



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1011572
Case Number: 18EPC- 40017
Hearing Date: May 10, 2018**

Staff Report

Agent	Arch & Plan Land Use Consultants
Applicant	Robert J Vigil
Request	Zone Map Amendment (Zone Change)
Legal Description	All or a portion of Lot 11-A Zapf-Van Addition No. 10
Location	729 Montañó Road NW between Guadalupe Tr. NW and 4 th St. NW
Size	Approximately 0.5 acres
Existing Zoning	R-1
Proposed Zoning	O-1

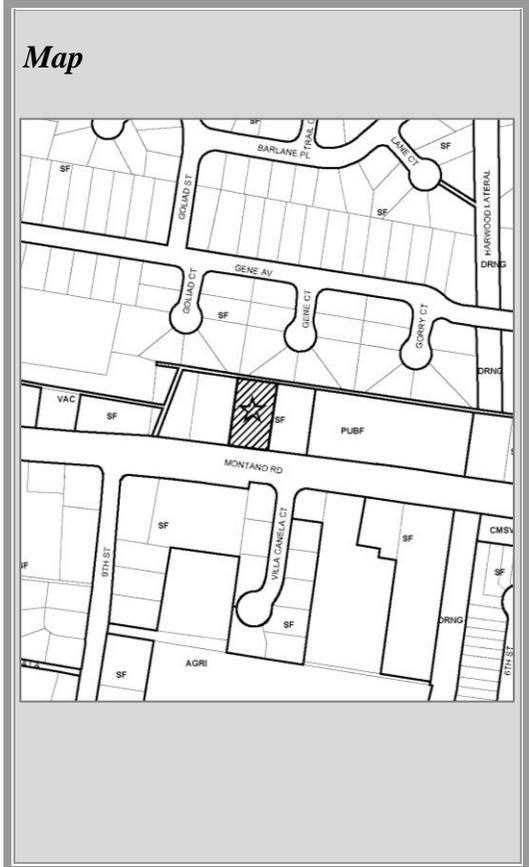
Staff Recommendation

APPROVAL of Project # 1011572
Case # 18EPC-40017
based on the Findings and subject to the Conditions of Approval
included within this report

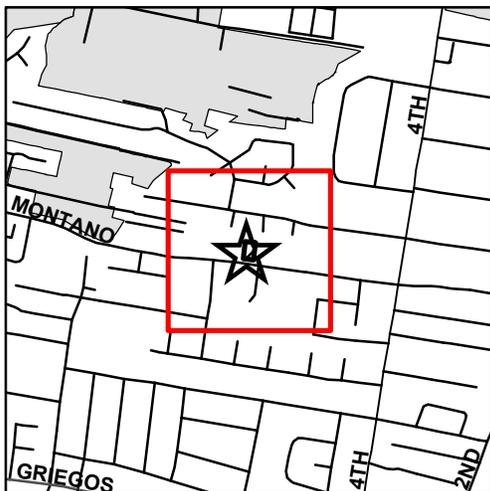
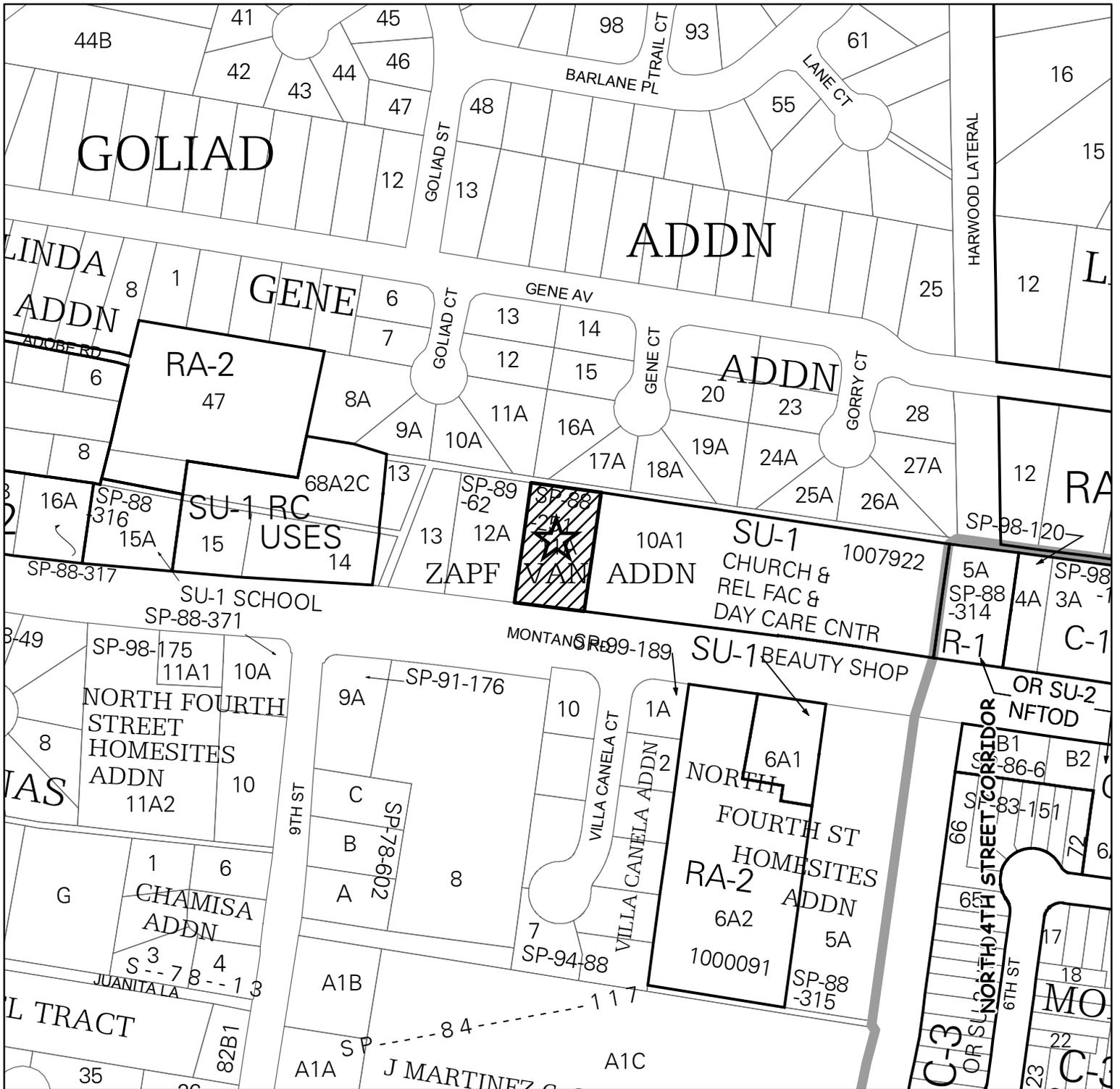
**Staff Planner
Cheryl Somerfeldt**

Summary of Analysis

This request is for a Zone Map Amendment (Zone Change) for a lot located on the North side of Montañó Road NW a few lots to the east of 4th Street NW, but not within the boundaries of that Main Street Corridor. The applicant is proposing to change the zone from straight R-1 to straight O-1 to allow for a business office use owned by the applicant. Properties surrounding the subject site include a light commercial use and a church use. The request has been justified pursuant to R-270-1980 based on changed conditions which include construction of the Montañó Road NW Rio Grande bridge crossing creating higher levels of traffic than originally expected by the North Valley Area Plan within which the subject property stands. The request also furthers several Comprehensive Plan policies especially regarding the Major Transit Corridor. The applicant notified the Los Poblanos Neighborhood Association and North Valley Coalition along with property owners within 100 feet of the subject site as required. A facilitated meeting was not requested nor held. Staff has not received comments in support of opposition to the request. Staff recommends approval with the findings outlined in this report.







ZONING MAP

Note: Gray shading indicates County.



1 inch = 200 feet

Project Number:

1011572

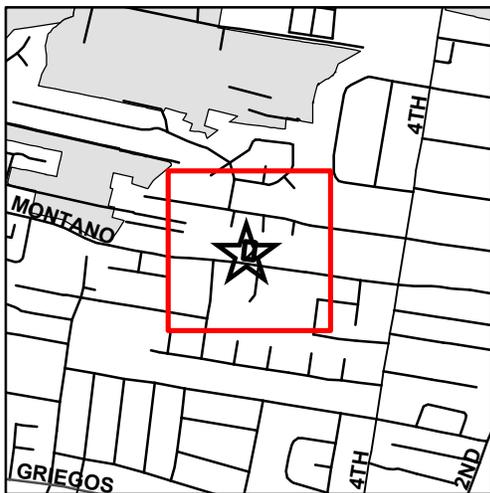
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5/10/2018

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LAND USE MAP

Note: Gray shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage

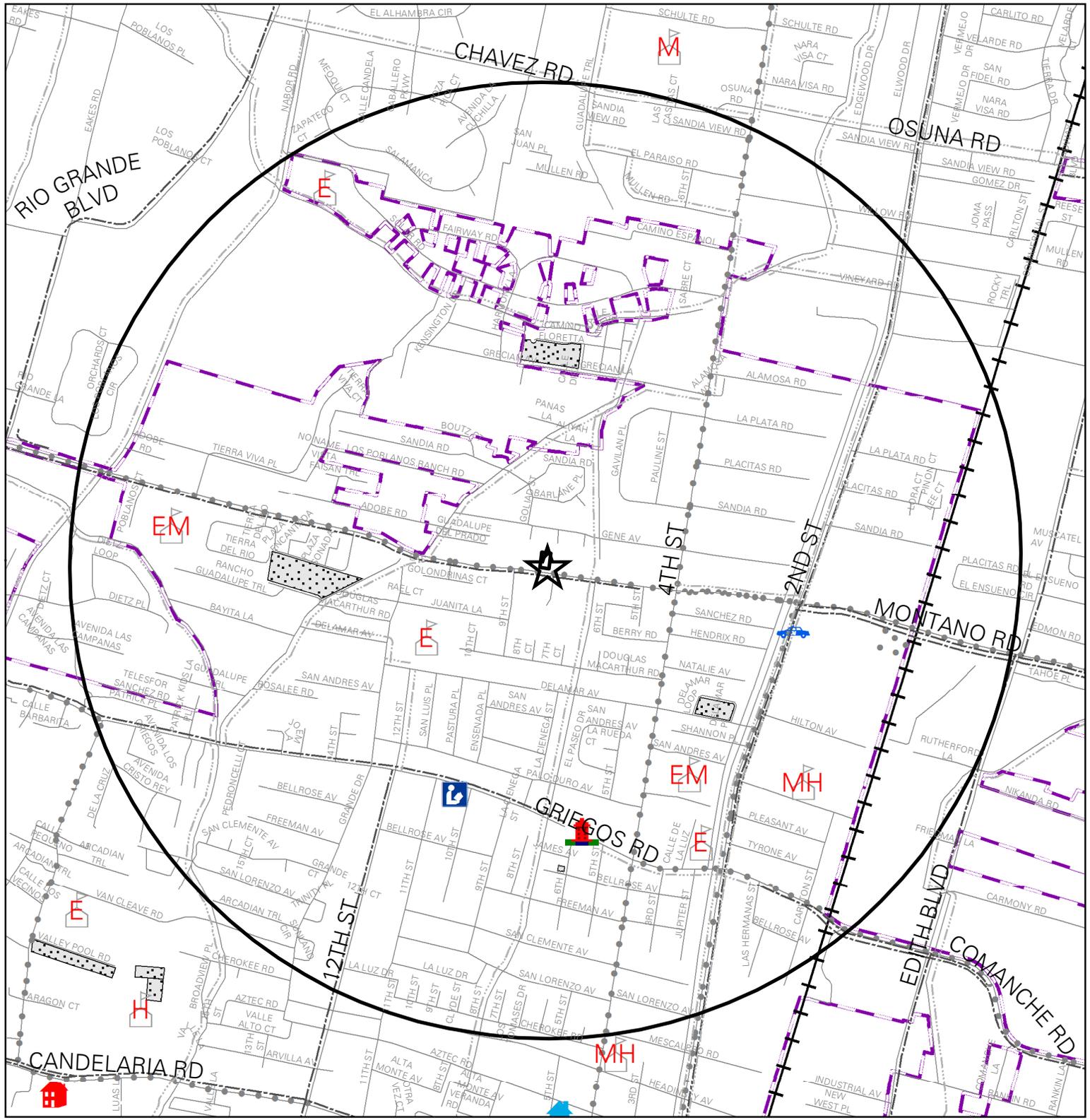


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Public Facilities Map with One-Mile Buffer



- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| Community Center | Fire | Public Schools | Landfill Buffer (1000-feet) |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill designated by EHD |
| Senior Center | Sheriff | ABQ Bike Facilities | Undeveloped County Park |
| Library | Solid Waste | ABQ Ride Routes | Developed City Park |
| Museum | Albuquerque City Limits | | Undeveloped City Park |

Project Number: 1011572

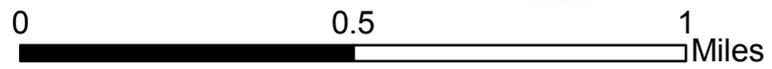


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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	R-1	Area of Consistency, North Valley Area Plan	Single Family
<i>North</i>	R-1	Area of Consistency, North Valley Area Plan	Single Family
<i>South</i>	R-1	Area of Consistency, North Valley Area Plan	Single Family
<i>East</i>	SU-1 for Church and Related Facility and Day Care Center	Area of Consistency, North Valley Area Plan	Public / Institutional
<i>West</i>	R-1	Area of Consistency, North Valley Area Plan	Commercial

Proposal

This is a request for a Zone Map Amendment (Zone Change) for all or a portion of Lot 11-A Zapf-Van Addition No 10, an approximately 0.5 acre property (subject site), located at 729 Montañó Road, between Guadalupe Trail NW and 4th Street NW. The request is to change the zone from the existing R-1 (Residential) zone to O-1 (Office) zone which will permit the applicant to operate his consulting business without having to have use the property as a primary residence as required by the existing residential zoning.

The subject site is currently developed with a single family residence in the front/southern portion bordering Montañó Road with existing accessory structures located in the northern portion of the subject site. The subject site is within an Area of Consistency as designated by the Comprehensive Plan (Rank III) and within the boundaries of the North Valley Area Plan (Rank II).

The Los Poblanos Neighborhood Association and North Valley Coalition were notified along with property owners within 100 feet of the subject site as required. Staff has not received comments in support of opposition to the request.

EPC Role

The EPC is hearing this case because all Zone Change requests in the City of Albuquerque are required to be heard by the EPC, regardless of site size. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final administrative decision. The request is a quasi-judicial matter.

History/Background

Aerial photos show that the primary building, which has been used as a residence as permitted by the existing zoning, was constructed between 1996 and 1999. The North Valley Area Plan was adopted in 1993 and included policies to maintain residential zoning in the area (as discussed below). In 1998, construction of the Montañó Boulevard NW Rio Grande bridge crossing, connecting this area to the West Side of the City, was completed. Since then, the volume of traffic has greatly increased along this roadway. In 2007 and 2009, the property immediately to the east, which was previously used as an office, was re-zoned for use by the adjacent church, which is also a permissive use in the O-1 zone.

Context

The subject site is located on the north side of Montañó Road NW and is surrounded by single family residential R-1 zoning on the abutting properties to the north and west, and the property to the south across Montañó Road. The property immediately to the west is zoned R-1, however it is being used as a commercial hair salon. The property immediately to the east is owned and used as offices for the church which is the next property to the east. The properties to the east are zoned SU-1 for Church and Related Facility and Day Care Center.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates Montañó Road NW as a Regional Principal Arterial. The LRRS designates 4th Street NW as a Minor Arterial.

Comprehensive Plan Corridor Designation

Montañó Road NW is designated a Major Transit Corridor area which is intended to be served by high frequency and local transit, and prioritize transit above other modes to ensure a convenient and efficient transit system.

4th Street NW, the closest intersection to the east, is designated a Main Street Corridor, which is intended to be a lively, highly walkable neighborhood street lined with local-serving businesses. The subject site does not fall within the Main Street Corridor buffer area.

Trails/Bikeways

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates Montañó Road NW as having an existing Bicycle Lane. To the east of the church property, which lies to the east of the subject site, the LRRS designates a Proposed Unpaved Trail along the Harwood Lateral. To the west of the subject site, the LRRS designates a Proposed Bicycle Route along Guadalupe Trail.

Transit

The subject site is located on Fixed Route 157 and is proximate to Fixed Route 10. Route 157 has stop pairs at both Guadalupe Trail and 4th Street, which are about 1400 feet in either direction. There is a stop pair for the north-south Route 10 at 4th Street. Route 157 connects the Northwest Transit Center to Kirtland Air Force Base. Route 10 connects Downtown to the Raymond Sanchez Community Center at 4th Street and Alameda Boulevard.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

Existing

The existing zoning for the subject site is R-1 Residential Zone which provides suitable sites for houses and uses incidental thereto in the Comprehensive Plan designated Areas of Consistency. Uses permissive in the R-1 zone include one house per lot, community residential program but not for corrections or substance abusers, private commons development, park, school, public utility, concealed wireless facility, family housing, and uses accessory to the primary uses aforementioned.

Proposed

The proposed zoning for the subject site is O-1 which provides sites suitable for office, service, institutional, and dwelling uses. Permissive uses in the O-1 Zone include:

- Beauty shop, barber shop
- Church (incidental uses include an emergency shelter)
- Club, provided there is no liquor license
- Community residential program except not community residential corrections program
- Dwelling unit (house, townhouse, or apartment) constituting up to 25% of the gross floor area on the premises

- Institution, including library, museum, nursing or rest home, school, day care center, except not hospital for human beings, sanatorium, or disciplinary or mental institutions
- Medical supplies and services, such as drug prescription and supply shop, physical therapy office, or shop for fabricating and fitting prosthetic or correcting devices, or medical or dental laboratory
- Office
- Photocopy, photography studio, except adult photo studio
- Radio or television studio

Difference

Both the existing R-1 zone and the O-1 zone are considered straight zones. The O-1 zone expands the amount of permitted uses to include office. Approval of the request would allow the applicant to develop the subject into an office instead of a residence.

Albuquerque / Bernalillo County Comprehensive Plan (Rank I)

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***.

The subject site is located in an Area of Consistency designated by the Comprehensive Plan, which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Neighborhoods designated as Areas of Consistency will be protected by policies to limit densities, new uses, and negative impacts from nearby development. While these areas may see some infill development and new uses, new development or redevelopment will need to be compatible in scale and character with the surrounding area. The request is compatible with the existing uses bordering to the east and west of the subject site.

Applicable Comprehensive Plan policies include:

CHAPTER 4 – COMMUNITY IDENTITY; GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

Policy 4.1.1: “Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.”

The proposed request will allow development on the property in a manner that furthers the Policy of creating a quality urban environment. The requested zone offers an opportunity to remove the existing residential use to a redevelopment/infill project on a site that has been impacted for several years by a major road. The site is in need of new investment and revitalization. Transition from residential to office is an extension of longstanding and compatible uses in the area. The site will support small local businesses. The proposed use will not generate activity that is not compatible with existing land uses and will contribute to the existing character of the area.

*The request **furthers** Policy 4.1.1 because the requested zone change will encourage quality development that is consistent with the distinct character of the community. The zone change will permit the existing structure to be transferred from a residential use into an office use. The historic residential character will be able to continue while the use is more appropriate due to the subject site's location on a designated Major Transit Corridor.*

CHAPTER 5 – LAND USE

GOAL 5.1 CENTERS & CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of corridors.

Policy 5.1.10: “Major Transit Corridors: Foster corridor that prioritize high frequency transit service with pedestrian-oriented development.”

b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single family residential areas.

The site is adjacent to Montañó Road which is a Major Transit Corridor, which encourages development served by high frequency local traffic. The corridor provides important transportation options for residents crossing the river or to the New Mexico Railrunner at the Montañó Transit Center. The subject property is convenient to the bus stop and does not need a transfer to get to the Montañó Transit Center.

*The request **furthers** Policy 5.1.10 because it prioritizes the high frequency traffic of Montañó Boulevard NW Major Transit Corridor by assigning a zone that is more appropriate to the existing traffic volume.*

*The request **furthers** Policy 5.1.10 b) because it provides a buffer between Montañó Boulevard NW and the abutting single family residential neighborhood to the north of the subject site.*

GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop and play together.

Policy 5.2.1: “Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.”

h) Encourage infill development that adds complimentary uses and is compatible in form and scale to the immediately surrounding development

Office land uses would be introduced to the subject property after serving as a residential use. Proposed zone of O-1 would complement the immediate area. The proposed change will allow the applicant to redevelop the property in a manner appropriate to the existing conditions in the vicinity.

*The request **furthers** Policy 5.2.1 and Policy 5.2.1. h) because it will allow an office use that is conveniently accessible from surrounding residential uses. The property is not being redeveloped at this time because the existing structures will be*

converted to the permitted uses, however, the subject site could be redeveloped in the future. The subject site is in an infill location since it is part of the existing urban fabric and on Montañó Road NW, a Major Transit Corridor with access to a Railrunner station. The O-1 zone is generally considered a complimentary zone that provides a transition between residential and more intense commercial zones which are appropriate for a transit corridor.

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1: “Infill Development: Support additional growth in areas with existing infrastructure and public facilities.”

Approval of the zone change will make way for the redevelopment of a soon to be vacant property. The requested O-1 zone will allow for the ability to maximize existing infrastructure and public facilities. The re-zone will promote efficient use of land to serve the public good and support of local economic development with infill.

The request furthers Goal 5.3 and Policy 5.3.1 because it supports development and growth in the area by allowing a slightly more intense set of uses in an appropriate location with existing infrastructure. The request promotes the existing development pattern of residential architecture styles among existing infrastructure and public facilities provided by the corridor. Montañó Road NW connects the area to the West Side of the City as well as the Railrunner line, which supports infill development.

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth in Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of surrounding area.

Policy 5.6.3: “Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of the Centers and Corridors, parks and Major Public Open Spaces.”

b) Ensure that development reinforces the scale, intensity and setbacks of the immediately surrounding context.

The proposed office will encourage redevelopment on the subject property with opportunities for employment with the ability to move into existing buildings on the property.

The request furthers Goal 5.6, Policy 5.6.3, and Policy 5.6.3 b) because it is in an Area of Consistency, and the request reinforces the intensity of the surrounding area by providing a transition from the surrounding single-family neighborhoods to Montañó Road, a Major Transit Corridor. The requested zone change will permit the existing residential building to remain while permitting an office use. The subject site abuts properties currently being used as light commercial and an institution (church), therefore the request will permit blending along the corridor.

c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

The existing residential zone is currently dealing with the negative impacts of being adjacent to a Regional Principal Arterial and Major Transit Corridor which as a result, created issues with respect to noise, lighting, air quality and traffic. The proposed zone would alleviate the reality of living next to a major road.

The request furthers Policy 5.6.3 c) because it will be compatible with the surrounding residential, light commercial, and church properties and buffer the intense traffic from the Major Transit Corridor. The request will permit the appropriate office use while maintaining the existing residential scale, which is consistent with the architectural style of the corridor.

CHAPTER 8 – ECONOMIC DEVELOPMENT

GOAL 8.2 ENTREPRENEURSHIP: Foster a culture of creativity and entrepreneurship and encourage private business to grow.

Policy 8.2.1: “Local business: Emphasize local business development”

New local employment opportunities will be provided on the subject site as the proposed zone change will transition from residential to office. The proposed zone will permit employment opportunities in the immediate area, as well as within the City of Albuquerque. This will work in conjunction with revenue generation along with gross receipt taxes and the ability to support locally owned businesses.

The request furthers Goal 8.2 and Policy 8.2.1 because it fosters entrepreneurship and encourages private and local businesses to grow by permitting the applicant's local business to exist on the subject site.

North Valley Area Plan (Rank II)

The North Valley Area Plan (NVAP) was first adopted in 1993. The North Valley Area Plan is bounded by Bernalillo County/Sandoval County on the north, Interstate 40 on the south, Interstate 25 on the east, and the Rio Grande on the west. Applicable policies include:

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

Zoning and Land Use Policies: The City and County shall stabilize residential zoning and land use in the North Valley Area.

Housing Policies: The City and County shall stabilize land use to protect affordable housing and land presently zone for housing.

Policies 1a: Maintain and expand areas zoned for residential uses including A-1, R-1, MH.

Policy 1b: Limit encroachment of non-residential uses into residential areas.

Policy 1c: Encourage residential zoning of parcels with residential use.

In general, the subject request does not further Zoning and Land Use Policies or Housing Policies in the North Valley Area Plan. However, the North Valley Area Plan has not been updated since the construction of the Montaña bridge or the widening of the roadway to a four-lane arterial, which forever destabilized the R-1 zoning along this stretch of Montaña Road NW. Since then, the updated Comprehensive Plan updated in 2017 designated Montaña Road NW as a Major Transit Corridor. The Rank I Comprehensive Plan policies supersede the Rank II North Valley Area Plan policies, and the request furthers Comprehensive Plan policies related to transit corridors and infill development. Staff finds that Zoning and Land Use Policies which primarily relate to the retention of residential zoning in the North Valley Area Plan do not apply to this property due to changed conditions.

Transportation Policies:

Policy 1: The City and County shall encourage the smooth flow of traffic on arterials.

Policy 1b: Limit access to Second Street, Alameda Boulevard, and Montaña Road.

In general, the subject request furthers Transportation Policies in the North Valley Area Plan. The request would reduce residential zoning on Montaña Road NW. The flow of traffic on Montaña Road NW during rush hour is not conducive to the stability of residential uses and residentially zoned lots that face this arterial.

III. RESOLUTION 270-1980

Policies for Zone Map Change Applications

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

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

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The proposed zone map amendment is consistent with the health, safety, morals and general welfare of the City because the request will further the outlined goals and policies of the Comprehensive Plan as demonstrated in Sections C and D of this request. The allowed uses under O-1 will not be harmful to adjacent property, the neighborhood or community as demonstrated in Section E. The rezone will allow for an existing local business to implement office uses on the entire site in a location that struggles to support residential uses on properties fronting Montañó Road. Residential uses fronting Montañó Road may no longer be appropriate within the immediate area based on changed conditions.

Consistency with the City's health, safety, morals, and general welfare is shown by demonstrating that a request furthers applicable goals and policies from the Comprehensive Plan (and other plans if applicable), which the applicant has done as demonstrated in the response to Section C and re-stated in Section D. The response to Section A is sufficient.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The zone change will provide for stability of both land use and zoning of the property because it will allow for the development of an appropriate use for this location. Approval of the zone change will allow for the redevelopment of a site that may succeed at this location due to surrounding land uses, zoning and access to Montañó Road.

The site has struggled to maintain the residential use as the dependency on Montañó Road to cross the Río Grande has increased. With limited river crossing options in the City, residents rely more on Montañó Road. The consequence to most properties including the subject property has been a huge increase in noise and traffic. As a result, most residential uses have solid walls or fences to reduce these impacts as is the case with the subject site. The distance of the residence to Montañó Road has also played a role in exploring the rezone away from residential. The existing residence is located at the southern end of the property and as a result deals more directly with proximity to a Regional Principal Arterial (Montañó Road) in addition to being located just west of a Minor Arterial (4th Street). The concentration of major roads have significant impacts on the subject property.

Adjacent uses include a church and day care center to the west, which include a variety of activities related to the church. The property to the west is a residence that also includes another building used for a hair salon. The property to the north is residential and accessed off of 4th Street. To the south, across Montañó Road of the site is a residential development known as Las Golondrinas.

The proposed zone will offer an opportunity to stabilize land use and zoning over the existing zone along a Regional Principal Arterial and Major Transit Corridor.

Zoning has not been consistent with land use in this corridor, in that many properties currently zoned residential appear to be operating commercial businesses. Construction of the Montañó bridge created a concentrated amount of traffic on Montañó, and it was subsequently designated a Major Transit Corridor. As a City grows and develops, it is typical for higher traffic corridors to convert from their historic residential uses to light commercial uses due to noise and lack of privacy; and using higher traffic corridor properties for office and commercial is a higher and better use. Office and light commercial uses are expected in this corridor due to the proximity to intense traffic; therefore, land use stability is furthered by the request.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

This request will further the Comprehensive Plan goals, policies and actions as described in the following policy analysis.

The request is not in significant conflict with adopted elements of the Rank I Comprehensive Plan as shown by the Comprehensive Plan policy analysis in this report. The Rank II North Valley Area Plan also applies to the subject property, and the request conflicts with some of the policies; however changed conditions has been shown to be the cause of the conflict. No Rank III Sector Development Plans apply to this area. Since this is a request for a straight zone and a Site Development Plan is not proposed at this time, issues such as site design, building design, materials, and compatibility with the surroundings cannot be evaluated except as they pertain to uses.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
- (1) There was an error when the existing zone map pattern was created; or
 - (2) Changed neighborhood or community conditions justify the change; or
 - (3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The existing zoning is inappropriate because of changed neighborhood and community conditions justify the change. As population increased on the westside, dependency on Montañó Road became more and more evident to meet the needs of

residents dependent on crossing the Río Grande. The applicant has experience the change first hand as a result of fronting and living very close to Montañó Road. He's witnessed the transition from a two lane road to what is now designated as a Regional Principal Arterial by the Middle Rio Grande Council of Governments and it's four lanes in each direction not including a turning lane in the section of the road in front of his property. He's also witnessed and experienced the loss of right-of-way in order to widen the road as it was becoming an important transportation road for the entire City, especially westside residents. Front yards were severely reduced or eliminated by many neighbors in this effort. Streets like Guadalupe Trail, just west of the subject property were cut-off and the intersection with Río Grande Boulevard was eliminated. As the road was widened so forth came the noise, traffic and air quality from what was a previous two lane road.

In conjunction with this, public transit needs on Montañó Road were amended to address the needs of mostly westside residents to cross the river adding an additional impact to adjacent properties. Today Route 157, is a major bus line as it connects three major transit centers (Northwest Transit Center, Montañó Transit Center and the Uptown Transit Center). It begins in the Cottonwood Mall area eventually ending at the entrance to Kirtland Air Force Base on Gibson and Louisiana. According to City of Albuquerque Transit data this particular route is the sixth most used route in the City. In 2014, annual ridership was 665,757 users. Without necessitating a transfer this particular route provides transportation to several of the City's major employment centers including the recently opened Montañó Transit Center which is a stop for the New Mexico Railrunner.

These changed community conditions have impacted and changed the neighborhood as well. As a result the challenge to maintain a residential use is difficult. During rush hour, traffic back-ups are a common occurrence which increases noise and affecting air quality both health issues. The proposed zoning will allow a use that is advantageous and appropriate to the surrounding area and overall community by encouraging and supporting both redevelopment and local economic development in an area of the City that has changed due to meeting the transportation needs of the City as a whole.

Recognition of this property as one within the area that can support a different land use category as advantageous to the community is important when evaluating the context of this site and the stability of the surrounding neighborhood as a whole. The requested O-1 is compatible with the area's character due to its proximity to other office uses and mix of zone and land uses that reflect the proposed zone, which are likely in response to changed conditions.

Changed neighborhood or community conditions due to the construction of the Montañó Road bridge increasing traffic levels beyond what is typically expected for a residential corridor have been adequately demonstrated to justify the requested zone change. The request would facilitate a use that is appropriate to the location, compatible with nearby uses, and would further applicable goals and policies in the Comprehensive Plan, as shown in the policy-based discussion in Section C. The response to Section D is sufficient.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The rezone from R-1 to O-1 will not be harmful to any adjacent properties or the community as a whole because the immediate area between 4th Street and Guadalupe Trail is a mix of zoning from C-3 to R-1 and SU-1 zoning. The proposed office zone and use in the area and will not introduce a new activity nor change the character of the area. The property is a relatively small lot which will eliminate more intense uses. In addition, existing buildings will remain along with the existing business.

The interest in the O-1 zone revolves around the permissive use of the ability to utilize the entire site for office uses and allow the applicant to relocate. The overall site is approximately .4 acres, which likely eliminates higher end office uses.

The proposed office is a permissive use in the requested zone. This land use exists in the immediate and general area under different zoning designations. Supporting proposed uses would not be harmful to adjacent properties, the neighborhood or the community.

Any potential controversial uses permissive in the O-1 zone such as club or institution uses may be not be practical because of the size of the property. Development standards may eliminate any interest in these uses for subject site. Other permissive uses which are allowed in the requested zone already exist in the immediate area such as other office uses, church and beauty/barber shop illustrating they would not be harmful to the subject property.

The request is to change the zone from R-1 to O-1. The request would not be harmful to adjacent property, the existing neighborhood, or the community because the area has long been characterized by a mixture of residential, commercial, and industrial uses. The response to Section E is sufficient.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

- (4) Denied due to lack of capital funds; or
- (5) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposed zone change will not require any un-programmed capital expenditures to be made by the City. This is an infill/redevelopment property with adequate existing infrastructure. Extension of any services required will be the responsibility of the property owner.

The request would not require major or unprogrammed capital expenditures by the City and the subject site is already served by existing infrastructure. The response to Section F is sufficient.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of the land or other economic considerations is not the determining factor for this zone change request. The determining factor for the zone change is changed community conditions supporting commercial development, property improvement, redevelopment and infill.

Economic considerations are a factor, but are not the determining factor for the request, which is that the requested zone is more advantageous to the community subsequent to the changed conditions along Montañño Road NW. The O-1 zone will allow for a transition between residential zones and the Major Transit Corridor as well as provide for employment opportunities in an appropriate location near transit and other commercial services. The response to Section G is sufficient.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The justification for this zone change request is not based primarily on its location near a major street. Access to the site is off of Montañño Road, although off of a major street. Primary justification for the zone change request is property improvement, redevelopment and infill.

Location on a collector or major street is not in itself justification for the proposed zone change because of other factors such as the general need for employment opportunities, infill development, and commercial services near transit. The response to Section H is sufficient.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

- (6) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
- (7) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The zone change request to O-1 would create a “spot zone” because it will be surrounded completely by different zoned properties. The O-1 zone is justifiable at this specific location because it will clearly facilitate realization of the Comprehensive Plan through its Goals and Policies of Community Identity, Land Use, Urban Design and Economic Development as articulated in Section C and especially changed neighborhood and community conditions which primarily justify the change.

Goals and Policies within the Comprehensive Plan support the character of an area as it relates to Community Identity. The rezone will offer opportunities for redevelopment/infill of a soon to be vacant parcel of land that has struggled to support residential land uses. The proposed use is more in character with the immediate area. Redevelopment and infill opportunities for the site continue to support Comprehensive Plan Land Use Goals and Policies with appropriate commercial uses that benefit from existing infrastructure and public facilities. Complimentary land uses are found along Montañó Road, a Regional Principal Arterial. Economic Development Goals and Policies support local businesses locating in a convenient location near other commercial services. Specific Goals and Policies are identified and discussed in Section C that support the “spot zone” and illustrate the facilitation and realization of the Comprehensive Plan.

The request would result in a spot zone because it would give an O-1 zone designation, different from surrounding R-1 and SU-1 zones, to one area. However, the applicant has demonstrated that the request would clearly facilitate realization of the Comprehensive Plan (see the response to Section C).

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
- (8) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 - (9) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The request does not meet the definition of “strip zoning” as defined in this section because it is one parcel. If approved, the request would result in a commercial zoning designation which does not significantly differ or change the character of existing and allowed uses on adjacent properties or those of the immediate area.

The subject request would not constitute a “strip of land along a street” because it is an approximately 0.5 acre rectangular-shaped property, and therefore would not be suitable for strip commercial development. The response to Section J is sufficient.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Please refer to the agency comments at the end of the staff report.

Neighborhood/Public

The Los Poblanos Neighborhood Association and North Valley Coalition were notified along with property owners within 100 feet of the subject site as required. Staff has not received comments in support of opposition to the request.

V. CONCLUSION

The request is for a Zone Map Amendment from R-1 (Residential) to O-1 (Office) for an approximately 0.5 acre site located on the north side of Montaña Road NW, a Major Transit Corridor, and approximately 1500 feet west of the 4th Street NW Main Street Corridor.

Staff finds that the applicant has adequately justified the Zone Map Amendment (Zone Change) pursuant to R270-1980. Though the request would create a spot zone, it is justifiable because the request is subsequent to the changed condition of the Montaña Road NW Rio Grande bridge crossing construction, the widening of the roadway, and the designation of the roadway to a Major Transit Corridor by the 2017 Comprehensive Plan update. In addition, the request will clearly further several applicable Comprehensive Plan goals and policies. There is some conflict with the North Valley Area Plan, however, this plan has not been updated since the aforementioned changes to the corridor, which increased traffic beyond a typical residential street into one that would typically support commercial uses.

The Los Poblanos Neighborhood Association and North Valley Coalition were notified along with property owners within 100 feet of the subject site as required. Staff has not received comments in support of opposition to the request. For these reasons, the request would not be harmful to adjacent property, the neighborhood, or the community and staff recommends approval of the Zone Map Amendment (Zone Change) request.

FINDINGS, Zone Map Amendment

Project # 1011572, Case # 18EPC- 40017

1. This is a request for a Zone Map Amendment (Zone Change) for all or a portion of Lot 11-A Zapf-Van Addition No. 10 located at 729 Montañó Road NW between Guadalupe Trail NW and 4th Street NW and containing approximately 0.5 acres.
2. The request is to change the zone from the existing R-1 (Residential) zone to O-1 (Office) zone in order to change the primary use of the property from single family residential to the operation of an office use for a consulting business.
3. The subject site is currently developed with a single family residence in the front/southern portion bordering Montañó Road NW with existing accessory structures located in the northern portion of the subject site. The applicant currently intends to utilize the existing building.
4. The Albuquerque/Bernalillo County Comprehensive Plan (Rank I), the North Valley Area Plan (Rank II), and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The Albuquerque/Bernalillo County Comprehensive Plan (Rank I) designates the subject site as being within an Area of Consistency, and Montañó Road NW as a Major Transit Corridor. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

- A. Policy 4.1.1: Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The request furthers Policy 4.1.1 because the requested zone change will encourage quality development that is consistent with the distinct character of the community. The zone change will permit the existing structure to be transferred from a residential use into an office use. The historic residential character will be able to continue while the use is more appropriate due to the subject site's location on a designated Major Transit Corridor.

- B. Policy 5.1.10: Major Transit Corridors: Foster corridor that prioritize high frequency transit service with pedestrian-oriented development.

The request furthers Policy 5.1.10 because it prioritizes the high frequency traffic of Montañó Boulevard NW Major Transit Corridor by assigning a zone that is more appropriate to the existing traffic volume.

- C. Policy 5.1.10 b): Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single family residential areas.

The request furthers Policy 5.1.10 b) because it provides a buffer between Montañó Boulevard NW and the abutting single family residential neighborhood to the north of the subject site.

D. Policy 5.2.1: Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

h) Encourage infill development that adds complimentary uses and is compatible in form and scale to the immediately surrounding development

The request furthers Policy 5.2.1 and Policy 5.2.1 h) because it will allow an office use that is conveniently accessible from surrounding residential uses. The property is not being redeveloped at this time because the existing structures will be converted to the permitted uses, however, the subject site could be redeveloped in the future. The subject site is in an infill location since it is part of the existing urban fabric and on Montaña Road NW, a Major Transit Corridor with access to a Railrunner station. The O-1 zone is generally considered a complimentary zone that provides a transition between residential and more intense commercial zones which are appropriate for a transit corridor.

E. Policy 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Policy 5.3.1 because it supports development and growth in the area by allowing a slightly more intense set of uses in an appropriate location with existing infrastructure. The request promotes the existing development pattern of residential architecture styles among existing infrastructure and public facilities provided by the corridor. Montaña Road NW connects the area to the West Side of the City as well as the Railrunner line, which supports infill development.

F. Policy 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of the Centers and Corridors, parks and Major Public Open Spaces.

b) Ensure that development reinforces the scale, intensity and setbacks of the immediately surrounding context.

The request furthers Policy 5.6.3 and Policy 5.6.3 b) because it is in an Area of Consistency, and the request reinforces the intensity of the surrounding area by providing a transition from the surrounding single-family neighborhoods to Montaña Road, a Major Transit Corridor. The requested zone change will permit the existing residential building to remain while permitting an office use. The subject site abuts properties currently being used as light commercial and an institution (church), therefore the request will permit blending along the corridor.

G. Policy 5.6.3 c): Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

The request furthers Policy 5.6.3 c) because it will be compatible with the surrounding residential, light commercial, and church properties and buffer the intense traffic from the Major Transit Corridor. The request will permit the

appropriate office use while maintaining the existing residential scale, which is consistent with the architectural style of the corridor.

H. Policy 8.2.1: Local business: Emphasize local business development.

The request furthers Policy 8.2.1 because it fosters entrepreneurship and encourages private and local businesses to grow by permitting the applicant's local business to exist on the subject site.

6. The subject site is within the boundaries of the North Valley Area Plan (Rank II). Applicable policies include:

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

J. Zoning and Land Use Policies: The City and County shall stabilize residential zoning and land use in the North Valley Area.

K. Housing Policies: The City and County shall stabilize land use to protect affordable housing and land presently zone for housing.

- Policies 1a: Maintain and expand areas zoned for residential uses including A-1, R-1, MH.
- Policy 1b: Limit encroachment of non-residential uses into residential areas.
- Policy 1c: Encourage residential zoning of parcels with residential use.

In general, the subject request does not further Zoning and Land Use Policies or Housing Policies in the North Valley Area Plan. However, the North Valley Area Plan has not been updated since the construction of the Montañó bridge or the widening of the roadway to a four-lane arterial, which forever destabilized the R-1 zoning along this stretch of Montañó Road NW. Since then, the updated Comprehensive Plan updated in 2017 designated Montañó Road NW as a Major Transit Corridor. The Rank I Comprehensive Plan policies supersede the Rank II North Valley Area Plan policies, and the request furthers Comprehensive Plan policies related to transit corridors and infill development. Staff finds that Zoning and Land Use Policies which primarily relate to the retention of residential zoning in the North Valley Area Plan do not apply to this property due to changed conditions.

L. Transportation Policies:

- Policy 1: The City and County shall encourage the smooth flow of traffic on arterials.
- Policy 1b: Limit access to Second Street, Alameda Boulevard, and Montañó Road.

In general, the subject request furthers Transportation Policies in the North Valley Area Plan. The request would reduce residential zoning on Montañó Road NW. The flow of traffic on Montañó Road NW during rush hour is not conducive to the stability of residential uses and residentially zoned lots that face this arterial.

7. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
- A. Consistency with the City's health, safety, morals, and general welfare is shown by demonstrating that a request furthers applicable goals and policies from the Comprehensive Plan (and other plans if applicable), which the applicant has done as demonstrated in the response to Section C and re-stated in Section D.
 - B. Zoning has not been consistent with land use in this corridor, in that many properties currently zoned residential appear to be operating commercial businesses. Construction of the Montañó bridge created a concentrated amount of traffic on Montañó, and it was subsequently designated a Major Transit Corridor. As a City grows and develops, it is typical for higher traffic corridors to convert from their historic residential uses to light commercial uses due to noise and lack of privacy; and using higher traffic corridor properties for office and commercial is a higher and better use. Office and light commercial uses are expected in this corridor due to the proximity to intense traffic; therefore, land use stability is furthered by the request.
 - C. The request is not in significant conflict with adopted elements of the Rank I Comprehensive Plan as shown by the Comprehensive Plan policy analysis in this report. The Rank II North Valley Area Plan also applies to the subject property, and the request conflicts with some of the policies; however changed conditions has been shown to be the cause of the conflict. No Rank III Sector Development Plans apply to this area. Since this is a request for a straight zone and a Site Development Plan is not proposed at this time, issues such as site design, building design, materials, and compatibility with the surroundings cannot be evaluated except as they pertain to uses.
 - D. Changed neighborhood or community conditions due to the construction of the Montañó Road bridge increasing traffic levels beyond what is typically expected for a residential corridor have been adequately demonstrated to justify the requested zone change. The request would facilitate a use that is appropriate to the location, compatible with nearby uses, and would further applicable goals and policies in the Comprehensive Plan, as shown in the policy-based discussion in Section C.
 - E. The request is to change the zone from R-1 to O-1. The request would not be harmful to adjacent property, the existing neighborhood, or the community because the area has long been characterized by a mixture of residential, commercial, and industrial uses.
 - F. The request would not require major or unprogrammed capital expenditures by the City and the subject site is already served by existing infrastructure.
 - G. Economic considerations are a factor, but are not the determining factor for the request, which is that the requested zone is more advantageous to the community subsequent to the changed conditions along Montañó Road NW. The O-1 zone will allow for a transition between residential zones and the Major Transit Corridor as

well as provide for employment opportunities in an appropriate location near transit and other commercial services.

- H. The request would result in a spot zone because it would give an O-1 zone designation, different from surrounding R-1 and SU-1 zones, to one area. However, the applicant has demonstrated that the request would clearly facilitate realization of the Comprehensive Plan (see Section C).
 - I. The subject request would not constitute a “strip of land along a street” because it is an approximately 0.5 acre rectangular-shaped property, and therefore would not be suitable for strip commercial development.
8. The Los Poblanos Neighborhood Association and North Valley Coalition were notified along with property owners within 100 feet of the subject site as required. Staff has not received comments in support of opposition to the request.

RECOMMENDATION

APPROVAL of 18EPC-40017, a request for Zone Map Amendment from R-1 to O-1 for all or a portion of Lot 11-A Zapf-Van Addition No. 10, based on the preceding Findings.

Cheryl Somerfeldt
Planner

Notice of Decision cc list:

Robert J. Vigil, 729 Montano Rd NW, ABQ, NM 87107
Arch + Plan Land Use Consultants, P.O. Box 25911, ABQ, NM 87125
Los Poblanos NA, Karon Boutz, 1007 Sandia Rd NW, ABQ, NM 87107
Los Poblanos NA, Don Newman, 5723 Guadalupe Trail NW, ABQ, NM 87107
North Valley Coalition, Doyle Kimbrough, 2327 Campbell Rd NW, ABQ, NM 87107
North Valley Coalition, Peggy Norton, P.O. Box 70232, ABQ, NM 87197

AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

The existing zoning would convert to R-1C under the IDO, which would not allow a non-residential use as a primary use of the property. The request to re-zone the property to O-1 would be appropriate to accommodate the non-residential use.

The pattern of surrounding properties includes SU-1 for RC Uses Excluding Sales of Drugs & Medical Supplies/Dry Cleaning & Self to the west and SU-1 for Church & Related Facilities and a Daycare Center to the east. These zones convert to MX-T and MX-M, respectively, under the IDO. The requested O-1 zoning would convert to MX-T, which would be compatible with these zones, as well as the existing R-1 zoning to the north and south. MX-T and its permissive uses are compatible with this location and with the nature of Montañó Rd. as a major thoroughfare, which is no longer conducive to single-family development, particularly given the abutting non-residential development.

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology Development

No comment.

DEPARTMENT of MUNICIPAL DEVELOPMENT

No comment.

WATER UTILITY AUTHORITY

- No adverse comment to the proposed zone change.
- Property has been receiving service since 1998

ENVIRONMENTAL HEALTH DEPARTMENT

No comment.

PARKS AND RECREATION

Open Space Division

Open Space has no adverse comments.

SOLID WASTE MANAGEMENT DEPARTMENT

No comment.

TRANSIT DEPARTMENT

1011572 18EPC- 40017	Zone Map Amendment for 0.4 acres at 729 Montaño Road NW	Montgomery/ Montaño Major Transit Corridor	On Fixed Route 157 and proximate to Fixed Route 10. Route 157 connects the Northwest Transit Center to Kirtland Air Force Base. Route 10 connects Downtown to the Raymond Sanchez Community Center at 4th and Alameda	Route 157 has stop pairs at both Guadalupe Trail and 4th Street about 1400 feet in either direction. There is a stop pair for the north-south Route 10 at 4th Street.	No comment
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BERNALILLO COUNTY

No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, No objections.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no further comments based on information provided to date.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

NMDOT has no comments.



View of the subject site looking north.



View of the subject site looking northwest.



View of the subject site looking northeast.

ZONING

Please refer to the Zoning Code for specifics of
the SU-1 and the C-1 zones.

APPLICATION INFORMATION



SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS PHONE: 980.8365
 ADDRESS: P.O. BOX 25911 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net
 APPLICANT: ROBERT J. VIGIL PHONE: _____
 ADDRESS: 729 MONTAÑO RD NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: ZONE CHANGE R-1 TO O-1

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. 11-A Block: _____ Unit: 10
 Subdiv/Addn/TBKA: ZAPP-VAN
 Existing Zoning: R-1 Proposed zoning: O-1 MRGCD Map No _____
 Zone Atlas page(s): F-14 UPC Code: 1-014-061-317-301-101-09

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V_, S_, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.4±
 LOCATION OF PROPERTY BY STREETS: On or Near: 729 MONTAÑO RD NW
 Between: GUADALUPE TRAIL and 4TH ST
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 10.6.17

SIGNATURE *Derrick Archuleta* DATE 3.29.18

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
- Petition for Annexation Form and necessary attachments
- Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
- Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
- Letter of authorization from the property owner if application is submitted by an agent
- Board of County Commissioners (BCC) Notice of Decision
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
- Sign Posting Agreement form
- Traffic Impact Study (TIS) form
- List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)

(Unadvertised)

SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)

(Public Hearing)

SDP PHASE II - DRB FINAL SIGN-OFF

(DRBPH2)

(Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- Zone Atlas map with the entire plan area clearly outlined and indicated
- Letter describing, explaining, and justifying the request
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
- Traffic Impact Study (TIS) form (for EPC public hearing only)
- Fee for EPC final approval only (see schedule)
- List any original and/or related file numbers on the cover application
Refer to the schedules for the dates, times and places of DRB and EPC hearings.

Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
- Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
- Sign Posting Agreement form
- Traffic Impact Study (TIS) form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
- Plan to be amended with materials to be changed noted and marked
- Zone Atlas map with the entire plan/amendment area clearly outlined
- Letter of authorization from the property owner if application is submitted by an agent (map change only)
- Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
- Letter briefly describing, explaining, and justifying the request
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
- Traffic Impact Study (TIS) form
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- Letter describing, explaining, and justifying the request



For more current information and details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

RIO GRANDE

Zone Atlas Page:
F-14-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon		

Feet
0 750 1,500

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: DEBRAK ARCHULETA DATE OF REQUEST: 11/21/17 ZONE ATLAS PAGE(S): F-14

CURRENT:

ZONING R-1
PARCEL SIZE (AC/SQ. FT.) 0.4

LEGAL DESCRIPTION:

LOT OR TRACT # 11A BLOCK # _____
SUBDIVISION NAME ZAPF-VAN ADDN

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE : From R-1 To O-1
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Debra Archuleta DATE 11/27/17

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

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.**

[Signature]
TRAFFIC ENGINEER

11/28/17
DATE

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

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

ROBERT J. VIGIL
729 MONTAÑO RD NW
ALBUQUERQUE NM 87107

November 28, 2017

To Whom It May Concern:

I am authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants LLC to represent me with all matters pertaining to a Zone Map Amendment (R-1 to O-1) request and process for Tract 11-A, Zapf-Van Addition located at 729 Montaña Road NW, between 4th Street and Guadalupe Trail within the City of Albuquerque.

The authorization will include, but not limited to:

- Preparation of materials for the Environmental Planning Commission
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque.

If you have any questions, please contact me.


Robert Vigil

11/29/17

ARCH+PLAN

LAND USE CONSULTANTS

ALBUQUERQUE NM

March 29, 2018

Mr. Derek Bohannon, Chair
Environmental Planning Commission
c/o City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

RE: ZONE MAP AMENDMENT FROM R-1 TO O-1, ZONE ATLAS PAGE F-14-Z

Mr. Bohannon and members of the Environmental Planning Commission:

ARCH+PLAN Land Use Consultants, agent for Robert Vigil, in accordance with City Resolution 270-1980, respectfully request your review and approval of a Zone Map Amendment, allowing a change of zoning from R-1 (Residential) to O-1 (Office and Institution) for the property described as Lot 11-A, Zapf-Van Addition No. 10, consisting of 0.4± acres located at 729 Montaña Road NW.

The property is located on the north side of Montaña Road, between 4th Street and Guadalupe Trail. The surrounding area is mix of commercial uses including office, retail, service and residential.

The applicant proposes to fully operate his existing business on the site and transition his residential use off the property. There is an existing residence and garage/storage building on the property of which the applicant will transform the site to support the office component of his company. The existing R-1 zone does not support the needs of the applicant. The zone change to O-1 is needed to allow for the office use as permissive and geared towards the appropriate zone for this local small business.

Safety Solutions is a safety and health management and consulting firm for educational, insurance, commercial, residential, research, healthcare, energy, transportation and manufacturing facilities. The company provides their clients with consulting expertise in OSHA compliance audits, workers' compensation, hazard identification, industrial hygiene, outsourcing, safety programs, OSHA 10 and 30 training, including policy, program development and implementation. The company has been in existence for over 26 years. Existing clients of the company include Sandia National Labs, Los Alamos National Labs, Cannon Air Force Base and the White Sands Test Site.

If granted, the requested Zone Map Amendment would create a more favorable zoning designation for the subject property. The existing residential land use has proven a challenge to maintain as a result of changed conditions over time. They include but are not exclusive to the bridge crossing and widening of Montaña Road which has exponentially increased traffic and noise. The residence is the structure furthest south on the property approximately 30 feet

distance from Montañó Road. The applicant attempted to address these issues with the construction of a six foot high CMU wall but traffic volumes and including large trucks favor using Montañó Road for crossing the Río Grande compounding the issue. This is reflected on adjacent properties as they have transitioned away from residential. Examples include properties adjacent to the east and west. To the east, the St. Michael's Episcopal Church recently acquired a structure which was a formally a residence. Adjacent property to the west includes a hair salon on the property. The requested O-1 zone which allows for proposed uses, will facilitate the redevelopment of the site in a manner that provides new economic investment in the immediate area and will support the intent of office uses for this local company.

Justification and Policy Analysis

Below is the Resolution 270-1980 analysis to show how the requested Zone Map Amendment for this property with further goals set in the Albuquerque/Bernalillo County Comprehensive Plan. The responses provided below show how the requested zone is consistent with the growth and development patterns desired by the City.

- A. A proposed zone change must be found consistent with the health, safety, morals and general welfare of the city.
- The proposed zone map amendment is consistent with the health, safety, morals and general welfare of the City because the request will further the outlined goals and policies of the Comprehensive Plan as demonstrated in Sections C and D of this request. The allowed uses under O-1 will not be harmful to adjacent property, the neighborhood or community as demonstrated in Section E. The rezone will allow for an existing local business to implement office uses on the entire site in a location that struggles to support residential uses on properties fronting Montañó Road. Residential uses fronting Montañó Road may no longer be appropriate within the immediate area based on changed conditions.***
- B. Stability in land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change must be made, not on the city to show why the change should not be made.
- The zone change will provide for stability of both land use and zoning of the property because it will allow for the development of an appropriate use for this location. Approval of the zone change will allow for the redevelopment of a site that may succeed at this location due to surrounding land uses, zoning and access to Montañó Road.***

The site has struggled to maintain the residential use as the dependency on Montañó Road to cross the Río Grande has increased. With limited river crossing options in the City, residents rely more on Montañó Road. The consequence to most properties including the subject property has been a huge increase in noise and traffic. As a result, most residential uses have solid walls or fences to reduce these impacts as is the case with the subject site. The distance of the residence to Montañó Road has also played a role in exploring the rezone away from residential. The existing residence is located at the southern end of the property and as a result deals more directly with proximity to a Regional Principal Arterial (Montañó Road) in addition to being located

just west of a Minor Arterial (4th Street). The concentration of major roads have significant impacts on the subject property.

Adjacent uses include a church and day care center to the west, which include a variety of activities related to the church. The property to the west is a residence that also includes another building used for a hair salon. The property to the north is residential and accessed off of 4th Street. To the south, across Montañó Road of the site is a residential development known as Las Golondrinas.

The proposed zone will offer an opportunity to stabilize land use and zoning over the existing zone along a Regional Principal Arterial and Major Transit Corridor.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

This request will further the Comprehensive Plan goals, policies and actions as described in the following policy analysis.

CHAPTER 4 – COMMUNITY IDENTITY

GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

Policy 4.1.1: “Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.”

b) See Land Use Policy 5.2.1 for desired land uses

- ***The proposed request will allow development on the property in a manner that furthers the Policy of creating a quality urban environment. The requested zone offers an opportunity to remove the existing residential use to a redevelopment/infill project on a site that has been impacted for several years by a major road. The site is in need of new investment and revitalization. Transition from residential to office is an extension of longstanding and compatible uses in the area. The site will support small local businesses. The proposed use will not generate activity that is not compatible with existing land uses and will contribute to the existing character of the area.***

CHAPTER 5 – LAND USE

GOAL 5.1 CENTERS & CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of corridors.

Policy 5.1.10: “Major Transit Corridors: Foster corridor that prioritize high frequency transit service with pedestrian-oriented development.”

b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single family residential areas.

- ***The site is adjacent to Montañó Road which is a Major Transit Corridor, which encourages development served by high frequency local traffic. The corridor provides important transportation options for residents crossing the river or to the New Mexico Railrunner at the Montañó Transit Center. The subject property is***

convenient to the bus stop and does not need a transfer to get to the Montañó Transit Center.

GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop and play together.

Policy 5.2.1: “Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.”

h) Encourage infill development that adds complimentary uses and is compatible in form and scale to the immediately surrounding development

- ***Office land uses would be introduced to the subject property after serving as a residential use. Proposed zone of O-1 would compliment the immediate area. The proposed change will allow the applicant to redevelop the property in a manner appropriate to the existing conditions in the vicinity.***

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1: “Infill Development: Support additional growth in areas with existing infrastructure and public facilities.”

- ***Approval of the zone change will make way for the redevelopment of a soon to be vacant property. The requested O-1 zone will allow for the ability to maximize existing infrastructure and public facilities. The re-zone will promote efficient use of land to serve the public good and support of local economic development with infill.***

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth in Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of surrounding area.

Policy 5.6.3: “Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of the Centers and Corridors, parks and Major Public Open Spaces.”

b) Ensure that development reinforces the scale, intensity and setbacks of the immediately surrounding context.

- ***The proposed office will encourage redevelopment on the subject property with opportunities for employment with the ability to move into existing buildings on the property.***
- c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.
- ***The existing residential zone is currently dealing with the negative impacts of being adjacent to a Regional Principal Arterial and Major Transit Corridor which as a result, created issues with respect to noise, lighting, air quality and traffic. The proposed zone would alleviate the reality of living next to a major road.***

CHAPTER 8 – ECONOMIC DEVELOPMENT

GOAL 8.2 ENTREPRENEURSHIP: Foster a culture of creativity and entrepreneurship and encourage private business to grow.

Policy 8.2.1: “Local business: Emphasize local business development”

- ***New local employment opportunities will be provided on the subject site as the proposed zone change will transition from residential to office. The proposed zone will permit employment opportunities in the immediate area, as well as within the City of Albuquerque. This will work in conjunction with revenue generation along with gross receipt taxes and the ability to support locally owned businesses.***

- D. The applicant must demonstrate that the existing zoning is inappropriate because;
- (1) There was an error when the existing zone map pattern was created, or
 - (2) Changed neighborhood or community conditions justify the change, or
 - (3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) do not apply.

The existing zoning is inappropriate because of changed neighborhood and community conditions justify the change. As population increased on the westside, dependency on Montañó Road became more and more evident to meet the needs of residents dependent on crossing the Río Grande. The applicant has experience the change first hand as a result of fronting and living very close to Montañó Road. He's witnessed the transition from a two lane road to what is now designated as a Regional Principal Arterial by the Middle Río Grande Council of Governments and it's four lanes in each direction not including a turning lane in the section of the road in front of his property. He's also witnessed and experienced the loss of right-of-way in order to widen the road as it was becoming an important transportation road for the entire City, especially westside residents. Front yards were severely reduced or eliminated by many neighbors in this effort. Streets like Guadalupe Trail, just west of the subject property were cut-off and the intersection with Río Grande Boulevard was eliminated. As the road was widened so forth came the noise, traffic and air quality from what was a previous two lane road.

In conjunction with this, public transit needs on Montañó Road were amended to address the needs of mostly westside residents to cross the river adding an additional impact to adjacent properties. Today Route 157, is a major bus line as it connects three major transit centers (Northwest Transit Center, Montañó Transit Center and the Uptown Transit Center). It begins in the Cottonwood Mall area eventually ending at the entrance to Kirtland Air Force Base on Gibson and Louisiana. According to City of Albuquerque Transit data this particular route is the sixth most used route in the City. In 2014, annual ridership was 665,757 users. Without necessitating a transfer this particular route provides transportation to several of the City's major employment centers including the recently opened Montañó Transit Center which is a stop for the New Mexico Railrunner.

These changed community conditions have impacted and changed the neighborhood as well. As a result the challenge to maintain a residential use is difficult. During rush hour, traffic back-ups are a common occurrence which increases noise and affecting air quality both health issues. The proposed zoning will allow a use that is advantageous and appropriate to the surrounding area and overall community by encouraging and supporting both redevelopment and local economic development in

an area of the City that has changed due to meeting the transportation needs of the City as a whole.

Recognition of this property as one within the area that can support a different land use category as advantageous to the community is important when evaluating the context of this site and the stability of the surrounding neighborhood as a whole. The requested O-1 is compatible with the area's character due to its proximity to other office uses and mix of zone and land uses that reflect the proposed zone, which are likely in response to changed conditions.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community.
The rezone from R-1 to O-1 will not be harmful to any adjacent properties or the community as a whole because the immediate area between 4th Street and Guadalupe Trail is a mix of zoning from C-3 to R-1 and SU-1 zoning. The proposed office zone and use in the area and will not introduce a new activity nor change the character of the area. The property is a relatively small lot which will eliminate more intense uses. In addition, existing buildings will remain along with the existing business.

The interest in the O-1 zone revolves around the permissive use of the ability to utilize the entire site for office uses and allow the applicant to relocate. The overall site is approximately .4 acres, which likely eliminates higher end office uses.

The proposed office is a permissive use in the requested zone. This land use exists in the immediate and general area under different zoning designations. Supporting proposed uses would not be harmful to adjacent properties, the neighborhood or the community.

Permissive uses in the O-1 Zone include:

- Beauty shop, barber shop.
- Church (incidental uses include an emergency shelter)
- Club, provided there is no liquor license.
- Community residential program except not Community residential corrections program
- Dwelling unit (house, townhouse, or apartment) constituting up to 25% of the gross floor area on the premises
- Institution, including library, museum, nursing or rest home, school, day care center, except not hospital for human beings, sanatorium, or disciplinary or mental institutions.
- Medical supplies and services, such as drug prescription and supply shop, physical therapy office, or shop for fabricating and fitting prosthetic or correcting devices, or medical or dental laboratory.
- Office
- Photocopy, photography studio, except adult photo studio.
- Radio or television studio

Any potential controversial uses permissive in the O-1 zone such as club or institution uses may be not be practical because of the size of the property. Development standards may eliminate any interest in these uses for subject site. Other permissive uses which are allowed in the requested zone already exist in the immediate area such as other office uses, church and beauty/barber shop illustrating they would not be harmful to the subject property.

- F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the city may be;
- (1) Denied due to lack of capital funds, or
 - (2) Granted with the implicit understanding that the city is not bound to provide the capital improvements in any special schedule.

The proposed zone change will not require any un-programmed capital expenditures to be made by the City. This is an infill/redevelopment property with adequate existing infrastructure. Extension of any services required will be the responsibility of the property owner.

- G. The cost of the land or other economic consideration pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of the land or other economic considerations is not the determining factor for this zone change request. The determining factor for the zone change is changed community conditions supporting commercial development, property improvement, redevelopment and infill.

- H. Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning.

The justification for this zone change request is not based primarily on its location near a major street. Access to the site is off of Montaña Road, although off of a major street. Primary justification for the zone change request is property improvement, redevelopment and infill.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved is general called a "spot zone." Such a change of zone may be approved only when;

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development, or
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any one adjacent zone.

The zone change request to O-1 would create a "spot zone" because it will be surrounded completely by different zoned properties. The O-1 zone is justifiable at this specific location because it will clearly facilitate realization of the Comprehensive Plan through its Goals and Policies of Community Identity, Land Use, Urban Design and Economic Development as articulated in Section C and especially changed neighborhood and community conditions which primarily justify the change.

Goals and Policies within the Comprehensive Plan support the character of an area as it relates to Community Identity. The rezone will offer opportunities for redevelopment/infill of a soon to be vacant parcel of land that has struggled to support residential land uses. The proposed use is more in character with the immediate area. Redevelopment and infill opportunities for the site continue to support Comprehensive Plan Land Use Goals and Policies with appropriate commercial uses that benefit from existing infrastructure and public facilities. Complimentary land uses are found along Montañó Road, a Regional Principal Arterial. Economic Development Goals and Policies support local businesses locating in a convenient location near other commercial services. Specific Goals and Policies are identified and discussed in Section C that support the “spot zone” and illustrate the facilitation and realization of the Comprehensive Plan.

- J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where;
- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan.
 - (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zone or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The request does not meet the definition of “strip zoning” as defined in this section because it is one parcel. If approved, the request would result in a commercial zoning designation which does not significantly differ or change the character of existing and allowed uses on adjacent properties or those of the immediate area.

CONCLUSION

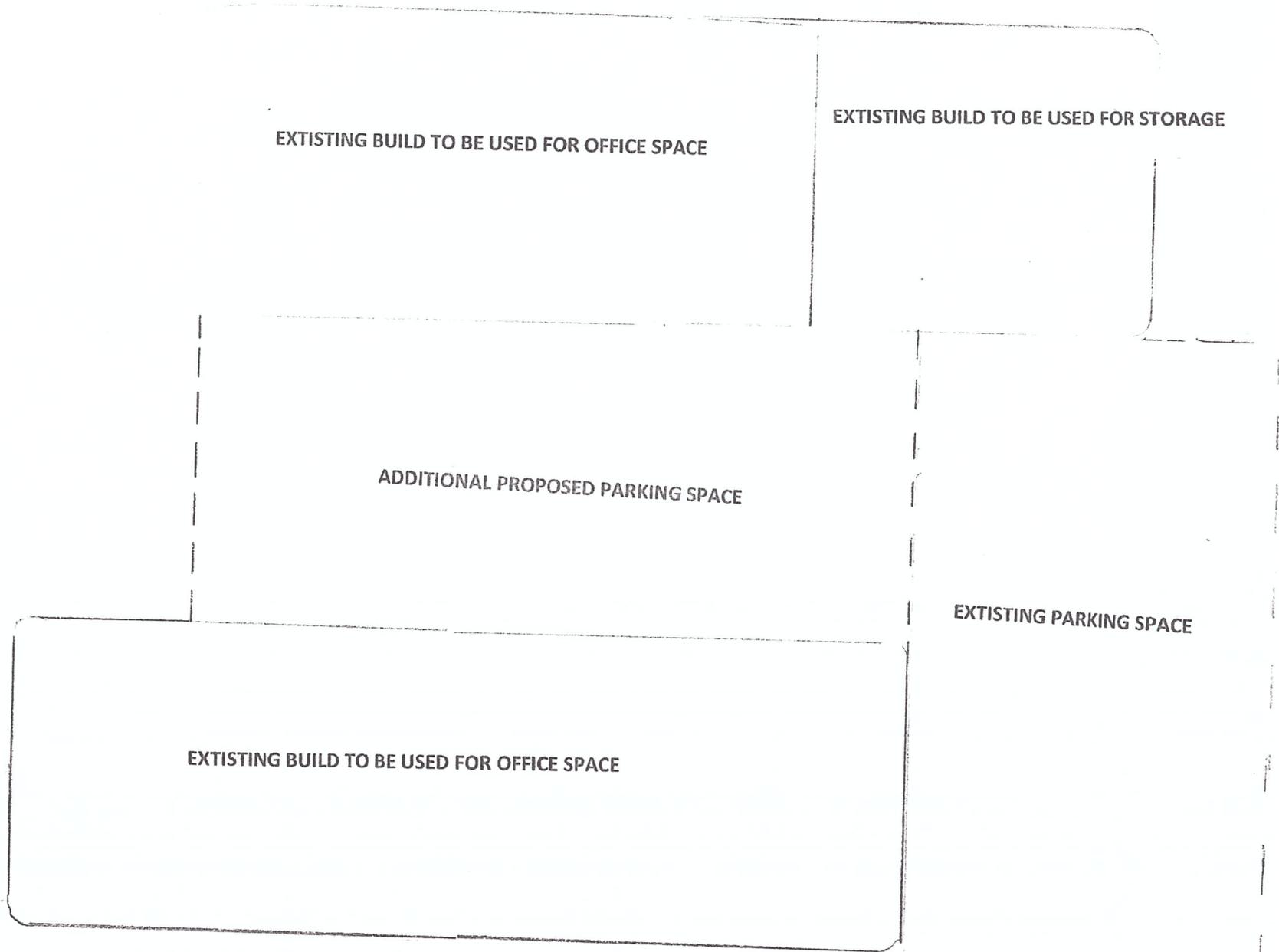
The requested Zone Map Amendment will allow the property owner to transition the site to office uses for his business into a land use appropriate at this location, furthering the goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan. Given specifically to changed community conditions as a result of the transition of Montañó Road to a Regional Principal Arterial.

This project represents an opportunity to redevelop a site with a quality commercial use at an appropriate location.

We respectfully request that the Environmental Planning Commission approve this request for a Zone Map Amendment.

Thank you for your consideration.

Sincerely,
Derrick Archuleta, MCRP
Principal



EXISTING BUILD TO BE USED FOR OFFICE SPACE

EXISTING BUILD TO BE USED FOR STORAGE

ADDITIONAL PROPOSED PARKING SPACE

EXISTING PARKING SPACE

EXISTING BUILD TO BE USED FOR OFFICE SPACE

MONTAÑO ROAD

PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Review Team (PRT) discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. *Also, the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.*

PA#: <u>17-163</u>	Received By: <u>MJV</u>	Official Use only	Date: <u>10/26/17</u>
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Applicant Name: ROBERT J. VIGIL Phone#: ⁵⁰⁵ 341-8000 Email: robert@SAFETY SOLUTIONS N.M.,
C O R P.

APPOINTMENT DATE & TIME: 11-7-17 1:00pm

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3955 TO SCHEDULE AN APPOINTMENT.
Applications are taken on a first-come, first-served basis. Once the completed application and the zone atlas page are submitted, you will be scheduled for the next available discussion time. PRT discussions take place weekly on Tuesday afternoons, with five 30 minute time slots available starting at 1 p.m.

BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

OFFICE SPACE

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 1/4 ac Existing Zoning: R-1 Proposed Zoning: C-1

Previous zone change or site plan approval case number(s) for this site: _____

Applicable Area or Sector Plans: North Valley Area Plan

Residential: Type and No. of Units Proposed: _____

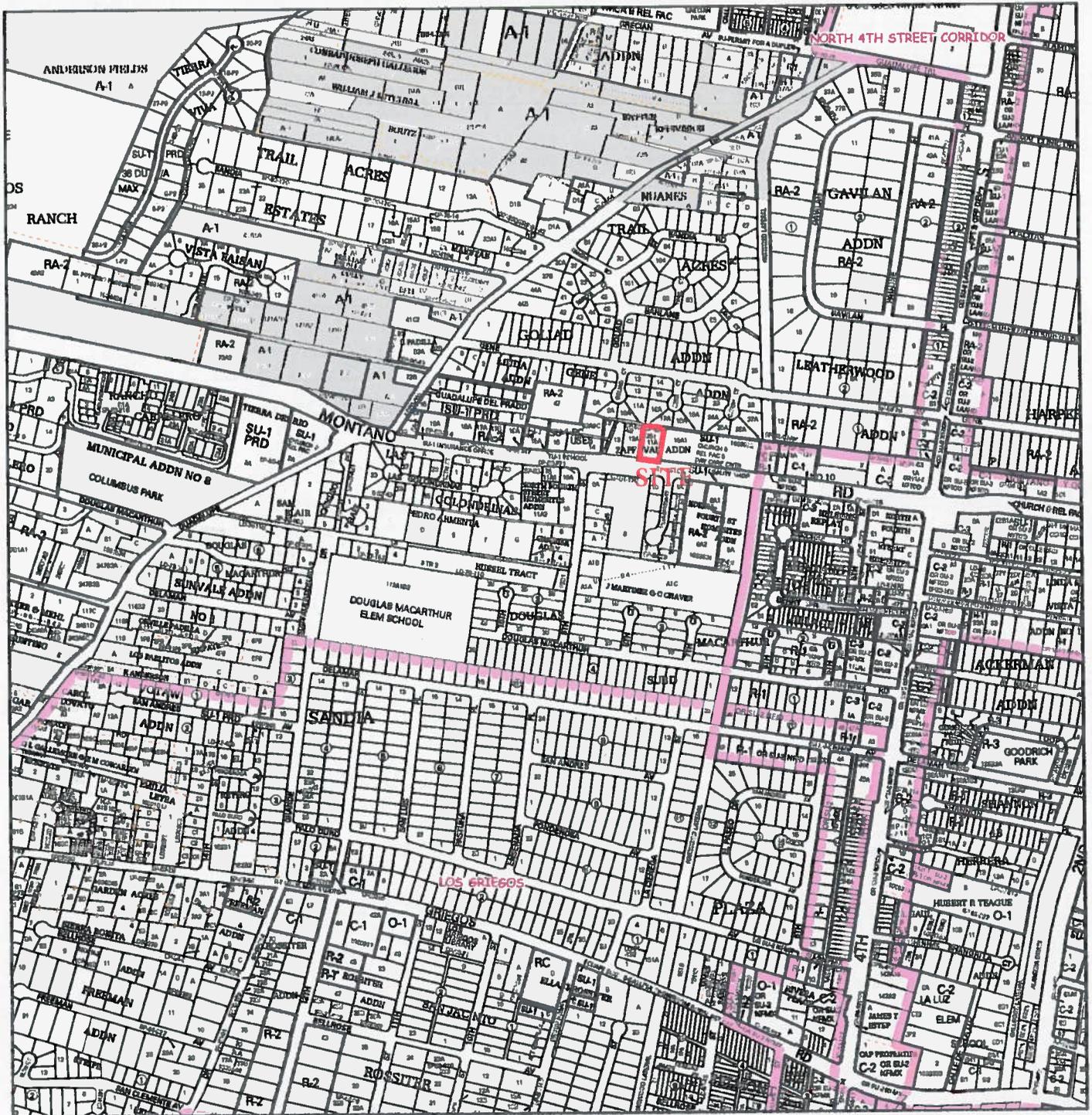
Commercial: Estimated building square footage: _____ No. of Employees: _____

LOCATION OF REQUEST:

Physical Address: 729 MONTANO RD NW Zone Atlas Page (Please identify the subject site on the map and attach) _____

LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:

(Please be specific so our staff can do the appropriate research)



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-163 Date: 10.6.2017 Time: 1:00 pm

Address: 729 Montano

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: Cheryl Somerskalt
Code Enforcement: Ben McIntosh Other: Michelle Wall
Fire Marshall: Antonio Chinchilla Eric Gonzales
Transportation: Mawra Al-Najji

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
 Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
 Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: R-1
Proposed Use/Zone: RC, O-1, or C-1
Applicable Plans: North Valley Area Plan - Rank II Plan
Applicable Design Regulations: _____
Previously approved site plans/project #s: _____
Requirements for application: (R-270-1980, Notification) as-built drawings, TIS, Check Lists, Other)

Handouts Given:

Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

- Zoned R-1 - need zone change to RC, O-1, or C-1 - review uses (attached)
- North Valley Coalition & Las Pablanas Neighborhood Association involved; as well as property owners within 100ft.
- It is recommended you contact them.
- Zone change is public hearing with Environmental Planning Commission (EPC)

*****Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.**

- Need to justify zone change using criteria from Revolution (R) 270-1980
- Possibly "changed condition" due to bridge crossing and widening of Montano
- Would be "spot zone" - is it a justifiable spot zone?
- Is there a business next door?
- May need to hire an agent to write zone change justification letter
- See examples of zone changes - staff reports at
 - CABQ EPC Agenda Reports & Minutes
 - examples => 1003991 (Sept.), 1005580... ^{any "Zone Map Amendment"}
- Although C-1 has most uses may be more difficult to justify could use proximity to C-2 at 4th St. intersection
- Context - immediately East - church; immediately west - home business # 2 lots to west SU-1 for RC.
- On transit route #157 - helps
- Currently converts to R-1B under 100 - expected for Spring
- O-1 Recommended (RC needs 50' Residential)
- If O-1 is chosen will convert to M-XL
- Do not need permit to remove non-load bearing wall
Fire 1
- Research Planning groups for Agents.
- Could research zone change requests for SU-1 to see if neighbors had issues
1005183, 100522 (west) -

**NOTIFICATION &
NEIGHBORHOOD INFORMATION**

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: April 9, 2018.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

Notification Inquiry_729 Montano Rd NW_EPC

From : Vicente M. Quevedo <vquevedo@cabq.gov>
Subject : Notification Inquiry_729 Montano Rd NW_EPC
To : 'arch.plan@comcast.net' <arch.plan@comcast.net>

Fri, Mar 23, 2018 10:05 AM

6 attachments

Derrick,
 Good morning. See list of affected associations below and attached related to your upcoming EPC submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Phone	Email
Los Poblanos NA	Karon	Boutz	1007 Sandia Road NW	Albuquerque	NM	87107	5053456002	kjboutz@gmail.com
Los Poblanos NA	Don	Newman	5723 Guadalupe Trail NW	Albuquerque	NM	87107	5053443900	don.newman@mac.com
North Valley Coalition	Doyle	Kimbrough	2327 Campbell Road NW	Albuquerque	NM	87107	5052490938	newmexmba@aol.com
North Valley Coalition	Peggy	Norton	P.O. Box 70232	Albuquerque	NM	87197	5053459567	nvcabq@gmail.com

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, March 22, 2018 1:45 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:
 Environmental Planning Commission Submittal
 If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name
 DERRICK ARCHULETA
 Company Name
 ARCH+PLAN LAND USE CONSULTANTS
 Address
 P.O. BOX 25911
 City
 ALBUQUERQUE
 State
 NM
 ZIP
 87125
 Telephone Number

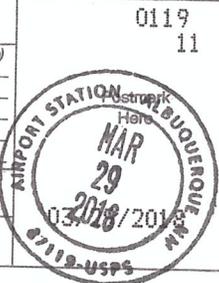
7017 2400 0001 1382 6619

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To **DOV NEWMAN**
 Street and Apt. No., or PO Box No. **5123 GUADALUPE TRL NW**
 City, State, ZIP+4® **ALBUQUERQUE NM 87107**

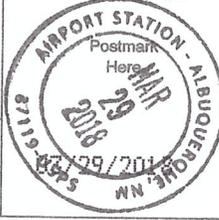
7017 2400 0001 1382 6664

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To **KARON BOUTZ**
 Street and Apt. No., or PO Box No. **1007 SANDIA RD NW**
 City, State, ZIP+4® **ALBUQUERQUE NM 87107**

7016 0750 0000 1103 2890

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87104

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To **DOYLE KIMBROUGH**
 Street and Apt. No., or PO Box No. **2321 CAMPBELL RD NW**
 City, State, ZIP+4® **ALBUQUERQUE NM 87107**

7016 0750 0000 1103 2890

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87197

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To **PEGGY NORTON**
 Street and Apt. No., or PO Box No. **PO BOX 70232**
 City, State, ZIP+4® **ALBUQUERQUE NM 87197**



729 Montano Rd. NW



- Legend**
- Bernalillo County Parcels
 - Zone Grid
 - Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
 - World Street Map

1:1,641



WGS_1984_Web_Mercator_Auxiliary_Sphere
11/27/2017
© City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Buffer: 210ft.
ROW: Montano Rd. NW

GONZALES LYDIA TRUSTEES GONZALES
LVT
528 GENE CT NW
ALBUQUERQUE NM 87107-5406

MORGAN CHARLES R & NORMA FAYE
540 GOLIAD CT NW
ALBUQUERQUE NM 87107-5411

LEWANDOWSKI STEPHEN H &
CATHERINE M
550 GOLIAD CT NW
ALBUQUERQUE NM 87107-5411

DE NOON DONALD L
548 GOLIAD CT NW
ALBUQUERQUE NM 87107

SOLIS JOSE A MERCEDES GONZALES-
ALLER DE
PO BOX 374
OTHELLO WA 99344-0374

BUSTAMANTE RUDOLFO E & PAULA
4832 SUMMERLIN RD NW
ALBUQUERQUE NM 87114

MONTANO CHARLOTTE D
822 MONTANO RD NW
ALBUQUERQUE NM 87107-5231

LEON THERESA C
4 BLUEBIRD CIR
BERNALILLO NM 87004

GONZALES KEVIN A
526 GENE CT NW
ALBUQUERQUE NM 87107

WHITING JEAN F
810 MONTANO RD NW
ALBUQUERQUE NM 87107-5231

SENA JOE & MARIA E LUJAN-SENA
5515 VILLA CANELA CT NW
ALBUQUERQUE NM 87107

SANCHEZ KRAIG A & TRACI L
508 GORRY CT NW
ALBUQUERQUE NM 87107-5412

PERLA SARITA R TRUSTEE PERLA LVT
C/O WILLOW MISTY PARKS
PO BOX 25312
ALBUQUERQUE NM 87125

NARVAEZ RONALD S & PHYLLIS A
1351 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107

RAMIREZ MARISSA URIOSTE
544 GOLIAD CT NW
ALBUQUERQUE NM 87107

SANDOVAL HENRY & ROSLIN
5516 VILLA CANELA CT NW
ALBUQUERQUE NM 87107

VIGIL ROBERT J
729 MONTANO RD NW
ALBUQUERQUE NM 87107

TRUJILLO MARY JANE
520 GENE CT NW
ALBUQUERQUE NM 87107-5406

JARAMILLO DANIEL J
534 GENE CT NW
ALBUQUERQUE NM 87107-5406

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

MYERS KIP & LORI R
1000 QUAIL CT NW
ALBUQUERQUE NM 87114

DAVIS JIMMIE W & LINDA V
REVOCABLE TRUST & JILL DAVIS
6325 ISLETA BLVD SW
ALBUQUERQUE NM 87105-6871

STOCKTON SANDRA
5519 VILLA CANELA CT NW
ALBUQUERQUE NM 87107

PUMPER CHARLES A & BERNADETTE
524 GENE CT NW
ALBUQUERQUE NM 87107-5406

HEISTER JACK S
530 GENE CT NW
ALBUQUERQUE NM 87107-5406

ST MICHAELS EPISCOPAL CHURCH
601 MONTANO RD NW
ALBUQUERQUE NM 87107-5226

ROLINE HEATHER D & HORVATH MARY
THERESE
518 GENE CT NW
ALBUQUERQUE NM 87107-5406

RUFFENNACH STEVEN
631 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107-3644

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Lydia Gonzáles Trustees
528 Gene Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

We are writing to you that ARCH+PLAN Land Use Consultants has submitted a Zone Map Amendment application on behalf of Robert Vigil. The parcels proposed for rezoning are located at 729 Montañó Road between 4th Street and Guadalupe Trail. The legal description is Lot 11-A, Zapf Van Addition No. 10 on 0.4± acres.

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You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,



Derrick Archuleta, MCRP

Attachment: Copy of Zone Atlas Page F-14-Z

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Donald L. De Noon
548 Goliad Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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Sincerely,



Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Sarita R. Perla Trustee c/o Willow Misty Parks
P.O. Box 25312
Albuquerque NM 87125

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

We are writing to you that ARCH+PLAN Land Use Consultants has submitted a Zone Map Amendment application on behalf of Robert Vigil. The parcels proposed for rezoning are located at 729 Montañó Road between 4th Street and Guadalupe Trail. The legal description is Lot 11-A, Zapf Van Addition No. 10 on 0.4± acres.

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Sincerely,



Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Jean Whiting
810 Montañño Rd NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

We are writing to you that ARCH+PLAN Land Use Consultants has submitted a Zone Map Amendment application on behalf of Robert Vigil. The parcels proposed for rezoning are located at 729 Montañño Road between 4th Street and Guadalupe Trail. The legal description is Lot 11-A, Zapf Van Addition No. 10 on 0.4± acres.

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Sincerely,



Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Charlotte Montañó
822 Montañó Rd NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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Sincerely,



Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Henry & Roslyn Sandoval
5516 Villa Canela Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

We are writing to you that ARCH+PLAN Land Use Consultants has submitted a Zone Map Amendment application on behalf of Robert Vigil. The parcels proposed for rezoning are located at 729 Montañó Road between 4th Street and Guadalupe Trail. The legal description is Lot 11-A, Zapf Van Addition No. 10 on 0.4± acres.

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Sincerely,



Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Jack Heister
530 Gene Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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Sincerely,



Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Jimmie & Linda Davis
6325 Isleta Blvd SW
Albuquerque NM 87105

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

We are writing to you that ARCH+PLAN Land Use Consultants has submitted a Zone Map Amendment application on behalf of Robert Vigil. The parcels proposed for rezoning are located at 729 Montañó Road between 4th Street and Guadalupe Trail. The legal description is Lot 11-A, Zapf Van Addition No. 10 on 0.4± acres.

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Sincerely,



Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Daniel Jaramillo
534 Gene Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Joe & María Luján-Sena
5515 Villa Canela Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Theresa Leon
4 Bluebird Cir
Bernalillo NM 87004

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

José A. Solis
P.O. Box 374
Othello WA 99344

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Charles and Norma Morgan
540 Goliad Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

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Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Steven Ruffennach
631 San Lorenzo Av NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

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Sincerely,


Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Sandra Stockton
5519 Villa Canela Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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This request will be presented to the Environmental Planning Commission on Thursday, May 10, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,



Derrick Archuleta, MCRP

Attachment: Copy of Zone Atlas Page F-14-Z

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Ronald and Phyllis Narvaez
1351 San Lorenzo Av NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

We are writing to you that ARCH+PLAN Land Use Consultants has submitted a Zone Map Amendment application on behalf of Robert Vigil. The parcels proposed for rezoning are located at 729 Montañó Road between 4th Street and Guadalupe Trail. The legal description is Lot 11-A, Zapf Van Addition No. 10 on 0.4± acres.

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Sincerely,



Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Kevin Gonzáles
526 Gene Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

We are writing to you that ARCH+PLAN Land Use Consultants has submitted a Zone Map Amendment application on behalf of Robert Vigil. The parcels proposed for rezoning are located at 729 Montañó Road between 4th Street and Guadalupe Trail. The legal description is Lot 11-A, Zapf Van Addition No. 10 on 0.4± acres.

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Sincerely,



Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Rudolfo & Paula Bustamante
4832 Summerlin Rd NW
Albuquerque NM 87114

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

We are writing to you that ARCH+PLAN Land Use Consultants has submitted a Zone Map Amendment application on behalf of Robert Vigil. The parcels proposed for rezoning are located at 729 Montañó Road between 4th Street and Guadalupe Trail. The legal description is Lot 11-A, Zapf Van Addition No. 10 on 0.4± acres.

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Sincerely,



Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Stephen & Catherine Lewandowski
550 Goliad Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

St. Michael's Episcopal Church
601 Montañó Rd NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

We are writing to you that ARCH+PLAN Land Use Consultants has submitted a Zone Map Amendment application on behalf of Robert Vigil. The parcels proposed for rezoning are located at 729 Montañó Road between 4th Street and Guadalupe Trail. The legal description is Lot 11-A, Zapf Van Addition No. 10 on 0.4± acres.

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Sincerely,



Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Kip and Lori Myers
1000 Quail Ct NW
Albuquerque NM 87114

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Mary Jane Trujillo
520 Gene Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Marissa Urioste Ramirez
544 Goliad Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Kraig and Traci Sánchez
508 Gorry Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Charles and Bernadette Pumper
524 Gene Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

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Derrick Archuleta, MCRP

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ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

March 28, 2018

Heather Roline and Mary Horvath
518 Gene Ct NW
Albuquerque NM 87107

RE: Zone Map Amendment from R-1 (Single family residential) to O-1 (Office)

To Whom It May Concern:

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You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,



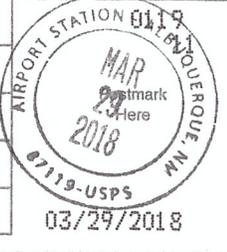
Derrick Archuleta, MCRP

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Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70



Sent To **HEATHER ROUNE; MARY HORVATH**
 Street, Apt. No., or PO Box No. **518 GENE Ct NW**
 City, State, ZIP+4 **ALBUQUERQUE NM 87107**

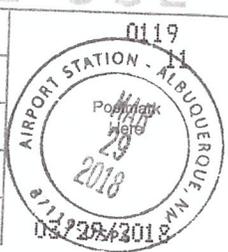
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70



Sent To **CHARLES; BERNADETTE PUMPER**
 Street, Apt. No., or PO Box No. **524 GENE Ct NW**
 City, State, ZIP+4 **ABQ NM 87107**

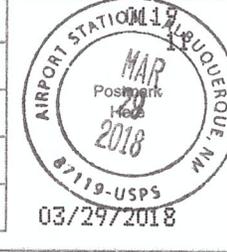
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70



Sent To **KRAIG; TRACI SANCHEZ**
 Street, Apt. No., or PO Box No. **508 GORRY Ct NW**
 City, State, ZIP+4 **ABQ NM 87107**

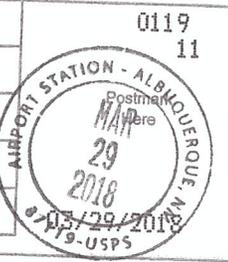
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Restricted Delivery Fee (Endorsement Required)	\$0.00
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Sent To **MARISSA URIOSTE RAMIREZ**
 Street, Apt. No., or PO Box No. **544 GOLAD Ct NW**
 City, State, ZIP+4 **ABQ NM 87107**

PS Form 3800, August 2006 See Reverse for Instructions

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ALBUQUERQUE, NM 87107

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70



Sent To **MARY JANE TRWILLO**
 Street, Apt. No., or PO Box No. **520 GENE Ct NW**
 City, State, ZIP+4 **ABQ NM 87107**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To **KIP; LORI MYERS**
 Street and Apt. No., or PO Box No. **1000 QUAIL Ct NW**
 City, State, ZIP+4 **ALBUQUERQUE NM 87107**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7016 1970 0000 8260 3060

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To **ST. MICHAEL'S EPISCOPAL CHURCH**
 Street and Apt. No., or PO Box No.
601 MONTANO RD NW
 City, State, ZIP+4®
ABQ NM 87107

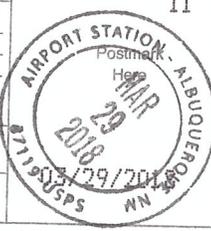
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To **STEVEN & CATHERINE LEWANDOWSKI**
 Street and Apt. No., or PO Box No.
550 GOLIAD Ct NW
 City, State, ZIP+4®
ABQ NM 87107

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87114

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Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To **RUDOLFO & PAULA BUSTAMANTE**
 Street and Apt. No., or PO Box No.
4832 SUMMERLIN RD NW
 City, State, ZIP+4®
ABQ NM 87114

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87107

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To **KEVIN GONZALES**
 Street and Apt. No., or PO Box No.
526 GENE Ct NW
 City, State, ZIP+4®
ABQ NM 87107

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
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Sent To **RONALD & PHYLLIS MARVAEZ**
 Street and Apt. No., or PO Box No.
1351 SAN LORENZO AV NW
 City, State, ZIP+4®
ABQ NM 87107

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87103

Certified Mail Fee	\$3.45	0119 11
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To **CITY OF ALBUQUERQUE**
 Street and Apt. No., or PO Box No.
PO BOX 1293
 City, State, ZIP+4®
ABQ NM 87103

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0002 1797 1962

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Postage	\$0.50
Total Postage and Fees	\$6.70



- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$2.75
 - Return Receipt (electronic) \$0.00
 - Certified Mail Restricted Delivery \$0.00
 - Adult Signature Required \$0.00
 - Adult Signature Restricted Delivery \$0.00

Sent To **SANDRA STOCKTON**
 Street and Apt. No., or PO Box No. **5519 VILLA CANELA Ct NW**
 City, State, ZIP+4® **ABQ NM 87107**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0002 1797 1955

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Postage	\$0.50
Total Postage and Fees	\$6.70



- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$2.75
 - Return Receipt (electronic) \$0.00
 - Certified Mail Restricted Delivery \$0.00
 - Adult Signature Required \$0.00
 - Adult Signature Restricted Delivery \$0.00

Sent To **STEVEN RUFFENACH**
 Street and Apt. No., or PO Box No. **631 SAN LORENZO AV NW**
 City, State, ZIP+4® **ABQ NM 87107**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7014 3490 0002 2421 9648

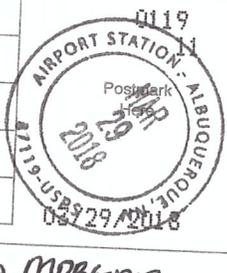
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87107

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Postage	\$0.50
Total Postage & Fees	\$6.70



Sent To **CHARLES & NORMA MORGAN**
 Street & Apt. No., or PO Box No. **540 GOUARD Ct NW**
 City, State, ZIP+4 **ABQ NM 87107**

PS Form 3800, July 2014 See Reverse for Instructions

7014 3490 0002 2421 9631

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

OTHELLO, WA 99344

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Postage	\$0.50
Total Postage & Fees	\$6.70



Sent To **JOSE A. SOUS**
 Street & Apt. No., or PO Box No. **P.O. Box 374**
 City, State, ZIP+4 **OTHELLO WA 99344**

PS Form 3800, July 2014 See Reverse for Instructions

7014 3490 0002 2421 9624

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

BERNALILLO, NM 87004

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Postage	\$0.50
Total Postage & Fees	\$6.70



Sent To **THERESA LEON**
 Street & Apt. No., or PO Box No. **4 BLUEBIRD CIR**
 City, State, ZIP+4 **BERNALILLO NM 87004**

PS Form 3800, July 2014 See Reverse for Instructions

7014 3490 0002 2421 9617

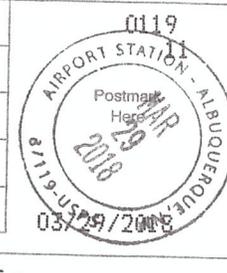
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ALBUQUERQUE, NM 87107

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Postage	\$0.50
Total Postage & Fees	\$6.70



Sent To **JOE & MARIA LWAN SENA**
 Street & Apt. No., or PO Box No. **5515 VILLA CANELA Ct NW**
 City, State, ZIP+4 **ALBUQUERQUE NM 87107**

PS Form 3800, July 2014 See Reverse for Instructions

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ALBUQUERQUE, NM 87105

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70

Total Postage & Fees \$6.70

AIRPORT STATION - ALBUQUERQUE, NM
 Postmark: MAR 29 2018
 03/29/2018

Sent To: **Jimmie & LINDA DAVIS**
 Street & Apt. No., or PO Box No. **6325 ISUETA BWO SW**
 City, State, ZIP+4 **ABQ NM 87105**

PS Form 3800, July 2014 See Reverse for Instructions

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ALBUQUERQUE, NM 87107

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70

Total Postage & Fees \$6.70

AIRPORT STATION - ALBUQUERQUE, NM
 Postmark: MAR 29 2018
 03/29/2018

Sent To: **JACK HEISTER**
 Street & Apt. No., or PO Box No. **530 GENE Ct NW**
 City, State, ZIP+4 **ABQ NM 87107**

PS Form 3800, July 2014 See Reverse for Instructions

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ALBUQUERQUE, NM 87107

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70

Total Postage & Fees \$6.70

AIRPORT STATION - ALBUQUERQUE, NM
 Postmark: MAR 29 2018
 03/29/2018

Sent To: **DANIEL JARAMILLO**
 Street & Apt. No., or PO Box No. **534 GENE Ct NW**
 City, State, ZIP+4 **ABQ NM 87107**

PS Form 3800, July 2014 See Reverse for Instructions

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ALBUQUERQUE, NM 87107

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70

Total Postage & Fees \$6.70

AIRPORT STATION - ALBUQUERQUE, NM
 Postmark: MAR 29 2018
 03/29/2018

Sent To: **HENRY & ROSLYN SANDOVAL**
 Street & Apt. No., or PO Box No. **5516 VILLA CAÑEVA Ct NW**
 City, State, ZIP+4 **ABQ NM 87107**

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ALBUQUERQUE, NM 87107

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70

Total Postage & Fees \$6.70

AIRPORT STATION - ALBUQUERQUE, NM
 Postmark: MAR 29 2018
 03/29/2018

Sent To: **CHARLOTTE MONTAÑO**
 Street & Apt. No., or PO Box No. **822 MONTAÑO RD NW**
 City, State, ZIP+4 **ABQ NM 87107**

PS Form 3800, July 2014 See Reverse for Instructions

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ALBUQUERQUE, NM 87107

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70

Total Postage & Fees \$6.70

AIRPORT STATION - ALBUQUERQUE, NM
 Postmark: MAR 29 2018
 03/29/2018

Sent To: **JEAN WHITING**
 Street & Apt. No., or PO Box No. **810 MONTAÑO RD NW**
 City, State, ZIP+4 **ABQ NM 87107**

PS Form 3800, July 2014 See Reverse for Instructions

7016 0910 0002 1796 6166

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.45
Postage	\$0.50
Total Postage and Fees	\$6.70
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Sent To **DONALD DENDON**
Street and Apt. No., or PO Box No. **548 GOUARD Ct NW**
City, State, ZIP+4® **ALBU NM 87107**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7014 3490 0002 2421 9921

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For delivery information, visit our website at www.usps.com®.
ALBUQUERQUE, NM 87107

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70



Sent To **LYDIA GONZALES TRUSTEES**
Street & Apt. No., or PO Box No. **528 GENE Ct NW**
City, State, ZIP+4® **ALBUQUERQUE NM 87107**

PS Form 3800, July 2014 See Reverse for Instructions

7016 0910 0002 1796 6173

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
ALBUQUERQUE, NM 87125

Certified Mail Fee	\$3.45
Postage	\$0.50
Total Postage and Fees	\$6.70
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Sent To **SARITA R. PERLA TRUSTEE c/o W.M. PARKS**
Street and Apt. No., or PO Box No. **PO BOX 25312**
City, State, ZIP+4® **ALBU NM 87125**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SIGN POSTING AGREEMENT

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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of \$3.75 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 at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from April 25, 2018 To May 10, 2018

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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] 3.29.18
(Applicant or Agent) (Date)

I issued 1 signs for this application, 3/29/18, [Signature]
(Date) (Staff Member)

PROJECT NUMBER: 1011572