

3. 00110 00000 01504
Project # 1000894 Garcia/Kraemer & Associates, agents for Bernie & Juanita Sanchez request a zone map amendment from R-1 to PR for Lot 3 & Lot 4, Block 3, and Lot 7, Anayas Duranes Addition, located on Rio Grande Boulevard at the west end of San Venito Place and Alameda Drain between San Francisco Road and Rice Avenue, containing approximately .28 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM AUGUST 16, 2001)**

4. 01128 01073
Project #1001371 Nims Calvani & Associates, agents for the City of Albuquerque request approval of a site development plan for building permit for 4/Park Golf Course, municipal Addition No. 2, zoned SU-1 for Golf Course & Related Facilities, located on Copper Avenue between Eubank Boulevard NE and Wyoming Boulevard NE, containing approximately 178 acres. (K-20) Lola Bird, Staff Planner **(CONTINUED FROM SEPTEMBER 20, 2001)**

5. 01110 01233
01138 01234
Project #1001438 Consensus Planning, Inc., agents for AMC Development Services request a zone map amendment from R-D for Office to R-D for 15 DU/Acre plus an amendment to the East Atrisco Sector Development Plan for portions of Tracts 350 and 351 and the entire Tract of 352, Town of Atrisco Grant, located on Ladera Drive NW between 72nd Street and Ouray Road NW, containing approximately 5.838 acres. (H-10) Loretta Naranjo-Lopez, Staff Planner

6. 01128 01231
Project #1001436 Insite Architecture + Development, agents for Desert Springs Church, request approval of a site development plan for building permit for Lot L-1, Vista Del Norte, zoned SU-1 for O-1, located on Osuna Road NE and Edith Boulevard, containing approximately 10.25 acres. (E-16) Lola Bird, Staff Planner

7. 01128 01237
Project #1001440 Jack Harris, Architects, Inc., agents for Montano Development Company request approval of a site development plan for building permit for Tract D-3A, Hubbell Plaza, zoned SU-1 for Industrial, located on Coors Boulevard NW between Central Avenue and Bluewater Road NW, containing approximately .51 acre. (K-10) Loretta Naranjo-Lopez, Staff Planner

8. 01128 01250
Project #1001450 Consensus Planning, Inc., agents for Curb Inc., request approval of a site development plan for subdivision purposes for Tract 12, El Rancho Grande I, zoned SU-1 for Mixed Use, located on Gibson Boulevard SW between Unser Boulevard SW and Snow Vista Diversion Channel, containing approximately 24.5 acres. (M-9 & N-9) Deborah Stover, Staff Planner

9. 01110 01241
01138 01240
Project #1001443
Consensus Planning, Inc., agents for Curb Inc., request a zone map amendment from SU-1 for Mixed Use; R-LT to SU-1 for Mixed Use; R-T plus an amendment to the Rio Bravo Sector Development Plan for Parcels 5, 6, and portion of Parcel 4, El Rancho Grande 1, located on Gibson Boulevard SW between Unser Boulevard and Snow Vista Divrison Channel, containing approximately 43 acres. (M-9 & N-9) Deborah Stover, Staff Planner
10. 01110 01239
01138 01242
Project #1001442
Delubino or Geneva Jinzo request a zone map amendment from C-2 to R-2 for Lot 18 and a portion of Lot Z, Block A, Lavaland Addition, located on Yucca Drive NW between 53rd and 57th Street NW, containing approximately 0.34 acre. (K-11) Loretta Naranjo-Lopez, Staff Planner
11. 01110 01244
Project #1001445
The City of Albuquerque requests a zone map amendment to establish zoning for lands annexed into the City by the State Municipal Boundary Commission: SU-1 for C-2 Uses for Lots M1A1, M1A2, M1A3 and M1B, Seven Bar Ranch, Lot 1A, Riverwalk Marketplace, Lots A, B1, B2 and C, Paradise Hills IPTRN & Eagle Ranch TR2, and Unplatted/Sun Country Industries, Lot 3E1, Black Ranch and Lardner Tract, Lardner Tract; SU-1 for C-1 Uses and restaurant with liquor for on-premise consumption for Lot 13, Black Ranch, Partition of and Lots 1 and 2, Sawaya Addition; SU-1 for C-1 Uses for Lot 3A1, Black Ranch, and Lots 4 and 5, Black Ranch, Partition of, Lot 3D, Black Ranch, and Lot B, Sandia Upholstering Company; SU-1 for Church and Related Uses for Lutheran Church Site, Paradise Hills and Unplatted, All Saints Lutheran Church and Lot A1B, Taylor-Joel P; SU-1 for RA-1 and Wireless Telecommunications Facility for Lot A1, Taylor-Joel P, and Private Road Easement; SU-1 for RA-1 & processing, manufacturing, treatment and sale of herb products for Lot A2, Taylor-Joel P; SU-1 for Children's Home for ABQ Christian Home, ABQ Christian Children's Home; R-1 for Unplatted, Presley Co. of New Mexico; RA-1 for Lots 1, 2, 3 and 4, West Bank Estates and Lots A, B, C, Poole-Suzanne H; and SU-1 for Electric Utility Facility for Lots A, B and C, North Switching Station Addition and North Switching Station, North Switching Station, located west of the Rio Grande, south of NM 528 and north of Western Trail and Namaste Road NW, and along Interstate 25 between Montañõ Road NE and San Antonio Drive NE, containing approximately 140 acres. (A-13-14, B-13-14, C-13, E-12, E-17, F-11-12, F-16-17) Russell Brito, Staff Planner
12. ~~01110 01245~~
~~Project #1001446~~
Tierra West LLC, agents for David & Rebecca Gonzales, request a zone map amendment from R-1 to C-1 for Lot 6-A-1, North Fourth Street Homesite Addition, located on Montano Road NW between Fourth Street NW and Villa Canela Court NW, containing approximately 0.322 acres. (F-14) Lola Bird, Staff Planner

**EPC AGENDA
OCTOBER 18, 2001
PAGE 4**

13. 01128 01246
Project #1000163 Dekker Perich Sabatini agents for Wells Fargo Bank NM, request approval of a site development plan for building permit Lot 2A, North Albuquerque Acres, La Cueva Town Center, located on Wyoming between Paseo del Norte and Carmel Avenue, containing approximately 1.51 acres. (C-19) Deborah Stover, Staff Planner

14. 01110 01247
Project #1001447 Garcia/Kraemer & Associates, agents for Dr. Charles Walker request a zone map amendment from P to C-2 for a portion of Tract A1A2A, Carlisle Plaza Addition, located on Carlisle Boulevard between Candelaria Road and Alta Monte Drive, containing approximately 2.32 acres. (G-17) Lola Bird, Staff Planner

15. 01128 01258
Project #1001452 Isaac Benton & Associates AIA, agents for Department of Family and Community Services request approval of a site development plan for building permit, zoned SU-1 for Park & Recreation Facility, located on Marquette & Pennsylvania between Lomas and Central, containing approximately 15 acres. (K-19) Deborah Stover, Staff Planner

16. 01128 01248
Project #1001448 Dekker Perich Sabatini agents for First Church of Religious Science, request approval of a site development plan for building permit for Tract B, Federal Plaza, zoned SU-1 for O-1 Uses, located on Homestead Road between San Mateo and Madeira, containing approximately 3.7191 acres. (G-18) Lola Bird, Staff Planner

17. 01110 01249
Project #1001449 Tim House, agent for Zrite, Inc. request a zone map amendment from C-1 to C-2 for Lot 9, Block A, Unit 2, Kirtland Addition, located on the southeast corner of University and Gibson, containing approximately 3.0552 acres. (M-15) Loretta Naranjo-Lopez, Staff Planner

18. Other Matters.

19. Adjourn.



Staff Report

Agent	Tierra West LLC
Applicant	David and Rebecca Gonzales
Request	Zone Map Amendment
Legal Description	Lot 6-A-1, North Fourth Street Homesite Addition
Location	Montano Road NW, between Fourth and Villa Canela Court
Size	Approximately 0.3 acres
Existing Zoning	R-1
Proposed Zoning	C-1

Staff Recommendation

DENIAL of 01110 01245, based on the findings on page 7.

Staff Planner

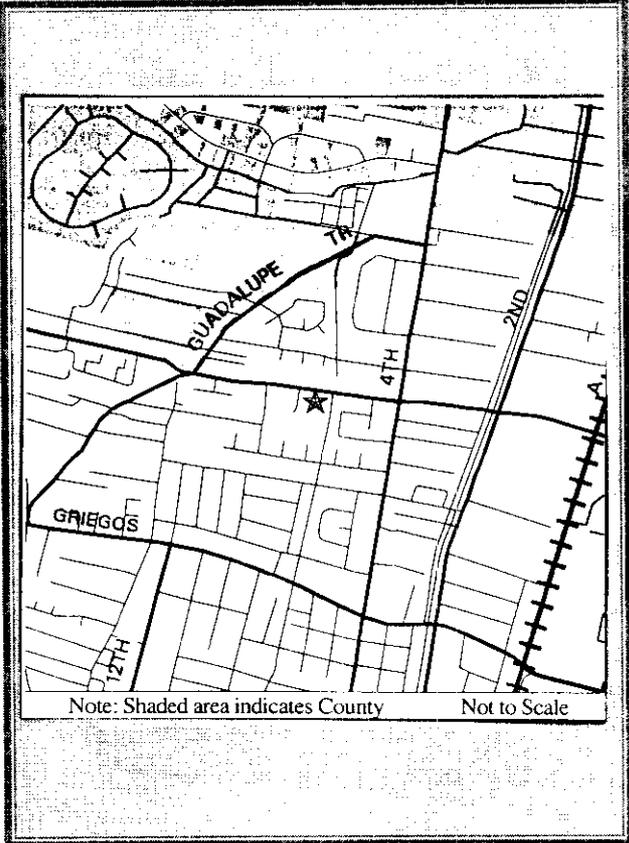
Lola Bird

Summary of Analysis

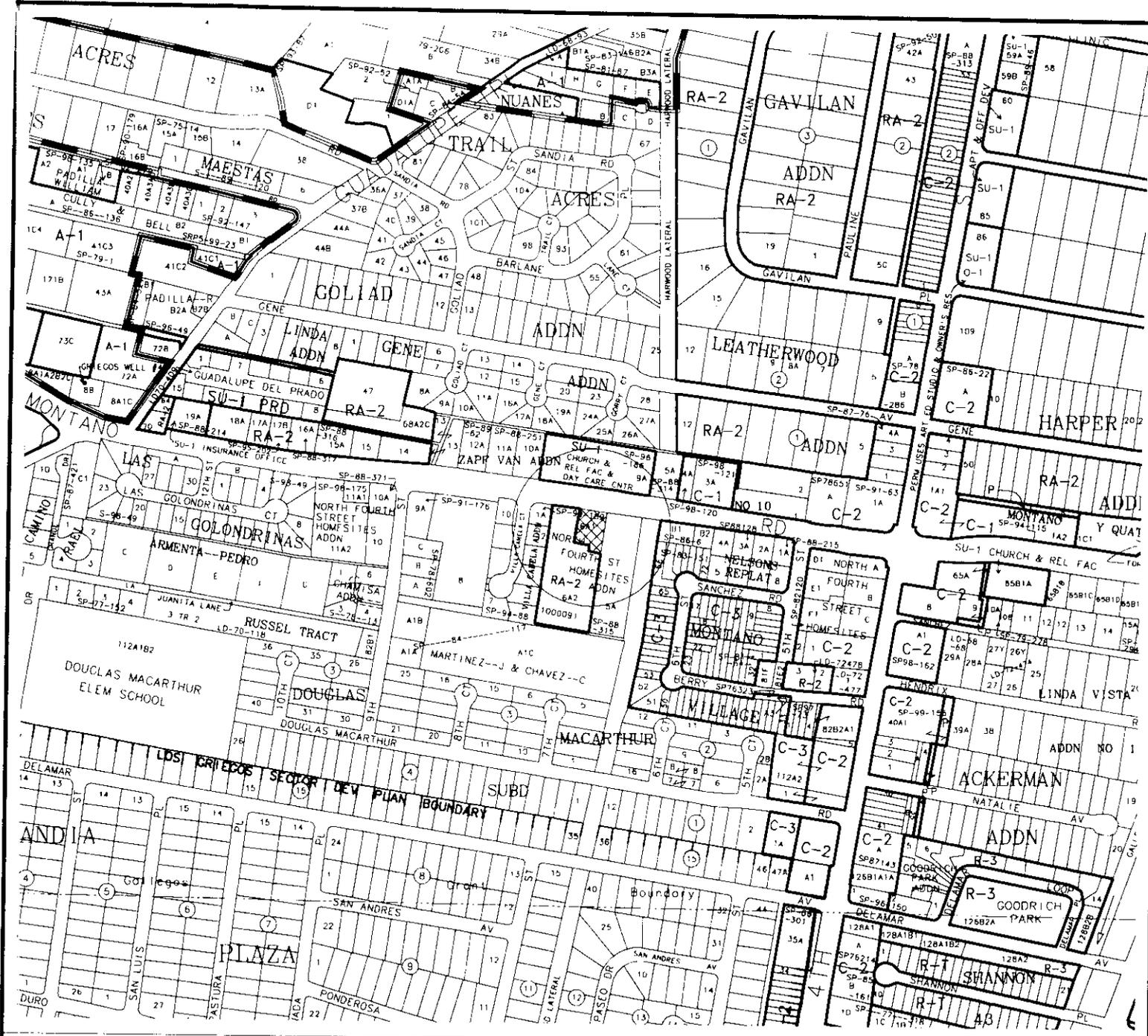
This is a request for a zone map amendment from R-1 to C-1 for a 0.3-acre property located on Montano Road NW, between Fourth and Villa Canela Court. The reason for the request is to allow the applicant to convert an existing single-family home into a Hair Salon.

The request does not comply with the policies of the *Comprehensive Plan* which require development to respect existing neighborhood values and to locate commercial uses in commercially zoned areas. This request conflicts with the goals and policies of the *North Valley Area Plan* which encourage the preservation of residential uses along Montano Road. The applicant has not adequately justified the request per *Resolution 270-1980* and approval of the request would constitute a spot zone. The requested zone does not meet the criteria for approval of a spot zone as also outlined in *Resolution 270-1980*.

Staff is recommending denial.



City Departments and other interested agencies reviewed this application from 9/7/01 to 9/21/01. Agency comments were used in the preparation of this report, and begin on page 9.



Note: Shaded area indicates County Not to Scale

ZONING MAP



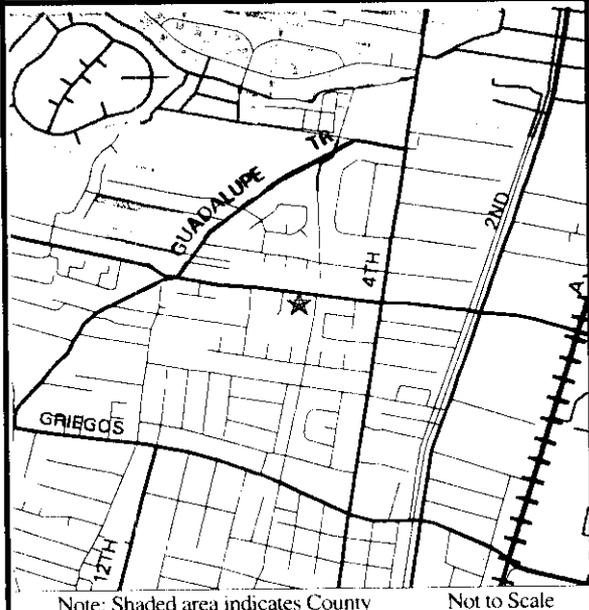
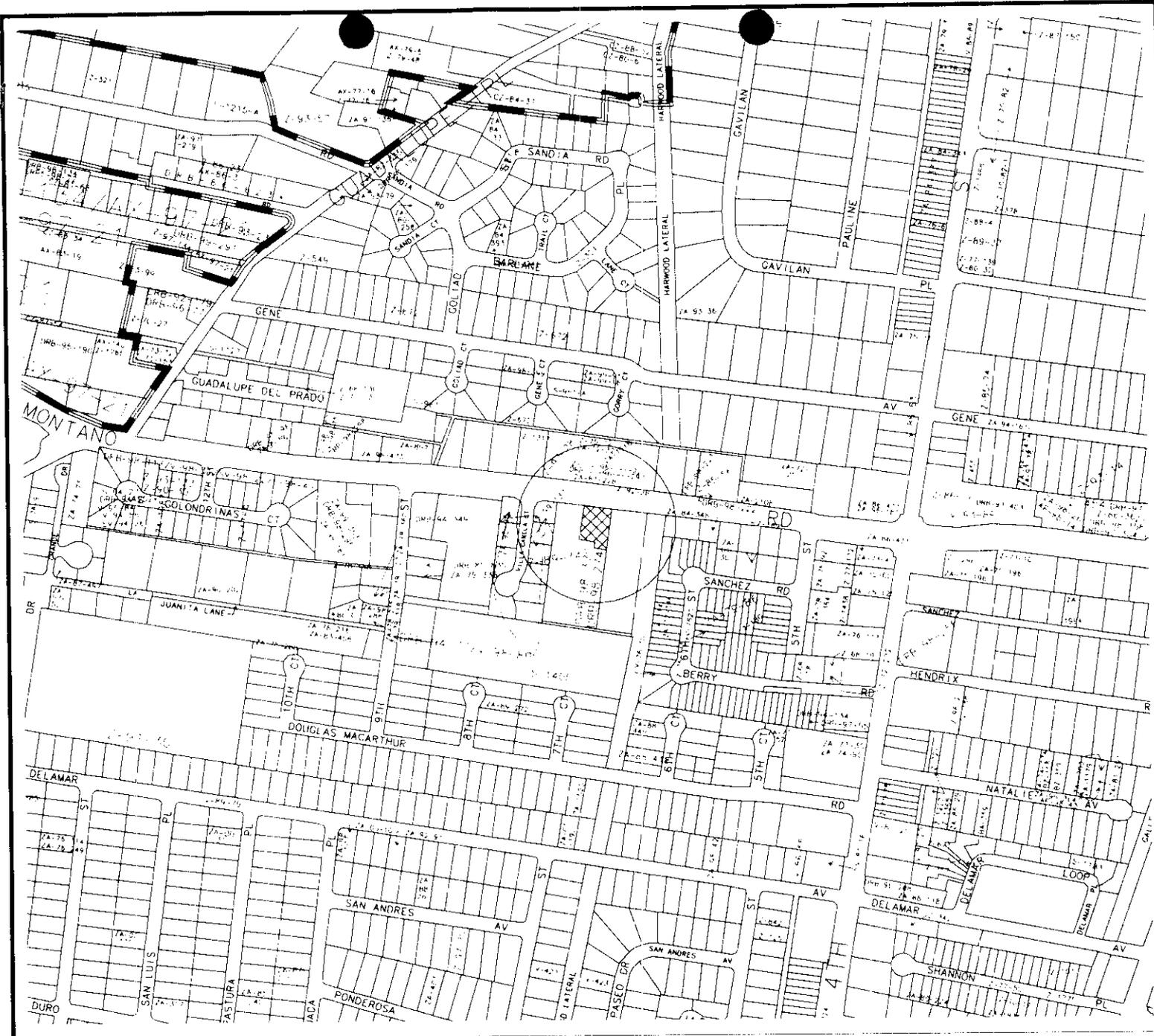
Scale 1" = 525'

PROJECT NO.
1001446

HEARING DATE
10-18-01

MAP NO.
F-14

APPLICATION NO.
01110-00000-01245



Note: Shaded area indicates County

Not to Scale

HISTORY MAP



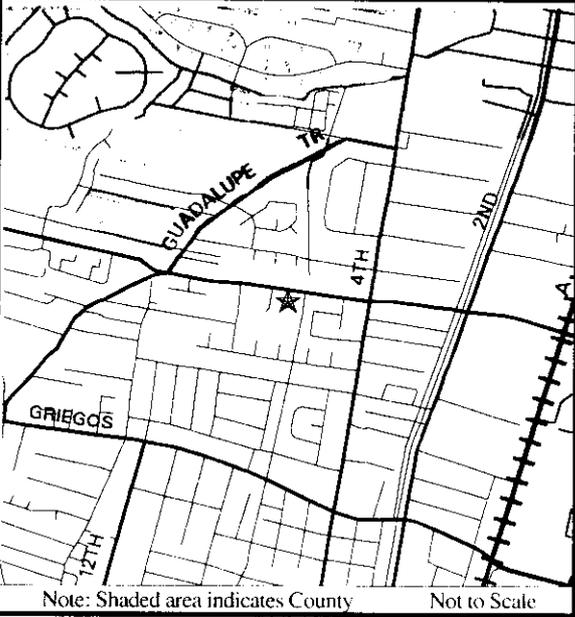
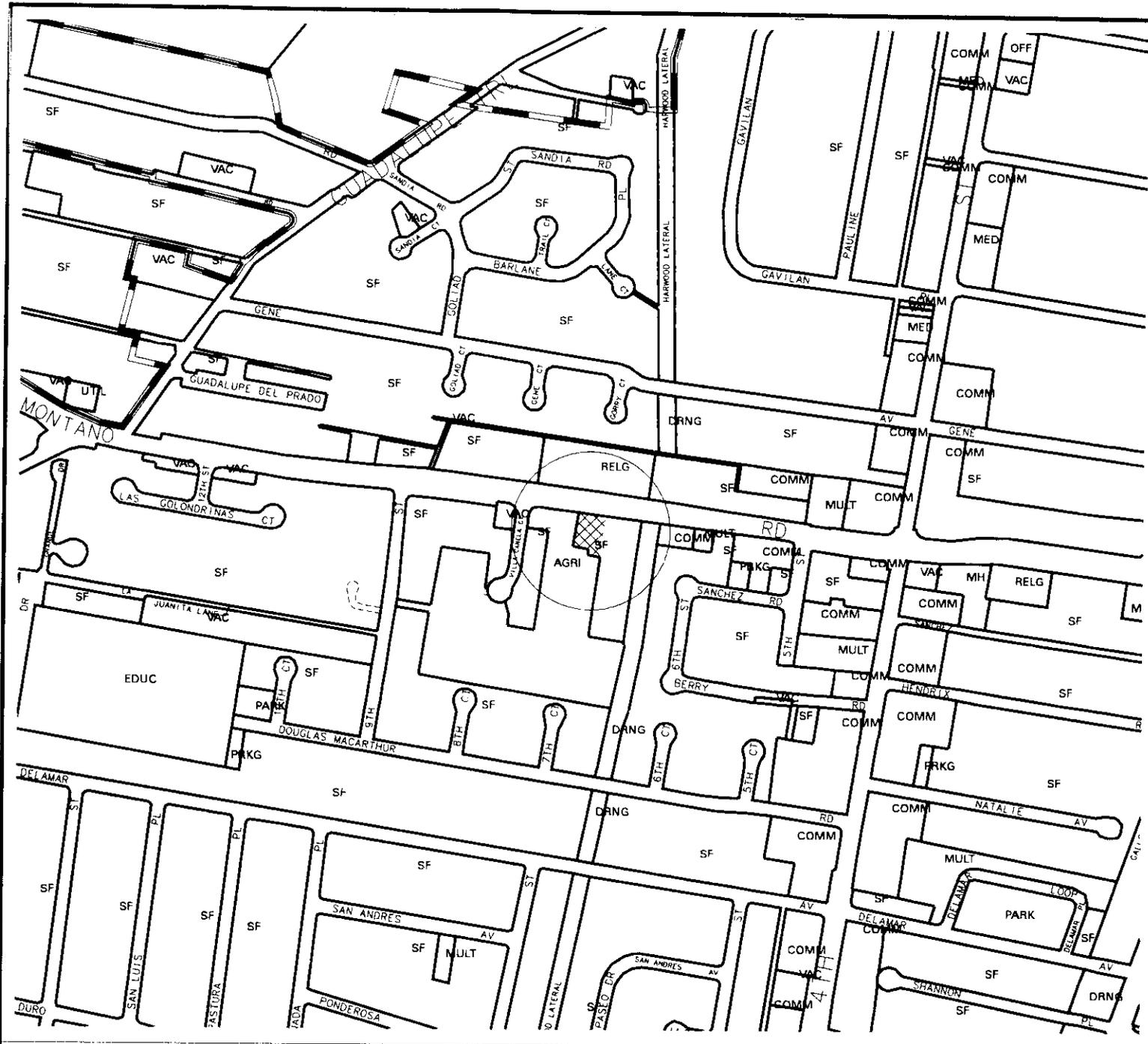
Scale 1" = 525'

PROJECT NO.
1001446

HEARING DATE
10-18-01

MAP NO.
F-14

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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" = 525'

PROJECT NO.
1001446

HEARING DATE
10-18-01

MAP NO.
F-14

APPLICATION NO.
01110-00000-01245

Note: Shaded area indicates County Not to Scale

Development Services Report

SUMMARY OF REQUEST

Request	Zone Map Amendment
Location	Montano Road NW, between Fourth and Villa Canela Court

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	R-1	Established Urban	Single Family Home
North	SU-1 for Church and Related Facility and Day Care Center	North Valley Area Plan	Church and Day Care Center
South	RA-2		Undeveloped land in agricultural use.
East	R-1		
West	R-1		Undeveloped land in agricultural use

Background, History and Context

This is a request for a zone map amendment from R-1 to C-1 for a 0.3-acre property located on Montano Road NW, between Fourth and Villa Canela Court NW. The site is currently developed with a single family home. Adjacent to the site to the east is land zoned R-1 and developed with a single family home. Adjacent to the site to the west and south is undeveloped land, currently in agricultural use, zoned RA-2. North of the subject site, across Montano, is a church and day care center on land zoned SU-1. The closest C-1 zoning is located east of the Harwood lateral on the north side of Montano; it is currently developed with single-family homes. Small businesses begin to appear east of the Harwood Lateral and south of Montano on parcels zone C-3. The *North Valley Area Plan* in its Preferred Scenario Land Use Plan on page 37 depicts Village Centers along Fourth Street. The Village Center designation is for areas of mixed small-scale neighborhood commercial and residential uses.

According to a letter submitted by the applicant, the purpose of the zone change request is to allow the conversion of the existing single-family house into a Hair Salon. The zone history map for the subject site indicates that no previous zone changes have been requested for the subject site. Recent zone changes in the immediate area include the change from R-1 to SU-1 for Church and Related

Uses just north of the subject site (Z-93-28), a change from RA-2 to SU-1 for School at the Montessori site (Z-98-100), and most recently in March 2001, a change from RA-2 to SU-1 for Insurance Office (01110 00125). In 1999, the EPC approved a zone change from R-1 to RA-2 for Lot 6-A-2, located immediately adjacent to the site to the west. According to the staff report, the applicant requested the zone change to pursue a conditional use for the site to grow trees and shrubs for use in a landscaping business.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

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

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

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

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

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

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

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

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

The North Valley Area Plan (Rank 2)

The *North Valley Area Plan* was adopted in 1993. The Plan generally encompasses properties between Interstate 25 and the Rio Grande and between Interstate 40 and Tramway. Specific boundaries are shown on page 24 in the Plan. It sets forth goals and policies regarding land use. Applicable policies include:

Goals and Issues 2: To preserve and enhance the environmental quality of the North Valley area by (p.5):

- a) maintaining the rural flavor of the North Valley
- b) controlling growth and maintaining low density development
- c) providing a variety of housing opportunities and lifestyles including different socioeconomic types

Goals and Issues 6: To encourage quality commercial/industrial development and redevelopment in response to area needs in already developed/established commercial industrial zones. To discourage future commercial /industrial development on lots not already zoned commercial/industrial.

Goals and Issues 11: To locate commercial and industrial development within the I-25 corridor and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley/commercial industrial development.

Goals and Issues 12: To develop incentives to preserve farmland and open space and to maintain ditches and acequias for agricultural and low impact recreation purposes.

Zoning and Land Use Policy 2e: Retain the existing low density of character of the Rural Area of the North Valley.

Zoning and Land Use Policy 3a: Retain existing residential zoning on Alameda Boulevard, Second Street and Montano Road, and on future roadway corridors.

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

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

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more

advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Resolution 91-1998 (R-70)

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

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

Long Range Roadway System

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

The Long Range Bikeway System designates a bike lane on Montano.

ANALYSIS

This is a request for a zone map amendment from R-1 to C-1 for a 0.3-acre property located on Montano Road NW, between Fourth and Villa Canela Court. The site is currently developed with a single family home. According to a letter submitted by the applicant, the purpose of the zone change request is to allow the conversion of the existing single-family house into a Hair Salon.

The area of the subject site has a rural, residential feel, even though it is located on Montano, a principal arterial. The zoning in the area is primarily residential, with commercial uses beginning to appear in this area east of the Harwood Lateral.

Conformance to Adopted Plans, Policies, and Ordinances

Resolution 270-1980 outlines the policies and requirements for deciding zone map change requests pursuant to the 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. The applicant must demonstrate that the existing zoning is inappropriate because, there was an error when the existing zoning 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 plans.

The applicant states in their letter of justification, that the proposed zone change is appropriate under *Resolution 270-1980*, Section 1D(3), because a different use category is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan*. The applicant contends that the proposed zone change is consistent with the health, safety, morals and general welfare of the area's residents and is not in substantial conflict with the *Comprehensive Plan*. The applicant also contends that the proposed zone change is appropriate, under *Resolution 270-1980*, Section 1D(1), due to changed neighborhood conditions. The applicant states that the adoption of the *North Valley Area Plan* and its call for mixed uses and the promotion of commercial development, created changed community conditions.

The applicant does not adequately justify the request per *Resolution 270-1980*. The applicant has not adequately demonstrated how the existing zoning is inappropriate. The applicant states that a zone change to C-1 is: more advantageous to the community; consistent with the health, safety, morals and general welfare of the area's residents; and, not in substantial conflict with the *Comprehensive Plan*. However, the applicant does not do not provide specific justification for why a zone change from R-1 to C-1 in a residential area is supported by the *Comprehensive Plan* and the *North Valley Area Plan*.

In fact, the proposed zone change does not comply with the polices of the *Comprehensive Plan* which requires development to respecting existing neighborhood values and to locate commercial uses in commercially zoned areas. Many of the uses allowed in C-1 zones may not be compatible with the residential character of the area including an antenna, gas station, or retail sales or services.

The subject request is also in significant conflict with the goals and policies of the *North Valley Area Plan*. The Housing Section of the *North Valley Area Plan* which begins on page 14, states, "the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing." This section goes on to say areas presently zoned for housing should be maintained and expanded, encroachment of non-residential uses into the residential areas should be limited, and parcels that are used for residential uses should be encourage to be zoned appropriately. In addition, several of goals and policies of the *North Valley Area Plan* clearly discourage the conversion of residential areas to commercial uses. Goal 6 on page 5 states that commercial and industrial development should be encouraged "in already de eloped/established commercial industrial zones" and that future commercial/industrial development should be

discouraged "on lots not already zoned commercial/industrial." While, the Plan's Zoning and Land Use Policy 3a clearly states on page 8, "Retain existing residential zoning on Alameda Boulevard, Second Street and Montano Road, and on future roadway corridors."

Approval of this zone change would constitute a spot zone. A zone change request which would give a zone different from a surrounding zone to one small area, especially when only one premise is involved, is generally called a spot zone. According to *Resolution 270-1980*, Section 1L(1), a spot zone may only be approved when the change will clearly facilitate the realization of the *Comprehensive Plan* and any applicable adopted sector plan or area plan. A spot zone may also be approved when the area of the proposed zone change is different from surrounding land uses because it could function as a transition from adjacent zones due to traffic, or special adverse land uses nearby (Section 1L(2)).

The applicant does not address the issue of the spot zone. The request does not facilitate the realization of the *Comprehensive Plan* and even conflicts with several of the goals and policies of the *North Valley Area Plan*. The requested zone does not act as a transitional zone between adjacent zones. While the construction of the Montano Bridge has significantly increased traffic along Montano, residential uses such as the Las Golondrinas Subdivision, continue to develop along Montano Road, supporting the appropriateness of residential zoning along Montano and for the subject site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Generally, reviewing agencies had no adverse comments regarding the zone change request.

Neighborhood Concerns

Planning staff has received a phone call from area resident opposing the request. According to Neighborhood Services, "Common Grounds was notified and there are no recognized associations."

Conclusions

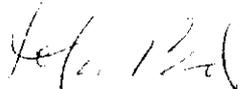
This request for a zone map amendment from R-1 to C-1 for a 0.3-acre property located on Montano Road NW, between Fourth and Villa Canela Court does not comply with the policies of the *Comprehensive Plan* which requires development to respecting existing neighborhood values and to locate commercial uses in commercially zoned areas. Many of the uses allowed in C-1 zones are not compatible with the residential character of the area. This request also conflicts with the goals and policies of the *North Valley Area Plan* which clearly encourages the preservation of residential uses along Montano Road. In addition, the applicant has not adequately justified why the existing zoning is inappropriate, per *Resolution 270-1980*. Finally, the request does not meet the criteria for approval of a spot zone, as also outlined in *Resolution 270-1980*. Staff is recommending denial.

FINDINGS - 01110 01245 October 18, 2001

1. This is a request for a zone map amendment from R-1 to C-1 for a 0.3-acre property located on Montano Road NW, between Fourth and Villa Canela Court NW.
2. The site is currently developed with a single family home. According to a letter submitted by the applicant, the purpose of the zone change request is to allow the conversion of the existing single-family house into a Hair Salon.
3. This request does not comply with the goals and polices of the *Comprehensive Plan* which require development to respect existing neighborhood values and to locate commercial uses in commercially zoned areas. Many of the uses allowed in C-1 zones are not compatible with the residential character of the area. (Policies d and j).
4. This request conflicts with the goals and policies of the *North Valley Area Plan* which clearly encourages the preservation of residential uses along Montano Road. (Zoning and Land Use Policy 3a, p.8)
5. The applicant has not adequately justified why the existing zoning is inappropriate, per *Resolution 270-1980*: that a different use category is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan* Section 1D(3), and that changed neighborhood conditions justify the zone change (Section 1D(1)).
6. The request does not meet the criteria for approval of a spot zone, as also outlined in *Resolution 270-1980* Section 1L(1), when the change will clearly facilitate the realization of the *Comprehensive Plan* and any applicable adopted sector plan or area plan, and Section 1L(2) when the area of the proposed zone change is different from surrounding land uses because it could function as a transition from adjacent zones due to traffic, or special adverse land uses nearby.

RECOMMENDATION - 01110 01245 October 18, 2001

DENIAL of 01110 01245 a zone map amendment from R-1 to C-1 for Lot 6-A-1, North Fourth Street Homesite Addition, based on the preceding Findings.



Lola Bird
Planner

cc: David & Rebecca Gonzales, 5924 Edith Blvd., Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Christine Marie Sierra Ph.D., 5500 Villa Canela Court NW, Albuquerque, NM 87107-5266
Sharon and Charles Schmidt, 5509 Villa Canela Court NW, Albuquerque, NM 87107-5266

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

“Required landscaping buffers at adjacent, abutting residentially zoned properties is not provided.”

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

Shared access to the commercial property should be separated from the residential tract to avoid conflicts in the future. Each use should have it's own single access onto Montano Road.

Utility Development:

No utility comments. Request appears to be a spot zone.

Traffic Engineering Operations:

Hydrology:

Hydrology has no objection to the amendment to the Zone Code for C-1.

Transportation Planning:

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

RECOMMENDED CONDITIONS FROM CITY ENGINEER:

None.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

“No Adverse Comment.”

Environmental Services Division

NEIGHBORHOOD SERVICES

“Common Grounds was notified. No recognized associations.”

PARKS AND RECREATION

Planning and Design

“No Adverse Comment.”

OPEN SPACE DIVISION

"No Adverse Comment."

POLICE DEPARTMENT/Planning

"No Comment."

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"No Adverse Comment."

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

"This site is within a ¼ mile of Route 10."

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

"No objection."

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments to the request for zone map amendment (R-1 to C-1) plus and amendment to the Albuquerque/Bernalillo comprehensive plan for **North fourth street homesite addition (Hair Salon)** (.322 acres) located on 700 Montano NW between Fourth street NW and Villa Canela NW.

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

No adverse comment. For information, the Long Range Roadway System designates Montano Boulevard as a minor arterial. The Long Range Bikeway System designates a bike lane on Montano

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: DAVID & REBECCA GONZALES PHONE: _____
 ADDRESS: 5925 EDITH BLVD FAX: _____
 CITY: ABQ STATE NM ZIP 871 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): TIERRA WEST LLC PHONE: 858-3100
 ADDRESS: _____ FAX: 858-1118
 CITY: _____ STATE _____ ZIP _____ E-MAIL: twllc@a

DESCRIPTION OF REQUEST: ZONE CHANGE FROM R-1 TO C-1

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. 6-A-1 Block: _____ Unit: _____
 Subdiv. / Addn. NORTH FOURTH STREET HOMESITE ADDN
 Current Zoning: R-1 Proposed zoning: C-1
 Zone Atlas page(s): F-14 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 0.322± Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 101406133726041914 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 700 MONTANO Rd. NW
 Between: Fourth St NW and Villa CANERA Court NW

CASE HISTORY: NORTH VALLEY

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z-, V-, S-, etc.): DRB98-274

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 SIGNATURE: Ronald B. Bohannon, P.E. DATE: 8/30/01
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised December 2000

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01110 - 00000 - 01245</u>	<u>ZMA</u>	<u>2</u>	\$ <u>220</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV</u>		\$ <u>75</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	<u>10-3-01</u>	<u>Oct 18 2001</u>		\$ <u>295 -</u>

jm 8/30/01
 Planner signature / date

Project # 1001446

CITY OF ALBUQUERQUE

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

APPLICANT: TIERRA WEST LLC Date of Request: 08/28/01 Zone Atlas Page(s): F-4

CURRENT: Zoning R-1 to C-1 Legal Description: Lot or Tract # 6A-1 Block # _____
Parcel Size (acres/sq.ft.) .322± Subdivision Name NORTH FOURTH STREET HOMESITE ADD.

REQUESTED CITY ACTION(S):

Annexation Site Development Plan:
Sector Plan Amendment a.) Subdivision d. Building Permit
Zone Map Amendment b.) Building Purposes e. Other
Other c.) Amendment

PROPOSED DEVELOPMENT:

No construction/development
New construction
Expansion of existing development

GENERAL DESCRIPTION OF ACTION:¹

Number of units 1
Building size 2343 (sq. ft.)

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

Applicant or Agent for the Applicant _____ Date 8/28/01

TRAFFIC IMPACT STUDY REQUIRED: YES NO BORDERLINE

PUBLIC WORKS DEPT. Transportation Development Division 1st Floor/Plaza del Sol 924-3900

THRESHOLDS MET? YES NO Previously studied Mitigating reasons for not requiring TIS:
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 updated or new TIS.

TRAFFIC ENGINEER Joseph D. Montano DATE August 29, 2001
for

AIR QUALITY IMPACT ASSESSMENT MAY BE REQUIRED

Section 14-16-3-14 of COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the zoning code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. No AQIA is required if associated TIS shows intersections functioning at level of service A, B or C.

IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. The applicant should call 768-2638 or 768-2600 to insure that input is received from the AQD during the scoping of the companion TIS. Note that any subsequent changes to the development proposal identified above may require an updated or new AQIA.

Required TIS and/or AQIA **must be completed prior to applying to 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

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

ANNEXATION AND ESTABLISHMENT OF ZONING

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

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

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

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

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

AMENDMENT TO ZONE MAP (ZONE CHANGE)

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

AMENDMENT TO SECTOR DEVELOPMENT PLAN

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

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

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

Ronald B. Beharman, PE.
 Applicant name (print)
8/30/01
 Applicant signature / date



Form revised December 2000

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

Application case numbers
0110 - 00000 - 01245

JM 8/30/01
 Planner signature / date
 Project # 1001446

21036
EPC

SITE DEVELOPMENT PLA 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)
- 8. Sheet Index

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: 11
 - 10. Handicapped parking, spaces required: 1
- B. Bicycle racks, spaces required: 1
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

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

D. Utilities

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

E. Phasing

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

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1 et.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.
- existing ← 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)

- 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

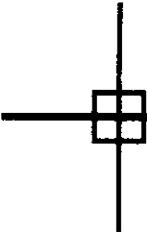
- 1. **Scale (minimum of 1/8" or as approved by Planning Staff).**
- 2. **Bar Scale**
- 3. **Facade orientation (elevation of all sides of the buildings)**
- 4. **Dimensions, to scale including overall height and width, and dimensions of major facade elements.**
- 5. **Location, material and colors of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



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 30, 2001

Ms. Elizabeth Begay, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Request for Zone Change Approval from R-1 to C-1
700 Montano, Lot 6A-1, North Fourth Street Homesite Addition
Zone Atlas Page F-14-Z

Dear Ms. Begay:

Tierra West LLC, on behalf of Dave Gonzales, owner and Nelse De Loach Jr., perspective buyer, requests approval of a Zone Change from R-1 to C-1 for 700 Montano Boulevard NW. The site is located on the south side of Montano Boulevard between Guadalupe Street and Fourth Street and contains 0.322± acres.

The site is currently a single-family house that faces Montano Boulevard. The purpose of this request is to allow the house to be converted to a Hair Salon to service the residents of the North Valley. Attached is the site plan showing the current layout and orientation of the site fronting onto Montano Boulevard.

Resolution 270-1980

Based upon Resolution 270-1980, we feel the zone change is appropriate under Section 1D (3). A different use category is more advantageous to the community, as articulated in the Comprehensive Plan, and the North Valley Area Plan. The zone change would be consistent with the health, safety, morals, and general welfare of the area's residents. The establishment of the project brings stability to the land use, and is not in substantial conflict with any adopted elements of the Comprehensive Plan and/or other approved plans in the City.

In specific, the policies identified in the Albuquerque/Bernalillo Comprehensive Plan, Goals and Policies section 5 d, j, k, and o are all appropriate for the zone change request.

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 concerns.

- 1) Assist area property owners, neighborhood groups, and developers with coordination and harmony of development plans through negotiation and public education.

Policy j

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

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

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 o

Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Possible Techniques

- 1) Address all facets of neighborhood economic development including business development, job creation, historic preservation, and commercial revitalization within a neighborhood context with a strong emphasis on citizen participation.

In addition, changed neighborhood conditions also apply under Section 1D(1). The area is changing based upon the adoption of the North Valley Area Plan. As anticipated in that plan a need for mix use in the North Valley Plan, Zoning and Land Use Policy, 3 (c) (i), refers to the promotion of commercial development and assisting existing and potential businesses with organization promotion efforts. This site sits by itself on Montano and will allow a small local business to operate in the area promoting shorter vehicular trips and potential pedestrian use.

The conversion of this use will not impact any of the existing utilities or other facilities in the neighborhood. Both water and sewer for the site exist and the project does not represent any additional impact to the system.

Should you have any further questions or need additional information regarding this request, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure (s)

cc: Dave Gonzales

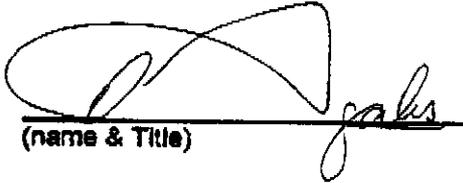
JN: 21056
RRB/ks

August 30, 2001

Re: Tract 6-A-1, North Fourth Street Homesite Addition (700 Montano)
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Owner/Developer, by contract, I hereby grant Ronald R. Bohannen and Tierra West, LLC to act as agent on behalf of David Gonzales, on matters pertaining to the development of Tract 6-A-1, North Fourth Street Homesite Addition project.


(name & Title)

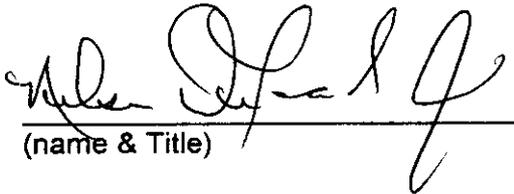
August 30, 2001
(Date)

July 19, 2001

Re: Tract 6-A-1, North Fourth Street Homesite Addition (700 Montano)
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Owner/Developer by contract, I hereby grant Ronald R. Bohannon and Tierra West, LLC to act as agent on behalf of Nelse De Loach Jr. on matters pertaining to the development of Tract 6-A-1, North Fourth Street Homesite Addition project.



(name & Title)

July 19, 2001
(Date)



City of Albuquerque

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

August 27, 2001

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **August 27, 2001:**

CONTACT NAME: KAREN STEWART

COMPANY OR AGENCY: TIERRA WEST, LLC
8509 JEFFERSON NE/87113
PHONE: 858-3100/FAX: 858-1118

contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **LOT 6A-1, NORTH FOURTH HOMESITE ADDITION LOCATED ON 700 MONTANO BLVD. NW BETWEEN 4TH STREET AND WILLA CANELA COURT NW** zone map F-14.

Our records indicate that as of **August 27, 2001**, there were no Recognized Neighborhood Associations in this area.

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

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningnrnaform(11/5/98)

PEACE BUILDERS

Project #1001446

FACILITATOR'S REPORT dated October 8, 2001

NO FACILITATED MEETING HELD

between Applicant/Agent: David and Rebecca Gonzales/Tierra West LLC
and

Neighborhood Association: Common Grounds (now defunct)/
Lisa Blair and Juanita Lujan

Facilitator: Kathleen B. Anthony

re: Project #1001446

in which Tierra West LLC, agent for David and Rebecca Gonzales, requests a zone map amendment from R-1 to C-1 for Lot 6-A-1, North Fourth Street Homesite Addition, located on Montano Road N.W. between Fourth Street and Villa Canela Court N.W. Lola Bird, Staff Planner

Comment: Ron Bohannon of Tierra West offered to meet with anyone who asked in regard to this application. Juanita Lujan, listed as a representative for the unrecognized Common Grounds NA, wished to make no comment for Common Grounds or for herself. Lisa Blair did not return facilitator's calls.

Kathleen B. Anthony

October 8, 2001

Ms. Elizabeth Begay, Chair
Environment Planning Commission
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Dear Ms. Begay:

I want to express my concern and opposition to a requested zoning change involving Project #1001446, Lot 6-A-1, located in the North Fourth Street Homesite Addition, on Montano Road NW between Fourth Street NW and Villa Canela Court NW. The request is for a zoning change from R-1 to C-1.

I live at 5500 Villa Canela Ct. NW. I can see the property in question from my home. The proposed zoning change would significantly imperil the rural character of the area, transforming it radically from a quality residential community to one dominated by commercial development.

Montano Street west of Fourth Street currently is a mix of a few commercial establishments, a church, and private homes. I am concerned that further commercialization of the street would do irreparable harm to its residential character, in effect, creating a "strip mall" type of development. There are plenty of areas where commercial strip malls and businesses dominate major arteries in the city, such as Juan Tabo, Eubank, and Coors Blvd. Please don't let Montano west of Fourth Street lose its special rural and residential character, only to become yet another faceless, characterless commercial boulevard. Those types of areas already abound throughout the city.

I must point out that I was not informed of this zoning request. I did not receive any notification through the mail. A neighbor brought it to my attention. I would request that I be informed of any future requests, changes, or decisions made by your commission regarding this property.

Sincerely,



Christine Marie Sierra, Ph.D.
5500 Villa Canela Court NW
Albuquerque, NM 87107-5266
Phone: 341-4716

Chair Elizabeth Begay
Environment Planning Commission
Planning Department
PO Box 1293
Albuquerque, NM 87103

October 8, 2001

Dear Ms Begay,

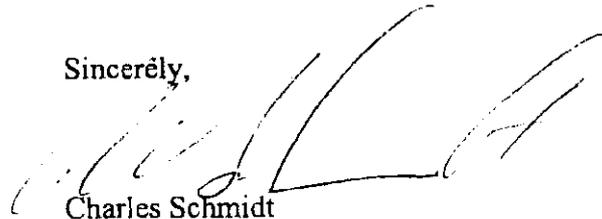
As a resident in the immediate area of project #1001446, I wish to protest the proposed zoning change from R-1 to C-1.

My opposition is based on the following:

- Removal of properties from residential zoning in the North Valley contributes to the loss of potential home sites in the city and further encourages residents to move to outlying areas.
- Many properties in the area, specifically along 4th and 2nd streets, are already zoned for commercial or special use and several are currently available for sale.
- Montano Road, as a primary access road to and from Rio Rancho, would become more hazardous with the addition of traffic turning into and off of the road into businesses located on Montano Road.
- This specific location has a bicycle path directly in front of the proposed business increasing danger to bicyclists

I intend to attend the public hearing regarding this project on October 18th, 2001 and will speak if time permits. Thank you for your attention.

Sincerely,



Charles Schmidt

5509 Villa Panola Ct NW
Albuquerque, NM 87107
505-341-1972

Chair Elizabeth Begay
Environment Planning Commission
Planning Department
PO Box 1293
Albuquerque, NM 87103

October 8, 2001

Dear Ms Begay,

As a resident in the immediate area of project #1001446, I wish to protest the proposed zoning change from R-1 to C-1.

My opposition is based on the following:

- Removal of properties from residential zoning in the North Valley contributes to the loss of potential home sites in the city and further encourages residents to move to outlying areas.
- Many properties in the area, specifically along 4th and 2nd streets, are already zoned for commercial or special use and several are currently available for sale.
- Montano Road, as a primary access road to and from Rio Rancho, would become more hazardous with the addition of traffic turning into and off of the road into businesses located on Montano Road.
- This specific location has a bicycle path directly in front of the proposed business increasing danger to bicyclists

Thank you for your attention.

Sincerely,



Sharon J. Schmidt

5509 Villa Cordoba Ct NW
Albuquerque, NM 87107
505-341-1972

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

Meeting Date: Oct 18, 2001

Zone Atlas Page: E-14-Z

Notification Radius: 100 Ft.

App# <u>0110-NM-01245</u>
Proj# <u>1001446</u>
Other#

Cross Reference and Location: _____

Applicant: David & Rebecca Gonzales

Address: 5925 Edith Blvd NE, 87110

Agent: Tierra West, LLC

Address: 8509 Jefferson NE, 87113

SPECIAL INSTRUCTIONS

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

Date Mailed: Oct 2, 2001

Signature: [Handwritten Signature]

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
E-14	104401	337-2100	415-14	✓ M	104401	384-248	416	15 ✓
		340-254	13	✓		384-251		14 ✓
		331-273	15	✓ M		385-254		10 ✓
		330-240	23	✓ M		385-257		18 ✓
		329-258	21	✓ M		385-259		19 ✓
		328-251	25	✓		388-217		20 ✓
		321-244	21	✓		388-219		21 ✓
		324-237	27	✓		389-249		22 ✓
		315-246	24	✓		378-222		28 ✓
		316-237	29	✓ M		380-229		57 ✓
		317-211	30	✓		381-230		58 ✓
		318-275	31	✓ M		382-233		59 ✓
		324-214	16	✓		382-215		55 ✓
		334-235	21	✓		317-21	101	09 ✓
		382-235	416-240	✓		327-220		22 ✓
		383-238	101	✓		352-247		10 ✓
		383-240	102	✓		382-254		12 ✓
		383-242	103	✓		384-217		13 ✓
		384-245	104	✓		391-270		32 ✓

1014061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101406133726041914 LEGAL: LT 6 A (R EPL OF LT 6) NORTH 4TH STREET HOMESITES AD LAND USE:

PROPERTY ADDR: 00000 700 MONTANO

OWNER NAME: GONZALES DAVID X & REBECCA M &

OWNER ADDR: 05925 EDITH

BL NE ALBUQUERQUE NM 87107

101406136025641913 LEGAL: LT 5 A PL AT OF LTS 5A & 5B NORTH FOURTH STREET HOME LAND USE:

PROPERTY ADDR: 00000 602 MONTANO RD NW

OWNER NAME: KENNEDY JOHN W & GEORGIANA M

OWNER ADDR: 00000 PO BOX 6526

ALBUQUERQUE NM 87197

101406133127341915 LEGAL: LOT 1 PL AT OF VILLA CANELA ADDN (REPLAT OF LOT 7-A LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: GONZALES DAVID X & REBECCA M

OWNER ADDR: 05925 EDITH

NE ALBUQUERQUE NM 87107

101406133026641923 LEGAL: LOT 2 PL AT OF VILLA CANELA ADDN (REPLAT OF LOT 7-A LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: KAUFMAN & BROAD OF NM INC

OWNER ADDR: 04921 ALEXANDER

BL NE ALBUQUERQUE NM 87107

101406132925841924 LEGAL: LOT 3 PL AT OF VILLA CANELA ADDN (REPLAT OF LOT 7-A LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: KAUFMAN & BROAD OF NM INC

OWNER ADDR: 04921 ALEXANDER

BL NE ALBUQUERQUE NM 87107

101406132825141925 LEGAL: LOT 4 PL AT OF VILLA CANELA ADDN (REPLAT OF LOT 7-A LAND USE:

PROPERTY ADDR: 00000 5508 VILLA CANELA CT NW

OWNER NAME: WILLMARTH NILA L

OWNER ADDR: 05508 VILLA CANELA

CT NW ALBUQUERQUE NM 87107

101406132624441926 LEGAL: LOT 5 PL AT OF VILLA CANELA ADDN (REPLAT OF LOT 7-A LAND USE:

PROPERTY ADDR: 00000 5504 VILLA CANELA CT NW

OWNER NAME: PICKETT MARVIN K & KAY PRICE

OWNER ADDR: 05504 VILLA CANELA

CT NW ALBUQUERQUE NM 87107

101406132423741927 LEGAL: LOT 6 PL AT OF VILLA CANELA ADDN (REPLAT OF LOT 7-A LAND USE:

PROPERTY ADDR: 00000 5500 VILLA CANELA NW

OWNER NAME: INGWECO LTD PARTNERSHIP

OWNER ADDR: 00200 34TH

ST W ANCHORAGE AK 99503

101406131524041928 LEGAL: LOT 7 PL AT OF VILLA CANELA ADDN (REPLAT OF LOT 7-A LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: HOMES BY MARIE I INC
OWNER ADDR: 00000 PO BOX 2777 CORRALES NM 87048

101406131625741929
LEGAL: LOT 8 PL AT OF VILLA CANELA ADDN (REPLAT OF LOT 7-A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: KAUFMAN & BROAD OF NM INC
OWNER ADDR: 04921 ALEXANDER BL NE ALBUQUERQUE NM 87107

101406131726641930
LEGAL: LOT 9 PL AT OF VILLA CANELA ADDN (REPLAT OF LOT 7-A LAND USE:
PROPERTY ADDR: 00000 5515 VILLA CANELA CT NW
OWNER NAME: MARTIN FLORENCE I
OWNER ADDR: 05515 VILLA CANELA NW ALBUQUERQUE NM 87107

10140613827541931 LEGAL: LT 1 0 PL AT OF VILLA CANELA ADDN (REPLAT OF LOT 7-A LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: KAUFMAN & BROAD OF NM INC
 OWNER ADDR: 04921 ALEXANDER BL NE ALBUQUERQUE NM 87107

101406130426441916 LEGAL: LT 8 (EX EPT NLY PORT OUT TO R/W & NLY PORT) NORT LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WHITING CLIFFORD RD NW ALBUQUERQUE NM 87107
 OWNER ADDR: 00810 MONTANO

101406133423541901 LEGAL: LT A 1 C O F REPLAT OF LOT A1 LANDS OF JOHN MARTINEZ LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GUTIERREZ FRED D ETUX NW ALBUQUERQUE NM 87107
 OWNER ADDR: 05400 NINTH

101406138223541660 LEGAL: * 56 AME NDED MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 5419 SIXTH ST NW
 OWNER NAME: WOOD D'AUNA FAY NE ALBUQUERQUE NM 87109
 OWNER ADDR: 06661 RUBY

101406138323841661 LEGAL: * 57 AME NDED MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 6TH ST NW
 OWNER NAME: STARLIGHT ENTERPRISES NE ALBUQUERQUE NM 87112
 OWNER ADDR: 08400 MENAUL

101406138324041662 LEGAL: * 58 AME NDED MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 5427 SIXTH ST NW
 OWNER NAME: MOYA HAROLD R JR NW ALBUQUERQUE NM 87120
 OWNER ADDR: 05427 SIXTH

101406138324241663 LEGAL: * 59 AME NDED MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 5431 SIXTH ST NW
 OWNER NAME: SALAZ MARIELA L ST NW ALBUQUERQUE NM 87107
 OWNER ADDR: 05431 SIXTH

101406138424541664 LEGAL: * 60 AME NDED MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 5435 SIXTH ST NW
 OWNER NAME: ZMROCEZEK SUSAN D ST NW ALBUQUERQUE NM 87105
 OWNER ADDR: 05435 SIXTH

101406138424841665 LEGAL: * 61 AME NDED MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 5439 SIXTH ST NW
 OWNER NAME: MEHRENS KIM B & LAURA ANN

OWNER ADDR: 05439 6TH ST NW ALBUQUERQUE NM 87107

101406138425141666 LEGAL: * 62 AWE NDED MONTANO VILLAGE LAND USE:
PROPERTY ADDR: 00000 5443 SIXTH ST NW
OWNER NAME: PARKS THOMAS W
OWNER ADDR: 00028 UPTON ST BOSTON MA 02118

101406138525441667 LEGAL: * 63 AWE NDED MONTANO VILLAGE LAND USE:
PROPERTY ADDR: 00000 SIXTH ST NW
OWNER NAME: SHERIFF RANDALL R ETUX
OWNER ADDR: 03507 CALIFORNIA NE ALBUQUERQUE NM 87110

101406138525641668 LEGAL: * 64 AMENDED MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 SIXTH ST NW
 OWNER NAME: MOUNGER ROGER K & KAREN A
 OWNER ADDR: 05451 6TH ST NW ALBUQUERQUE NM 87107

101406138525941669 LEGAL: * 65 AMENDED MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 5455 6TH ST NW
 OWNER NAME: CORRALES JOE F & CARLA
 OWNER ADDR: 05455 6TH ST NW ALBUQUERQUE NM 87107

101406138326741670 LEGAL: * 66 OF A N AMENDED PLAT OF TR A MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 5459 SIXTH ST NW
 OWNER NAME: ARCHULETA DAVID G & SANDRA E
 OWNER ADDR: 05459 SIXTH ST NW ALBUQUERQUE NM 87107

101406138026941671 LEGAL: TR B -1 R EPL OF TR B CO-CON COMMERCIAL ADDN EXC THE LAND USE:
 PROPERTY ADDR: 00000 524 MONTANO NW
 OWNER NAME: CABITTO WILMA
 OWNER ADDR: 01512 GREAT OWL PLACE SANTA ROSA CA 95409

101406138726941672 LEGAL: * 67 OF A N AMENDED PLAT OF TR A MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: BURAND WILLOW M & JEAN K
 OWNER ADDR: 07201 PROSPECT PL NE ALBUQUERQUE NM 87110

101406137822241656 LEGAL: * 52 AMENDED MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 5401 SIXTH ST NW
 OWNER NAME: ULIBARRI MARCIA C
 OWNER ADDR: 05401 SIXTH ST NW ALBUQUERQUE NM 87107

101406138022741657 LEGAL: * 53 AMENDED MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 5405 SIXTH ST NW
 OWNER NAME: GALARZA LUIS A JR & SONIA
 OWNER ADDR: 05405 6TH ST NW ALBUQUERQUE NM 87107

101406138123041658 LEGAL: * 54 AMENDED MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MONTOLA JERRY T & TRACY
 OWNER ADDR: 00610 GUADALUPE CT NW ALBUQUERQUE NM 87114

101406138223341659 LEGAL: * 55 AMENDED MONTANO VILLAGE LAND USE:
 PROPERTY ADDR: 00000 5415 6TH ST NW
 OWNER NAME: GARCIA GERALDINE

OWNER ADDR: 05415 6TH ST NW ALBUQUERQUE NM 87107

101406138021841655 LEGAL: * 51 ANE NDED MONTANO VILLAGE LAND USE:

PROPERTY ADDR: 00000 572 BERRY RD NW

OWNER NAME: DEWITT CLARENCE W

OWNER ADDR: 00572 BERRY RD NW ALBUQUERQUE NM 87107

101406131730110109 LEGAL: LT 1 1A P LAT OF LTS 10A, 10B, 11-A & 11B ZAPF-VAN A LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: VIGIL ROBERT J &

OWNER ADDR: 01225 RIO GRANDE BL NW ALBUQUERQUE NM 87104

101406132730010122 LEGAL: LT 1 0A P LAT OF LTS 10A, 10B, 11-A & 11B ZAPF-VAN A LAND USE:
 PROPERTY ADDR: 00000 719 MONTANO RD NW
 OWNER NAME: PAUZAR THOMAS & LISA ANN
 OWNER ADDR: 00719 MONTANO NW ALBUQUERQUE NM 87107

101406135229710110 LEGAL: LT 9 A PL AT OF LTS 9A, 9B & 9C ZAPF-VAN ADDN #10 BE LAND USE:
 PROPERTY ADDR: 00000 601 MONTANO RD NW
 OWNER NAME: ST MICHAELS EPISCOPAL CHURCH
 OWNER ADDR: 00601 MONTANO RD NW ALBUQUERQUE NM 87107

101406138030810112 LEGAL: LT 5 -A P LAT OF LT 5A & 5B ZAMP-VAN ADDN #10 BEING LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: M R G C D
 OWNER ADDR: 00000 PO BOX 581 ALBUQUERQUE NM 87107

101406138830710113 LEGAL: LT 4 A PL AT OF LTS 4A & 4B ZAPF-VAN ADDN #10 LAND USE:
 PROPERTY ADDR: 00000 535 MONTANO RD NW
 OWNER NAME: STACK CONRAD J
 OWNER ADDR: 00535 MONTANO RD NW ALBUQUERQUE NM 87107

101406138632610132 LEGAL: * 01 2 00 1LEATHERWOOD ADDN
 PROPERTY ADDR: 00000 470 GENE AVE NW
 OWNER NAME: WEBSTER ALBERT R ETUX
 OWNER ADDR: 00470 GENE AV NW ALBUQUERQUE NM 87107

101406137232610134 LEGAL: * 27 A GE NE POR LOT 27A LAND USE:
 PROPERTY ADDR: 00000 502 GORRY CT NW
 OWNER NAME: BEHREND ROBERT F ETUX
 OWNER ADDR: 04516 JUPITER ST NW ALBUQUERQUE NM 87107

101406136532110135 LEGAL: * 26 A GE NE ADDN REPLAT LAND USE:
 PROPERTY ADDR: 00000 504 GORRY CT NW
 OWNER NAME: BROOKS RICHARD V & SHERRY L
 OWNER ADDR: 00504 GORRY CT NW ALBUQUERQUE NM 87107

101406135732310136 LEGAL: * 25 A GE NE ADDN LAND USE:
 PROPERTY ADDR: 00000 506 GORRY CT NW
 OWNER NAME: LUCERO P GLORIA
 OWNER ADDR: 00506 GORRY CT NW ALBUQUERQUE NM 87107

101406135132910137 LEGAL: * 24 A GE NE ADDN LAND USE:
 PROPERTY ADDR: 00000 508 GORRY CT NW
 OWNER NAME: SANCHEZ KRAIG A & TRACI L

OWNER ADDR: 00508 GORRY CT NW ALBUQUERQUE NM 87107

101406134032910142 LEGAL: * 19 A GE NE ADDN LAND USE:

PROPERTY ADDR: 00000 524 GENE CT NW

OWNER NAME: PUMPER CHARLES A ETUX

OWNER ADDR: 00524 GENE CT NW ALBUQUERQUE NM 87107

101406133432610143 LEGAL: * 18 A GE NE ADDN LAND USE:

PROPERTY ADDR: 00000 526 GENE CT NW

OWNER NAME: CAMERON DANIEL R

OWNER ADDR: 00526 GENE CT NW ALBUQUERQUE NM 87107

101406132732610144

LEGAL: GENE ADD N REPLAT OF PORTIONS OF LOT 17A
PROPERTY ADDR: 00000 528 GENE CT NW
OWNER NAME: GONZALES LYDIA
OWNER ADDR: 00528 GENE

LAND USE:

CT NW ALBUQUERQUE NM 87107

R E C O R D S W I T H L A B E L S

PAGE

Proj# 1001446

TIERRA WEST, LLC
8509 JEFFERSON ST. NE
ALBUQUERQUE, NM 87113

101406133026641923

KAUFMAN & BROAD OF NM INC
4921 ALEXANDER BL NE
ALBUQUERQUE NM 87107

101406132423741927

INGWECO LTD PARTNERSHIP
200 34TH ST W
ANCHORAGE AK 99503

101406130426441916

WHITING CLIFFORD
810 MONTANO RD NW
ALBUQUERQUE NM 87107

101406138323841661

STARLIGHT ENTERPRISES
8400 MENAUL NE
ALBUQUERQUE NM 87112

101406138424541664

ZMROCEZEK SUSAN D
5435 SIXTH ST NW
ALBUQUERQUE NM 87105

101406138525441667

SHERIFF RANDALL R ETUX
3507 CALIFORNIA NE
ALBUQUERQUE NM 87110

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ARCHULETA DAVID G & SANDRA E
5459 SIXTH ST NW
ALBUQUERQUE NM 87107

101406137822241656

ULIBARRI MARCIA C
5401 SIXTH ST NW
ALBUQUERQUE NM 87107

101406138223341659

GARCIA GERALDINE
5415 6TH ST NW
ALBUQUERQUE NM 87107

Proj# 1001446

GONZALES DAVID & REBECCA
5925 EDITH BLVD NE
ALBUQUERQUE NM 87110

101406132825141925

WILLMARTH NILA L
5508 VILLA CANELA CT NW
ALBUQUERQUE NM 87107

101406131524041928

HOMES BY MARIE IINC
PO BOX 2777
CORRALES NM 87048

101406133423541901

GUTIERREZ FRED D ETUX
5400 NINTH NW
ALBUQUERQUE NM 87107

101406138324041662

MOYA HAROLD R JR
5427 SIXTH NW
ALBUQUERQUE NM 87120

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MEHRENS KIM B & LAURA ANN
5439 6TH ST NW
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1512 GREAT OWL PLACE
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GALARZA LUIS A JR & SONIA
5405 6TH ST NW
ALBUQUERQUE NM 87107

101406138021841655

DEWITT CLARENCE W
572 BERRY RD NW
ALBUQUERQUE NM 87107

101406136025641913

KENNEDY JOHN W & GEORGIANA M
PO BOX 6526
ALBUQUERQUE NM 87197

101406132624441926

PICKETT MARVIN K & KAY PRICE
5504 VILLA CANELA CT NW
ALBUQUERQUE NM 87107

101406131726641930

MARTIN FLORENCE I
5515 VILLA CANELA NW
ALBUQUERQUE NM 87107

101406138223541660

WOOD D'AUNA FAY
6661 RUBY NE
ALBUQUERQUE NM 87109

101406138324241663

SALAZ MARIELA L
5431 SIXTH ST NW
ALBUQUERQUE NM 87107

101406138425141666

PARKS THOMAS W
28 UPTON ST
BOSTON MA 02118

101406138525941669

CORRALES JOE F & CARLA
5455 6TH ST NW
ALBUQUERQUE NM 87107

101406138726941672

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7201 PROSPECT PL NE
ALBUQUERQUE NM 87110

101406138123041658

MONTOYA JERRY T & TRACY
610 GUADALUPE CT NW
ALBUQUERQUE NM 87114

101406131730110109

VIGIL ROBERT J &
1225 RIO GRANDE BL NW
ALBUQUERQUE NM 87104

101406132730010122

PAUZAR THOMAS & LISA ANN
719 MONTANO NW
ALBUQUERQUE NM 87107

101406138830710113

STACK CONRAD J
535 MONTANO RD NW
ALBUQUERQUE NM 87107

101406136532110135

BROOKS RICHARD V & SHERRY L
504 GORRY CT NW
ALBUQUERQUE NM 87107

101406134032910142

PUMPER CHARLES A ETUX
524 GENE CT NW
ALBUQUERQUE NM 87107

101406135229710110

ST MICHAELS EPISCOPAL CHURCH
601 MONTANO RD NW
ALBUQUERQUE NM 87107

101406138632610132

WEBSTER ALBERT R ETUX
470 GENE AV NW
ALBUQUERQUE NM 87107

101406135732310136

LUCERO P GLORIA
506 GORRY CT NW
ALBUQUERQUE NM 87107

101406133432610143

CAMERON DANIEL R
526 GENE CT NW
ALBUQUERQUE NM 87107

101406138030810112

M R G C D
PO BOX 581
ALBUQUERQUE NM 87107

101406137232610134

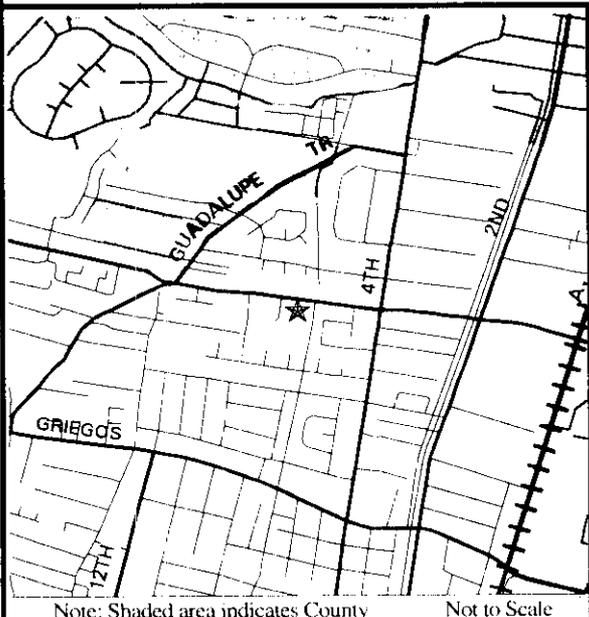
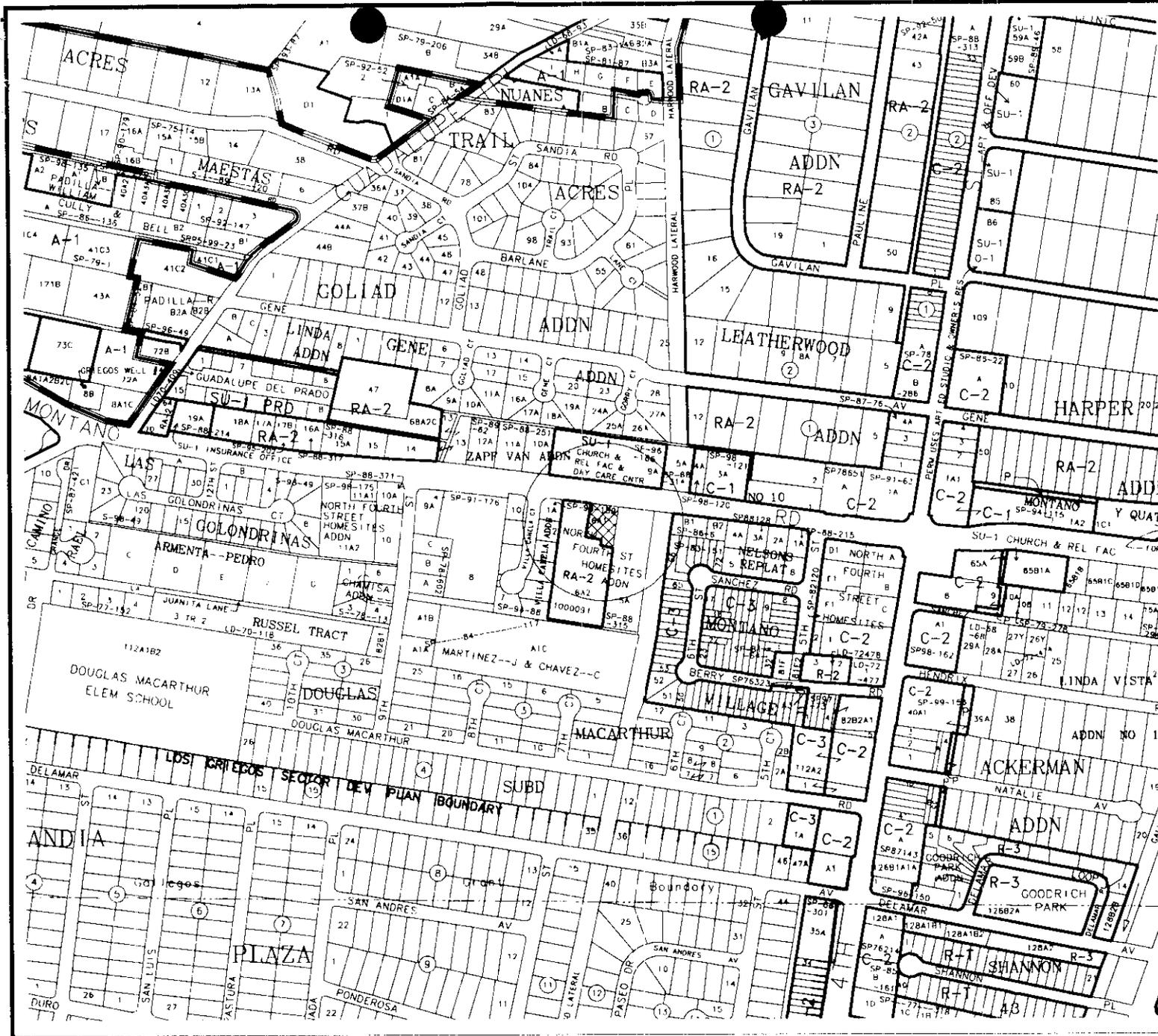
BEHREND ROBERT F ETUX
4516 JUPITER ST NW
ALBUQUERQUE NM 87107

101406135132910137

SANCHEZ KRAIG A & TRACI L
508 GORRY CT NW
ALBUQUERQUE NM 87107

101406132732610144

GONZALES LYDIA
528 GENE CT NW
ALBUQUERQUE NM 87107



ZONING MAP



Scale 1" = 525'

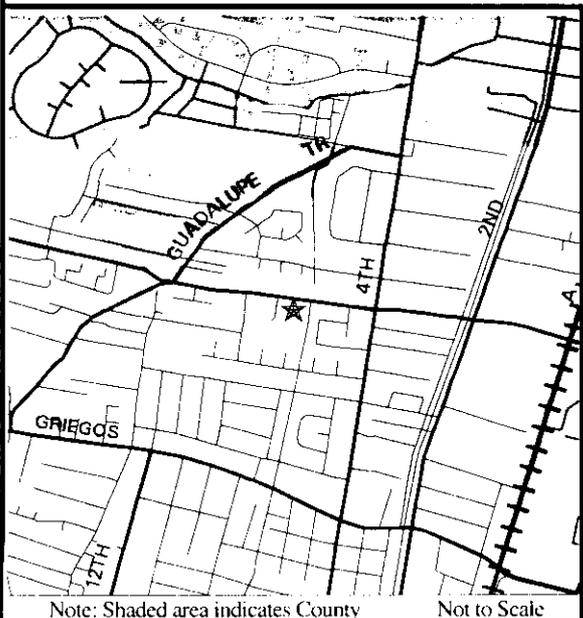
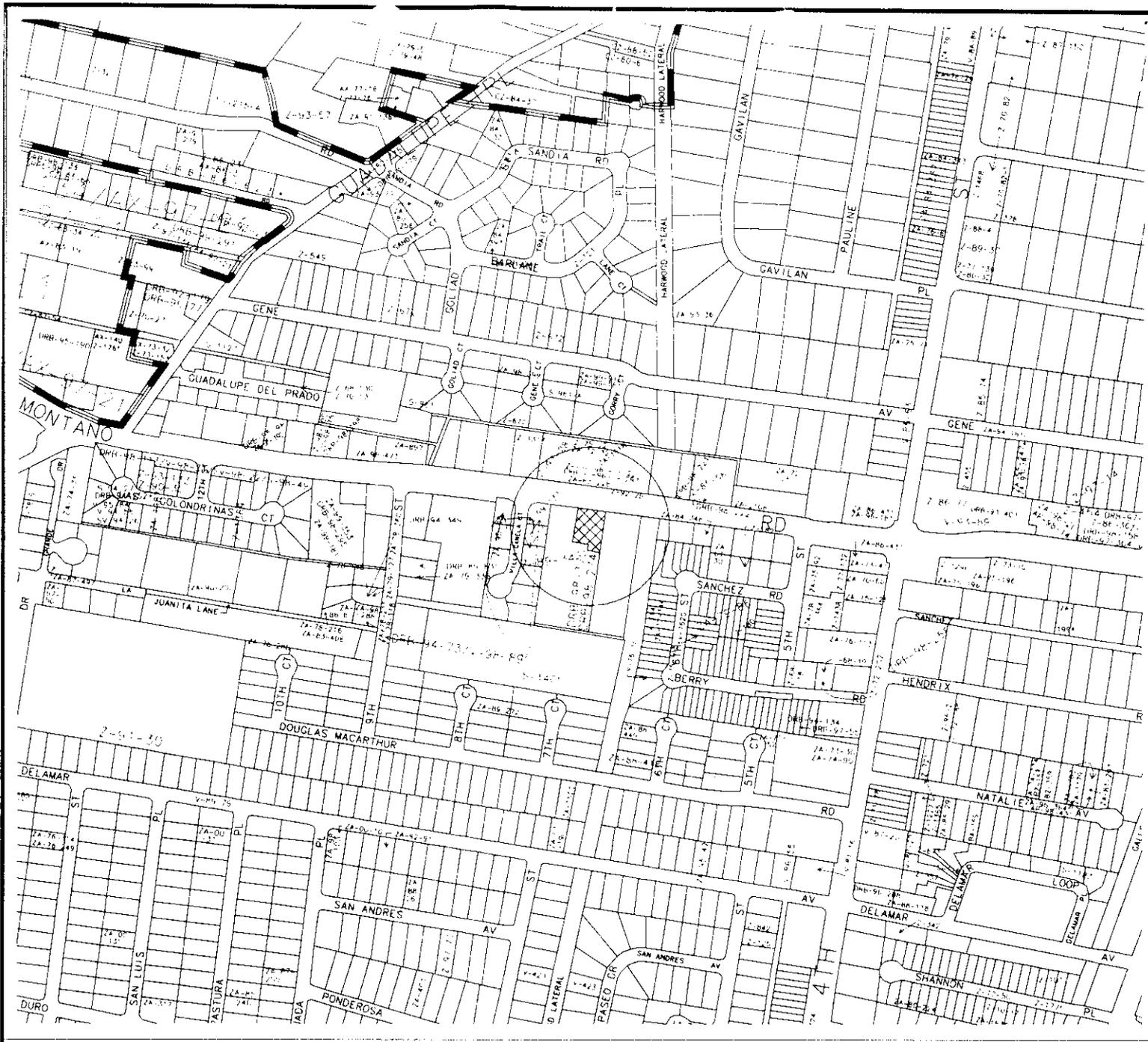
PROJECT NO.
1001446

HEARING DATE
10-18-01

MAP NO.
F-14

APPLICATION NO.
01110-00000-01245

Note: Shaded area indicates County Not to Scale



HISTORY MAP



Scale 1" = 525'

PROJECT NO.
1001446

HEARING DATE
10-18-01

MAP NO.
F-14

APPLICATION NO.
01110-00000-01245

Note: Shaded area indicates County

Not to Scale

PERSONS WHO SPOKE IN OPPOSITION TO THE REQUEST:

Rose Fernandez, 5504 Villa Canela Court, NW, Albuquerque, NM 87107
Christine Sierra, 5500 Villa Canela Court NW, Albuquerque, NM 87107-5266
Charles Schmidt, 5509 Villa Canela Court NW, Albuquerque, NM 87107-5266

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01110-01245, zone map amendment from R-1 to SU-1 for a Beauty Shop for Lot 6-A-1, North Fourth Street Homesite Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from R-1 to SU-1 for Hair Salon, for a 0.3-acre property located on Montano Road NW, between Fourth and Villa Canela Court NW.
2. This request complies with the goals and polices of the *Comprehensive Plan* which require development to respect existing neighborhood values.
3. This request complies with the goals and policies of the *North Valley Area Plan* by maintaining the rural flavor of the North Valley and promoting pedestrian and bicycle access.
4. The applicant has adequately justified why the existing zoning is inappropriate, per *Resolution 270-1980* and that a different use category is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan* Section 1D(3), and that changed neighborhood conditions justify the zone change (Section 1D(1)).
5. The request meets the criteria for approval of a spot zone, as outlined in *Resolution 270-1980* Section 1L(1), as the increased traffic on Montano Road creates changed conditions and the request complies with polices and goals of the *Comprehensive Plan* and the *North Valley Area Plan*.

CONDITIONS:

1. A site development plan shall be submitted to and approved by the EPC within six months.

MOVED BY COMMISSIONER McMAHAN
SECONDED BY COMMISSIONER SERRANO

MOTION CARRIED UNANIMOUSLY

13. ~~01128-01246~~ Dekker Perich Sabatini agents for Wells Fargo Bank NM, request approval of a site development plan for building permit Lot 2A, North ~~Project #16-0163~~ Albuquerque Acres, La Cueva Town Center, located on Wyoming between Paseo del Norte and Carmel Avenue, containing approximately 1.51 acres. (C-19) Deborah Stover, Staff Planner

6. The submitted "Exhibit A" contains all of the information required for and is acceptable as a site development plan for subdivision for Lot A2, Taylor – Joel P and corresponds to the recommended *SU-1 for RA-1 uses and the Processing, Manufacturing, Treatment and Sale of Herbal Products* zoning.
7. The submitted site plan for Lot 13, Black Ranch, Partition of contains all of the information required for and is acceptable as a site development plan for subdivision and corresponds to the recommended *SU-1 for C-1 Uses and Restaurant with Liquor for On-premise Consumption* zoning. It includes the specific conditions relating to building location, noise, lighting, etc. that were required by the County to mitigate the concerns of the adjoining neighbors. The submittal modifies the County conditions to comply with current City of Albuquerque policies. Additionally, the Calabacillas Pueblo archaeological site, located on the site and the adjoining site to the east, is adequately identified for preservation, additional archeological testing, and dedication to an appropriate agency.

CONDITIONS:

1. The submitted "Exhibit A" contains all of the information required for and is accepted as the site development plan for subdivision for Lot A2, Taylor – Joel P. Final sign-off the Development Review Board is required.
2. The submitted site plan for Lot 13, Black Ranch, Partition of contains all of the information required for and is accepted as the site development plan for subdivision. Final sign-off the Development Review Board is required.

MOVED BY COMMISSIONER SERRANO
SECONDED BY COMMISSIONER BRISCOE

MOTION CARRIED UNANIMOUSLY

12. ~~0111001245~~ Tierra West LLC, agents for David & Rebecca Gonzales, request a zone map amendment from R-1 to C-1 for Lot 6-A-1, North Fourth Street Homesite Addition, located on Montano Road NW between Fourth Street NW and Villa Canela Court NW, containing approximately 0.322 acres. (F-14) Lola Bird, Staff Planner
~~Project #1001446~~

STAFF PRESENT:

Lola Bird, Planner

PERSONS WHO SPOKE IN FAVOR OF THE REQUEST:

Ron Bohannon, agent, 8509 Jefferson, NE
David Gonzales, 914 Montano, NW



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

July 31, 2003

David & Rebecca Gonzales
5924 Edith Blvd. SW
Albuq. NM 87107

CERTIFICATE OF ZONING

FILE: 01110 01245 (Project 1001446)
DATE OF FINAL ACTION: October 18, 2001
LEGAL DESCRIPTION: Lot 6-A-1, North Fourth
Street Homesite Addition, located on Montano Road
NW between Fourth Street NW and Villa Canela
Court NW, Containing approximately 0.322 acres.
(F-14) Lola Bird, Staff Planner

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

FROM R-1
TO SU-1 for a Beauty Shop

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

Sincerely,

Victor Chavez
Planning Director

VC/ac

cc: Zoning Code Services Division
Neal Weinberg, AGIS Division



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

Date: October 22, 2001

David & Rebecca Gonzales
5924 Edith Blvd., NW
Albuquerque, NM 87107

OFFICIAL NOTIFICATION OF DECISION

FILE: 01110-01245 (Project 1001446)

LEGAL DESCRIPTION: request a zone map amendment from R-1 to C-1 for Lot 6-A-1, North Fourth Street Homesite Addition, located on Montano Road NW between Fourth Street NW and Villa Canela Court NW, containing approximately 0.322 acres. (F-14)
Lola Bird, Staff Planner

On October 18, 2001, the Environmental Planning Commission voted to approve 01110-01245, zone map amendment from R-1 to SU-1 for a Beauty Shop for Lot 6-A-1, North Fourth Street Homesite Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from R-1 to SU-1 for Hair Salon, for a 0.3-acre property located on Montano Road NW, between Fourth and Villa Canela Court NW.
2. This request complies with the goals and polices of the *Comprehensive Plan* which require development to respect existing neighborhood values.
3. This request complies with the goals and policies of the *North Valley Area Plan* by maintaining the rural flavor of the North Valley and promoting pedestrian and bicycle access.
4. The applicant has adequately justified why the existing zoning is inappropriate, per *Resolution 270-1980* and that a different use category is more advantageous to the community as articulated in the *Comprehensive Plan* and the *North Valley Area Plan* Section 1D(3), and that changed neighborhood conditions justify the zone change (Section 1D(1)).

OFFICIAL NOTIFICATION OF DECISION
01110-01245 (Project 1001446)
OCTOBER 18, 2001
PAGE 2

5. The request meets the criteria for approval of a spot zone, as outlined in *Resolution 270-1980* Section 1L(1), as the increased traffic on Montano Road creates changed conditions and the request complies with polices and goals of the *Comprehensive Plan* and the *North Valley Area Plan*.

CONDITIONS:

1. A site development plan shall be submitted to and approved by the EPC within six months.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY NOVEMBER 2, 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 NOTIFICATION OF DECISION
01110-01245 (Project 1001446)
OCTOBER 18, 2001
PAGE 3

Sincerely,


for Robert R. McCabe, AIA, APA
Planning Director

RM/LB/nat

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Christine Marie Sierra Ph.D., 5500 Villa Canela Court NW, Albuquerque, NM 87107-5266
Charles and Sharon Schmidt, 5509 Villa Canela Court NW, Albuquerque, NM 87107-5266
Florence Martin, 5515 Villa Canela Court, NW, Albuquerque, NM 87107
Ron & Rose Fernandez, 5504 Villa Canela Court, NW, Albuquerque, NM 87107
Nila Willmarth, 5505 Villa Canela Court, NW, Albuquerque, NM 87107



City of Albuquerque

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

August 27, 2001

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **August 27, 2001:**

CONTACT NAME: KAREN STEWART

COMPANY OR AGENCY: TIERRA WEST, LLC
8509 JEFFERSON NE/87113
PHONE: 858-3100/FAX: 858-1118

contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **LOT 6A-1, NORTH FOURTH HOMESITE ADDITION LOCATED ON 700 MONTANO BLVD. NW BETWEEN 4TH STREET AND WILLA CANELA COURT NW** zone map F-14.

Our records indicate that as of **August 27, 2001**, there were no Recognized Neighborhood Associations in this area.

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

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningnrnaform(11/5/98)

TERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION
FAX: 924-3913 TOTAL OF (2) PAGES

From: KAREN STEWART

Subject: HOMEOWNERS ASSOCIATION INFORMATION JN: 21056

Date: August 27, 2001

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:
LOT 6A-1, NORTH FOURTH HOMESITE ADDITION**

LOCATED ON 700 MONTANO BOULEVARD NW
LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN 4TH STREET NW AND WILLA CANELA COURT NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:

(F-14).

ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE
TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.
THANK YOU.

MESSAGE CONFIRMATION

AUG-27-2001 11:13AM MON

FAX NUMBER: 8581118
NAME : TIERRA WEST LLC

NAME/NUMBER : 9243913
PAGE : 002
START TIME : AUG-27-2001 11:11AM MON
ELAPSED TIME : 01'48"
MODE : G3 STD ECM
RESULTS : [O.K]

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION
FAX: 924-3913 TOTAL OF (2) PAGES
From: KAREN STEWART
Subject: HOMEOWNERS ASSOCIATION INFORMATION JN: 21056
Date: August 27, 2001

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:
LOT 6A-1, NORTH FOURTH HOMESITE ADDITION

LOCATED ON 700 MONTANO BOULEVARD NW
LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN 4TH STREET NW AND WILLA CANELA COURT NW
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:

(F-14)
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

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THANK YOU.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form	ZONING	Supplemental form
___ Major Subdivision action	S	___ Annexation & Zone Establishment	Z
___ Minor Subdivision action		___ Sector Plan	
___ Vacation	V	<input checked="" type="checkbox"/> Zone Change	
___ Variance (Non-Zoning)		___ Text Amendment	
		___ Special Exception	E
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
___ ...for Subdivision Purposes		___ Decision by: DRB, EPC,	
___ ...for Building Permit		LUCC, Planning Director or Staff,	
___ IP Master Development Plan		ZHE, Zoning Board of Appeals	
___ 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: DAVID & Rebecca Gonzales PHONE: _____
 ADDRESS: 5925 EDITH BLVD FAX: _____
 CITY: ABQ STATE NM ZIP 871 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): TERRA WEST LLC PHONE: 858-3100
 ADDRESS: _____ FAX: 858-1118
 CITY: _____ STATE _____ ZIP _____ E-MAIL: twllc@

DESCRIPTION OF REQUEST: ZONE CHANGE FROM R-1 TO C-1

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. 6-A-1 Block: _____ Unit: _____
 Subdiv. / Addn. NORTH FOURTH STREET HOMESITE ADDN.
 Current Zoning: R-1 Proposed zoning: C-1
 Zone Atlas page(s): F-14 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 0.322± Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 101406133726041914 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 700 MONTANO Rd. NW
 Between: Fourth St NW and Villa Canera Court NW

CASE HISTORY: NORTH VALLEY

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): DRB98-274

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

SIGNATURE [Signature] DATE 8/30/01
 (Print) Ronald B. Bohannon, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised December 2000

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01110 - 00000 - 01245</u>	<u>ZMA</u>	<u>Z</u>	\$ <u>220</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>Adv</u>		\$ <u>75</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>10-3-01</u>			Total
	<u>Oct 18 2001</u>			\$ <u>295</u>

[Signature] 8/30/01
 Planner signature / date

Project # 1001446

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

ANNEXATION AND ESTABLISHMENT OF ZONING

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

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

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

AMENDMENT TO ZONE MAP (ZONE CHANGE)

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

AMENDMENT TO SECTOR DEVELOPMENT PLAN

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

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

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

Ronald B. Bohannon, P.E.
 Applicant name (print)
8/30/01
 Applicant signature / date



Form revised December 2000

JM 8/30/01
 Planner signature / date

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
01110 - 00000 - 01245

Project # 1001446

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 30, 2001

Ms. Elizabeth Begay, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Request for Zone Change Approval from R-1 to C-1
700 Montano, Lot 6A-1, North Fourth Street Homesite Addition
Zone Atlas Page F-14-Z

Dear Ms. Begay:

Tierra West LLC, on behalf of Dave Gonzales, owner and Nelse De Loach Jr., perspective buyer, requests approval of a Zone Change from R-1 to C-1 for 700 Montano Boulevard NW. The site is located on the south side of Montano Boulevard between Guadalupe Street and Fourth Street and contains 0.322± acres.

The site is currently a single-family house that faces Montano Boulevard. The purpose of this request is to allow the house to be converted to a Hair Salon to service the residents of the North Valley. Attached is the site plan showing the current layout and orientation of the site fronting onto Montano Boulevard.

Resolution 270-1980

Based upon Resolution 270-1980, we feel the zone change is appropriate under Section 1D (3). A different use category is more advantageous to the community, as articulated in the Comprehensive Plan, and the North Valley Area Plan. The zone change would be consistent with the health, safety, morals, and general welfare of the area's residents. The establishment of the project brings stability to the land use, and is not in substantial conflict with any adopted elements of the Comprehensive Plan and/or other approved plans in the City.

In specific, the policies identified in the Albuquerque/Bernalillo Comprehensive Plan, Goals and Policies section 5 d, j, k, and o are all appropriate for the zone change request.

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 concerns.

- 1) Assist area property owners, neighborhood groups, and developers with coordination and harmony of development plans through negotiation and public education.

Policy j

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

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

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 o

Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Possible Techniques

- 1) Address all facets of neighborhood economic development including business development, job creation, historic preservation, and commercial revitalization within a neighborhood context with a strong emphasis on citizen participation.

In addition, changed neighborhood conditions also apply under Section 1D(1). The area is changing based upon the adoption of the North Valley Area Plan. As anticipated in that plan a need for mix use in the North Valley Plan, Zoning and Land Use Policy, 3 (c) (i), refers to the promotion of commercial development and assisting existing and potential businesses with organization promotion efforts. This site sits by itself on Montano and will allow a small local business to operate in the area promoting shorter vehicular trips and potential pedestrian use.

The conversion of this use will not impact any of the existing utilities or other facilities in the neighborhood. Both water and sewer for the site exist and the project does not represent any additional impact to the system.

Should you have any further questions or need additional information regarding this request, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure (s)

cc: Dave Gonzales

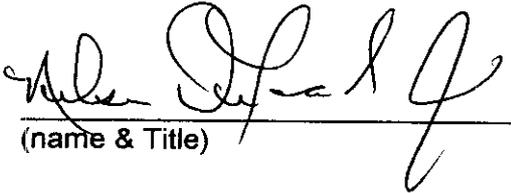
JN: 21056
RRB/ks

July 19, 2001

Re: Tract 6-A-1, North Fourth Street Homesite Addition (700 Montano)
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Owner/Developer by contract, I hereby grant Ronald R. Bohannon and Tierra West, LLC to act as agent on behalf of Nelse De Loach Jr. on matters pertaining to the development of Tract 6-A-1, North Fourth Street Homesite Addition project.



(name & Title)

July 19, 2001
(Date)

FROM :

AUG-30-2001 08:00 FROM: TIERRA WEST LLC

PHONE NO. : 5053438445

0501118

Aug. 30 2001 08:36AM P1

TO: 5053438445

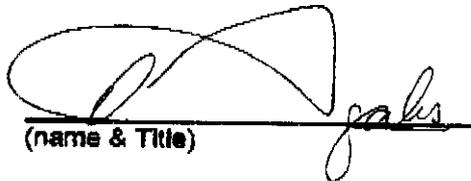
P.001-001

August 30, 2001

Re: Tract 6-A-1, North Fourth Street Homesite Addition (700 Montano)
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Owner/Developer, by contract, I hereby grant Ronald R. Bohannon and Tierra West, LLC to act as agent on behalf of David Gonzales, on matters pertaining to the development of Tract 6-A-1, North Fourth Street Homesite Addition project.


(name & Title)

August 30, 2001

(Date)

CITY OF ALBUQUERQUE

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

APPLICANT: TIERRA WEST LLC Date of Request: 08/28/01 Zone Atlas Page(s): F-4

CURRENT: Zoning R-1 to C-1 Legal Description: Lot or Tract # 6A-1 Block # _____
Parcel Size (acres/sq.ft.) .322± Subdivision Name NORTH FOURTH STREET HOMESITE ADD.

REQUESTED CITY ACTION(S):

Annexation
Sector Plan Amendment
Zone Map Amendment
Other

Site Development Plan :

a.) Subdivision d. Building Permit
b.) Building Purposes e. Other
c.) Amendment

PROPOSED DEVELOPMENT:

No construction/development
New construction
Expansion of existing development

GENERAL DESCRIPTION OF ACTION:¹

Number of units 1
Building size 2343 (sq. ft.)

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

Applicant or Agent for the Applicant _____ Date 8/28/01

TRAFFIC IMPACT STUDY REQUIRED: YES NO BORDERLINE

PUBLIC WORKS DEPT. Transportation Development Division 1st Floor/Plaza del Sol 924-3900

THRESHOLDS MET? YES NO Previously studied Mitigating reasons for not requiring TIS:
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 updated or new TIS.

TRAFFIC ENGINEER Joseph D. Montano DATE August 29, 2001
for

AIR QUALITY IMPACT ASSESSMENT MAY BE REQUIRED

Section 14-16-3-14 of COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the zoning code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. No AQIA is required if associated TIS shows intersections functioning at level of service A, B or C.

IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. The applicant should call 768-2638 or 768-2600 to insure that input is received from the AQD during the scoping of the companion TIS. Note that any subsequent changes to the development proposal identified above may require an updated or new AQIA.

Required TIS and/or AQIA **must be completed prior to applying to 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 _____

2/20/86
EPC

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)
 8. Sheet Index

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: 11
 - 10. Handicapped parking, spaces required: 1

SEE NOTE #3-SP

- B. Bicycle racks, spaces required: 1
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

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

D. Utilities

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

E. Phasing

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

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1 et 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: _____

existing & A

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)

- 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).**
- 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**

Ronald A. Fernandez

5504 Villa Canela Ct, NW
Albuquerque, NM 87107
505/345-0891

October 4, 2001

#12 10-18-01

Elizabeth Begay, Chairman
Environment Planning Commission
Planning Dept
PO Box 1293
Albuquerque, NM 87103

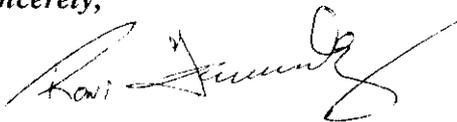
RE: Notice of Public Hearing of 0111001245 Project #1001446

Dear Chair Elizabeth Begay,

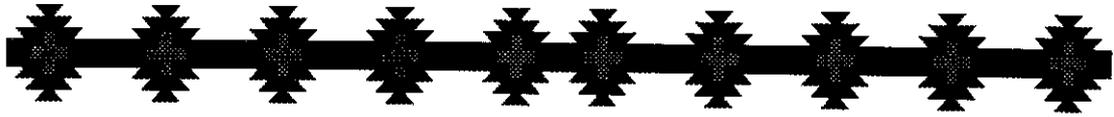
I wish to express my strong feeling against the proposed zoning change from R-1 to C-1 on the property at 700 Montano, NW. There are sufficient places in the North Valley to incorporate commercial projects. Montano is primarily residential and more commercial traffic would affect the quality of life for the nearby residents plus increase the traffic that now is at a point that sometimes it is impossible to exit from our street onto Montano Road. Further more, once a zone change becomes effective the future business could be a car lot or other such high impact nuisance to the already congestion along Montano Road

Please consider not implementing this change as the "North Valley Plan" indicates further development in the North Valley should lean heavily toward residential, agriculture and open space.

Sincerely,



Ron Fernandez



Rose Fernandez

5504 Villa Canela Ct, NW
Albuquerque, NM 87107 USA
505/345-0891
E-Mail capron100@aol.com

October 5, 2001

#12

10-18-01

*Elizabeth Begay, Chairman
Planning Dept, Environment Planning Commission
PO Box 1293
Albuquerque, NM 87103*

RE: Notice of Public Hearing of 0111001245 Project #1001446

Dear Chair Ms Begay:

Per Notice of Public Hearing on above named project concerning change from R1 to C1, I am against such a change. Many of us purchased our homes in the North Valley to get away from commercial business. The adding of additional commercial businesses along Montano Road NW, goes against the North Valley Plan that encourages residential, agriculture and open space. Therefore, I would be against this change as a change from residential to commercial does nothing but increase traffic, reduces north valley way of life and encourages residents to move further away. Many promises are always being made about quality of life in Albuquerque and to encourage people to change whole neighbors into something undesirable goes against any preplanning that has been made previously.

Hoping you will consider our concerns.

Sincerely,

Rose Fernandez

North Valley Homeowners

Villa Canela & Montano Road
Albuquerque, New Mexico 87107

Petition to Reject Request to Change Zoning

#12 10-18-01

October 05, 2001

As homeowners and residents of the North Valley neighborhood, we hereby are opposed to the change requested by Tierra West LLC, agents for David & Rebecca Gonzales at 700 Montano Road NW between Fourth Street NW and Villa Canela Court NW, containing approximately 0.322 acres (F-14) Lola Bird, Staff Planner per Project #1001446 / 011001245.

Charles Schmidt	<i>Charles Schmidt</i>	5509 Villa Canela Ct NW
Sherry Salazar Schmidt	<i>Sherry Salazar Schmidt</i>	5509 Villa Canela Ct. N.W.
Rosa Fernandez	Rosa FERNANDEZ	5504 Villa Canela Ct NW
Florence Martinez	Florence Martinez	5515 Villa Canela Ct NW
Eleanor J. Milroy	ELEANOR J. MILROY	5500 VILLA Canela Ct, NW
Christine Sierra	Christine Sierra	5500 Canela Ct. NW
Jean Whiting	Jean Whiting	810 MONTANO Rd NW
Nila Willenarth	NILA WILLENARTH	505 Villa Canela NW
Josephine Kennedy		602 Montano NW
C. Darlene Montano	C. Darlene Montano	602 Montano NW
Pedro Vilil	PEDRO VILIL	822 MONTANO RD NW
		724 MONTANO ROAD

Fax

Please deliver immediately to: Chair Elizabeth Begay

of:

Fax number: 924-3339

Voice number:

Fax received from: Sherry Salazar-Schmidt

of:

Fax number: 341-1972

Voice number: 341-1972

Date: 10/15/01

Time: 11:53:22 AM

Number of Pages: 1

Subject: Case#0111001245, Project #1001446

Message:

October 6, 2001

#12 10-18-01

Elizabeth Begay, Chair
Environment Planning Commission
PO Box 1293
Abq, NM 87103

Dear Chairman Begay:

I wish to express my opposition to the change from R-1 to C-1 on the property at 700 Montano Road, NW.

Greta Weismann -

October 7, 2001

#12 10-18-01

Elizabeth Begay, Chair
Environment Planning Commission
Planning Dept
PO Box 1293
Albuquerque, NM 87103

Dear Chairman:

Please consider my objection to the change from R-1 to C-1 per Notice of Hearing concerning property at 700 Montano Road, NW (0111001245 Project #1001446). I am physically unable to come to the hearing to express my strong feeling on changes from residential to commercial, but I hope you are aware that many of the nearby residents are against this change.

Yours Truly,

J. Lawrence Martin
5515 Villa Cavala Ct. NW
ABQ. 87107

PEACE BUILDERS

Project #1001446

FACILITATOR'S REPORT dated October 8, 2001

NO FACILITATED MEETING HELD

between Applicant/Agent: David and Rebecca Gonzales/Tierra West LLC
and

Neighborhood Association: Common Grounds (now defunct)/
Lisa Blair and Juanita Lujan

Facilitator: Kathleen B. Anthony

re: Project #1001446

in which Tierra West LLC, agent for David and Rebecca Gonzales, requests
a zone map amendment from R-1 to C-1 for Lot 6-A-1, North Fourth Street
Homesite Addition, located on Montano Road N.W. between Fourth Street
and Villa Canela Court N.W. Lola Bird, Staff Planner

Comment: Ron Bohannon of Tierra West offered to meet with anyone who
asked in regard to this application. Juanita Lujan, listed as a representative
for the unrecognized Common Grounds NA, wished to make no comment for
Common Grounds or for herself. Lisa Blair did not return facilitator's calls.

Kathleen B. Anthony

October 8, 2001

Ms. Elizabeth Begay, Chair
Environment Planning Commission
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Dear Ms. Begay:

I want to express my concern and opposition to a requested zoning change involving Project #1001446, Lot 6-A-1, located in the North Fourth Street Homesite Addition, on Montano Road NW between Fourth Street NW and Villa Canela Court NW. The request is for a zoning change from R-1 to C-1.

I live at 5500 Villa Canela Ct. NW. I can see the property in question from my home. The proposed zoning change would significantly imperil the rural character of the area, transforming it radically from a quality residential community to one dominated by commercial development.

Montano Street west of Fourth Street currently is a mix of a few commercial establishments, a church, and private homes. I am concerned that further commercialization of the street would do irreparable harm to its residential character, in effect, creating a "strip mall" type of development. There are plenty of areas where commercial strip malls and businesses dominate major arteries in the city, such as Juan Tabo, Eubank, and Coors Blvd. Please don't let Montano west of Fourth Street lose its special rural and residential character, only to become yet another faceless, characterless commercial boulevard. Those types of areas already abound throughout the city.

I must point out that I was not informed of this zoning request. I did not receive any notification through the mail. A neighbor brought it to my attention. I would request that I be informed of any future requests, changes, or decisions made by your commission regarding this property.

Sincerely,



Christine Marie Sierra, Ph.D.
5500 Villa Canela Court NW
Albuquerque, NM 87107-5266
Phone: 341-4716

Chair Elizabeth Begay
Environment Planning Commission
Planning Department
PO Box 1293
Albuquerque, NM 87103

October 8, 2001

Dear Ms Begay,

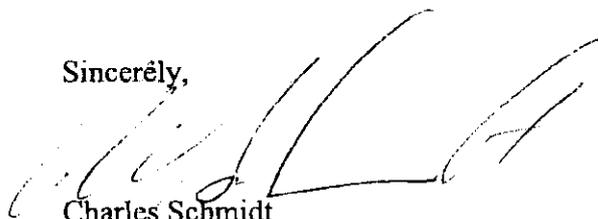
As a resident in the immediate area of project #1001446, I wish to protest the proposed zoning change from R-1 to C-1.

My opposition is based on the following:

- Removal of properties from residential zoning in the North Valley contributes to the loss of potential home sites in the city and further encourages residents to move to outlying areas.
- Many properties in the area, specifically along 4th and 2nd streets, are already zoned for commercial or special use and several are currently available for sale.
- Montano Road, as a primary access road to and from Rio Rancho, would become more hazardous with the addition of traffic turning into and off of the road into businesses located on Montano Road.
- This specific location has a bicycle path directly in front of the proposed business increasing danger to bicyclists

I intend to attend the public hearing regarding this project on October 18th, 2001 and will speak if time permits. Thank you for your attention.

Sincerely,



Charles Schmidt

5509 Villa Panola Ct NW
Albuquerque, NM 87107
505-341-1972

Chair Elizabeth Begay
Environment Planning Commission
Planning Department
PO Box 1293
Albuquerque, NM 87103

October 8, 2001

Dear Ms Begay,

As a resident in the immediate area of project #1001446, I wish to protest the proposed zoning change from R-1 to C-1.

My opposition is based on the following:

- Removal of properties from residential zoning in the North Valley contributes to the loss of potential home sites in the city and further encourages residents to move to outlying areas.
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- This specific location has a bicycle path directly in front of the proposed business increasing danger to bicyclists

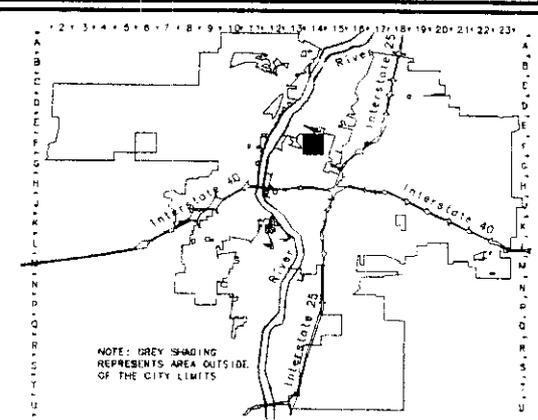
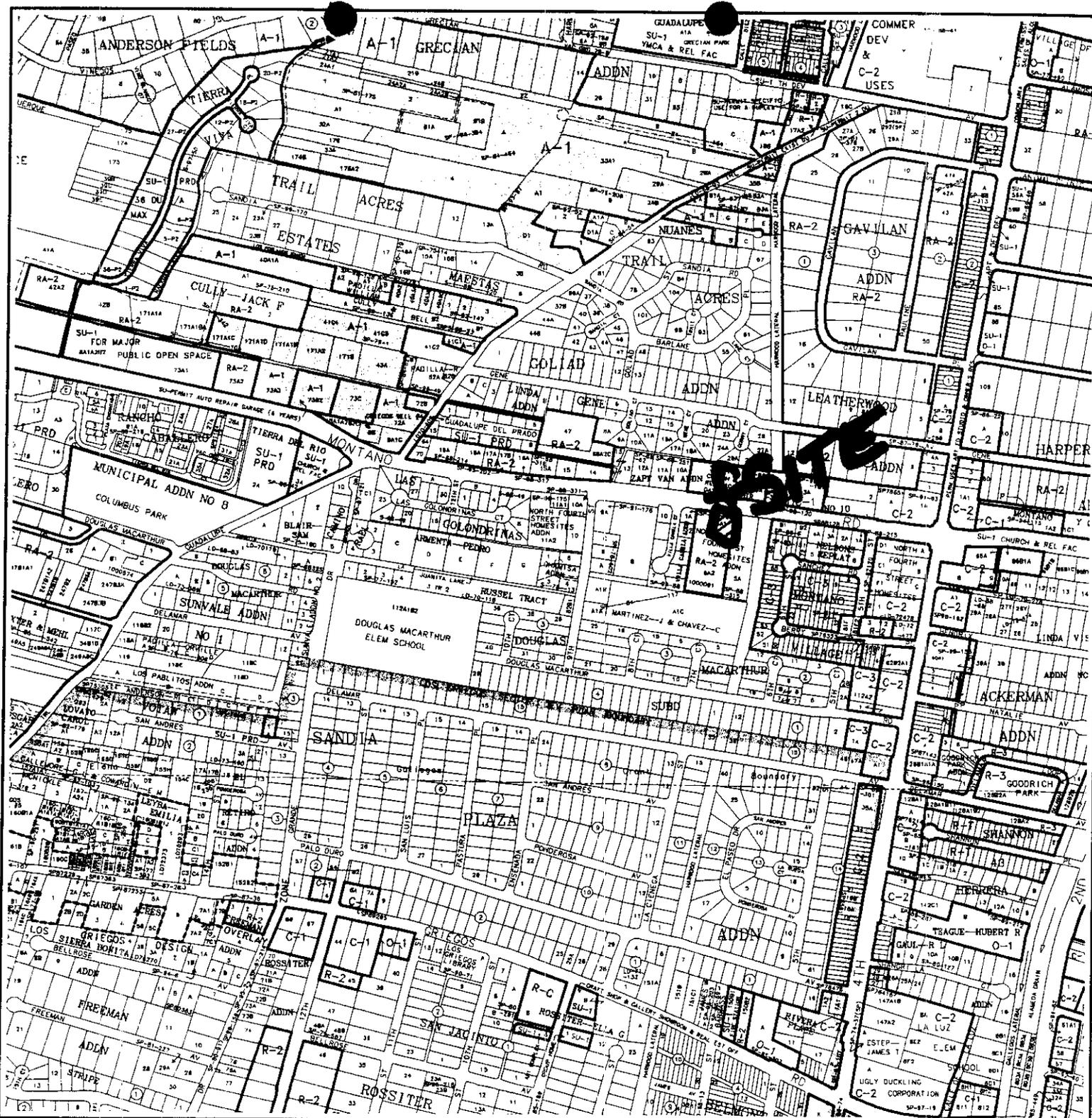
Thank you for your attention.

Sincerely,



Sharon J. Schmidt

5509 Villa Cordoba Ct NW
Albuquerque, NM 87107
505-341-1972



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
F-14-Z
Map Amended through March 20, 2001

37127

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Daniel & Rebecca Gonzales

AGENT: Tierra West

ADDRESS:
(w/zip code) _____

CASE NUMBER: 1001446 / 01110.00000.01245

AMOUNT DUE: 295.-

441006/4981000 (City Cases)

6970

TIERRA WEST LLC 05/89
8509 JEFFERSON, NE PH. 858-3100
ALBUQUERQUE, NM 87113

DATE 8.30.01 90-32
10/1

PAY TO THE ORDER OF City of Albuquerque \$ 295⁰⁰
Two hundred ninety five & ⁰⁰/₁₀₀

Bank of America. 

ACH R/T 107000327

FOR _____ Donna J Bohannon

⑈006970⑈ ⑆107000327⑆ 001700062381⑈

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 10-3-01 To 10-18-01

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 (5) days after the initial hearing.

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

Alex Stewart (Applicant or Agent), 8/30/01 (Date)

I issued 1 signs for this application, 10-18-01 (Date), *JM* (Staff Member)

1001446 / 01110-00000-01245