

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

City of Albuquerque
Parks & Rec.
P.O. Box 1293
Albuq. NM 87102

September 26, 2001

CERTIFICATION OF ZONING

FILE: 00110 00757 (Project #1001282)
DATE OF FINAL ACTION: July 19, 2001
LEGAL DESCRIPTION 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

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

FROM SU-1 FOR R-2
TO SU-1 for Community Park and Relate Uses

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

Sincerely,


for Robert McCabe
Planning Director

RM/ac
cc: Zoning
Neal Weinberg/AGIS

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 01110 00760, to the Environmental Planning Commission Public Hearing on August 16, 2001.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER McMAHAN MOTION CARRIED UNANIMOUSLY

20. 01110 00757 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 **(APPROVED ZONE MAP AMENDMENT TO SU-1 FOR COMMUNITY PARK AND RELATED USES. SITE DEVELOPMENT PLAN FOR SUBDIVISION APPROVED WITH CONDITIONS. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVED WITH CONDITIONS.)**

STAFF PRESENT:

Lola Bird, Planning Department

PERSONS TO SPEAK IN FAVOR OF THIS REQUEST:

Chris Green, 924 Park Ave.

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

MS. BIRD: Reiterated comments made in the staff report in which approval was recommended for the zone change, site plan for subdivision and site plan for building permit.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01110 00757, a zone map amendment from SU-1 for R-2 to SU-1 for Community Park and Related Uses for Tract G-1, Manzano Mesa Addition, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for R-2 to SU-1 for Community Park and Related Uses Tract G-1, Manzano Mesa Addition located on Southern Boulevard, between Stephen Moody Street and Elizabeth Street SE and containing approximately 11.8 acres. The applicant is submitting this request to comply with an original condition of approval to amend the zoning of Tract G-1, upon its acquisition by the City and incorporation into the Park.
2. This request complies with the EPC condition of approval for the Manzano Mesa Park Master Development Plan which requires the applicant to amend the zoning of Tract G-1, upon the Tracts acquisition by the City and incorporation into the Park.
3. This request furthers the goals and policies of the *Comprehensive Plan* by allowing for a use with a location and intensity that respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources, and by locating new development where vacant land is contiguous to existing or programmed urban facilities.
4. The development of the Manzano Mesa Park created changed conditions which justify this zone change request, per *Resolution 270-1980*, Section 1.D. 2.
5. This request is in conformance with the previously approved *Manzano Mesa Park Master Development Plan* which identifies the Tract G-1 for future acquisition by the City for the Park.

MOVED BY COMMISSIONER McMAHAN

SECONDED BY COMMISSIONER SCHWARTZ

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 00758 a site development plan for subdivision, for Tract G-1 and Tract G-2, Manzano Mesa Addition, based on the following Findings:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 48.4 acre site located on located on the south side of Southern Boulevard, between Stephen Moody Street and Elizabeth Street SE.
2. The applicant proposes to combine Tract G-1 and G-2 into one tract. The proposed use is the Manzano Mesa Park.

3. This request furthers the goals and policies of the *Comprehensive plan* by providing convenient services to area residents and enhancing residential neighborhoods.
4. The site plan complies with the Zoning Code requirements for a site development plan for subdivision.
5. The proposed development is consistent with the approved *Manzano Mesa Park Master Plan*.

MOVED BY COMMISSIONER McMAHAN
SECONDED BY COMMISSIONER CHAVEZ MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 00759, a site development plan for building permit for Tract G-1 and Tract G-2, Manzano Mesa Addition, 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 building permit for the Manzano Mesa Park, containing approximately 48.4 acres and located on located on the south side of Southern Boulevard, between Stephen Moody Street and Elizabeth Street SE.
2. Approval of this request will allow the development of the remaining 11.8 portion (Tract G-1) of the park as well as Phase Two of the previously approved site development plan (Z-99-101): construction of the 12,000 sf gymnasium.
3. This request furthers the goals and policies of the *Comprehensive Plan* by providing convenient services to area residents and enhancing residential neighborhoods.
4. The proposed development is consistent with the approved *Manzano Mesa Park Master Development Plan*.

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. All drive aisle curb cuts should be of a minimum 24' wide.
3. Bicycle spaces should be redistributed to locate parking spaces near to the multi-generational center and gymnasium, and at the parking lot located in the northwest corner of the park.
4. Details of the proposed racks should be included in the submittal prior to DRB sign off.

MOVED BY COMMISSIONER McMAHAN
SECONDED BY COMMISSIONER CHAVEZ MOTION CARRIED UNANIMOUSLY

21. OTHER MATTERS.

NOW, THEREFORE, THERE BEING NO OTHER MATTERS BEING IN FRONT OF THE ENVIRONMENTAL PLANNING COMMISSION WE ADJOURN AT 1:30 A.M.

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

Date: July 20, 2001

OFFICIAL NOTIFICATION OF DECISION

City of Albuquerque
Parks & Rec.
P.O. Box 1293
Albuq. NM 87102

FILE: 01110 00757/01128 00758/01128 00759
LEGAL DESCRIPTION: 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

On July 19, 2001, the Environmental Planning Commission voted to approve 01110 00757, a zone map amendment from SU-1 for R-2 to SU-1 for Community Park and Related Uses for Tract G-1, Manzano Mesa Addition, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for R-2 to SU-1 for Community Park and Related Uses Tract G-1, Manzano Mesa Addition located on Southern Boulevard, between Stephen Moody Street and Elizabeth Street SE and containing approximately 11.8 acres. The applicant is submitting this request to comply with an original condition of approval to amend the zoning of Tract G-1, upon its acquisition by the City and incorporation into the Park.
2. This request complies with the EPC condition of approval for the Manzano Mesa Park Master Development Plan which requires the applicant to amend the zoning of Tract G-1, upon the Tracts acquisition by the City and incorporation into the Park.
3. This request furthers the goals and policies of the *Comprehensive Plan* by allowing for a use with a location and intensity that respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources, and by locating new development where vacant land is contiguous to existing or programmed urban facilities.
4. The development of the Manzano Mesa Park created changed conditions which justify this zone change request, per *Resolution 270-1980*, Section 1.D. 2.
5. This request is in conformance with the previously approved *Manzano Mesa Park Master Development Plan* which identifies the Tract G-1 for future acquisition by the City for the Park.

On July 19, 2001, the Environmental Planning Commission voted to approve 01128 00758 a site development plan for subdivision, for Tract G-1 and Tract G-2, Manzano Mesa Addition, based on the following Findings:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 48.4 acre site located on located on the south side of Southern Boulevard, between Stephen Moody Street and Elizabeth Street SE.
2. The applicant proposes to combine Tract G-1 and G-2 into one tract. The proposed use is the Manzano Mesa Park.
3. This request furthers the goals and policies of the *Comprehensive plan* by providing convenient services to area residents and enhancing residential neighborhoods.
4. The site plan complies with the Zoning Code requirements for a site development plan for subdivision.
5. The proposed development is consistent with the approved *Manzano Mesa Park Master Plan*.

On July 19, 2001, the Environmental Planning Commission voted to approve 01128 00759, a site development plan for building permit for Tract G-1 and Tract G-2, Manzano Mesa Addition, 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 building permit for the Manzano Mesa Park, containing approximately 48.4 acres and located on located on the south side of Southern Boulevard, between Stephen Moody Street and Elizabeth Street SE.
2. Approval of this request will allow the development of the remaining 11.8 portion (Tract G-1) of the park as well as Phase Two of the previously approved site development plan (Z-99-101): construction of the 12,000 sf gymnasium.
3. This request furthers the goals and policies of the *Comprehensive Plan* by providing convenient services to area residents and enhancing residential neighborhoods.
4. The proposed development is consistent with the approved *Manzano Mesa Park Master Development Plan*.

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. All drive aisle curb cuts should be of a minimum 24' wide.
3. Bicycle spaces should be redistributed to locate parking spaces near to the multi-generational center and gymnasium, and at the parking lot located in the northwest corner of the park.
4. Details of the proposed racks should be included in the submittal prior to DRB sign off.

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.

OFFICIAL NOTICE OF DECISION
01110 00757/01128 00758/01128 00759
JULY 19, 2001
PAGE 4

Sincerely,


For Robert R. McCabe, AIA, APA
Planning Director

RM/LB/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
David Saxon, Willow Wood, 10836 Wasatch Rd. SE, Albuquerque, NM 87123
Calvin Irvin, Willow Wood NA, 10819 Wolf Creed Rd. SE, Albuquerque, NM 87123



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 Ron Garner, agent Nick Nardacci, request an amendment to the
01138 00000 00242 Martineztown/Santa Barbara Sector Development Plan plus a zone map
Project #1001072 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 Garcia/Kraemer & Associates, agents for Bernie & Juanita Sanchez
Project # 1000894 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 Kells & Craig Architect, agents for the City of Albuquerque request
Project # 1000344 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 Community Sciences Corporation, agents for Curb Inc. request approval
Project # 1001154 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 Masterworks Architects, Inc., agents for Turner & Margaret Branch
Project #1001234 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 Community Sciences Corporation, agents for Jim Lang for Executive
Project #1001283 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 Consensus Planning, Inc., agents for the City of Albuquerque Parks &
01128 00758 Recreation Department, request a Zone Map Amendment from SU-1 for
01128 00759 R-2 uses to SU-1 for Community Park and Related Uses plus approval
Project #1001282 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 Phillip Payne & Sarah Quisenberry, agents for Rio Grande Inn, request a
01128 00768 Zone Map Amendment from SU-1 for C-1 & O-1 Permissive Uses &
Project #1001014 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.



Staff Report

Agent	Mark Rohde, RMKM Architects
Applicant	City of Albuquerque Cultural and Recreational Services Department
Request	Site Development Plan amendment
Legal Description	Tract 233-A-1, the Albuquerque Museum
Location	2000 Mountain Road NW SE quadrant of Mountain and 19 th ST.
Size	Approximately 7.95 acres
Existing Zoning	SU-1 for Museum, Parking, and Related Facilities
Proposed Zoning	SU-1 for Museum, Parking and Related Facilities.

Staff Recommendation

APPROVAL of 01128 00000 00754, based on the findings beginning on page 13, and subject to the conditions of approval on page 14.

Staff Planner

Mary Piscitelli, Planner

Summary of Analysis

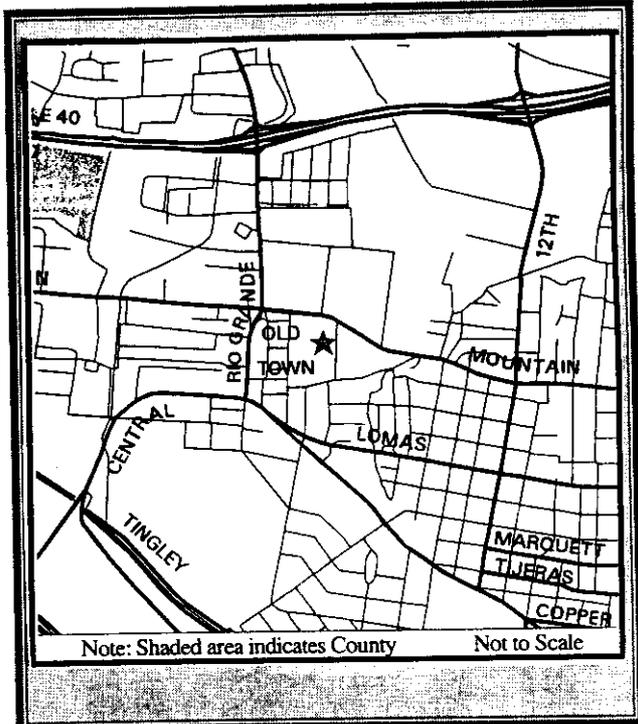
This is a request for a Site Development Plan Amendment for the Albuquerque Museum.

A major addition is proposed, with new construction, renovation of interior spaces, site alterations, and incorporation of the Cuatro Centenario sculpture and landscape.

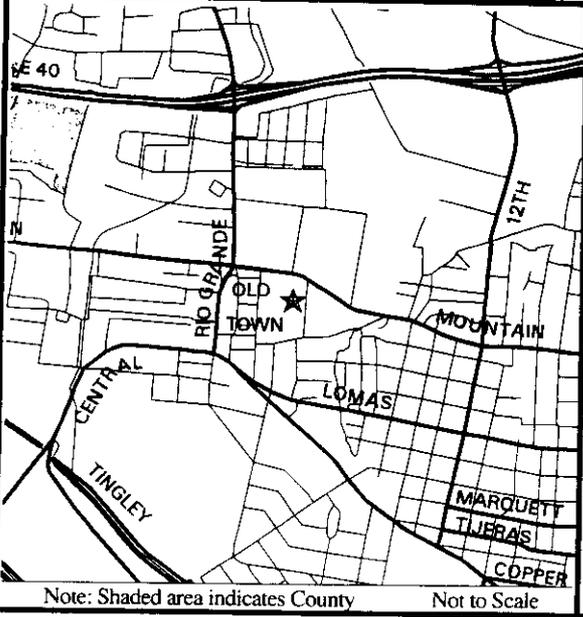
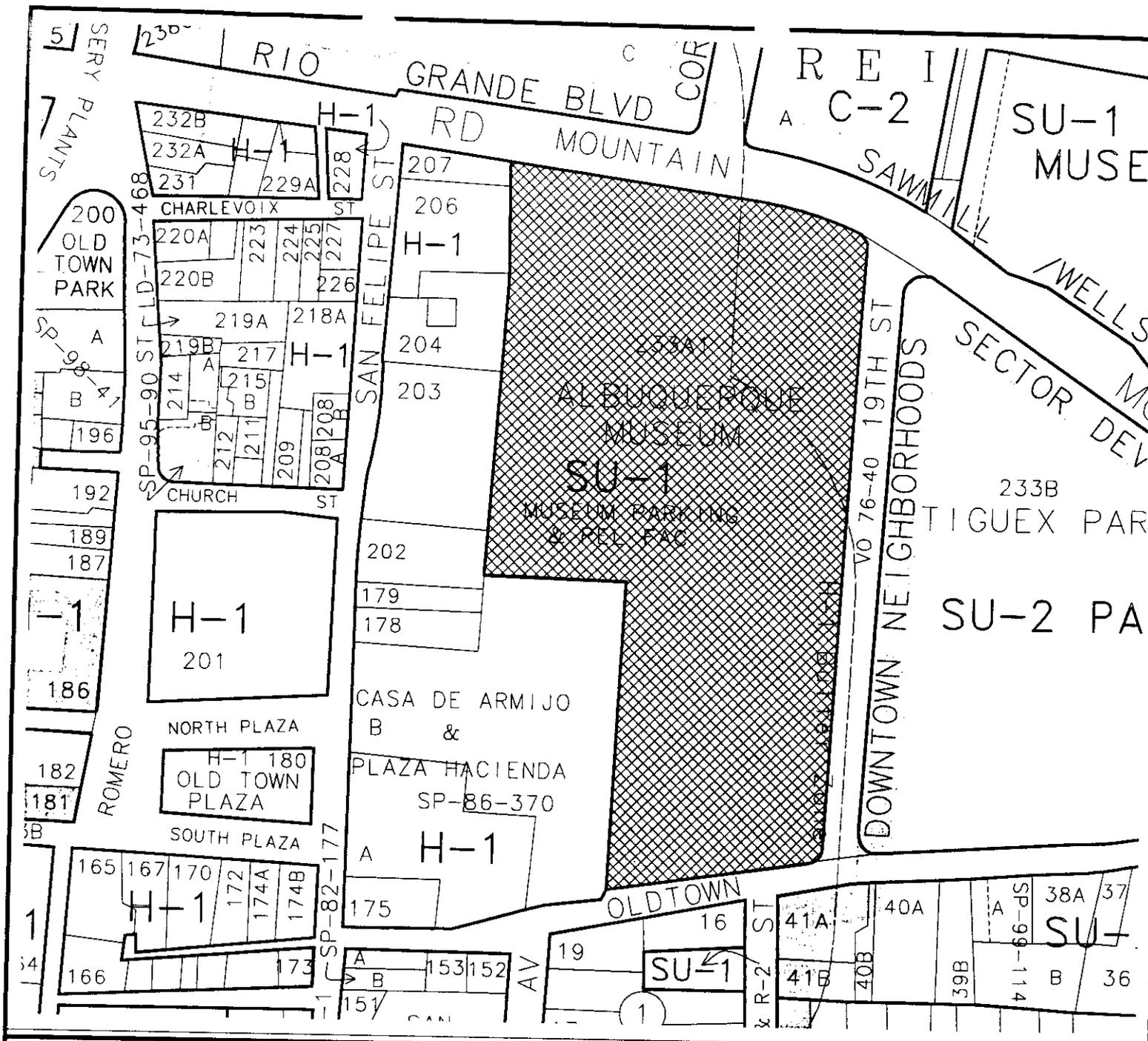
A needs assessment was performed as an architectural program for this project. A parking needs study was also performed. Noise analysis was undertaken for consideration of neighborhood issues.

The design incorporates the Museum needs, consideration of the neighboring Old Town, and compliance with the applicable goals, policies and design guidelines.

Staff recommends approval with conditions.



City Departments and other interested agencies reviewed this application from 08/06/01 to 22/06/01. Agency comments were used in the preparation of this report, and begin on page 17.



ZONING MAP



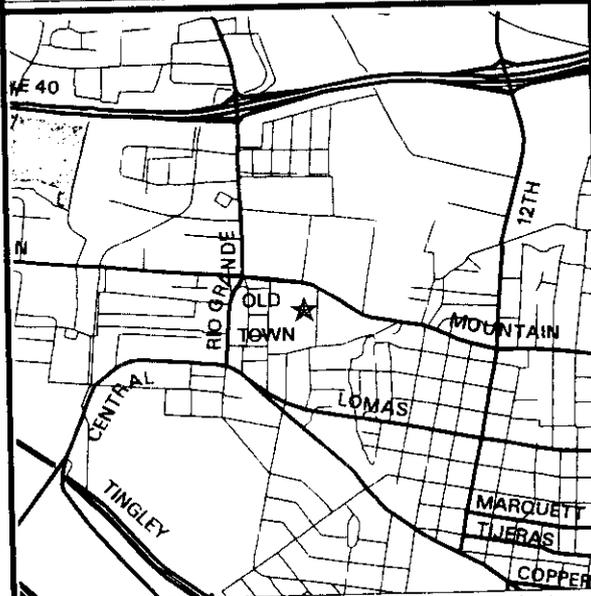
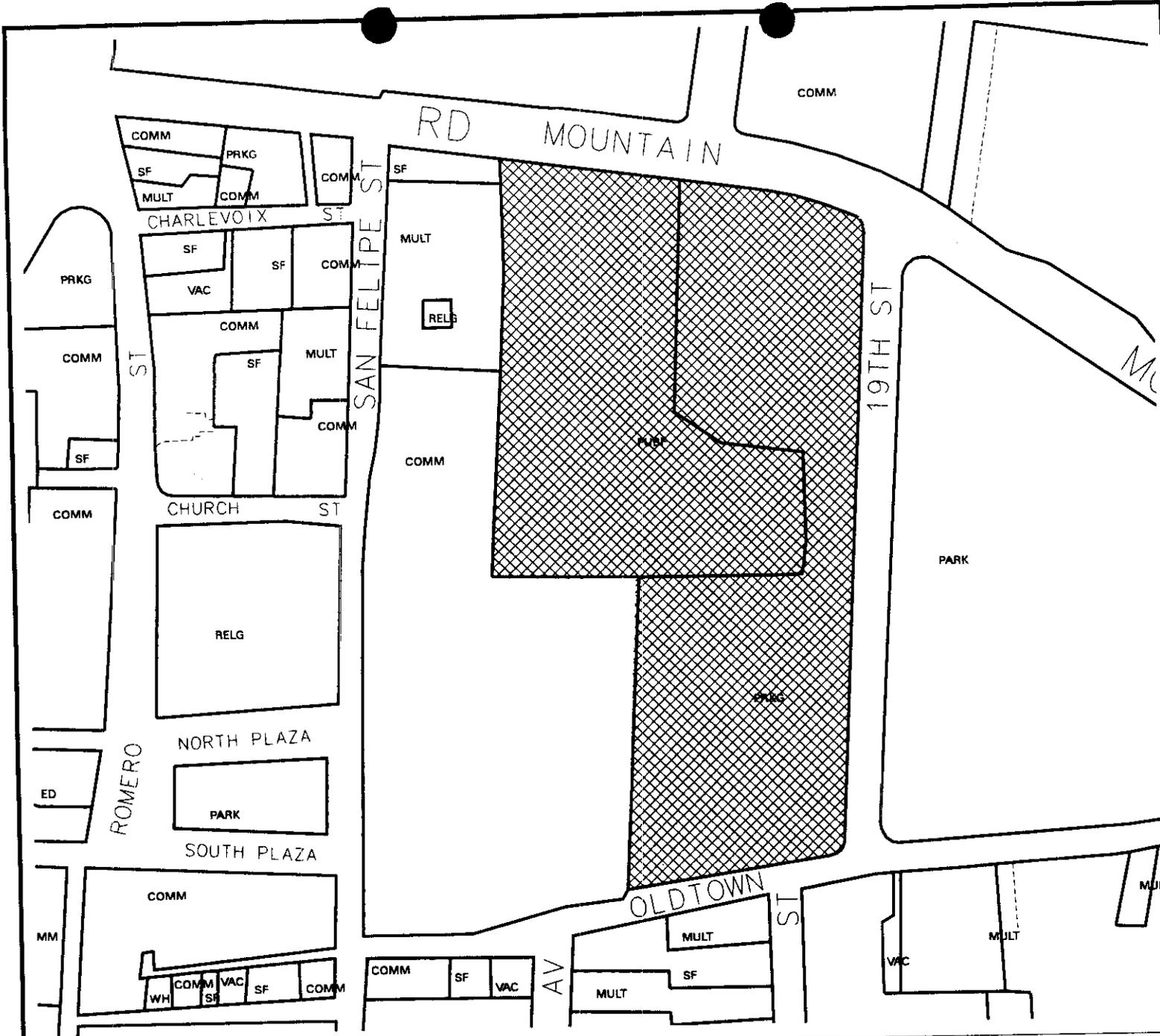
Scale 1" = 185'

PROJECT NO.
1000274

HEARING DATE
7/19/01

MAP NO.
J-13

APPLICATION NO.
01128-00000-00754



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

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



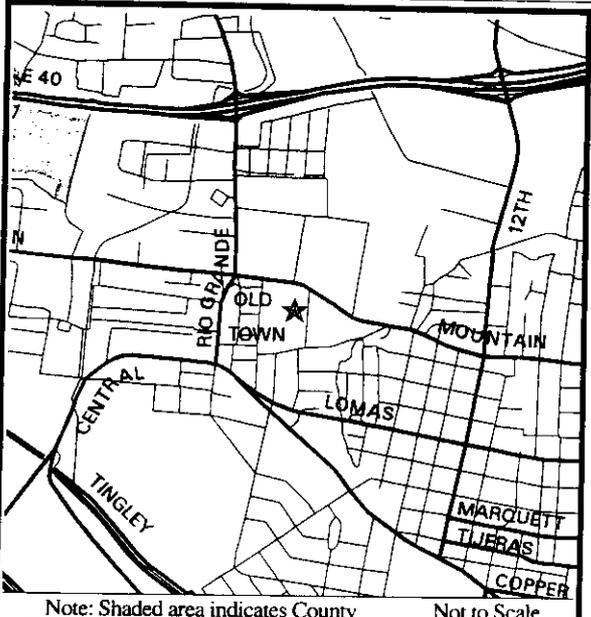
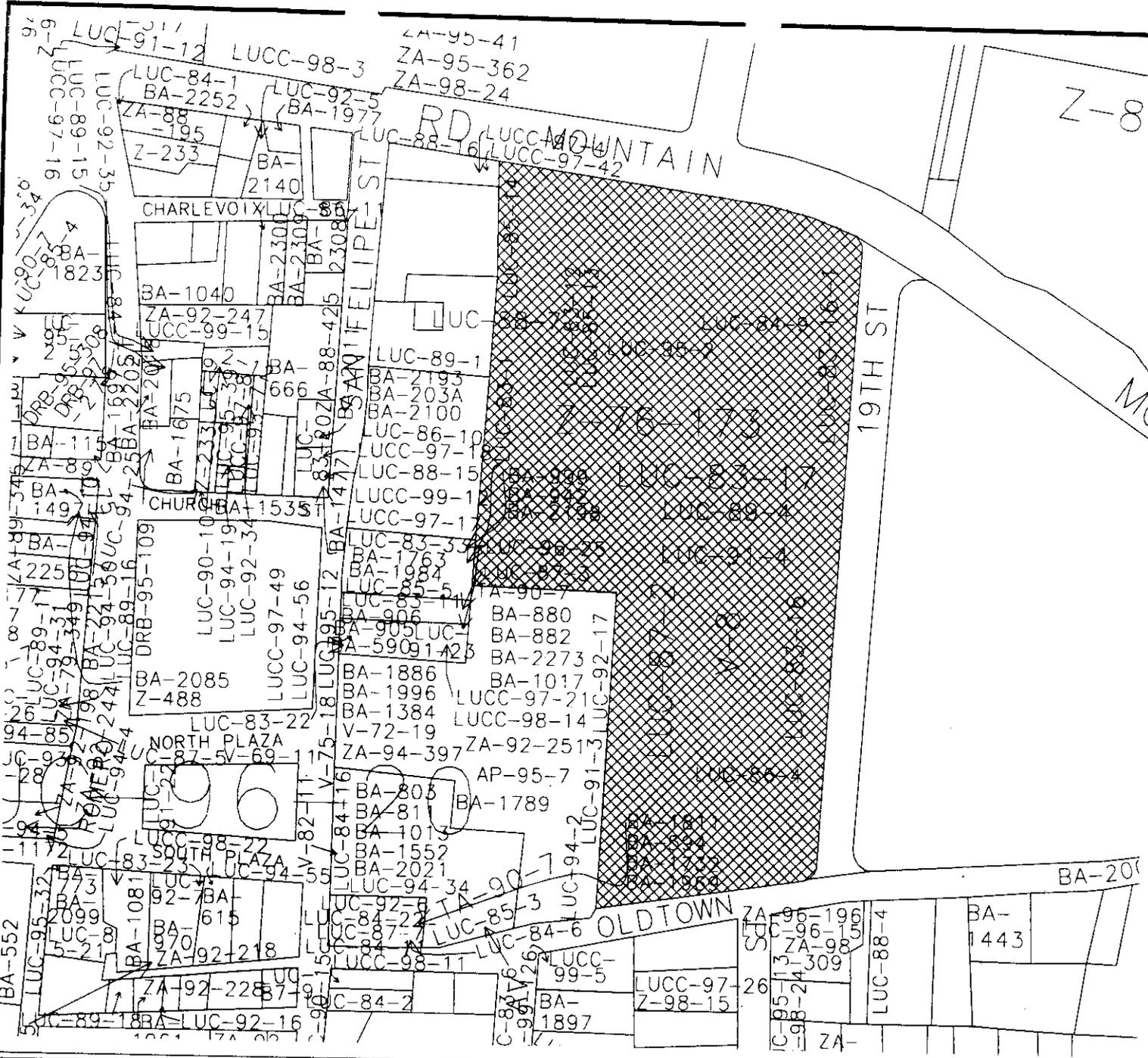
Scale 1" = 185'

PROJECT NO.
1000274

HEARING DATE
7/19/01

MAP NO.
J-13

APPLICATION NO.
01128-00000-0075



HISTORY MAP



Scale 1" = 185'

PROJECT NO.
1000274

HEARING DATE
7/19/01

MAP NO.
J-13

APPLICATION NO.
01128-00000-00754

Development Services Report

SUMMARY OF REQUEST

Request	<i>Site Development Plan Amendment</i>
Location	<i>2000 Mountain Road NW SE quadrant of the intersection of Mountain Road and 19th Street.</i>

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Museum, Parking and Related Facilities	Albuquerque / Bernalillo County Comprehensive Plan	Museum, parking, and related facilities
North	G-2, SU-1 for Museum		Commercial, Museum
South	R-2, SU-2/TH		Multi-unit residential
East	SU-2 for Park		Tiguex Park
West	H-1		Old Town Historic Zone

Background, History and Context

This is a request for a Site Development Plan Amendment for the Albuquerque Museum, located at 2000 Mountain Road NW. The legal description of the property is Tract 233-A-1, Albuquerque Museum. This parcel is zoned SU-1 for Museum, Parking, and Related Facilities, and is located within the boundaries of the Old Town Buffer Zone.

The Museum was developed in 1978. This site housed the Navajo Freight yards before the development of the Museum, and previous to that was used for agriculture, specifically, orchards. The original Museum building and site was designed by Antoine Predock in 1978. This building is similar in vertical scale and materials to the surrounding historic buildings in the Old Town area; however, the massing of the building is substantially different than the small groups of buildings of which Old Town is comprised. It is evident that one of the original intents of the Museum design was to work with Old Town, while remaining a separate entity. There are some entry points into Old Town from the Museum property, but they are few. The back of the Museum building faces Old Town.

To the north of the subject site is commercial retail development in San Felipe Plaza. A parking garage is directly north of the subject site. To the northeast is REI, and, further northeast, is the Natural History Museum and Explora Museum. To the east of the subject site is Tiguex Park. South of Tiguex Park is single family residential, of which the neighborhood from 15th Street to 19th Street is the Watson Addition, a National Register of Historic Places district. To the south of the subject site is the south parking lot, and multi-unit residential, which is similar in character to Old Town.

This request includes new construction of a major addition to the Museum, building alterations to the existing building, and site alterations. Included in this proposal is the south parking lot. This lot is currently used for general visitors to Old Town, not specifically for visitors to the Museum. An agreement for the Museum to absorb this parking lot as their main off-street parking area has been made with the Parking Division of the City. The Cultural and Recreation Services Department is listed as the property owner of record.

In the case history of the establishment of the Museum, much discussion about the parking lots (both north and south) arose. It was determined at that time that the south parking lot, which would have provided considerable excess parking, should be dedicated for the use of general visitorship to Old Town, rather than satisfying the off-street parking requirements for the Museum. The south lot has been a pay-per-park lot since its construction. The north parking lot was made into the off-street required parking area as a free lot.

This proposal incorporates several design parameters: the Cuatro Centenario sculpture and landscape, the Old Town Historic Zone and Buffer Zone Design Guidelines, and the needs of the Museum, which include new Changing Exhibit Hall, café, Museum Store, Great Hall, entry plaza, and outdoor gardens, courtyards, and amphitheatre. These uses combine to make the Albuquerque Museum a more modern facility, and will allow this Museum to compete equally with the adjacent Natural History and Explora Museums.

A revised site plan was submitted at the beginning of July that incorporated the Comments received at the Pre-Hearing Discussion.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

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

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- Policy g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.
- 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.
- Policy o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

This parcel is within the boundaries of the Old Town Buffer Zone, which is considered a Historic Resource in the *Comprehensive Plan* with a Goal to "protect, reuse, or enhance significant historic buildings and districts." Relevant policies include:

- Policy a: Efforts to provide incentives for the protection of significant buildings and districts shall be continued and expanded.
- Policy b: Research, evaluation, and protection of historical and cultural properties in the City and County shall be continued where appropriate.
- Policy c: Increase public and inter-agency awareness of historic resources and preservation concerns."

Old Town Historic Zone and Buffer Zone Design Guidelines

This site is within the boundaries of the Old Town Buffer Zone, a transition zone of 300' beyond the Historic Zone (H-1 zone) of Old Town. A portion of the site is outside the boundary; however, it is construed that if a portion of a site is within the boundary, the entire site is within the boundary. Design Guidelines were established for Old Town and the Buffer Zone in 1982, and revised in 1998. These guidelines are considered standards and are enforced as such. Although this building is considered "non-contributing" to the historic character of Old Town and the Buffer Zone, the design guidelines are applicable to all buildings in the Historic Zone and the Buffer Zone. Relevant guidelines include:

1. Every reasonable effort should be made to provide a compatible use for buildings, which will require minimum alteration to the building and its environment.
5. Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.
6. All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character of the building should be discouraged.

8. Contemporary design for new buildings and additions to existing buildings or landscaping in the 300-foot transition zone surrounding the Old Town Historic Zone should not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, buildings, or its environment.
9. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.
10. Every effort should be made to safeguard the public welfare along vehicular and pedestrian traffic ways. Placement of walls, building projections, fences, planters, shrubs, signs, ramps, steps, etc. should be planned and positioned so that they do not present a potential hazard. Provisions for the handicapped should be planned so that the essential character of the property is not damaged.

Sector Plan

This property is not located within the boundaries of any sector development 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 Mountain Road as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a Site Development Plan Amendment for the Albuquerque Museum, 2000 Mountain Road NW, Tract 233-A-1, the Albuquerque Museum, zoned SU-1 for Museum, Parking, and Related Facilities.

This request furthers the goals of the *Comprehensive Plan*. The proposed addition demonstrates the City's investment in the Established Urban Area, creating a quality urban environment that perpetuates the tradition of the identifiable, individual, but integrated Museum into both the Old Town area and the Museum district. This request offers more choice in the Museum facilities by integrating new facilities with the old. The new addition also creates a visually pleasing built environment for the Museum and its related facilities.

This parcel is not located within any Rank II or Rank III plan boundaries. This parcel was zoned differently than other parcels in the vicinity due to the unique use of the Albuquerque Museum in this area. The other museums in the district have developed after the Albuquerque Museum. Because of the specific uses outlined in the SU-1 zone for this parcel, the zoning indicates that parking can be a separate use from the Museum uses, which has been the situation for the south parking lot until now. The request does not change the zoning from its current uses; but integrates the south parking lot as a part of requirement of the Museum, rather than a separate use.

The request outlines changes to the existing Site Development Plan, which was approved in 1978. These changes are for building alterations, site alterations, and new construction. Some of the site alterations include the public art sculpture and the outdoor amphitheatre, as examples of planned changes.

This request furthers the policies contained within the *Comprehensive Plan*, by locating the new addition to the building to the east, where the least impact on the surrounding residential neighborhood would occur. This location respects the existing neighborhood to the south and east, and Old Town to the west. The impact on the scenic resources (such as views) and cultural resources (Old Town) are minimized by the location of the new addition. The existing facility also respected these values, with a very low, subtle building with a minimal visual impact.

The design of the building, however, has a major visual impact from Mountain Road, Tiguex Park, and from the east in general. The height of the central Great Hall and the larger masses of the Special Exhibitions Hall and the Museum Store will visually impact the Park, differently than the low, minimal impact Predock building. It is evident in the design of the building that visibility to this museum is an important design criterion, hence the unusual shapes and vertical massing of the Great Hall. The Sign #1 is part of that visibility and vertical massing.

Policy g relates to the integration of trail corridors in the development. On the east side of the building, a wide trail/pedestrian path negotiates the visitor through the site. This path could be

used for pedestrians, wheelchairs, strollers, and bicycles. The designed path meets this policy requirement.

Policy l indicates that quality and innovation in design shall be encouraged in all new development. This request demonstrates a design concept specific to this site, fulfilling the expressed needs of the Museum and some of the expressed needs of the community. Policy m discusses urban and site design, which maintain and enhance the vistas and encourage the quality of the visual environment. The new addition provides an exciting change from the older Museum, perhaps allowing the Museum to change its physical visibility. This change, in turn, may complement new exhibits or updating of older exhibits inside the Museum.

Policy o discusses redevelopment and rehabilitation of the older neighborhoods to be continued and strengthened. This new addition and alterations to the site demonstrates the City's proactive stance on the redevelopment and rehabilitation in the Established Urban Area. Costs of rehabilitation are generally higher than new construction, and the Cultural and Recreational Services Department should be applauded for the reinvestment effort in the existing facility, rather than planning and designing a brand new facility in another area. This request should strengthen the established neighborhood areas with more tourist and visitorship to the Museum district and Old Town. People want to go to exciting places, and this redevelopment of the site will provide more outlets for recreation and entertainment at the Museum.

This site, being located in the Old Town Buffer Zone, is included with Old Town as a Historic Resource. The request furthers the *Comprehensive Plan* Historic Resources Goal to protect, reuse, or enhance significant historic buildings and districts, in that the addition complements the existing facility and site and does not detract from or impact negatively on the historic zone of Old Town.

The design is a contemporary design and is not discouraged, providing the design is compatible with the size, scale, color, materials, and character of the neighborhood, building, or its environment. By designing the addition to be more similar to the adjacent museums, the architects have decided to distance the design from the Old Town design character to the Museum district design character. The relationship to Old Town is the massing, the location of the addition, the materials and the color. These elements will reduce the visual impact of the design from the Old Town view looking east. The economic impact of the building improvement should prove a positive impact.

Site Plan Layout / Configuration

This site has been redesigned almost completely around the existing building. The parameters of design include the location of the Cuatro Centenario sculpture on the north side of the parcel, the Old Town Buffer Zone design guidelines, and the needs assessment/architectural program that was developed as a basis for the design.

This site design shows the new construction gathered toward the center of the site, with the individual spaces flowing outwards to the south, opening the building mass into outdoor gardens

and the amphitheatre. The sculpture gardens and outdoor areas are on the south side of the property, as they are today.

A meandering pedestrian path guides pedestrians through the site from the north, the south parking lot, and from the east. Pedestrian connections are shown in several locations. The school bus drop off, however, does not show a direct connection to the entry plaza; rather, a seat wall is placed dividing the drop off to the entry area. To use this drop off, the school children will be forced to weave through the site before arriving at the entry (or cut through the landscaped area, which would not be desirable). A different location for the dropoff, such as the 16' wide concrete paving to the north would be a more direct route for the children to use. Otherwise, a different design for the pedestrian path from the school bus dropoff to the entry plaza should be developed.

No dropoff is designed for senior or handicapped use. Possibly a combination of the school bus drop off, or two separate drop offs should be designed, for the fullest visitor attraction.

A 500-seat outdoor amphitheatre is located on the southern side of the building site. It faces northward, with a stage and greenroom. No bandstand is apparent on the site plan. The wall of the green room building may be serving the purpose of the bandstand. A noise study was performed to the decibel levels of the average concert at the existing outdoor stage. The study locations were in and around Old Town, but did not include further due south or to the southeast, where the majority of residences are. Only one location was selected north of Mountain Road.

Impact on the surrounding residential areas should be studied, in addition to the locations within the commercial district. At least three other locations south, southeast, and north (one each direction) should be studied for noise impact of the outdoor amphitheatre. Ambient noise, such as movement, talking, etc. for 500 people should be studied as well.

The conclusion of the noise study was that the new amphitheatre had less impact on the surrounding commercial areas than the existing. With new study information, this conclusion should be reevaluated for either concurrence or further suggestions on reducing noise impact in the residential areas.

Vehicular Access, Circulation and Parking

Access to the parking lot is from 19th Street, with egress from Old Town Road. An existing exit curb cut on Old Town Road will be widened. The existing entry on 19th will be used. The site is also accessed for service delivery on Mountain Road, at the northwestern portion of the site.

A parking needs analysis was performed studying attendance of the Museum facility and the special events, and the specific number of spaces needed. This parking study is included in the submittal.

The absorption of the north parking lot and the use of the south parking for the off-street parking requirement for the Museum has been a concern for the neighboring Old Town business area. The south parking lot is used currently for visitors to Old Town, and as excess parking for the Museum. It is a metered lot. The lot is designed to be redirected north and south drive aisles,

instead of its current configuration. This reconfiguration removes about 60 parking spaces, in addition to the removal of the north parking lot of more than 100 spaces. The merchants and property owners in the Old Town vicinity have expressed concern about the loss of available parking, but have offered no solution.

The site plan shows 13 handicap accessible parking spaces, one of which is a van accessible. Transportation has requested that two other of the handicap accessible spaces be converted to van accessible, with expansion of the striped access aisles in the drop off area and at the eastern edge of the handicap parking area.

Pedestrian and Bicycle Access and Circulation, Transit Access

The site is accessed through pedestrian/bike paths that meander from the north to the south, around the Cuatro Centenario sculpture, connecting in the center at the entry plaza. A Bus dropoff is located on Mountain Road, north and west of the 18th Street "T" intersection.

Clear pedestrian paths in the landscape medians in the parking lot should be designed, with clearly marked (zebra striped and decorative pavement other than asphalt) across the east-west drive aisles, so that the pedestrian can walk safely across the parking lot to the on site pedestrian path, which will connect to the entry.

The on-site concrete paths could be enhanced with decorative borders of the same paving material used in the entry plaza, as a way-finding medium through the site, leading the visitors from the paths to the entry plaza. The entry, being recessed, will not be visible directly from Mountain Road, excepting further east, before the curve in the road. The entry is visible from 19th Street, which it faces.

Lighting and Security

Site lighting for the south parking lot is not shown on the site plan. It is generally required to show the location of light poles. The fixtures shall be a maximum of 16 feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.

Landscaping

There is new landscaping on the entire site. The new sculpture gardens on the east side of the property will have meandering pedestrian paths for viewing of the sculpture. It is not noted where benches will be located. The landscape plan shows trees in clusters on the east side of the site, promoting visibility into the site from the park. This clustering, which leaves vertical openings, will be a visual reference to relate the park to the Museum. Trees are also clustered along the property edges in the parking lot. This landscaping should screen the parking lot well.

Mature trees will be lost in the parking lot, with the reconfiguration of the drive aisles and parking spaces.

Pedestrian or ground level lighting, such as bollards or pathway lighting, are not shown, but may be useful for evening viewing, safety, and security.

A plant list is included in the submittal. Many of the plants are low-water usage plants, conforming to the City's standards for drought-tolerant plantings. Turf that is used is City of Albuquerque Park Blend. Turf is used selectively as part of the sculpture gardens. Combinations of planted areas, hard surfaces (e.g. plaza paving, concrete pathways) and soft surfaces (e.g. turf) are used to stimulate the visual references. The landscape will not overpower either the building design or the sculpture exhibits.

Grading, Drainage, Utility Plans

A grading and drainage plan is on file with the Hydrology Division of the Public Works Department. The site drains to either Mountain, 19th, or Old Town Road, with catch basin ponds on site.

Architecture and Signage

The building masses are designed to have a specific use in each mass. Separate masses include the Special Events Hall, the Museum Store, the Grand Hall, the service/Children's Gallery hall, and the Changing Exhibit Gallery. These building masses rotate around the central entry Grand Hall, which connects all spaces to each other. New backroom function spaces are also added, adding to areas that currently house those Museum functions, such as administration and exhibit preparation. Coordination between the outdoor sculpture, garden, and performance area and the interior spaces happens as well with the Grand Hall, serving to unite the inside facility with the outside facility. Specific core public uses, such as a café and restrooms, can be accessed from both the interior spaces and the outdoor spaces. This design enables the Museum galleries to be closed, while still allowing outdoor events to occur after hours.

There are several unusual design details such as odd shaped angles on the Changing Exhibit Gallery, and slightly curved walls on the Special Events Hall. Since the design of the new spaces is geometry fairly integrated to the rest of the building, these features bear little rationale with the existing facility having 45 or 90-degree angles consistently. If these unusual angles represent the changed design, Staff suggests that they be even broader in their curvature and angle, so that it is clearly discernable to the eye that this addition is new and different from the original. The slight angles and curves may be more disconcerting visually than broader brush strokes. If this is not a strategy that the applicants wish to pursue, Staff suggests using slight color gradients on the exterior materials of those walls, so that it is clearly distinguishable to the untrained eye that these walls are not traditional 90-degree walls.

Design Guideline #8 states that contemporary design for new buildings and additions to existing buildings or landscaping in the 300 foot transition zone surrounding the Old Town historic zone should not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, buildings, or its environment.

While the design of the buildings are a definite departure from the Old Town design tradition, the Museum design is clearly recognizing itself as a separate entity, closer to the new Explora

and Natural History Museums to the north in its architectural character and distinction. In fact, the Albuquerque Museum tends to be overlooked, since it is a subtle building on a subtle site. This design is not subtle and should draw more attention to this Museum.

It is obvious in the original design that a strong effort was made to keep the building in scale and character (if not in massing) to Old Town. This gentle approach has made the Museum a very good neighbor to Old Town, as it has not been an imposingly designed building, but has shown over time to not enhance the visibility and visitor patronage to the Albuquerque Museum. Instead, most tourist and museum visitors go to the Natural History Museum, due in part to its visibility.

The new building should draw much more attention than the existing design, but probably considerably less attention than that drawn by the Natural History Museum planetarium and the under-construction Explora Museum. Both of these museums are located on visible curves on Mountain, making the unusual building designs hard to miss. The converse is true of the Albuquerque Museum. It is located off of and set back from Mountain, and will be recessed behind the Cuatro Centenario sculpture. The main planned additions to the building are on the south and eastern sections of the site, not facing Mountain on the north. This site and building design will expand the visibility of the Museum, to compete with its museum neighbors, but not excessively so, with the exception of the overhanging sign. Otherwise, this design probably will not impair the Museum's "good neighbor" visibility standing with buildings in Old Town.

The rooftop equipment on the building is visible on two of the elevations. It is suggested on the elevations that these pieces of equipment be painted to be less visible. A preferable approach is to build pony walls or a higher parapet that prohibits the visibility of any mechanical equipment on the roof. These pony walls should be architecturally integrated with the building design. Similarly, any ground-mounted equipment should be buffered from view with fencing or wall enclosures that are architecturally integrated with the building.

A series of signs and banners is planned for the site. Staff counted seven signs on the site for the Museum, of which two will be completely new: the large sign overhanging Mountain Road and the sign at the entry. A series of banners will be placed on the site signifying current Museum exhibits and events, as a marketing strategy. Banners will be replaced as needed. The Buffer Zone does not contain any specific requirements for signage in addition to the Zoning Code requirements; however, the Buffer Zone design guidelines do require that every safeguard to safeguard the public welfare on vehicular and pedestrian traffic ways should be made. The large Sign #1, overhanging Mountain, is of concern with this guideline. The purpose for this sign is identification only. It does not seem necessary to have a 20' sign for identification only, reasoning that the attraction this sign produces will be an incentive to visit the Museum. Other marketing strategies to increase patronage and visitorship should be explored, instead of using signage. A monument sign, or a free-standing sign at Mountain and 19th, designed as part of a sculptural element, may be a solution to the need of identification, without the excessive nuisance of a huge sign.

Design Guideline #10 states that every effort should be made to safeguard the public welfare along vehicular and pedestrian traffic ways. Placement of walls, building projections, fences, planters, shrubs, signs, ramps, steps, etc. should be planned and positioned so they do not present a potential hazard.

In the situation with this sign, a structural analysis of the sign to assure the City that the sign meets or exceeds all required codes for traffic engineering will be required. The sign, since it overhangs the public right of way, should also give the public visual reassurance of its stability. As it is drawn in the plans, it appears to be a cantilevered structure that may or may not withstand the wind shear. A structural engineer-stamped drawing will need to be filed with the Design Review Committee, to demonstrate the wind resistance, for design wind velocity of 80 mph, with gusts of 120 mph. Further considerations of the visual impact of this sign should be evaluated as well.

Landscaping

The landscaping on the site is developed in accordance to the facility needs. All landscaping meets the current water conservation standards, with a high percentage of xeric (drought-tolerant) plantings.

The narrative states that the sculpture and outdoor courtyard areas provide flexible space for display and arrangement. The landscape design also provides multi-level viewing terraces.

The parking lot will be landscaped with trees and shrubs. Existing mature trees, which are not unhealthy, will be lost due to the reconfiguration of the parking lot. Staff recommends retention of as many mature trees as possible through a different configuration of the parking lot. Current parking standards may be prohibiting the use of the parking lot as is, which may prove the impossibility of retaining the mature trees.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Comments from Transportation and Traffic Engineering have been incorporated in the revised site plan. Some of those comments include locating the banners within the site but off of the public sidewalk and widening sidewalks. The sidewalks could be widened further, from 6' to 8-10', especially at locations such as the dropoff.

Comments from Traffic Engineering consist of lengthening the school bus drop off, to make it multi-purpose (seniors, children, handicapped accessible) and to build a direct connection from the drop off to the entry. One method that could be utilized is the fire safety drives on the north eastern section of the site, south of the Cuatro Centenario sculpture as a drop off location, using the designed pathways for the direct connection. Regardless, the location of the school drop off will require a direct connection to the entry, rather than a circuitous one.

Neighborhood Concerns

Concern was voiced by an Old Town property owner regarding the parking and the loss of 60 spaces in the south lot, with the additional loss of the entire north lot. The south lot has been used historically for visitors to Old Town, and as overflow parking for the Museum.

However, the San Felipe Plaza has free parking just north of the Museum. With the redevelopment of this subject site, the new Explora Museum, and the Natural History Museum, the City and other agencies should develop some policies or actions regarding parking in the Old Town area, since it is a high need with little available land.

Conclusions

This is a request for a Site Development Plan Amendment for the Albuquerque Museum, 2000 Mountain Road NW, Tract 233-A-1, the Albuquerque Museum, zoned SU-1 for Museum, Parking, and Related Facilities.

This request furthers the goals of the *Comprehensive Plan*. The proposed addition demonstrates the City's reinvestment in the Established Urban Area, creating a quality urban environment that perpetuates the tradition of the identifiable, individual, but integrated Museum into both the Old Town area and the Museum district. This request offers more choice in the Museum facilities by integrating new facilities with the old. The new addition also creates a visually pleasing built environment for the Museum and its related facilities.

This request furthers the policies contained within the *Comprehensive Plan*, by locating the new addition to the building to the east, where the least impact on the surrounding residential neighborhood would occur. This location respects the existing neighborhood to the south and east, and Old Town to the west. The impact on the scenic resources (such as views) and cultural resources (Old Town) are minimized by the location of the new addition. The existing facility also respected these values, with a very low, subtle building with a minimal visual impact. The new addition will have a greater visibility to the street, which should encourage more visitorship to the Museum. The facility is designed with the individual uses of the building as smaller masses, which bears some relationship to the Old Town architectural character.

This site, being located in the Old Town Buffer Zone, is included with Old Town as a Historic Resource. The request furthers the *Comprehensive Plan* Historic Resources Goal to protect, reuse, or enhance significant historic buildings and districts, in that the addition complements the existing facility and site and does not detract from or impact negatively on the historic zone of Old Town.

Parking is an issue with Old Town business owners, who wish to maintain the maximum availability of parking for their clientele. Off site parking is available at the San Felipe Plaza north of Mountain. This project may act as a catalyst for studying the parking needs of Old Town, with recommendations and actions.

Noise impact for the outdoor amphitheatre has been studied to some degree with a conclusion of less impact than the existing. Staff recommends further noise impacts north, south, and southeast, for noise impact in the residential areas. If study results change, further analysis and recommendations for abatement should be developed.

This project has incorporated many elements, including needs of the Museum, needs of the surrounding community, and the location of the Cuatro Centenario sculpture. The design solution for the site, the integration with the existing facility, and incorporation of the south parking lot work cohesively, to bring the Albuquerque Museum to the forefront of the Museum district. As the Zoning comments state: "A great city is reflected in its civic projects."

FINDINGS - (01128-00754) (July 19, 2001)

1. This is a request for a Site Development Plan Amendment for the Albuquerque Museum, 2000 Mountain Road NW, Tract 233-A-1, the Albuquerque Museum, zoned SU-1 for Museum, Parking, and Related Facilities.

2. This request furthers the goal of the *Comprehensive Plan* by demonstrating the City's reinvestment in the Established Urban Area, creating a quality urban environment that perpetuates the tradition of the identifiable, individual, but integrated Museum into both the Old Town area and the Museum district. This request offers more choice in the Museum facilities by integrating new facilities with the old. The new addition also creates a visually pleasing built environment for the Museum and its related facilities.

3. This request furthers the policies contained within the *Comprehensive Plan*, by locating the new addition to the building to the east, where the least impact on the surrounding residential neighborhood would occur.

4. This request furthers the *Comprehensive Plan* Historic Resources Goal to protect, reuse, or enhance significant historic buildings and districts, by complementing the existing facility and site, and not detracting from or impacting negatively on the Historic Zone of Old Town.

5. This subject site is not within the boundaries of a Rank II or Rank III plan. This subject site is within the Old Town Buffer Zone, which has established design criteria that is applicable to this application.

6. This request conforms to the Old Town Buffer Zone design guideline #8, in that contemporary design for new buildings and additions to existing buildings or landscaping in the 300-foot transition (Buffer) zone surrounding the Old Town Historic Zone are not discouraged. This request is compatible in massing, color, material, and character of the neighborhood buildings and its environment.

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7. This request conforms to the Old Town Buffer Zone design guideline #10 in that efforts to safeguard the public welfare are incorporated in the design with wider sidewalks, strong pedestrian connections through the site, Transit and bicycle access, and location of signage.
 8. A revised site plan has been submitted that incorporates agency comments from the Pre-Hearing Discussion.
 9. A noise impact study has been performed for this project that concludes that the new outdoor amphitheatre has less impact on the surrounding commercial district than the existing stage.
 10. A parking needs assessment has been performed for this project, which shows the attendance at the Museum and its special events, outlining the parking space needs for the Museum use. Provision of excess parking to service the needs of the business area of Old Town are not addressed in this parking needs assessment, and were not part of the program for the Museum.

RECOMMENDATION - (01128-00754)(JULY 19, 2001)

APPROVAL of 01128-00754, a request for a Site Development Plan Amendment for the Albuquerque Museum, 2000 Mountain Road NW, Tract 233-A-1, the Albuquerque Museum, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - (01128-00754)(JULY 19, 2001)

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Site lighting shall be shown on the site plan. Fixtures must be 16' poles, with light fixtures that are horizontal lamps that are fully shielded so that no fugitive light escapes beyond the property line. Additional lighting, for pedestrian and ground lighting, shall be shown on the site plan.

-
3. The top of all rooftop equipment shall be below the top of the parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. All ground mounted equipment shall be screened by screen walls with the top of equipment below the top of the screen wall.

 4. Further investigation of noise impact for the outdoor amphitheatre shall be performed with study locations to the south, southeast and north of the subject site, in the residential areas. Reevaluation of the conclusions of the study may be necessary, with actions for minimization in those residential areas of noise from the amphitheatre. Ambient noise of the potential 500 attendees of the outdoor events shall also be evaluated as part of the study and recommendations.

 5. Public Works Conditions:
 - a. The cantilevered sign extending of the public right-of-way for Mountain Road must be designed and constructed to meet required wind loads. The surface treatment must be of a permanently attached material that will not fall off.

 - b. A signed agreement assigning full maintenance and liability responsibilities to the Museum for the cantilevered sign extending of the public right-of-way.

 - c. The public drop-off area on 19th Street must be extended to the north with an expanded sidewalk. This will also require multiple sidewalks connecting to the main museum entrance.

 - d. Provision of multiple van accessible handicapped spaces is advantageous at this venue.

 - e. Provision of an unobstructed pedestrian connection with Tiguex Park at the mid-block location.

-
- f. The public pedestrian circulation system between the street and the Museum entrance must be developed to the satisfaction of the Traffic Engineer and the City Planner.
-


For **Mary Piscitelli**
Planner

- cc: COA, Cultural Services, P.O. Box 1293, Albuquerque, NM 87103
Rhode May Keller McNamara Arch., 400 Gold SW, Studio 1100, Albuquerque, NM 87103
Max Ramirez, Sawmill Advisory Council, 930 20th St. NW, Albuquerque, NM 87104
Debra O'Malley, Sawmill Advisory Council, 932 21st St. NW, Albuquerque, NM 87104
Randy Lunsford, Carson Grande HOA, 804 Southeast Cir. NW, Albuquerque, NM 87104
Susan Slates, Carson Grande HOA, 2461 Northwest Cir. NW, Albuquerque, NM 87104
Ben Lovato, West Old Town NA, 2820 Azar Pl. NW, Albuquerque, NM 87104
R. Bruce Grove, West Old Town NA, 2500 Thompson Rd. NW, Albuquerque, NM 87104
Mark Brito, West Park NA, P.O. Box 7294, Albuquerque, NM 87104
Jose Simbana West Park NA, 2010 Alhambra Ave. SW, Albuquerque, NM 87104
Charles Villa, Historic Old Town Property Owners Assoc., 515 Maple SE, Albuquerque, NM 87106
Jim Hoffsis, Historic Old Town Property Owners Assoc., 2012 Plaza NW, Albuquerque, NM 87104
Gregory Hicks, Huning Castle NA, 400 San Pasquale SW, Albuquerque, NM 87104
Jim Hoffsis, Huning Castle NA, 509 Laguna SW, Albuquerque, NM 87104
Joe McKinney, Plaza Vieja NA, 606 17th St. NW, Albuquerque, NM 87104
Millie Santillanes, Plaza Vieja NA, 800 17th St. NW, Albuquerque, NM 87104
Perry Wilkes, Downtown NA, 718 Mountain Rd. NW, Albuquerque, NM 87102
Jim Barr, Downtown NA, 407 12th St. NW, Albuquerque, NM 87102
Mark Clayburgh, Wells Park NA, 1310 5th St. NW, Albuquerque, NM 87102
Fred Saiz, Wells Park NA, 1508 Los Tomases NW, Albuquerque, NM 87102

Attachments

- 1. Old Town Historic Zone and Buffer Zone Design Guidelines and Map**

**CITY OF ALBUQUERQUE AGENCY COMMENTS
PLANNING DEPARTMENT
Zoning Code Services**

“Reviewed, no comments. A great city is reflected in its civic projects.”

**PUBLIC WORKS DEPARTMENT
Transportation Development Services:**

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

1. The cantilevered sign extending of the public right-of-way for Mountain Road must be designed and constructed to meet required wind loads. The surface treatment must be of a permanently attached material that will not fall off.
2. A signed agreement assigning full maintenance and liability responsibilities to the Museum for the cantilevered sign extending of the public right-of-way.
3. The public drop-off area on 19th Street must be extended to the north with an expanded sidewalk. This will also require multiple sidewalks connecting to the main museum entrance.
4. Provision of multiple van accessible handicapped spaces is advantageous at this venue.
5. Provision of an unobstructed pedestrian connection with Tiguex Park at the mid-block location.
6. The public pedestrian circulation system between the street and the Museum entrance must be developed to the satisfaction of the Traffic Engineer and the City Planner.

Utility Development:

No comment.

Traffic Engineering Operations:

Hydrology:

An approved grading and drainage plan (for Site Plan only) is on file with the City Engineer.

Transportation Planning:

We have discussed our comments on the site plan with the applicant, who indicates that revisions will be made. Meanwhile our comments are stated here as “conditions.”

Recommended CONDITIONS of approval for “amendment to site plan”:

- Provide wheelchair ramps at street corners and at curb returns/driveways.
- OK to widen perimeter sidewalks from 4 feet to 6 feet, but sidewalks should be set back from curb in substantial compliance with Sidewalk Ordinance, especially along Mountain Road.
- Supports for overhead banners should not be located in the middle of the sidewalks

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

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

"Sawmill Advisory Council, Carson Grande HOA, West Old Town ®, West Park ®, Huning Castle ®, Historic Old Town, Plaza Vieja, Downtown ®, and Wells Park ® were all notified."

PARKS AND RECREATION

Planning and Design

"No Adverse Comment."

OPEN SPACE DIVISION

"No Adverse Comment."

POLICE DEPARTMENT/Planning

- traffic volume
- traffic control devices
- speeding violations
- maintenance of landscaping
- robbery
- assault
- accidents in the parking lot
- commercial burglary
- alarm response
- need for a neighborhood association

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Approved."

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

This site is within 300 feet of Route 24 and within a ¼ mile of Route 36.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

"No objection."

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments for amendment to a site development plan (SU-1) **Albuquerque Museum** by City of Albuquerque Cultural and Recreational Services, on 7.95 acres, located on 19th NW between Mountain NW and Old Town Roads NW.

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No Adverse Comment."

OLD TOWN HISTORIC ZONE DESIGN GUIDELINES

The following Design Guidelines (as amended through April 9, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the H-1 Historic Old Town Zone and in the 300 foot buffer zone surrounding Old Town.

1. Every reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building and its environment.
2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.
3. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs of the availability of different architectural features from other buildings.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structure and often predate the mass production of building materials should be treated with sensitivity.
5. Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.
6. All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character of the building should be discouraged.
7. The design and general appearance of any development or alteration in the Old Town Historic Zone should be limited to the range of design options possible and commonly chosen in Albuquerque prior to the opening of the Santa Fe Railroad in April 1880. The design of any alteration to currently existing structures erected between 1880 and 1912 should be limited to the range of design options possible and commonly chosen at the time of the building's construction.
8. Contemporary design for new buildings and additions to existing buildings or landscaping in the 300 foot transition zone surrounding the Old Town Historic Zone should not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, buildings, or its environment.
9. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.
10. Every effort should be made to safeguard the public welfare along vehicular and pedestrian traffic ways. Placement of walls, building projections, fences, planters, shrubs, signs, ramps, steps, etc. should be planned and positioned so that they do not present a potential hazard. Provisions for the handicapped should be planned so that the essential character of the property is not damaged.
11. Any security devices that prevents major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.
12. Property owners are considering installing security devices are urged to contact L.U.C.C. staff for advise and a free handout on how to increase security without detracting from the historic character of a building.
13. An application for a Certificate of Appropriateness for work which does not require any type of building or construction permit may be approved by staff.

AMENDMENTS:

9/1/82

4/9/98

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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: Catherine Gore, COA; Cultural Services PHONE: (505) 768-3579
 ADDRESS: P.O. Box 1293 FAX: (505) 768-2846
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: cgore@cabq.gov
 Proprietary interest in site: The Albuquerque Museum / COA (owner)
 AGENT (if any): Rohde May Keller McNamara Architecture PHONE: (505) 243-5454
 ADDRESS: 400 Gold Ave. SW Studio 1100 FAX: (505) 243-5858
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: mrohde@rmkmarch.com

DESCRIPTION OF REQUEST: Amended site development plan approval by the Environmental Planning Commission for The Albuquerque Museum Expansion and Renovation

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. 233-A-1 / The Albuquerque Museum Block: _____ Unit: _____
 Subdiv. / Adcn. MRGCD #38
 Current Zoning: SU-1 Museum / Old Town Buffer Zone Proposed zoning: same
 Zone Atlas page(s): J-13-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 7.95 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. N/A Unable to locate UPC MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 19th Street and Mountain Road intersection / 2000 Mountain Rd
 Between: _____ and NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
LUC-85-12, 13, 14 / LUC-91-4 / LUC-89-4 / LUC-87-2 / Z76-173

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 5-30-01
 SIGNATURE: MARK ROHDE DATE: 5-30-01
 (Print) MARK ROHDE Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>233-A-1</u>	<u>ASDR</u>	<u>21</u>	<u>\$</u>
<input type="checkbox"/> All fees have been collected	<u>5/1/01</u>			
<input type="checkbox"/> All case #s are assigned				
<input type="checkbox"/> AGIS copy has been sent				
<input type="checkbox"/> Case history #s are listed				
<input type="checkbox"/> Site is within 1000ft of a landfill				
<input type="checkbox"/> F.H.D.P. density bonus				
<input type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date		Total	
	<u>7/19/01</u>		<u>\$0</u>	

J. Cruz 5/31/01 Project # 1000274
 Planner signature / date

5/31/01 Accepted per Mary P-U this date per telephone conversation. Mary stated she would work w/ applicant to ensure compliance 5/31/01 10:10 Cruz

SITE DEVELOPMENT PLAN FOR SUBDIVISION
 IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies for EPC public hearings**
 - ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies for EPC public hearings**
 - ✓ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies for EPC public hearings**
 - ✓ Site plans and related drawings reduced to 8.5" x 11" format *- computer presentation will be shown at hearing with powerpoint; copies will be forwarded before hearing*
 - ✓ 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) *waived b/c city project*
 - ✓ 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.

MARK ROHDE
 Applicant name (print)
 Applicant signature / date
 5/30/01



Form revised December 2000

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

Application case numbers
 0128 0000 00734

Planner's signature / date
 J. [Signature] 5/31/01
 Project # 1000274

ROHDE MAY KELLER McNAMARA
ARCHITECTURE
30 May 2001

To: Members of the Environmental Planning Commission
Re.: Environmental Planning Commission Submittal for
City of Albuquerque
The Albuquerque Museum Phase I and II Expansion

Dear Commissioners,

Please find attached, for your review and approval, the proposed site development plan for The Albuquerque Museum Expansion. The following project narrative supplements the proposed site development plan, providing a summary of project design criteria.

Project Site and Existing Building

The Albuquerque Museum was constructed in 1978 as a major addition to the former Navajo Freight Terminal, at the southwest corner of Mountain Road and 19th Street. The 7.95-acre site is located on the northeast boundary of the historic Old Town District. The site is identified as Tract 233A1 of the Old Town Buffer Zone Subdivision and is not currently governed by an existing Sector Development Plan. The existing one story plus basement building contains 66,000 square feet.

Building Program

This project will provide The Albuquerque Museum with expanded and improved facilities to enhance the museum's numerous programs dedicated to art, history, and education. New building spaces will include a grand hall and main entrance, special events hall, changing exhibits gallery, museum store, museum café, and classroom wing. The project also will include "flooring over" the existing "Four Centuries" history gallery to provide a new main level gallery for permanent history and increased space for vault expansion, photo archives, and a research library. In addition, "behind the scenes" functions, including collections and exhibits preparations and administration, will be improved and expanded.

Site Program

Identified site program needs include a new entrance plaza, outdoor performance space, sculpture gardens, renovated service/receiving area, and reconfigured and improved south parking lot. An additional site requirement, and initial assumption of this project, is the dedication of the northeast corner of the site (approximately .5 acres) to the "Cuarto Centenario" outdoor sculpture exhibit.

Design Narrative

The primary expansion zone for this project is the parking lot and open space immediately east of the existing building, although minor additions are also proposed to the south (within the existing sculpture garden courtyard) and the northwest (within the existing service yard). The impact of the proposed building additions and the "Cuarto Centenario" outdoor sculpture exhibit (placed on the northeast corner of the property by City Council action) will mandate the loss of this parking lot. Proposed project components also include various interior planning changes and renovation of the existing mechanical system.

The proposed site plan is based on a dynamic relationship between buildings and open space, indoors and outdoors, and plazas and gardens. The newly expanded museum will feature a rich experience of outdoor spaces including a variety of *flexible* sculpture gardens and courtyards,

SIMMSTOWER
STUDIO 1100
400 Gold Avenue
Albuquerque
New Mexico 87102
tel (505)243-5100
fax (505)243-5101
email rmkmar

multi-level viewing terraces, and a performance amphitheater seating 400 people. The "Cuarto Centenario" exhibit is incorporated in the overall site design.

The museum's main entrance will be relocated from the southeast corner of the existing building to a more central and visible location oriented to draw pedestrian traffic from Mountain Road, the south parking lot, and Old Town. The south parking lot will provide parking for 200 vehicles, including 13 designated spaces for the physically disabled and 3 bus spaces. Site landscaping will be an important design element and will complement nearby Tiguex Park with a plant palette of native and drought tolerant trees, shrubs, and flowering plants.

The design of the building addition is a response to the architecture of the existing building, the surrounding neighborhood, the southwest region, and the symbolic importance of this institution in the Albuquerque community. Scale and architectural massing of the additions have been important considerations in the design process. Rather than treat the sizeable expansion as one big building, the scale has been deliberately broken down into a composition of smaller building blocks expressive of the major individual functions. These building blocks, arranged around the new "grand hall" lobby and entry plaza, establish a dynamic "cultural village," provide visual variety, and complement the neighborhood scale. Native stone, pre-patina copper, painted steel and stucco make up the materials palette and reinforce the design concept. Tinted glass is proposed for window areas to ensure the protection of museum collections and to enhance energy conservation.

Project Phasing

This project will be implemented in two construction phases. Phase I will include approximately 42,000 square feet of new construction, miscellaneous interior renovations, and a large portion of the site work outlined above. Phase II will involve the completion of buildings, interior renovations, and proposed site improvements. Construction is scheduled to begin in August 2002. The museum will remain operational during both construction phases.

Neighborhood/Environmental Considerations

The design team has scheduled a series of public meetings in June to insure that the proposed design responds to concerns of the immediate neighborhoods. These meetings will include the following neighborhood associations: Sawmill, Old Town Merchants, West Old Town, Downtown, and Plaza Vieja.

Site lighting will be in accordance with the "Dark Skies Demonstration Project" to prevent light pollution. Carefully designed lighting will enhance security, but also limit obtrusive glare to the neighboring areas.

Neighborhood acoustics have also been an important consideration, since the proposed site development plan relocates and reorients the stage and the performance space. At the request of the City of Albuquerque an acoustical engineer has conducted a Noise Impact study to assess the impact of the stage relocation on the surrounding neighborhood. The conclusion of the study is that the relocation will have an overall positive impact on the reduction of sound from events at the museum.

Utilities

This project will not require the additional hook-up or extension of utilities to this site, since it involves an addition to and renovation of an existing building. All city utilities are currently available on site (refer to attached Site Survey).

Fire Department Access

The design team has reviewed Fire Department access and fire flow requirements of this project with the City of Albuquerque Fire Department. Five fire hydrants are existing around the

perimeter of the site and it has been determined that one of these hydrants will have to be relocated to enhance efficient emergency access.

Parking

Considering the museum's expansion and increased attendance, a thorough analysis of parking needs has been conducted. Although the number of parking spaces has been reduced by the loss of the existing north parking lot, research has proved that the renovation of the current south parking lot will meet the needs of the Albuquerque Museum (see included analysis) and will enhance the new site conditions.

Thank you for your consideration of this proposal. Please feel free to contact me if you have any questions or if any portion of this submittal requires clarification. I look forward to your support of The Albuquerque Museum.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Rohde", with a long horizontal line extending to the right.

Mark Rohde, A.I.A.

Cc:

Catherine Gore, Project Manager, City of Albuquerque Capital Implementation Program



City of Albuquerque

Cultural Services Department

Jim Baca, Mayor
Interoffice Memorandum

To: Planning Department

From: Catherine A. Gore, CIP Manager

Subject: The Albuquerque Museum Expansion Phase I and II

Please consider Mark Rohde, AIA as the agent to act on behalf of The Albuquerque Museum Expansion for the Cultural Services Department. Mr. Rohde will be acting as agent on our behalf for the Environmental Planning Commission Site Development Plan submittal as well as the Landmarks and Urban Conservation Commission submittal for building on an SU-1 zone site within the 300 foot buffer zone surrounding Old Town.

As Project Manager, I should be considered the "Applicant" for the City of Albuquerque, 768-3579.

Thank you for your attention to this matter.

CITY OF ALBUQUERQUE

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

APPLICANT: CULTURAL SERVICES
CITY OF ALBUQUERQUE Date of request: 5/15/01 Zone atlas page(s): J-13-Z

CURRENT: Zoning SU-1 (MUSEUM) Legal Description - Lot or Tract # 233 A1 Block # _____
Parcel Size (acres / sq.ft.) 5.0 AC + Subdivision Name OLD TOWN BUFFER ZONE

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

PROPOSED DEVELOPMENT: GENERAL DESCRIPTION OF ACTION:
No construction / development [] # of units - _____
New Construction [] Building Size - ~90,000 (sq. ft.)
Expansion of existing development [X]

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

Applicant or Representative Jill Marino Date 5/17/01
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St NW Plaza del Sol Bldg. 924-3991 or 3994
THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring TIS: Previously studied []
Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.
Joseph D Montano 5/15/2001
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [X] BORDERLINE []
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600
THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring AQIA: Previously studied []
Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.
[Signature] 5/17/01
ENVIRONMENTAL HEALTH DATE
J. 768-2640
Jim Boyd Catalina
Env. Health Dept.

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

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

TO BE COMPLETED BY APPLICANT
TRANSPORTATION DEVELOPMENT
ENVIRONMENTAL HEALTH



City of Albuquerque

EASE 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.

November 3, 2000

David Keller
Rohde May Keller McNamara Architecture
400 Gold Ave. SW, Studio 1100/87102
Phone: 243-5454/Fax: 243-5858

Dear David:

Thank you for your inquiry of **November 3, 2000** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **CITY PROJECT - ALBUQUERQUE MUSEUM - PHASE 1 AND 2 EXPANSION** zone map J-13.

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”

*David Keller, Rohde May Keller McNamara Architecture
Zone Map J-13*

SAWMILL ADVISORY COUNCIL

***Max Ramiriz**
930 20th St. NW/87104 243-5076 (h)
Debra O'Malley
932 21st St. NW/87104 243-0832 (h)

CARSON GRANDE H.O.A.

***Randy Lunsford**
804 Southeast Cir. NW/87104 242-3273 (message #)
Susan Slates
2461 Northwest Cir. NW/87104 242-3273 (message #)

WEST OLD TOWN N.A. (R)

***Ben Lovato**
2820 Azar Pl. NW/87104 247-8327 (h) 280-6438 (mobile)
R. Bruce Grove
2500 Thompson Rd. NW/87104 247-4195 (h)

WEST PARK N.A. (R)

***Mark P. Brito** *e-mail: basque@uswest.net*
P.O. Box 7294/87194 243-4427 (h) 761-6600 ext. 250 (w)
Jose Simbana
2010 Alhambra Ave. SW/87104 242-9799 (h)

HISTORIC OLD TOWN PROPERTY OWNERS ASSOC.

***Charles Villa**
515 Maple SE/87106 242-1452 (h) 242-3533 (w)
Jim Hoffsis
2012 Plaza NW/87104 242-7204 (h)

HUNING CASTLE N.A. (R)

***Gregory Hicks** *e-mail: jmwgth@aol.com*
400 San Pasquale SW/87104 843-8780 (h) 243-7492 (w)
Jim Hoffsis
509 Laguna SW/87104 242-9987 (h) 242-7204 (w)

PLAZA VIEJA N.A.

Joe McKinney *e-mail: jcmckinney@uswest.net*
606 17th St. NW/87104 242-4209 (h) 277-2236 (w)
Millie Santillanes
800 17th St. NW/87104 247-9658 (h)

DOWNTOWN N.A. (R)

***Perry Wilkes** *e-mail: PerryRWilkes@aol.com*
718 Mountain Rd. NW/87102 842-8626 (h)
Jim Barr *e-mail: jbarr@cabq.gov*
407 12th NW/87102 242-3805 (h) 768-2640 (w)

WELLS PARK N.A. (R)

***Mark Clayburgh**
1310 5th St. NW/87102 242-6278 (h)
Fred Saiz
1508 Los Tomases NW/87102 242-8457 (h)

*Council District: 2
County District: 2
Police Beat: 232,233/VA
Zone Map #: H-J-13-14
Community ID Dist.: N. Valley*

*Council District: 2
County District: 2
Police Beat: 231/VA
Zone Map #: J-13
Community ID Dist.: N. Valley*

*Council District: 2
County District: 2
Police Beat: 231/VA
Zone Map: H-J-12-13
Community ID Dist.: N. Valley*

*Council District: 3
County District: 2
Police Beat: 223/VA
Zone Map: J-K-12-13
Community ID Dist.: Central ABQ.*

*Council District: 2
County District: 2
Police Beat: 232/NA
Zone Map #: J-13
Community ID Dist.: Central ABQ.*

*Council District: 3
County District: 2
Police Beat: 223/VA
Zone Map #: J-K-13
Community ID Dist.: Central ABQ.*

*Council District: 2
County District: 2
Police Beat: 232/VA
Zone Map #: J-13
Community ID Dist.: Central ABQ.*

*Council District: 2&3
County District: 2
Police Beat: 223,225,232,233/VA
Zone Map #: J-K-13-14
Community ID Dist.: Central ABQ.*

*Council District: 2
County District: 1&2
Police Beat: 233,234/VA
Zone Map: H-J-13-14
Community ID Dist.: N. Valley*

FOR YOUR INFORMATION:

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

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

ALBUQUERQUE, NM 87102

Postage	\$ 0.34	UNIT ID: 0103 Postmark Here 05/30/01 Clerk: KTK7R7
Certified Fee	1.90	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.74	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Perry Wilkes
 Street, Apt. No., or PO Box No.
 718 Mountain Rd.
 City, State, ZIP+4
 ABO NM 87102
 PS Form 3800, February 2000 See Reverse for Instructions

7099 3400 0016 4494 7552

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

ALBUQUERQUE, NM 87104

Postage	\$ 0.34	UNIT ID: 0103 Postmark Here 05/30/01 Clerk: KTK7R7
Certified Fee	1.90	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.74	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Ben Lovato
 Street, Apt. No., or PO Box No.
 2820 Azar Pl. NW
 City, State, ZIP+4
 ABO, NM 87104
 PS Form 3800, February 2000 See Reverse for Instructions

7099 3400 0016 4494 7607

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

ALBUQUERQUE, NM 87104

Postage	\$ 0.34	UNIT ID: 0103 Postmark Here 05/30/01 Clerk: KTK7R7
Certified Fee	1.90	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.74	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Joe McKinney
 Street, Apt. No., or PO Box No.
 6006 17th St. NW
 City, State, ZIP+4
 ABO, NM 87104
 PS Form 3800, February 2000 See Reverse for Instructions

7099 3400 0016 4494 7546

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

ALBUQUERQUE, NM 87102

Postage	\$ 0.34	UNIT ID: 0103 Postmark Here 05/30/01 Clerk: KTK7R7
Certified Fee	1.90	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.74	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Tom Clark
 Street, Apt. No., or PO Box No.
 1310 5th St. NW
 City, State, ZIP+4
 ABO, NM 87102
 PS Form 3800, February 2000 See Reverse for Instructions

7099 3400 0016 4494 7539

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

ALBUQUERQUE, NM 87104

Postage	\$ 0.34	UNIT ID: 0103 Postmark Here 05/30/01 Clerk: KTK7R7
Certified Fee	1.90	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.74	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Gregory Hicks
 Street, Apt. No., or PO Box No.
 400 San Pasquale SW
 City, State, ZIP+4
 ABO, NM 87104
 PS Form 3800, February 2000 See Reverse for Instructions

7099 3400 0016 4494 7577

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

ALBUQUERQUE, NM 87106

Postage	\$ 0.34	UNIT ID: 0103 Postmark Here 05/30/01 Clerk: KTK7R7
Certified Fee	1.90	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.74	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Charles Villa
 Street, Apt. No., or PO Box No.
 515 Maple SE
 City, State, ZIP+4
 ABO, NM 87106
 PS Form 3800, February 2000 See Reverse for Instructions

7099 3400 0016 4494 7560

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

7099 3400 0016 4494 4644 9700 0048 6602

ALBUQUERQUE, NM 87104

Postage	\$ 0.34	UNIT ID: 0103 Postmark 05/30/01 Clerk: KTK7R7
Certified Fee	1.90	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.74	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Max Ramirez
 Street, Apt. No., or PO Box No.
 930 20th St. NW
 City, State, ZIP+4
 ABO, NM 87104

PS Form 3800, February 2000 See Reverse for Instructions

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

7099 3400 0016 4494 4644 9700 0048 6602

ALBUQUERQUE, NM 87194

Postage	\$ 0.34	UNIT ID: 0103 Postmark 05/30/01 Clerk: KTK7R7
Certified Fee	1.90	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.74	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Mark P. Brito
 Street, Apt. No., or PO Box No.
 P.O. Box 7294
 City, State, ZIP+4
 ABO, NM 87194

PS Form 3800, February 2000 See Reverse for Instructions

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

7099 3400 0016 4494 4644 9700 0048 6602

ALBUQUERQUE, NM 87104

Postage	\$ 0.34	UNIT ID: 0103 Postmark 05/30/01 Clerk: KTK7R7
Certified Fee	1.90	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.74	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 Kandy Lunsford
 Street, Apt. No., or PO Box No.
 804 Southeast Cir. NW
 City, State, ZIP+4
 ABO, NM 87104

PS Form 3800, February 2000 See Reverse for Instructions

FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS

AFD Fire Marshal's Office
Plans Exam Section
764-1687

Zoning Map Number J 13

Site Address _____

Legal Description: Subject Tract 233-A-1 MRGCD.
ALBUQ MUSEM

Number Hydrants Required for Largest Building 3

Instantaneous Flow Required 3,115 GPM

Square Footage - Largest Building 119,853 #

Type Construction III-1 HR (SPRK)

Other Pertinent Data regarding Determination of Instantaneous Flow Required HYD
TO BE WITHIN 300' TO THE FURTHEST POINT OF
THE BUILDING AS THE TRUCK ROLLS

Total Number Hydrants Required for this phase of construction or site 3

Date: 5-23-01

Fire Department Inspector: [Signature]

Received by: [Signature] name Telephone 243-5454

PLEASE ATTACH SITE PLAN IF AVAILABLE
SHOWING REQUIRED FIRE HYDRANTS

NOTES:

1. All hydrants needed to protect an individual building must be able to provide a minimum residual of 20 psi, under required fire flow conditions.
2. Determination of the Water System capacity to provide required flows will be made by the Engineering Division, Water Resources Department (766-7354), based on peak day criteria.
3. Design of private fire protection systems is the responsibility of the developer's consultant. Approval of design must be made by the Engineering Division, Water Resources Department.

Copy one to individual. Copy two to file.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

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

Accompanying Material - Fee payment

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

↳ powerpoint presentation at hearing

SHEET #1 - SITE PLAN

- will submit hard copies closer to hearing date

A. General Information

- 1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
↳ Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map see survey
- 5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.
- 6. Property lines
- N/A 7. Existing and proposed easements (identify each)
(none)

B. Proposed Development

1. Structural

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

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

2. **Non-Structural and Parking**

- A. Parking design with spaces numbered per aisle.
 - 1. Location
 - 2. Arrangements
 - 3. Dimensions and curve radii
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required: 184
 - 10. Handicapped parking, spaces required: 13
- B. Bicycle racks, spaces required: 30-35
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. **Street and Circulation** 1.30

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

D. **Utilities** *See survey - JMA*

Jeff Mortenson

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

E. **Phasing**

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

SHEET #2 - LANDSCAPING PLAN - See Landscape Plan

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al., the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

- Baker
Morrow
- 1. Scale - must be same as scale on sheet #1 - Site plan
 - 2. Bar Scale
 - 3. North Arrow
 - 4. Property Lines
 - 5. Existing and proposed easements
 - 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
 - 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
 - 8. Irrigation System
 - 9. Planting Beds
 - 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
 - 11. Responsibility for maintenance (Statement)
 - 12. Statement of Water Waste, etc.
 - 13. Landscaped area requirement; square footage and percent: see landscape plan
 - 14. Landscaped area provided; square footage and percent: see landscape plan

SHEET #3 - GRADING PLAN

A. General Information

- Jeff
Mortensén
- 1. Scale - must be same as Sheet #1 - Site Plan
 - 2. Bar Scale
 - 3. North Arrow
 - 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
 - 5. Property Lines
 - 6. Existing and proposed easements
 - 7. Proposed contours and/or spot elevations
 - 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

- N/A A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.
- B. Spot Elevation
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.
- C. Grade Changes
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

1. Scale (minimum of 1/8" or as approved by Planning Staff) → 1/16"
2. Bar Scale
3. Facade orientation (elevation of all sides of the buildings)
4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.
5. Location, material and colors of windows, doors and framing.
6. Materials and colors of all building elements and structures.

B. Signage

1. Elevations
2. Location
3. Height and width
4. Sign face area - dimensions and square footage
5. Lighting
6. Materials and Colors for sign face and structural elements.

C. Additional information, including, renderings and perspective drawings may be submitted.

- A. Samples
1. Presentation Models
2. Photos

RONDE MAY KELLEN WIRAMARA
ARCHITECTURE

PROFESSIONAL CORPORATION

1000 UNIVERSITY AVENUE, SUITE 1000, ALBUQUERQUE, NEW MEXICO 87102



DRAWING INDEX

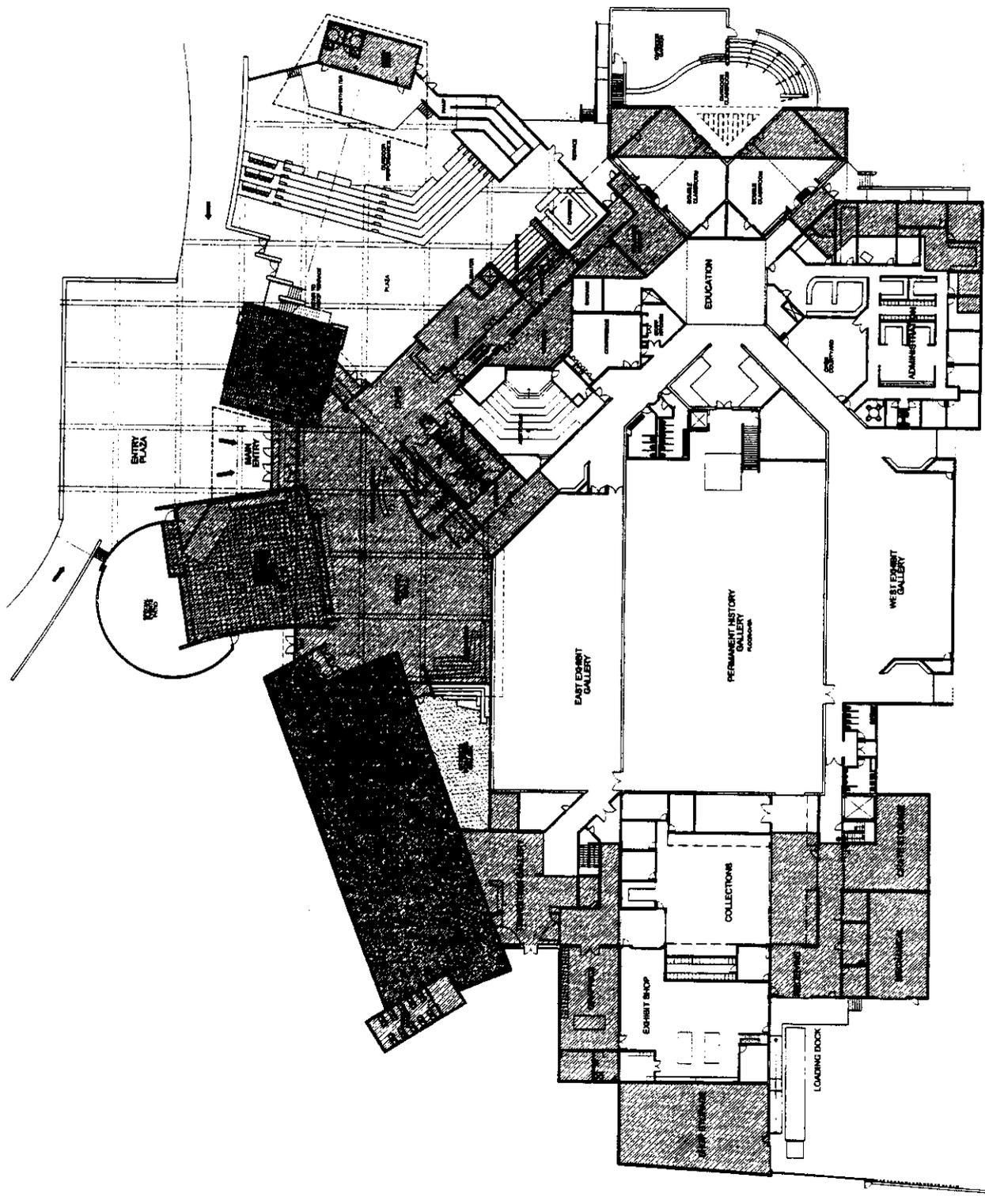
- 01 COVER SHEET
- 11 SITE PLAN
- 32 PHASING PLANS
- 13 MAIN FLOOR PLAN
- 14 BASEMENT PLAN / ROOF PLAN
- 21 LANDSCAPE PLAN
- 31 DRAINAGE PLAN AND CALCULATIONS
- 32 EXISTING CONDITIONS
- 33 CONCEPTUAL GRADINGS
- 41 BUILDING ELEVATIONS / SECTIONS
- 42 PERSPECTIVE STUDIES

THE ALBUQUERQUE MUSEUM

2000 MOUNTAIN RD. NW
 ALBUQUERQUE, NM 87104

DATE	11/15/00
PROJECT	THE ALBUQUERQUE MUSEUM
PHASE	PHASE I (E.L.)
DATE OF ALABORING	11/15/00
DATE OF PRELIMINARY CONSTRUCTION	11/15/00
DATE OF CONSTRUCTION COMMENCEMENT	11/15/00
DATE OF COMPLETION	11/15/00
SCALE	AS SHOWN
DATE OF PLOT	11/15/00
DATE OF PRINT	11/15/00

LEGEND
 NEW BUILDING CONSTRUCTION



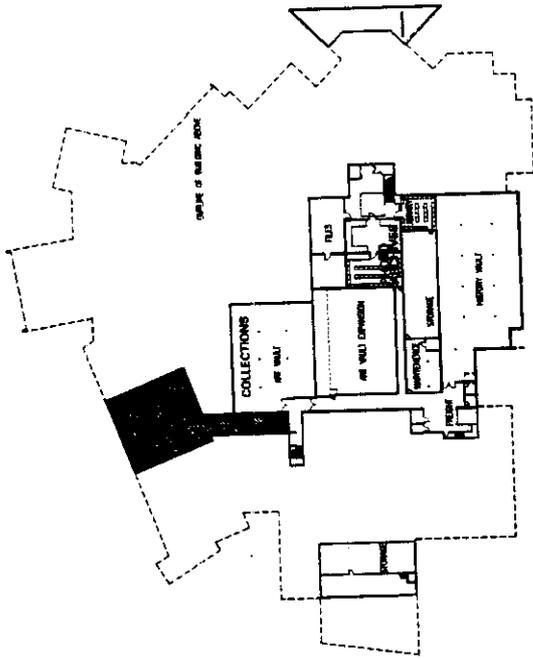
DATE	10/11/01
BY	JMK
CHECKED BY	JMK
SCALE	AS SHOWN
PROJECT NO.	01-0000
SHEET NO.	1.3
TITLE	ALAMEDA COUNTY COURTHOUSE PHASES 1 & 2 NEW BUILDING CONSTRUCTION MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC SYSTEMS
DESIGNED BY	JMK
DRAWN BY	JMK
PROJECT NO.	01-0000
SHEET NO.	1.3
TITLE	ALAMEDA COUNTY COURTHOUSE PHASES 1 & 2 NEW BUILDING CONSTRUCTION

1 MAIN FLOOR PLAN
 Scale: 1/8" = 1'-0"

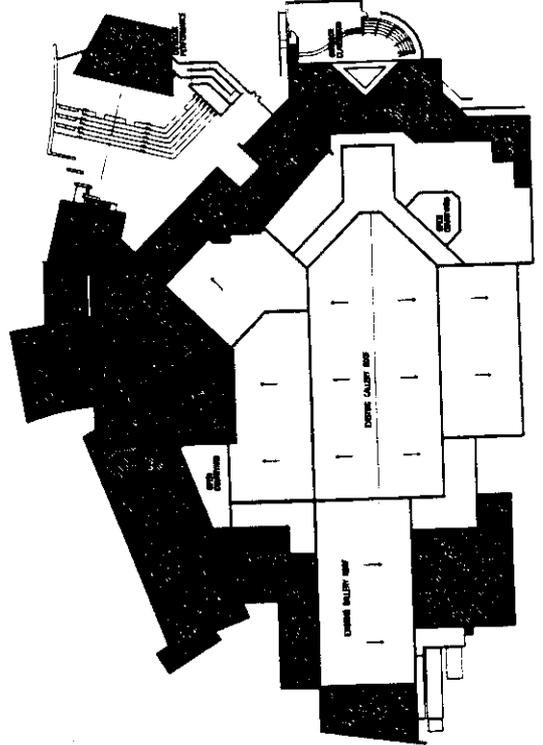
**RONDE MAY KELLER MCNAMARA
ARCHITECTURE**

1100 B STREET, N.W., WASHINGTON, D.C. 20004
 PHONE: 202-331-1100 FAX: 202-331-1101
 WWW: WWW.RMKM.COM

LEGEND
 NEW BUILDING CONSTRUCTION

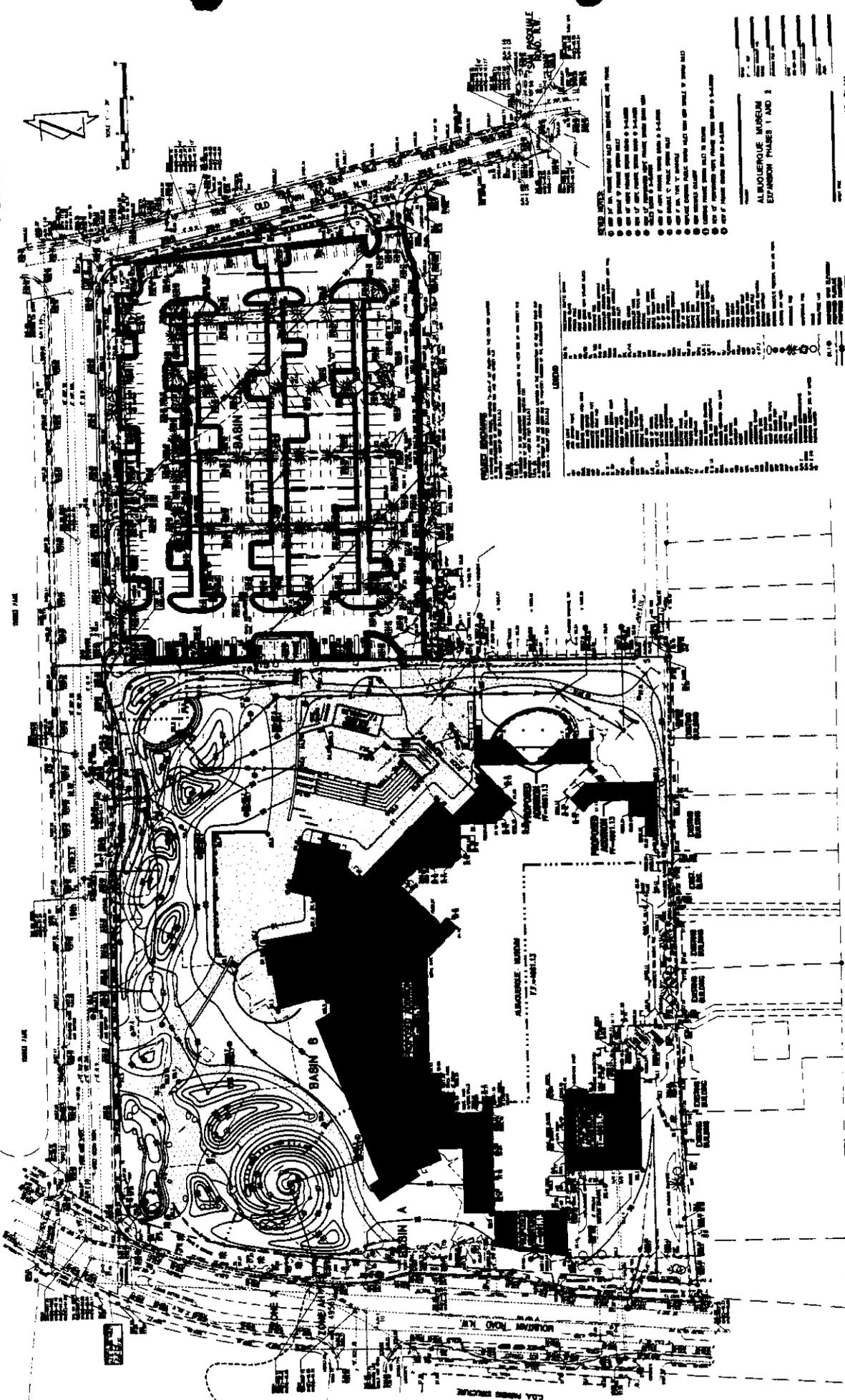
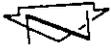


1. BASEMENT FLOOR PLAN
 Scale: 1/8" = 1'-0"



2. ROOF PLAN
 Scale: 1/8" = 1'-0"

PROJECT	THE ALBUQUERQUE MARTIN
OWNER	EXPANSION
DATE	PHASE 1 & 2
SCALE	AS SHOWN
DESIGNED BY	RONDE MAY KELLER MCNAMARA
DRAWN BY	ARCHITECTURAL
CHECKED BY	ARCHITECTURAL
DATE	11/14/07
PROJECT NO.	1100 B STREET, N.W.
DRAWING NO.	1100 B STREET, N.W.
DATE	11/14/07
SCALE	AS SHOWN
DESIGNED BY	RONDE MAY KELLER MCNAMARA
DRAWN BY	ARCHITECTURAL
CHECKED BY	ARCHITECTURAL
DATE	11/14/07
PROJECT NO.	1100 B STREET, N.W.
DRAWING NO.	1100 B STREET, N.W.
DATE	11/14/07
SCALE	AS SHOWN
DESIGNED BY	RONDE MAY KELLER MCNAMARA
DRAWN BY	ARCHITECTURAL
CHECKED BY	ARCHITECTURAL
DATE	11/14/07



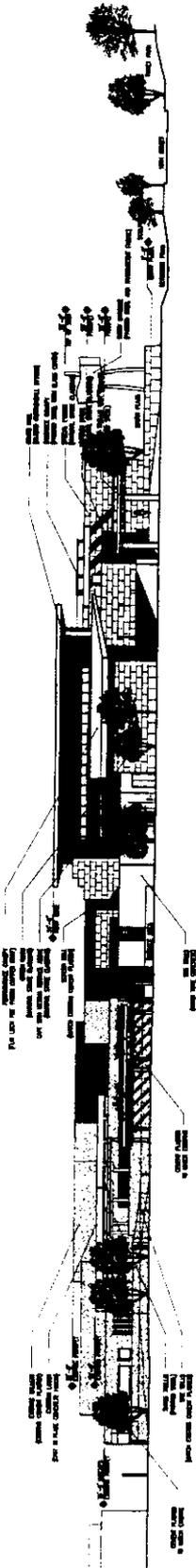
- NOTES:**
1. ALL GRADES SHOWN ARE BASED ON THE 1985 SURVEY.
 2. ALL GRADES ARE IN FEET ABOVE SEA LEVEL UNLESS OTHERWISE NOTED.
 3. ALL GRADES ARE TO BE VERIFIED BY THE CONTRACTOR.
 4. ALL GRADES ARE TO BE MAINTAINED TO WITHIN 0.1 FEET OF THE SHOWN GRADES.
 5. ALL GRADES ARE TO BE MAINTAINED TO WITHIN 0.1 FEET OF THE SHOWN GRADES.
 6. ALL GRADES ARE TO BE MAINTAINED TO WITHIN 0.1 FEET OF THE SHOWN GRADES.
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 9. ALL GRADES ARE TO BE MAINTAINED TO WITHIN 0.1 FEET OF THE SHOWN GRADES.
 10. ALL GRADES ARE TO BE MAINTAINED TO WITHIN 0.1 FEET OF THE SHOWN GRADES.

ALBUQUERQUE MUSEUM
EXPANSION PHASES 1 AND 2

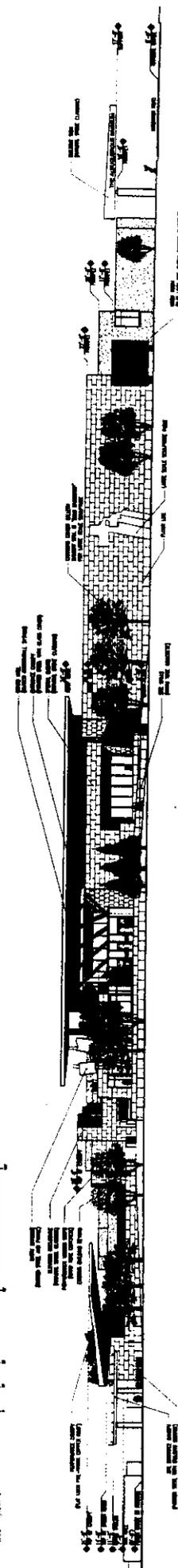
CONCEPTUAL GRADING PLAN



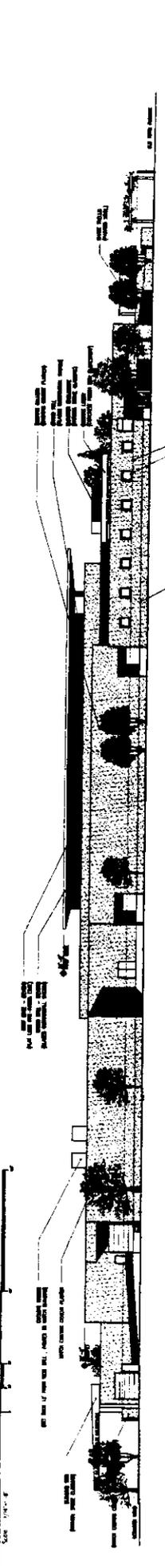
PROFESSIONAL CORPORATION
1. ALL VERTICAL DIMENSIONS AND OTHER DIMENSIONS SHOWN ON THIS DRAWING ARE APPROXIMATE TO 1/8" = 1'-0".
2. ALL DIMENSIONS ARE APPROXIMATE TO 1/8" = 1'-0".
3. ALL DIMENSIONS ARE APPROXIMATE TO 1/8" = 1'-0".



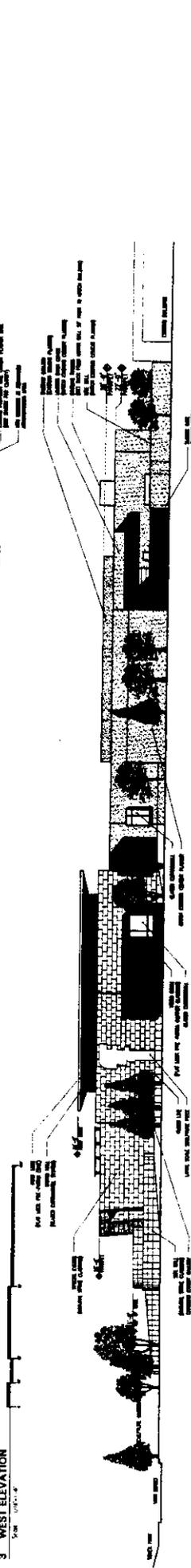
1. SOUTH ELEVATION
Scale: 1/8" = 1'-0"



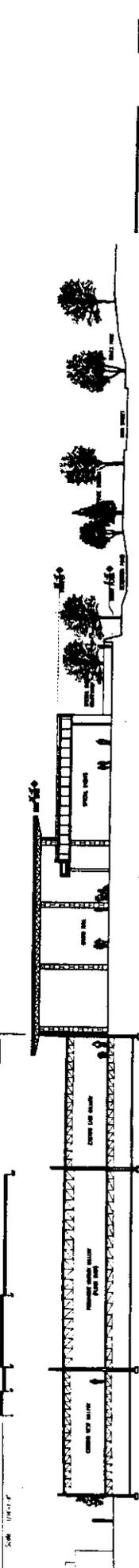
2. EAST ELEVATION
Scale: 1/8" = 1'-0"



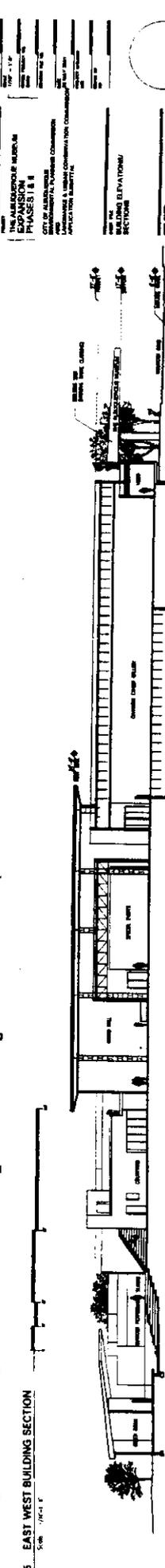
3. WEST ELEVATION
Scale: 1/8" = 1'-0"



4. NORTH ELEVATION
Scale: 1/8" = 1'-0"



5. EAST WEST BUILDING SECTION
Scale: 1/8" = 1'-0"



6. NORTH SOUTH BUILDING SECTION
Scale: 1/8" = 1'-0"

DATE: 11/17/17	PROJECT: THE MUSEUM OF MODERN ART - PHASE 1 & 2
DRAWN BY: J. F. [unreadable]	CHECKED BY: [unreadable]
SCALE: AS SHOWN	PROJECT NO.: [unreadable]
PROJECT LOCATION: 1100 5th Ave, New York, NY 10028	CLIENT: THE MUSEUM OF MODERN ART
ARCHITECT: RONDE MAY FETTER MCNAMARA ARCHITECTURE	PHASE: EXHIBITION SPACE
CONTRACT NO.: [unreadable]	DATE: 11/17/17



Staff Report

Agent	Consensus Planning
Applicant	CoA Parks and Recreation Dept.
Requests	Zone Change Site Plan for Subdivision Site Plan for Building Permit
Legal Description	Tracts G-1 and G-2, Manzano Mesa Addition
Location	On Southern between Eubank and Juan Tabo Boulevards, SE
Size	48.4 acres
Existing Zoning	SU-1 for Community Park and Related Uses (Tract G-2) and SU-1 for R-2 (Tract G-1)
Proposed Zoning	SU-1 for Community Park and Related Uses (Tract G-1)

Staff Recommendation

APPROVAL of 01110 00757, based on the findings on page 9.

APPROVAL of 01128 00758, based on the findings on page 10.

APPROVAL of 01128 00759, based on the findings on page 10, and subject to the conditions of approval on page 11.

Staff Planner

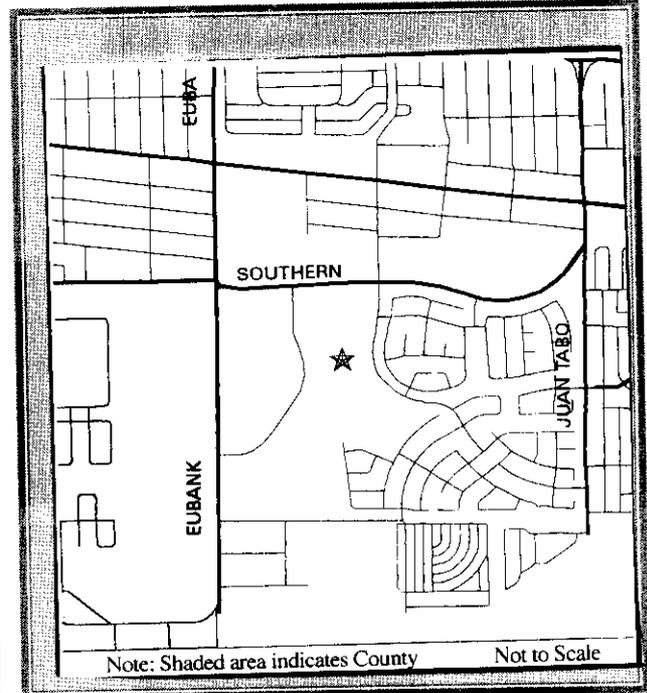
Lola Bird

Summary of Analysis

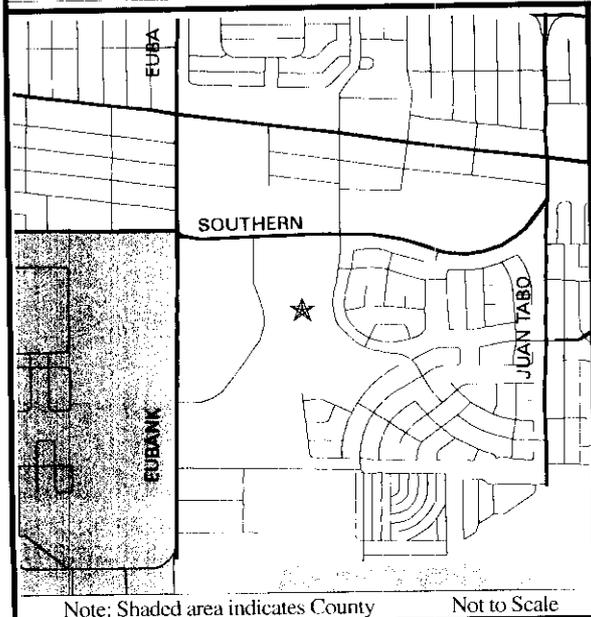
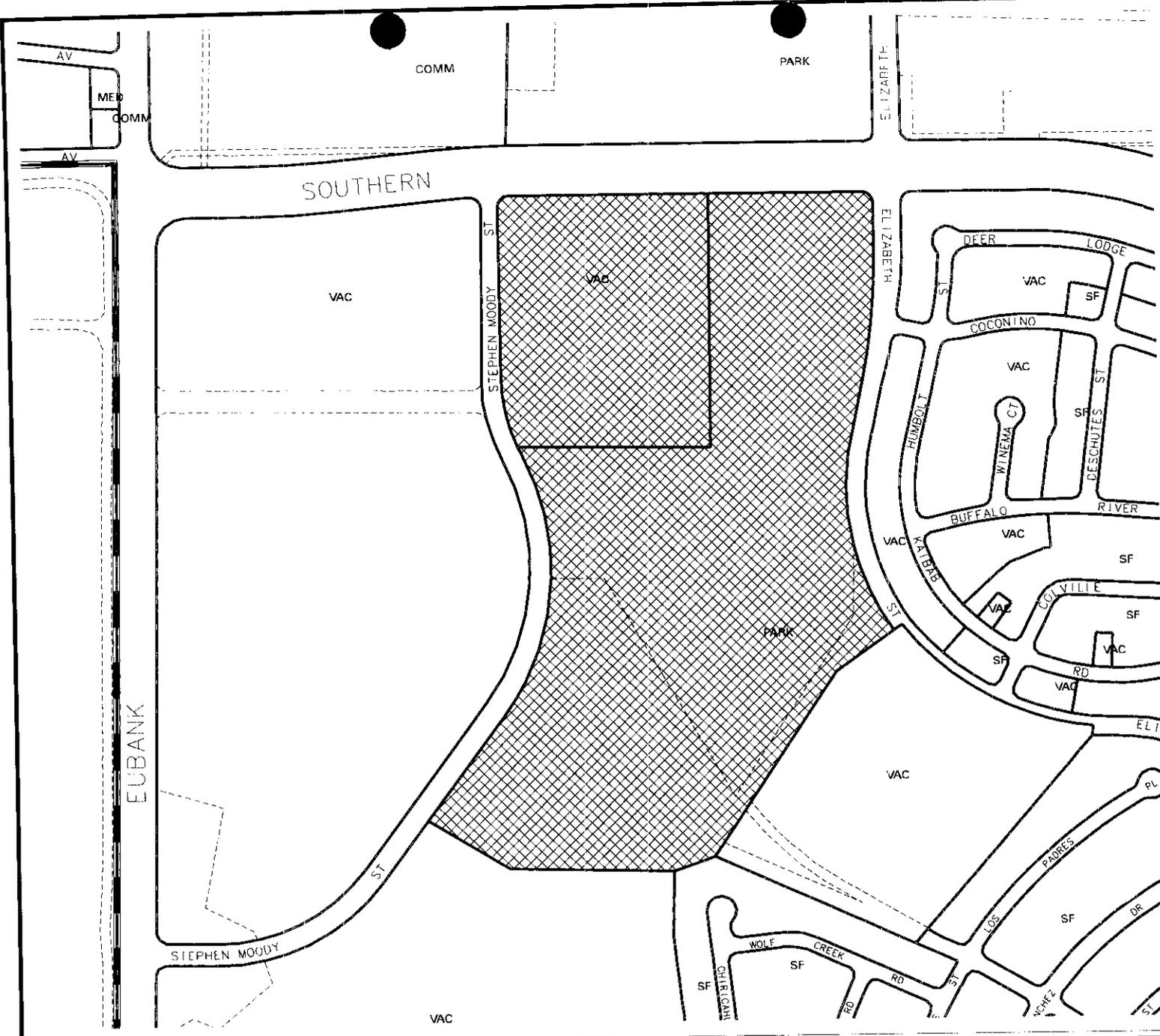
This is a request for a zone change, site plan for subdivision and site plan for building permit for the 48.4-acre Manzano Mesa Park. Approval of this request will allow for the development of the entire park, including the gymnasium addition, which was scheduled as a phase two development.

The requests comply with City plans and policies. The submittal is also consistent with the *Manzano Mesa Park Master Development Plan* approved for subject site in 1996. The applicant is proposing minor changes to the Master plan as part of this request.

Staff is recommending approval of the three requests.



City Departments and other interested agencies reviewed this application from June 6, 2001 to June 22, 2001. Agency comments were used in the preparation of this report, and begin on page 13.



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 Socia or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



Scale 1" = 442'

PROJECT NO.
1001282

HEARING DATE
7/19/01

MAP NO.
L-21

APPLICATION NO.
01110-00000-00757
01128-00000-00758
01128-00000-00759

Development Services Report

SUMMARY OF REQUEST

Requests	Zone Map Amendment Site Development Plan for Subdivision Site Development Plan for Building Permit
Location	Southern Boulevard between Stephen Moody Street and Elizabeth Street, SE

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Community Park and Related Uses; SU-1 for R-2.	Established Urban;	Partially developed park; undeveloped
North	SU-1 for C-2 Permissive Uses	"	Costco; Undeveloped
South	SU-1 IP, R-LT	"	Vacant; Willow Wood subdivision
East	R-1	"	Undeveloped
West	SU-1 for R-2 Uses	"	Undeveloped

Background, History and Context

This is a three part request: a) a zone map amendment from SU-1 for R-2 to SU-1 for Community Park and Related Uses for Tract G-1, Manzano Mesa Addition, containing approximately 11.8 acres; b) a site development plan for subdivision for Tracts G-1 and G-2, containing approximately 48.4 acres and c) and a site development plan for building permit for Tracts G-1 and G-2, containing approximately 48.4 acres. The applicant is submitting this request to comply with the EPC condition of approval for Case No. Z-96-9 which requires the applicant to submit an application for the rezoning of Tract G-1 and to amend the Manzano Mesa Park Master Development Plan upon the acquisition of the Tract by the City. A site development plan is being submitted to allow the development of Tract G-1 and the construction of the gymnasium in Tract G-2.

The subject site is an area of mixed zoning with much of the immediate area still undeveloped. North of the subject site is land zoned C-2 and developed with a Costco and, undeveloped land

July 19, 2001

Page 2

zoned SU-1 IP. To the east is land zone R-1 that is currently under development. South of the site is undeveloped land zoned SU-1 Limited IP and land zoned R-LT and developed with single-family homes. West of the site is undeveloped land zoned SU-1 for R-2.

The Manzano Mesa Community Park lies within the 450-acre Manzano Mesa Master Plan area. In February 1996, the EPC approved a zone change from R-1, R-2 and SU-1 for Limited IP Uses to SU-1 for Community Park and Related Facilities, for what is now described as Tract G-2, containing approximately 36.6 acres (Z-96-9). In August 1996, the EPC approved a Master Development Plan for the Manzano Mesa Community Park and a site development plan for the southerly 16.6-acre portion of the park (Z-96-94). The Master Plan approved by the EPC covered 47.9 acres and included the 11.8 acre Tract G-1, even though that parcel had not yet been acquired by the City. In 1997, the DRB approved a site development plan for building permit for the southerly 26.5-acre portion of the park. The site plan approved by DRB included the 16.6-acre portion (Z-96-94) previously reviewed and approved by the EPC in 1994. In 1999, the EPC approved a site plan for building permit for a 6.5-acre portion of the Park to allow the construction of a multi-generational center (Z-99-101).

The Manzano Mesa Park is designed as a diverse recreation facility that will serve a broad geographic area of the community. The park includes facilities oriented to all ages. Included among the park facilities is a combined community center and senior center, a gymnasium, a concession building, a picnic pavilion, children's play areas and various organized sports facilities for soccer, baseball/softball, tennis, basketball and volleyball and a network of trails.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the Established Urban area of 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 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 l Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

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

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

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

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

Resolution 91-1998 (R-70)

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

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

Comprehensive City Zoning Code

A site development plan for subdivision is defined as:

“SITE DEVELOPMENT PLAN.

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. 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.” (§14-16-1-5 DEFINITIONS)

Long Range Roadway System

The Long Range Roadway System designates Southern Boulevard as a Collector street, with a right-of-way of 68'.

The Long Range Roadway System designates Stephen Moody and Elizabeth Streets as a Major Local street, with a right-of-way of 56-60'.

ANALYSIS – Zone Map Amendment

This is a request for a zone map amendment from SU-1 for R-2 to SU-1 for Community Park and Related Uses for Tract G-1, Manzano Mesa Addition, located on Southern Boulevard, between Stephen Moody Street and Elizabeth Street SE and containing approximately 11.8 acres. The applicant is submitting this request to comply with an original condition of approval (Z-96-9) to amend the zoning of Tract G-1, upon its acquisition by the City and incorporation into the Park.

Conformance to Adopted Plans, Policies, and Ordinances

The Manzano Mesa Park is located in the area designated as Established Urban by the *Comprehensive Plan*. The goals and policies of this area generally call for a full-range of urban uses with a location and intensity that respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources. This request furthers these goals by providing a use which is advantageous to the neighborhood and community at large. In addition, this request furthers policies of the plan to locate new development where vacant land is contiguous to existing or programmed urban facilities and where the integrity of neighborhoods is preserved.

This zone change is also justifiable, per *Resolution 270-1980*, Section 1.D. 2, which states, “changed neighborhood or community conditions justify the change.” In 1996, the EPC approved a zone change from R-1, R-2 and SU-1 for Limited IP Uses to SU-1 for Community Park and Related Uses for Tract G-2, containing approximately 36.6 acres (Z-96-9). This zone change established the Manzano Mesa Park at the subject site and created a changed community condition. In addition, as required by *Resolution 270-1980*, the requested zoning is more advantageous to the community as articulated in the *Comprehensive Plan*. This request is also in

conformance with the previously approved *Manzano Mesa Park Master Plan* which identifies Tract G-1 for future incorporation into the Park.

ANALYSIS – Site Development Plan for Subdivision

This is a request for approval of a site development plan for subdivision for an approximately 48.4 acre site located on the south side of Southern Boulevard, between Stephen Moody Street and Elizabeth Street SE. The applicant proposes to combine Tract G-1 and G-2 into one tract. The proposed use is the Manzano Mesa Park.

Conformance to Adopted Plans, Policies, and Ordinances

The site plan meets the requirements of the Zoning Code by specifying all of the elements of a site development plan for subdivision. The site plan provides a scale of at least 1 inch to 100 feet, which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, internal circulation requirements and, for each lot, nonresidential uses' maximum floor area ratio. The previously approved *Manzano Mesa Park Master Development Plan* provides detailed design guidelines for the entire 48.4-acre site.

As part of the subject request, the applicant is submitting an amended Master Development Plan. The applicant is proposing some minor changes to the Manzano Park Master plan including updating the plan's history to include the present application as well as changes to the site plan approved by the EPC through the site development plan applications including, changes in the configuration and description of the multi-generational center including its location, its size (from 36,000 to 28,000 sf), the addition of the 12,000 sf gymnasium and the expansion the parking area by 40 spaces (Z-99-101).

This request furthers the goals and policies of the *Comprehensive plan* by providing convenient services to area residents and enhancing residential neighborhoods.

The proposed development is consistent with the approved *Manzano Mesa Park Master Plan*.

ANALYSIS – Site Development Plan for Building Permit

This is a request for approval of a site development plan for building permit for the Manzano Mesa Park, containing approximately 48.4 acres and located on the south side of Southern Boulevard, between Stephen Moody Street and Elizabeth Street SE. While this request is for the entire 48.4-acre site, as required by the SU-1 zoning designation, the EPC previously approved a site development plan for building permit for a 26.5-acre portion of the park in 1996 and a 6.5 acre portion in 1999 (Z-99-101). Approval of this request will allow the development of the Tract G-1 as well as Phase Two of the previously approved site development plan (Z-99-101): construction of the 12,000 sf gymnasium.

Conformance to Adopted Plans, Policies, and Ordinances

This request furthers the goals and policies of the *Comprehensive plan* by providing convenient services to area residents and enhancing residential neighborhoods.

The proposed development is consistent with the approved *Manzano Mesa Park Master Plan*.

Site Plan Layout / Configuration

The submittal depicts the entire 48.4-acre site with a configuration that is almost identical to the previously approved Master Development Plan. The Manzano Mesa Park is designed as a diverse recreation facility that will serve a broad geographic area of the community. The park includes facilities oriented to all ages. Included among the park facilities is a multi-generation center, a gymnasium, a concession building, a picnic pavilion, children's play areas and various organized sports facilities for soccer, baseball/softball, tennis, basketball and volleyball and a network of pedestrian and bicycle trails.

The 11.8 acres comprising Tract G-1 are located at the northwest corner of the site. The submittal indicates this area to be developed with two soccer fields and two parking areas. The proposed gymnasium addition will be located caddy-corner to the multi-generational center currently under construction.

Vehicular Access, Circulation and Parking

Vehicular access to the Park is provided off Elizabeth and Stephen Moody Streets. Three drives are provided off Stephen Moody with widths varying from 20' to 30' wide. One 40' drive and one 30' drive is provided off Elizabeth Street. All drive aisle curb cuts should be of a minimum 24' wide. Vehicular circulation through the site is primarily provided by long drive aisle in the parking lots. The two large parking areas located in the north half of the site area connected by a single 25' wide drive aisle.

The submittal indicates that all parking requirements are met; 840 spaces are required, 865 spaces are provided. The configuration of the parking is consistent with the *Master Plan* and with subsequent site development plans approved for the subject site.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian and bicycle pathways are provided throughout the park to link activities and provide access through the park. Generally, bicycle paths and pedestrian paths are separated. According to the Master Plan, where bicycles and pedestrian share the same paths, the paths are 12' wide. Six-foot wide pedestrian paths providing access from Southern Boulevard, Stephen Moody and Elizabeth Streets are located throughout the site. The master plan requires that where pathways cross roadway or parking areas, designated crosswalks shall be highlighted with contrasting paving materials and signage.

The submittal indicates 43 bicycle parking spaces are required; 80 spaces are provided. Planning staff was only able to locate 70 spaces (5 racks containing 14 spaces each). Bicycle spaces should be redistributed to locate parking spaces near to the multi-generational center and gymnasium, and at the parking lot located in the northwest corner of the park. Information regarding the type and material of the proposed bike racks is not included with the submittal, nor is information included in the Master Plan. Details of the proposed racks should be included in the submittal prior to DRB sign off.

Lighting and Security

Three types of lighting are noted on the site plan. This lighting includes light fixtures mounted on 20' bronze poles, sport light fixtures mounted on 70' poles and sport light fixtures mounted on 30' poles. These lights have been approved by the previous site development plan and are consistent with the design guidelines of the Master Plan.

Landscaping

According to the Master Plan, "the landscape concept for the entire park will be to demonstrate the aesthetic qualities of native or naturalized plant materials" (p30). The landscape plan notes that water conservative and environmentally sound landscapes principals will be followed in the design. The plan proposes a generous planting of a mixture of evergreen trees, accent trees, deciduous canopy trees, shrubs and groundcovers, turf grasses, native seed mix as well as mulching with crusher fines and rock mulches. In addition to being decorative, plants are used to buffer parking areas from the street, to define uses and for shade and climate control. The landscape plan is consistent with the Master Plan and complies with the City's Street Tree Ordinance. As a general note, a visit to the site revealed planting areas to be at a flat grade; the applicant may want to consider slightly depressing planting areas to capture water for irrigation purposes.

Grading, Drainage, Utility Plans

A conceptual grading and drainage plan, which highlights the grading proposed for Tract G-1, was submitted. According to comments from Public Works, Hydrology, an approved Master grading and drainage plan is on file with the City Engineer.

Architecture and Signage

The submittal includes elevations for the new gymnasium addition. This gymnasium was identified as "Future Gymnasium Expansion" on the site development plan for building permit approved by the EPC in 1999 (Z-99-101). The 1999 site development plan indicates a gymnasium with a square footage of 7,892. According to the subject submittal, the gymnasium's location and size has been slightly modified. The 12,000 sf gymnasium will be located caddy-corner to the multi-generational center and will include storage and support facilities.

The proposed gymnasium is architecturally integrated, in color, material and design with the multigenerational center. The elevations depict a building with earth tone stucco to match elements of the multi-generational center. A wall of glass block articulates the south façade. The proposed building's simplicity generally complements the visual character of the multi generational center which is characterized by a staggered roofline of intersecting planes and a variety of façade finishes and structural forms.

The material and colors of the proposed building are consistent with the guidelines of the park's Master Development Plan.

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Concerns of Reviewing Agencies / Pre-Hearing Discussion

Comments from Public Works, Utility Development ask the applicant to address a utility pond located on the Utility plan (C6), but is not shown on other sheets.

Neighborhood Concerns

Planning Staff has received one phone call from an area neighborhood resident requesting information about the subject request.

Conclusions

This request for a zone change, site plan for subdivision and site plan for building permit is consistent with City plans and policies. The submittal is also consistent with the approved Manzano Mesa Park Master Development Plan for the park. The applicant is proposing minor changes to the Master plan as part of this request. Approval of this request will allow for the development of the 48.4-acre park, including a gymnasium addition which was scheduled as a phase two development.

FINDINGS - 01110 00757 - July 19, 2001

1. This is a request for a zone map amendment from SU-1 for R-2 to SU-1 for Community Park and Related Uses Tract G-1, Manzano Mesa Addition located on Southern Boulevard, between Stephen Moody Street and Elizabeth Street SE and containing approximately 11.8 acres. The applicant is submitting this request to comply with an original condition of approval to amend the zoning of Tract G-1, upon its acquisition by the City and incorporation into the Park.
2. This request complies with the EPC condition of approval for the Manzano Mesa Park Master Development Plan which requires the applicant to amend the zoning of Tract G-1, upon the Tracts acquisition by the City and incorporation into the Park.
3. This request furthers the goals and policies of the *Comprehensive Plan* by allowing for a use with a location and intensity that respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources, and by locating new development where vacant land is contiguous to existing or programmed urban facilities.
4. The development of the Manzano Mesa Park created changed conditions which justify this zone change request, per *Resolution 270-1980*, Section 1.D. 2.
5. This request is in conformance with the previously approved *Manzano Mesa Park Master Development Plan* which identifies the Tract G-1 for future acquisition by the City for the Park.

RECOMMENDATION - 01110 00757 July 19, 2001

APPROVAL of 01110 00757, a zone map amendment from SU-1 for R-2 to SU-1 for Community Park and Related Uses, for Tract G-1, Manzano Mesa Addition, based on the preceding Findings.

FINDINGS - 01128 00758 - July19, 2001

1. This is a request for approval of a site development plan for subdivision for an approximately 48.4 acre site located on located on the south side of Southern Boulevard, between Stephen Moody Street and Elizabeth Street SE.
2. The applicant proposes to combine Tract G-1 and G-2 into one tract. The proposed use is the Manzano Mesa Park.
3. This request furthers the goals and policies of the *Comprehensive plan* by providing convenient services to area residents and enhancing residential neighborhoods.
4. The site plan complies with the Zoning Code requirements for a site development plan for subdivision.
5. The proposed development is consistent with the approved *Manzano Mesa Park Master Plan*.

RECOMMENDATION - 01128 00758 - July19, 2001

APPROVAL of 01128 00758, a site development plan for subdivision, for Tract G-1 and Tract G-2, Manzano Mesa Addition, based on the preceding Findings.

FINDINGS - 01128 00759 July19, 2001

1. This is a request for approval of a site development plan for building permit for the Manzano Mesa Park, containing approximately 48.4 acres and located on located on the south side of Southern Boulevard, between Stephen Moody Street and Elizabeth Street SE.
2. Approval of this request will allow the development of the remaining 11.8 portion (Tract G-1) of the park as well as Phase Two of the previously approved site development plan (Z-99-101): construction of the 12,000 sf gymnasium.

-
3. This request furthers the goals and policies of the *Comprehensive Plan* by providing convenient services to area residents and enhancing residential neighborhoods.

 4. The proposed development is consistent with the approved *Manzano Mesa Park Master Development Plan*.

RECOMMENDATION - 01128 00759 - July 19, 2001

APPROVAL of 01128 00759, a site development plan for building permit for Tract G-1 and Tract G-2, Manzano Mesa Addition, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 01128 00759 - July 19, 2001

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Bicycle parking spaces shall be redistributed to locate some of the bicycle racks adjacent to the multi-generational center and gymnasium, and at the parking lot located in the northwest corner of the park.

3. Details of the proposed racks shall be included in the submittal prior to DRB sign off.

4. Public Works Department Conditions of approval:
 - a. Provision of public cross-access easement connecting from Steven Moody Street to Elizabeth Street.
 - b. Dedication of rights-of-way and construction of pavement, curbs, gutters and 6-foot sidewalks (minimum) for each facility: Gibson / Southern Boulevard; Steven Moody Street; and Elizabeth Street.
 - c. Provision of sidewalk easements for meandering sidewalks on adjacent streets.

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-
- d. Provision of a minimum width of 24 feet for 2-way entrances and for 2-way internal drive aisles.
-



Lola Bird
Planner

cc: City of Albuquerque, Parks & Rec., P.O. Box 1293, Albuquerque, NM 87102
Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
David Saxon, Willow Wood, 10836 Wasatch Rd. SE, Albuquerque, NM 87123
Calvin Irvin, Willow Wood NA, 10819 Wolf Creed Rd. SE, Albuquerque, NM 87123

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments. A great city is reflected in its civic projects.

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 and for Building Permit should include:

1. Provision of public cross-access easement connecting from Steven Moody Street to Elizabeth Street.
2. Dedication of rights-of-way and construction of pavement, curbs, gutters and 6-foot sidewalks (minimum) for each facility: Gibson / Southern Boulevard; Steven Moody Street; and Elizabeth Street.
3. Provision of sidewalk easements for meandering sidewalks on adjacent streets.
4. Provision of a minimum width of 24 feet for 2-way entrances and for 2-way internal drive aisles.

Utility Development:

The Utility plan (C6) shows a pond that does not appear on other sheets: including the grading and drainage plan. Please explain. Infrastructure requirements will be addressed through the Development Review Board. The DRB has already reviewed the proposal under project #1000879. See case file for additional comments.

Traffic Engineering Operations:

Hydrology:

The Hydrology Section has no objection to the zone map amendment request. An approved Master grading and drainage plan is on file with the City Engineer.

Transportation Planning:

This request is not expected to have an adverse effect on the arterial street system, nor on on-street bikeways.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

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

“WillowWood ® (a recognized association) was notified.”

PARKS AND RECREATION

Planning and Design

This request finalizes the condition of approval to amend the zoning and the master plan upon the purchase of the last tract from APS. This purchase completes the land acquisition for the park.

OPEN SPACE DIVISION

“No Adverse Comment.”

POLICE DEPARTMENT/Planning

- increased traffic volume
- increased speeding violations
- potential to occur:
 - burglaries
 - assault
 - commercial burglary
 - rape
 - transients
- traffic control devices
- lighting issues
- maintenance of landscaping

SOLID WASTE MANAGEMENT DEPARTMENT

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Refuse Division

Approved on condition will comply with all SWMD ordinances and requirements and incorporate a double enclosure to be built. T.L. 761-8142

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

"No Comment."

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

"No objection."

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments for amendment to a site development plan (SU-1) **Manzano Mesa Park** by City of Albuquerque Cultural and Recreational Services, on 48.8 acres, located on Southern SE between Eubank SE and Juan Tabo SE.

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No Adverse Comment."



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

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

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

Meeting Date: July 19, 2001

Zone Atlas Page: L-21 Z

Notification Radius: 100 Ft.

App#	<u>01110-0000-00757</u>
Proj#	<u>1001780</u>
Other#	<u>01128-0000-00758</u>
	<u>01128-0000-00759</u>

Cross Reference and Location: _____

Applicant: City of Albuquerque - Parks & Recreation Dept

Address: P.O. Box 1293, Albuquerque, NM 87102

Agent: Consensus Planning, Inc.

Address: ~~924 AV~~ 924 Park Ave SW, 87102

SPECIAL INSTRUCTIONS

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

Date Mailed: July 3, 2001

Signature: [Handwritten Signature]

1021056 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

102105617217030110 LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

102105622715030316 LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

102105637622640120 LEGAL: TRAC T D2 A1A PLAT OF TRACTS D-2-A-1-A, D-2-A-1-B & LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: 00000 PO BOX 25704 ALBUQUERQUE NM 87125

102105606508030111 LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

102105605429030315 LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

102105606915330301 LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

102105603321730314 LEGAL: LAND USE:
PROPERTY ADDR: 00000
OWNER NAME:
OWNER ADDR: 00000

102105619710630158 LEGAL: LT 3 5-P1 BLK 20 SUBD PLAT FOR WILLOW WOOD UNIT 5 C LAND USE:
PROPERTY ADDR: 00000 10815 WOLF CREEK RD SE
OWNER NAME: JOHNSON RONALD E & ROSE MARY
OWNER ADDR: 10815 WOLF CREEK RD SE ALBUQUERQUE NM 87123

102105619110730159 LEGAL: LT 3 4-P1 BLK 20 SUBD PLAT FOR WILLOW WOOD UNIT 5 C LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: GERDIN FRANK M & MARLENE
OWNER ADDR: 10809 WOLF CREEK RD SE ALBUQUERQUE NM 87123

102105618310330160
LEGAL: LT 3 3-P1 BLK 20 SUBD PLAT FOR WILLOW WOOD UNIT 5 C LAND USE:
PROPERTY ADDR: 00000 1008 CHIRICAHUA CT SE
OWNER NAME: COOK PAUL E CT SE ALBUQUERQUE NM 87123
OWNER ADDR: 01008 CHIRICAHUA

102105618411230161
LEGAL: LT 3 2-P1 BLK 20 SUBD PLAT FOR WILLOW WOOD UNIT 5 C LAND USE:
PROPERTY ADDR: 00000 1004 CHIRICAHUA CT SE
OWNER NAME: SOWELL-ALBERTSON LIVING TRUST CT SE ALBUQUERQUE NM 87123
OWNER ADDR: 01004 CHIRICAHUA

102105617511730162
 LEGAL: LT 3 1-P1 BLK 20 SUBD PLAT FOR WILLOW WOOD UNIT 5 C LAND USE:
 PROPERTY ADDR: 00000 1000 CHRICAHUA CT SE
 OWNER NAME: ARANDA PAUL B & DEBORAH
 OWNER ADDR: 01000 CHRICAHUA CT SE ALBUQUERQUE NM 87123

102105616611530163
 LEGAL: LT 3 0-P1 BLK 20 SUBD PLAT FOR WILLOW WOOD UNIT 5 C LAND USE:
 PROPERTY ADDR: 00000 1001 CHRICAHUA CT SE
 OWNER NAME: DALLAS MARY A & DAVID W
 OWNER ADDR: 01001 CHRICAHUA CT SE ALBUQUERQUE NM 87123

102105616510630164
 LEGAL: LT 2 9-P1 BLK 20 SUBD PLAT FOR WILLOW WOOD UNIT 5 C LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MANZANO MESA LTD PTNS
 OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

102105616510030165
 LEGAL: LT 2 8-P1 BLK 20 SUBD PLAT FOR WILLOW WOOD UNIT 5 C LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MURTON MARK D & HELMA
 OWNER ADDR: 01009 CHRICAHUA CT SE ALBUQUERQUE NM 87123

102105616509430166
 LEGAL: LT 2 7-P1 BLK 20 SUBD PLAT FOR WILLOW WOOD UNIT 5 C LAND USE:
 PROPERTY ADDR: 00000 1101 CHRICAHUA ST SE
 OWNER NAME: WILLI BERNARD M & KAREN E
 OWNER ADDR: 01101 CHRICAHUA SE ALBUQUERQUE NM 87123

102105619008630205
 LEGAL: LOT 8-P1 BLK 19 SUBD PLAT FOR WILLOW WOOD UNIT 5 C LAND USE:
 PROPERTY ADDR: 00000 10808 WOLF CREEK RD SE
 OWNER NAME: DYGERT JAMES C & BARBARA
 OWNER ADDR: 10808 WOLF CREEK RD SE ALBUQUERQUE NM 87123

102105618508730206
 LEGAL: LOT 7-P1 BLK 19 SUBD PLAT FOR WILLOW WOOD UNIT 5 C LAND USE:
 PROPERTY ADDR: 00000 10804 WOLF CREEK RD SE
 OWNER NAME: MARTINEZ SANDRA J
 OWNER ADDR: 10804 WOLF CREEK RD SE ALBUQUERQUE NM 87123

102105618008630207
 LEGAL: LOT 6-P1 BLK 19 SUBD PLAT FOR WILLOW WOOD UNIT 5 C LAND USE:
 PROPERTY ADDR: 00000 10800 WOLF CREEK RD SE
 OWNER NAME: OATES JAMES MICHAEL & MARY A
 OWNER ADDR: 10800 WOLF CREEK RD SE ALBUQUERQUE NM 87123

102105610237720215
 LEGAL: TR A REP L OF TRS A THRU J MANZANO MESA EXC S'WLY P LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: BOARD OF EDUCATION

102105638034910219

OWNER ADDR: 00000 PO BOX 25704 ALBUQUERQUE NM 87125

LEGAL: TRAC T B REPLAT FOR TRS A THROUGH J MANZANO MESA CO LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: 00000 PO BOX 25704

ALBUQUERQUE NM 87125



City of Albuquerque

fax: 842-5495

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: May 18, 2001

TO CONTACT NAME: John Vadders 764-9801

COMPANY/AGENCY: Condensus Planning

ADDRESS/ZIP/PHONE: 924 Park Ave SW 187102

Thank you for inquiry of 5-18-01 (date) requesting the names of the Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts G-1 & G-2, Manzanita Mesa Addition
zone map page(s): C-21

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

Willow Wood
Neighborhood Association
Contacts: David Saxon
10836 Wasatch Rd SE / 87123
271-1738 (w) 855-5140 (w)
Calum, W Group
10819 Wolf Creek Rd SE / 87123
332-3516 (w) 845-5283 (w)

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 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.

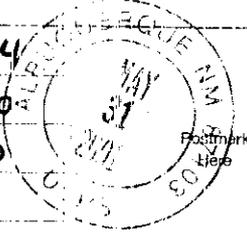
Dalarna A. Carmena
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

7099 3220 0009 2379 3924

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; Insurance Coverage Provided)

Article Sent To: _____

Postage	\$.34
Certified Fee	1.90
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.74



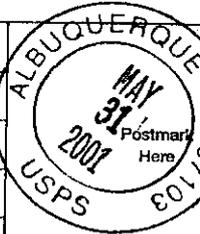
Name (Please Print Clearly) (To be completed by mailer)
 Mr. David Saxon
 Street, Apt. No., or PO Box No.
 10836 Walp Creek SE
 City, State, ZIP+4
 Albuquerque NM 87123
 PS Form 3800, July 1999 See Reverse for Instructions

7099 3220 0009 2379 3917

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

Article Sent To: _____

Postage	\$.34
Certified Fee	1.90
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.74



Name (Please Print Clearly) (To be completed by mailer)
 Col. Irvin
 Street, Apt. No., or PO Box No.
 10819 Walp Creek SE
 City, State, ZIP+4
 Albuquerque NM 87123
 PS Form 3800, July 1999 See Reverse for Instructions

INTER-OFFICE MAIL

Proj# 1001282

PARKS & REC. DEPT
P.O. BOX 1293
ALBUQ., NM 87102

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

DAVID SAXON
Willow Wood Neigh. Assoc.
10836 WASATCH RD SE
ALBUQ., NM 87123

CALVIN W. IRVIN
Willow Wood Neigh. Assoc.
10819 WOLF CREEK RD SE
ALBUQ., NM 87123

102105637622640120

102105619710630158

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125

JOHNSON RONALD E & ROSE MARY
10815 WOLF CREEK RD SE
ALBUQUERQUE NM 87123

102105619110730159

102105618310330160

GERDIN FRANK W & MARLENE
10809 WOLF CREEK RD SE
ALBUQUERQUE NM 87123

COOK PAUL E
1008 CHIRICAHUA CT SE
ALBUQUERQUE NM 87123

102105618411230161

102105617511730162

102105616611530163

ARANDA PAUL B & DEBORAH
1000 CHIRICAHUA CT SE
ALBUQUERQUE NM 87123

DALLAS MARY A & DAVID W
1001 CHIRICAHUA CT SE
ALBUQUERQUE NM 87123

SOWELL-ALBERTSON LIVING TRUST
1004 CHIRICAHUA CT SE
ALBUQUERQUE NM 87123

102105616510030165

102105616509430166

MURTON MARK D & HELMA
1009 CHIRICAHUA CT SE
ALBUQUERQUE NM 87123

WILLI BERNARD M & KAREN E
1101 CHIRICAHUA SE
ALBUQUERQUE NM 87123

102105616510630164

MANZANO MESA LTD PTNS
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

102105618508730206

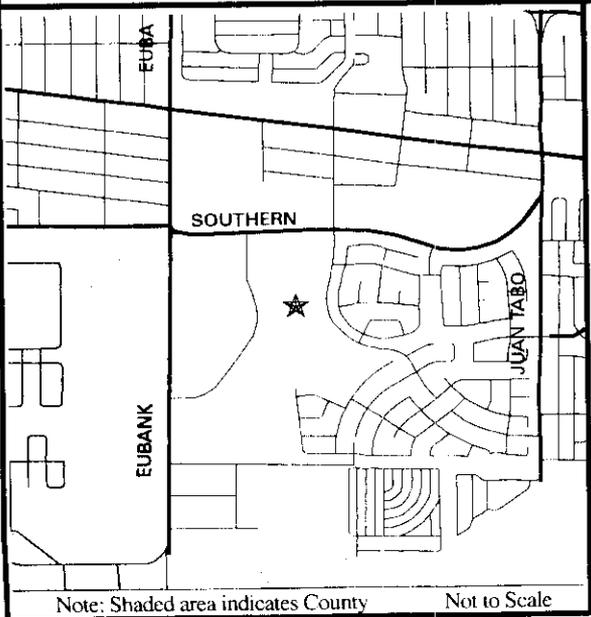
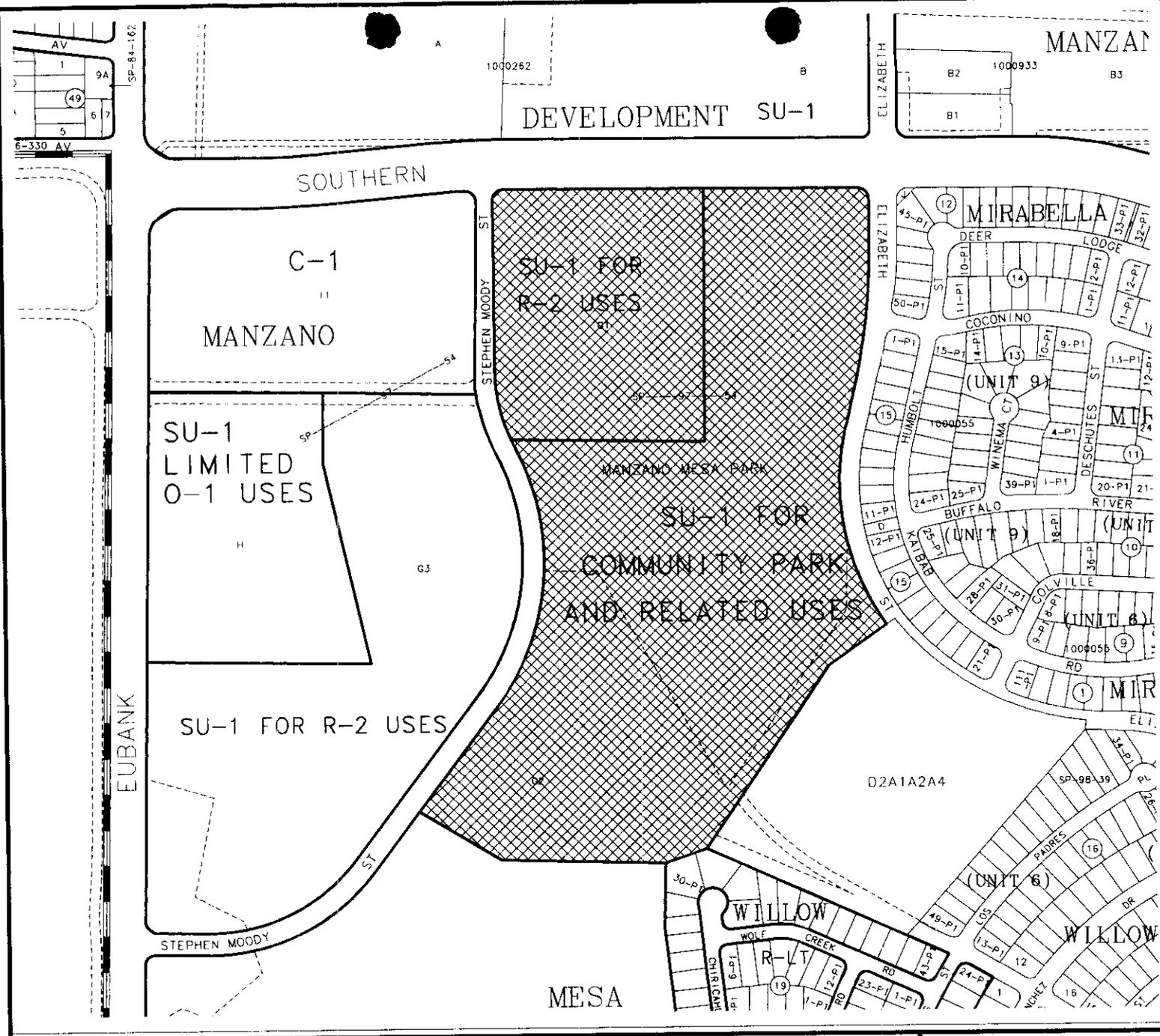
102105618008630207

MARTINEZ SANDRA J
10804 WOLF CREEK RD SE
ALBUQUERQUE NM 87123

OATES JAMES MICHAEL & MARY A
10800 WOLF CREEK RD SE
ALBUQUERQUE NM 87123

102105619008630205

DYGERT JAMES C & BARBARA
10808 WOLF CREEK RD SE
ALBUQUERQUE NM 87123



Note: Shaded area indicates County Not to Scale

ZONING MAP



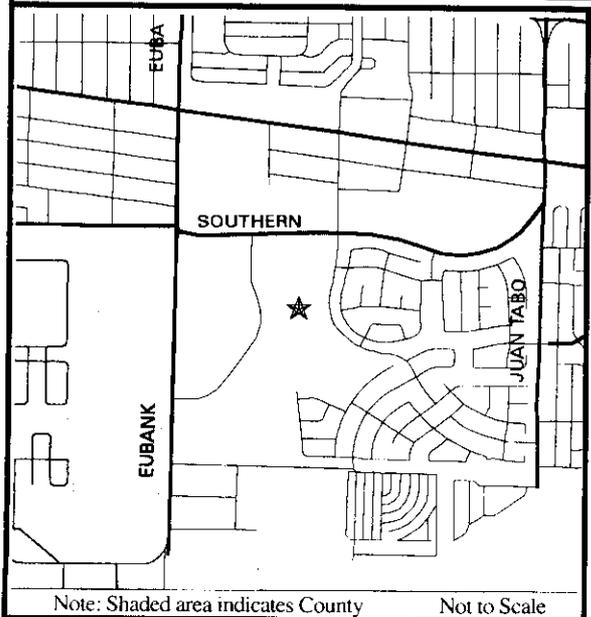
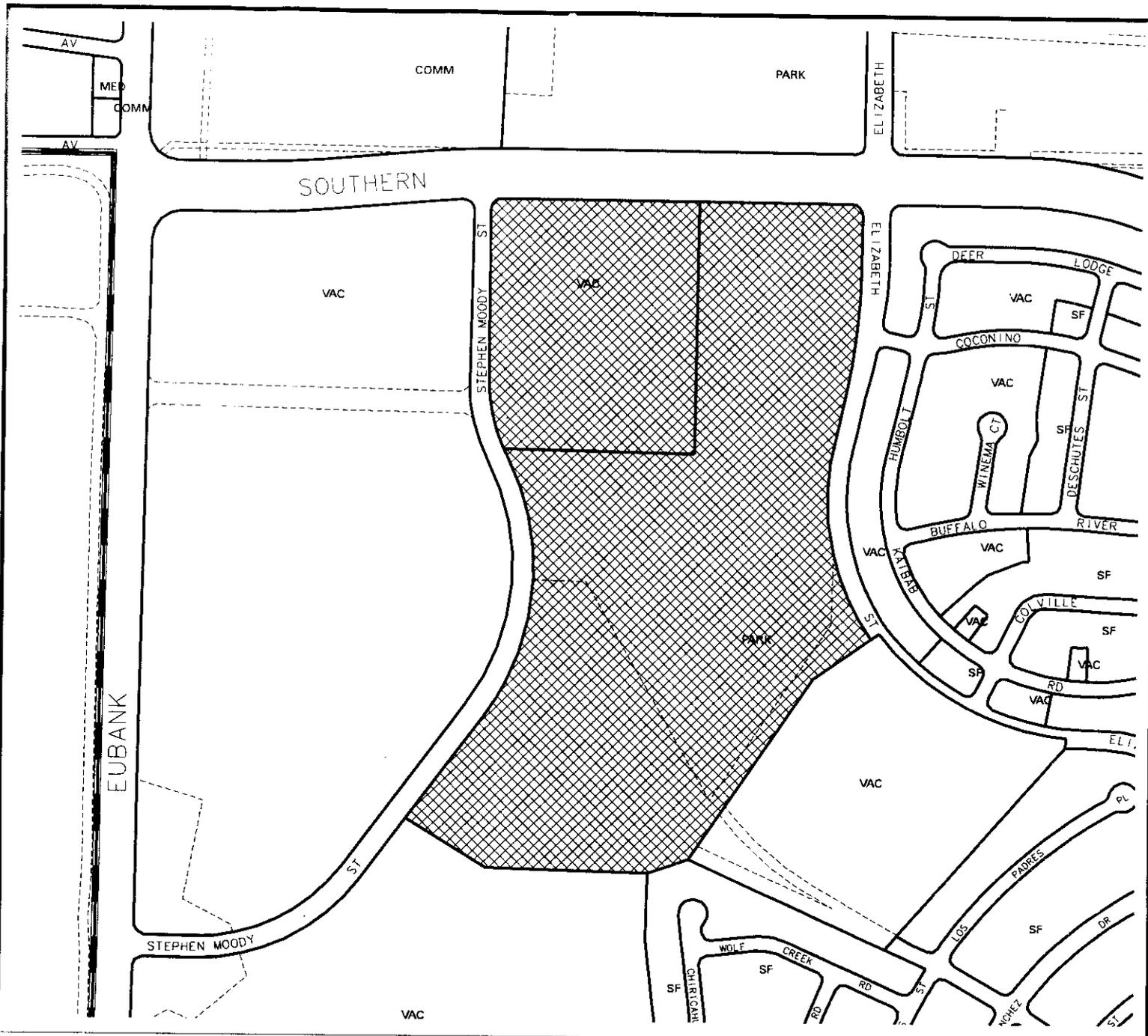
Scale 1" = 442'

PROJECT NO.
1001282

HEARING DATE
7/19/01

MAP NO.
L-21

APPLICATION NO.
01110-00000-00757
01128-00000-00758
01128-00000-00759



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

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



Scale 1" = 442'

PROJECT NO.
1001282

HEARING DATE
7/19/01

MAP NO.
L-21

APPLICATION NO.
01110-00000-00757
01128-00000-00758
01128-00000-00759

FAX TRANSMITTAL

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

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

PAGE 1 of 1

DATE: 6-1-01

TO: Consensus Planning 842-5495 [BY FAX]
FROM: Planning 924-3860
SUBJECT: July EPC submittals

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on July 19, 2001, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, June 6, 2001. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

Square footage of gym
Need pavement width for all streets
Curb radii?
Individual notes for each sidewalk width (6', 8', 10') needed
Need utility locations for entire site; adjacent roadways,
Easements?
Bar scale on elevations; also dimensions on individual elements
Colors are vague or non-existent (color of painted steel shades)

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

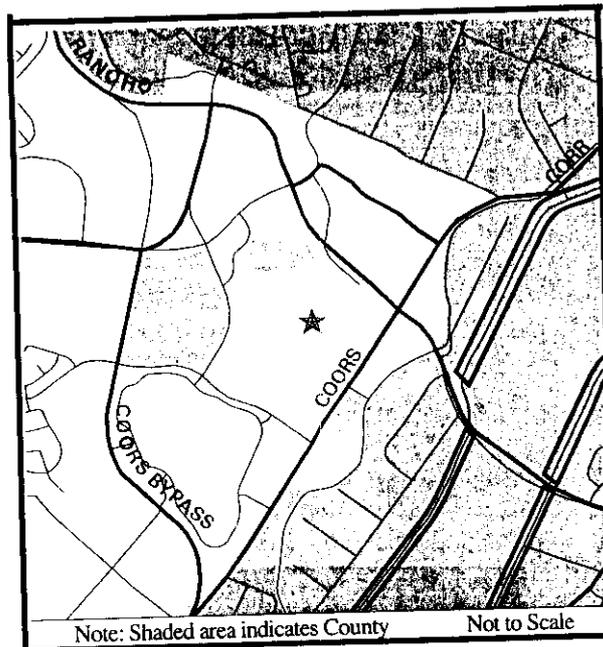
Advanced Engineering and Consulting, agents for Joe Chavez, request Annexation and Establishment of RD zoning (9 du/acre) for Tract 424, Unit 3, Town of Atrisco Grant, located on Tower Road SW between Unser Boulevard and 82nd Street, containing approximately 5.0 acres. (L-10) Loretta Naranjo-Lopez, Staff 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

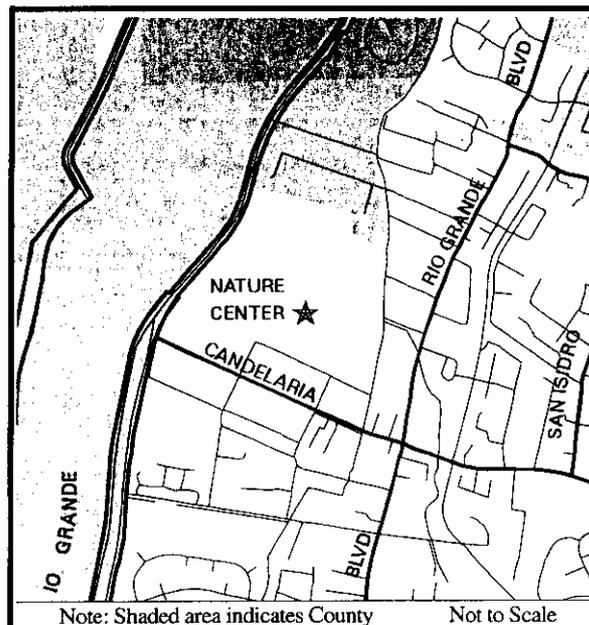
Consensus Planning, Inc, agents for Patrick Milligan, request a Zone Map Amendment from SU-1 for MH to C-2 plus approval of an Amendment to the West Route 66 Sector Development Plan and the Tower/Unser Sector Development Plan plus approval of a Site Development Plan for Subdivision for Tracts 90, 91, 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

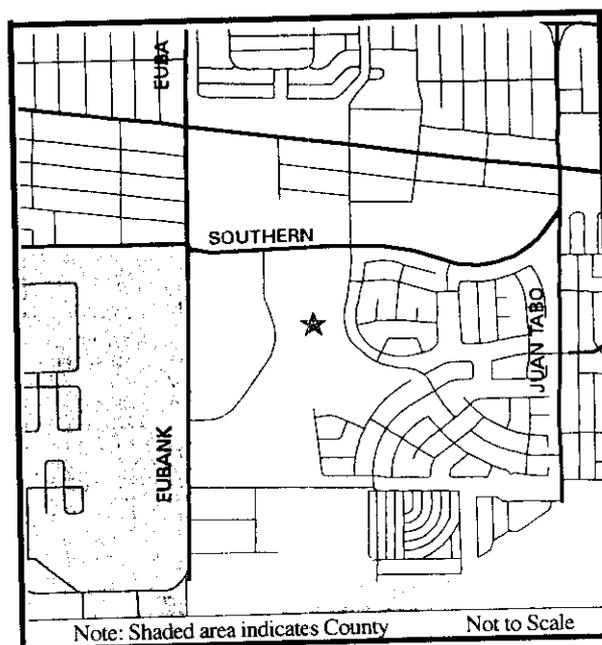
Rohde May Keller/McNamara Architecture, agents for the City of Albuquerque Cultural & Recreational Services Department, request approval of an Amendment to a Site Development Plan for Lot 233-A-1, The Albuquerque Museum, zoned SU-1 for Museum, Parking and Related Facilities, located on 19th Street NW 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

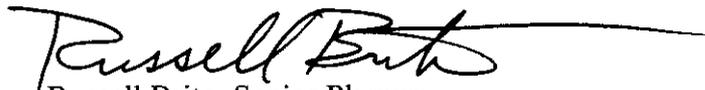
01110 00767
01128 00768
Project #1001014
Phillip Payne & Sarah Quisenberry, agents for Rio Grande Inn, request a Zone Map Amendment from SU-1 for C-1 & O-1 Permissive Uses & Restaurant w/ Full Service Liquor & Bed and Breakfast to SU-1 for C-1 & O-1 Permissive Uses & Restaurant w/ Full Service Liquor & 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

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

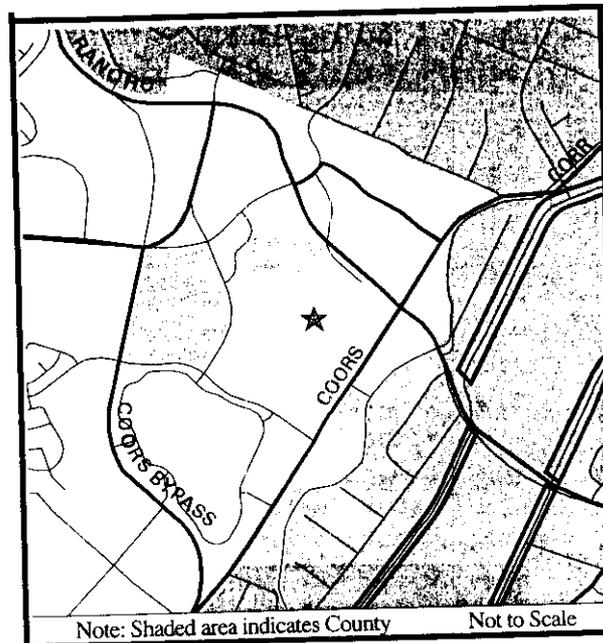
01225 00734
Project #1001271 The City of Albuquerque Planning Department, agents for the City of Albuquerque City Council, request an Amendment to Chapter 14, Article 16, ROA 1994, the Comprehensive City Zoning Code, to include provisions related to the regulation of outdoor lighting. Simon Shima, Staff 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 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.

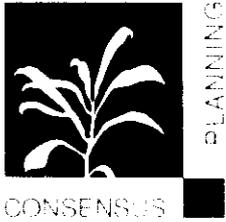
Elizabeth Begay, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JULY 4, 2001.

APPROVED



Russell Brito, Senior Planner
Development Services Division, Planning Department



May 31, 2001

Ms. Elizabeth Begay, Chair
Environmental Planning Commission
C/o City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Dear Ms. Begay:

The purpose of this letter is to describe our submittal for Manzano Mesa Park on behalf of the City of Albuquerque Parks & Recreation Department. This application covers the 48.4-acre Manzano Mesa Park at the SW corner of Southern Boulevard SE and Elizabeth Street SE, and includes a zone map amendment, amended Master Development Plan (Site Plan for Subdivision), and Site Plan for Building Permit.

Planning for Manzano Mesa Park began in early 1995 and included a zone map amendment that was approved by the EPC on February 15, 1996 (Z-96-9), and a Master Development Plan that was approved on August 15, 1996 (Z-96-94). The property where Manzano Mesa Park sits was owned by Albuquerque Public Schools (APS), and the City negotiated to purchase the 48.4-acre park site. At the time, the City was only able to fund the acquisition of 36.6 acres (Tract G-2) which was rezoned to SU-1 for Community Park and Related Uses. The remaining 11.85-acres (Tract G-1) was retained by APS and zoned SU-1 for R-2. The Master Development Plan for the park was prepared in anticipation of the acquisition of Tract G-1, and included 2 soccer fields and additional parking on this acreage. Park amenities illustrated on Tract G-2 included 5 baseball fields (Zia Little League), 4 lighted tennis courts, 4 sand volleyball courts, 3 basketball courts, 2 additional soccer fields, and a 36,000 square foot multi-generational center. Two separate Site Plans were approved by the EPC and DRB for the park elements on Tract G-2. The first (Z-96-94, approved August 15, 1996) was for 26.5 acres and included the recreational fields/courts described above. The second (Z-99-101, approved September 16, 1999) was for the multi-generational center. Copies of these approved plans are included in the package for informational purposes.

To date, the 5 baseball fields, adjacent parking areas, and concession building have been constructed. Drainage improvements in and around the site have been constructed, including the storm drain line that runs down Elizabeth Street and across the south boundary of the park, and the detention basin. A sanitary sewer line has been constructed up Stephen Moody Street and across the site to serve the multi-generational center and the Mirabella subdivision. Also, the design is underway for the half-street section for Elizabeth Street, Stephen Moody Street and Southern Boulevard.

The multi-generational center has been designed and is currently under construction. Included in the multi-generational center approval was a second phase addition of a gymnasium. The schedule for the gymnasium was accelerated and is under design to be added to the phase 1 construction by change order. The gymnasium (10,980 S.F.) will accommodate recreational activities for league play,

summer recreation and after-school programs. Changing rooms with locker facilities were included in the Phase 1 approval. The exterior of the gymnasium will be integrally-colored stucco intended to blend with the stucco finishes of the multi-generational center. The siting of the gymnasium is in keeping with the original phased approval and architectural elevations for the gymnasium are included in the Site Plan for Building Permit package for review by the EPC.

The City had an option agreement with APS for the purchase of Tract G-1 and made option payments until the purchase was completed on April 24, 2001. This acquisition has prompted this request. The rezoning of Tract G-1 (see justification below) and amending the Master Development Plan were conditioned by the original approval of the Master Development Plan. The Site Plan for Building Permit incorporates the two previously approved plans, and includes site planning for Tract G-1. Also, a replat of the property will be completed to consolidate Tracts G-1 and G-2 into a single tract.

ZONE MAP AMENDMENT JUSTIFICATION

The site covered by this zone map amendment request consists of 11.85 acres located south of Southern Boulevard, between Eubank and Juan Tabo Boulevards, in Albuquerque's Southeast Heights (the site is specifically located at the southeast corner of Southern Boulevard and Stephen Moody Street). The site is presently zoned SU-1 for R-2 uses. This request seeks to rezone the site from its current zoning to SU-1 for Community Park and Related Uses. This request, which will now be 48.4 acres in size, will incorporate this site into Manzano Mesa Park.

In 1996, the City prepared the Master Development Plan for Manzano Mesa Park and purchased 36.6 acres from the Albuquerque Public Schools (APS) for development of the park. At the time, the City was not able to purchase the entire 48.4 acres of the park site, therefore, APS retained ownership of Tract G-1 and maintained the SU-1 for R-2 zoning. The City made yearly payments on Tracts G-1 and, on April 24, 2001, finalized its purchase.

The justification for this request is based upon the use being more advantageous and beneficial to the growing Manzano Mesa community and the resulting changed neighborhood conditions as required by Resolution 270-1980. The request is also consistent with adopted policies contained in the *Albuquerque/Bernalillo County Comprehensive Plan, Draft Park System Facility Plan, Long Range Plan for Community Facilities, the Trails and Bikeways Facility Plan, Resolution 70, and Resolution 270-1980.*

Site Characteristics

The site is currently vacant. Significant improvements and development, however, have occurred throughout the area that have impacted the site. The ball fields at Manzano Mesa Park have developed and the multi-generational center is under construction. Eubank and Southern Boulevards have both undergone improvements and the area is served by water and wastewater infrastructure.

Adjacent Land Use and Zoning

In terms of surrounding land uses and zoning, the following chart describes the area;

Direction	Zoning	Land Use
North	SU-1 for C-2 Permissive Uses	Costco Wholesale Store; single family residences to the northeast
South	SU-1 for Limited IP Uses	Vacant (part of Sandia Science & Technology Park)
East	SU-1 for Community Park and Related Facilities	Ballfields and multi-generational center under construction
West	C-1, SU-1 for R-2, SU-1 for O-1 Uses	Future development of multi-family housing, offices, and commercial

Zone Change Justification – Applicable Plans and Policies

This zone map amendment request complies with all the plans and policies listed below.

Comprehensive City Zoning Code

The requested zoning for the site is SU-1 for Community Park and Related Uses. This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character or the site design. The SU-1 designation gives the EPC greater control over the site development through the site plan review process.

Albuquerque/Bernalillo County Comprehensive Plan

The site is located within the Established Urban area as designated by the *Albuquerque/Bernalillo County Comprehensive Plan*. Applicable goals and policies contained in the Plan are listed below:

Established and Developing Urban Areas

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment.

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

Policy I: Employment and services shall be located to compliment residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

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

This request satisfies the intent of the Goal and supporting policies. This site has been planned to be included as part of the park and the zone map amendment would allow this to happen, thus realizing the intent of the Manzano Mesa Park Master Development Plan. The presence of the park at this location will serve the recreational needs of a growing residential community, characterized by development at Mirabella and Willow Wood. In addition to these single family residential subdivision, the EPC has also approved higher density apartment and town house development in the area, further contributing to the demand for a park and recreational/community facilities at this location. The park will create a buffer between the higher intensity commercial and office uses located in the area (off Southern and Eubank) and the single-family residential areas of Willow Wood and Mirabella.

Natural resources and the visual environment will be preserved through innovative design approaches, many of which correspond to the City's goals and policies on water conservation. The Park will be designed to serve the needs of the surrounding neighborhoods and the community-at-large.

Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside major public open space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

Policy g: Planning and implementation of a system of neighborhood parks and community open areas shall be undertaken to meet a range of needs at different scales.

Policy h: Developing areas shall have neighborhood parks and open areas located to serve the population being accommodated in the developing area.

Policy l: The design of parks and other open space areas shall incorporate the following criteria:

- Multi-functional use of resources and compatible facilities.
- Maintenance and landscaping appropriate to the location, function, public expectations, and intensity of use.
- Integration into residential design for easy accessibility and orientation to encourage use.
- Lighting, site design, or other methods to minimize vandalism.

- Connections between other Open Space Network areas and public utilities.

This site will be integrated into the larger Manzano Mesa Park site in order to provide additional park land to the growing community. The Park will include play areas, ball fields, and a multi-generational center. The location of this mix of uses fulfills the City's desire for multi-use and co-located facilities.

Trails and Bikeways Facility Plan

The Trails and Bikeways Facility Plan, a Rank II Plan shows both primary and secondary trails planned in the Manzano Mesa Area. A primary goal of the Plan is to connect neighborhoods with parks, open space, and employment centers via a trails system.

Draft Park System Facility Plan

The Draft Park System Facility Plan acknowledges the social and economic benefit of providing quality parks and recreational facilities. The Plan has stated that the City of Albuquerque Park system is dominated by neighborhood parks and is lacking in the provision of community and regional parks (community parks as defined as 15-75 acres, with the service radius of 1.5 miles). More than 50% of the neighborhood parks in the City are small (less than 3 acres) and are extensively used for organized recreation.

One of the key recommendations of the Plan is the elimination of organized scheduled recreation from small neighborhood parks and redirecting these activities to community parks that have been planned with several different ball fields. Completing the development of the Manzano Mesa Park will help meet the facility demands for organized athletics and reduce conflicts between uses in smaller, neighborhood scale parks.

Resolution 70

Resolution 70 is intended to establish a growth policy framework to govern key land use decisions. The resolution outlines various policy statements. The policy statement that applies to this zone map amendment request is Policy N, which states:

To enhance mode share, the City shall improve pedestrian mobility and the character of the pedestrian environment city-wide, with special attention to facilities and amenities for pedestrian and mobility impaired, as well as transit orientation and bicycle connections, within identified centers and corridors.

A bicycle commuter trail links the park with the existing neighborhood and commercial/office development throughout the area. The park also has a system of trails that provide pedestrian access to ballfields and the multi-generational center.

Resolution 270-1980

- A. This zone change is consistent with the health, safety, morals, and general welfare of the City of Albuquerque. It would allow for the completion of a

planned community park that would serve the growing residential areas surrounding the park as well as the community as a whole. The City is in need of additional ball fields at community parks in order to relieve the pressure on the smaller neighborhood parks throughout the City. In addition, the park would further allow the residential areas to be buffered from the higher intensity commercial uses located off Eubank, Southern, and Stephen Moody.

- B. This request recognizes that stability of land use and zoning is desirable. Master planning has been underway since the early 1990s. Inclusion of this site as a part of the developing Manzano Mesa Park would help to ensure that this stability exists and would allow for the co-location of community facilities.
- C. This zone map amendment is consistent with the *Albuquerque/Bernalillo County Comprehensive Plan, Trails and Bikeways Facility Plan and Draft Park System Facility Plan*. It furthers the intent of these policy documents by allowing the integration of this site into a developing community park, thus providing recreational opportunities in a developing residential area. It also allows for a high quality design that preserves views of the Sandias and allows for development that is respectful of the surrounding neighborhood.
- D. (2) Changed neighborhood conditions support this zone change request. The area is developing as a major mixed-use area. In order for this to occur, improvements to infrastructure have taken place thus allowing for the development of single and multi-family residences. The growing residential nature of the area calls for increased recreational opportunities, something that will be met with the development of Manzano Mesa Park. This zone change would allow for this site to be developed as part of the Park.

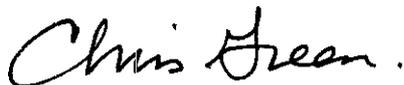
(3) The proposed zone change to SU-1 for Community Park and Related Facilities is more advantageous to the community because it provides a community park that includes ball fields, play areas, and the co-location of community facilities. The Multi-generational Center allows an indoor community recreational facility to complement the Park and serve all residents of the community. The current zoning of SU-1 for R-2 is also no longer appropriate for this site since the adjacent land is developing as a Community Park. Residential needs will be accommodated through single family and multi-family development in other parts of the community.
- E. The proposed uses (ballfields, trails, multi-generational center, play areas, tennis, volleyball, and basketball courts) will not be harmful to the community but instead benefit it by providing these facilities in a growing residential areas. In addition, pressure on smaller neighborhood parks will be relieved by the opportunities for organized athletic uses.
- F. City services are available to the site and would not require an unprogrammed expenditure of capital.
- G. The cost of land or other economic considerations are not the basis of this zone change. The zone change is based on the changed neighborhood

conditions and the fact that the integration of this site into the Manzano Mesa Park would be more beneficial for the community.

- H. This request is not for apartment, office, or commercial zoning, therefore location on a collector or major street is not the basis for the zone change.
- I. This zone map amendment request does not constitute a spot zone. It is a request, which if granted, would allow the site to be integrated into a developing community park. Furthermore, the site has been intended to be a part of the park as identified in the Manzano Mesa Park Master Development Plan.
- J. This zone map amendment request does not constitute a strip zone. The intended use of the site is for a park and not for commercial development.

Based on the information contained herein, we respectfully request approval of all components of our application. We have included a zone atlas sheet with the property highlighted for your reference. Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



Chris Green, ASLA
Principal

- c. Colleen Frenz/COA Parks & Recreation Department
George Gee/COA Capital Implementation Program



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PARKS AND RECREATION DEPARTMENT

Jim Baca, Mayor

May 31, 2001

Ms. Elizabeth Begay
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Dear Ms. Begay:

This letter hereby authorizes Consensus Planning to work on behalf of the City of Albuquerque Parks and Recreation Department in seeking approval of a zone map amendment and Site Plan for Manzano Mesa Community Park.

Please do not hesitate to contact me at 768-5311 if you have any questions or need additional information.

Sincerely,

Colleen K. Frenz, Division Manager
Planning and Design, PRD

CKF/slh

cc: Chris Green, Consensus Planning

CITY OF ALBUQUERQUE

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

APPLICANT: COA Parks & Recreation Department Date of request: 5/24/01 Zone atlas page(s): L-21

CURRENT: Zoning SU-1 for R-2 and SU-1 Legal Description - Lot or Tract # Tracts G-1 & Block #
Community Park Parcel Size (acres / sq.ft.) 48.4 ac. Subdivision Name G-2 Manzano Mesa Addition

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: 1

of units - 2 buildings
 Building Size - 40,040 (sq. ft.) Total
 SU-1 for Park
 Zone change,
 Site Plan for
 Subdivision &
 Site Plan for
 Building Permi

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes:

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

Joseph D. Montano 5/24/01
TRAFFIC ENGINEER DATE

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

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

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

Notes:

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

[Signature] 5/24/01
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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

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 a 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 primary 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 entrance 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 description 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: 5-18-01 Time Entered: 5:00am OCNC Rep. Initials: DL



City of Albuquerque

fax: 842-5495

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: May 18, 2001

TO CONTACT NAME: John Valdez 764-9801

COMPANY/AGENCY: Condensus Planning

ADDRESS/ZIP/PHONE: 924 Park Ave SW 187102

Thank you for inquiry of 5-18-01 (date) requesting the names of the Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts G-1 & G-2, Manzanita Mesa

Addition.
zone map page(s): C-21

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

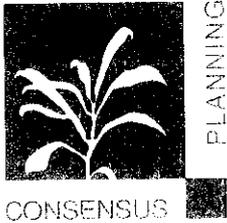
<u>Willow Wood</u>	_____
Neighborhood Association	Neighborhood Association
Contacts: <u>Dana Saxon</u>	Contacts: _____
<u>10836 Wasatch Rd SE / 87123</u>	_____
<u>271-1738 (w) 855-5140 (w)</u>	_____
<u>Calum W. Serrin</u>	_____
<u>10819 Wolf Creek Rd SE / 87123</u>	_____
<u>332-3516 (w) 845-5283 (w)</u>	_____

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

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.

Dalana A. Carmena
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

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

May 31, 2001

Mr. David Saxon
Willow Wood Neighborhood Association
10836 Wasatch Road SE.
Albuquerque, NM 87123

Dear Mr. Saxon:

The purpose of this letter is to inform you and the members of the Willow Wood Neighborhood Association that Consensus Planning, Inc. has submitted a zone map amendment, amended Master Development Plan, and Site Plan for Building Permit, on behalf of the Parks and Recreation Department, to the Environmental Planning Commission. This request covers the entire 48.4 acre Manzano Mesa Community Park site which is located at the southwest corner of Southern Boulevard SE and the Elizabeth Street SE. Please see the attached zone atlas sheet.

The zone change is for Tract G-1, which the City recently purchased from Albuquerque Public Schools (APS). The site is currently zoned SU-1 for R-2 Uses and the requested zoning is SU-1 for Community Park and Related Uses. The site was included in the master planning for Manzano Mesa Community Park and was always intended to become a part of the park

The amendment to the Master Development Plan and Site Plan for Building Permit will formally incorporate the recently purchased property into the Manzano Mesa Community Park, and reference the Master Development Plan (which was approved on August 15, 1996) for facility layout and design criteria.

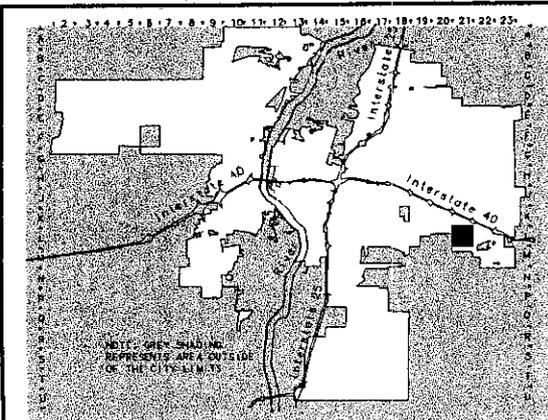
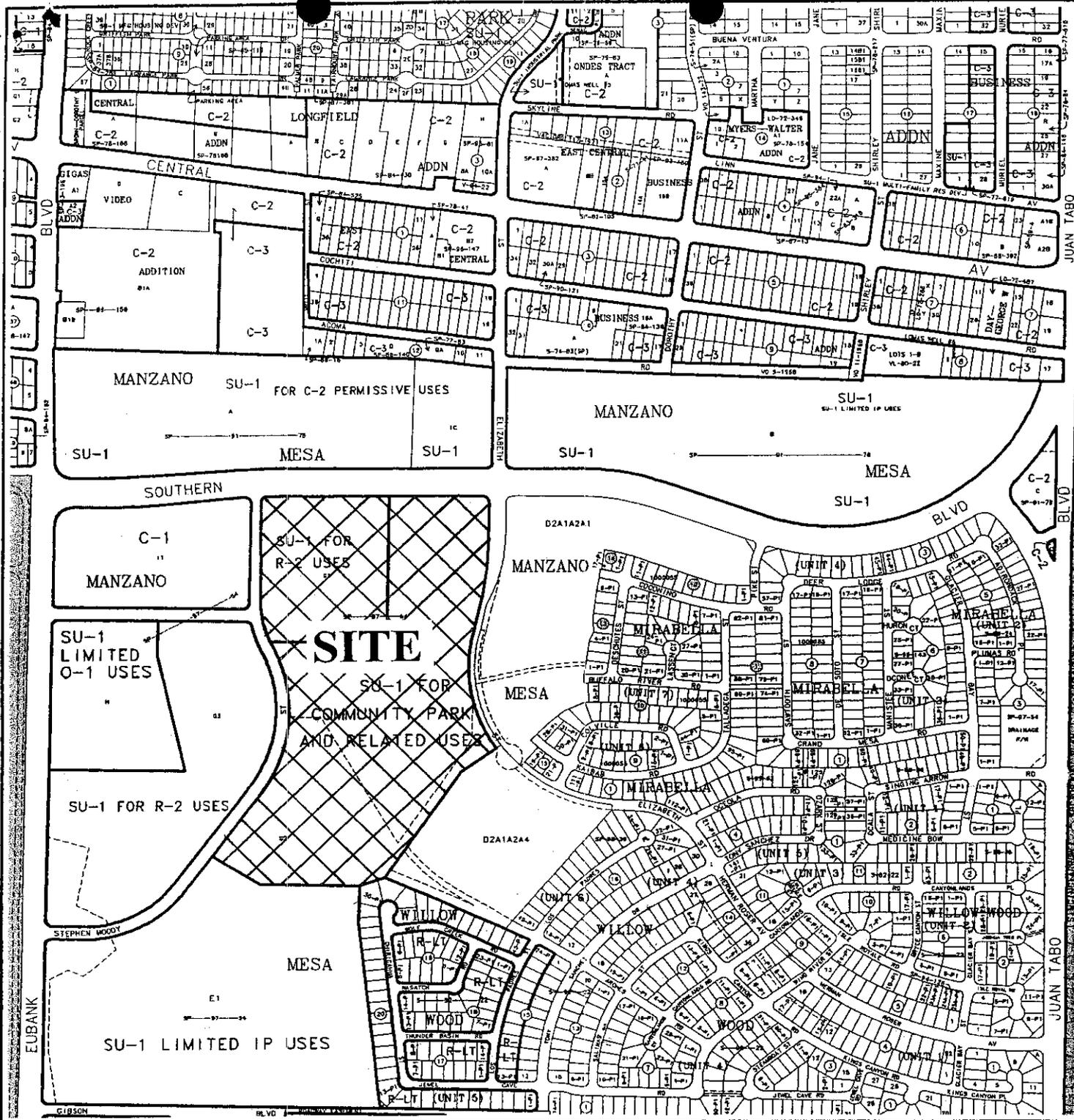
Please feel free to call me at 764-9801 if you have any questions or desire additional information.

Sincerely,

Chris Green, ASLA
Principal

PRINCIPALS

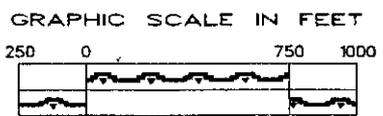
Karen R. Marrett, AICP
James K. Strazler, AICP
Christopher J. Green, ASLA



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

L-21-Z

Map Amended through July 31, 2000



May 31, 2001

Mr. Cal Irvin
Willow Wood Neighborhood Association
10819 Wolf Creek Rd. SE
Albuquerque, NM 87123

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Irvin:

924 Park Avenue SW
Albuquerque, NM 87102

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

The purpose of this letter is to inform you and the members of the Willow Wood Neighborhood Association that Consensus Planning, Inc. has submitted a zone map amendment, amended Master Development Plan, and Site Plan for Building Permit, on behalf of the Parks and Recreation Department, to the Environmental Planning Commission. This request covers the entire 48.4 acre Manzano Mesa Community Park site which is located at the southwest corner of Southern Boulevard SE and the Elizabeth Street SE. Please see the attached zone atlas sheet.

The zone change is for Tract G-1, which the City recently purchased from Albuquerque Public Schools (APS). The site is currently zoned SU-1 for R-2 Uses and the requested zoning is SU-1 for Community Park and Related Uses. The site was included in the master planning for Manzano Mesa Community Park and was always intended to become a part of the park

The amendment to the Master Development Plan and Site Plan for Building Permits will formally incorporate the recently purchased property into the Manzano Mesa Community Park, and reference the Master Development Plan (which was approved on August 15, 1996) for facility layout and design criteria.

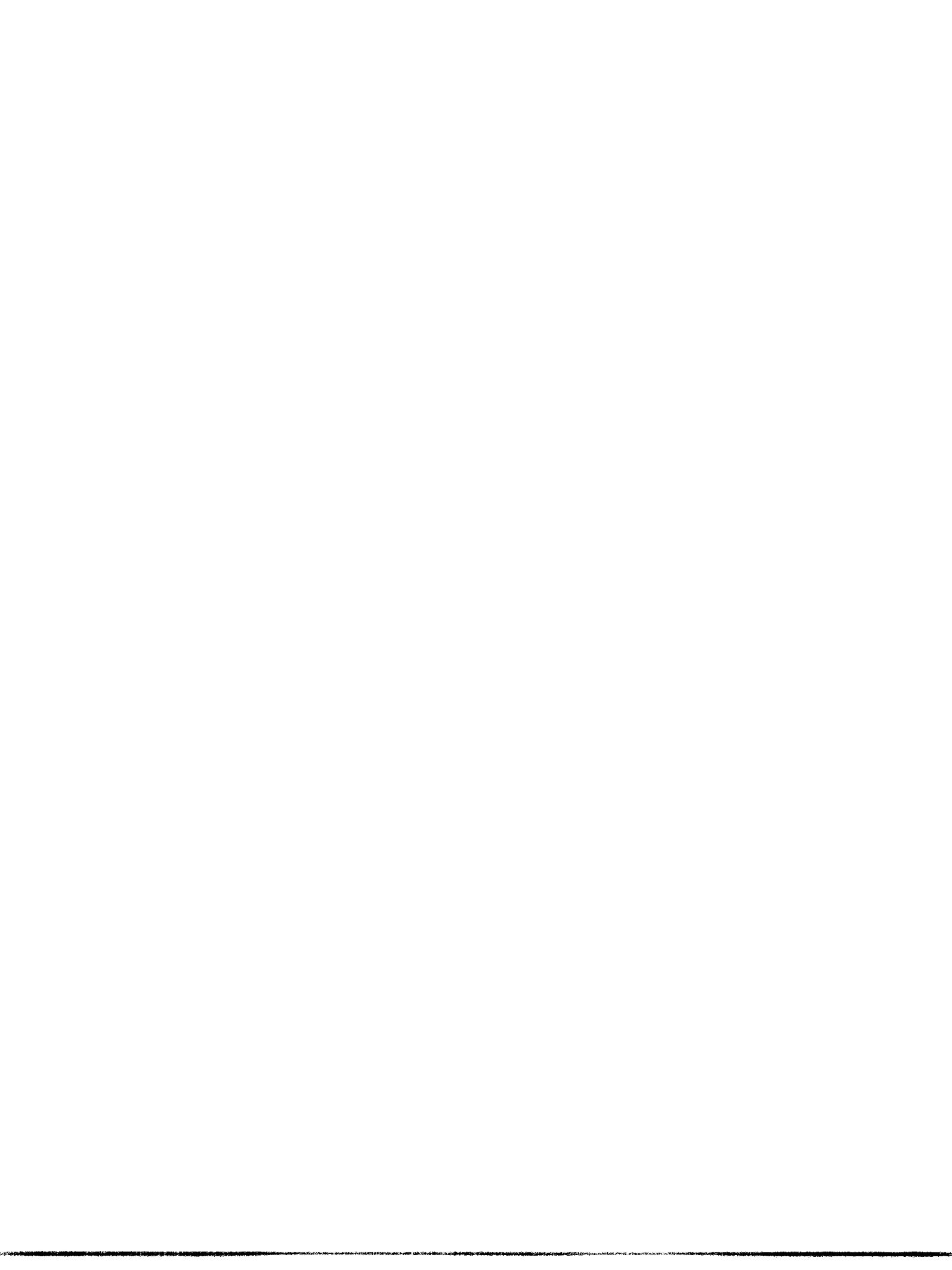
Please feel free to call me at 764-9801 if you have any questions or desire additional information.

Sincerely,

Chris Green, ASLA
Principal

PRINCIPALS

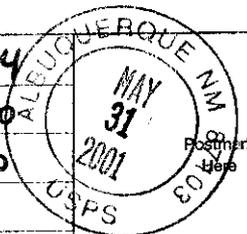
Karen R. Martone, AICP
James K. Stovick, AICP
Christopher J. Green, ASLA



U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; Insurance Coverage Provided)

7099 3220 0009 2379 3924

Postage	.34
Certified Fee	1.90
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	3.74

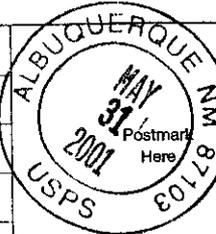


Name (Please Print Clearly) (To be completed by mailer)
Mr. David Saxon
 Street, Apt. No., or PO Box No.
10836 Wapatch Rd. SE
 City, State, ZIP+4
ALBUQUERQUE NM 87123
 See Reverse for Instructions

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

7099 3220 0009 2379 3917

Postage	\$.34
Certified Fee	1.90
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.74



Name (Please Print Clearly) (To be completed by mailer)
Cal Irvin
 Street, Apt. No., or PO Box No.
10819 Wolf Creek SE
 City, State, ZIP+4
ALBUQUERQUE NM 87123
 See Reverse for Instructions

PS Form 3800, July 1999

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

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

Accompanying Material - Fee payment

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

SHEET #1 - SITE PLAN

A. General Information

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

B. Proposed Development

1. Structural

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

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

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle.
 - 1. Location
 - 2. Arrangements
 - 3. Dimensions and curve radii
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required: 840
 - 10. Handicapped parking, spaces required: 20
- B. Bicycle racks, spaces required: 43
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

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

D. Utilities

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

E. Phasing

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

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al., the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Irrigation System
- 9. Planting Beds
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for maintenance (Statement)
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement; square footage and percent:
- 14. Landscaped area provided; square footage and percent:

SHEET #3 - GRADING PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

~~NA~~ A. Cross Sections

Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

— B. Spot Elevation

Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

~~NA~~ C. Grade Changes

Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.
- 5. Location, material and colors of windows, doors and framing.
- 6. Materials and colors of all building elements and structures.

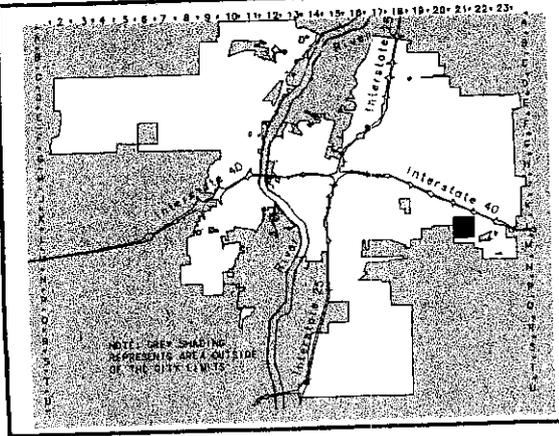
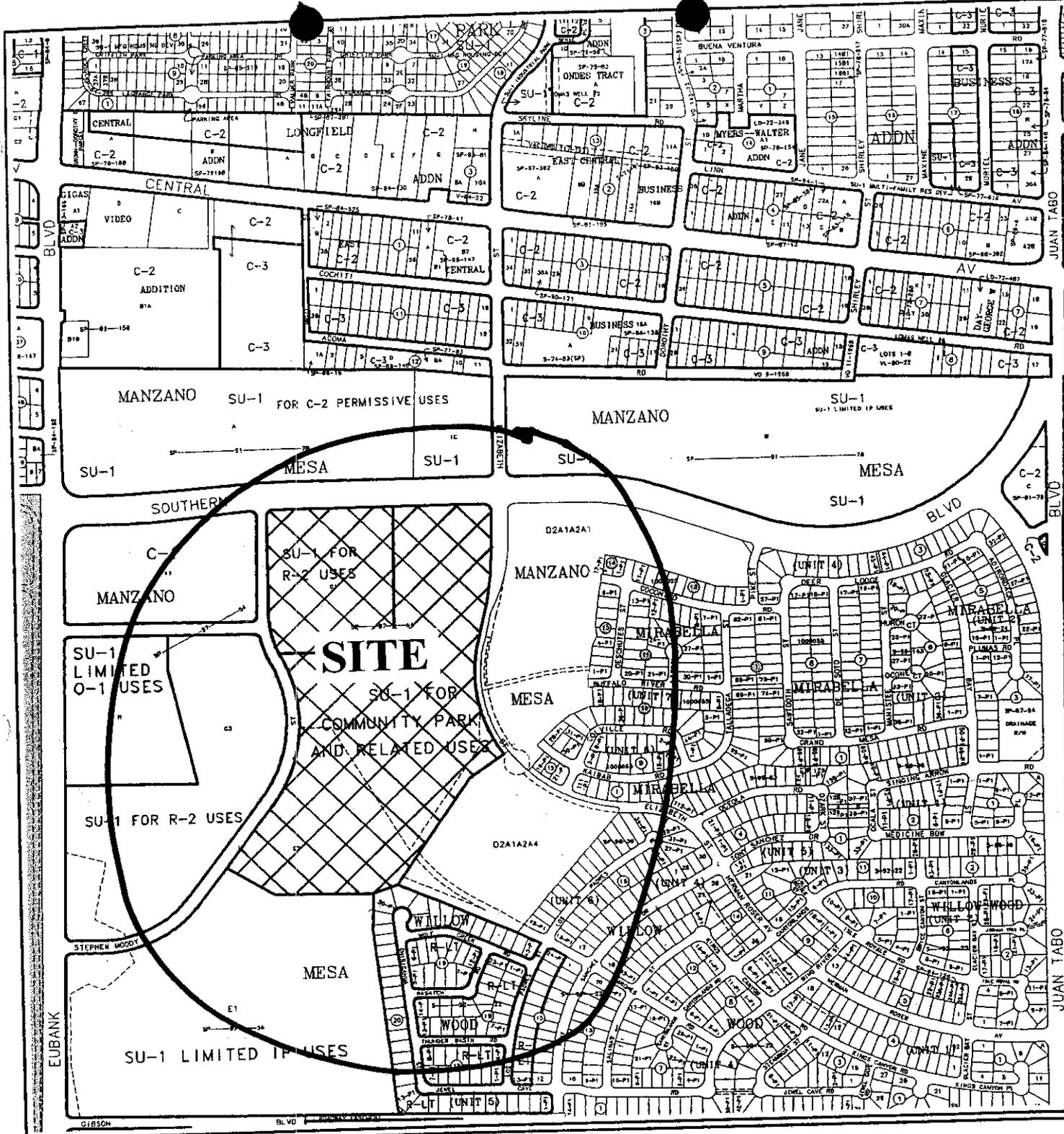
B. Signage

- ~~NA~~ 1. Elevations
- ~~NA~~ 2. Location
- ~~NA~~ 3. Height and width
- ~~NA~~ 4. Sign face area - dimensions and square footage
- ~~NA~~ 5. Lighting
- ~~NA~~ 6. Materials and Colors for sign face and structural elements.

C. Additional information, including, renderings and perspective drawings may be submitted.

~~NA~~ A. Samples

- ~~NA~~ 1 Presentation Models
- ~~NA~~ 2. Photos



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
L-21-Z
Map Amended through July 31, 2000

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

___ Major Subdivision Plat

___ Minor Subdivision Plat

___ 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 **Z**

ZONING

___ Annexation & Zone Establishment

___ Sector Plan

Zone Change

___ Text Amendment

___ Special Exception **E**

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

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

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: City of Albuquerque Parks & Recreation Department PHONE: 768-5311

ADDRESS: P.O. Box 1293 FAX: 768-5305

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:

Proprietary interest in site: Owner

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

ADDRESS: 924 Park Avenue SW FAX: 842-5495

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

DESCRIPTION OF REQUEST: Zone change, Site Plan for Subdivision, Site Plan for Building Permit for recently acquired park acreage.

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

Lot or Tract No. Tracts G-1 and G-2 Block: Unit:

Subdiv. / Adcn. Manzano Mesa Addition

Current Zoning: SU-1 for R-2 Proposed zoning:

Zone Atlas page(s): L-21 No. of existing lots: 2 No. of proposed lots: 1

Total area of site (acres): 48.4 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

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

UPC No. 102105622715030316 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Southern Boulevard SE

Between: Eubank Boulevard SW and Juan Tabo Boulevard SE

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-96-9 Z-96-94, DRB-95-370, V-96-103, Z-99-101, AA-99-23

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 3/7/01

SIGNATURE Chris Green DATE 5/31/01

(Print) Chris Green Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2000

Application case numbers	Action	S.E.	Fees
0110 - 0000 - 00757	AZM	Z	\$ 0
0128 - 0000 - 00758	SPB	(P)	\$
0128 - 0000 - 00759	ASDP	(L)	\$
			\$
			\$
			\$
			\$
			Total
			\$ 0

Hearing date 7/19/01

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

Project # 4000829
1001282

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 (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 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)

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

AMENDMENT TO SECTOR DEVELOPMENT PLAN

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

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

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

CHRIS GREEN
 Applicant name (print)
Chris Green.
 Applicant signature / date
5-31-01



Form revised September 2000

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

Application case numbers
0110-0000 00759

Z. Cruz 5/31/01
 Planner signature / date
 Project # ~~1000529~~
100282

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN 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 1/4 mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

CHRIS GREEN Applicant name (print)
Chris Green Applicant signature / date
5-31-01



Form revised September 2000

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

Application case numbers
01128-0000-00758
01128-0000-00759

J. Chz 8/31/01 Planner signature / date
 Project # 1000829
1001282



May 31, 2001

Ms. Elizabeth Begay, Chair
Environmental Planning Commission
C/o City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Dear Ms. Begay:

The purpose of this letter is to describe our submittal for Manzano Mesa Park on behalf of the City of Albuquerque Parks & Recreation Department. This application covers the 48.4-acre Manzano Mesa Park at the SW corner of Southern Boulevard SE and Elizabeth Street SE, and includes a zone map amendment, amended Master Development Plan (Site Plan for Subdivision), and Site Plan for Building Permit

Planning for Manzano Mesa Park began in early 1995 and included a zone map amendment that was approved by the EPC on February 15, 1996 (Z-96-9), and a Master Development Plan that was approved on August 15, 1996 (Z-96-94). The property where Manzano Mesa Park sits was owned by Albuquerque Public Schools (APS), and the City negotiated to purchase the 48.4-acre park site. At the time, the City was only able to fund the acquisition of 36.6 acres (Tract G-2) which was rezoned to SU-1 for Community Park and Related Uses. The remaining 11.85-acres (Tract G-1) was retained by APS and zoned SU-1 for R-2. The Master Development Plan for the park was prepared in anticipation of the acquisition of Tract G-1, and included 2 soccer fields and additional parking on this acreage. Facilities amenities illustrated on Tract G-2 included 5 baseball fields (Zia Little League), 4 lighted tennis courts, 4 sand volleyball courts, 3 basketball courts, 2 additional soccer fields, and a 36,000 square foot multi-generational center. Two separate Site Plans were approved by the EPC and DRB for the park elements on Tract G-1. The first (Z-96-94, approved August 15, 1996) was for 26.5 acres and included the recreational fields/courts described above. The second (Z-99-101, approved September 16, 1999) was for the multi-generational center. Copies of these approved plans are included in the package for informational purposes.

To date, the 5 baseball fields, adjacent parking areas, and concession building have been constructed. Drainage improvements in and around the site have been constructed, including the storm drain line that runs down Elizabeth Street and across the south boundary of the park, and the detention basin. A sanitary sewer line has been constructed up Stephen Moody Street and across the site to serve the multi-generational center and the Mirabella subdivision. Also, the design is underway for the half-street section for Elizabeth Street, Stephen Moody Street and Southern Boulevard.

The multi-generational center has been designed and is currently under construction. Included in the multi-generational center approval was a second phase addition of a gymnasium. The schedule for the gymnasium was accelerated and is under design to be added to the phase 1 construction by change order. The gymnasium (10,980 S.F.) will accommodate recreational activities for league play,

summer recreation and after-school programs. Changing rooms with locker facilities were included in the Phase 1 approval. The exterior of the gymnasium will be integrally-colored stucco intended to blend with the stucco finishes of the multi-generational center. The siting of the gymnasium is in keeping with the original phased approval and architectural elevations for the gymnasium are included in the Site Plan for Building Permit package for review by the EPC.

The City had an option agreement with APS for the purchase of Tract G-1 and made option payments until the purchase was completed on April 24, 2001. This acquisition has prompted this request. The rezoning of Tract G-1 (see justification below) and amending the Master Development Plan were conditioned by the original approval of the Master Development Plan. The Site Plan for Building Permit incorporates the two previously approved plans, and includes site planning for Tract G-1. Also, a replat of the property will be completed to consolidate Tracts G-1 and G-2 into a single tract.

ZONE MAP AMENDMENT JUSTIFICATION

The site covered by this zone map amendment request consists of 11.85 acres located south of Southern Boulevard, between Eubank and Juan Tabo Boulevards, in Albuquerque's Southeast Heights (the site is specifically located at the southeast corner of Southern Boulevard and Stephen Moody Street). The site is presently zoned SU-1 for R-2 uses. This request seeks to rezone the site from its current zoning to SU-1 for Community Park and Related Uses. This request, which will now be 48.4 acres in size, will incorporate this site into Manzano Mesa Park.

In 1996, the City prepared the Master Development Plan for Manzano Mesa Park and purchased 36.6 acres from the Albuquerque Public Schools (APS) for development of the park. At the time, the City was not able to purchase the entire 48.4 acres of the park site, therefore, APS retained ownership of Tract G-1 and maintained the SU-1 for R-2 zoning. The City made yearly payments on Tracts G-1 and, on April 24, 2001, finalized its purchase.

The justification for this request is based upon the use being more advantageous and beneficial to the growing Manzano Mesa community and the resulting changed neighborhood conditions as required by Resolution 270-1980. The request is also consistent with adopted policies contained in the *Albuquerque/Bernalillo County Comprehensive Plan, Draft Park System Facility Plan, Long Range Plan for Community Facilities, the Trails and Bikeways Facility Plan, Resolution 70, and Resolution 270-1980.*

Site Characteristics

The site is currently vacant. Significant improvements and development, however, have occurred throughout the area that have impacted the site. The ball fields at Manzano Mesa Park have developed and the multi-generational center is under construction. Eubank and Southern Boulevards have both undergone improvements and the area is served by water and wastewater infrastructure.

Adjacent Land Use and Zoning

In terms of surrounding land uses and zoning, the following chart describes area;

Direction	Zoning	Land Use
North	SU-1 for C-2 Permissive Uses	Costco Wholesale Store; sin family residences to the nor
South	SU-1 for Limited IP Uses	Vacant (part of Sandia Scier Technology Park
East	SU-1 for Community Park and Related Facilities	Ballfields and multi-generatio center under construction
West	C-1, SU-1 for R-2, SU-1 for O-1 Uses	Future development of multi-housing, offices, and comme

Zone Change Justification – Applicable Plans and Policies

This zone map amendment request complies with all the plans and policies list below.

Comprehensive City Zoning Code

The requested zoning for the site is SU-1 for Community Park and Related Uses. This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character or the site design. The SU-1 designation gives the EPC greater control over the site development through the site plan review process.

Albuquerque/Bernalillo County Comprehensive Plan

The site is located within the Established Urban area as designated by the *Albuquerque/Bernalillo County Comprehensive Plan*. Applicable goals and policies contained in the Plan are listed below:

Established and Developing Urban Areas

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment.

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

Policy I: Employment and services shall be located to compliment residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

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

This request satisfies the intent of the Goal and supporting policies. This site has been planned to be included as part of the park and the zone map amendment would allow this to happen, thus realizing the intent of the Manzano Mesa Park Master Development Plan. The presence of the park at this location will serve the recreational needs of a growing residential community, characterized by development at Mirabella and Willow Wood. In addition to these single family residential subdivisions, the EPC has also approved higher density apartment and town house development in the area, further contributing to the demand for additional recreational/community facilities at this location. The park will create a buffer between the higher intensity commercial and office uses located in the area (off Southern and Eubank) and the single-family residential areas of Willow Wood and Mirabella.

Natural resources and the visual environment will be preserved through innovative design approaches, many of which correspond to the City's goals and policies of water conservation. The Park will be designed to serve the needs of the surrounding neighborhoods and the community-at-large.

Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside major public open space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

Policy g: Planning and implementation of a system of neighborhood parks and community open areas shall be undertaken to meet a range of needs at different scales.

Policy h: Developing areas shall have neighborhood parks and open areas located to serve the population being accommodated in the developing area.

Policy i: The design of parks and other open space areas shall incorporate the following criteria:

- Multi-functional use of resources and compatible facilities.
- Maintenance and landscaping appropriate to the location, function, public expectations, and intensity of use.
- Integration into residential design for easy accessibility and orientation to encourage use.
- Lighting, site design, or other methods to minimize vandalism.

- Connections between other Open Space Network areas and public utilities.

This site will be integrated into the larger Manzano Mesa Park site in order to provide additional park land to the growing community. The Park will include areas, ball fields, and a multi-generational center. The location of this mix of facilities fulfills the City's desire for multi-use and co-located facilities.

Trails and Bikeways Facility Plan

The *Trails and Bikeways Facility Plan*, a Rank II Plan shows both primary and secondary trails planned in the Manzano Mesa Area. A primary goal of the Plan is to connect neighborhoods with parks, open space, and employment centers via a trails system.

Draft Park System Facility Plan

The Draft Park System Facility Plan acknowledges the social and economic benefits of providing quality parks and recreational facilities. The Plan has stated that the City of Albuquerque Park system is dominated by neighborhood parks and is lacking in the provision of community and regional parks (community parks as defined as 15-75 acres, with the service radius of 1.5 miles). More than 50% of the neighborhood parks in the City are small (less than 3 acres) and are extensively used for organized recreation.

One of the key recommendations of the Plan is the elimination of organized and scheduled recreation from small neighborhood parks and redirecting these activities to community parks that have been planned with several different ball fields. Completing the development of the Manzano Mesa Park will help meet the facility demands for organized athletics and reduce conflicts between uses in smaller, neighborhood scale parks.

Resolution 70

Resolution 70 is intended to establish a growth policy framework to govern key land use decisions. The resolution outlines various policy statements. The policy statement that applies to this zone map amendment request is Policy N, which states:

To enhance mode share, the City shall improve pedestrian mobility and the character of the pedestrian environment city-wide, with special attention to facilities and amenities for pedestrian and mobility impaired, as well as transit orientation and bicycle connections, within identified centers and corridors.

A bicycle commuter trail links the park with the existing neighborhood and commercial/office development throughout the area. The park also has a system of trails that provide pedestrian access to ballfields and the multi-generational center.

Resolution 270-1980

- A. This zone change is consistent with the health, safety, morals, and general welfare of the City of Albuquerque. It would allow for the completion of a

planned community park that would serve the growing residential areas surrounding the park as well as the community as a whole. The City is in need of additional ball fields at community parks in order to relieve the pressure on the smaller neighborhood parks throughout the City. In addition, the park would further allow the residential areas to be buffered from the higher intensity commercial uses located off Eubank, Southern, and Stephen Moody.

- B. This request recognizes that stability of land use and zoning is desirable. Master planning has been underway since the early 1990s. Inclusion of this site as a part of the developing Manzano Mesa Park would help to ensure that this stability exists and would allow for the co-location of community facilities.
- C. This zone map amendment is consistent with the *Albuquerque/Bernalillo County Comprehensive Plan, Trails and Bikeways Facility Plan* and *Draft Park System Facility Plan*. It furthers the intent of these policy documents by allowing the integration of this site into a developing community park, thus providing recreational opportunities in a developing residential area. It also allows for a high quality design that preserves views of the Sandias and allows for development that is respectful of the surrounding neighborhood.
- D. (2) Changed neighborhood conditions support this zone change request. The area is developing as a major mixed-use area. In order for this to occur, improvements to infrastructure have taken place thus allowing for the development of single and multi-family residences. The growing residential nature of the area calls for increased recreational opportunities, something that will be met with the development of Manzano Mesa Park. This zone change would allow for this site to be developed as part of the Park.

(3) The proposed zone change to SU-1 for Community Park and Related Facilities is more advantageous to the community because it provides a community park that includes ball fields, play areas, and the co-location of community facilities. The Multi-generational Center allows an indoor community recreational facility to complement the Park and serve all residents of the community. The current zoning of SU-1 for R-2 is also no longer appropriate for this site since the adjacent land is developing as a Community Park. Residential needs will be accommodated through single family and multi-family development in other parts of the community.
- E. The proposed uses (ballfields, trails, multi-generational center, play areas, tennis, volleyball, and basketball courts) will not be harmful to the community but instead benefit it by providing these facilities in a growing residential areas. In addition, pressure on smaller neighborhood parks will be relieved by the opportunities for organized athletic uses.
- F. City services are available to the site and would not require an unprogrammed expenditure of capital.
- G. The cost of land or other economic considerations are not the basis of this zone change. The zone change is based on the changed neighborhood

conditions and the fact that the integration of this site into the Manzano Mesa Park would be more beneficial for the community.

- H. This request is not for apartment, office, or commercial zoning, therefore location on a collector or major street is not the basis for the zone change.
- I. This zone map amendment request does not constitute a spot zone. It is a request, which if granted, would allow the site to be integrated into a developing community park. Furthermore, the site has been intended to be a part of the park as identified in the Manzano Mesa Park Master Development Plan.
- J. This zone map amendment request does not constitute a strip zone. The intended use of the site is for a park and not for commercial development.

Based on the information contained herein, we respectfully request approval of all components of our application. We have included a zone atlas sheet with the property highlighted for your reference. Please feel free to call me at 764-9801 if you desire additional information or have any questions.

Sincerely,



Chris Green, ASLA
Principal

- c. Colleen Frenz/COA Parks & Recreation Department
George Gee/COA Capital Implementation Program



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PARKS AND RECREATION DEPARTMENT

Jim Baca, Mayor

May 31, 2001

Ms. Elizabeth Begay
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Dear Ms. Begay:

This letter hereby authorizes Consensus Planning to work on behalf of the City of Albuquerque Parks and Recreation Department in seeking approval of a zone map amendment and Site Plan for Manzano Mesa Community Park.

Please do not hesitate to contact me at 768-5311 if you have any questions or need additional information.

Sincerely,

Colleen K. Frenz, Division Manager
Planning and Design, PRD

CKF/slh

cc: Chris Green, Consensus Planning

CITY OF ALBUQUERQUE

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

APPLICANT: COA Parks & Recreation Department Date of request: 5/24/01 Zone atlas page(s): L-21

CURRENT: Zoning SU-1 for R-2 and SU-1 Legal Description - Lot or Tract # Tracts G-1 & G-2 Block #
Community Park Parcel Size (acres / sq.ft.) 48.4 ac. Subdivision Name G-2 Manzano Mesa Addition

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 2 buildings
 Building Size - 40,040 (sq. ft.) Total
 SU-1 for Park
 Zone change,
 Site Plan for
 Subdivision &
 Site Plan for
 Building Permi

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes:

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

Joseph D. Montano 5/24/01
for TRAFFIC ENGINEER DATE

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

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

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

Notes:

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

[Signature] 5/24/01
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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



City of Albuquerque

fax: 847-5495

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: May 18, 2001

TO CONTACT NAME: John Valdez 764-9801

COMPANY/AGENCY: Consensus Planning

ADDRESS/ZIP/PHONE: 924 Park Ave SW 187102

Thank you for inquiry of 5-18-01 (date) requesting the names of the Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts G-1 & G-2, Manzano Mesa Addition

zone map page(s): C-21

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

Willow Wood
Neighborhood Association

Contacts: David Saxon
10836 Wasatch Rd SE / 87123
271-1738 (w) 855-5140 (w)

Neighborhood Association

Contacts: _____

Calum W Group
10819 Wolf Creek Rd SE / 87123
332-3516 (w) 845-5283 (w)

See reverse side for additional Neighborhood Association Information: Yes No

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.**

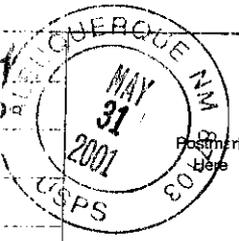
If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Dalarna G. Carmena
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

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

7099 3220 0009 2379 3924

Postage	.34
Certified Fee	1.90
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.74



Name (Please Print Clearly) (To be completed by mailer)
 Mr. David Saxon
 Street, Apt. No., or PO Box No.
 10836 Wolf Creek Rd. SE
 City, State, ZIP+4
 Albuquerque NM 87123

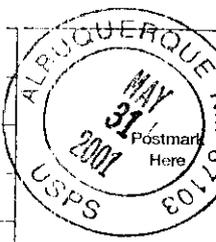
PS Form 3800, July 1999 See Reverse for Instructions

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

7099 3220 0009 2379 3927

Article Sent To:

Postage	\$.34
Certified Fee	1.90
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.74



Name (Please Print Clearly) (To be completed by mailer)
 Cal Irvin
 Street, Apt. No., or PO Box No.
 10819 Wolf Creek SE
 City, State, ZIP+4
 Albuquerque NM 87123

PS Form 3800, July 1999 See Reverse for Instructions

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

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

Accompanying Material - Fee payment

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

SHEET #1 - SITE PLAN

A. General Information

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

B. Proposed Development

1. Structural

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

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

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle.
 - 1. Location
 - 2. Arrangements
 - 3. Dimensions and curve radii
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required: 840
 - 10. Handicapped parking, spaces required: 20
- B. Bicycle racks, spaces required: 43
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

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

D. Utilities

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

E. Phasing

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

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al.; the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Irrigation System
- 9. Planting Beds
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for maintenance (Statement)
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement; square footage and percent:
- 14. Landscaped area provided; square footage and percent:

SHEET #3 - GRADING PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

~~NA~~ A. Cross Sections

Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

___ B. Spot Elevation

Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

~~NA~~ C. Grade Changes

Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.
- 5. Location, material and colors of windows, doors and framing.
- 6. Materials and colors of all building elements and structures.

B. Signage

- ~~NA~~ 1. Elevations
- ~~NA~~ 2. Location
- ~~NA~~ 3. Height and width
- ~~NA~~ 4. Sign face area - dimensions and square footage
- ~~NA~~ 5. Lighting
- ~~NA~~ 6. Materials and Colors for sign face and structural elements.

C. Additional information, including, renderings and perspective drawings may be submitted.

~~NA~~ A. Samples

- ~~NA~~ 1 Presentation Models
- ~~NA~~ 2. Photos

CITY OF ALBUQUERQUE

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

APPLICANT: COA Parks & Recreation Department Date of request: 5 / 24 / 01 Zone atlas page(s): L-21

CURRENT: Zoning SU-1 for R-2 and SU-1 Legal Description - Community Park Lot or Tract # Tracts G-1 & G-2 Block # Manzano Mesa Addition
Parcel Size (acres / sq.ft.) 48.4 ac. Subdivision Name G-2

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 2 buildings
 Building Size - 40,040 (sq. ft.) Total
 SU-1 for Park
 Zone change,
 Site Plan for
 Subdivision &
 Site Plan for
 Building Perm

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes:

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

Josely D. Montano 5/24/01
for TRAFFIC ENGINEER DATE

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

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

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

Notes:

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

[Signature] 5/24/01
ENVIRONMENTAL HEALTH DATE

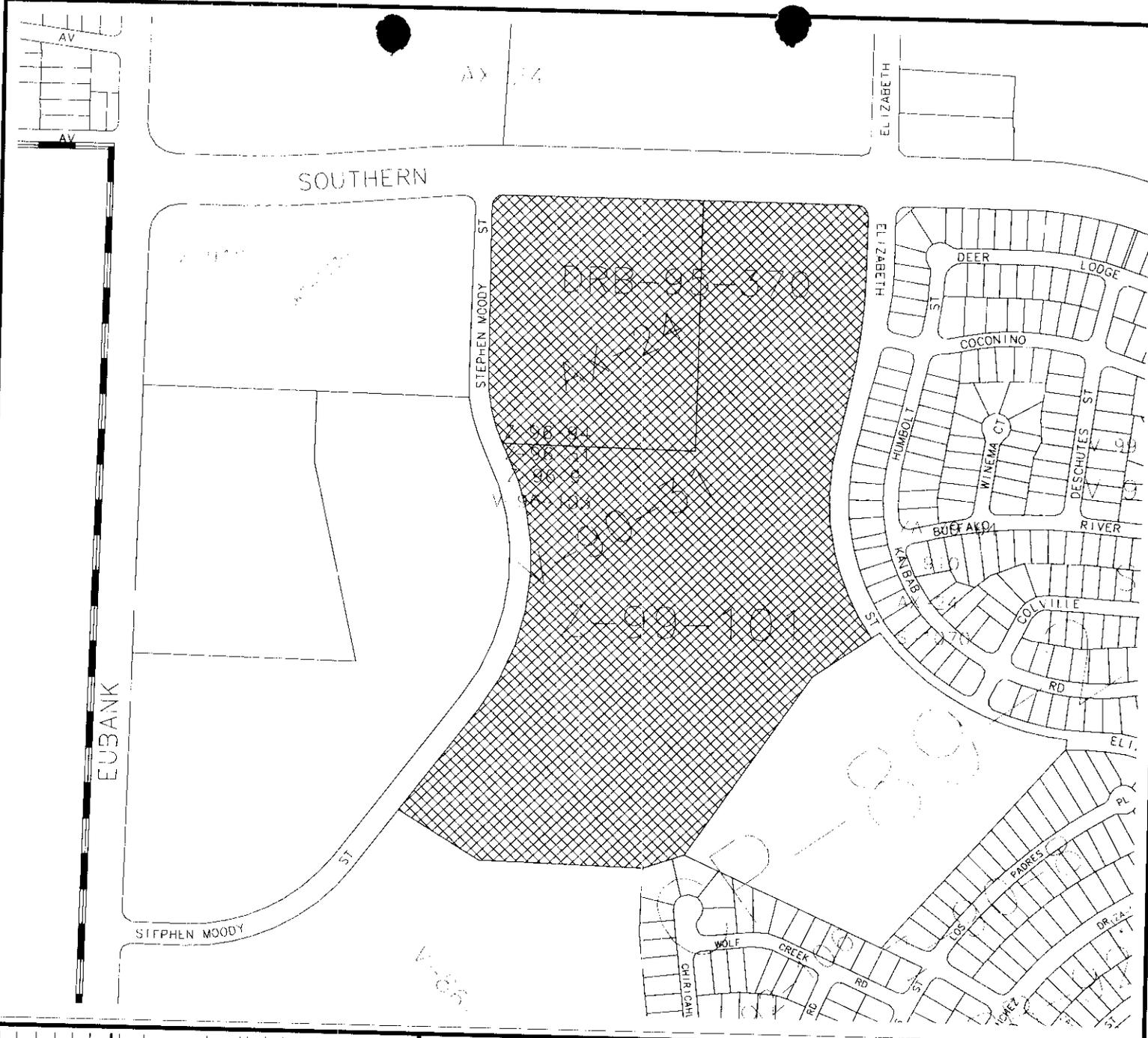
Required TIS and / or AQIA **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



HISTORY MAP



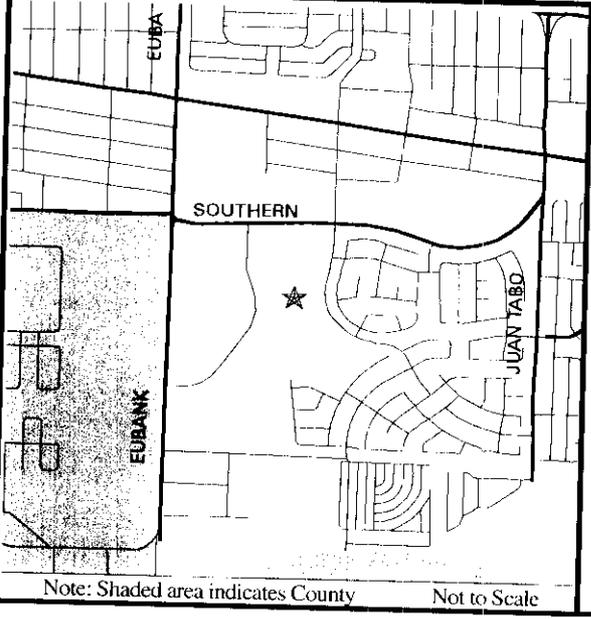
Scale 1" = 442'

**PROJECT NO.
1001282**

**HEARING DATE
7/19/01**

**MAP NO.
L-21**

**APPLICATION NO.
01110-00000-00757
01128-00000-00758
01128-00000-00759**



Note: Shaded area indicates County Not to Scale

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 1-4-01 to 1-19-01

5. REMOVAL

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

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

Chris Green 5-31-01
(Applicant or Agent) (Date)

Issued 2 signs for this application, 5-31-01 J. Cho
(Date) (Staff Member)

CASE NUMBER 1001282

D 1110 D0000 00757
D 1128 D0000 10758
D 1128 D0000 00759

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: City of Albuquerque Parks & Recreation Department PHONE: 768-5311
 ADDRESS: P.O. Box 1293 FAX: 768-5305
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
 ADDRESS: 924 Park Avenue SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Zone change, Site Plan for Subdivision, Site Plan for Building Permit for recently acquired park acreage.

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

Lot or Tract No. Tracts G-1 and G-2 Block: _____ Unit: _____
 Subdiv. / Addn. Manzano Mesa Addition
 Current Zoning: SU-1 for R-2 Proposed zoning: _____
 Zone Atlas page(s): L-21 No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 48.4 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 102105622715030316 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Southern Boulevard SE
 Between: Eubank Boulevard SW and Juan Tabo Boulevard SE

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-96-9
Z-96-94, DRB-95-370, V-96-103, Z-99-101, AA-99-23

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 3/7/01

SIGNATURE Chris Green DATE 5/31/01
 (Print) Chris Green Applicant Agent

FOR OFFICIAL USE ONLY

- 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.E.	Fees
<u>0110 - 0000 - 00757</u>	<u>HEZM</u>	<u>Z</u>	\$ <u>0</u>
<u>0128 - 0000 - 00758</u>	<u>SDRP</u>	<u>(P)</u>	\$
<u>0128 - 0000 - 00759</u>	<u>ASDPS</u>	<u>Z</u>	\$
_____	_____	_____	\$
_____	_____	_____	\$
Hearing date <u>7/19/01</u>			Total \$ <u>0</u>

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

Project # #000829
1001282

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 (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 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)

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

AMENDMENT TO SECTOR DEVELOPMENT PLAN

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

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

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

CHRIS GREEN
Applicant name (print)
Chris Green.
Applicant signature / date
5-31-01



Form revised September 2000

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

Application case numbers
0110-00000-00157

Z. Cruz 5/31/01
Planner signature / date

Project # 1000629
100282

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN 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.

CHRIS GREEN
Applicant name (print)

Chris Green
Applicant signature / date

5-31-01

Form revised September 2000

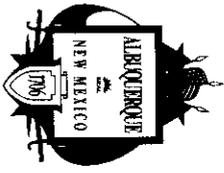


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
01128 - 00000 - 00758
01128 - 00000 - 00759

J. Cruz 8/31/01
Planner signature / date

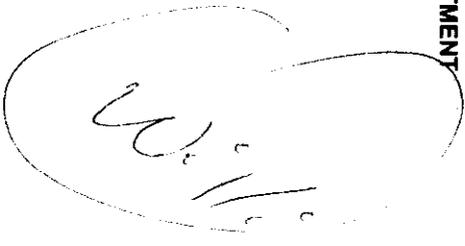
Project # 1000829
1001282



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

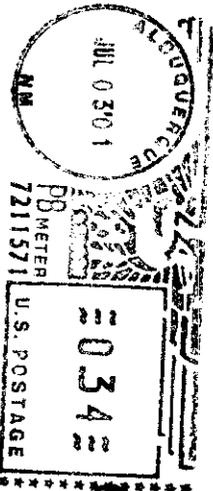
PLANNING DEPARTMENT



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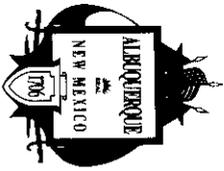
WILLI BERNARD M & KAREN E
1101 CHIRCAHUA SE
ALBUQUERQUE NM 87103

WILLI BERNARD M & KAREN E
1101 CHIRCAHUA SE
ALBUQUERQUE NM 87103
FORWARD TIME EXP RTN TO SEND
WILLI MORGAN HILL DR
CHULA VISTA CA 91913-1447

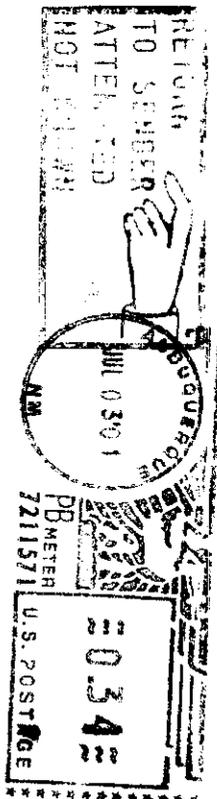


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City of Albuquerque
 PLANNING DEPARTMENT
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87106



102105616510630164

MANZANO MESA LTD PTNS
 6301 INDIAN SCHOOL RD NE
 ALBUQUERQUE NM 87110

87110 7211571 615333