



**APPLICATION FOR SPECIAL EXCEPTION**  
**CITY OF ALBUQUERQUE, PLANNING DEPARTMENT**

Office of the Zoning Hearing Examiner, (505) 924-3918

LOC: ANE  
 TRANS# 0016  
 FUND 0110  
 TRSKDM  
 \$135.00  
 J24 Misc \$35.00

**A. Applicant Information** (please print)

Comfort Foods, Inc.  
 Name, First, Last  
 9900 Montgomery Blvd. NE  
 Mailing Address  
 Albuquerque, NM  
 David S. Campbell  
 Agent (if any)  
 Suite 500, 6100 Uptown Blvd, NE  
 Mailing Address  
 Albuquerque, NM

Telephone (H) \_\_\_\_\_  
 Telephone (W) 5 0 5 - 3 2  
 Telephone 5 0 5 - 8 8 4  
 City of Albuquerque  
 Treasury Division  
 Zip 87106  
 08/18/2002  
 RECEIPT # 00027483  
 ACCOUNT # 441006  
 ACTIVITY # 4971000  
 Trans Amt \$135.00  
 J24 Misc \$35.00

**Legal Description of Proposed Special Exception**

Tannehill Taylor Addition, Tract A  
 Lot(s) / Tract(s)  
 A Replat of a Portion of Lot 1 Coda  
 Subdivision/MRGCD Map No: 1 0 2 1 0 6 0 0 8 2 4 9 4 2 1 3 6 0  
 Development  
 9900 Montgomery Blvd., NE  
 Address of Special Exception

Block \_\_\_\_\_

Zip 87111

Do you require a Spanish interpreter? yes   
 Do you require special assistance at the hearing? yes  explanation: \_\_\_\_\_

**B. Criteria for Decision** - I have been given the Criteria for Decision requirements. (initial) DC

**C. Explanation of Request** - On additional sheet(s) of paper, please state why you want this Special Exception, based on the Criteria for Decision requirements.

**D. Drawings of Request** - (attach three (3) copies)  
 Please follow instructions on back side and attach appropriate drawings.

**E. Traffic Engineering Review** - Required for Walls and Fences in the front yard setback and street side yard setback. Call Traffic Engineer at (505) 857-8680 for Site Plan Review. Lack of TE Comments may delay your request for hearing. (initial) \_\_\_\_\_

**F. Acknowledgement** - I hereby acknowledge that to the best of my knowledge, this application is correct and complete and that I have received one or more signs which I agree to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral.

Signature David S. Campbell

Date 9/18/02

**INTERNAL USE ONLY**

**Application for:** (check as appropriate)

Proj # 1007729

App# 07 ZHE 01432

- Conditional Use
- Expansion of a Nonconforming Use
- Administrative Amendment
- Variance:
  - A. Distance
  - B. Height
  - C. Size
  - D. Setback
  - E. Parking
  - F. Other

ZA- \_\_\_\_\_

AA- \_\_\_\_\_

Reference Section No.: 14-16-2-17 (BY 19)(b)(c) Section No.:

Legal Ad: CONDITIONAL USE TO ALLOW RETAIL BUSINESS IN WHICH PRODUCTS MAY BE MANUFACTURED AS AN ACCESSORY USE  
 06 PROCESSED

No. Signs Issued: 1 Post at: \_\_\_\_\_

Received by: CAG Date: 09-18-02 Zone: C-2 City: Albuquerque  
 Map: Albuquerque Treasury Division

Sector Development Area \_\_\_\_\_

ZEO Citation Referral  TE: Comments Required  Fee: \$ 135.00

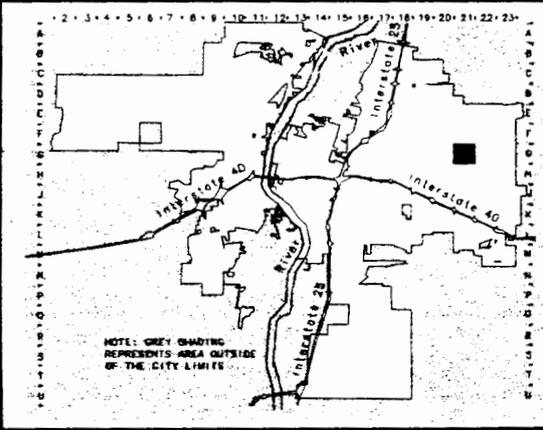
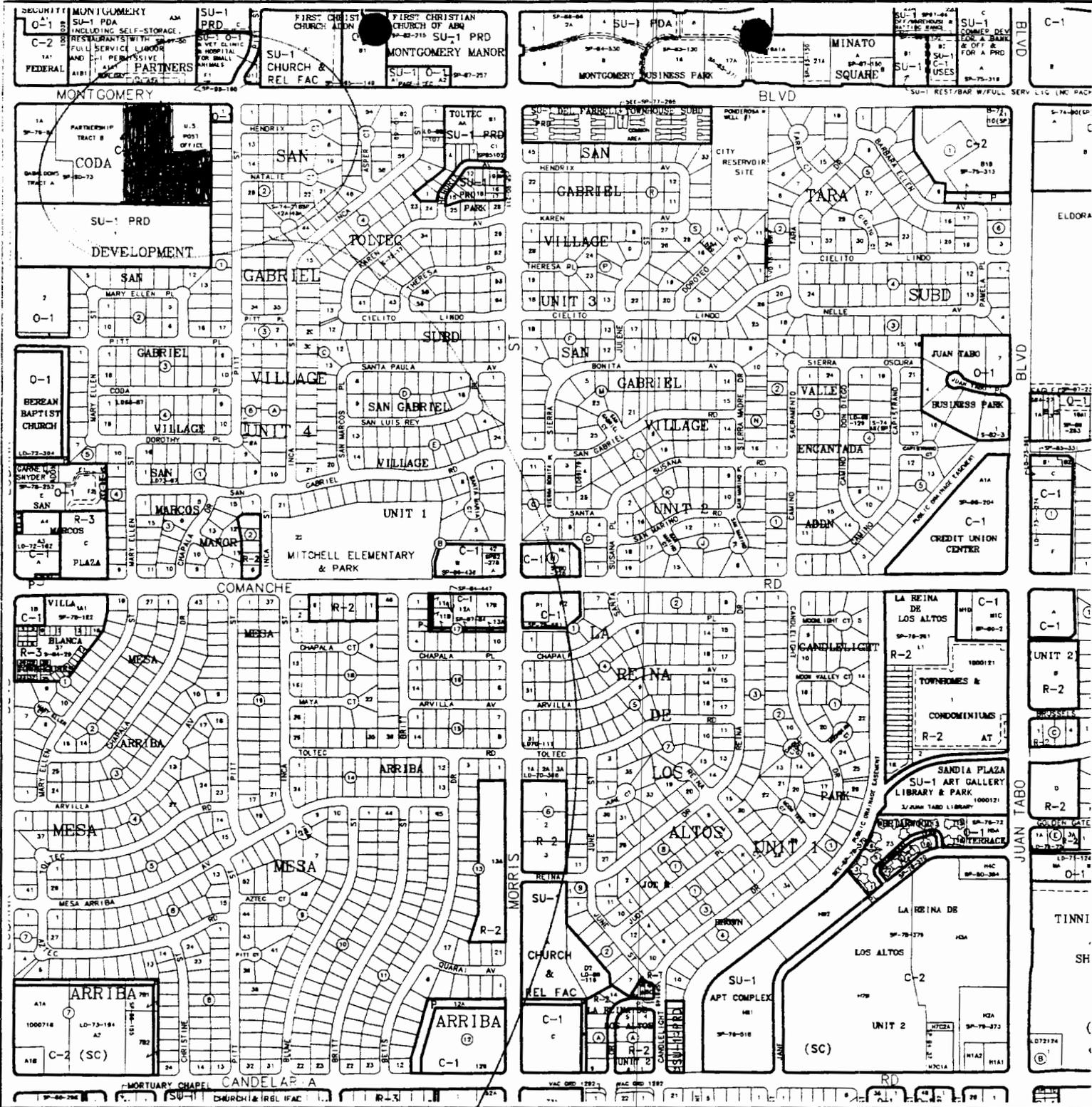
Hearing Date: 10-15-02

441006 / 4921000

photo # 41/42

09/18/2002 11:27AM LOC: ANE

RECEIPT # 00027483 WSH# 006 TRANS# 0016  
 Account 441006 Fund 0110  
 ACTIVITY # 4971000 TRSKDM  
 Trans Amt \$135.00  
 J24 Misc \$100.00  
 CK \$135.00  
 CHANGE \$0.00



*Site*



**CITY OF**  
**Albuquerque**  
**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
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**Zone Atlas Page**  
**G-21-Z**  
Map Amended through July 19, 2001



CITY OF ALBUQUERQUE  
OFFICE OF THE ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

COMFORT FOODS, INC. request(s) a special exception to Section 14. 16. 2. 17. (B). (19).: a CONDITIONAL USE to allow processing of dried foods in a C-2 zone on all or a portion of Tract(s) A, Tannehill Taylor Addition, zoned C-2 and located at 9900 MONTGOMERY BLVD NE (G-21)

Special Exception No: ..... 02ZHE - 01432  
Hearing Date:..... 10-15-02  
Closing of Public Record:..... 10-15-02  
Date of Decision: ..... 10-24-02

1002229

STATEMENT OF FACTS: The applicant requests a conditional use to allow processing of dried foods in a C-2 zone. The applicant, Comfort Foods, Inc., was represented by David Campbell, Esq. Mr. Campbell testified that this request is for an existing retail business located on Montgomery Boulevard, just east of Eubank Boulevard, known as Comfort Foods, Inc. He indicated that this business mixes, packages and sells dried foods and that all activities are conducted within the enclosed building on this property. Mr. Campbell testified that this process is not injurious to the surrounding community in that it does not create any objectionable odor, dust, smoke, noise or vibration. Days and hours of operation are Monday through Friday, 8:00 a.m. to 5:00 p.m. Mr. Campbell stated that there is sufficient parking for his client's patrons. This company employs 8 individuals. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Friday, November 8, 2002 in the manner described below:

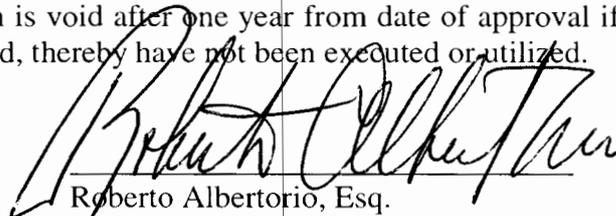
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$50.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement (2)  
ZHE File  
Comfort Foods, Inc., 9900 Montgomery Blvd. NE, 87111  
David S. Campbell, 6100 Uptown Blvd., NE, Suite 500, 87110  
Mark Harden, PO Box 1777, Tijeras, NM, 87059

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# SIGN-IN SHEET FOR OCTOBER 15, 2002

## PLEASE PRINT LEGIBLY! THANK YOU!

NAME <u>PLEASE PRINT LEGIBLY</u>	A COPY OF DECISION WILL BE MAILED FOR CASE NUMBER	MAILING ADDRESS <u>PLEASE PRINT LEGIBLY</u>	ZIP CODE
Mary Padilla	ZHE- 01313	232 Old Coors Rd SW	87121
Doug Morgan	ZHE- 01440	4412 Glencroft Avenue	87114
Daniel Boardman	ZHE-	717 Cold SE	87102
Mike Houx	ZHE- 01434	3400 Menard NE	87107
A. MIGUEL TRujillo, ARCH	ZHE- 01409	8181 CENTRAL AVE N.W. 8504 SPAIN RD. W.E.	87121
DAVID CAMPBELL	ZHE-02-01432	6100 UPTOWN NE ABO	87110
MARK HADLEN	ZHE-02-01432	PO BOX 1777 TULSA #	87019
BERT ORTIZ	ZHE-	1720 Louisiana Blvd N.E. Suite 402	
	ZHE-		

# Vogel Campbell & Blueher, P.C.

ATTORNEYS AT LAW

6100 UPTOWN BLVD., NE, SUITE 500  
ALBUQUERQUE, NM 87110-4143

THOMAS F. BLUEHER  
DAVID S. CAMPBELL  
JAY D. HILL  
CLINTON W. MARRS  
STEPHEN JOSEPH VOGEL  
KAREN HOWDEN WEAVER

TELEPHONE  
(505) 884-8444  
FACSIMILE  
(505) 875-9021

## APPLICATION FOR CONDITIONAL USE OF COMFORT FOODS, INC. 9900 MONTGOMERY BLVD., NE

The Applicant, Comfort Foods, Inc ("Applicant") currently owns and operates a retail food establishment at 9900 Montgomery Blvd., NE. The current site of the business is zoned C-2. This very successful business outgrew its past location in the East Mountain area. The owner of Comfort Foods, Inc. desired to relocate in Albuquerque, and has found the former site of Furrows Hardware store as an ideal location in Albuquerque's Northeast Heights.

In addition to selling retail foods from this location (a permissive use in this zone), Comfort Foods, Inc. also engages in the accessory use of mixing and packaging of dried foods which are offered for sale. We have advised our client that the retail activity is permissive in this zone and requires no further permission from the City of Albuquerque. We have noted, however, that the Zoning Code makes the accessory use of mixing, processing, and packaging dried foods a conditional use, pursuant to §14-16-2-17 (B) (19).

This application, therefore, is submitted for the purpose of obtaining a conditional use permit to engage in the accessory use of mixing and packaging dried foods which are offered for retail sale.

The conditional use is for a retail business in a C-2 zone in which products may be processed, and states as follows:

19. Retail business in which products may be manufactured, compounded, processed, assembled, or treated, as an accessory use, including carpentry, plumbing, sheet-metal working, upholstering, sign painting, making of metal stamps, catering, baking, confectionary making, or jewelry or curio making, provided:

(a) all activities are conducted within a completely enclosed building.

(b) the number of persons engaged in the manufacturing, processing, assembling, or treating of products is limited to ten, excluding office, clerical or delivery personnel.

(c) activities or products are not objectionable due to odor, dust, smoke, noise, vibration, or other cause.

At the October 15, 2002 hearing, the ZHE will hear sworn testimony from the Applicant that the process meets each of the requirements of §19 (a), (b), and (c), and would not be injurious to adjacent property, the neighborhood, or community. Mr. Hardin, the owner of Comfort Foods, Inc. will testify that the hours of operation will be similar to other retail establishments in the area. He will also show that all operations will be conducted within an enclosed building, and that the accessory use of the property will not increase traffic or numbers of pedestrians in the area. (19a)

We will show that the number of persons engaged in the processing and packaging process will be limited to ten (10), excluding office, clerical or delivery personnel. (19b)

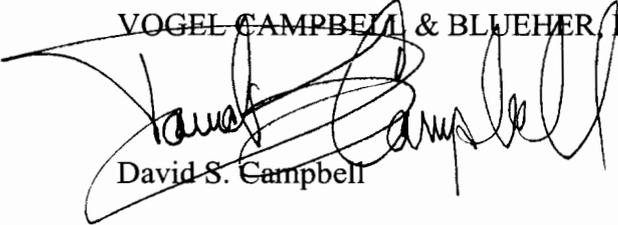
The indoor mixing process will not create any objectionable odor, dust, smoke, noise, vibration, or other cause (19c).

The mixing process involves employees mixing the following ingredients in bowls or tubs: sugar, salt, spices, grains, dried fruit, dried vegetables, dried pasta. Additional flavorings may be added. Comfort Foods mixing process takes place entirely within a completely enclosed building; the number of persons engaged in the Applicant's mixing, processing, and packaging of the product is less than ten; and Comfort Foods's activity of processing the dried food is not objectionable due to odor, dust, smoke, noise, vibration or other cause. It is a noiseless, dustless, smokeless process whose only odors are the smells of natural foods and spices. Even these non-objectionable smells are confined indoors.

The Zoning Ordinance, by its language, requires that the ZHE determine if the three requirements in 19(a), (b) and (c) have been met by an applicant. In this case, these three findings are met, and should result in an issuance of the conditional use permit.

Sincerely,

VOGEL CAMPBELL & BLUEHER, P.C.

  
David S. Campbell

(a) The number of persons engaged in the business is limited to five excluding secretarial, clerical, and delivery personnel; and

(b) Activities or products are not objectionable due to noise, vibration or other cause.

(15) Public utility structure which is not permissive.

(16) Recycling bin as an accessory use on the site, as provided in § 14-16-3-15 of this Zoning Code.

(17) Schools, other than public.

(18) Storage of household goods, office records, equipment or material reasonable to neighborhood function provided:

(a) All activities are conducted within a completely enclosed building, the scale and style of which fits its location;

(b) Individual storage cubicles, units, or facilities are not each directly accessible from outside the enclosed building; and

(c) Direct access to the premises from an arterial or collector street is available.

(19) Uses or activities in a tent. If the uses or activities are listed elsewhere in this section, provided there is sufficient paved off-street parking available on the premises to meet parking requirements for all uses on the premises, including the activity in the tent, and provided that the City Fire Marshal [i.e., the Chief of the Fire Prevention Bureau] or his authorized representative gives prior approval of the tent as meeting the requirements of Chapter 14, Article 2, Fire Code.

(20) Restaurant serving liquor, provided that the restaurant is located within a shopping center site for which a site development plan has been approved.

(21) Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parapet of the building on which it is located, provided that the requirements of § 14-16-3-17 of this Zoning Code are met.

(C) *Height.* Structures shall not exceed 26 feet except as provided in § 14-16-3-3 of this Zoning Code, and for sign and antenna height, in division (A) of this section.

(D) *Lot Size.* No requirements.

(E) *Setback.* Setback shall be as provided in the O-1 zone.

(F) *Off-Street Parking.* Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(G) An air quality impact review and assessment may be required. See § 14-16-3-14 of this Zoning Code.

(H) *Shopping Center Regulations.* Any site in this zone classified as a Shopping Center site, as defined in §§ 14-16-1-5 of this Zoning Code, is subject to special site development regulations. The Shopping Center Regulations are provided in § 14-16-3-2 of this Zoning Code.

(74 Code, § 7-14-21) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 87-1976; Am. Ord. 88-1976; Am. Ord. 1-1977; Am. Ord. 13-1977; Am. Ord. 26-1977; Am. Ord. 74-1977; Am. Ord. 30-1978; Am. Ord. 31-1978; Am. Ord. 38-1978; Am. Ord. 61-1980; Am. Ord. 74-1980; Am. Ord. 66-1981; Am. Ord. 94-1981; Am. Ord. 39-1983; Am. Ord. 40-1983; Am. Ord. 54-1983; Am. Ord. 101-1983; Am. Ord. 102-1983; Am. Ord. 74-1985; Am. Ord. 63-1986; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 30-1990; Am. Ord. 47-1990; Am. Ord. 63-1990; Am. Ord. 69-1990; Am. Ord. 26-1991; Am. Ord. 43-1991; Am. Ord. 2-1994; Am. Ord. 58-1995; Am. Ord. 9-1999)

#### **§ 14-16-2-17 C-2 COMMUNITY COMMERCIAL ZONE.**

This zone provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses.

(A) *Permissive Uses.* Permissive uses, provided there is no outdoor storage except parking and as specifically allowed below:

- (1) Antenna, up to 65 feet in height.
- (2) Clinic.
- (3) Copying, blueprinting.

(4) Institution:

- (a) Club.
- (b) Day Care Center.
- (c) Library.
- (d) Museum.

(e) School, including caretaker's mobile home.

(5) Office.

(6) Park-and-ride temporary facilities.

(7) Public utility structure, provided its location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.

(8) Sign, off-premise, as provided in § 14-16-3-5 of this Zoning Code, and further provided:

(a) Location.

1. Only wall signs and free-standing signs are permitted in the Established or Redeveloping Areas.

2. Only wall signs are permitted in the Developing or Semi-Urban Areas except that free-standing signs designated to be read from the Interstate Highway and with at least one edge within 150 feet of a moving through lane of an Interstate Highway, excluding interchange ramps, are also permitted.

3. Separation.

a. No sign shall be nearer than 150 feet to any other off-premise sign.

b. No sign within 660 feet of the nearest edge of the public right-of-way of an Interstate Highway shall be nearer than 1,000 feet to any other off-premise sign.

c. But divisions a. and b. above shall not apply as to the distance between two signs separated by a building or other obstruction

where the face of only one sign is visible from any point on the public right-of-way.

d. But divisions a. and b. above shall not apply to signs which are at some point within five feet of each other and only one of the sign faces is designed to be read from any given lane of traffic.

4. No free-standing sign erected after January 1, 1976, shall be nearer than 100 feet to any preexisting on-premise sign.

5. Setback.

a. No sign shall be nearer than seven feet to any public street right-of-way, except a public right-of-way containing an Interstate Highway without a frontage road between the sign and the Interstate Highway.

b. No sign shall overhang a public right-of-way containing an Interstate Highway without a frontage road between the sign and the Interstate Highway.

6. No free-standing sign shall be nearer than 75 feet to any conforming residential property.

(b) Size.

1. Free-standing sign area of any one sign shall not exceed 300 square feet plus an additional add-on sign area of 18 square feet, except that within 150 feet of a moving through lane of an Interstate Highway, excluding interchange ramps, the area of any one sign designed to be read from the Interstate Highway may be up to but shall not exceed 672 square feet plus an additional add-on sign area of 34 square feet. Free-standing sign length shall not exceed 60 feet.

2. Wall sign area shall be controlled by the provisions of division (9)(c)2. of this division (A).

(c) Height.

1. Sign height shall not exceed 26 feet, except:

a. As provided in division 2.  
below; and

b. the height of an add-on sign may be up to but shall not exceed 31 feet.

2. Within 150 feet of a moving through lane of an Interstate Highway, excluding interchange ramps, the height of the highest point of the sign shall not exceed 29 feet, measured either from grade or from the elevation of the Interstate Highway at its closest point, except the height of an add-on sign may be up to but shall not exceed 34 feet, measured in the same way.

(d) Illumination, Motion: No regulations, apart from the general sign regulations.

(9) Sign, on-premise, as provided in § 14-16-3-5 of this Zoning Code, and further provided:

(a) Location.

1. Building-mounted signs extending above the height of the building shall be permitted only if they are:

a. A continuation of the plane of a projecting sign or of the nearest facade; or

b. Counted and controlled by all number, size, and height regulations for free-standing signs, including division (c)2.b. below.

2. A sign shall not overhang into the public right-of-way more than five feet.

3. Projecting signs shall not project horizontally more than five feet, except marquee signs are permitted to project ten feet.

(b) Number.

1. In the Established or Redeveloped Areas. One free-standing or projecting sign shall be permitted for each street frontage of each premises or joint sign premises which has at least 100 feet of street frontage, or one per 300 feet of total street frontage (e.g., up to two signs allowed if 630 feet of frontage), whichever is more permissive.

2. In the Developing, Semi-Urban, or Rural and Open Areas.

a. No free-standing signs on sites of under five acres.

b. One free-standing sign per street frontage shall be permitted on premises of five acres or more, provided the street frontage is at least 100 feet wide.

c. One free-standing sign shall be permitted on a premises with 250 feet or more of street frontage but an area under five acres, provided the maximum sign area for each of one or two faces shall not exceed 35 square feet per face.

3. One canopy sign per entrance

or exit shall be permitted.

4. No limit on number of wall signs.

(c) Size.

1. Size of Free-Standing and Projecting Signs. Sign area for a free-standing or projecting sign shall not exceed the following area:

a. Seventy-five square feet if the most important street abutting the lot is a local street.

b. One hundred square feet if the most important street abutting the lot is a collector street.

c. Two hundred and fifty square feet if the most important street abutting the lot is an arterial street or freeway (if division d. below does not apply).

d. Three hundred square feet if the sign is within 200 feet of a moving lane of a freeway and is visible from the freeway; in addition to the regular limits on numbers of signs, there shall be no more than one sign this large per business.

2. Size, Building-Mounted Signs, Except Projecting Signs.

a. A building-mounted sign on premises or joint sign premises where there is no free-standing on- or off-premise sign shall not exceed the following:

i. Twenty percent of the area of the facade to which it is applied, if the sign area is not wholly visible from an abutting collector street, arterial street, or freeway;

ii. Twenty-five percent of the area to which it is applied, if the sign area is wholly visible from an abutting collector street; or

iii. Thirty percent of the area of the facade to which it is applied, if the sign area is wholly visible from an abutting arterial street or freeway.

b. A building-mounted sign on premises or joint sign premises where there is a

free-standing or projecting on- or off-premise sign shall not exceed one-half the percentage of facade area listed in division a. above.

c. An off-premise wall sign may be substituted for the area which otherwise would be permitted for an on-premise sign; such sign shall be regulated by height regulations for off-premise signs.

(d) Height.

1. Height of a free-standing sign shall not exceed 26 feet, except a sign which is within 200 feet of a moving through lane of an Interstate Highway, excluding interchange ramps, may be up to but shall not exceed 26 feet above the freeway at its closest point.

2. Height of a building-mounted sign shall not exceed five feet above the height of the building, or it shall not exceed 30 feet, whichever is lower.

3. However, height of either a non-illuminated wall sign or an illuminated wall sign for a hotel or motel may be over 30 feet.

(e) Illumination, Motion, Lettering. No regulations, apart from general sign regulations.

(f) Exceptions.

1. Permitted building-mounted sign area from the front and sides of the principal building of the business may be transferred from the building to a customer service area of the same business on the same premises, provided the height of such signs shall not exceed 15 feet and setback shall be at least ten feet; such signing shall not be considered free-standing.

2. Any exceptions allowed for shopping centers, in order to provide adequate signing in special situations, shall be as provided in § 14-16-3-2 of this Zoning Code. Such a sign exception must be specifically defined in the Planning Commission resolution. Shopping centers approved prior to the effective date of this Zoning Code shall comply with sign regulations in this article unless an exception is specifically defined in a Planning Commission resolution.

(10) Radio or television studio or station.

(11) Recycling bin as an accessory use on the site, as provided in § 14-16-3-15 of this Zoning Code.

(12) Retailing of any consumer product and provision of any customer, personal, or business service, except hospitals for human beings and transit facilities, provided it is not listed as a conditional use in this zone, or as a permissive or conditional use listed for the first time in the C-3 zone, and with the following limitation:

(a) Alcoholic drink sales for consumption off premises:

1. are limited to building area which is not within 500 feet of a residential zone; and

2. shall not include the sale of broken packages or the following packages within 500 feet of a pre-elementary, elementary or secondary school, a religious institution, a residential zone, a city owned park or city owned major public open space:

A. distilled spirits, as defined in the New Mexico Liquor Control Act, in any package that contains less than 750 milliliters;

B. beer, as defined in the New Mexico Liquor Control Act, in any single container; and

C. fortified wines with a volume of alcohol of more than 13.5 percent.

(b) Vehicle sales, rental, service, repair, and storage, both indoor and outdoor, provided:

1. Outdoor activity areas (display and storage of stock in trade) meet all the specifications for a parking lot, as regulated in the O-1 zone.

2. Outdoor storage of inoperative vehicles is limited to two vehicles at any time, and a given inoperative vehicle shall not be parked outdoors over two weeks in any 12-month period.

3. Painting and major automotive repair is conducted within a completely enclosed building at least 20 feet from any residential zone.

4. A truck terminal is not permitted.

5. Outdoor vehicle storage as a principal business, where vehicles are typically not moved for one week or more, is not a permissive use.

(c) Banking, loaning money, including pawn. Drive-in facilities included on the condition the vehicle movement plan is approved by the Traffic Engineer.

(d) Building materials, provided they are in a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high which must be solid when it faces or is contiguous to land not zoned C-2, C-3, M-1 or M-2.

(e) Circus or Carnival operation outdoor or in a tent provided:

1. The use is located at least 300 feet from a dwelling in a residential zone;

2. The use is permitted at one location for a period not to exceed seven days in any calendar year;

3. Hours of operation, including erection and dismantling of equipment are:

a. If the use is located between 300 feet and 500 feet from a dwelling, between 7:30 a.m. and 10:30 p.m.;

b. If the use is located 500 feet or more from a dwelling, between 6:00 a.m. and 11:30 p.m.;

4. There is sufficient off-street parking available on the premises to meet parking requirements for all the uses on the premises. The Zoning Enforcement Officer shall approve a site plan which shall demonstrate adequate parking and vehicle circulations;

5. There are toilet facilities on the premises; and

6. The City Fire Marshall or his authorized representative gives prior approval of any tent as meeting the requirements of Chapter 14, Article 2, Fire Code.

(f) Drive-in restaurant, provided a solid wall or fence at least six feet high shall be erected on sides which abut land, other than public right of way land, in a residential zone. However, if the wall or fence plus retaining wall would have an effective height of over eight feet on the residential side, the Zoning Hearing Examiner shall decide the required height; such decision shall be made by the same process and criteria required for a conditional use.

(g) Dry cleaning, laundry, clothes pressing, provided:

1. Only cleaning fluid which is not flammable at temperatures below 138.5° Fahrenheit may be used;

2. The number of persons engaged in operating a laundry or dry cleaning establishment is limited to five, excluding pressers, office, clerical, or delivery personnel;

3. That portion of the structure in which any cleaning process is done is at least 50 feet from any residential zone.

(h) Flowers and plants, including outdoor sales.

(i) Gasoline, oil, and liquified petroleum gas retailing, including outdoor sales, but not truck plazas.

(j) Golf driving range, miniature golf course, baseball batting range, located in a building or outdoors, provided fencing or other suitable device is employed to insure that balls are not hit out of premises.

(k) Hospital for animals, provided it has no outside pens. One outside exercise run is permitted, provided it is enclosed with a solid wall or fence at least six feet high, and no more than one animal is permitted in the run at any one time.

(l) One mobile home for a watchman or caretaker on the same lot with commercial uses, permissive or conditional in this zone, which do not have or normally require a permanent structure, including but not limited to used car sales lot; mobile home or recreational vehicles sales or rental lot; and circus,

carnival, or similar enterprise. However, the mobile home shall not be within 100 feet of a lot in a residential zone or a dwelling unit in any zone.

(m) Parking lot, as regulated in the O-1 zone.

(n) Pets, as regulated in the C-1 zone.

(o) Sample dwelling unit used to sell such units, including incidental sales office activity.

(p) Secondhand store, including outside storage in the side or rear yard and if enclosed by a solid wall or fence at least six feet high.

(q) Stand or vehicle selling fruit, vegetables, or nursery stock, provided it is limited to a period of 90 days in any calendar year. However, one renewal for an additional 90 days may be permitted by the Planning Director.

(r) Not permissive as retailing or services are uses listed as conditional in this section and uses that are in substantial part industrial or manufacturing activities, e.g., automobile dismantling, sheet metal working, or tire recapping and retreading.

(13) Storage structure or yard for equipment, material or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year unless the time is extended by the Planning Director.

(14) Wholesaling of jewelry.

(15) Uses or activities in a tent, if the uses or activities are listed elsewhere in this subsection, provided:

(a) The tent may not be erected for more than seven days at a time and may not be erected more than two times a year on a given premises;

(b) There is sufficient paved off-street parking available on the premises to meet parking requirements for all uses on the premises, including the activity in the tent. The Zoning Enforcement Officer shall approve the site plan for the tent, which shall demonstrate adequate parking and vehicle circulation, prior to erection of the tent; and

(c) There are toilet facilities on the premises available to the users of the tent; and

(d) The City Fire Marshall or his authorized representative gives prior approval of the tent as meeting the requirements of Chapter 14, Article 2, Fire Code.

(16) Wireless Telecommunications Facility, provided that the requirements of § 14-16-3-17 of this Zoning Code are met, and as specifically allowed below:

(a) A free-standing wireless telecommunications facility, up to 65 feet in height.

(b) A collocated free-standing wireless telecommunications facility, up to 75 feet in height.

(c) A face-mounted wireless telecommunications facility.

(d) A roof-mounted wireless telecommunications facility, up to 6 feet above the parapet of the building on which it is placed.

(e) A concealed wireless telecommunications facility.

(f) A Community Identity Feature if it is approved by the Planning Commission pursuant to § 14-16-3-17 of this Zoning Code.

(g) A wireless telecommunications facility, the antennas of which all are mounted on an existing vertical structure.

**(B) Conditional Uses.**

(1) Adult amusement establishment, adult book store, adult photo studio, and adult theater, provided:

(a) The use is located at least 1,000 feet from any adult amusement establishment, adult book store, adult photo studio, or adult theater; and

(b) The use is located at least 500 feet from the nearest residential zone, or from any church or pre-elementary, elementary or secondary school.

(Conditional Use Zoning as applied to Adult Amusement Establishments was held to be unconstitutional by the United States District Court for the District of New Mexico on August 18, 1993, in *Haddad v. City of Albuquerque*, CIV No. 93-139-M Civil. The decision was not appealed.)

(2) Antenna, over 65 feet in height.

(3) Cold storage plant.

(4) Church or other place of worship, including incidental recreational and educational facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.

(5) Community residential program, provided that the standards of § 14-16-3-12 of this Zoning Code are met.

(6) Drive-in theater, provided any adult theater is not:

(a) Located within 500 feet from the nearest residential zone, or from any church, or pre-elementary, elementary, or secondary school; or

(b) Located within 1,000 feet from any of the following uses: adult amusement establishment, adult book store, adult photo studio, and adult theater.

(7) Dwelling unit (house, townhouse, or apartment), provided usable open space is provided on-site in an amount no less than specified in the R-3 zone; no more shall be required than specified in the R-2 zone except if located in an area designated by the master plan as "Developing" or "Semi-Urban," the total open space requirements of the R-D or RA-1 zone, respectively, shall be met.

(8) Emergency shelter, provided the standards of § 14-16-3-13 of this Zoning Code are met.

(9) Fire wood sales and related storage, provided the wood is not visible from land not zoned C-2, C-3, M-1, or M-2.

(10) Kennel.

(11) Mobile home development, provided the development contains at least three acres. Approval of a site development plan and landscaping plan is required prior to development.

(12) One mobile home for a watchman or caretaker on the same premises with a commercial use other than one of those uses enumerated in division (A)(12)(I) of this section. However, the mobile home shall not be within 100 feet of a lot in a residential zone or a dwelling unit in any zone.

(13) Outdoor storage or activity, except as specifically listed as a permissive or conditional use in this section, and as further provided below:

(a) No outdoor storage or activity specified as a principal special use in § 14-16-2-22(B) of the Zoning Code, the SU-1 zone, may be a conditional use considered under this division (B).

(b) Combinations of uses, some or all of which are outdoor uses, which interact to create a more intense use, operating as one coordinated enterprise or attraction are not normally appropriate for approval as conditional uses under this division (B), being more properly controlled as SU-1 zone special uses.

(c) Outdoor uses which would impact their environs with appearance, light, noise, odor, or similar environmental problems likely to be unpleasant to neighboring premises and uses shall not be approved.

(d) Outdoor conditional uses often justify special requirements to keep the appearance or other aspects of the outdoor storage or activity from negatively impacting adjacent land.

(e) Outdoor vehicle storage as a principal business, where vehicles are typically not moved for one week or more, is not appropriate if it will be significantly visible from adjacent streets or nearby residential, office, or commercial uses: if approved, this type of storage requires special buffering.

(14) Parking of more than two truck tractors and two semitrailers for over two hours.

(15) Park-and-ride joint-use facilities, if it is determined that under the conditions imposed there will not be a shortage of on-site parking for the activities on the site; in such situations, no parking variance is required.

(16) Pony riding without stables, provided it is located at least 300 feet from a dwelling which is a conforming use.

(17) Retail sale of alcoholic drink for consumption off premises, where the portion of the building used for such business is within 500 feet of a residential zone, provided such sales shall not include the sale of broken packages or the following packages within 500 feet of a pre-elementary, elementary or secondary school, a religious institution, a residential zone, a city owned park or city owned major public open space:

(a) distilled spirits, as defined in the New Mexico Liquor Control Act, in any package that contains less than 750 milliliters;

(b) beer, as defined in the New Mexico Liquor Control Act, in any single container; and

(c) fortified wines with a volume of alcohol of more than 13.5 percent.

(18) Public utility structure which is not permissive.

(19) Retail business in which products may be manufactured, compounded, processed, assembled, or treated, as an accessory use, including carpentry, plumbing, sheet-metal working, upholstery, sign painting, making of metal stamps, catering, baking, confectionery making, or jewelry or curio making, provided:

(a) All activities are conducted within a completely enclosed building.

(b) The number of persons engaged in the manufacturing, processing, assembling, or treating of products is limited to ten, excluding office, clerical or delivery personnel.

(c) Activities or products are not objectionable due to odor, dust, smoke, noise, vibration, or other cause.

(20) Tire recapping or retreading, provided:

(a) The activity is incidental to the major use and is conducted within a completely enclosed building.

(b) Outdoor storage of tires is enclosed by a solid wall or fence at least six feet high.

(c) Tires stored outdoors may not be stacked above the plane established by the top of the required surrounding wall.

(21) Transfer or storage of household goods, provided:

(a) Parking and maneuvering of trucks is permitted only off the street in an off-street parking area as regulated by this article.

(b) Servicing of trucks is permitted only within a building or an area completely enclosed by a solid wall or fence at least eight feet high.

(22) Uses or activities in a tent, if the uses or activities are listed elsewhere in this section, provided there is sufficient paved off-street parking available on the premises to meet parking requirements for all uses on the premises, including the activity in the tent, and provided that the Fire Marshal [i.e., the Chief of the Fire Prevention Bureau] or his designated representative gives prior approval of the tent as meeting the requirements of Chapter 14, Article 2, Fire Code.

(23) Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parapet of the building on which it is placed, provided that the requirements of § 14-16-3-17 of this Zoning Code are met.

(C) *Height.* Height shall be as provided in the O-1 zone, except sign and antenna height shall be as provided in division (A) of this section.

(D) *Lot Size.* No requirements.

(E) *Setback.* Setback shall be as provided in the O-1 zone.

(F) *Off-Street Parking.* Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(G) *Shopping Center Regulations.* Any site in this zone classified as a Shopping Center site, as defined in § 14-16-1-5 of this Zoning Code, is subject to special site development regulations. The Shopping Center Regulations are provided in § 14-16-3-2 of this Zoning Code.

(H) An air quality impact review and assessment may be required. See § 14-16-3-14 of this Zoning Code.

('74 Code, § 7-14-22) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 57-1976; Am. Ord. 13-1977; Am. Ord. 26-1977; Am. Ord. 74-1977; Am. Ord. 38-1978; Am. Ord. 55-1978; Am. Ord. 74-1980; Am. Ord. 42-1981; Am. Ord. 40-1983; Am. Ord. 54-1983; Am. Ord. 74-1985; Am. Ord. 11-1986; Am. Ord. 80-1986; Am. Ord. 41-1987; Am. Ord. 62-1988; Am. Ord. 3-1990; Am. Ord. 12-1990; Am. Ord. 30-1990; Am. Ord. 47-1990; Am. Ord. 63-1990; Am. Ord. 69-1990; Am. Ord. 43-1991; Am. Ord. 39-1992; Am. Ord. 50-1992; Am. Ord. 13-1993; Am. Ord. 2-1994; Am. Ord. 58-1995; Am. Ord. 9-1999; Am. Ord. 11-2002)

**§ 14-16-2-18 C-3 HEAVY COMMERCIAL ZONE.**

This zone provides suitable sites for C-2 uses, wholesale commercial uses, and some light industrial uses which cause no vibration discernible beyond the premises.

**(A) Permissive Uses.**

(1) Uses permissive and as regulated in the C-2 zone.

(2) Uses which must be conducted within a completely enclosed building:

(a) Automotive engine manufacturing, wholesale assembling or rebuilding of automotive vehicles or parts.

(b) Bottling.

(c) Cold storage plant.

(d) Ice plant, wholesale.

(e) Dry cleaning, clothes pressing, dyeing, including rug and carpet, provided that portion of the structure in which any cleaning process is done is at least 50 feet from any residential zone.

(f) Manufacturing, assembling, treating, repairing, or rebuilding of products, as follows:

1. Building (structure) sub-assembly.

2. Electrical appliances, electronic instruments and devices, radios or phonographs, including the manufacture of small parts only.

3. Food products, except meat and fish products, sauerkraut, vinegar, yeast, and the rendering or refining of fat or oil provided:

a. Fish and chicken food is prepared with non-boiling processes.

b. Dry grain is processed or ground only to the consistency of a rough grind.

4. Jewelry, curios.

5. Metal stamps, tool and die making.

6. Plumbing, assembly only.

7. Pottery, ceramics, provided only previously pulverized clay and kilns fired by electricity or gas are used.

8. Sewed items, including clothing.

9. Signs, commercial advertising structures.

(g) Sheet metal working (light).

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

Meeting Date: 10-15-02

Zone Atlas Page: B-2-E

Notification Radius: 100 Ft.

Cross Reference and Location: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

App# 0221E-01432

Proj# 1002229

Other# \_\_\_\_\_  
\_\_\_\_\_

Applicant: Comfort Foods, Inc.

Address: 9900 Montgomery Blvd NE, 87111

Agent: David S. Campbell

Address: 6100 Upshaw Blvd NE, Ste # 90, 87110

SPECIAL INSTRUCTIONS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date Mailed: 9/16/02

Signature: [Handwritten Signature]

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_

Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-21	1021060	082-494	213-000	✓ 1021060 126-516 211 29 ✓
		040-499	28	✓ 1021061 039-118 301 51 ✓
		055-453	29	✓ 054-018 53 ✓
		095-511	19	✓ 072-018 52 ✓
		111-452	09	✓ 065-040 50 ✓
		111-459	10	✓ 114-022 38 ✓
		111-467	11	✓
		111-474	12	✓
		111-481	13	✓
		111-489	14	✓
		111-496	15	✓
		111-503	16	✓
		111-511	17	✓
		111-518	18	✓
		128-458	211-520	✓
		128-460	55	✓
		128-475	54	✓
		126-491	42	✓
		126-501	41	✓

1021060 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

102106008249421360 LEGAL: TANN EHIL L TAYLOR ADD A REPL OF A POR OF LOT 1 CODA LAND USE:  
PROPERTY ADDR: 00000 9900 MONTGOMERY NE  
OWNER NAME: PAYLESS CASHWAYS INC #32 ATTN  
OWNER ADDR: 00000 LEES SUMMIT MO 64064

102106004649921328 LEGAL: MONT GOME RY-EUBANK PARTNERSHIP TR B SUMMARY PLAT OF LAND USE:  
PROPERTY ADDR: 00000 9800 MONTGOMERY NE  
OWNER NAME: HINKLE GENE ELLIS & BETTY LOU  
OWNER ADDR: 00000 ALBUQUERQUE NM 87191

106005545321329 LEGAL: EUBA NK H EIGHTS APARTMENTS REPLAT OF SOUTH 336.92FT LAND USE:  
PROPERTY ADDR: 00000 4236 EUBANK BLVD NE  
OWNER NAME: EUBANK HEIGHTS APARTMENTS % SE  
OWNER ADDR: 04236 EUBANK BL NE ALBUQUERQUE NM 87111

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102106009551121319 LEGAL: NE 2 00FT X 250FT LOT 1 CODA DEVELOPMENT SUBD CONT LAND USE:  
PROPERTY ADDR: 00000 9904 MONTGOMERY NE  
OWNER NAME: WARNICK E E ETUX  
OWNER ADDR: 05550 LBJ FREEWAY DALLAS TX 75240

102106011145221309 LEGAL: \* 01 0 00 1SAN GABRIEL UNIT NO 4 LAND USE:  
PROPERTY ADDR: 00000 4001 PITT ST NE  
OWNER NAME: WEIR WILLIAM L ETUX  
OWNER ADDR: 04001 PITT ST NE ALBUQUERQUE NM 87111

102106011145921310 LEGAL: \* 00 9 00 1SAN GABRIEL VILLAGE #4 LAND USE:  
PROPERTY ADDR: 00000 4005 PITT ST NE  
OWNER NAME: RIOS PORFIRIO ETUX  
OWNER ADDR: 04005 PITT ST NE ALBUQUERQUE NM 87111

102106011146721311 LEGAL: \* 00 8 00 1SAN GABRIEL UNIT NO 4 LAND USE:  
PROPERTY ADDR: 00000 4009 PITT AVE NE  
OWNER NAME: BROWN CLIFFORD J ETUX  
OWNER ADDR: 04009 PITT AV NE ALBUQUERQUE NM 87111

102106011147421312 LEGAL: \* 00 7 00 1SAN GABRIEL VILLAGE #4 LAND USE:  
PROPERTY ADDR: 00000 4013 PITT ST NE  
OWNER NAME: PEABODY RAYMOND L ETUX  
OWNER ADDR: 04013 PITT ST NE ALBUQUERQUE NM 87111

102106011148121313 LEGAL: \* 00 6 00 1SAN GABRIEL UNIT NO 4 LAND USE:

PROPERTY ADDR: 00000 4017 PITT AVE NE

OWNER NAME: WOLFE EARLENE L

OWNER ADDR: 04017 PITT

ST NE ALBUQUERQUE NM 87111

102106011148921314

LEGAL: \* 00 5 00 1SAN GABRIEL VILLAGE NO 4

LAND USE:

PROPERTY ADDR: 00000 4101 PITT ST NE

OWNER NAME: HALL STEPHEN A & AMY

OWNER ADDR: 04101 PITT

ST NE ALBUQUERQUE NM 87111

102106011149621315

LEGAL: \* 00 4 00 1SAN GABRIEL VILLAGE #4

LAND USE:

PROPERTY ADDR: 00000 4105 PITT ST NE

OWNER NAME: ARNELL DELBERT GLEN & ROSAURA

OWNER ADDR: 04105 PITT

ST NE ALBUQUERQUE NM 87111

102106011150321316	LEGAL: * 00 3 00 1SAN GABRIEL VILLAGE #4 PROPERTY ADDR: 00000 4109 PITT NE OWNER NAME: CHAVEZ CARL S & JEAN ANN OWNER ADDR: 04109 PITT	LAND USE:   NE ALBUQUERQUE	NM 87111
102106011151121317	LEGAL: * 00 2 00 1SAN GABRIEL VILLAGE #4 PROPERTY ADDR: 00000 4113 PITT ST NE OWNER NAME: SAMUEL EUGENE L OWNER ADDR: 01808 PINEHURST	LAND USE:   ST LAS CRUCES	NM 88011
102106011151821318	LEGAL: * 00 1 00 1SAN GABRIEL VILLAGE #4 PROPERTY ADDR: 00000 9998 MONTGOMERY BLVD NE OWNER NAME: PRATT RAYMOND & CHALLIE OWNER ADDR: 09998 MONTGOMERY	LAND USE:   BL NE ALBUQUERQUE	NM 87111
102106012845821156	LEGAL: * 02 8 00 2SAN GABRIEL VILLAGE #4 PROPERTY ADDR: 00000 4004 PITT ST NE OWNER NAME: RAEBURN ALEXANDER N ETUX OWNER ADDR: 04004 PITT	LAND USE:   ST NE ALBUQUERQUE	NM 87111
102106012846621155	LEGAL: * 02 7 00 2SAN GABRIEL VILLAGE #4 PROPERTY ADDR: 00000 4008 PITT ST NE OWNER NAME: GARCIA STEVEN C & ANGELIQUE N OWNER ADDR: 04008 PITT	LAND USE:   ST NE ALBUQUERQUE	NM 87111
102106012847521154	LEGAL: * 02 6 00 2SAN GABRIEL VILLAGE #4 PROPERTY ADDR: 00000 10000 NATALIE CT NE OWNER NAME: HARVEY WM R OWNER ADDR: 00000	LAND USE:   ALBUQUERQUE	NM 87154
102106012649121142	LEGAL: * 01 4 00 2SAN GABRIEL VILLAGE #4 PROPERTY ADDR: 00000 4100 PITT ST NE OWNER NAME: GEHRKE MARK W & ROSE M OWNER ADDR: 04100 PITT	LAND USE:   ST NE ALBUQUERQUE	NM 87111
102106012650121141	LEGAL: * 01 3 00 2SAN GABRIEL VILLAGE #4 PROPERTY ADDR: 00000 10000 HENDRIX CT NE OWNER NAME: ST JOHN DONNA OWNER ADDR: 10000 HENDRIX	LAND USE:   CT NE ALBUQUERQUE	NM 87111
102106012651621129	LEGAL: * 00 1 00 2SAN GABRIEL VILLAGE #4 PROPERTY ADDR: 00000 10001 HENDRIX NE OWNER NAME: BAIRD JAMES SCOTT & TERESA A	LAND USE:	

OWNER ADDR: 10001 HENDRIX

CT NE ALBUQUERQUE

NM 87111

102106103901830151 LEGAL: LOT A1-B 1 CORRECTION PLAT FOR MONTGOMERY PARTNERS LAND USE:

PROPERTY ADDR: 00000 9801 MONTGOMERY BLVD NE

OWNER NAME: HIGH DESERT OIL INC

OWNER ADDR: 01925 JUAN TABO

BL NE ALBUQUERQUE

NM 87112

102106105401830153 LEGAL: LOT A1-A 1 CORRECTION PLAT FOR MONTGOMERY PARTNERS LAND USE:

PROPERTY ADDR: 00000 9811 MONTGOMERY NE

OWNER NAME: LEASE PLAN NORTH AMERICAN INC

OWNER ADDR: 00000

BORGER

TX 79006

102106107201830152 LEGAL: LOT A2-A CORRECTION PLAT FOR MONTGOMERY PARTNERS L LAND USE:  
PROPERTY ADDR: 00000 9821 MONTGOMERY BD NE  
OWNER NAME: J KORBER AND CO  
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

102106106504030150 LEGAL: LOT A3-A CORRECTION PLAT FOR MONTGOMERY PARTNERS L LAND USE:  
PROPERTY ADDR: 00000 9831 MONTGOMERY NE  
OWNER NAME: DORSAR INVESTMENT CO LP ETAL  
OWNER ADDR: 04855 MESA DR EL PASO TX 79912

102106111402230138 LEGAL: LT F 1 PL AT OF LT F1 & J1 MONTGOMERY PARTNERS BEING LAND USE:  
PROPERTY ADDR: 00000 9901 MONTGOMERY NE  
OWNER NAME: VCA REAL PROPERTY ACQ CORP C/O  
OWNER ADDR: 00001 WEST OLYMPIC BL LOS ANGELES CA 90064

102106008249421360

PAYLESS CASHWAYS INC #32 ATTN  
P O BOX 6740  
LEES SUMMIT MO 64064

102106009551121319

WARNICK E E ETUX  
5550 LBJ FREEWAY  
DALLAS TX 75240

102106011146721311

BROWN CLIFFORD J ETUX  
4009 PITT AV NE  
ALBUQUERQUE NM 87111

102106011148921314

HALL STEPHEN A & AMY  
4101 PITT ST NE  
ALBUQUERQUE NM 87111

102106011151121317

SAMUEL EUGENE L  
1808 PINEHURST ST  
LAS CRUCES NM 88011

102106012846621155

GARCIA STEVEN C & ANGELIQUE N  
4008 PITT ST NE  
ALBUQUERQUE NM 87111

102106012650121141

ST JOHN DONNA  
10000 HENDRIX CT NE  
ALBUQUERQUE NM 87111

102106105401830153

LEASE PLAN NORTH AMERICAN INC  
P O BOX 358  
BORGER TX 79006

102106111402230138

VCA REAL PROPERTY ACQ CORP C/  
1 WEST OLYMPIC BL  
LOS ANGELES CA 90064

102106004649921328

HINKLE GENE ELLIS & BETTY LOU  
P O BOX 14934  
ALBUQUERQUE NM 87191

102106011145221309

WEIR WILLIAM L ETUX  
4001 PITT ST NE  
ALBUQUERQUE NM 87111

102106011147421312

PEABODY RAYMOND L ETUX  
4013 PITT ST NE  
ALBUQUERQUE NM 87111

102106011149621315

ARNELL DELBERT GLEN & ROSAURA  
4105 PITT ST NE  
ALBUQUERQUE NM 87111

102106011151821318

PRATT RAYMOND & CHALLIE  
9998 MONTGOMERY BL NE  
ALBUQUERQUE NM 87111

102106012847521154

HARVEY WM R  
P O BOX 22007  
ALBUQUERQUE NM 87154

102106012651621129

BAIRD JAMES SCOTT & TERESA A  
10001 HENDRIX CT NE  
ALBUQUERQUE NM 87111

102106107201830152

J KORBER AND CO  
P O BOX 30548  
ALBUQUERQUE NM 87190

102106005545321329

EUBANK HEIGHTS APARTMENTS  
4236 EUBANK BL NE  
ALBUQUERQUE NM 87111

102106011145921310

RIOS PORFIRIO ETUX  
4005 PITT ST NE  
ALBUQUERQUE NM 87111

102106011148121313

WOLFE EARLENE L  
4017 PITT ST NE  
ALBUQUERQUE NM 87111

102106011150321316

CHAVEZ CARL S & JEAN ANN  
4109 PITT NE  
ALBUQUERQUE NM 87111

102106012845821156

RAEBURN ALEXANDER N ETUX  
4004 PITT ST NE  
ALBUQUERQUE NM 87111

102106012649121142

GEHRKE MARK W & ROSE M  
4100 PITT ST NE  
ALBUQUERQUE NM 87111

102106103901830151

HIGH DESERT OIL INC  
1925 JUAN TABO BL NE  
ALBUQUERQUE NM 87112

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DORSAR INVESTMENT CO LP ETAL  
4855 MESA DR  
EL PASO TX 79912



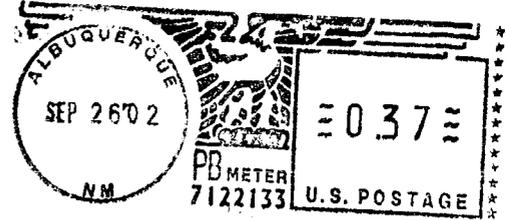
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# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT  
ZHE DIVISION



RECEIVED  
D  
OCT 10 2002

102106008249421360

PAYLESS CASHWAYS INC #32 ATTN  
P O BOX 6740  
LEES SUMMIT MO 64064

- No Postage Necessary
- Box Closed - No Meter
- Returned For Better Address
- Postage Due \_\_\_\_\_

64064+6740 03

