, 5, 5A, 6, El Rancho Grande 1, zoned SU-1 for Mixed Use, located on Gibson Blvd. SW between Unser Blvd. and Snow Vista Diversion Channel, containing approximately 72.85 acres. (M & N-9) Russell Brito, Staff Planner **(DEFERRED FROM MAY 17, 2001)**

[TENTATIVE BREAK 20 MINUTES]

6. 01110 00637
Project #1001234

Masterworks Architects, Inc., agents for Turner & Margaret Branch request a zone map amendment from R-1 to O-1 for Lot 87A1A, MRGCD Map 35, located on Rio Grande Blvd. NW between Indian School Road and Mathew Avenue NW, containing approximately 0.20 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner

7. 01110 00639
Project #1001235

Masterworks Architects, Inc., agents for Turner & Margaret Branch request a zone map amendment from R-1 to C-1 for Lot 11, MRGCD Map 35, and Lots 13 & 14, Block 6, Krogh-Edward Addition, located on Rio Grande Blvd. NW between El Nido Court and Mathew Avenue NW, containing approximately 0.9917 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner

8. 01128 00675
Project #1000216

Sam Patel request approval of a site development plan for building permit for Tract A-3-A, J Group Addition, zoned SU-1 for C-1, located on San Antonio Avenue NE between I-25 and San Pedro Avenue, containing approximately 2 acres. (E-18) Deborah Stover, Staff Planner

9. 01114 00725
01110 00726
01110 00727
01138 00728
Project #1001267

Southwest Surveying Co., agents for Onorio & Virginia Colucci, request Annexation and Establishment of RD zoning (9 du/acre) plus approval of an Amendment to the Tower/Unser Sector Development Plan plus a Zone Map Amendment from RD/R-1 (City) to RD zoning (9 du/acre) for Tracts 46, 47 & 48, Town of Atrisco Grant, located on Eucariz Avenue SW between 90th and 86th Streets, containing approximately 15 acres. (L-9) Lola Bird, Staff Planner

10. 01114 00689
01110 00690
Project #1001218

Surveys Southwest Ltd, agents for Western Mobile of NM Inc., request annexation and establishment of M-2 zoning for Tracts 1-4, Lands of Augustine Zamora, located on Edith Boulevard NE between Carmony Road and Nikanda, containing approximately 20.628 acres. (G-15) Deborah Stover, Staff Planner

[TENTATIVE LUNCH BREAK FOR 1 HOUR]

11. 01128 00731
Project #1000980

David S. Campbell, agent for K-Mart Corp. c/o Carl Pitt, request approval of a Site Development Plan for the re-development of the K-Mart portion of the Sierra Vista Shopping Center, zoned C-2 and located on Tracts A-3, B-2 and E, Sierra Vista Shopping Center, located on Montgomery Boulevard NE between Eubank Boulevard and Parsifal Street, containing approximately 18.419 acres. (G-20) Lola Bird, Staff Planner

12. 01225 00734
Project #1001271

The City of Albuquerque Planning Department, agents for the City of Albuquerque City Council, request an Amendment to Chapter 14, Article 16, ROA 1994, the Comprehensive City Zoning Code, to include provisions related to the regulation of outdoor lighting. Simon Shima, Staff Planner

13. 01114 00738
01110 00739
Project #1001272

Advanced Engineering and Consulting, agents for Joe Chavez, request Annexation and Establishment of RD zoning (9 du/acre) for Tract 424, Unit 3, Town of Atrisco Grant, located on Tower Road SW between Unser Boulevard and 82nd Street, containing approximately 5.0 acres. (L-10) Loretta Naranjo-Lopez, Staff Planner

14. 01225 00741
Project #1001274

Judi A. Masson/American Tower, agent for Henry Powell, request a Waiver of Standards for a Wireless Telecommunication Facility for Tract in N 1/2, SW 1/2, NW 1/4, of Section 4, Township 10 North, Range 4 East, zoned O-1, located on Eubank Boulevard NE between Montgomery Boulevard and Comanche Road, containing approximately 3.88 acres. (G-21) Cynthia Borrego-Archuleta, Staff Planner

15. 01128 00742
01128 00743
Project #1001275

Herbert M. Denish & Associates, Inc., agents for Lowe's Companies, request approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Lot 1, Riverwalk Marketplace and the southerly 175' of Lot 1 and all of Lots 15C and 15D of Questa del Rio Subdivision, and the abandoned portion of Corrales Main Canal (aka Rembe Property), zoned SU-1 for C-2 Uses/IP Permissive Uses/R-3 Permissive Uses and SU-1 for C-2 Uses and IP Permissive Uses, located on Coors Boulevard NW between NM 528 and Seven Bar Loop, containing approximately 36.3 acres. (A-14 & B-14) Deborah Stover, Staff Planner

[AFTERNOON BREAK 20 MINUTES]

16. 01128 00745
01128 00746
Project #1001277

Consensus Planning, Inc., agents for Patrick Strosnider, request approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Lots 2 and 3, Riverside Plaza, zoned SU-1 PRD 8 du/ac Requiring Landscaping & Open Space Buffering, located on Winterhaven Road NW between Montano Road and La Orilla Road, containing approximately 6.7 acres. (E-12) Lola Bird, Staff Planner

17. 01128 00744
Project #1001276

Steve Derrick/Knight Construction, agents for Tricia & Dean Abbott, request approval of a Site Development Plan for Building Permit for Lot 1-A., Block B, Replat of Lot 1, Block B, zoned SU-1/ PDA/C-3 uses, located on the SE corner of Davenport and Paradise Hills Road NW between Paseo del Norte and Paradise Hills Road, containing approximately 0.8288 acres (C-12) Deborah Stover, Staff Planner

[TENTATIVE DINNER BREAK FOR 1 HOUR]

18. 01110 00747
01138 00748
01138 00749
01128 00750
Project #1001278

Consensus Planning, Inc, agents for Patrick Milligan, request a Zone Map Amendment from SU-1 for MH to C-2 plus approval of an Amendment to the West Route 66 Sector Development Plan and the Tower/Unser Sector Development Plan plus approval of a Site Development Plan for Subdivision for Tracts 90, 91, 92, 94, Town of Atrisco Grant Unit 6, and Lots A, B, C, D, Gonzales Family Lands, located on Coors Boulevard SW between Central Avenue and Bridge Boulevard, containing approximately 18 acres. (K-10) Russell Brito, Staff Planner

19. 01128 00753
Project #1001280

New Mexico State Parks and the City of Albuquerque Open Space Division request approval of a Site Development Plan for Building Permit/ Extraordinary Facility for Lots A-2 and A-1, Candelaria Farm Area, zoned SU-1 for Nature Study Center& Nature Preserve, located on Candelaria Road NW between the Rio Grande River and Rio Grande Boulevard, containing approximately 118 acres. (F-12 & G-12) Lola Bird, Staff Planner

20. 01110 00751
01128 00752
Project #1001279

DCSW, Inc., agents for Paradise North Partners LLC, request approval of a Site Development Plan for Subdivision plus 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 for Tract 16A-1, Paradise North, located at the southeast corner of Unser and McMahan Boulevards NW, containing approximately 9.8 acres. (A-11) Russell Brito, Staff Planner

21. 01128 00754
Project #1000274

Rohde May Keller/McNamara Architecture, agents for the City of Albuquerque Cultural & Recreational Services Department, request approval of an Amendment to a Site Development Plan for Lot 233-A-1, The Albuquerque Museum, zoned SU-1 for Museum, Parking and Related Facilities, located on 19th Street NW between Mountain and Old Town Roads, containing approximately 7.95 acres. (J-13) Mary Piscitelli, Staff Planner

22. 01128 00755
Project #1001033

Van H. Gilbert, AIA, agent for Marty Saiz, request approval of a Site Development Plan for Building Permit for Lot 19A, Zapf Van Addition No. 10, zoned SU-1 for Insurance Office and located on Montano Road NW between Guadalupe Trail and 9th Street, containing approximately 0.3761 acres. (F-14) Deborah Stover, Staff Planner

23. 01110 0000760
Project #1001283

Community Sciences Corporation, agents for Jim Lang for Executive West, request a Zone Map Amendment from O-1 to C-2 for Tract 387C, Town of Atrisco Grant, located on 57th Street NW between Redlands and Quail Roads NW, containing approximately 0.75 acre. (G-11) Loretta Naranjo-Lopez, Staff Planner

24. 01110 00757
01128 00758
01128 00759
Project #1001282

Consensus Planning, Inc., agents for the City of Albuquerque Parks & Recreation Department, request a Zone Map Amendment from SU-1 for R-2 uses to SU-1 for Community Park and Related Uses plus approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Tracts G-1 and G-2, Manzano Mesa Addition, located on Southern Boulevard SE between Eubank and Juan Tabo Boulevards, containing approximately 48.4 acres. (L-21) Lola Bird, Staff Planner

25. 01110 00767
01128 00768
Project #1001014

Phillip Payne & Sarah Quisenberry, agents for Rio Grande Inn, request a Zone Map Amendment from SU-1 for C-1 & O-1 Permissive Uses & Restaurant w/ Full Service Liquor & Bed and Breakfast to SU-1 for C-1 & O-1 Permissive Uses & Restaurant w/ Full Service Liquor & Bed and Breakfast & a Meeting and Conference Facility, plus approval of a Site Development Plan for Building Permit for Lots A, B and C, Rio Grande Plaza, located on Rio Grande Boulevard NW between Aspen Avenue NW and Zearing, containing approximately 4.29 acres. (H-13) Loretta Naranjo-Lopez, Staff Planner

26. OTHER MATTERS.

CITY OF ALBUQUERQUE

EPC

ENVIRONMENTAL PLANNING COMMISSION

ALBUQUERQUE NEW MEXICO 1706

Agenda Number: 20
Case Number: 01110 00751 / 01128 00752
July 19, 2001

Staff Report

Agent	DCSW, Inc.
Applicant	Paradise North Partners LLC
Requests	**Zone Map Amendment**
	Site Development Plan for Subdivision
Legal Description	Tract 16A-1, Paradise North
Location	At the southeast corner of Unser and McMahan Boulevards NW
Size	Approximately 9.8 acres
Existing Zoning	R-1
Proposed Zoning	SU-1 for C-1 Uses Including Grocery Store with Package Liquor Sales Incidental to That Use

Staff Recommendation

APPROVAL of 01110 00751, based on the findings on pages 9 - 10, and subject to the conditions of approval on page 10.

APPROVAL of 01128 00752, based on the findings on pages 10 - 11, and subject to the conditions of approval on pages 11 - 12.

Staff Planner

Russell Brito, Senior Planner

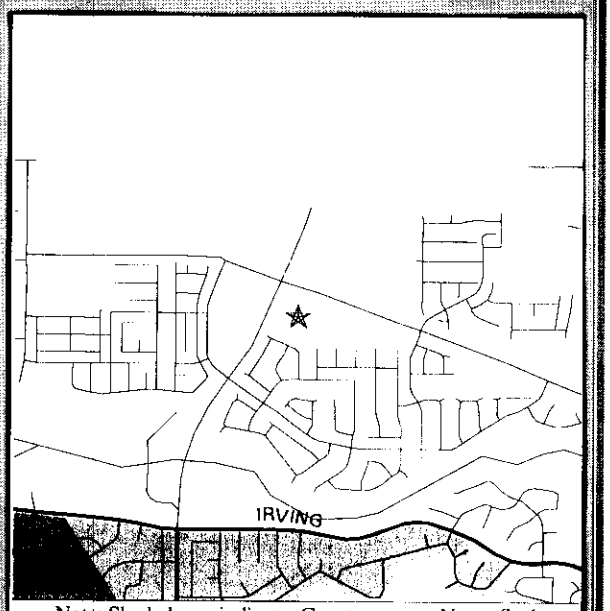
Summary of Analysis

The zone map amendment request is essentially a request to reaffirm the zoning that was approved by the EPC, but not finalized. The accompanying site development plan for subdivision supports the requested zoning.

Both requests further the applicable goals, policies and intent of the Comprehensive Plan, the West Side Strategic Plan and the Westside/McMahon Corridor Transportation and Land Use Guide.

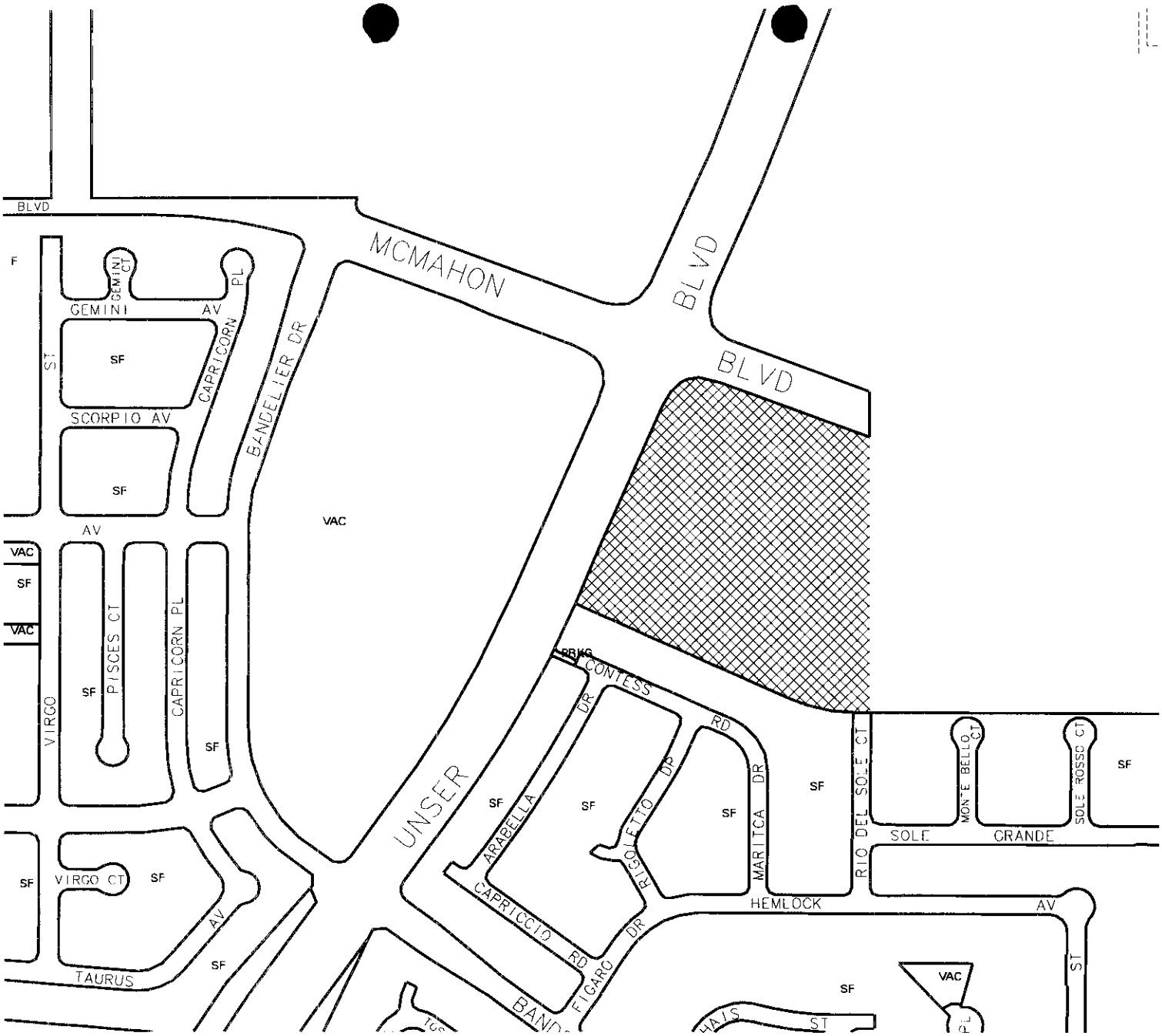
The zone map amendment is justified as per R-270-1980 because of changed neighborhood and community conditions and a different use category is more advantageous to the community as articulated in the West Side Strategic Plan and the Westside/McMahon Corridor Transportation and Land Use Guide.

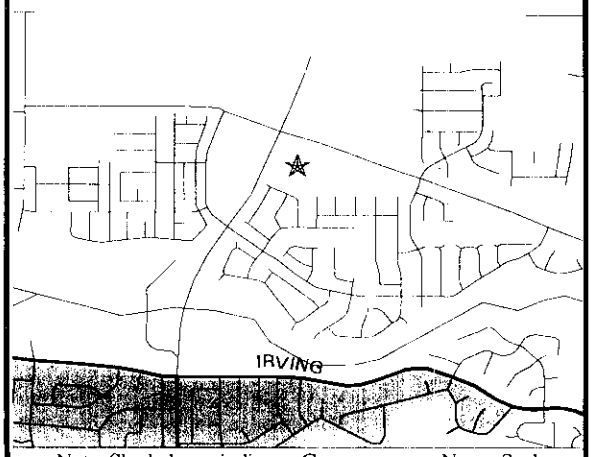
The site plan meets the requirements of the Zoning Code for a site development plan for subdivision.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 8 June 2001 to 22 June 2001. Agency comments were used in the preparation of this report, and begin on page 14.





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 Crganization
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

AGIS

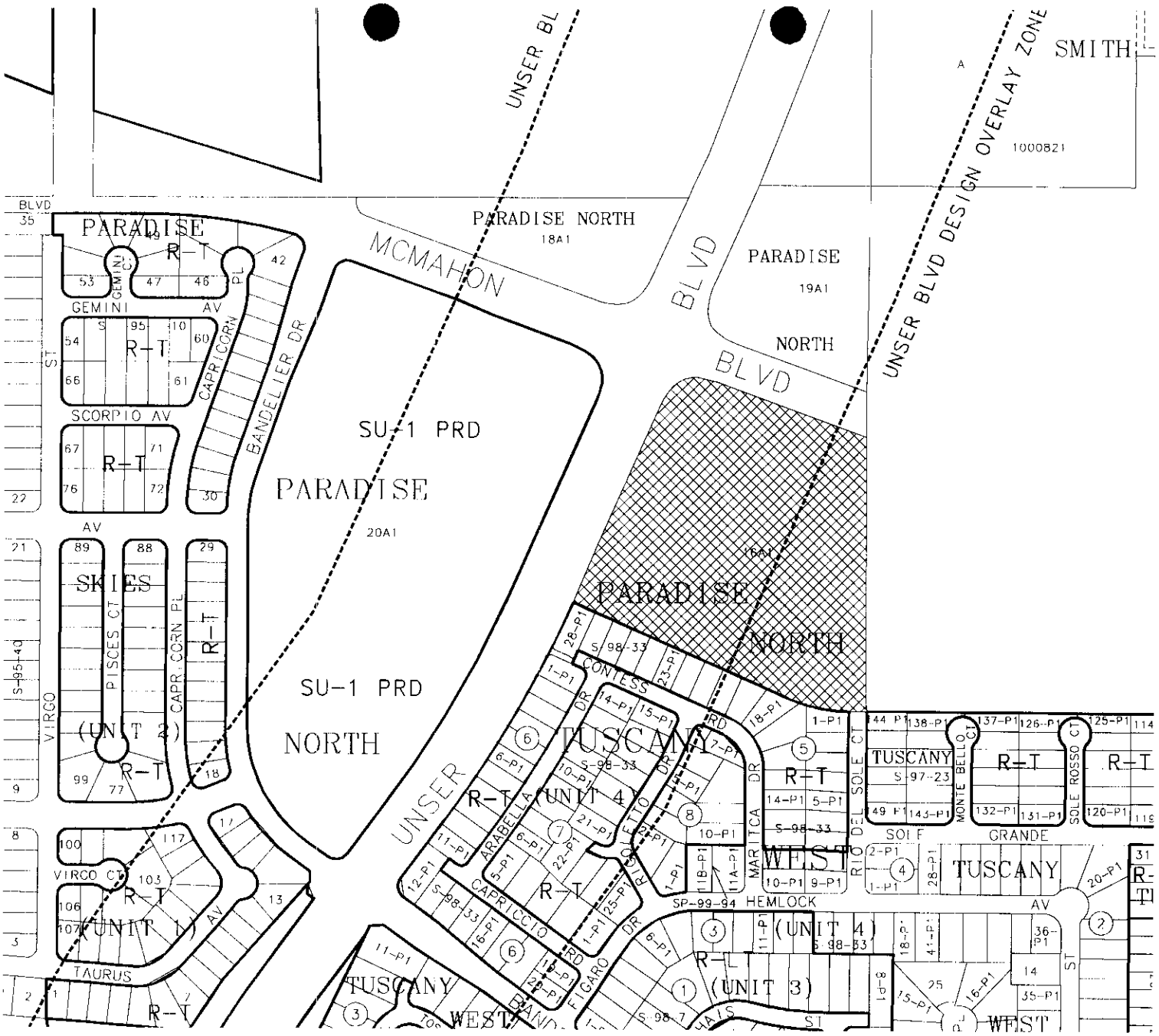
Scale 1"= 367 '

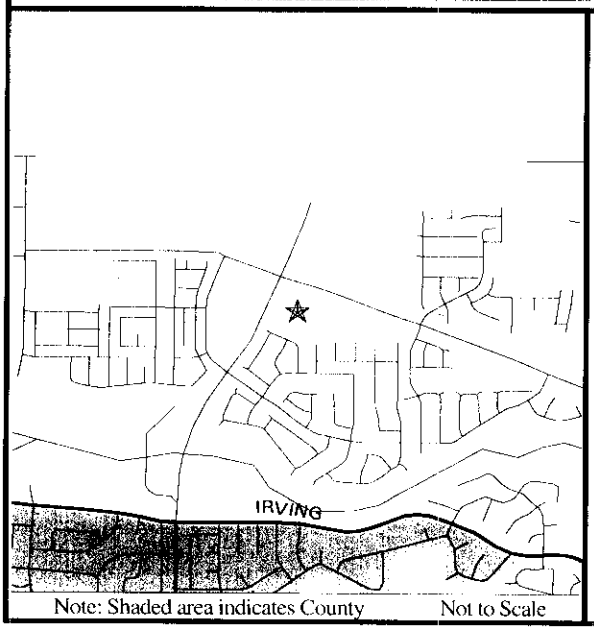
PROJECT NO.
1001279

HEARING DATE
7/19/01

MAP NO.
A-11

APPLICATION NO.
01110-00000-00751
01128-00000-00752





ZONING MAP

AGIS

Scale 1" = 367 '

PROJECT NO.
1001279

HEARING DATE
7/19/01

MAP NO.
A-11

APPLICATION NO.
01110-00000-00751
01128-00000-00752

Development Services Report

SUMMARY OF REQUEST

Requests	*Zone Map Amendment* *Site Development Plan for Subdivision*
Location	*Tract 16A-1, Paradise North, located at the southeast corner of Unser and McMahan Boulevards 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	R-1	Established Urban; West Side Strategic Plan	undeveloped
North	SU-1 for Mixed Use	"	undeveloped
South	R-T	"	Single family homes
East	R-1	"	Undeveloped
West	SU-1 for PRD	"	undeveloped

Background, History and Context

The applicant's reason for this request is to reaffirm the zoning that was approved by Environmental Planning Commission on 17 June 1999 (Z-99-79). This zoning, *SU-1 for C-1 Uses including grocery store with package liquor sales incidental to that use*, was approved with conditions including a requirement to submit a site development plan for EPC approval within six months of the zoning action. The applicant failed to meet that condition and a certificate of zoning was never issued for the site.

A previous zone map amendment request for C-1 zoning and at times SU-1 for Mixed Use zoning at the subject site was withdrawn in 1998 (Z-97-138). Adjacent sites to the west and north across Unser and McMahan Boulevards were rezoned SU-1 for C-1 Uses (Z-97-47), and SU-1 for Mixed Use (Commercial, Office and Residential) (Z-97-119 and Z-97-120) in 1997 and 1998, respectively. Similar to the situation with subject site, these zone map amendments were conditionally approved with site plan requirements that were not fulfilled, nullifying the zoning.

Just recently, though, the owners of the sites to the north and northwest of the subject site, across McMahan Boulevard, resubmitted their zone map amendment requests for SU-1 for Mixed Use zoning in conjunction with site development plans for subdivision (00110 00000 01623 / 00128 00000 01514

and 00110 00000 01639 / 00128 00000 01640). The EPC heard and approved both of these requests to reaffirm previously approved zoning in January 2001.

The multiple rezoning cases in the immediate area, including the subject site's, were used as the guiding land use designations for the Unser / McMahon intersection of the *Westside / McMahon Land Use and Transportation Guide Policy*. This land use and transportation guide was adopted as part of the *Westside Strategic Plan* by the City Council in 1999 (Enactment 117-1999). Even though much of the approved zoning was nullified because of unmet conditions of approval, the *Westside / McMahon Land Use and Transportation Guide Policy* reflects the land use scheme of that zoning, acting as a guide for this and other zone map amendment requests.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

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

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

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

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

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

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

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

- in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

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

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

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was adopted in 1997. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p. 2 in the WSSP.

The WSSP identifies seven communities in established areas of the West Side that are partially developed and describes how Community and Village concepts can be applied in each of these communities. A Community is comprised of Villages, each with Village Centers, and the WSSP outlines uses that should occur in core areas of a Community and a Village, as well as uses that should occur in areas adjacent to the core. Applicable policies include:

Policy 1.9: The city of Albuquerque Planning Department and the Bernalillo County Planning Department shall prepare a West Side Plan for Community and Village Centers. This work shall elaborate on the initial designation of these Centers contained in the West Side Strategic Plan and focus on implementation. This work should be presented to the County Planning Commission and the City's Environmental Planning Commission for public hearing within twelve months of the adoption of the Plan. Village Plans for new Planned Communities must be provided by the developer/owner according to the Planned Communities Criteria Guideline requirement.

Policy 3.4: Several villages will develop within the Seven Bar Ranch Community. These Villages shall each be served by a Village Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers shall be encouraged. The lowest density single family development shall not occur within Village Centers, but must have safe pedestrian and bicycle access to them.

Policy 3.6: Bernalillo County, the City of Albuquerque, the NMSHTD, and the City of Rio Rancho shall continue to work cooperatively with the MRGCOG to define the rights-of-way, acquire said rights-of-way immediately, and finish design for the completion of Westside Boulevard, McMahon, Universe, Rainbow, Unser, Golf Course, the Coors Bypass, and NM 528. These roads are critical to serving a Regional Center and the growing population on both sides of

the Bernalillo/Sandoval County line. Additional transit opportunities associated with these transportation facilities must be incorporated in any road design or right-of-way acquisition.

A village center has been identified at the intersection of Unser Boulevard and McMahon Boulevard and the subject site is within this center. The WSSP states, "A convenience or specialty grocery store may be suitable for a village center, but most village centers will not have a grocery or a drug store." Pedestrian and bikeway linkages between nearby neighborhoods and village centers are critical to the successful functioning of village centers.

Westside/McMahon Corridor Study: Transportation and Land Use Guide

The subject site lies within the *Westside/McMahon Corridor Study: Transportation and Land Use Guide* that contains concepts and development parameters that establish a desirable direction for promoting the opportunity for reduced automobile travel and encourage the use of transit, bicycle and pedestrian modes. This *Guide* was adopted as an amendment to the *West Side Strategic Plan* and is currently printed with the WSSP adopting resolutions. The *Guide* is wholly contained in the adopting resolution (Enactment 117-1999) and contains several applicable policies:

Section 3: The land use concepts set forth herein are not intended to imply zoning or supersede existing zoning and/or development plans.

Section 4: The map included as Attachment A, Transportation and Land Use Concept for the Westside-McMahon Corridor, and the performance measures listed below establishes the policy that will be used by the Environmental Planning Commission and the City Council in their review of development and rezoning proposals for properties located within the Westside-McMahon corridor.

A. Such proposals should be generally consistent with density, type and hierarchy of uses as illustrated in Attachment A. For the purposes of Attachment A, the following definitions shall apply:

2. Low Commercial includes neighborhood scale commercial development as allowed under the C-1 zone category of the City of Albuquerque Comprehensive Zoning Code.

6. Institutional uses include public and private institutions such as schools, hospitals and churches.

B. Residential uses should be located in a hierarchy with the highest densities adjacent to the commercial/office centers and the lowest densities between the nodes of non-residential development.

C. Connections that provide safe and efficient pedestrian movements to enhance mobility within the corridor and encourage the use of transit, bicycle and pedestrian modes as an alternative to automobile travel should be provided between adjoining uses and between developments and the transportation system.

G. Bicycle, trail and pedestrian facilities and linkages should be located as illustrated in Attachment A, and as follows:

1. Bicycle, trail and pedestrian facilities parallel to Ellison Road, McMahon Boulevard and Westside Boulevard; and

5. Well lighted and landscaped pedestrian connections between residential areas and the arterial street system, should occur at intervals no greater than ¼ mile. Where consistent with the other elements of this resolution and where substantial out-of-direction travel is not required, sidewalks that are part of the residential and collector street system may be used to fulfill this provision; and

6. Commercial and office developments should include designated pedestrian and bicycle facilities that link the developed site with the pedestrian and bicycle facilities on the adjacent arterial street system. Well lighted and landscaped pedestrian facilities connecting residential and commercial developments, should also connect to transit routes and major stop facilities.

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 Major Street Plan designates Unser Boulevard as a Limited-Access Principal Arterial, which requires 156 feet of right of way and McMahon Boulevard as a principal arterial.

The Long Range Bikeway System proposes a bike trail along Unser and a bike lane on McMahon.

ANALYSIS – Zone Map Amendment

Conformance to Adopted Plans, Policies, and Ordinances

This is 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* for an approximately 10 acre site located at the southeast corner of Unser and McMahon Boulevards NW. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1999 (Z-99-79), but not finalized.

The previously approved and currently requested zoning, *SU-1 for C-1 Uses Including Grocery Store with Package Liquor Sales Incidental to That Use*, was approved with conditions including a requirement to submit a site development plan for EPC approval within six months of the zoning action. The applicant failed to meet that condition and a certificate of zoning was never issued for the site.

The requested zoning furthers the applicable *Comprehensive Plan* goals and policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

The requested zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

The requested zoning furthers the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.

This request meets the requirements of *R-270-1980*, specifically: the existing zoning inappropriate because of changed neighborhood or community conditions (recent zone changes in the area) and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.

This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized.

ANALYSIS – Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 10 acre site located at the southeast corner of Unser and McMahon Boulevards NW. This site plan request accompanies a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1999 (Z-99-79), but not finalized.

The submittal furthers the applicable *Comprehensive Plan* goals and policies by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

The submittal furthers the applicable policies of the *West Side Strategic Plan* by proposing the development of the Village Centers with a land use that encourages neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

The submittal's proposed density, type and hierarchy of uses conform to the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide*.

The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal. The site and the proposed use are shown. Vehicular access and circulation are shown and described. Pedestrian access and circulation is shown and described. Maximum building heights, minimum setbacks, and maximum floor area ratios are specified on the site plan an in the design guidelines.

Site Plan Layout / Configuration

The size and shape of the subject site is not proposed to change.

Vehicular Pedestrian and Bicycle Access and Circulation

Vehicular access to the site is shown via a right-in/right-out/left-in from Unser Boulevard, a right-in/right-out from McMahon Boulevard, and a cross-access with the site adjacent to the east.

Pedestrian access is shown from Unser and McMahon Boulevards and from the site adjacent to the east. An additional pedestrian and bicycle access point should be shown connecting to the residential area to the south via Rio Del Sole Court.

Design Parameters

The applicant's agent, DCSW, Inc., consulted with Consensus Planning, the agent for two nearby zone map amendment and site plan requests just to the north across McMahon Boulevard (00110 00000 01623 / 00128 00000 01514 and 00110 00000 01639 / 00128 00000 01640). These two approved site plans contain comprehensive design parameters that have been incorporated into the site development plan for the subject site.

The design parameters cover the aspects of site design, accessibility & safety, circulation, transportation demand management, setbacks, walls and fences, signage and graphics, lighting and outdoor furniture, architectural design, utilities, and landscaping. The submitted design parameters are adequate for this site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The majority of reviewing departments and agencies have no adverse comments regarding the two requests. The Public Works Department and Environmental Health Department comments are incorporated as parts of the Planning Department recommendations.

Neighborhood Concerns

Planning staff has not received any written correspondence from any interested parties at the time this staff report was written.

A resident of the Horizon Hills neighborhood called, stating opposition to vehicular access between the subject site and the neighborhood to the south via Rio Del Sole Court. This person did not seem opposed to pedestrian and bicycle access at this point, though.

Conclusions

The zone map amendment request is essentially a request to reaffirm the zoning that was approved by the EPC, but not finalized. The accompanying site development plan for subdivision supports the requested zoning.

Both requests further the applicable goals, policies and intent of the Comprehensive Plan, the West Side Strategic Plan and the Westside/McMahon Corridor Transportation and Land Use Guide.

The zone map amendment is justified as per R-270-1980 because of changed neighborhood and community conditions and a different use category is more advantageous to the community as articulated in the West Side Strategic Plan and the Westside/McMahon Corridor Transportation and Land Use Guide.

The site plan meets the requirements of the Zoning Code for a site development plan for subdivision.

FINDINGS – 01110 00751

1. This is 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* for an approximately 10 acre site located at the southeast corner of Unser and McMahon Boulevards NW.

2. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1999 (Z-99-79), but not finalized.

3. The requested zoning furthers the applicable *Comprehensive Plan* goals and policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The requested zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The requested zoning furthers the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.

6. This request meets the requirements of *R-270-1980*, specifically: the existing zoning inappropriate because of changed neighborhood or community conditions (recent zone changes in the area) and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.

7. This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized.

8. The Air Quality Division requested an AQIA for this site on April 29, 1999 as required per City Zoning code 14-16-3-14-D. The threshold level for a zone map amendment for C-1 is 4 acres. The site is 9.8778 acres. No AQIA was received. On May 31, 2001, a zone change to C-1 was re-requested for the site. The threshold condition of 4 acres for a zone change to C-1 still remains per the City ordinance cited above. To date no AQIA has been received.

RECOMMENDATION

APPROVAL of *01110 00751* 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*, for Tract 16A-1, Paradise North, based on the preceding Findings.

CONDITIONS OF APPROVAL - 01110 00751

1. The applicant shall provide an Air Quality Impact Assessment (AQIA) to the Environmental Health Department that meets the requirements of the *Zoning Code* (§ 14-16-3-14(D)).

FINDINGS – 01128 00752

1. This is a request for approval of a site development plan for subdivision for an approximately 10 acre site located at the southeast corner of Unser and McMahon Boulevards NW.

2. This site plan request accompanies a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1999 (Z-99-79), but not finalized.

3. The submittal furthers the applicable *Comprehensive Plan* goals and policies by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The submittal furthers the applicable policies of the *West Side Strategic Plan* by proposing the development of the Village Centers with a land use that encourages neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The submittal's proposed density, type and hierarchy of uses conform to the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide*.

6. The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal.

7. The submittal will be adequate with some changes and additions.

RECOMMENDATION

APPROVAL of *01128 00752*, a site development plan for subdivision for Tract 16A-1, Paradise North, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 01128 00752

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. An additional pedestrian and bicycle access point shall be shown connecting to the residential area to the south via Rio Del Sole Court. Vehicular access at this point will not be not allowed.

3. Public Works Department Conditions:

    a. A TIS is required prior to submittal of any development plans for this site.

b. Access points are conceptual and will be determined at the time of site development.

c. An availability statement from New Mexico Utilities Inc. is required. Statement must include explicit confirmation of system capacity to meet development specific fire protection requirements.

d. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

e. Dedication of rights-of-way for both Unser Boulevard and McMahon Boulevard, 78 feet minimum from the street centerline. Details on the Unser Boulevard and McMahon Boulevard street improvements will be coordinated with the Public Works, Transportation Division, and project manager for the McMahon extension project.

f. Dedication of additional right-of-way along both Unser Boulevard and McMahon Boulevard, as required by the City Engineer, to provide for trail facilities and on-street bicycle lanes. Details regarding the bike lanes will be coordinated with the Public Works Department Bicycle and Pedestrian Planner.

4. Parks and Recreation Department Conditions for Unser Boulevard trail:

a. Construction of a 10' asphalt trail in-lieu of sidewalk along Unser Blvd. in this location.

b. Allow for at least 5' of separation between the trail and face of curb and a minimum of 3' between the trail and wall or other vertical element.

c. Landscaping improvements along the asphalt trail must not encroach on the trail itself. Trees must be a minimum of 3' away from the trail; and shrubs, at their mature spread, must not encroach on the trail.

d. Design of the trail shall be coordinated with the Trails Planner.

5. AMAFCA Condition: Prior to development a Grading & Drainage Plan incorporating water quality measures for stormwater runoff will be required.

Russell Brito
Senior Planner

cc: Paradise North Partners, LLC, c/o Tesch Devel., 2444 Louisiana Blvd. NE, Albuq. NM 87110

DCSW, Inc., 320 Central SW, Albuq. NM 87102
Ric Nordgren, Horizon Hills NA, 10600 Sole Rosso Ct. NW, Albuq. NM 87114
Julia M.Wilson, Horizon Hills NA, 5705 Carmen Rd. NW, Albuq. NM 87114
William Davis, Skies West NA, 10636 Capricorn Pl. NW, Albuq. NM 87114
Joanne Webb, Skies West NA, 10724 Capricorn Pl. NW, Albuq. NM 87114

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comments."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comment on the proposed zone change request.

Conditions of approval for the proposed site plan for subdivision purposes should include:

1. A TIS is required prior to submittal of any development plans for this site.
2. Access points are conceptual and will be determined at the time of site development.
3.

Utility Development:

No Comment on requested zoning. Information to staff stated the applicant wanted approval of a site plan for subdivision. However the submittal proposed no platting action. Please explain. The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Statement must include explicit confirmation of system capacity to meet development specific fire protection requirements. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

Traffic Engineering Operations:

Hydrology:

An approved grading and drainage plan is required for Site Plan sign-off by the City Engineer. Platting must be a concurrent action.

Transportation Planning:

FINDINGS:

- Unser Boulevard is designated a Limited Access, Principal Arterial on the Long Range Roadway System map with a *minimum* right-of-way requirement of 156 feet. The access points identified on the site plan for Unser Boulevard are consistent with adopted policy.
- McMahon Boulevard is designated a Limited Access, Principal Arterial on the Long Range Roadway System map with a *minimum* right-of-way requirement of 156 feet, inclusive of the 50-foot-wide high pressure gasline easement adjacent to this street. The access points identified on the site plan for McMahon Boulevard are consistent with the adopted policy
- Unser Boulevard is proposed to contain both a trail facility and bicycle lanes as designated on the Long Range Bikeways System map.

- McMahon Boulevard is proposed to contain both a trail facility and bicycle lanes as designated on the Long Range Bikeways System map.

CONDITIONS of approval of "Site Plan for Subdivision":

- Dedication of rights-of-way for both Unser Boulevard and McMahon Boulevard, 78 feet minimum from the street centerline. Details on the Unser Boulevard and McMahon Boulevard street improvements will be coordinated with the Public Works, Transportation Division, and project manager for the McMahon extension project.
- Dedication of additional right-of-way along both Unser Boulevard and McMahon Boulevard, as required by the City Engineer, to provide for trail facilities and on-street bicycle lanes. Details regarding the bike lanes will be coordinated with the Public Works Department Bicycle and Pedestrian Planner.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

An Air Quality Impact Analysis (AQIA) for the Westside/McMahon Corridor Study was received in December 1999. However, the AQIA did not contain analysis specific to the site at the southeast corner of the Unser/McMahon intersection. The Air Quality Division requested an AQIA for this site on April 29, 1999 as required per City Zoning code 14-16-3-14-D. The threshold level for a zone map amendment for C-1 is 4 acres. The site is 9.8778 acres. No AQIA was received. On May 31, 2001, a zone change to C-1 was re-requested for the site. The threshold condition of 4 acres for a zone change to C-1 still remains per the City ordinance cited above. To date no AQIA has been received.

Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Call 768-1930 for more information.

Environmental Services Division

NEIGHBORHOOD SERVICES

"Horizon Hills ® and Skies West ® (both recognized associations) were notified."

PARKS AND RECREATION

Planning and Design

The Trails & Bikeways Facility Plan proposes a Primary Trail along Unser Blvd. in this location. In this case, we will require construction of a 10' asphalt trail in-lieu of sidewalk. Additionally, please allow for at least 5' of separation between the trail and face of curb and a minimum of 3' between the trail and wall or other vertical element. Be advised that landscaping improvements along the asphalt trail must not encroach on the trail itself. Trees must be a minimum of 3' away from the trail and shrubs, at their mature spread, must not encroach on the trail. Design of the trail shall be coordinated with the Trails Planner Diane Scena.

OPEN SPACE DIVISION

"No Adverse Comment."

POLICE DEPARTMENT/Planning

traffic volume
lighting issues
maintenance of landscaping
shoplifting

accidents in the parking lot

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Approved."

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

The Transit Department appreciates the applicant's commitment to Transportation Demand Management. The Transit Department can offer assistance on carpool matching, commute trip planning, and other forms of alternative transportation prior to reaching the 50 employee threshold, if desired.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY
No objection. Prior to development a Grading & Drainage Plan incorporating water quality measures for stormwater runoff will be required.

ALBUQUERQUE PUBLIC SCHOOLS
No adverse comments for subdivision and site development plan plus a zone map amendment from R-1 to SU-1 for C-1 uses **(Grocery store)** of tract 16A-1, on 9.8 acres, located on 9999 Unser NW between Contessa NW and McMahon NW

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS
No adverse comment. For information, the Long Range Roadway System designates Unser Boulevard as limited access principal arterial and McMahon Boulevard as a principal arterial. The Long Range Bikeway System proposes a bike trail along Unser and a bike lane on McMahon. This project should be developed in a manner consistent with the Westside/McMahon Corridor Study.

NOTICE OF PUBLIC HEARING

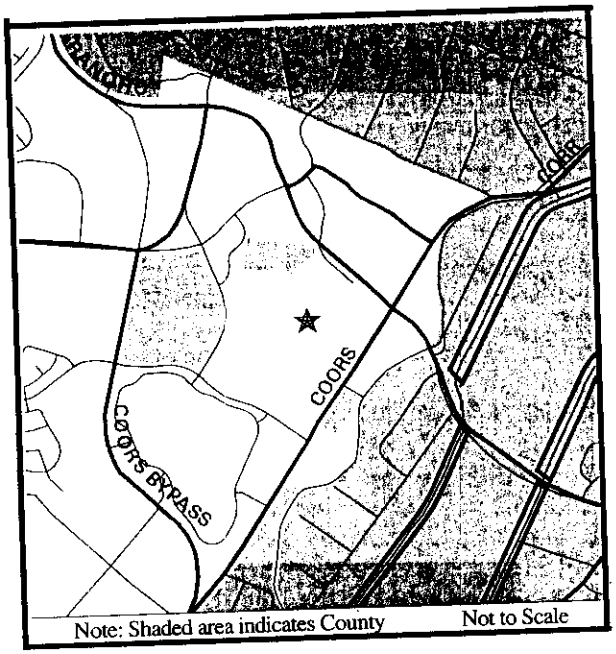
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, July 19, 2001 at 9:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

01110 00637 01138 00638 Project #1001234	Masterworks Architects, Inc., agents for Turner & Margaret Branch request a zone map amendment from R-1 to O-1 for Lot 87A1A, MRGCD Map 35, located on Rio Grande Blvd. NW between Indian School Road and Mathew Avenue NW, containing approximately 0.20 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner
01110 00639 01138 00640 Project #1001235	Masterworks Architects, Inc., agents for Turner & Margaret Branch request a zone map amendment from R-1 to C-1 for Lot 11, MRGCD Map 35, and Lots 13 & 14, Block 6, Krogh-Edward Addition, located on Rio Grande Blvd. NW between El Nido Court and Mathew Avenue NW, containing approximately 0.9917 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner
01128 00675 Project #1000216	Sam Patel request approval of a site development plan for building permit for Tract A-3-A, J Group Addition, zoned SU-1 for C-1, located on San Antonio Avenue NE between I-25 and San Pedro Avenue, containing approximately 2 acres. (E-18) Deborah Stover, Staff Planner
01114 00689 01110 00690 Project #1001218	Surveys Southwest Ltd, agents for Western Mobile of NM Inc., request annexation and establishment of M-2 zoning for Tracts 1-4, Lands of Augustine Zamora, located on Edith Boulevard NE between Carmony Road and Nikanda, containing approximately 20.628 acres. (G-15) Deborah Stover, Staff Planner

01114 00725 01110 00726 01110 00727 01138 00728 Project #1001267	Southwest Surveying Co., agents for Onorio & Virginia Colucci, request Annexation and Establishment of RD zoning (9 du/acre) plus approval of an Amendment to the Tower/Unser Sector Development Plan plus a Zone Map Amendment from RD/R-1 (City) to RD zoning (9 du/acre) for Tracts 46, 47 & 48, Town of Atrisco Grant, located on Eucariz Avenue SW between 90th and 86th Streets, containing approximately 15 acres. (L-9) Lola Bird, Staff Planner
01128 00731 Project #1000980	David S. Campbell, agent for K-Mart Corp. c/o Carl Pitt, request approval of a Site Development Plan for the re-development of the K-Mart portion of the Sierra Vista Shopping Center, zoned C-2 and located on Tracts A-3, B-2 and E, Sierra Vista Shopping Center, located on Montgomery Boulevard NE between Eubank Boulevard and Parsifal Street, containing approximately 18.419 acres. (G-20) Lola Bird, Staff Planner
01225 00734 Project #1001271	The City of Albuquerque Planning Department, agents for the City of Albuquerque City Council, request an Amendment to Chapter 14, Article 16, ROA 1994, the Comprehensive City Zoning Code, to include provisions related to the regulation of outdoor lighting. Simon Shima, Staff Planner
01114 00738 01110 00739 Project #1001272	Advanced Engineering and Consulting, agents for Joe Chavez, request Annexation and Establishment of RD zoning (9 du/acre) for Tract 424, Unit 3, Town of Atrisco Grant, located on Tower Road SW between Unser Boulevard and 82nd Street, containing approximately 5.0 acres. (L-10) Loretta Naranjo-Lopez, Staff Planner
01225 00741 Project #1001274	Judi A. Masson/American Tower, agent for Henry Powell, request a Waiver of Standards for a Wireless Telecommunication Facility for Tract in N 1/2, SW 1/2, NW 1/4, of Section 4, Township 10 North, Range 4 East, zoned O-1, located on Eubank Boulevard NE between Montgomery Boulevard and Comanche Road, containing approximately 3.88 acres. (G-21) Cynthia Borrego-Archuleta, Staff Planner

01128 00742
01128 00743
Project #1001275

Herbert M. Denish & Associates, Inc., agents for Lowe's Companies, request approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Lot 1, Riverwalk Marketplace and the southerly 175' of Lot 1 and all of Lots 15C and 15D of Questa del Rio Subdivision, and the abandoned portion of Corrales Main Canal (aka Rembe Property), zoned SU-1 for C-2 Uses/IP Permissive Uses/R-3 Permissive Uses and SU-1 for C-2 Uses and IP Permissive Uses, located on Coors Boulevard NW between NM 528 and Seven Bar Loop, containing approximately 36.3 acres. (A-14 & B-14) Deborah Stover, Staff Planner



01128 00744
Project #1001276

Steve Derrick/Knight Construction, agents for Tricia & Dean Abbott, request approval of a Site Development Plan for Building Permit for Lot 1-A., Block B, Replat of Lot 1, Block B, zoned SU-1/ PDA/C-3 uses, located on the SE corner of Davenport and Paradise Hills Road NW between Paseo del Norte and Paradise Hills Road, containing approximately 0.8288 acres (C-12) Deborah Stover, Staff Planner

01128 00745
01128 00746
Project #1001277

Consensus Planning, Inc., agents for Patrick Strosnider, request approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Lots 2 and 3, Riverside Plaza, zoned SU-1 PRD 8 du/ac Requiring Landscaping & Open Space Buffering, located on Winterhaven Road NW between Montano Road and La Orilla Road, containing approximately 6.7 acres. (E-12) Lola Bird, Staff Planner

01110 00747
01138 00748
01138 00749
01128 00750
Project #1001278

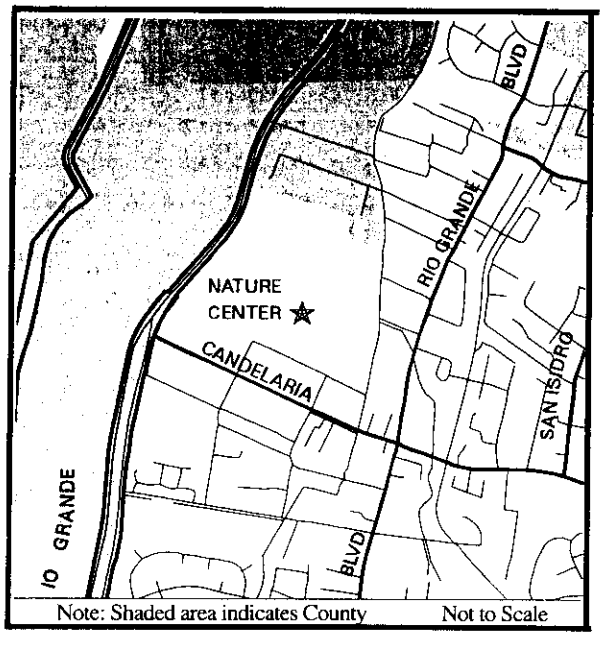
Consensus Planning, Inc, agents for Patrick Milligan, request a Zone Map Amendment from SU-1 for MH to C-2 plus approval of an Amendment to the West Route 66 Sector Development Plan and the Tower/Unser Sector Development Plan plus approval of a Site Development Plan for Subdivision for Tracts 90, 91, 92, 94, Lots A, B, C, D, Town of Atrisco Grant, located on Coors Boulevard SW between Central Avenue and Bridge Boulevard, containing approximately 18 acres. (K-10) Russell Brito, Staff Planner

01110 00751
01128 00752
Project #1001279

DCSW, Inc., agents for Paradise North Partners LLC, request approval of a Site Development Plan for Subdivision plus 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 for Tract 16A-1, Paradise North, located at the southeast corner of Unser and McMahan Boulevards NW, containing approximately 9.8 acres. (A-11) Russell Brito, Staff Planner

01128 00753
Project #1001280

New Mexico State Parks and the City of Albuquerque Open Space Division request approval of a Site Development Plan for Building Permit/ Extraordinary Facility for Lots A-2 and A-1, Candelaria Farm Area, zoned SU-1 for Nature Study Center& Nature Preserve, located on Candelaria Road NW between the Rio Grande River and Rio Grande Boulevard, containing approximately 118 acres. (F-12 & G-12) Lola Bird, Staff Planner



01128 00754
Project #1000274

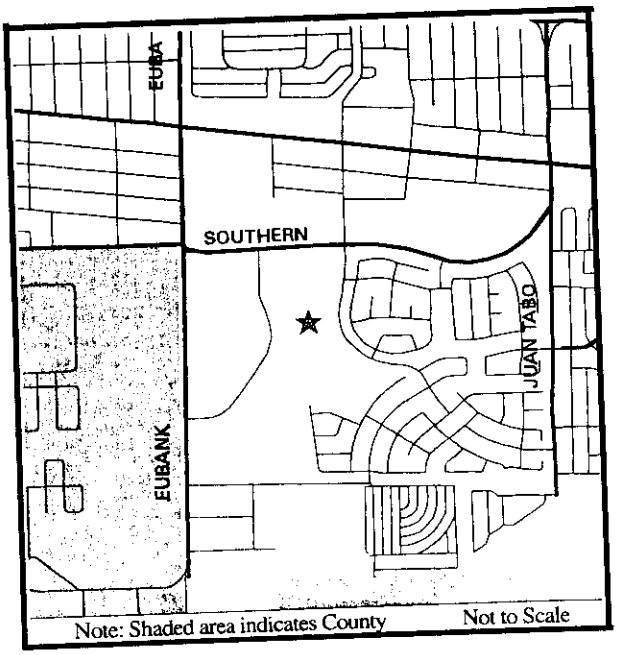
Rohde May Keller/McNamara Architecture, agents for the City of Albuquerque Cultural & Recreational Services Department, request approval of an Amendment to a Site Development Plan for Lot 233-A-1, The Albuquerque Museum, zoned SU-1 for Museum, Parking and Related Facilities, located on 19th Street NW between Mountain and Old Town Roads, containing approximately 7.95 acres. (J-13) Mary Piscitelli, Staff Planner

01128 00755
Project #1001033

Van H. Gilbert, AIA, agent for Marty Saiz, request approval of a Site Development Plan for Building Permit for Lot 19A, Zapf Van Addition No. 10, zoned SU-1 for Insurance Office and located on Montano Road NW between Guadalupe Trail and 9th Street, containing approximately 0.3761 acres. (F-14) Deborah Stover, Staff Planner

01110 00757
01128 00758
01128 00759
Project #1001282

Consensus Planning, Inc., agents for the City of Albuquerque Parks & Recreation Department, request a Zone Map Amendment from SU-1 for R-2 uses to SU-1 for Community Park and Related Uses plus approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Tracts G-1 and G-2, Manzano Mesa Addition, located on Southern Boulevard SE between Eubank and Juan Tabo Boulevards, containing approximately 48.4 acres. (L-21) Lola Bird, Staff Planner



01110 0000760 Project #1001283	Community Sciences Corporation, agents for Jim Lang for Executive West, request a Zone Map Amendment from O-1 to C-2 for Tract 387C, Town of Atrisco Grant, located on 57th Street NW between Redlands and Quail Roads NW, containing approximately 0.75 acre. (G-11) Loretta Naranjo-Lopez, Staff Planner
01110 00767 01128 00768 Project #1001014	Phillip Payne & Sarah Quisenberry, agents for Rio Grande Inn, request a Zone Map Amendment from SU-1 for C-1 & O-1 Permissive Uses & Restaurant w/ Full Service Liquor & Bed and Breakfast to SU-1 for C-1 & O-1 Permissive Uses & Restaurant w/ Full Service Liquor & Bed and Breakfast & a Meeting and Conference Facility, plus approval of a Site Development Plan for Building Permit for Lots A, B and C, Rio Grande Plaza, located on Rio Grande Boulevard NW between Aspen Avenue NW and Zearing, containing approximately 4.29 acres. (H-13) Loretta Naranjo-Lopez, 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 JULY 4, 2001.

APPROVED

Russell Brito, Senior Planner
Development Services Division, Planning Department

County of Bernalillo SS

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 1 times, the first publication being on the 4 day of July, 2001, and the subsequent consecutive publications on ________ ________, 2001.

[signature]

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 5 day July of 2001.

PRICE 273.76

Statement to come at end of month.

ACCOUNT NUMBER C80583

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

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01110 00639 / 01138 00640 / Project #1001235 — Masterworks Architects, Inc., agents for Turner & Margaret Branch request a zone map amendment from R-1 to C-1 for Lot 11, MRGCD Map 35, and Lots 13 & 14, Block 6, Krogh-Edward Addition, located on Rio Grande Blvd. NW between El Nido Court and Mathew Avenue NW, containing approximately 0.9917 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner

01128 00675 / Project #1000216 — Sam Patel requests approval of a site development plan for building permit for Tract A-3-A, J Group Addition, zoned SU-1 for C-1, located on San Antonio Avenue NE between I-25 and San Pedro Avenue, containing approximately 2 acres. (E-18) Deborah Stover, Staff Planner

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01114 00725 / 01110 00726 / 01110 00727 / 01138 00728 / Project #1001267 — Southwest Surveying Co., agents for Onorio & Virginia Colucci, request Annexation and Establishment of RD zoning (9 du/acre) plus approval of an Amendment to the Tower/Unser Sector Development Plan plus a Zone Map Amendment from RD/R-1 (City) to RD zoning (9 du/acre) for Tracts 46, 47 & 48, Town of Atrisco Grant, located on Eucariz Avenue SW between 90th and 85th Streets, containing approximately 15 acres. (L-9) Lola Bird, Staff Planner

01128 00731 / Project #1000980 — David S. Campbell, agent for K-Mart Corp. c/o Carl Pitt, request approval of a Site Development Plan for the re-development of the K-Mart portion of the Sierra Vista Shopping Center, zoned C-2 and located on Tracts A-3, B-2 and E, Sierra Vista Shopping Center, located on Montgomery Boulevard NE between Eubank Boulevard and Parsifal Street, containing approximately 18.419 acres (G-20) Lola Bird, Staff Planner

01225 00734 / Project #1001271 — The City of Albuquerque Planning Department, agents for the City of Albuquerque City Council, request an Amendment to Chapter 14, Article 16, ROA 1994, the Comprehensive City Zoning Code, to include provisions related to the regulation of outdoor lighting. Simon Shima, Staff Planner

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01225 00741 / Project #1001274 — Judi A. Masson/American Tower, agent for Henry Powell, request a Waiver of Standards for a Wireless Telecommunication Facility for Tract in N 1/2, SW 1/2, NW 1/4, of Section 4, Township 10 North, Range 4 East, zoned O-1, located on Eubank Boulevard NE between Montgomery Boulevard and Comanche Road, containing approximately 3.88 acres. (G-21) Cynthia Borrego-Archuleta, Staff Planner

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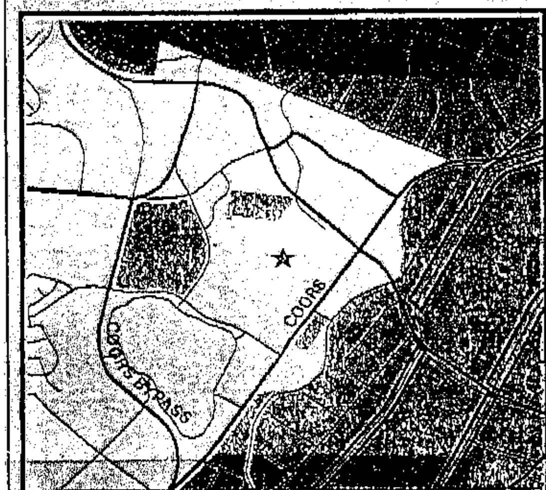

Note: Shaded area indicates County — Not to Scale

01128 00744 / Project #1001276 — Steve Derrick/Knight Construction, agents for Tricia & Dean Abbott, request approval of a Site Development Plan for Building Permit for Lot 1-A, Block B, Replat of Lot 1, Block B, zoned SU-1/ PDA/C-3 uses, located on the SE corner of Davenport and Paradise Hills Road NW between Paseo del Norte and Paradise Hills Road, containing approximately 0.8288 acres (C-12) Deborah Stover, Staff Planner

01128 00745 / 01128 00746 / Project #1001277 — Consensus Planning, Inc., agents for Patrick Strosnide., request approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Lots 2 and 3, Riverside Plaza, zoned SU-1 PRD 8 du/ac Requiring Landscaping & Open Space Buffering, located on Winterhaven Road NW between Montano Road and La Orilla Road, containing approximately 6.7 acres. (E-12) Lola Bird, Staff Planner

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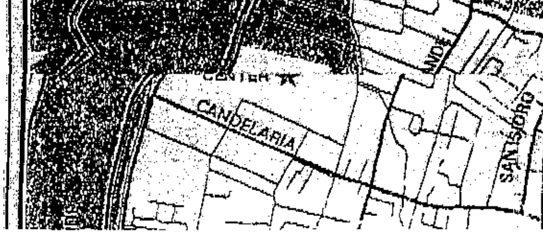
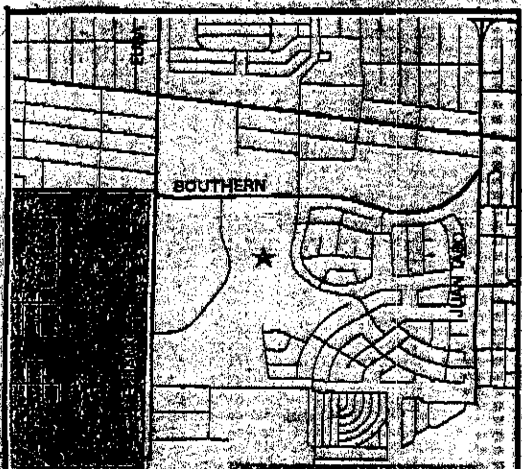


01128 00754 / Project #1000274 — Rohde May Keller/McNamara Architecture, agents for the City of Albuquerque Cultural & Recreational Services Department, request approval of an Amendment to a Site Development Plan for Lot 238-A-1, The Albuquerque Museum, zoned SU-1 for Museum, Parking and Related Facilities, located on 19th Street NW between Mountain and Old Town Roads, containing approximately 7.95 acres. (J-13) Mary Piscitelli, Staff Planner

01128 00755 / Project #1001033 — Van H. Gilbert, AIA, agent for Marty Sais, request approval of a Site Development Plan for Building Permit for Lot 19A, Zapf Van Addition No. 10, zoned SU-1 for Insurance Office and located on Montano Road NW between Guadalupe Trail and 9th Street, containing approximately 0.3761 acres. (F-14) Deborah Stover, Staff Planner

01110 00757 / 01128 00758 / 01128 00759 / Project #1001282 — Consensus Planning, Inc., agents for the City of Albuquerque Parks & Recreation Department, request a Zone Map Amendment from SU-1 for R-2 uses to SU-1 for Community Park and Related Uses plus approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Tracts G-1 and G-2, Manzano Mesa Addition, located on Southern Boulevard SE between Eubank and Juan Tabo Boulevards, containing approximately 48.4 acres. (L-21) Lola Bird, Staff Planner



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01110 00767 / 01128 00768 / Project #1001014 — Phillip Payne & Sarah Quisenberry, agents for Rio Grande Inn, request a Zone Map Amendment from SU-1 for C-1 & O-1 Permissive Uses & Restaurant w/ Full Service Liquor & Bed and Breakfast to SU-1 for C-1 & O-1 Permissive Uses & Restaurant w/ Full Service Liquor & Bed and Breakfast & a Meeting and Conference Facility, plus approval of a Site Development Plan for Building Permit for Lots A, B and C, Rio Grande Plaza, located on Rio Grande Boulevard NW between Aspen Avenue NW and Zearing, containing approximately 4.29 acres. (H-13) Loretta Naranjo-Lopez, Staff Planner

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Elizabeth Begay, Chairman
Environmental Planning Commission

APPPROVED
s/Russell Brito, Senior Planner
Development Services Division, Planning Department

Journal: July 4, 2001

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

App#	0110-00000-00751
Proj#	1001275
Other#	0128-0000-00752

Meeting Date: July 19, 2001

Zone Atlas Page: A-11-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Paradise North Partners, LLC

Address: C/o Tasch Develop. 2444 Louisiana NE, 87110

Agent: DCSW

Address: 320 Central Ave SW, 87102

SPECIAL INSTRUCTIONS

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

Date Mailed: 7-3-01

Signature: MAT

App#_____
Proj#_____

PROPERTY OWNERSHIP / LEGAL LIST

Date:_____

Page 1 Of 12

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
A-11	1011066 ~~[illegible]~~	245-310	104-02	✓ 1011066	376-240	423	33 ✓
		470-335	101-20	✓	376-235		34 ✓
		380-372	10	✓ mp	386-235		45 ✓
		322-385	105-01	✓	384-237		46 ✓
		277-318	102-01	✓ mp	386-241		47 ✓
		318-254	423-19	✓	387-250		48 ✓
		320-241	20	✓	429-241	415	52 ✓
		323-272	21	✓	429-245		53 ✓
		329-271	22	✓	429-250		54 ✓
		333-269	23	✓ mp	412-250		55 ✓
		338-267	24	✓	412-245		56 ✓
		343-265	25	✓ mp	412-241		57 ✓
		347-263	26	✓	412-237		58 ✓
		352-261	27	✓	412-232		59 ✓
		356-259	28	✓	401-232		62 ✓
		361-257	29	✓	401-236		63 ✓
		365-254	30	✓	401-241		64 ✓
		371-251	31	✓	401-245		65 ✓
		375-246	32	✓	401-250		66 ✓

App#_____
Proj#_____

PROPERTY OWNERSHIP / LEGAL LIST

Date:_____

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
A-11	1011066	342-233	422-07	✓			
		359-244	06	✓			
		355-239	05	✓			
		331-249	424-13	✓			
		334-254	14	✓			
		343-251	15	✓			
		341-245	16	✓			

```
1011066            ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101106626531010402 LEGAL: TRAC T 16 A-1 VACATION AMENDED PLAT & REPL OF PARADI  LAND USE:
                   PROPERTY ADDR: 00000    N/A
                      OWNER NAME: GONZALES MARK & JENNIE T ETAL
                      OWNER ADDR: 01100   JUAN TABO                    NE ALBUQUERQUE     NM   87112

101106647033510120 LEGAL: SEC  2 T1 1N R2E 40.00 AC SE1/4 NE1/4                LAND USE:
                   PROPERTY ADDR: 00000    LYONS BLV NW
                      OWNER NAME: GLUCKMAN FRANCINE & ETAL
                      OWNER ADDR: 00420   W. 24TH                  ST    NEW YORK        NY   10011

101106638037210110 LEGAL: TRAC T 19 A-1 VACATION AMENDED PLAT & REPL OF PARADI  LAND USE:
                   PROPERTY ADDR: 00000    N/A
                      OWNER NAME: TRES ESQUINAS II LLC
                      OWNER ADDR: 06121   INDIAN SCHOOL                NE ALBUQUERQUE     NM   87110

101106632238510501 LEGAL: TR 1 8A-1  VACATION AMENDED PLAT AND REPL OF PARADIS  LAND USE:
                   PROPERTY ADDR: 00000    N/A
                      OWNER NAME: WARD PHILLIP C & MAXAM GARTH L
                      OWNER ADDR: 06121   INDIAN SCHOOL                NE ALBUQUERQUE     NM   87110

101106627731810201 LEGAL: TRAC T 20 A-1 VACATION AMENDED PLAT & REPL OF PARADI  LAND USE:
                   PROPERTY ADDR: 00000    N/A
                      OWNER NAME: TRES ESQUINAS LIMITED COMPANY
                      OWNER ADDR: 06121   INDIAN SCHOOL            RD NE ALBUQUERQUE     NM   87110

1[illegible]06631825642319 LEGAL: LT 2 -P1  BLK 6 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                   PROPERTY ADDR: 00000   10640 ARABELLA DR NW
                      OWNER NAME: CLARK JAY R & JILL R
                      OWNER ADDR: 10640   ARABELLA                 DR NW ALBUQUERQUE     NM   87114

101106632026142320 LEGAL: LT 1 -P1  BLK 6 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                   PROPERTY ADDR: 00000   10644 ARABELLA DR NW
                      OWNER NAME: MIDDAUGH JUAN JAVIER &
                      OWNER ADDR: 10644   ARABELLA                 DR NW ALBUQUERQUE     NM   87114

101106632327242321 LEGAL: LT 2 8-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
                   PROPERTY ADDR: 00000   6243 CONTESS RD NW
                      OWNER NAME: WAYNE ROBERT R & CHERYL L
                      OWNER ADDR: 06243   CONTESS                  RD NW ALBUQUERQUE     NM   87114

101106632927142322 LEGAL: LT 2 7-P1  BLK 5 PLAT OF TUSCANY WEST UNIT 4          LAND USE:
```

PROPERTY ADDR: 00000 6239 CONTESS RD NW
OWNER NAME: WEBER SUSAN C
OWNER ADDR: 06239 CONTESS RD NW ALBUQUERQUE NM 87114

101106633326942323 LEGAL: LT 2 6-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 6235 CONTESS RD NW
OWNER NAME: LEVI REFAEL N
OWNER ADDR: 00175 25TH SE MIAMI FL 33129

101106633826742324 LEGAL: LT 2 5-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 6231 CONTESS RD NW
OWNER NAME: DELONG THOMAS J & MICHELE A
OWNER ADDR: 06231 CONTESS RD NW ALBUQUERQUE NM 87114

101106634326542325 LEGAL: LT 2 4-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 6227 CONTESS RD NW
OWNER NAME: LEVI REFAEL N
OWNER ADDR: 00175 25TH RD SE MIAMI FL 33129

101106634726342326 LEGAL: LT 2 3-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 6223 CONTESS RD NW
OWNER NAME: FREEMAN DIANE
OWNER ADDR: 06223 CONTESS RD NW ALBUQUERQUE NM 87114

101106635226142327 LEGAL: LT 2 2-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 6219 CONTESS RD NW
OWNER NAME: JACKSON RANDY &
OWNER ADDR: 06219 CONTESS RD NW ALBUQUERQUE NM 87114

101106635625942328 LEGAL: LT 2 1-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 6215 CONTESS RD NW
OWNER NAME: GARZA RAYMOND A &
OWNER ADDR: 06215 CONTESS RD NW ALBUQUERQUE NM 87114

101106636125742329 LEGAL: LT 2 0-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 6209 CONTESS RD NW
OWNER NAME: MONTOYA MARK E & MICHELLE T
OWNER ADDR: 06209 CONTESS RD NW ALBUQUERQUE NM 87114

101106636525442330 LEGAL: LT 1 9-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 6205 CONTESS RD NW
OWNER NAME: ARVISO ANGELA M
OWNER ADDR: 06205 CONTESS RD NW ALBUQUERQUE NM 87110

101106637125142331 LEGAL: LT 1 8-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 6201 CONTESS RD NW
OWNER NAME: YAZZIE VIRVIAN
OWNER ADDR: 06201 CONTESS RD NW ALBUQUERQUE NM 87114

101106637524642332 LEGAL: LT 1 7-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10630 MARITCA DR NW
OWNER NAME: OLIVERAS ANTONIO L & OLIVIA K
OWNER ADDR: 10630 MARITCA DR NW ALBUQUERQUE NM 87114

101106637624042333 LEGAL: LT 1 6-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10626 MARITCA DR NW
OWNER NAME: HOPPER PHILLIP DON &

OWNER ADDR: 10626 MARITCA DR NW ALBUQUERQUE NM 87114

101106637623542334 LEGAL: LT 1 5-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10622 MARITCA DR NW
OWNER NAME: HERNANDEZ RICK M & ALMA A
OWNER ADDR: 10622 MARITCA DR NW ALBUQUERQUE NM 87114

101106638623542345 LEGAL: LT 4 -P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10609 RIO DEL SOL CT NW
OWNER NAME: SALAZAR DAVID E & CELESTINE A
OWNER ADDR: 10609 RIO DEL SOL CT NW ALBUQUERQUE NM 87114

101106638623942346 LEGAL: LT 3 -P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10615 RIO DEL SOL CT NW
OWNER NAME: COOK LYNDA P & FRANK W
OWNER ADDR: 10615 RIO DEL SOL CT NW ALBUQUERQUE NM 87114

101106638624442347 LEGAL: LT 2 -P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10619 RIO DEL SOLE CT NW
OWNER NAME: ROSS DEBORAH A
OWNER ADDR: 10619 RIO DEL SOLE CT NW ALBUQUERQUE NM 87114

101106638725042348 LEGAL: LT 1 -P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10623 RIO DEL SOLE CT NW
OWNER NAME: CIOLEK MICHAEL F
OWNER ADDR: 10623 RIO DEL SOLE CT NW ALBUQUERQUE NM 87114

101106642924141552 LEGAL: LT 1 35P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10612 MONTE BELLO CT NW
OWNER NAME: WALKER MARY E AND WALKER STEVE
OWNER ADDR: 10612 MONTE BELLO CT NW ALBUQUERQUE NM 87114

101106642924541553 LEGAL: LT 1 36P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10616 MONTE BELLO CT NW
OWNER NAME: ADAMS SARA K
OWNER ADDR: 10616 MONTE BELLO CT NW ALBUQUERQUE NM 87114

101106642925041554 LEGAL: LT 1 37P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10620 MONTE BELLO CT NW
OWNER NAME: WANG DANIEL A & MARY C
OWNER ADDR: 10620 MONTE BELLO CT NW ALBUQUERQUE NM 87114

101106641225041555 LEGAL: LT 1 38P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10619 MONTE BELLO CT NW
OWNER NAME: LIMON ARMANDO P & SARA
OWNER ADDR: 10619 MONTE BELLO CT NW ALBUQUERQUE NM 87114

101106641224541556 LEGAL: LT 1 39P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10615 MONTE BELLO CT NW
OWNER NAME: ENGELBERT EGON H
OWNER ADDR: 10615 MONTE BELLO CT NW ALBUQUERQUE NM 87114

101106641224141557 LEGAL: LT 1 40P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10611 MONTE BELLO CT NW
OWNER NAME: STAUFFER JAMES W & BERNIE C

OWNER ADDR: 10611 MONTE BELLO CT NW ALBUQUERQUE NM 87114

101106641223741558 LEGAL: LT 1 41P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10609 MONTE BELLO CT NW
OWNER NAME: PAYNE RICK R
OWNER ADDR: 10609 MONTE BELLO CT NW ALBUQUERQUE NM 87114

101106641223241559 LEGAL: LT 1 42P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10605 MONTE BELLO CT NW
OWNER NAME: LANE JOHN H
OWNER ADDR: 10605 MONTE BELLO CT NW ALBUQUERQUE NM 87114

101106640123241562 LEGAL: LT 1 48P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10604 RIO DEL SOLE CT NW
OWNER NAME: DAUS MICHAEL A
OWNER ADDR: 10604 RIO DEL SOLE CT NW ALBUQUERQUE NM 87114

101106640123641563 LEGAL: LT 1 47P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10608 RIO DEL SOLE CT NW
OWNER NAME: SILVA KATHERINE M
OWNER ADDR: 10608 RIO DEL SOLE CT NW ALBUQUERQUE NM 87114

101106640124141564 LEGAL: LT 1 46P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10612 RIO DEL SOLE CT NW
OWNER NAME: EDWARDS BRIAN J
OWNER ADDR: 10612 RIO DEL SOLE CT NW ALBUQUERQUE NM 87114

101106640124541565 LEGAL: LT 1 45P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10616 RIO DEL SOLE CT NW
OWNER NAME: SCHATZ CURT
OWNER ADDR: 10616 RIO DEL SOLE CT NW ALBUQUERQUE NM 87114

101106640125041566 LEGAL: LT 1 44P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0. LAND USE:
PROPERTY ADDR: 00000 10620 RIO DEL SOLE CT NW
OWNER NAME: STINSON MATTHEW M & GWENDOLYN
OWNER ADDR: 10620 RIO DEL SOLE CT NW ALBUQUERQUE NM 87114

101106636223342207 LEGAL: LT 8 -P1 BLK 8 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10619 MARITCA DR NW
OWNER NAME: DAVIS CRAIG E & AUGUSTA L
OWNER ADDR: 10619 MARITCA DR NW ALBUQUERQUE NM 87114

101106635924442206 LEGAL: LT 7 -P1 BLK 8 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10639 RIGOLETTO RD NW
OWNER NAME: TRUJILLO JUDY
OWNER ADDR: 10639 RIGOLETTO DR NW ALBUQUERQUE NM 87114

101106635523942205 LEGAL: LT 6 -P1 BLK 8 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10635 RIGOLETTO RD NW
OWNER NAME: WASHER LORIN W & ANNA S TRUSTE
OWNER ADDR: 00061 OAK KNOLL CT WALNUT CREEK CA 94596

101106633124942413 LEGAL: LT 1 3-P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10639 ARABELLA DR NW
OWNER NAME: MADRID IRENE DENISE

OWNER ADDR: 10639 ARABELLA DR NW ALBUQUERQUE NM 87114

101106633425442414 LEGAL: LT 1 4-P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10643 ARABELLA DR NW
OWNER NAME: WESTVANG KIM A & JULIE ANNE
OWNER ADDR: 10643 ARABELLA DR NW ALBUQUERQUE NM 87114

101106634325142415 LEGAL: LT 1 5-P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10640 RIGOLETTO RD NW
OWNER NAME: HENDRIX TERRY DWAYNE & KAREN A
OWNER ADDR: 10640 RIGOLETTO DR NW ALBUQUERQUE NM 87114

101106634124542416 LEGAL: LT 1 6-P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4 LAND USE:
PROPERTY ADDR: 00000 10636 RIGOLETTO DR NW
OWNER NAME: SKOREZ ADAM T & KEVALIN
OWNER ADDR: 10636 RIGOLETTO DR NW ALBUQUERQUE NM 87114

"ATTACHMENT A"

Devin Cannady, DCSW Architects
Zone Map A-11

HORIZON HILLS N.A. (R)
***Ric Nordgren**
10600 Sole Rosso Ct. NW/87114 792-2821 (h)
Julia M. Wilson
5705 Carmen Rd. NW/87114 899-4030 (h) 505-455-1300 (w)

SKIES WEST N.A. (R)
***William Davis**
10636 Capricorn Pl. NW/87114 890-1712 (h)
Joanne Webb
10724 Capricorn NW/87114 890-4654 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

Erin Walsh

From: Terry O. Brown [tobe@swcp.com]

Sent: Sunday, June 11, 2000 10:29 AM

To: James Merrill

Cc: Dave Dekker; Jackie Fishman; Jim Strozier

Subject: McMahon Blvd. / Unser Blvd. Access Study - ITE Trip Generation Rates

Jim,

Attached is a pdf file (McMahon_Unser_Trips.pdf) demonstrating the number of trips that I have calculated using the ITE Trip Generation Manaul (6th Edition - 1997). I have broken down the trip generation tables into each of the four quadrants of the intersection of McMahon Blvd. / Unser Blvd. The subtotals in the attached pdf file are subtotals for each quadrant. I have not made any adjustments to the trips to account for Pass-by Trips or Mixed-Use Trips.

Also, I am copying this e-mail message with the pdf attachment to Dave Dekker at DCSW and to Jackie Fishman and James Strozier at Consensus Planning for their review and confirmation of the land uses and building sizes that I have incorporated into the Trip Generation Calculations. I would request that they provide their input into the land use designations and sizes by June 16,2000. Also, I believe that it would be a good idea to distribute this to the property owners for their concurrence.

The land uses and building sizes utilized in the attached Trip Generation Table are consistent with the plansfor the northwest and northeast quadrants of the intersection furnished to me by Consensus Planning and with the plans for the southwest and southeast quadrants of the intersection furnished to me by Design Collaborative Southwest.I utilized the Option 1Plan of the Southwest Quadrantfurnished by DCSW. I will scan in the plans from DCSW later this week and e-mail them to you.

The only change that may be incurred is for the additional land which Amar is trying to purchase at the east end of the southeast quadrant. I think that is only about a 1/2 acre parcel. If it is a 1/2 acre parcel (or 21,800 S.F.) and the F.A.R. is 0.25, then the resulting increase in building square footage is about 5,400 S.F. I have not added in that additional square footage since I have not heard any report from Amar as to whether or not he has managed to purchase or make arrangements to purchase the additional property. We will need that information before we can complete the Trip Generation Table. The attached table should be very close, though. To provide a safety factor, we may want to go ahead and add in trips from a 5,000 S.F. or 6,000 S.F. Retail Commercial Development (from the SW Quadrant) in to the trips generated for the SE Quadrant.

Please contact me if you have questions.

Thanks,

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 (Voice)
(877) 694-1527 (FAX)
e-mail: tobe@swcp.com

Proj# 1001279

DCSW
320 CENTRAL AVE SW
ALBUQ., NM 87102

PARADISE NORTH PARTNERS
C/O Tesch Development
24444 LOUISIANA BLVD NE
ALBUQ., NM 87110

RIC NORDGREN
Horizon Hills Neigh. Assoc.
10600 SOLE ROSSO CT. NW
ALBUQ., NM 87114

JULIA M. WILSON
Horizon Hills Neigh. Assoc.
5705 CARMEN RD NW
ALBUQ., NM 87114

101106626531010402

WILLIAM DAVIS
Skies West Neigh. Assoc.
10636 CAPRICORN PL. NW
ALBUQ., NM 871114

101106647033510120

JOANNE WEBB
Skies West Neigh. Assoc.
10724 CAPRICORN NW
ALBUQ., NM 87114

101106638037210110

GONZALES MARK & JENNIE T ETAL
1100 JUAN TABO NE
ALBUQUERQUE NM 87112

101106632238510501

GLUCKMAN FRANCINE & ETAL
420 W. 24TH ST
NEW YORK NY 10011

101106631825642319

TRES ESQUINAS II LLC
6121 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110

101106632026142320

WARD PHILLIP C & MAXAM GARTH
6121 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110

101106632327242321

CLARK JAY R & JILL R
10640 ARABELLA DR NW
ALBUQUERQUE NM 87114

101106632927142322

MIDDAUGH JUAN JAVIER &
10644 ARABELLA DR NW
ALBUQUERQUE NM 87114

101106633326942323

WAYNE ROBERT R & CHERYL L
6243 CONTESS RD NW
ALBUQUERQUE NM 87114

101106633826742324

WEBER SUSAN C
6239 CONTESS RD NW
ALBUQUERQUE NM 87114

101106634726342326

LEVI REFAEL N
175 25TH SE
MIAMI FL 33129

101106635226142327

DELONG THOMAS J & MICHELE A
6231 CONTESS RD NW
ALBUQUERQUE NM 87114

101106635625942328

FREEMAN DIANE
6223 CONTESS RD NW
ALBUQUERQUE NM 87114

101106636125742329

JACKSON RANDY &
6219 CONTESS RD NW
ALBUQUERQUE NM 87114

101106636525442330

GARZA RAYMOND A &
6215 CONTESS RD NW
ALBUQUERQUE NM 87114

101106637125142331

MONTOYA MARK E & MICHELLE T
6209 CONTESS RD NW
ALBUQUERQUE NM 87114

101106637524642332

ARVISO ANGELA M
6205 CONTESS RD NW
ALBUQUERQUE NM 87110

101106637624042333

YAZZIE VIRVIAN
6201 CONTESS RD NW
ALBUQUERQUE NM 87114

101106637623542334

OLIVERAS ANTONIO L & OLIVIA K
10630 MARITCA DR NW
ALBUQUERQUE NM 87114

101106638623542345

HOPPER PHILLIP DON &
10626 MARITCA DR NW
ALBUQUERQUE NM 87114

101106638623942346

HERNANDEZ RICK M & ALMA A
10622 MARITCA DR NW
ALBUQUERQUE NM 87114

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ALBUQUERQUE NM 87114

101106642924141552

ROSS DEBORAH A
10619 RIO DEL SOLE CT NW
ALBUQUERQUE NM 87114

CIOLEK MICHAEL F
10623 RIO DEL SOLE CT NW
ALBUQUERQUE NM 87114

WALKER MARY E AND WALKER S
10612 MONTE BELLO CT NW
ALBUQUERQUE NM 87114

101106642924541553

ADAMS SARA K
10616 MONTE BELLO CT NW
ALBUQUERQUE NM 87114

101106641224541556

ENGELBERT EGON H
10615 MONTE BELLO CT NW
ALBUQUERQUE NM 87114

101106641223241559

LANE JOHN H
10605 MONTE BELLO CT NW
ALBUQUERQUE NM 87114

101106640124141564

EDWARDS BRIAN J
10612 RIO DEL SOLE CT NW
ALBUQUERQUE NM 87114

101106636223342207

DAVIS CRAIG E & AUGUSTA L
10619 MARITCA DR NW
ALBUQUERQUE NM 87114

101106633124942413

MADRID IRENE DENISE
10639 ARABELLA DR NW
ALBUQUERQUE NM 87114

101106634124542416

SKOREZ ADAM T & KEVALIN
10636 RIGOLETTO DR NW
ALBUQUERQUE NM 87114

101106642925041554

WANG DANIEL A & MARY C
10620 MONTE BELLO CT NW
ALBUQUERQUE NM 87114

101106641224141557

STAUFFER JAMES W & BERNIE C
10611 MONTE BELLO CT NW
ALBUQUERQUE NM 87114

101106640123241562

DAUS MICHAEL A
10604 RIO DEL SOLE CT NW
ALBUQUERQUE NM 87114

101106640124541565

SCHATZ CURT
10616 RIO DEL SOLE CT NW
ALBUQUERQUE NM 87114

101106635924442206

TRUJILLO JUDY
10639 RIGOLETTO DR NW
ALBUQUERQUE NM 87114

101106633425442414

WESTVANG KIM A & JULIE ANNE
10643 ARABELLA DR NW
ALBUQUERQUE NM 87114

101106641225041555

LIMON ARMANDO P & SARA
10619 MONTE BELLO CT NW
ALBUQUERQUE NM 87114

101106641223741558

PAYNE RICK R
10609 MONTE BELLO CT NW
ALBUQUERQUE NM 87114

101106640123641563

SILVA KATHERINE M
10608 RIO DEL SOLE CT NW
ALBUQUERQUE NM 87114

101106640125041566

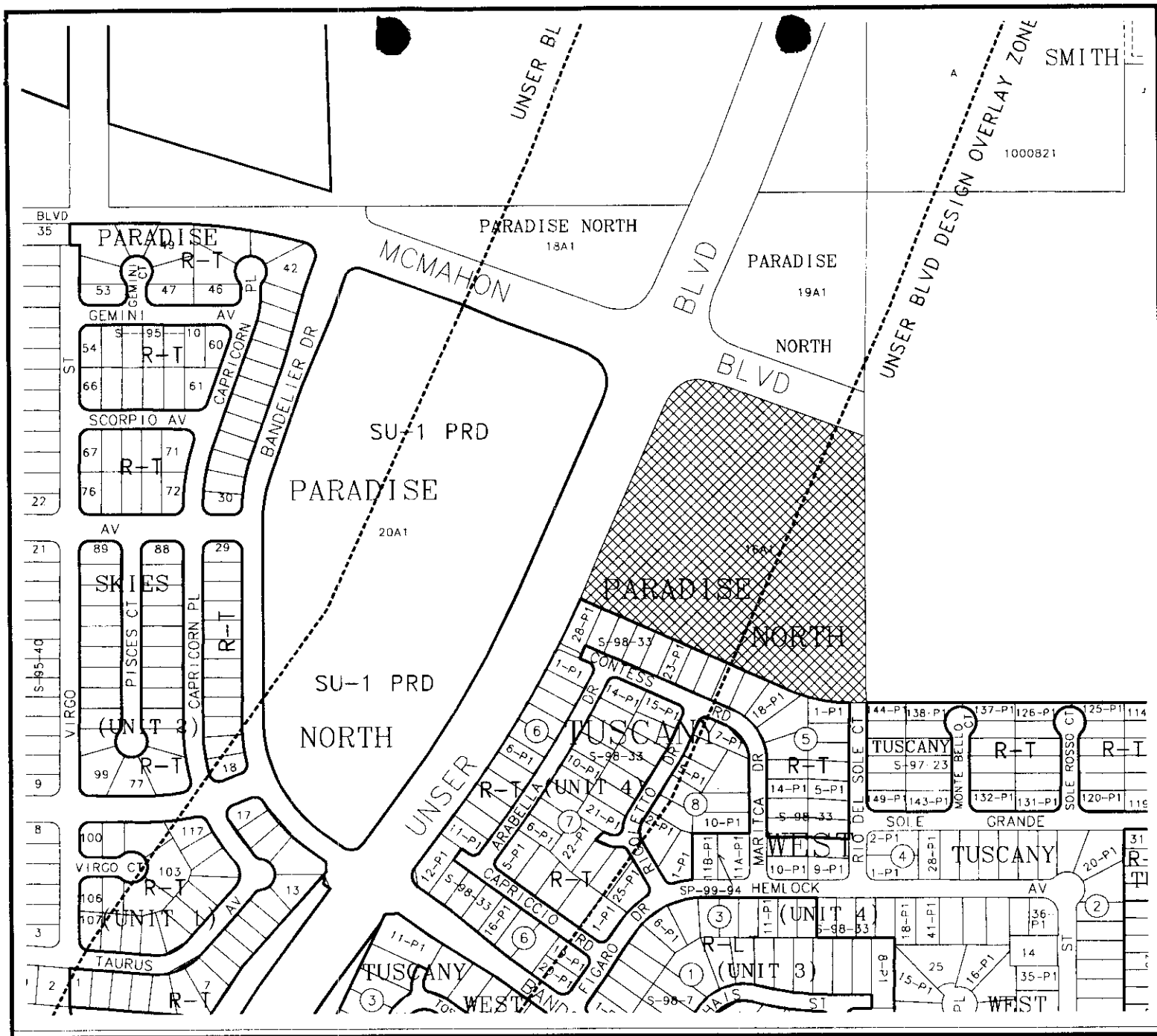
STINSON MATTHEW M & GWENDOL
10620 RIO DEL SOLE CT NW
ALBUQUERQUE NM 87114

101106635523942205

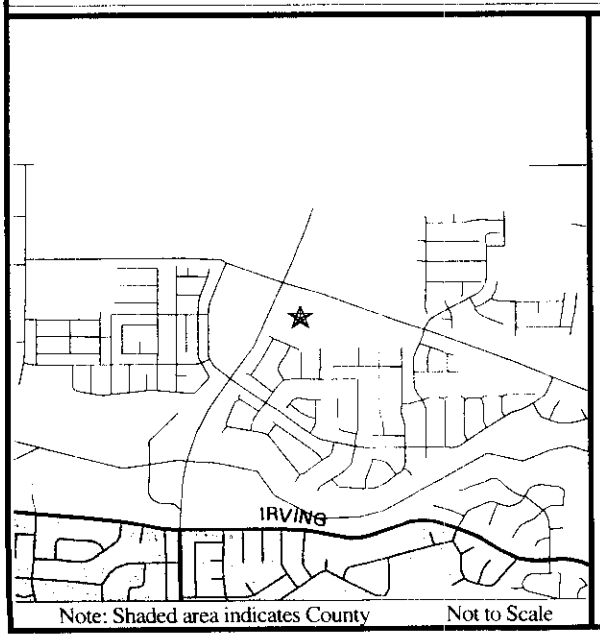
WASHER LORIN W & ANNA S TRUST
61 OAK KNOLL CT
WALNUT CREEK CA 94596

101106634325142415

HENDRIX TERRY DWAYNE & KAREN
10640 RIGOLETTO DR NW
ALBUQUERQUE NM 87114



ZONING MAP



Note: Shaded area indicates County Not to Scale

AGIS

Scale 1" = 367 '

PROJECT NO.
1001279

HEARING DATE
7/19/01

MAP NO.
A-11

APPLICATION NO.
01110-00000-00751
01128-00000-00752

FORM Z: ZONING

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW APPLICATION FOR A ZONING ACTION. CHECK-OFF THE SECTION BELOW CORRESPONDING TO THE ACTION YOU REQUEST. A PRE-APPLICATION DISCUSSION WITH A PLANNER FROM DEVELOPMENT SERVICES IS RECOMMENDED.

____ **MAP AMENDMENT. You must submit for,**

___ Annexation / Establishment of Zoning **AX#** ____-____-___

X Zone Change (Map Amendment) **Z#** 99-71-___

__ Property owner's signature on **application or written permission**
__ Written explanation of reasons for amendment
✓ Zone Atlas page **showing the property clearly marked**
__ If an annexation, **submit a survey of the property to be annexed and a sketch of any current uses.**
__ If a Site Development Plan is also being submitted for approval, **attach Form-P to submittal package.**
✓ Traffic Impact Study (TIS) / Air Quality Form
__ Neighborhood notification
✓ Sign Posting Agreement
__ Fee (see schedule)

YOUR CASE REQUIRES AN EPC PUBLIC HEARING. HEARINGS ARE APPROXIMATELY SEVEN WEEKS AFTER THE FILING DEADLINE. YOUR ATTENDANCE IS REQUIRED.

____ **SECTOR PLAN. You must submit for,** **SD#** ____-____-___

__ Phase I-Conceptual Plan Review __ Phase II-Final Review & Approval __ Phase II-Final DRB Sign-off
____ Adoption ____ Amendment
__ See Map Amendment requirements and consult Planning Dept. Staff
__ Fee for final review and approval only (see schedule)

PHASE I -CONCEPTUAL PLAN REVIEW requires a DRB meeting and an EPC public hearing. YOUR ATTENDANCE IS REQUIRED.
PHASE II -FINAL REVIEW & APPROVAL Requires a DRB public hearing, an EPC public hearing, and in some cases, City Council approval. YOUR ATTENDANCE IS REQUIRED.
PHASE II -FINAL DRB SIGN-OFF requires a DRB meeting. Your attendance is recommended.

____ **ZONE CODE TEXT AMENDMENT. You must submit for,** **TA#** ____-____-___

__ 30 copies of the amendment. Include title and enactment number of the document to be amended.
__ Fee (see schedule)

YOUR CASE REQUIRES AN EPC PUBLIC HEARING. HEARINGS ARE APPROXIMATELY SEVEN WEEKS AFTER THE FILING DEADLINE. YOUR ATTENDANCE IS REQUIRED.

____ **SPECIAL PROJECTS REVIEW.** **SPR#** ____-____-___

__ Consult with a City planner for the requirements specific to your project.

All original and related case numbers must be listed here! (DRB, Zone Change, Variance, Etc.)

All necessary information has been submitted and checked at the time of application

(Sign) [signature] [signature]

(Print) MARC SCHIFF 4/29/99 WALTER [illegible] 4-29-99

Applicant or Agent / Date Planner / Date

Rev. 01/29/98

Form Z

Z# 99-71

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

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

JUL 03

101106638037210110

TRES ESQUINAS II LLC
6121 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110

87110>4 [illegible] 1293

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

RE[illegible]
TO [illegible]NDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

JUL 0

101106641223241559

LANE JOHN H
10605 MONTE BELLO CT NW
ALBUQUERQUE NM 87114

87114+3 [illegible] 1293

NOTICE OF PUBLIC HEARING

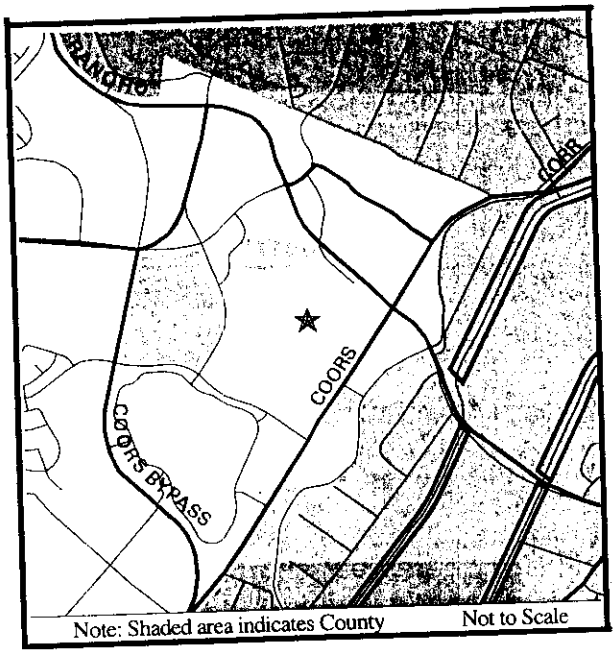
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, July 19, 2001 at 9:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

01110 00637 01138 00638 Project #1001234	Masterworks Architects, Inc., agents for Turner & Margaret Branch request a zone map amendment from R-1 to O-1 for Lot 87A1A, MRGCD Map 35, located on Rio Grande Blvd. NW between Indian School Road and Mathew Avenue NW, containing approximately 0.20 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner
01110 00639 01138 00640 Project #1001235	Masterworks Architects, Inc., agents for Turner & Margaret Branch request a zone map amendment from R-1 to C-1 for Lot 11, MRGCD Map 35, and Lots 13 & 14, Block 6, Krogh-Edward Addition, located on Rio Grande Blvd. NW between El Nido Court and Mathew Avenue NW, containing approximately 0.9917 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner
01128 00675 Project #1000216	Sam Patel request approval of a site development plan for building permit for Tract A-3-A, J Group Addition, zoned SU-1 for C-1, located on San Antonio Avenue NE between I-25 and San Pedro Avenue, containing approximately 2 acres. (E-18) Deborah Stover, Staff Planner
01114 00689 01110 00690 Project #1001218	Surveys Southwest Ltd, agents for Western Mobile of NM Inc., request annexation and establishment of M-2 zoning for Tracts 1-4, Lands of Augustine Zamora, located on Edith Boulevard NE between Carmony Road and Nikanda, containing approximately 20.628 acres. (G-15) Deborah Stover, Staff Planner

01114 00725 01110 00726 01110 00727 01138 00728 Project #1001267	Southwest Surveying Co., agents for Onorio & Virginia Colucci, request Annexation and Establishment of RD zoning (9 du/acre) plus approval of an Amendment to the Tower/Unser Sector Development Plan plus a Zone Map Amendment from RD/R-1 (City) to RD zoning (9 du/acre) for Tracts 46, 47 & 48, Town of Atrisco Grant, located on Eucariz Avenue SW between 90th and 86th Streets, containing approximately 15 acres. (L-9) Lola Bird, Staff Planner
01128 00731 Project #1000980	David S. Campbell, agent for K-Mart Corp. c/o Carl Pitt, request approval of a Site Development Plan for the re-development of the K-Mart portion of the Sierra Vista Shopping Center, zoned C-2 and located on Tracts A-3, B-2 and E, Sierra Vista Shopping Center, located on Montgomery Boulevard NE between Eubank Boulevard and Parsifal Street, containing approximately 18.419 acres. (G-20) Lola Bird, Staff Planner
01225 00734 Project #1001271	The City of Albuquerque Planning Department, agents for the City of Albuquerque City Council, request an Amendment to Chapter 14, Article 16, ROA 1994, the Comprehensive City Zoning Code, to include provisions related to the regulation of outdoor lighting. Simon Shima, Staff Planner
01114 00738 01110 00739 Project #1001272	Advanced Engineering and Consulting, agents for Joe Chavez, request Annexation and Establishment of RD zoning (9 du/acre) for Tract 424, Unit 3, Town of Atrisco Grant, located on Tower Road SW between Unser Boulevard and 82nd Street, containing approximately 5.0 acres. (L-10) Loretta Naranjo-Lopez, Staff Planner
01225 00741 Project #1001274	Judi A. Masson/American Tower, agent for Henry Powell, request a Waiver of Standards for a Wireless Telecommunication Facility for Tract in N 1/2, SW 1/2, NW 1/4, of Section 4, Township 10 North, Range 4 East, zoned O-1, located on Eubank Boulevard NE between Montgomery Boulevard and Comanche Road, containing approximately 3.88 acres. (G-21) Cynthia Borrego-Archuleta, Staff Planner

01128 00742
01128 00743
Project #1001275

Herbert M. Denish & Associates, Inc., agents for Lowe's Companies, request approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Lot 1, Riverwalk Marketplace and the southerly 175' of Lot 1 and all of Lots 15C and 15D of Questa del Rio Subdivision, and the abandoned portion of Corrales Main Canal (aka Rembe Property), zoned SU-1 for C-2 Uses/IP Permissive Uses/R-3 Permissive Uses and SU-1 for C-2 Uses and IP Permissive Uses, located on Coors Boulevard NW between NM 528 and Seven Bar Loop, containing approximately 36.3 acres. (A-14 & B-14) Deborah Stover, Staff Planner



01128 00744
Project #1001276

Steve Derrick/Knight Construction, agents for Tricia & Dean Abbott, request approval of a Site Development Plan for Building Permit for Lot 1-A., Block B, Replat of Lot 1, Block B, zoned SU-1/ PDA/C-3 uses, located on the SE corner of Davenport and Paradise Hills Road NW between Paseo del Norte and Paradise Hills Road, containing approximately 0.8288 acres (C-12) Deborah Stover, Staff Planner

01128 00745
01128 00746
Project #1001277

Consensus Planning, Inc., agents for Patrick Strosnider, request approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Lots 2 and 3, Riverside Plaza, zoned SU-1 PRD 8 du/ac Requiring Landscaping & Open Space Buffering, located on Winterhaven Road NW between Montano Road and La Orilla Road, containing approximately 6.7 acres. (E-12) Lola Bird, Staff Planner

01110 00747
01138 00748
01138 00749
01128 00750
Project #1001278

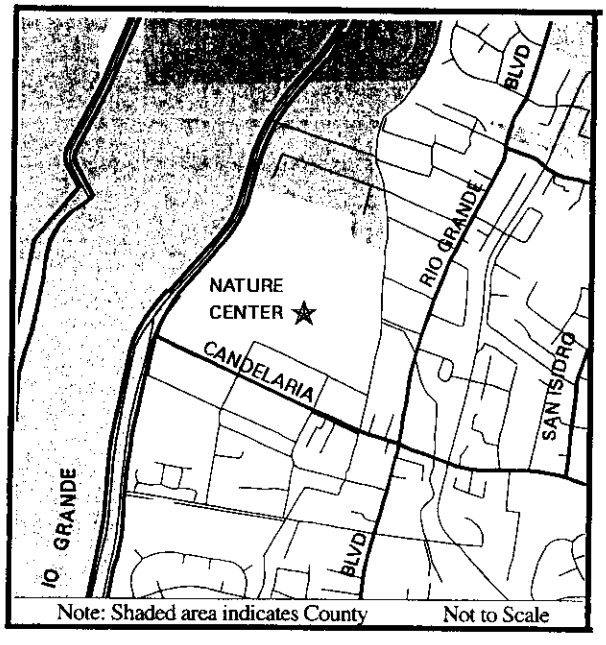
Consensus Planning, Inc, agents for Patrick Milligan, request a Zone Map Amendment from SU-1 for MH to C-2 plus approval of an Amendment to the West Route 66 Sector Development Plan and the Tower/Unser Sector Development Plan plus approval of a Site Development Plan for Subdivision for Tracts 90, 91, 92, 94, Lots A, B, C, D, Town of Atrisco Grant, located on Coors Boulevard SW between Central Avenue and Bridge Boulevard, containing approximately 18 acres. (K-10) Russell Brito, Staff Planner

[redacted]79

DCSW, Inc., agents for Paradise North Partners LLC, request approval of a Site Development Plan for Subdivision plus 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 for Tract 16A-1, Paradise North, located at the southeast corner of Unser and McMahan Boulevards NW, containing approximately 9.8 acres. (A-11) Russell Brito, Staff Planner

01128 00753
Project #1001280

New Mexico State Parks and the City of Albuquerque Open Space Division request approval of a Site Development Plan for Building Permit/ Extraordinary Facility for Lots A-2 and A-1, Candelaria Farm Area, zoned SU-1 for Nature Study Center& Nature Preserve, located on Candelaria Road NW between the Rio Grande River and Rio Grande Boulevard, containing approximately 118 acres. (F-12 & G-12) Lola Bird, Staff Planner



01128 00754
Project #1000274

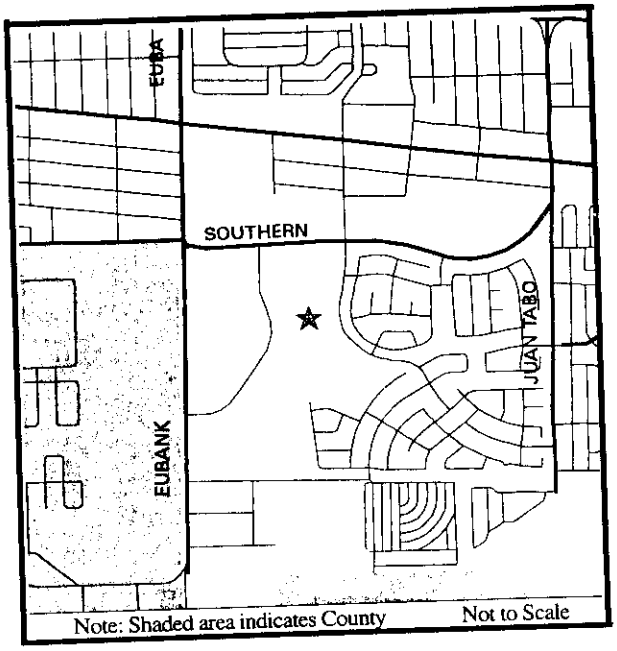
Rohde May Keller/McNamara Architecture, agents for the City of Albuquerque Cultural & Recreational Services Department, request approval of an Amendment to a Site Development Plan for Lot 233-A-1, The Albuquerque Museum, zoned SU-1 for Museum, Parking and Related Facilities, located on 19th Street NW between Mountain and Old Town Roads, containing approximately 7.95 acres. (J-13) Mary Piscitelli, Staff Planner

01128 00755
Project #1001033

Van H. Gilbert, AIA, agent for Marty Saiz, request approval of a Site Development Plan for Building Permit for Lot 19A, Zapf Van Addition No. 10, zoned SU-1 for Insurance Office and located on Montano Road NW between Guadalupe Trail and 9th Street, containing approximately 0.3761 acres. (F-14) Deborah Stover, Staff Planner

01110 00757
01128 00758
01128 00759
Project #1001282

Consensus Planning, Inc., agents for the City of Albuquerque Parks & Recreation Department, request a Zone Map Amendment from SU-1 for R-2 uses to SU-1 for Community Park and Related Uses plus approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Tracts G-1 and G-2, Manzano Mesa Addition, located on Southern Boulevard SE between Eubank and Juan Tabo Boulevards, containing approximately 48.4 acres. (L-21) Lola Bird, Staff Planner



01110 0000760 Project #1001283	Community Sciences Corporation, agents for Jim Lang for Executive West, request a Zone Map Amendment from O-1 to C-2 for Tract 387C, Town of Atrisco Grant, located on 57th Street NW between Redlands and Quail Roads NW, containing approximately 0.75 acre. (G-11) Loretta Naranjo-Lopez, Staff Planner
01110 00767 01128 00768 Project #1001014	Phillip Payne & Sarah Quisenberry, agents for Rio Grande Inn, request a Zone Map Amendment from SU-1 for C-1 & O-1 Permissive Uses & Restaurant w/ Full Service Liquor & Bed and Breakfast to SU-1 for C-1 & O-1 Permissive Uses & Restaurant w/ Full Service Liquor & Bed and Breakfast & a Meeting and Conference Facility, plus approval of a Site Development Plan for Building Permit for Lots A, B and C, Rio Grande Plaza, located on Rio Grande Boulevard NW between Aspen Avenue NW and Zearing, containing approximately 4.29 acres. (H-13) Loretta Naranjo-Lopez, Staff Planner

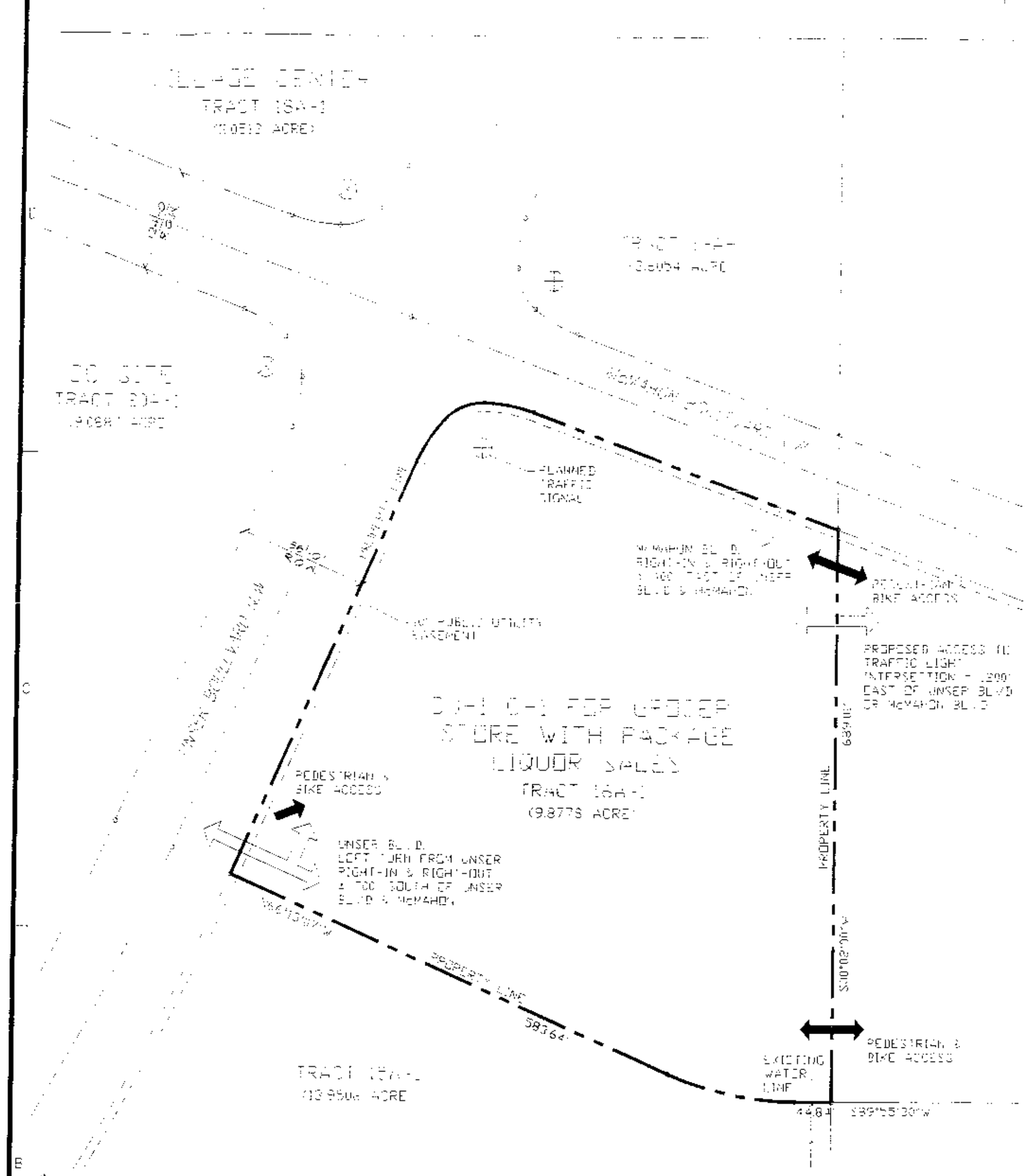
Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS 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 JULY 4, 2001.

APPROVED

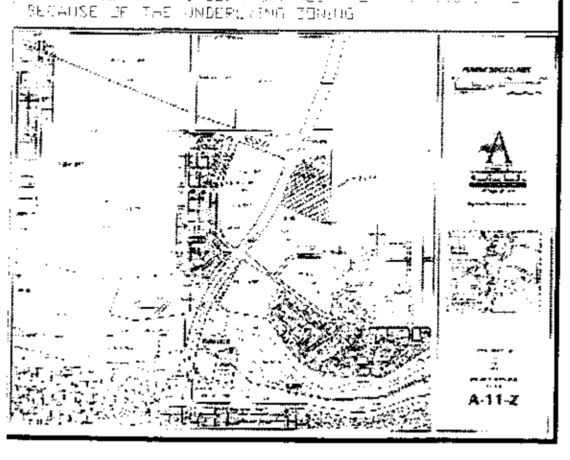
Russell Brito, Senior Planner
Development Services Division, Planning Department



A1 SUBDIVISION PLAN

1" = 100'-0"

THE INTENT FOR THE PROPOSED SITE IS TO COMPLY WITH THE ADOPTED UNSER/MCMAHON VILLAGE CENTER NORTH DESIGN GUIDELINES AND REGULATIONS.
NOTE: THE HOUSING CRITERIA GUIDELINES AND REGULATIONS HAVE BEEN OMITTED FROM THE SUBMITTAL BECAUSE OF THE UNDERLYING ZONING



APPROVALS

PROJECT # 1000938 [illegible]
THIS SITE PLAN FOR SUBDIVISION IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON JANUARY [illegible] AND CONDITIONS OF APPROVAL HAVE BEEN MET

REVIEWED BY: PLANNING DEPARTMENT	DATE
REVIEWED BY: TRANSPORTATION DEPARTMENT	DATE
REVIEWED BY: CITY ENGINEER	DATE
REVIEWED BY: [illegible]	DATE
REVIEWED BY: PARKS & RECREATION DEPARTMENT	DATE

Amended Site Plan Notes For UNSER/McMAHON VILLAGE CENTER NORTH

General Information.
The Site. The site consists of 9.8773 acres within the Unser McMahon Village Center at the Southeast corner of Unser Blvd. and McMahon Blvd.

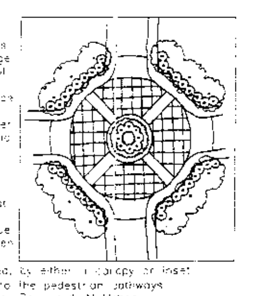
Pedestrian and Vehicular Ingress and Egress.
• Trails: There are proposed trails along Unser and McMahon Boulevards per the Trails and Bikeways Master Plan.
• Vehicular Access: In accordance with the Subdivision and Land Use Guide for the Westside McMahon Corridor, the Site Plan identifies an internal circulation system of collector and local roads. Conceptual access points have been identified [illegible] with future [illegible] Building Purposes.
• Pedestrian Access: Pedestrians shall access the Village Center from several points around the perimeter of the site. Pedestrian access shall also be provided into the R-1 neighborhood west of the Village Center to ensure easy connections from the R-1 uses to the Village Center.
• Bicycle Access: Bicycle trails are planned along Unser and McMahon Boulevards west and south of the subject property. Also, pursuant to the West Side Strategic Plan, the internal collector streets will have on-street bicycle lanes.
• Transit: As property develops within this portion of the Village Center, coordination shall be with the City Transit Department regarding placement of transit stops in order to provide access and service to this area.

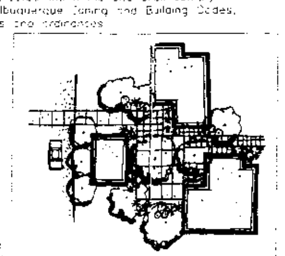
As stated from the Design Guidelines within the landscape requirements for the Village Center, a minimum of 15% of the site shall be landscaped.

Design Parameters: The purpose of these Design Parameters is to provide a framework to assist developers and designers in understanding the development goals and objectives for the Unser McMahon Village Center. These standards address the issues of [illegible], setbacks, pedestrian linkages, screening, lighting, signage, and architecture that will create the visual image desired for the property. They are designed to be consistent with the conditions of approval set by the Environmental Planning Commission on September 15, 1998 (Z-97-119, Z-97-120), the Paseo del Norte/McMahon Corridor Transportation and Land Use Guide, April 1999, and the Westside Strategic Plan.
Each category is organized in terms of Standards (items which are required) and Guidelines (items which are encouraged). Where there is a conflict between City Codes or Ordinances and the Design Parameters, the more restrictive requirements shall apply.

Site Design: The creation of a pedestrian friendly environment is dependant upon close attention to the relationship between buildings and streets. Pedestrian activity is discouraged where the buildings are placed in the center of the site, surrounded by parking, and without pedestrian connections between the structure and the street. The following standards and guidelines were created to encourage the use of pedestrian, bicycle, and transit modes and to create the opportunity for reduced automobile use.

GENERAL
Standards:
• Cluster buildings on the site. A concentrated density of buildings [illegible] a greater sense of Village Center than a free-standing pad [illegible] configuration.
• A public plaza or courtyard space around which buildings can be clustered and linked to one another shall be created. The plaza should be attractive, lively and a useful asset to the community. Plaza areas are appropriate for outdoor dining.
• Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages such as garden courts.
• Entryways shall be clearly defined, by either a canopy or inset (minimum 4 feet), and be linked to the pedestrian pathways.
• Parking located adjacent to Unser Boulevard, McMahon Boulevard, and all internal streets shall be screened by buildings or a combination of landscaping, walls/fences, and earthen berming. Screening shall be compatible with edge treatments of adjacent properties.
• Buildings and structures erected within the site shall comply with all applicable City of Albuquerque Zoning and Building Codes, as well as other local codes and ordinances.
• The adopted wall design guidelines by the City shall apply.
• All loading docks shall be screened and covered with architecturally integrated walls and roofs.
• Any exterior storage and sales areas shall be architecturally integrated to the main building [illegible].
• [illegible]
• The plaza area shall have a minimum dimension of 30 feet in depth and shall [illegible] minimum square footage of 1,000 square feet.
• Public areas shall be defined by building edges [illegible] differentiation in pavement paving and landscaping [illegible] of spaces. The design and location of landscape amenities such as seating, outdoor display and newspaper kiosks should [illegible].
• Buildings shall be oriented to front on internal streets [illegible].





Guidelines:
• Open court and designs shall be used to form transitions between parking areas and building spaces.
• Open courtyards should include pedestrian activity areas, bicycle storage [illegible] and [illegible] transportation and a community friendly environment.
• Plazas, courtyards, and other outdoor activity or seating areas shall be [illegible], shaded from summer sunlight.
• Public entries to the project shall be designed to:
• Be compatible with one another
• Create a sense of arrival
• Provide strong visual impact
• [illegible] project identification
• The inclusion of an outdoor cafe or restaurant with seasonal outdoor seating [illegible].

[illegible]

Standards:
• The Americans with Disabilities Act, the American National Standards for Accessible and Usable Buildings and Facilities and the New Mexico Building Codes for accessibility criteria for access of public use shall be consulted.
• Close attention shall be paid to ramps and in how the entire site may be traversed. [illegible]
• Entrances [illegible]
• A constant elevation shall be maintained at all curb cuts and junctions between driveways and pedestrian sidewalks for compliance with ADA standards.
• All exterior landscape, streetscape, and building elements shall be designed to have minimal visual obstruction to the surrounding areas [illegible].
• The interior public areas shall have visual access to exterior activity areas for additional surveillance.

Guidelines:
• Exterior [illegible] from multiple directions.

Circulation
Standards:
• Pedestrian access shall be separated from vehicular access. Driveways shall not be considered an acceptable form of pedestrian access [illegible].
• All sidewalks designated as 4 feet or 6 feet and be a minimum of 4 feet clear or 6 feet clear [illegible].
• All walkways [illegible] external street with pedestrian ways with 6 foot or 4 foot clear sidewalks with [illegible].
• Private driveways [illegible] shall not exceed a width of 22 feet for two way traffic or 20 feet for one way traffic.
• Bicycle parking shall be provided to promote alternative modes of use as follows:
• Office and commercial: For employees, one bicycle rack space per 20 parking spaces.
• Multi-Family residential: For Residents, 1 space per 2 dwelling units.
• Six foot sidewalks shall be provided along all roadways. All other sidewalks shall be a minimum of four feet in width.
• Parking areas shall be designed to include a pedestrian link to the street sidewalk network and pedestrian access shall be provided to link structures to the public sidewalk.
• Trail connections shall be provided within the interior roadways to the City-planned trail along Unser Boulevard.
• Pedestrian connections shall be provided to the major transit stop along the new, eastern most north-south roadway.
• A different paving material, color, and/or patterning shall be provided at all crosswalks to bring attention to them visually and tactilely for safe pedestrian crossing.
• Per the Zoning Code, 1 parking space per 200 square feet of leasable space is required for commercial parcels. For office parcels, 1 parking space per 200 square feet of leasable space is required for ground floor area and 1 parking space per 300 square feet of leasable space is required for all other floor area. The minimum off-street parking requirement for apartments is 1 parking space per both, but no less than 1.5 spaces per unit.
• There shall be no parking requirement applied to any second floor housing above retail.
• The parking requirements shall be the minimum is the maximum.
• Landscaping islands shall be distributed throughout parking areas.
• There shall be barrier curbs around landscape islands in parking areas in order to protect landscaping from vehicles.

Guidelines:
• Parking shall be broken into smaller areas rather than one large parking lot where practicable. Long stretches of parking facilities adjacent to the streets should be avoided whenever possible. Screening may include earth berms, perimeter or retaining walls, and landscaping, with a maximum height of 3 feet.

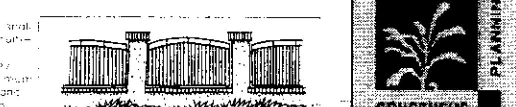
TRANSPORTATION DEMAND MANAGEMENT (TDM)
Future employers that locate within within the Unser McMahon Village Center who have more than 50 employees will be required to set up a TDM program. The purpose of the TDM plan is to provide employees with alternatives to the single-occupancy vehicle as a means to commute from home. The following elements will be part of a TDM effort at Unser McMahon Village Center:
• On parcels with businesses that have more than 50 employees, lockers, showers and bike racks must be available on each parcel for those employees who wish to walk, or bicycle to work [illegible] Unser McMahon Village Center [illegible].
• Businesses with more than 50 employees should consider appointing a Commuter Management Coordinator (CMC) for the purposes of [illegible] and providing preferential parking spaces for those employees who participate.
• Businesses with more than 50 employees will provide bulletin board space in their employee breakroom [illegible] information center where material, particularly relevant City Transit information, [illegible] can be posted.
• The CMC for each employer with more than 50 employees will also be the contact person with the City Transit and Environmental Health Departments for updates, technical assistance, etc.
• A Transportation Demand Management Plan shall be developed with the Transit Department once a threshold of 100 employees at the commercial center is reached. A Transportation Management Association should be organized for all of the businesses within the commercial center.
• A Transportation Demand Management Plan shall be developed with the Transit Department once a threshold of 100 employees at the office development is reached.
• As part of the TDM Program, City Transit should:
• Provide bus routes off McMahon Boulevard and into the interior of the project once Stationery and Unser Boulevards are constructed.
• Run Trips that work with the residential and non-residential projects to provide efficient routes and schedules to the Unser McMahon Village Center that address their specific needs.

SETBACKS
Standards:
• The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks are pedestrian walkways and screening materials, including landscaping, earthen berms, and walls.
• All building setbacks [illegible].
• Perimeter setbacks [illegible].

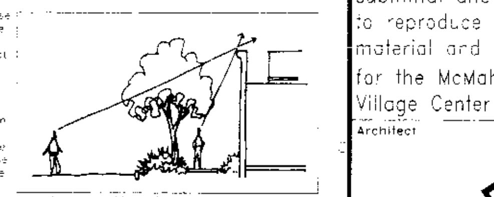
• Unser Blvd and parking [illegible].
• [illegible]
• [illegible] feet from the property line of a commercial zone
• [illegible] feet from the ROW line of Unser and McMahon Boulevards
• [illegible] feet from the ROW of interior roads

PERIMETER WALLS, SCREENING WALLS & FENCES
[illegible] screening devices for parking, mechanical, loading areas and delivery/storage areas is essential [illegible]. The guidelines established in the following sections will provide the main elements to screening objectionable views and activities. Walls and fences will also serve a visual screening function. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

Standards:
• Perimeter walls shall be [illegible] residential [illegible] maximum height of 3 feet and are encouraged to meander with new [illegible] setback.

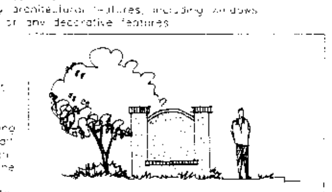


• Pedestrian openings shall be provided for access to any adjacent residential developments.
• Pedestrian openings shall be provided in perimeter walls every 300 feet in commercial, office and apartment properties for visual relief.
• All outdoor refuse containers shall be screened within a minimum of 6 foot high enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosures shall be compatible with the architectural theme of the site.



• Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with a wall/fence of no less than 6 feet in height above finish grade.
• Mechanical equipment shall be fully screened from public view. Screening shall be compatible with materials and design of the building. Loading areas shall be screened from public view by walls, trellises or landscaping.

SIGNAGE AND GRAPHICS
The following signage standards were developed to regulate the size, location, type and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and to compliment the visual character of the development.
Standards:
• The developer shall provide entry signs for the project to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner.
• Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
• No off-premise signs.
Signage shall:
• Be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
• Be illuminated in accordance with the City of Albuquerque General Sign Regulations as provided in section 14-16-3-5 of the Zoning Code. Signs which are directly spotlighted may be used provided there is non-glare on the street or upon adjacent property or that the light does not attract motorists.
Signage shall not:
• Use moving parts, make audible sounds, or have blinking or flashing lights.
• Overhang into the public right-of-way, property line, or extend above the building roof line.
• Intrude upon any architectural features, including windows, columns, moldings or any decorative features.
• Two "Monument" village signs are allowed on both sides of Unser [illegible] monument [illegible] McMahon [illegible].



Signs shall have a maximum height of 12 feet. The sign portion of the sign may be no more than 10 feet [illegible] square feet. The sign shall be [illegible] with the project theme.
• All freestanding signs shall be monument signs only.
• Monument signs are allowed [illegible] the maximum height of 4 feet. The sign shall be [illegible].
• Building-mounted signs shall not exceed 6 percent of the facade area [illegible].
• [illegible]
• Signs [illegible].

DCSW ARCHITECTS
DESIGN COLLABORATIVE SOUTHWEST, INC.
320 Central Ave., SW, Albuquerque, NM 87102
505.843.9639 Fax.505.843.9683
Web Site: www.dcswarchitects.com
E-Mail: dcsw@dcswarchitects.com

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CONSENSUS PLANNING

DCSW Inc. has consulted with Concensus Planning on this submittal and has authorization to reproduce the written material and images submitted for the McMahon/ Unser Village Center

Architect | Engineer

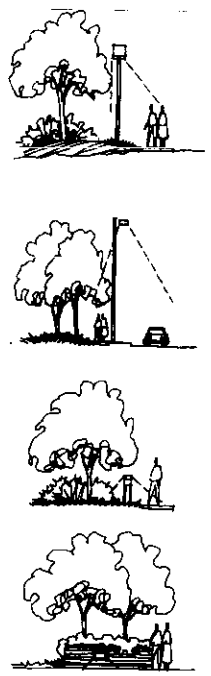
NOT FOR CONSTRUCTION

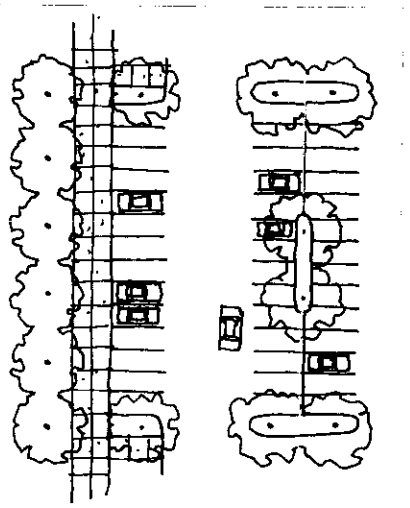
Village Center North
Unser / McMahon
Albuquerque, New Mexico

MARK	DATE	DESCRIPTION
ISSUE:	Amended Plan for Subdivision	
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY:		
CHECKED BY:		
DATE:		

SHEET TITLE
SITE PLAN FOR SUBDIVISION

sheet **A-101** of sheets





DCSW ARCHITECTS

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CONSENSUS PLANNING

DCSW Inc. has consulted with Concensus Planning on this submittal and has authorization to reproduce the written material and images submitted for the McMahon/ Unser Village Center

Architect Engineer

NOT FOR CONSTRUCTION

Village Center North

Unser / McMahon

Albuquerque, New Mexico

sheet 21 sheets