

- 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
- 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
- 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
- 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

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

Elizabeth Begay, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL OCTOBER 3, 2001.

APPROVED



Russell Brito, Senior Planner

Development Services Division, Planning Department

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 Montano 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

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

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

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



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, October 18, 2001 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:
[Note: these items are not in the order they will be heard]

- 01221 00000 00126 The City of Albuquerque requests amendments to the Comprehensive,
Project #1001032 City Zoning Code Section 14-16-2-22, Special Use Zone, (B)(31), ROA 1994, a
portion of the Zoning Code to allow for Wireless Telecommunication Facilities
in conjunction with approved uses provided that certain requirements are met;
amendment to Section 14-16-3-17 Wireless Telecommunications Regulations
(A.) Setbacks (1.) a. b. c. (+d) and (15.) amendment to Horizontal Separation
requirements for Free-standing Wireless Telecommunications Facilities.
Cynthia Borrego-Archuleta, Staff Planner **(DEFERRED FROM AUGUST 16,
2001)**
- 01128 01231 Insite Architecture + Development, agents for Desert Springs Church,
Project #1001436 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
- 01110 01233 Consensus Planning, Inc., agents for AMC Development Services
01138 01234 request a zone map amendment from R-D for Office to R-D for 15
Project #1001438 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
- 01128 01237 Jack Harris, Architects, Inc., agents for Montano Development
Project #1001440 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

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

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Elizabeth Begay, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL OCTOBER 3, 2001.

APPROVED



Russell Brito, Senior Planner

Development Services Division, Planning Department



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

Date: December 21, 2001

OFFICIAL NOTIFICATION OF DECISION

David & Rebecca Gonzales
5925 Edith Blvd., NW
Albuq., NM 87107

FILE: 01128-01564 (Project #1001446)

LEGAL DESCRIPTION: Request approval of a Site Development Plan for Building Permit for Tract 6-A-1, North Fourth Street Homesite Addition, zoned SU-1 for Beauty Shop and located at 700 Mountain Road NW between Fourth Street NW and Villa Canela Court NW, containing approximately 0.3 acres. (F-14) Lola Bird, Staff Planner

On December 20, 2001, the Environmental Planning Commission voted to approve 01128-01564, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for a 0.3-acre property located on Montañño Road, between Fourth and Villa Canela Court NW.
2. The request is in conformance with the *Comprehensive Plan* and the *North Valley Area Plan* by proposing a design that respects the residential character of the area.
3. This request complies with the condition of the zone map amendment to submit a site development plan for building permit to the Environmental Planning Commission.
4. The submittal will be adequate with some changes and additions

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A pedestrian connection from the existing sidewalk to the building shall be provided. Where a sidewalk or pedestrian pathway crosses a vehicular drive aisle, it shall be of a material other than asphalt.

OFFICIAL NOTIFICATION OF DECISION

01128-01564 (Project #1001446)

December 20, 2001

Page 2

3. A 6' wide or 4' clear pedestrian pathway shall be located along the front of the building to provide access from the parking area to the building.
4. In keeping with the existing screen walls in the area, the proposed screen wall shall be finished in stucco.
5. The monument sign shall be a maximum 6' wide by 4' tall with a maximum sign face area of 12 square feet on each side.
6. Any proposed lighting of the monument sign lighting shall be provided prior to final signoff. This lighting shall consist of down-lighting or internally lit, individual channel letters.
7. As no building mounted signage is proposed, general note number 5 shall be removed from the site plan.
8. As required by the zoning code all trees shall have a minimum 2" caliper.
9. As no new site lighting is proposed with this submittal, general note number 9 shall be removed from the site plan.
10. Public Works Conditions of approval:
 - a. Small car parking spaces are incorrectly dimensioned and based on total number of parking spaces, small car spaces are not permitted.
 - b. Provide handicap ramp detail to entrance of building.
 - c. All radii and widths of parking end caps to be per DPM standards.
 - d. Provide handicap sign detail and reference.
 - e. Provide 6' sidewalks in front of building for parking spaces less than 20' in length per DPM. If driveways are one way, sign and stripe.
 - f. Remove bushes shown in parking lot on sheet 1 of 5.
 - g. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **JANUARY 4, 2002** 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.

OFFICIAL NOTIFICATION OF DECISION

01128-01564 (Project #1001446)

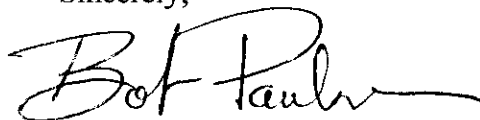
December 20, 2001

Page 3

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read "David Steele", written over a horizontal line.

FOR David Steele
Acting Planning Director

DS/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



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, December 20, 2001, 8:30 a.m.

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

MEMBERS

Elizabeth Begay, Chair
Alan Schwartz, Vice Chair

Chuck Gara
Mick McMahan
Camilla Serrano

Susan Johnson
Larry Chavez
John Briscoe

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

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.
- C. Approval of Minutes for October 18, 2001 and November 15, 2001.

**EPC AGENDA
DECEMBER 20, 2001
PAGE 2**

2. 01128-01533
01128-01534
Project #1000188 Tierra West LLC, agent for West Bluff Center LLC, request approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Tract 4, West Bluff Center, zoned SU-1 for C-2 and located on Coors Boulevard NW between Quail Road NW and Ouray Road NW and containing approximately 1.2510 acres. (H-11) Russell Brito, Staff Planner

3. 01128-01539
01128-01540
Project #1000188 Tierra West LLC, agent for Home Depot, request approval of a Site Development Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Tract 1, West Bluff Subdivision, zoned SU-1/C-2 and located on Quail Road NW between Coors Boulevard NW and Corona Drive NW, containing approximately 9.992 acres. (H-11) Russell Brito, Staff Planner

4. 01225 00551
Project #1001146 The City of Albuquerque, Public Works Department requests an amendment to portions of the Comprehensive Zoning Code, amending Chapter 14, Article 16, ROA 1994. (City Wide) John Hartman, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**

5. 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 **(DEFERRED FROM OCTOBER 15, 2001)**

6. 01128-01094
Project #1001377 Monica Abeita, Albert T. Ussery, agents for Sandia Business Development Corporation, request approval of a Site Development Plan for Subdivision for Lots 1-7 and 26-32, Block 3, Tract 1, Unit 3 North Albuquerque Acres and Lots 1-8 and Lots 24-32, Block 4, Tract 1, Unit 3, North Albuquerque Acres, zoned SU-1 for Retirement Center, Nursing or Rest Home including Residential Units for Independent and Assisted Living on Associated Facilities to a maximum of 8 du per acre and C-1 Permissive Uses, excluding auto related uses to a maximum of 4.5 acres and located on Louisiana Boulevard NE between Florence Avenue NE and Beverly Hills Avenue NE, containing approximately 26.7 acres. (B-19) Lola Bird, Staff Planner **(DEFERRED SITE DEVELOPMENT PLAN FROM SEPTEMBER 20, 2001)**

7. 01138-01558
01110-01557
Project #1001438 Consensus Planning Inc, agent for AMC Development Services, request an Amendment to the East Atrisco Sector Development Plan and a Zone Map Amendment from RD for Office to RD for 15 DU/Acre for Tract 349A, Town of Atrisco Grant, Unit 8, located on Ladera Drive NW between Ouray and Miami Roads NW, containing approximately 2-acres. (H-10) Loretta Naranjo-Lopez, Staff Planner
8. 01128-01561
Project #1000575 Presbyterian Healthcare Services request approval of a Site Development Plan for Building Permit for Lots 1-9, Presbyterian Hospital -- Main Campus, zoned SU-1 for Hospital & Related Uses and located on Central Avenue SE between Oak Street and Sycamore SE, containing approximately 26.4 acres. (K-15) Lola Bird, Staff Planner
9. 01128-01543
Project #1001564 Great Basin Engineering, agent for Smith's Food & Drug, request approval of a Site Development Plan for Building Permit for Tract X, Guadalupe Plaza, zoned SU-1 for Planned Commercial Development and C-2 uses and located on Fourth Street NW between Grecian Avenue NW and Solar Road NW, containing approximately 6.26 acres. (E-14) Deborah Stover, Staff Planner
10. 01128-01544
Project #1001565 Great Basin Engineering, agent for Smith's Food & Drug, request approval of a Site Development Plan for Building Permit for Lot J-1, Replat of Four Hills Village Shopping Center & Apartment Complex, zoned C-2 and located on Tramway Boulevard NE between Central Avenue NE and Wenonah Avenue NE, containing approximately 8.33 acres. (L-22 & L-23) Deborah Stover, Staff Planner
11. 01138-01553
Project #1001566 Herb Denish & Associates Inc., agent for High Desert Investment Corporation, request an amendment to the High Sector Development Plan for a portion of Tract 15D1B1C, Desert Highlands at High Desert, zoned SU-2; HD/R-1 and located on Simms Park Road, NE between Tramway Boulevard NE and Cibola National Forest, containing approximately 9.32 acres. (E-24) Simon Shima, Staff Planner
12. 01128-01564
~~01128-01564~~ Tierra West LLC, agent for David & Rebecca Gonzales, request approval of a Site Development Plan for Building Permit for Tract 6-A-1, North Fourth Street Homesite Addition, zoned SU-1 for Beauty Shop and located at 700 Mountain Road NW between Fourth Street NW and Villa Canela Court NW, containing approximately 0.3 acres. (F-14) Lola Bird, Staff Planner

EPC AGENDA
DECEMBER 20, 2001
PAGE 4

13. 01128-01555 Brasher & Lorenz, agents for Sunset General Partnership and
01128-01554 Transport International Pool Inc./GE Capital Modular Space, request
Project #1001567 approval of a Site Development Plan for Subdivision plus approval of a Site
Development Plan for Building Permit for Tracts 5A1 and 5A2A1-1, Volcano
Business Park, zoned SU-1 for C-1 & IP Uses and located on Ouray Road
NW between Unser Boulevard NW and Painted Rock NW, containing
approximately 17.01 acres. (G-10 & H-10) Juanita Vigil, Staff Planner

14. 01110-01563 David S. Campbell, agent for Dolores Perea Caldwell, request a Zone
Project #1001568 Map Amendment from R-1/RA-2 to O-1 for Tract 90 of MRGCD Map 35,
Los Duranes Subdivision, located on Rio Grande Boulevard NW between
Zickert and Los Anayas Roads NW, containing approximately 1.122 acres.
(H-12 & 13) Loretta Naranjo-Lopez, Staff Planner

15. 01128-01565 Tierra West LLC, agent for Chant Family II Ltd. Partnership, request
01128-01566 approval of a Site Plan for Subdivision plus approval of a Site
Project #1001569 Development Plan for Building Permit for Lots 1, 5 and 6, Jefferson
Commons Unit 2, zoned IP and located on I-25 North Frontage Road between
Jefferson Street NE and Office Boulevard NE, containing approximately 2.7
acres. (F-17) Deborah Stover, Staff Planner

16. Other Matters.

17. Adjourn.



Staff Report

Agent	Tierra West LLC
Applicant	David and Rebecca Gonzales
Request	Site Plan for Building Permit
Legal Description	Tract 6-A-1, North Fourth Street Homesite Addition
Location	Montaño between Fourth Street and Villa Canela Court. NW
Size	Approximately 0.3 acres
Existing Zoning	SU-1 Beauty Shop
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 01128 01564, based on the findings on page 8, and subject to the conditions of approval on page 8-10.

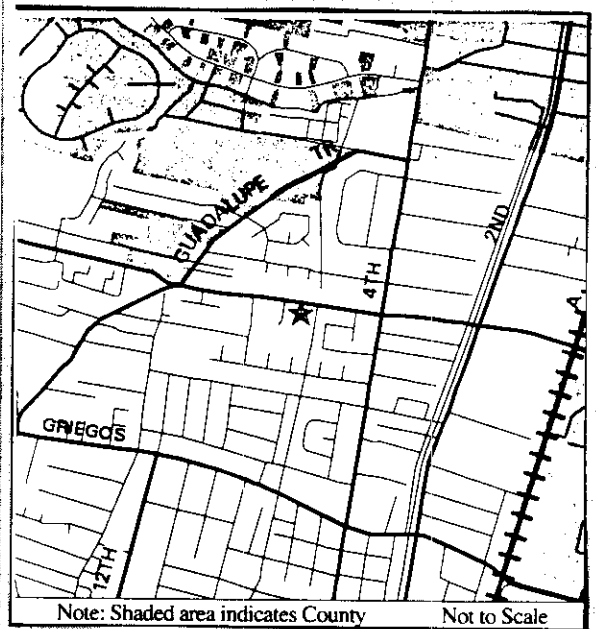
Staff Planner

Lola Bird

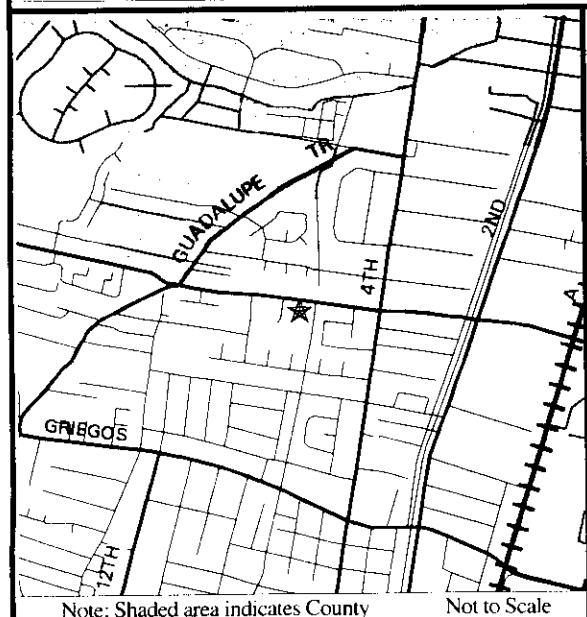
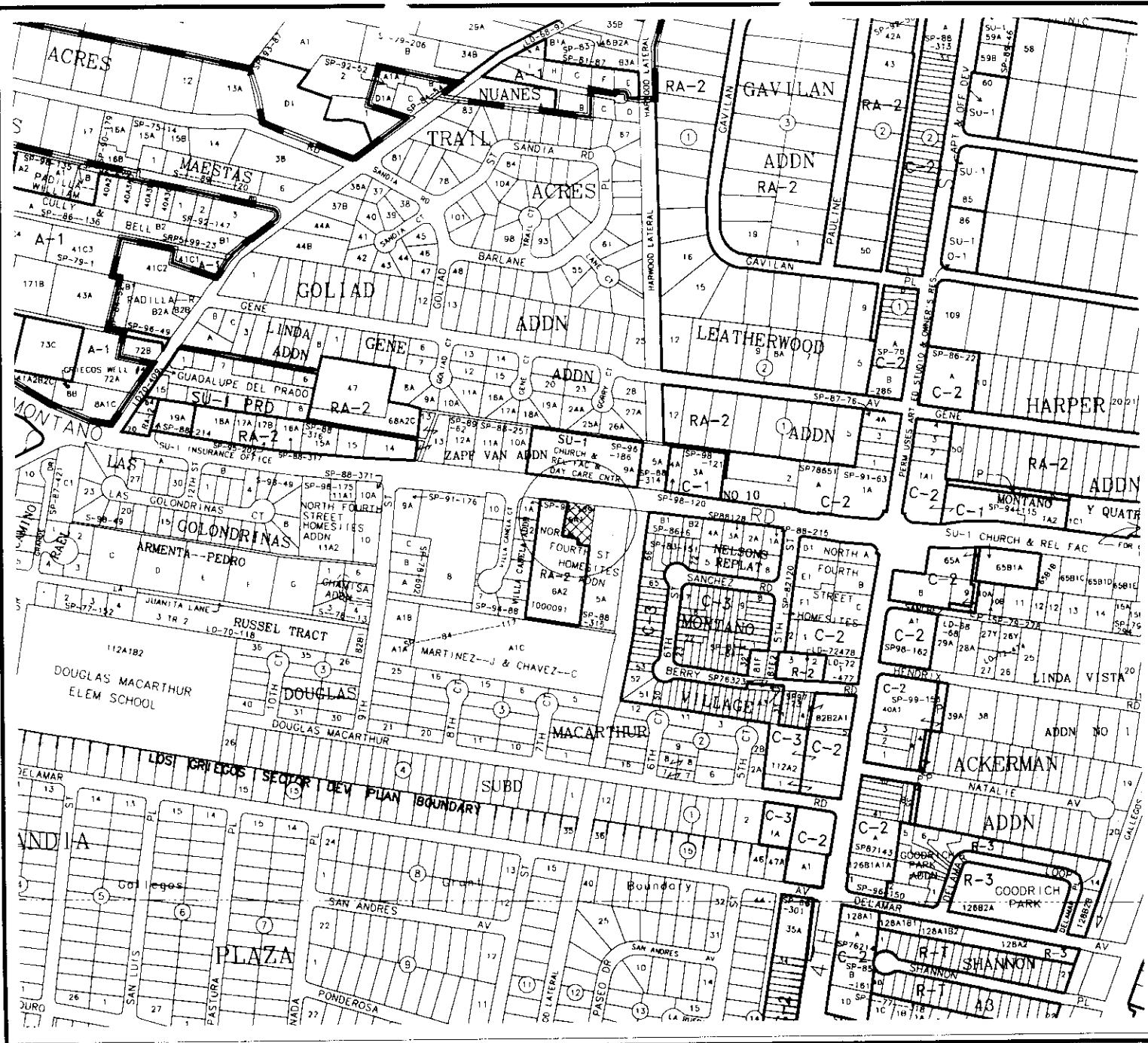
Summary of Analysis

This is a request for a site plan for building permit for a 0.3-acre site located on Montaño Road. The proposal is for a beauty shop. The site was originally zoned R-1 and is developed with a single-family house and garage. In October 2001, the EPC approved a zone change for the subject site from R-1 to SU-1 for Beauty Shop. A condition of approval for the zone change request is that the applicant provide a site plan for EPC review and approval within 6 months. This submittal meets that condition.

The request is in conformance with the *Comprehensive Plan* and the *North Valley Area Plan* by proposing a design that respects the residential character of the area. With minor changes, this request meets the requirements for approval. Staff is recommending approval.



City Departments and other interested agencies reviewed this application from 11/2/01 to 11/16/01.
Agency comments were used in the preparation of this report, and begin on page 11.



ZONING MAP



Scale 1" = 526'

PROJECT NO.

1001446

HEARING DATE

12-20-01

MAP NO.

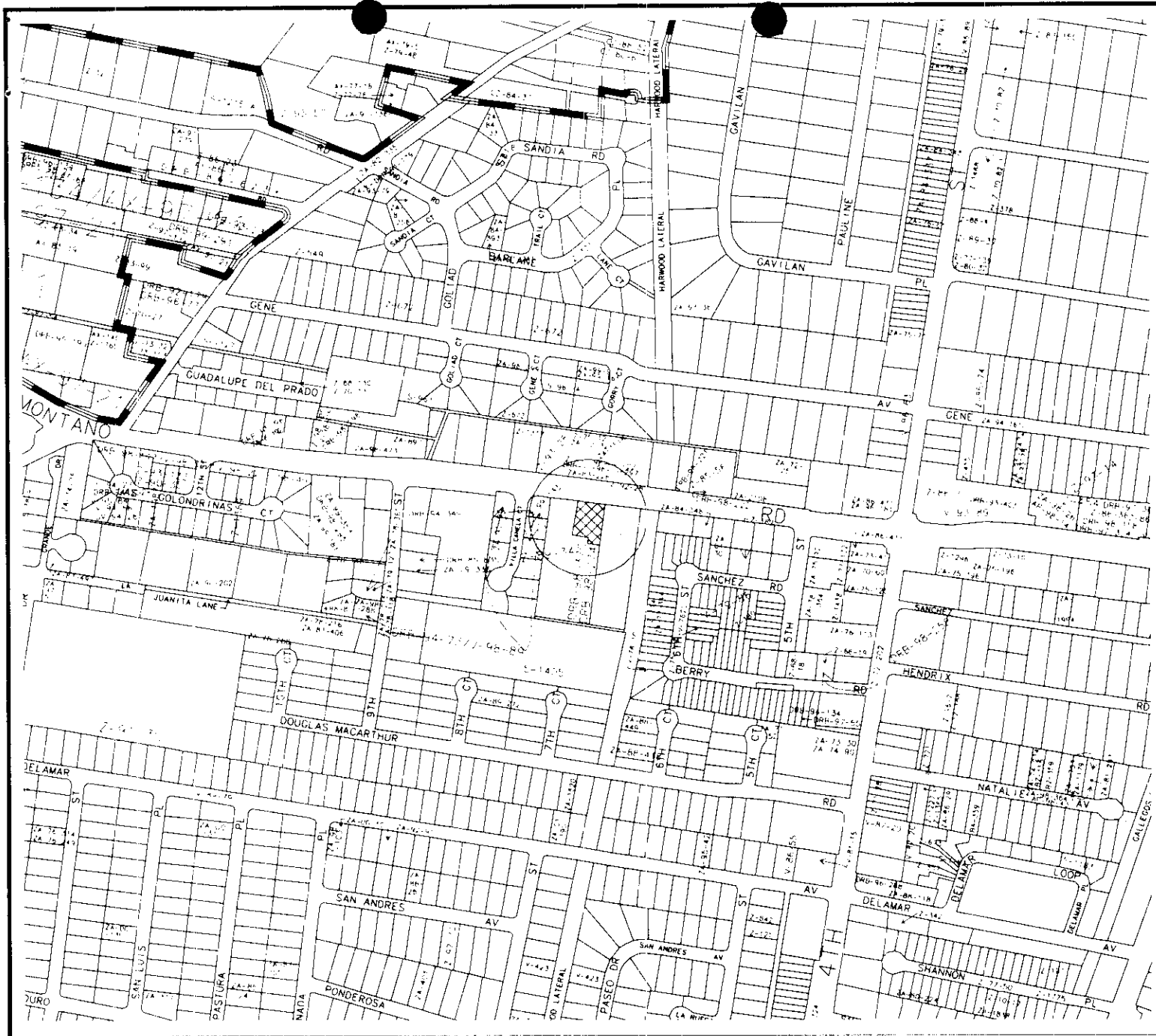
F-14

APPLICATION NO.

01128-00000-01564

Note: Shaded area indicates County

Not to Scale



HISTORY MAP



Scale 1" = 526'

PROJECT NO.
1001446

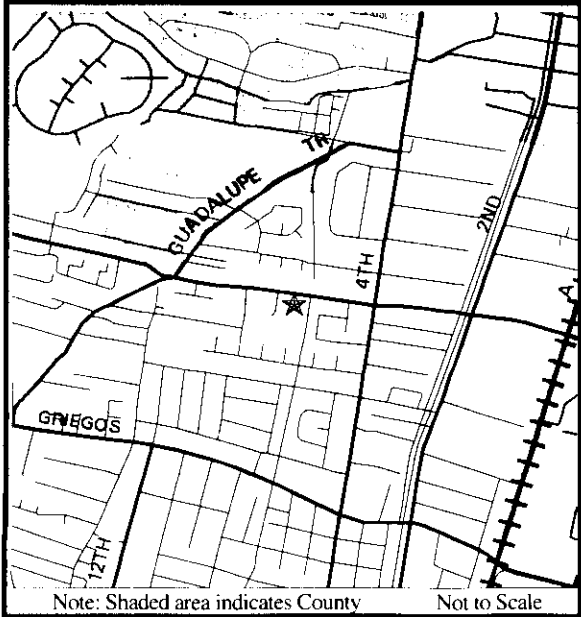
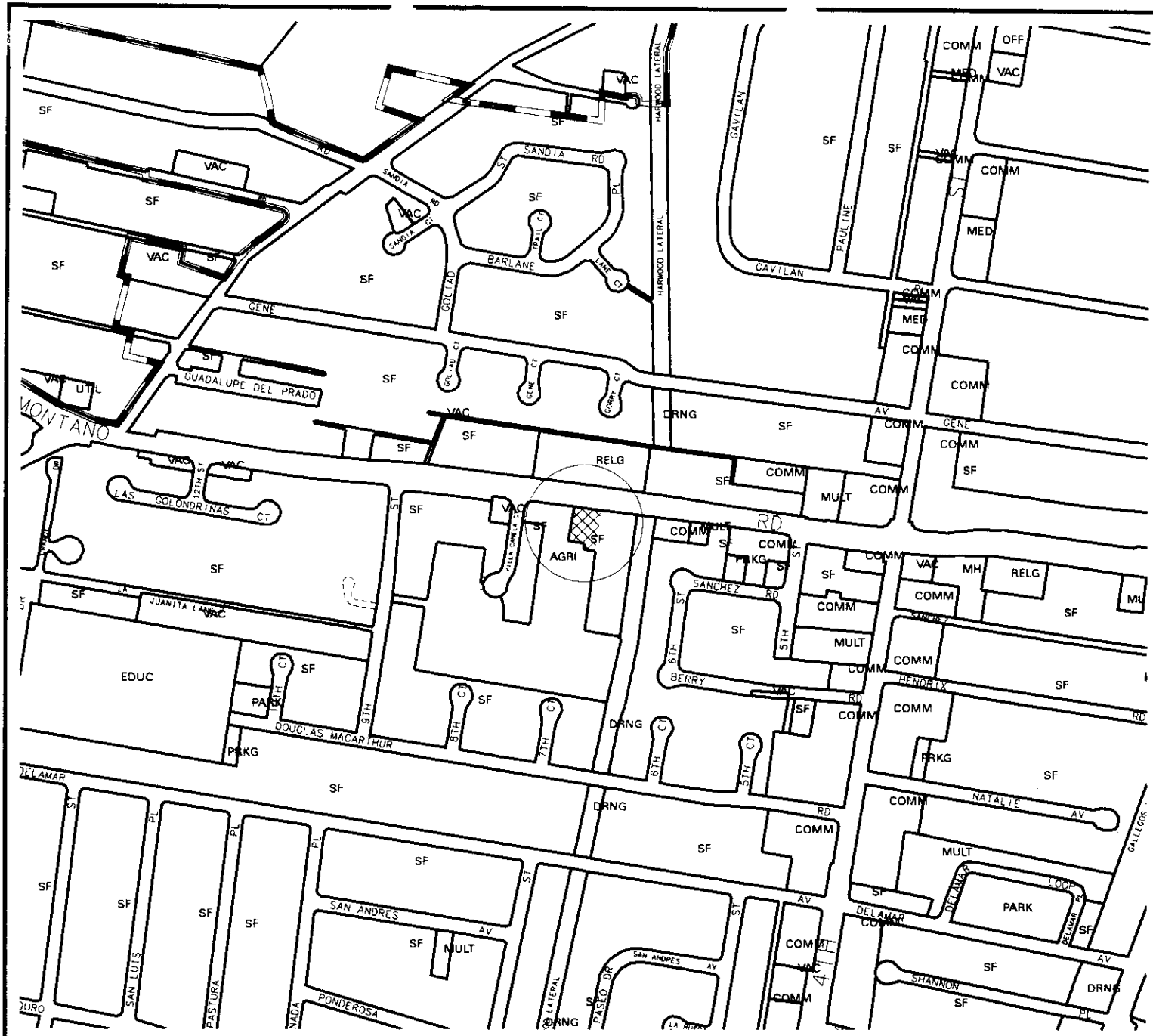
HEARING DATE
12-20-01

MAP NO.
F-14

APPLICATION NO.
01128-00000-01564

Note: Shaded area indicates County

Not to Scale



LAND USE MAP

KEY TO Land Use Abbreviations

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



Scale 1" = 526'

PROJECT NO.
1001446

HEARING DATE
12-20-01

MAP NO.
F-14

APPLICATION NO.
01128-00000-01564

Note: Shaded area indicates County

Not to Scale

Development Services Report

SUMMARY OF REQUEST

Request	Site Plan for Building Permit
Location	Montaño between Fourth Street and Villa Canela Court. NW

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	R-1	Established Urban	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 site plan for building permit for a 0.3-acre property located on Montaño Road, between Fourth and Villa Canela Court NW. In October 2001, the EPC voted to amend the zoning of the subject site from R-1 to SU-1 for Beauty Shop with the condition that the applicant provide a site plan for EPC review and approval within 6 months (01128 91245). The submittal of this application meets that condition.

The subject 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 Montaño, is a church and day care center on land zoned SU-1.

Recent zone changes in the immediate area include a 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 Montañó Road, and on future roadway corridors.

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

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

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a site plan for building permit for a 0.3-acre property located on Montañño Road between Fourth Street and Villa Canela Court NW. The site was originally zoned R-1 and is developed with a single-family house and garage. In October 2001, the EPC approved a zone change for the subject site from R-1 to SU-1 for Beauty Shop (01128 00755). A condition of approval for the zone change request is that the applicant provide a site plan for EPC and approval within 6 months. This submittal meets that condition.

The applicant is proposing to use the existing building for the beauty shop.

The request is in conformance with the *Comprehensive Plan* and the *North Valley Area Plan* by proposing a design that respects the residential character of the area.

Site Plan Layout / Configuration

The applicant is not proposing significant changes to the site. The site is currently developed with a 2,343 square foot house and 671 square foot garage. The applicant is proposing to reuse the house for the proposed beauty shop. An existing circular drive currently provides access to the site off Montañño. The applicant is proposing to enlarge and pave the drive to provide off-street parking for the beauty shop. At the rear of the site, behind the house, is an outdoor patio area.

A private access agreement is in effect between the owner of the subject site and the property located to the west and south of the subject site. This agreement is clearly shown on the site plan.

Vehicular Access, Circulation and Parking

Vehicular access to the site is provided via two 27' wide curb cuts off Montaña Road. A 23' wide circular drive aisle connects the two curb cuts and provides access to the proposed parking area at the front of the house and parallel to the landscape buffer along Montaña.

Parking calculations for the site indicate that 11 parking spaces are provided of which one is ADA accessible. According to the site plan, the parking area will be paved with asphalt. Comments from Public Works state that the small car spaces are incorrectly dimensioned and that a 6' wide sidewalk is required at the front of the building if parking spaces are less than 20' long.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is available from an existing 6-foot wide concrete sidewalk that runs along Montaña Road. A pedestrian connection from the existing sidewalk to the building should be provided. Where a sidewalk or pedestrian pathway crosses a vehicular drive aisle, it should be of a material other than asphalt.

A 6' wide or 4' clear pedestrian pathway should be located along the front of the building to provide access from the parking area to the building.

A bicycle lane exists along Montaña Boulevard in this area. According to the site plan, one bicycle parking space is required. A metal bike rack is provided along the building's west side.

Currently, there is no transit service along Montaña Boulevard in this area.

Lighting and Security

A note on the site plan states that no additional site lighting is proposed as part of this request. Current lighting is two porch lights above the entrance to the building. As no new site lighting is proposed, general note number 9 should be removed from the site plan; this note sets guidelines for free standing light poles.

No mention of lighting for the monument sign is made. Any proposed lighting of the monument sign lighting should be provided prior to final signoff. This lighting shall consist of down-lighting or internally lit, individual channel letters.

Landscaping

The landscape plan shows a new landscape buffer along Montaña planted with ash or honey locust trees, every 25 feet on center as well as India Hawthorn and wildflowers. A second planting bed is provided along the eastern boundary of the site. At maturity, this planting bed will provide landscape buffering for the residential property located to the east. The bed is planted with an ash or honey locust, purple leaf plums and flowering pears, and a mix of India Hawthorn, wildflowers and tam juniper. The site plan notes that the caliper of the purple leaf plum is 1.5 inches. The zoning code requires a minimum 2" caliper for trees planted on non-residential sites.

An outdoor patio area is located behind the building. An existing tree shades this area. A note on the site plan states that the area at the rear of the site is planted with existing native landscaping. This area should be clearly indicated on the landscape plan and a more detailed description of "native landscaping" should be given, including the location and nature of the existing plants.

The landscape plan shows 5 existing honey locusts to be removed to make room for the proposed parking area. A visit to the site reveals that these trees have already been removed.

Grading, Drainage, Utility Plans

A conceptual grading plan was provided. New grading will only occur in the area of the proposed parking lot. All runoff from the proposed parking area will drain to Montañó Road.

Architecture and Signage

The applicant is not proposing any changes to the buildings' facades. The existing house and garage are single story, pitched roof structures. Both structures are finished in crème colored stucco, accented by white windows and doors and white painted clapboard gables.

Both the garage and the house front Montañó. A three-foot tall brick wall is located along the front of the main building. It is unclear from the site plan if this wall is to remain. A new 3.5 feet tall, exposed beige cmu screen wall is proposed along Montañó at the edge of the proposed landscape buffer. In keeping with the existing screen walls in the area, the proposed wall should be finished in stucco.

According to the site plan, a monument sign will be located in the landscape buffer at the eastern curb cut. The sign will stand 6'tall and 6'wide and is finished with a light beige stucco to match the existing buildings. Details of the sign's face, including colors and materials should be provided. Planning staff is recommending that the size of the monument sign be reduced to be more in keeping with the residential character of the area. In addition, planning staff has received a phone call from an area resident who echoed staff's concerns regarding the size of the sign. Staff is recommending that the sign be reduced to 4'wide by 4'tall with a maximum sign face area of 12 square feet on each side.

Elevations or details of building mounted signage were not provided with the submittal and according to the applicant, no building mounted signage is proposed. As such, general note number 5 should be removed from the site plan; this note references guidelines for building mounted signs.

According to the site plan, no refuse area will be provided. Trash location and pick up will remain curb-side.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Generally, reviewing agencies had no adverse comments.

Neighborhood Concerns

Planning staff has received one phone call and an email from an area resident with concerns regarding the size of monument sign and questions regarding site lighting and building signage. Area residents are on record opposing the zone change from R-1 to SU-1 Beauty Shop, but no appeal was filed.

Conclusions

This is a request for a site plan for building permit for a 0.3-acre site located on Montañño Road. The proposal is for a beauty shop. The site was originally zoned R-1 and is developed with a single-family house and garage. In October 2001, the EPC approved a zone change for the subject site from R-1 to SU-1 for Beauty Shop.

This request for is generally in conformance with the *Comprehensive Plan* and the *North Valley Area Plan* by proposing a design that respects existing neighborhood values. The submittal of this request also complies with the EPC condition of approval for the previously approved zone map amendment for the subject site. With minor changes, this request meets the requirements for approval. Staff is recommending approval.

FINDINGS – 01128-01564 December 20, 2001

1. This is a request for approval of a site development plan for building permit for a 0.3-acre property located on Montañño Road, between Fourth and Villa Canela Court NW.
2. The request is in conformance with the *Comprehensive Plan* and the *North Valley Area Plan* by proposing a design that respects the residential character of the area.
3. This request complies with the condition of the zone map amendment to submit a site development plan for building permit to the Environmental Planning Commission.
4. The submittal will be adequate with some changes and additions

RECOMMENDATION - 01128-01564 December 20, 2001

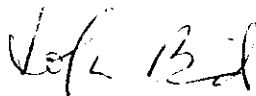
APPROVAL of 01128-01564 a site plan for building permit, for Tract 6-A-1, North Fourth Street Homesite Addition, zoned SU-1 for Beauty Shop, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 01128-01564 December 20, 2001

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A pedestrian connection from the existing sidewalk to the building shall be provided. Where a sidewalk or pedestrian pathway crosses a vehicular drive aisle, it shall be of a material other than asphalt.

-
3. A 6' wide or 4' clear pedestrian pathway shall be located along the front of the building to provide access from the parking area to the building.
 4. In keeping with the existing screen walls in the area, the proposed screen wall shall be finished in stucco.
 5. The monument sign shall be a maximum 4' wide by 4' tall with a maximum sign face area of 12 square feet on each side.
 6. Any proposed lighting of the monument sign lighting shall be provided prior to final signoff. This lighting shall consist of down-lighting or internally lit, individual channel letters.
 7. As no building mounted signage is proposed, general note number 5 shall be removed from the site plan.
 8. As required by the zoning code all trees shall have a minimum 2" caliper.
 9. As no new site lighting is proposed with this submittal, general note number 9 shall be removed from the site plan.
 10. Public Works Conditions of approval:
 - a. Small car parking spaces are incorrectly dimensioned and based on total number of parking spaces, small car spaces are not permitted.
 - b. Provide handicap ramp detail to entrance of building.
 - c. All radii and widths of parking end caps to be per DPM standards.
 - d. Provide handicap sign detail and reference.

-
- e. Provide 6' sidewalks in front of building for parking spaces less than 20' in length per DPM. If driveways are one way, sign and stripe.
 - f. Remove bushes shown in parking lot on sheet 1 of 5.
 - g. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.
-



**Lola Bird
Planner**

cc: David & Rebecca Gonzales, 5925 Edith Blvd., NW, 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
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

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comments."

Office of Neighborhood Coordination

"No Recognized Association. Common Grounds was notified."

PUBLIC WORKS DEPARTMENT

Transportation Development Services

1. "Small car parking spaces are incorrectly dimensioned and based on total number of parking spaces; small car spaces are not permitted.
2. Provide handicap ramp detail to entrance of building.
3. All radii and widths of parking end caps to be per DPM standards.
4. Provide handicap sign detail and reference.
5. Provide 6' sidewalks in front of building for parking spaces less than 20' in length per DPM.
6. If driveways are one way, sign and stripe.
7. Remove bushes shown in parking lot on sheet 1 of 5."

Utility Development

"No adverse comment. Note: County assessment data available through AGIS does not identify the applicant as the property owner. Ownership must be confirmed and records updated if required."

Traffic Engineering Operations

"Prefer not to have any improvement, which would attract additional traffic."

Hydrology

"An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda."

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:

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

1. Small car parking spaces are incorrectly dimensioned and based on total number of parking spaces, small car spaces are not permitted.
2. Provide handicap ramp detail to entrance of building.
3. All radii and widths of parking end caps to be per DPM standards.
4. Provide handicap sign detail and reference.

-
5. Provide 6' sidewalks in front of building for parking spaces less than 20' in length per DPM.
 6. If driveways are one way, sign and stripe.
 7. Remove bushes shown in parking lot on sheet 1 of 5.
 8. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda."

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"no adverse comment"

Environmental Services Division

PARKS AND RECREATION

Planning and Design

"No adverse comment"

Open Space Division

"No Adverse Comment."

POLICE DEPARTMENT/Planning

"traffic volume
lighting issues
maintenance of landscaping
a higher probability of crimes during evening/weekend hours
commercial burglary
alarm response"

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Approved on condition will coordinate with SWMD for refuse enclosure to be located on property."

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"

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No adverse comment. For information, the Long Range Roadway System designates Montañó Road as a minor arterial."

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form S

- ☐ Major Subdivision action
☐ Minor Subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

ZONING Supplemental form Z

- ☐ Annexation & Zone Establishment
☐ Sector Plan
☐ Zone Change
☐ Text Amendment

SITE DEVELOPMENT PLAN P

- ☒ ...for Subdivision Purposes
☒ ...for Building Permit
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC) L

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: DAVID & REBECCA GONZALES PHONE: 345-7200
 ADDRESS: 5925 EDITH BLVD FAX: _____
 CITY: ABQ STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: _____
 AGENT (if any): TIERRA WEST LLC PHONE: 858-3100
 ADDRESS: 8509 JEFFERSON NE FAX: 858-1118
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com
 DESCRIPTION OF REQUEST: SITE PLAN FOR BUILDING PERMIT

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 of Tract No. 6-A-1 Block: _____ Unit: _____
 Subdiv. / Addn. NORTH FOURTH STREET HOMESITE ADDITION
 Current Zoning: SU-1 FOR HAIR SALON Proposed zoning: SAME
 Zone Atlas page(s): F-14 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 0.35 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? ☒ Yes ☐ No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? _____
 UPC No. 101406133726041914 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 700 MONTANO RD. NW
 Between: FOURTH ST NW and VILLA CANELA CT. NW

CASE HISTORY:

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

0110-00000-01245

Check-off if project was previously reviewed by Sketch Plat/Plan ☐ or Pre-application Review Team ☐ Date of review: 10/24/01

SIGNATURE

(Print) RONALD R. BOHANNON, P.E. Applicant ☐ Agent ☒

FOR OFFICIAL USE ONLY

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

Application case numbers

01128-00000-01564

Action

SP/EP
Adv

S.F.

P.

Fees

\$ 350.
 \$ 75
 \$ _____
 \$ _____
 \$ _____
 Total
 \$ 425.

Hearing date Dec 20, 2001

RM 10/25/01
Planner signature / date

Project # 1001446

Form revised September 2001

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION☐ IP MASTER DEVELOPMENT PLAN

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

☒ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT☐ SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR A WIRELESS TELECOM FACILITY

- N/A
- ☒ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
 - ☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
 - ☒ Site plans and related drawings reduced to 8.5" x 11" format
 - ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ☒ Letter briefly describing, explaining, and justifying the request
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ☒ Sign Posting Agreement
 - ☒ Completed Site Plan for Building Permit Checklist
 - ☒ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - ☒ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - ☒ Fee (see schedule) 350 + 75
 - ☒ Any original and/or related file numbers are listed on the cover application

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

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

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

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

Ronald R. Beharman, P.E.
Applicant name (print)
10/24/01
Applicant signature / date



Form revised December 2000

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

Application case numbers
01128 - 01564

10/25/01
Planner signature / date
Project # 1001446



8509 Jefferson NE
Albuquerque, NM 87113

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

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

October 25, 2001

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

**RE: Request for Site Plan for Building Permit
700 Montano, Lot 6A-1, North Fourth Street Homesite Addition
Zoned SU-1 for Beauty Shop, Zone Atlas Page F-14-Z, DRB Project #1001446**

Dear Ms. Begay:

Tierra West LLC, on behalf of Dave Gonzales, owner and Nelse De Loach Jr., perspective buyer, requests approval of a Site Plan for Building Permit for 700 Montano Road NW. The site is located on the south side of Montano Road between Guadalupe Trail and Fourth Street and contains 0.322 ± acres.

The site is currently a single-family house that faces Montano Road. The site was approved last month for a zone change from R-1 to SU-1 for Beauty Shop. 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 for Building Permit showing the current layout and orientation of the site fronting onto Montano Road.

The building will be left intact and only the interior will be modified. The driveway will be relocated to allow parking in front of the building. New street trees will be placed along Montano with a new screen wall installed to screen any vehicles in the parking area from the road. A new patio area for employees and customers will be built behind the shop adjacent to the garage. The garage will remain in place to be used by the owner.

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 are adequate for the use. 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,

A handwritten signature in black ink, appearing to be 'R. Bohannon', with a long horizontal flourish extending to the right.

Ronald R. Bohannon, P.E.

Enclosure/s

cc: David Gonzales

JN: 21056
RRB/ks

FROM :

PHONE NO. : 5053438445

Aug. 30 2001 08:36AM P1

AUG-30-2001 08:00 FROM: TIERRA

ST LLC

8581118

TL 53438445

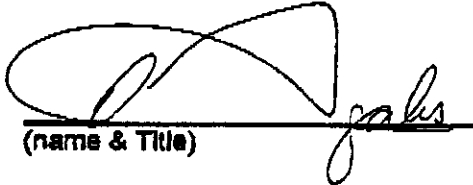
P.001/001

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)

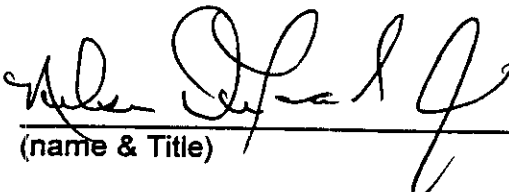
U105
Ltr A

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

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

APPLICANT: DAVID & REBECCA BOWEN Date of request: 10/24/01 Zone atlas page(s): F-14

CURRENT: Zoning SU-1 FOR BEAUTY SALON Legal Description - Lot or Tract # 6A-1 Block #
Parcel Size (acres / sq.ft.) 0.322 ± Subdivision Name N. DEWITT ST. HOMESITE ADD.

REQUESTED CITY ACTION(S):

Annexation	<input type="checkbox"/>	Sector Plan	<input type="checkbox"/>	Site Development Plan:	Building Permit	<input checked="" type="checkbox"/>
Comp. Plan	<input type="checkbox"/>	Zone Change	<input type="checkbox"/>	a) Subdivision	Access Permit	<input type="checkbox"/>
Amendment	<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	b) Build'g Purposes	Other	<input type="checkbox"/>
				c) Amendment		

PROPOSED DEVELOPMENT:

No construction / development ☒
New Construction ☐
Expansion of existing development ☐

GENERAL DESCRIPTION OF ACTION: 1

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

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

Applicant or Representative Tara Stewart Date 10/24/01
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

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

THRESHOLDS MET? YES ☐ NO ☒ Mitigating reasons for not requiring TIS: Previously studied: ☐

Notes:

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

Tony J. [Signature]
TRAFFIC ENGINEER

10-24-01
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

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

THRESHOLDS MET? YES ☐ NO ☒ Mitigating reasons for not requiring AQIA: Previously studied: ☐

Notes:

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

N/A [Signature]
ENVIRONMENTAL HEALTH

10/25/01
DATE

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

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



City of Albuquerque

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

Date: October 24, 2001

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

This letter will serve to notify you that on October 24, 2001
(date)

TO CONTACT NAME: Karen Stewart
COMPANY/AGENCY: Sierra West, LLC
ADDRESS/ZIP: 8509 Jefferson NE 87113
PHONE/FAX #: 858-3180 / 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 Tract 6A-1, North Fourth Street, Homesite Addition
zone map page(s) F-14

Our records indicate that as of 10-24-01
(date) 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 or by fax at 924-3913.

Sincerely,

Dalaina L. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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: October 24, 2001

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

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

BETWEEN FOURTH ST NW AND VILLA CANELA CT 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.

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.

C:\NEIGHBORHOOD-NOTIF.WPD



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 policies 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 policies 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

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
- ☒ 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: _____

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**

Street names required under the City Of Albuquerque
Street Type Descriptions are as follows

LANDSCAPE NOTES

RESEARCH NOTE

NET LANCING AND

KEY TAKEAWAYS



ADD (4) OR HEAVY LOADS TO
FINDING (REVERSE)
DURING
7 Oct

- Be**
with Parker Vantage

1

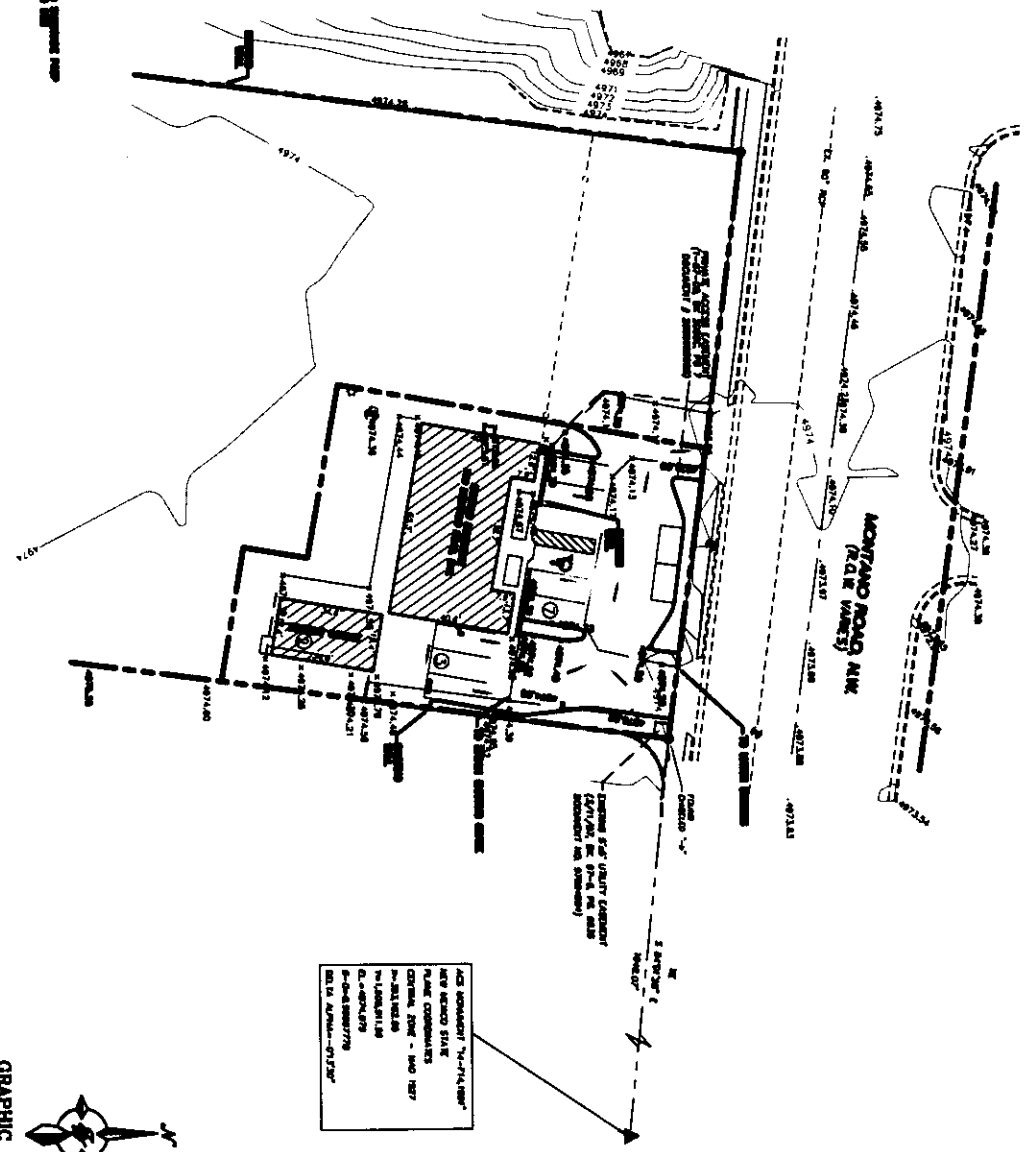
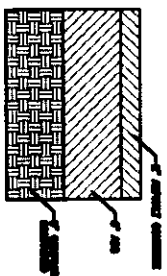
LABORCARE PLAN

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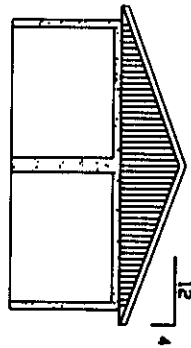


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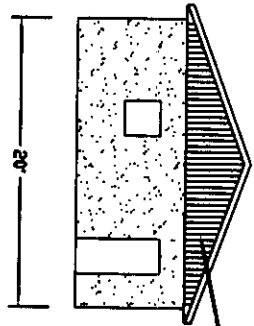


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700 MONTANO ROAD, NW		SHEET 5 OF 5	
CONCEPTUAL GRADING AND DRAINAGE PLAN		SHEET 5 OF 5	
TERRA WEST, LLC		SHEET 5 OF 5	
700 MONTANO ROAD, NW		SHEET 5 OF 5	
700 MONTANO ROAD, NW		SHEET 5 OF 5	

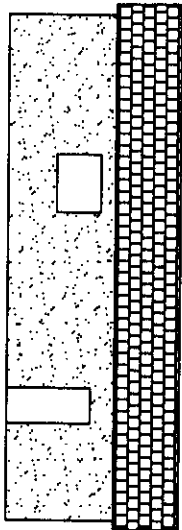


NORTH ELEVATION

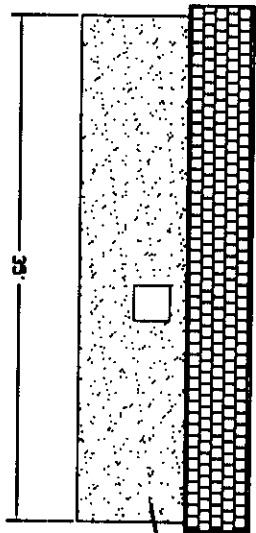


1X6 BOARDS V/
PAINTED WHITE
FINISH

SOUTH ELEVATION



WEST ELEVATION



STUCCO FINISH
TO MATCH EX
STRUCTURE

EAST ELEVATION

Project	700 MONTANO RD	Sheet	5 OF 5
Owner	LIBRA WEST, LLC	Scale	1/4" = 1'-0"
Architect	LIBRA WEST, LLC	Date	07/13
Engineer	LIBRA WEST, LLC	Drawn	LIB
Checker	LIBRA WEST, LLC	Reviewed	LIB
Project No.	700 MONTANO RD	Project Name	700 MONTANO RD



CapRon100@aol.com

To: lbird@cabq.gov

12/11/01 09:04 AM

cc:

Subject: RE: Site Plan for 700 Montano, NW

Chairman Begay
Environmental Planning Committee
Planning Dept

After reviewing site plan for 700 Montano NW, I would like to protest the proposed large size of monument sign. As this is a residential area, a smaller sign (about 3' X 4') would be more in keeping with the North Valley's plan to keep Montano as a residential area. As I understand from site plan there will be no sign on any of the buildings and no new on site lighting.

Thank you for your consideration.

Rose Fernandez
5504 Villa Canela Ct, NW
Albuquerque, NM 87107

201

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

Meeting Date: Dec. 20, 2001

Zone Atlas Page: F-14-E

Notification Radius: 100 Ft.

Cross Reference and Location: _____

App# <u>61128-00000-01504</u>
Proj# <u>1001446</u>
Other# _____

Applicant: David & Rebecca Gonzales ✓

Address: 5925 Edith Blvd ^{NW} #105, 87107

Agent: Tierra West, LLC ✓

Address: 8509 Jefferson St NE, 87113

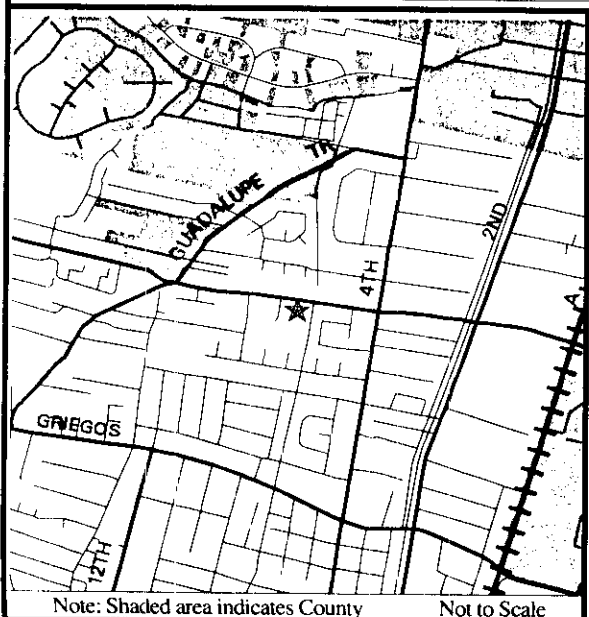
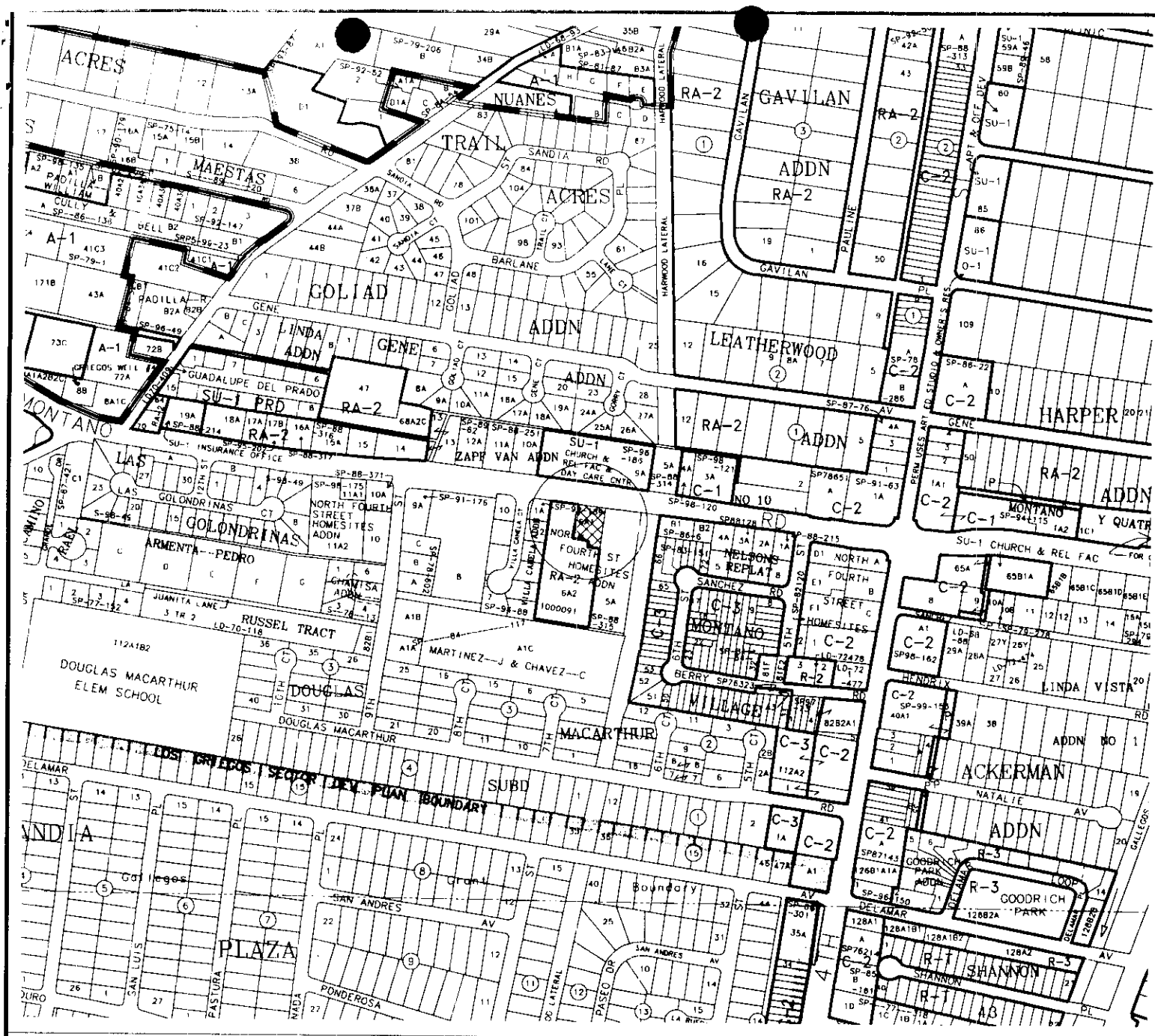
SPECIAL INSTRUCTIONS

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

Date Mailed: Dec 3, 2001

Signature: K. Tsethlikar

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
101406134128910111	LEGAL: LT 9 B PL AT OF LTS 9A, 9B & 9C ZAPF-VAN ADDN #10 BE LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000 PO BOX 1293	ALBUQUERQUE	NM	87103
101406136028710197	LEGAL: LT 9 C PL AT OF LTS 9A, 9B & 9C ZAPF-VAN ADDN #10 BE LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000 PO BOX 1293	ALBUQUERQUE	NM	87103
101406133625341932	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE			
101406134427241914	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE			
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
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
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



ZONING MAP



Scale 1"= 526'

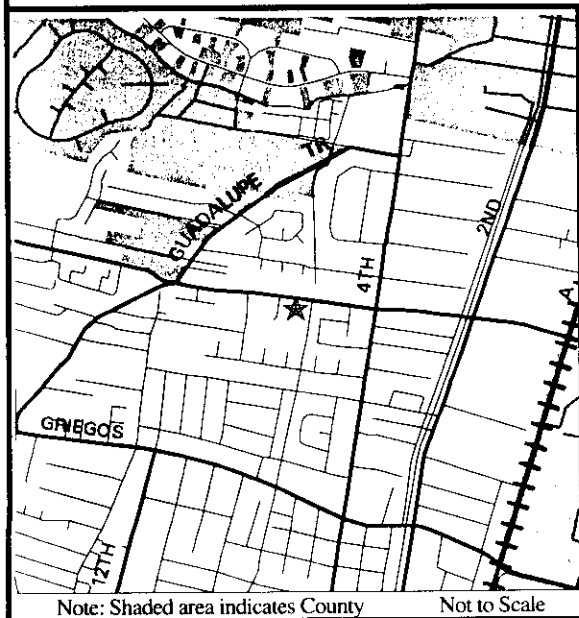
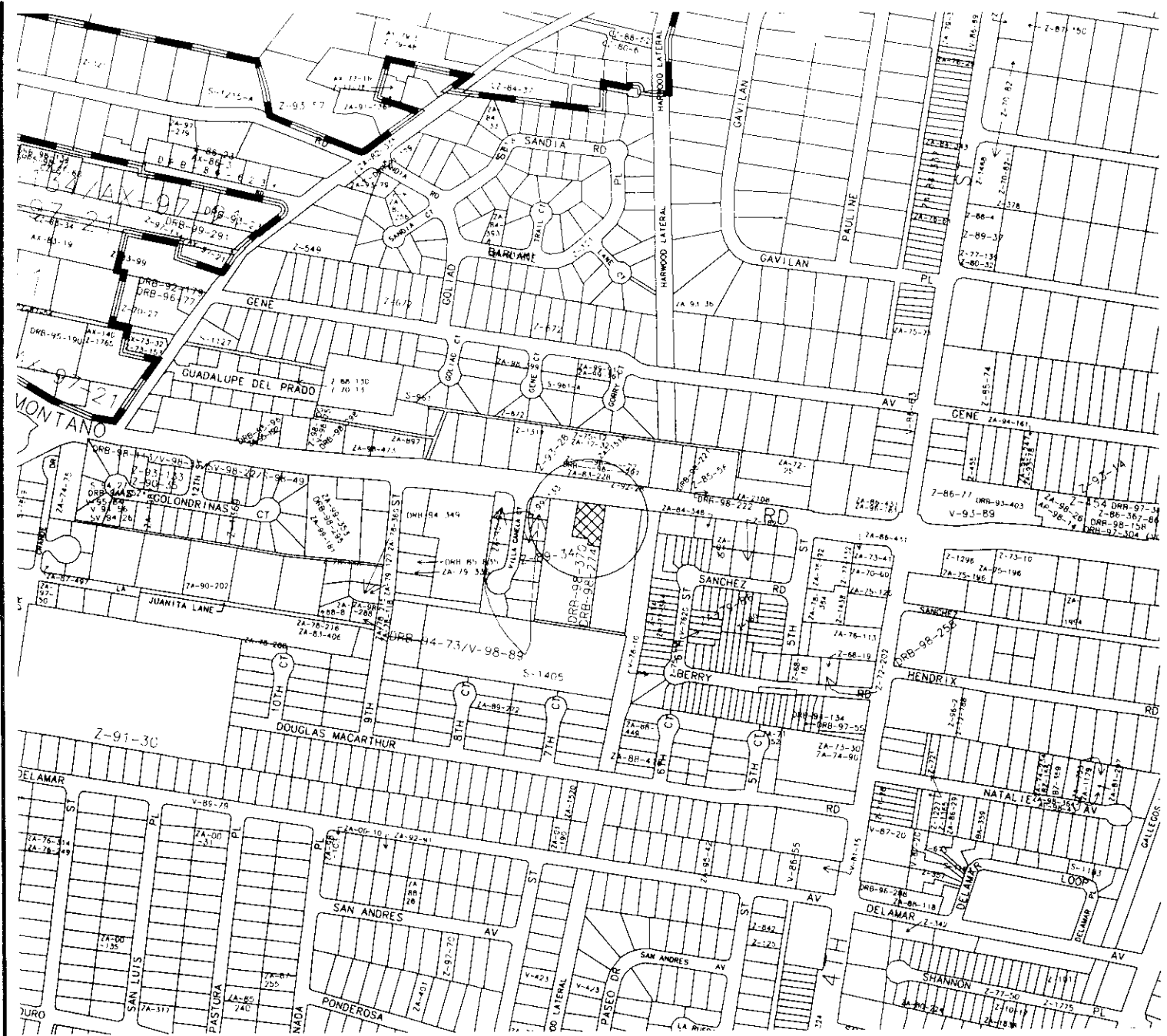
PROJECT NO.
1001446

HEARING DATE
12-20-01

MAP NO.
F-14

APPLICATION NO.
01128-00000-01564

Note: Shaded area indicates County Not to Scale



HISTORY MAP



Scale 1"= 526'

PROJECT NO.
1001446

HEARING DATE
12-20-01

MAP NO.
F-14

APPLICATION NO.
01128-00000-01564

Note: Shaded area indicates County

Not to Scale



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, October 18, 2001 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:
[Note: these items are not in the order they will be heard]

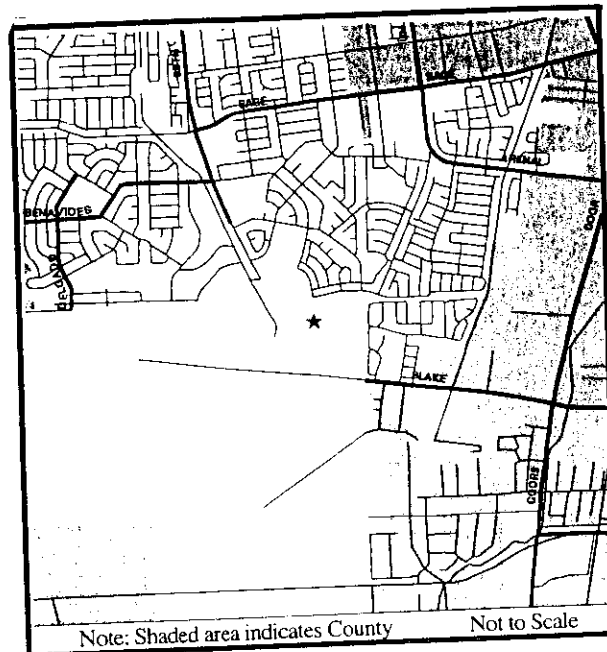
- 01221 00000 00126 The City of Albuquerque requests amendments to the Comprehensive,
Project #1001032 City Zoning Code Section 14-16-2-22, Special Use Zone, (B)(31), ROA 1994, a
portion of the Zoning Code to allow for Wireless Telecommunication Facilities
in conjunction with approved uses provided that certain requirements are met;
amendment to Section 14-16-3-17 Wireless Telecommunications Regulations
(A.) Setbacks (1.) a. b. c. (+d) and (15.) amendment to Horizontal Separation
requirements for Free-standing Wireless Telecommunications Facilities.
Cynthia Borrego-Archuleta, Staff Planner **(DEFERRED FROM AUGUST 16,
2001)**
- 01128 01231 Insite Architecture + Development, agents for Desert Springs Church,
Project #1001436 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
- 01110 01233 Consensus Planning, Inc., agents for AMC Development Services
01138 01234 request a zone map amendment from R-D for Office to R-D for 15
Project #1001438 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
- 01128 01237 Jack Harris, Architects, Inc., agents for Montano Development
Project #1001440 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

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

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



City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

☐ Major Subdivision action

☐ Minor Subdivision action

☐ Vacation **V**

☐ Variance (Non-Zoning)

ZONING Supplemental form **Z**

☐ Annexation & Zone Establishment

☐ Sector Plan

☐ Zone Change

☐ Text Amendment

SITE DEVELOPMENT PLAN **P**

☐ ...for Subdivision Purposes

☒ ...for Building Permit

☐ IP Master Development Plan

☐ Cert. of Appropriateness (LUCC) **L**

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

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

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

APPLICANT INFORMATION:

NAME: DAVID & REBECCA GONZALES PHONE: 345-7200

ADDRESS: 5925 EDITH BLVD FAX: _____

CITY: ABQ STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: _____

AGENT (if any): TIERRO WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: SITE PLAN FOR BUILDING PERMIT

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 ADDITION

Current Zoning: SU-1 FOR Hair SALON Proposed zoning: SAME

Zone Atlas page(s): E-14 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 0.3± Density if applicable: dwellings per gross acre: - dwellings per net acre: -

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

UPC No. 101406133726041914 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 700 MONTANO RD. NW

Between: FOURTH ST NW and VILLA CONELA CT. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB98-274/
01110-00000-01245

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

SIGNATURE Ronald R. Bohannon, P.E. DATE 10/29/01

(Print) _____ Applicant ☐ Agent ☒

FOR OFFICIAL USE ONLY

Form revised September 2001

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

Application case numbers

01128 - 00000 - 01564

Action

SP/EP

Adv

S.F.

P

Fees

\$ 350.

\$ 75

\$ _____

\$ _____

\$ _____

Total

\$ 425.00

Hearing date Dec 20, 2001

M 10/25/01
Planner signature / date

Project # 1001446

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

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION

☐ IP MASTER DEVELOPMENT PLAN

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

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required**

☒ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

- N/A
- ☒ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
 - ☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
 - ☒ Site plans and related drawings reduced to 8.5" x 11" format
 - ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ☒ Letter briefly describing, explaining, and justifying the request
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ☒ Sign Posting Agreement
 - ☒ Completed Site Plan for Building Permit Checklist
 - ☒ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - ☒ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - ☒ Fee (see schedule) 350.00 + 7.50
 - ☒ Any original and/or related file numbers are listed on the cover application

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

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

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required**

☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required**

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

Ronald R. Bohannon, P.E.
Applicant name (print)
[Signature]
Applicant signature / date
10/24/01

Form revised December 2000

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

Application case numbers
01128 - 01564

Project # 1001446

Planner signature / date
10/25/01



FROM :

PHONE NO. : 5053438445

Aug. 30 2001 08:36AM P1

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

8581118

TC 53438445

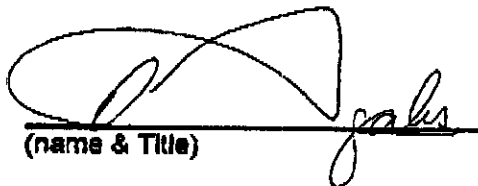
P.001-001

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)

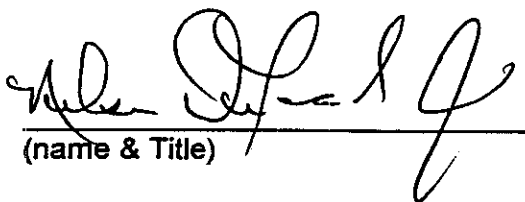
2705
LTR A

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)



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

October 25, 2001

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

**RE: Request for Site Plan for Building Permit
700 Montano, Lot 6A-1, North Fourth Street Homesite Addition
Zoned SU-1 for Beauty Shop, Zone Atlas Page F-14-Z, DRB Project #1001446**

Dear Ms. Begay:

Tierra West LLC, on behalf of Dave Gonzales, owner and Nelse De Loach Jr., perspective buyer, requests approval of a Site Plan for Building Permit for 700 Montano Road NW. The site is located on the south side of Montano Road between Guadalupe Trail and Fourth Street and contains 0.322 ± acres.

The site is currently a single-family house that faces Montano Road. The site was approved last month for a zone change from R-1 to SU-1 for Beauty Shop. 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 for Building Permit showing the current layout and orientation of the site fronting onto Montano Road.

The building will be left intact and only the interior will be modified. The driveway will be relocated to allow parking in front of the building. New street trees will be placed along Montano with a new screen wall installed to screen any vehicles in the parking area from the road. A new patio area for employees and customers will be built behind the shop adjacent to the garage. The garage will remain in place to be used by the owner.

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 are adequate for the use. 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,

A handwritten signature in black ink, appearing to be 'R. Bohannon', with a long horizontal flourish extending to the right.

Ronald R. Bohannon, P.E.

Enclosure/s

cc: David Gonzales

JN: 21056
RRB/ks



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 policies 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 policies 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

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

APPLICANT: DAVID & PATRICIA GONZALEZ Date of request: 10/24/01 Zone atlas page(s): F-14

CURRENT: Zoning SU-1 FOR BEAUTY SOLENS Legal Description - Lot or Tract # 6A-1 Block #
Parcel Size (acres / sq.ft.) 0.322 ± Subdivision Name N. FOURTH ST. HOME SITE ADD.

REQUESTED CITY ACTION(S):

Annexation	<input type="checkbox"/>	Sector Plan	<input type="checkbox"/>	Site Development Plan:	Building Permit	<input checked="" type="checkbox"/>
Comp. Plan	<input type="checkbox"/>	Zone Change	<input type="checkbox"/>	a) Subdivision	Access Permit	<input type="checkbox"/>
Amendment	<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	b) Build'g Purposes	Other	<input type="checkbox"/>
				c) Amendment		

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

No construction / development ☒ # of units - 1
New Construction ☐ Building Size - (sq. ft.)
Expansion of existing development ☐

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

Applicant or Representative Tammy Stewart Date 10/24/01
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

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

THRESHOLDS MET? YES ☐ NO ☒ Mitigating reasons for not requiring TIS: Previously studied: ☐

Notes:

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

Tammy Stewart
TRAFFIC ENGINEER

10-24-01
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

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

THRESHOLDS MET? YES ☐ NO ☒ Mitigating reasons for not requiring AQIA: Previously studied: ☐

Notes:

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

N/A
ENVIRONMENTAL HEALTH

10/25/01
DATE

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

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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



City of Albuquerque

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

Date: October 24, 2001

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

This letter will serve to notify you that on October 24, 2001
(date)

TO CONTACT NAME: Karen Stewart
COMPANY/AGENCY: Sierra West, LLC
ADDRESS/ZIP: 8509 Jefferson NE 87113
PHONE/FAX #: 858-3180 / 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 Tract 6A-1, North
Fourth Street, Homesite Addition
zone map page(s) F-14

Our records indicate that as of 10-24-01, there were **no Recognized**
(date)
Neighborhood Associations in this area.

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

Sincerely,

Dalaina L. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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: October 24, 2001

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

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

BETWEEN FOURTH ST NW AND VILLA CANELA CT 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.

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.

C:\NEIGHBORHOOD-NOTIF.WPD

MESSAGE CONFIRMATION

OCT-24-2001 10:17AM WED

FAX NUMBER: 8581118

NAME : TIERRA WEST LLC

NAME/NUMBER : 9243913
PAGE : 002
START TIME : OCT-24-2001 10:15AM WED
ELAPSED TIME : 01'40"
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: October 24, 2001

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

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

BETWEEN FOURTH ST NW AND VILLA CANELA CT NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:
(E-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.

C:\NEIGHBORHOOD\nOTIF WPD



CapRon100@aol.com

To: lbird@cabq.gov

12/11/01 09:04 AM

cc:

Subject: RE: Site Plan for 700 Montano, NW

Chairman Begay
Environmental Planning Committee
Planning Dept

After reviewing site plan for 700 Montano NW, I would like to protest the proposed large size of monument sign. As this is a residential area, a smaller sign (about 3' X 4') would be more in keeping with the North Valley's plan to keep Montano as a residential area. As I understand from site plan there will be no sign on any of the buildings and no new on site lighting.

Thank you for your consideration.

Rose Fernandez
5504 Villa Canela Ct, NW
Albuquerque, NM 87107

● 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
- ☒ 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: _____

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.**

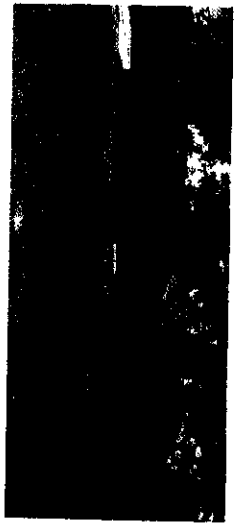
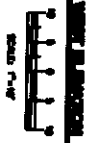
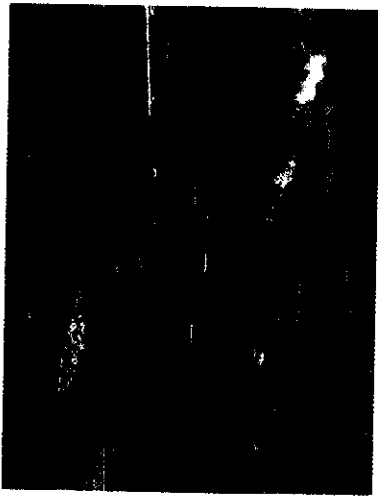
B. Signage

- ☒ 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**



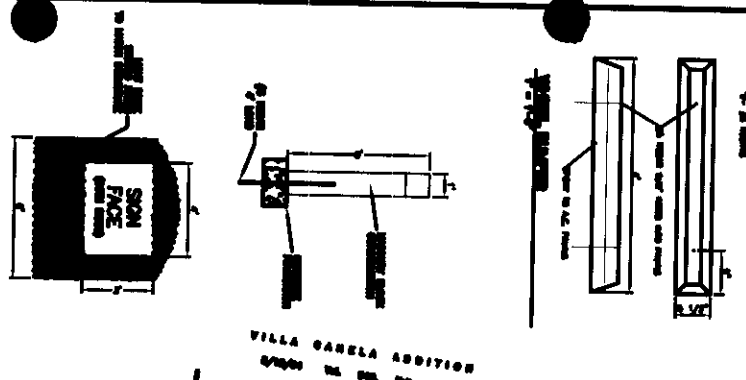
PROJECT		700 MONTANO ROAD, NW	
EXISTING ELEVATIONS		DATE: 1-1-11	
TERRA WEST, LLC		SHEET 1	
4 OF 5		SHEET 1	
700 MONTANO ROAD, NW		SHEET 1	

CLINE TABLE			
CLINE	LENGTH	WIDTH	AREA
1	10.00	10.00	100.00
2	10.00	10.00	100.00
3	10.00	10.00	100.00
4	10.00	10.00	100.00
5	10.00	10.00	100.00
6	10.00	10.00	100.00
7	10.00	10.00	100.00
8	10.00	10.00	100.00
9	10.00	10.00	100.00
10	10.00	10.00	100.00

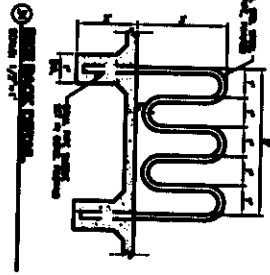
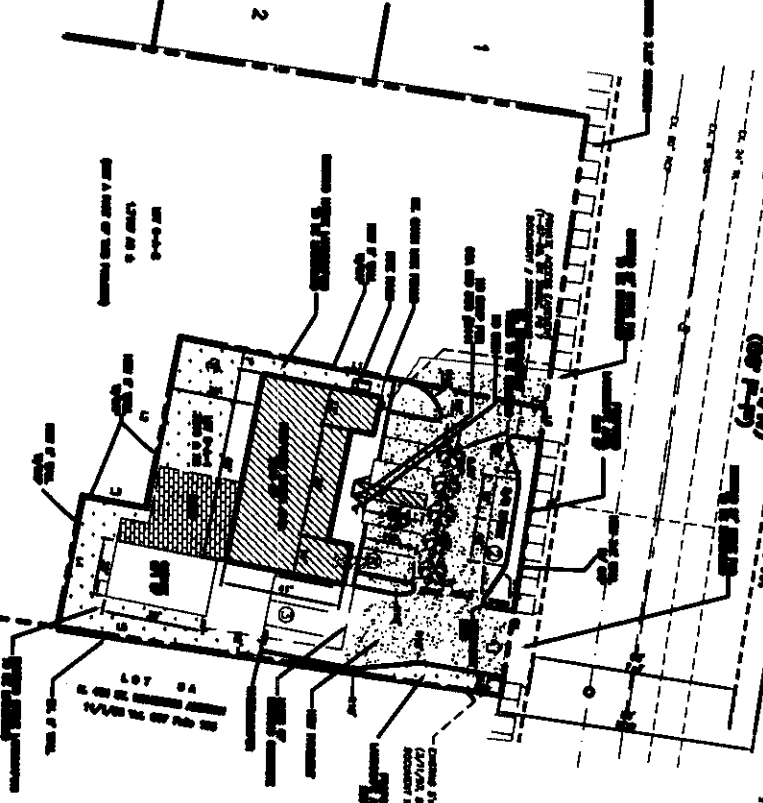


100' 0"

MONTANO ROAD NW
(60' R/W)



VILLA CAROLA ADDITION
60' 0" x 100' 0"



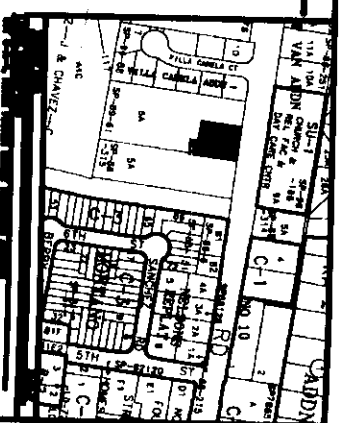
- 1. MAIN FLOOR PLAN
- 2. SECOND FLOOR PLAN
- 3. SECTION AND ELEVATION PLAN
- 4. EXTERIOR ELEVATION

ITEM	DESCRIPTION	QUANTITY
1	CONCRETE	100.00
2	BRICK	100.00
3	WOOD	100.00
4	ROOFING	100.00
5	PAINT	100.00
6	GLASS	100.00
7	IRONING	100.00
8	STEEL	100.00
9	COPPER	100.00
10	ALUMINUM	100.00

PROJECT NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIALS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DAMAGE TO THE PROPERTY.



GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100



NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DAMAGE TO THE PROPERTY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ANIMALS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BIRDS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INSECTS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FISH.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING REPTILES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AMPHIBIANS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MAMMALS.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BATS.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BEES.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BUTTERFLIES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MOTTLED SKIN.

ITEM	DESCRIPTION	QUANTITY
1	CONCRETE	100.00
2	BRICK	100.00
3	WOOD	100.00
4	ROOFING	100.00
5	PAINT	100.00
6	GLASS	100.00
7	IRONING	100.00
8	STEEL	100.00
9	COPPER	100.00
10	ALUMINUM	100.00

Several trees required under the City Of Amherst
Street Tree Ordinance are as follows:

[illegible]

REMARKS:
 1. The following information was obtained from the following sources:
 (a) The following information was obtained from the following sources:
 (b) The following information was obtained from the following sources:
 (c) The following information was obtained from the following sources:
 (d) The following information was obtained from the following sources:
 (e) The following information was obtained from the following sources:
 (f) The following information was obtained from the following sources:
 (g) The following information was obtained from the following sources:
 (h) The following information was obtained from the following sources:
 (i) The following information was obtained from the following sources:
 (j) The following information was obtained from the following sources:
 (k) The following information was obtained from the following sources:
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 (p) The following information was obtained from the following sources:
 (q) The following information was obtained from the following sources:
 (r) The following information was obtained from the following sources:
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 (t) The following information was obtained from the following sources:
 (u) The following information was obtained from the following sources:
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 (w) The following information was obtained from the following sources:
 (x) The following information was obtained from the following sources:
 (y) The following information was obtained from the following sources:
 (z) The following information was obtained from the following sources:

LANDSCAPE CALCULATIONS

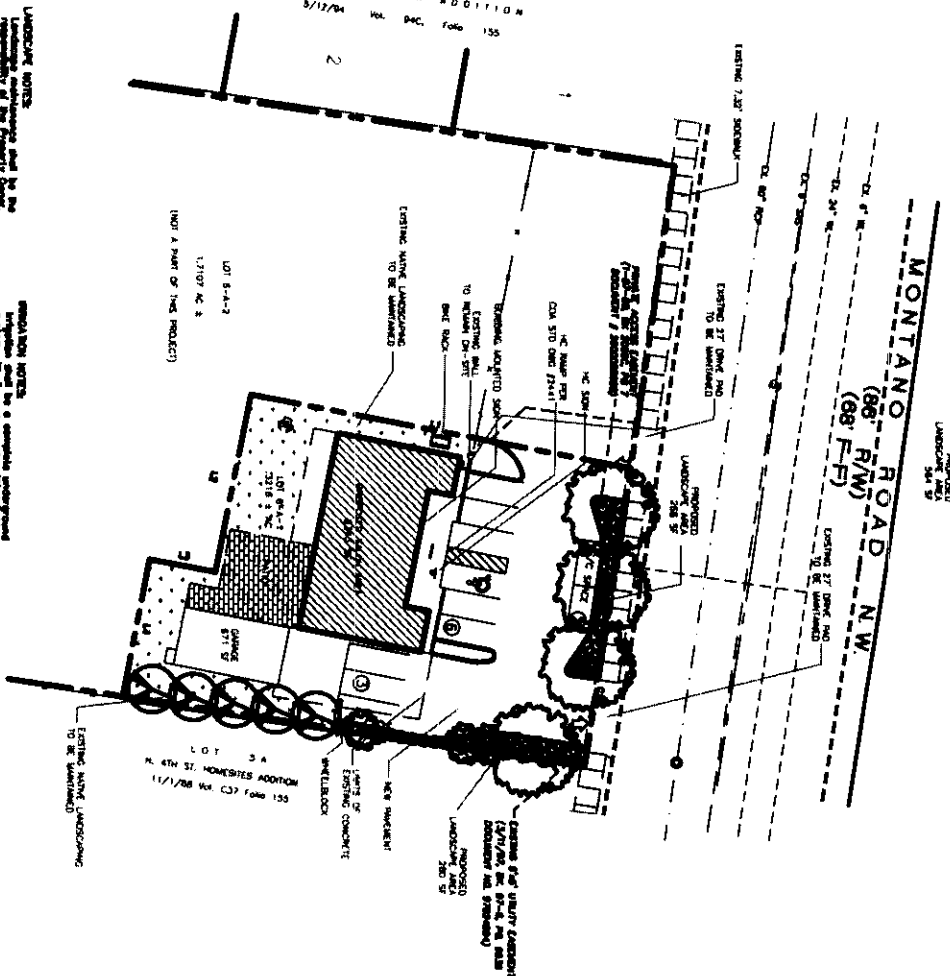
NET LOT AREA	14,013	square feet
TOTAL BARNABLE AREA	3,064	square feet
OTHER AREA	0.00	square feet
NET LOT AREA	14,013	square feet
LANDSCAPE REQUIREMENT	19%	
TOTAL LANDSCAPE REQUIREMENT	2,669	square feet
TOTAL LANDSCAPE PROVIDED	2,528	square feet
NEW LANDSCAPE REQUIRED	548	square feet
EXISTING LANDSCAPE PROVIDED	2,720	square feet



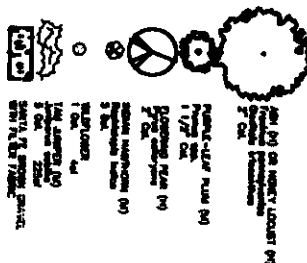
GRAPHIC SCALE



VILLA CANELA ADDITION
3/12/84 Vol. Doc. Foto 155

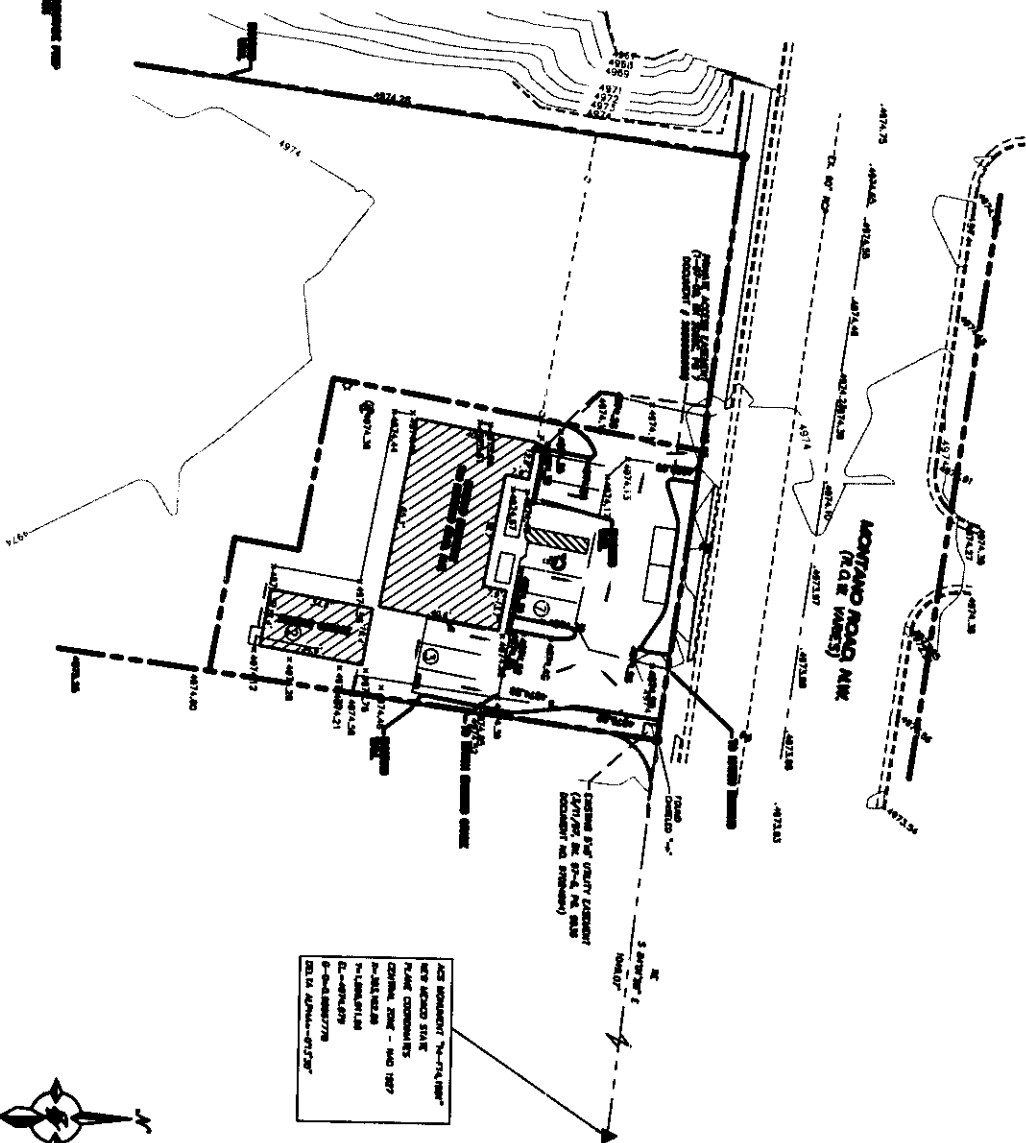


PLANT LEGEND



The Fifth
Dead in the
Water
by
Michael
Chabon
ISBN 0-312-32454-1
Hardcover \$24.95
128 pp., 10 x 6 1/2
ISBN 0-312-32455-9
Paperback \$14.95
128 pp., 10 x 6 1/2

<p>700 ALEXANDER ROAD, NW LANDSCAPE PLAN</p>	<p>DATE: 1/15/2008 DRAWN BY: [illegible] CHECKED BY: [illegible]</p>	<p>2 OF 5</p>
	<p>DATE: 1/15/2008 DRAWN BY: [illegible] CHECKED BY: [illegible]</p>	<p>2 OF 5</p>



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[illegible]

NOTES ON THE SUBMISSION OF MANUSCRIPTS

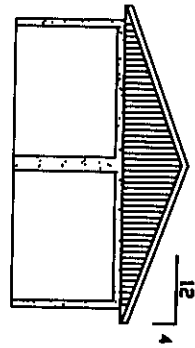
700 MONTANO ROAD, NW

CONCEPTUAL GRADE AND DRAINAGE PLAN

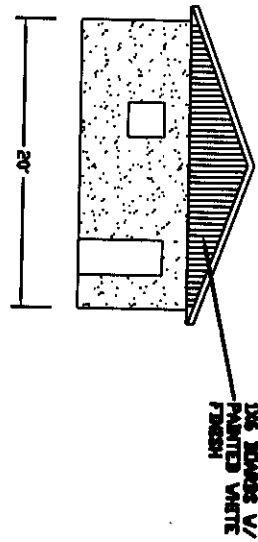
TERRA WEST, LLC
5000 JENNIFER DR
ALBUQUERQUE, NM 87110
505.261.1111

AC 7000

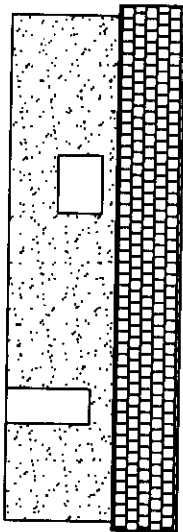
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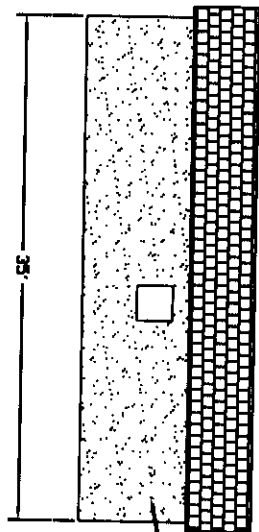
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

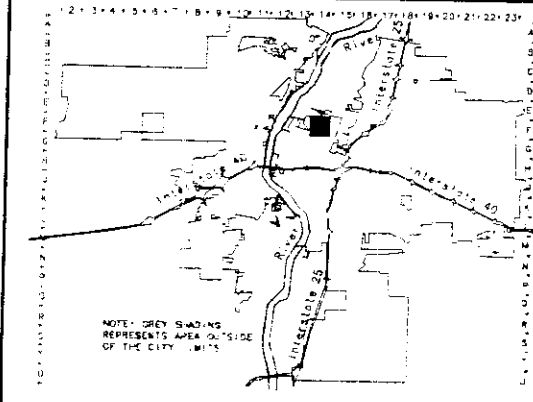
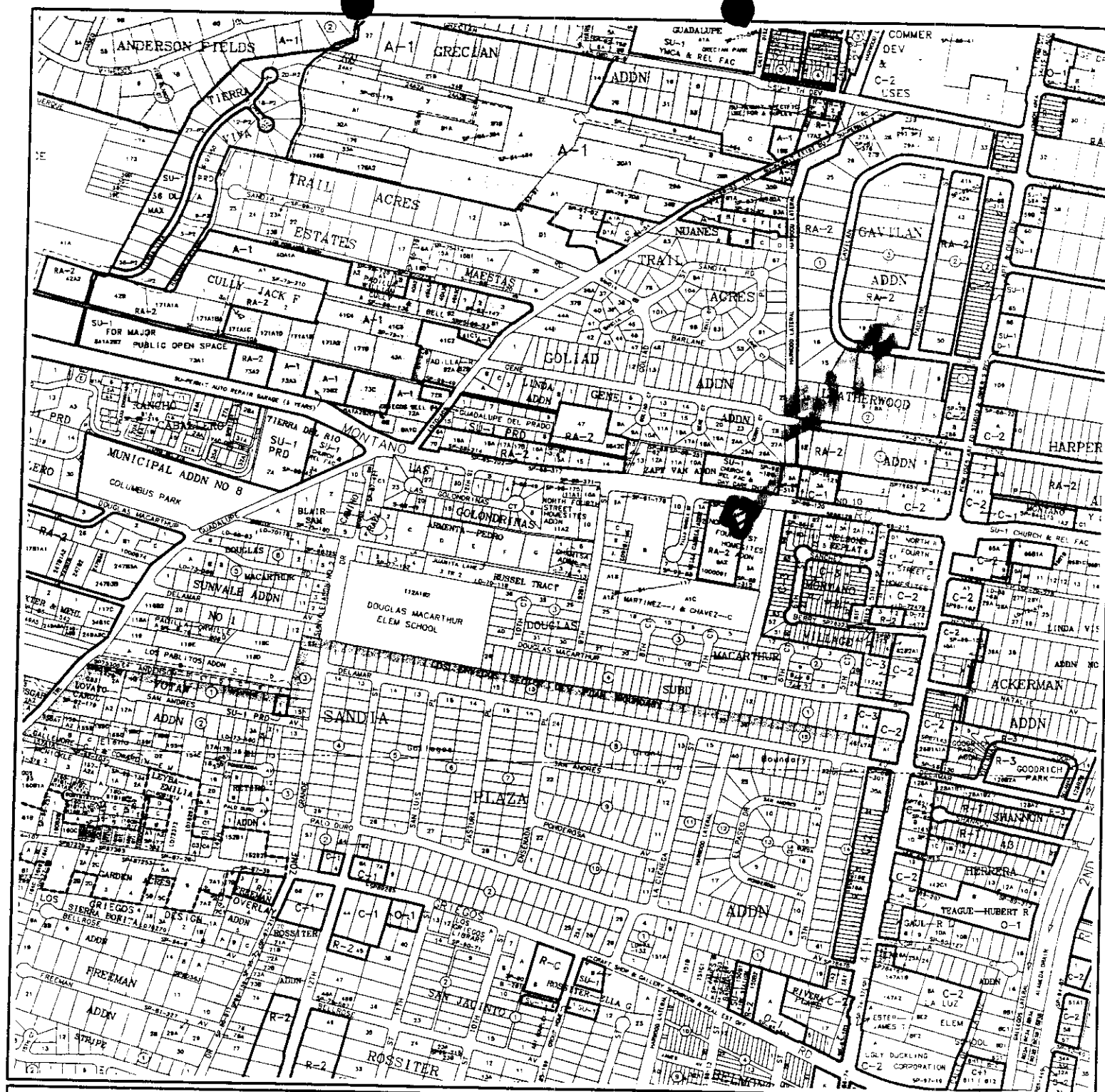


EAST ELEVATION

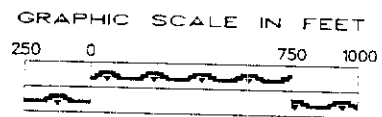
STUCCO FINISH
TO MATCH EX.
STRUCTURE

1/2" SQUARE V/
PAINTED WHITE
FINISH

Sheet	700 MONTANO RD	Scale
DATE		DATE
CHANGE ELEVATIONS		
6 OF 6	Sheet 1	Page 1



CITY OF
Albuquerque
A Bureau Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page
F-14-Z
Map Amended through March 20, 2001

ONE STOP SHOP ••• FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

DAVID & REBECCA GONZALES

AGENT

TIERRA WEST

ADDRESS (w/ZipCode)

PROJECT NO.

1001446

APPLICATION NO.

01128 E-01564

\$ 425 441006 / 4981000 (City Cases)

\$ _____ 441018 / 4921000 (County)

\$ _____ 441011 / 7000110 (LUCC)

\$ _____ 441018 / 4981000 (Notification)

\$ 425 **Total amount due**

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

7019

PAY TO THE
ORDER OF

City of Albuquerque
Four hundred twenty five & no/100

DATE 10/25/01

95-32
1070

\$ 425.00

DOLLARS 0

Bank of America

ACH R/I 10700327

FOR

Donna J. Bohannon

⑈007019⑈ ⑆107000327⑆ 001700062381⑈

City of Albuquerque
Treasury Division

10/25/2001

11:57AM

LUCC: GNF

counterreceipt.doc

ENCLOSURE 00011021 WEB 006 TRANS 0013
PRINTER 441006 DATE 0113
SERIALITY 4991000
Trans Amt 9/25/01
104 Misc 441000
13 4422 10
CHANGE 80.00

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 Dec 5, 2001 To Dec 20, 2001

5. REMOVAL

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

Karen Stewart 10/25/01
(Applicant or Agent) (Date)

I issued 1 signs for this application, 10/25/01 SM
(Date) (Staff Member)

1001446 / 01128 E-01564

FAX TRANSMITTAL

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

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

PAGE 1 of 1

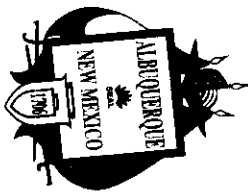
DATE: 10-26-01

TO: Tierra West (858-1118) [BY FAX]
FROM: Planning Dept. (Russell, Lola or Debbie)
SUBJECT: Beauty Shop

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on Dec. 20, 2001, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, 10-31-01. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

- Show lettering, type, size, etc on proposed sign
- Need colors & materials for existing structure as well as proposed sign. Need ~~fourth~~ elevation (Only 3 shown)
- Need detail or notation of existing fences or walls
- Need garage dimensions & elevations
- Need location on site of light fixtures
- Drive aisle distance (width)
- Dimension small car spaces
- Landscape plan should show existing, proposed, & state trees to be removed, if any



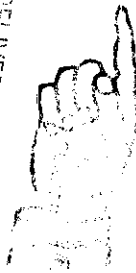
City of Albuquerque

P.O. BOX 1293

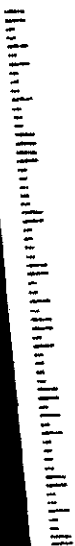
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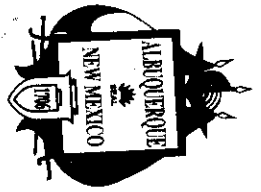
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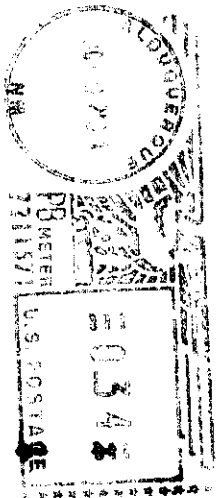
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