

Referred 5/5/08

City of Albuquerque  **DEVELOPMENT/ PLAN REVIEW APPLICATION**

- SUBDIVISION**
- Major Subdivision action
 - Minor Subdivision action
 - Vacation
 - Variance (Non-Zoning)
- SITE DEVELOPMENT PLAN**
- for Subdivision
 - for Building Permit
 - Administrative Amendment (AA)
 - IP Master Development Plan
 - Cert. of Appropriateness (LUCC)
- STORM DRAINAGE (Form D)**
- Storm Drainage Cost Allocation Plan

- Supplemental form
- S Z ZONING & PLANNING**
- Annexation
 - County Submittal
 - EPC Submittal
 - Zone Map Amendment (Establish or Change Zoning)
 - Sector Plan (Phase I, II, III)
 - Amendment to Sector, Area, Facility or Comprehensive Plan
 - Text Amendment (Zoning Code/Sub Regs)
 - Street Name Change (Local & Collector)
- D A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Bosque School PHONE: 898-6388
 ADDRESS: 4000 Learning Road NW FAX: 922-0392
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Amendment to Site Plan for Building Permit for Bosque School, Amendment to Site Plan for Subdivision for Bosque School, Andalucia North, and Andalucia South, Zone Map Amendment for Tract 4, Tract 7, and portion a of Tract 9

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. See Attached Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Bosque Preparatory School
 Existing Zoning: See Attached SU-1 Proposed zoning: SU-1 School & Related Facilities MRGCD Map No _____
 Zone Atlas page(s): F-12-Z UPC Code: 101206115544020110

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
 Project # 1000901

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 4 No. of proposed lots: 1 Total area of site (acres): 47.13
 LOCATION OF PROPERTY BY STREETS: On or Near: Learning Road NW

Between: Coors Road NW and Rio Grande Bosque

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

SIGNATURE [Signature] DATE 4/30/08
 (Print) James K. Strozier, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>DBPC . 40049</u>	<u>EMK</u>	<u>2</u>	<u>\$ 1720</u>
<u>DBEPC . 40051</u>	<u>ASG</u>	<u>71</u>	<u>\$ 255</u>
<u>DBEPC . 40052</u>	<u>ASPB</u>	<u>71</u>	<u>\$ 255</u>
_____	<u>CME</u>	_____	<u>\$ 50.00</u>
_____	<u>ADN</u>	_____	<u>\$ 75.00</u>
Hearing date <u>6-19-08</u>			Total <u>\$ 2355</u>

[Signature] 5/1/08 Project # 1000901
 Planner signature / date

Form revised 4/07

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

ANNEXATION

- 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) precisely and clearly outlined and crosshatched (to be photocopied).
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
- Letter briefly describing, explaining, and justifying the request
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
- BCC Notice of Decision for City Submittals
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form

Any original and/or related file numbers are listed on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

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

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC final review and approval - public hearing only)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval public hearing only)
- Fee for EPC final review and approval only (see schedule)

Any original and/or related file numbers are listed on the cover application
Refer to the schedules for the dates, times and places of D.R.B. Unadvertised meetings and E.P.C. hearings.

Your attendance is required.

AMENDMENT TO ZONE MAP (ESTABLISHMENT OF ZONING OR ZONE CHANGE) 270-05

- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980".
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

AMENDMENT TO SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN

- 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 precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
- Letter of authorization from the property owner if application is submitted by an agent (Map change only)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Sign Posting Agreement
- Fee (see schedule)

Any original and/or related file numbers are listed on the cover application

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

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

Any original and/or related file numbers are listed on the cover application

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

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

James K. Storie 4/29/08
 Applicant name (print)
James K. Storie AICP
 Applicant signature / date



Form revised APRIL 06

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

Application case numbers	
DRB	40049
-	-
-	-

KE SIS 5/1/08
 Planner signature / date
Project # 1000901

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies.**
 - ___ For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ Sign Posting Agreement
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ 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.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**

- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (EPC17)**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies.**
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30 copies**
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

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

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

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - TIS/AQIA Traffic Impact Study form with required signature
 - 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.**

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

James K. Strozic AICP
Applicant name (print)

[Signature]
Applicant signature / date



Form revised October 2007

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

Application case numbers
 D/EPC - 40051
 D/S/EPC - 40052

Planner signature / date
[Signature]
 Project # 1000907

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

Revised 10/20/04

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - ~~NA~~ c. Maximum Total Dwelling Units and / or
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY
recommended)**

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- ~~NA~~ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 5/11/08
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' 1" = 30'
[Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type) Existing - Recycled
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable. - Existing

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 243 provided: 349
Handicapped spaces required: 2 provided: 2 Being Replaced from existing Lot.
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 19 provided: 20 Existing
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required - *On Coors Off-Site*

4. Utilities

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

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system - Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. ** Based upon Coors*
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail *NA* 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 - PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. For EPC and DRB submittals only – Color renderings or similar illustrations

E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

Jackie Fishman

From: Graeme Means [GMeans@highmesacg.com]
Sent: Monday, March 31, 2008 11:49 AM
To: Jackie Fishman; mark rohde; peter rehn
Subject: FW: Bosque School New Classroom Building

Please include this in your submittal and make sure I get a copy of what goes in.
Thanks,
Graeme



J. Graeme Means, P.E.
Principal

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
gmeans@highmesacg.com

-----Original Message-----

From: Bingham, Brad L. [mailto:BBingham@cabq.gov]
Sent: Monday, March 31, 2008 10:47 AM
To: Graeme Means
Subject: RE: Bosque School New Classroom Building

I do not need a grading plan for the EPC and hereby waive the requirement.

From: Graeme Means [mailto:GMeans@highmesacg.com]
Sent: Thursday, March 27, 2008 12:41 PM
To: Bingham, Brad L.
Subject: Bosque School New Classroom Building

Brad,
Bosque School is planning a new classroom building with an associated EPC submittal upcoming. It will be an infill project on an existing parking lot that is currently served by a storm drain that outlets to an existing retention pond. I understand from our discussions that the existing pond has excess capacity (not that I anticipate this parking lot to building project to generate additional runoff). The new building is internal to the site and the site does not have significant topographic relief. As such, I do not believe that a Preliminary Grading Plan will be of great value in evaluating the site through the site plan process and request a waiver for the preliminary grading plan requirement in the site development plan. Please confirm that this will be acceptable.

Please call me if you have any questions.

CITY OF ALBUQUERQUE

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

APPLICANT: Bosque School DATE OF REQUEST: 4/30/08 ZONE ATLAS PAGE(S): F-12-Z

CURRENT:

ZONING SU-1 for School & Related Facilities

PARCEL SIZE (AC/SQ. FT.) 47.13 ac

LEGAL DESCRIPTION:

LOT OR TRACT # Tract 4A BLOCK # _____

SUBDIVISION NAME Bosque Preparatory School

REQUESTED CITY ACTION(S):

ANNEXATION []

SECTOR PLAN []

SITE DEVELOPMENT PLAN:

COMP. PLAN []

ZONE CHANGE []

A) SUBDIVISION []

BUILDING PERMIT [✓]

AMENDMENT []

CONDITIONAL USE []

B) BUILD'G PURPOSES []

ACCESS PERMIT []

C) AMENDMENT []

OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

OF UNITS: _____

NEW CONSTRUCTION [✓]

BUILDING SIZE: 16,500 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT [✓]

New office and classroom building

GENERAL DESCRIPTION OF ACTION: 1

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

APPLICANT OR REPRESENTATIVE 

DATE 4/29/08

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

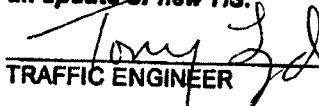
TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [✓] BORDERLINE []

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.


TRAFFIC ENGINEER

4-29-08
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO [✓]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.


APPLICANT

4/29/08

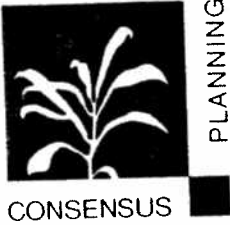
DATE

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

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

April 30, 2008

Ms. Laurie Moye, Chair
Environmental Planning Commission
600 North 2nd Street SW
Albuquerque, New Mexico 87102

Dear Madame Chair:

The purpose of this letter is to explain our requests for various zone map and Site Plans for Subdivision and Building Permit amendments on behalf of Bosque School. The school is located east of Coors Boulevard, between Learning Road and Montano Road, and is zoned SU-1 for School and Related Facilities. This is a 5-part request as delineated below:

1. Amendment to Bosque School Site Plan for Building Permit – a new 16,500 square foot building is proposed to be located in the existing main parking lot requiring an amendment to the Bosque School Site Plan for Building Permit.
2. Amendment to Bosque School Site Plan for Subdivision – amendment to the parking lot setback along Learning Road, and to add Tract 4 (Plat of Andalucia at La Luz), and Tracts 7, 8, and 9 (Plat of Andalucia North) to the Bosque School Site Plan for Subdivision. Tract 9 will be subdivided into two tracts.
3. Amendment to Andalucia North Site Plan for Subdivision – removal of Tract 7 (1-acre parcel across Learning Road), Tract 8 (Learning Road easement), and Tract 9 (9-acre parcel to the north) from the Andalucia North SDP for Subdivision.
4. Amendment to Andalucia South Site Plan for Subdivision – removal of Tract 4 from the Andalucia South SDP for Subdivision.
5. Zone Map Amendments – proposal to rezone Tract 7 from SU-1 for O-1, C-2, and PRD to SU-1 for School and Related Facilities; a portion of Tract 9 from SU-1 for O-1, C-2, and PRD to SU-1 for School and Related Facilities; and Tract 4 from SU-1 for PRD to SU-1 for School Recreational Facilities.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Stozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

SITE HISTORY

The property where Bosque School is located started as unplatted land in Bernalillo County. In 1998, a request was made to annex this property into the City of Albuquerque, establish zoning, and approve a Site Plan for Subdivision. Subsequently, a Site Plan for Building Permit was approved for Phase 1 in 1999. Since construction of phase 1, a number of new buildings have been approved and

constructed including the gymnasium, arts center, classroom buildings, and expansion of the middle school. Recreational fields, running track, and tennis courts have also been constructed.

In 2003, Tract 4 (Plat of Andalucia at La Luz), currently zoned SU-1 for PRD and located along the south side of Learning Road, was purchased by Bosque School for the purpose of developing new recreational facilities. A soccer field and tennis courts have been built since that time. No buildings or structures are allowed on this property. Tract 4 is one of the three parcels subject to the zone map amendments.

In 2005, a Site Plan for Subdivision was approved by the EPC for the Andalucia North development. This site plan shows the original Tract 6 subdivided into nine individual parcels. The zoning for the property is SU-1 for C-2 (23.3 acres), O-1 (11.7 acres), and PRD 20 du/ac. Each of the parcels is designated by land use. Tract 7, a 1-acre parcel along Learning Road currently designated for PRD, was purchased by the Bosque School for parking purposes. Tract 9, also designated for PRD, was purchased by the Bosque School for the purpose of expanding the campus. Tracts 7 and 9 are the subjects of the zone map amendments.

In 2007, roads and infrastructure serving the Andalucia North development were constructed. Antequera Road is designed to carry the bike lanes originally planned along Learning Road. An extension of the multi-use Learning Road trail and landscape, anticipated for construction this spring, is designed within the Mirandela Road right-of-way.

ARCHITECTURAL DESIGN

Site: The site for the proposed new building is located on the western edge of the existing Bosque School campus south of the gymnasium and west of the library and upper school. An existing 78 space parking lot will be displaced by this development; however, a new paved lot accommodating 97 spaces, a visitor lot accommodating 13 spaces, and a temporary lot accommodating 102 spaces are included as part of this proposal. The site is relatively flat with no significant drainage challenges and all required utilities are available on site.

Program: The new building will provide expanded teaching, faculty and study space for the upper school and new facilities for the head-of-school administration, college counseling, and alumni development. Key program spaces include a "reception/ living room" for a variety of visitors including parents, prospective students, college admissions representatives, and potential donors and a technology reading room designed to encourage individual and group study and faculty interaction.

Urban Design: The building is sited to promote a recognizable campus entry, provide a campus edge, and create a pedestrian-only open space. The development concept pushes existing parking and vehicular traffic away from what becomes safer and more useable park-like campus open space.

Design: In keeping with Bosque's predominantly one story context and "student friendly" philosophy, the new building is designed on a single level for easy access.

The program is organized into two main areas distributing the upper school within the north portion of the building and the administrative areas within the south portion. The public entry is located on the south end associated with the campus entry and drop-off and the administration and the main student entry is located on the northeast corner related to the external student quad and the classroom portion of the building. The plan is organized around a linear high-bay, sloped roof space that accommodates special program areas and provides a common reference for classrooms and offices arranged along its perimeter. A continuous clearstory monitor caps the high bay and provides the interior with abundant daylight. The scale of the 16,500 square foot building is broken into a series of separate volumes that relate in size to the surrounding existing buildings and enclose classrooms, offices, and support spaces. Major architectural materials have been selected to continue and harmonize with the existing architectural campus context and include furnished concrete masonry, aluminum and glass windows, and metal roofing.

AMENDMENTS TO SITE PLANS FOR SUBDIVISION

The Bosque School Site Plan for Subdivision will be amended to include four additional lots – Tract 4, Plat of Andalusia South; Tracts 7, 8, and 9, Plat of Andalusia North. The parking lot setback along the east side of Learning Road is also proposed to be amended from the current requirement of 25 feet to 10 feet.

Since the initial approval of the Bosque School Site Plan for Subdivision in 1999, a number of conditions have changed that support the amendment to the parking lot setback. With the approval of Andalusia North, the bike lanes originally required to go along Learning Road were moved to Antequera Road, which is located between Learning Road and Coors Boulevard. Learning Road went from being planned as a public roadway to remaining in perpetuity a private roadway easement for the sole benefit of Bosque School and the City Utility Department access to the City Lift Station south of Learning Road. Learning Road trail remains a public facility. Due to this change in function of Learning Road, there is no general public traffic along Learning Road. Therefore, the need to buffer the parking lot with 25 feet of landscape becomes moot.

As previously mentioned, amendments to Andalusia South and Andalusia North Site Plans for Subdivision are proposed to remove the tracts owned by Bosque School from these site plans. This will effectively consolidate all of Bosque School's land into one Site Plan for Subdivision, allowing for more efficient management and planning for all three entities involved.

AMENDMENT TO SITE PLAN FOR BUILDING PERMIT

Bosque School campus currently has seven permanent buildings totaling 87,592 square feet. An amendment to the Bosque School Site Plan for Building Permit is proposed to add a new 16,500 square foot building. The building will be located within the School's main parking lot. New parking will be provided on Tract 7 across Learning Road, on Tract 9A to the north, and along one side of Learning Road.

Enrollment for the 2008-09 school year is 540 students, comprised of 280 high school students and 260 middle school students. There will be 103 administration and staff.

The proposed building is designed to complement the existing school buildings and provide needed classroom and administrative space. The plan also includes modifications to the on site circulation relative to drop-off and pick-up and visitor parking. These changes, combined with the addition of the public street network to the north and east of the campus, will greatly improve the functionality of the campus.

PLANS AND POLICIES

Albuquerque/Bernalillo County Comprehensive Plan

Bosque School is within the Developing Urban area as designated by the Comprehensive Plan. Applicable policies are provided below:

Developing Urban

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

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

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

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

Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

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

Applicant Response: The area in which Bosque School is located has been master planned with a wide variety of residential densities and products, commercial, institutional, recreational, and open space uses. The design of each component of this area has been consistent with the goals and policies of the Comprehensive Plan. The amount of time and effort to coordinate with the La Luz Landowners Association is unprecedented. La Luz has given input on each and every component of the Bosque School and the Andalucia development. The applicant intends to maintain this high level of coordination with La Luz and respect neighborhood values, environmental conditions and carrying capacities, scenic resources, and other recreational, social, and cultural concerns. The building has been designed to complement the existing school campus and the surrounding development. Learning Road trail is a public trail that runs through Bosque School

owned property. The school maintains the landscape along the existing trail and will also maintain the landscape along the trail extension to Montano Road.

West Side Strategic Plan

A portion of the property (Tract 9) is within the Montano/Coors Community Activity Center. This Community Center is envisioned by the WSSP to serve the Taylor Ranch community and contain a mix of retail, service, and higher density housing. Bosque School complements this mix of land uses and removes some of the higher density housing that La Luz Landowners' Association seemingly is opposed to in this general area. Policies that support this request are as follows:

COMMUNITY ACTIVITY CENTERS

Policy 1.12: The ideal community activity center of 35 to 60 acres will have parcels and buildings in scale with pedestrians, small enough to enough parking once and walking to more than one destination. Off-street parking should be shared; on-street parking will contribute to the intimate scale typical of well functioning pedestrian areas. Parking shall be located between uses that front on sidewalks rather than parking lots. Seating and shade will be provided along pedestrian routes to promote walking and informal gathering.

Policy 1.13: The Community Activity Center shall provide the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense uses within the community. Its service area may be approximately three miles (radius) and a population of up to 30,000.

Policy 1.14: The typical Community Center shall be accessible by a major street or parkway, provide a hub for transit services, and be accessible by pedestrians and bicyclists.

TAYLOR RANCH COMMUNITY

Policy 3.16: Multi-family development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

Policy 3.18: Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

Applicant Response: There is likely no greater private sector landowner more sensitive to the Bosque than Bosque School. The school is known for its science curricula and environmental stewardship. Bosque School provides an excellent transition in land use between the Bosque and the multi-family and commercial uses to the west. The Bosque School is just one of the many land uses that make up this master planned area, which is fully accessible by transit routes along Coors Boulevard and trail access from the south, west, and east. A resident of this area east of Coors Boulevard can access the Bosque School and the rest of Andalucia without ever crossing a major roadway.

Coors Corridor Plan

Bosque School is located within Segment 3 as designated by the Coors Corridor Plan. The traffic recommendations for this area contained in the Coors Corridor Plan included installation of a signalized, full access intersection at Coors and Dellyne, which was completed as part of the initial development of Bosque School, and construction of a new roadway traveling east and then north to Montano Road, which was recently completed by the developer of Andalucia North. Policies applicable to this site include:

ENVIRONMENTAL CONCERNS & RELATED IMPROVEMENTS

Policy 1 River Lands Access: Development in the Coors Corridor Area shall be carefully designed to provide access to these lands while still preserving the natural wildlife habitat and maintaining essential flood control and drainage functions.

Policy 4 Floodplain: All development in the corridor area shall comply with all adopted drainage policies, including restrictions on development in the 100-year floodplain. Cluster development on land above the flood level shall be encouraged and the floodplain shall be utilized as open space area.

Applicant Response: Bosque School has been designed to comply with the CCP environmental policies by minimizing the grading required on the site, while still adhering to the City's Drainage Master Plan requirements. The buildings have all been designed with an orientation towards the Bosque. The wetland at the southern end of the campus has been preserved in coordination with U.S. Fish and Wildlife Service and new ponding/wetlands have been established at the Bosque's edge to enhance the natural environment and provide sanctuary to visiting wildlife.

Policy 5 Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

Policy 8 Buffer Strip: A 100 foot wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

Applicant Response: The intensity of development and land use proposed by this request is consistent with the carrying capacity of this property and the adjacent roadway network. The proposed building is not within the 100 foot buffer strip along the Corrales Riverside Drain.

Policy 1: Appropriate and pleasing visual impressions within the corridor should be established and preserved.

Policy 2: Significant views beyond the corridor, including the volcanoes, the escarpment, the arroyos, the Bosque, the Rio Grande Valley, and the Sandia Mountains as viewed from Coors Boulevard should be preserved and enhanced.

Applicant Response: The desire of the school is to build a beautiful campus that is aesthetically compatible with its natural surrounding, sensitive to views to the Sandias, and its relationship to the Bosque.

Policy 2 Building Setback, Height, and Bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures.

Policy 4 Site Landscaping: Landscape design and improvements should be complementary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

Policy 7 Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways.

Policy 9 Site Lighting: Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises.

Policy 10 Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

Applicant Response: Bosque School has always focused on the relationship between the buildings and the natural environment. The emphasis on the landscape has been with native and naturalized species. The school has created wetland/ponding areas to enhance the eastern edge of the campus, provided habitat to wildlife, while still performing a drainage function. The campus, made up of several relatively small buildings, is pedestrian friendly and contains walkways to all areas. Existing and future site lighting has and will be kept to a minimum to meet safety concerns, while respecting the night sky.

Policy 1 View Preservation: Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor.

Applicant Response: The site is approximately 35 feet below Coors Boulevard, significantly minimizing impacts to views of the Sandias.

ZONE MAP AMENDMENTS

As previously mentioned, the applicant is requesting four zone map amendments. The purpose of the zone map amendments is to ensure that future use of these parcels by Bosque School is permissive by zoning. City Zoning has stated that private schools are not permissive in residential zones, therefore, expansion of the school facilities necessitates the zone map amendments. These parcels have always been assumed to be for use by Bosque School. In accordance with **Resolution 270-1980**, we find the following:

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

The subject parcels are currently zoned SU-1 for C-2, O-1, and PRD and have a land use designation of PRD. Changing the zoning designation to fit the institutional/school land use will not be harmful to the public health, safety, or general welfare. This mixed use, master planned area, which is governed by a number of different Site Development Plans, includes ample areas for varying residential densities from 5 du/ac of single family up to 20 du/ac of multi-family; commercial and office use; open space; public park; trails and trailhead; and school use. Bosque School provides a good balance between these various land uses. Its strong emphasis in environmental sciences and civic responsibility to its student body contributes to the health and well being of the community.

- 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 not destabilize the land. With the exception of La Luz, the Bosque School was the first to develop within this area. The original school campus sits on 23 acres. These additional parcels will allow the school to grow into being an even stronger community asset. The applicant has an excellent relationship with the surrounding community. The zone map amendments will simply match the correct zoning with the intended land use.

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

The proposal is consistent with policies contained in the Comprehensive Plan in regard to respecting community values and environmental carrying capacities, and other social, recreational, and cultural resources. Bosque School is located in an area with full urban services and is accessible by vehicular, pedestrian, transit, and bicycle facilities. Tract 4 contains an archaeological site, which has been identified and protective measures have been taken. The new school building proposed by the applicant has been designed to complement the existing buildings and the school's setting along the Bosque.

A portion of the property (Tract 9) is within the Montano/Coors Community Activity Center as designated by the West Side Strategic Plan. Bosque School is consistent with Community Activity Center policies and is complementary to the mix of land uses anticipated in the surrounding property. Bosque School is an excellent steward of the Bosque and works in partnership with City Open Space on projects along the Rio Grande.

The project is also consistent with the Coors Corridor Plan by designing a campus and all subsequent new buildings to be sensitive to the school's natural setting along the Bosque, minimizing site lighting and building height, and enhancing the relationship between the school and the Bosque by creating new wetland areas and orienting the buildings towards the Bosque.

D. The applicant must demonstrate that the existing zoning is inappropriate because:

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.

Changed Conditions

There are numerous changed neighborhood conditions surrounding Bosque School. When the School first developed in 1999, the surrounding property was vacant and unplanned. Since then, the Andalucia community was master planned for a variety of land uses and residential densities and subsequently, Andalucia was broken into Andalucia 'South' and Andalucia 'North' due to multiple owners/developers.

Andalucia North is planned for commercial shopping center and multi-family residential at 20 du/ac. The developer of Andalucia North has completed the infrastructure required under its subdivision improvements agreement including the construction of Mirandela and Antequera Roads, the widening of the Learning Road/Coors intersection and the round-a-bout at Antequera/Learning/La Luz Connector Roads, and drainage, water, and sanitary sewer facilities. Plans are underway for extension of the Learning Road trail and landscape from Learning/Mirandela intersection to Mirandela/Montano intersection. Bosque School purchased Tracts 7 and 9 from Andalucia North developer, and Tract 8 was donated to the School. All of these items are significant changes that have occurred since the development of Bosque School in this location.

Andalucia South, which is primarily located south of the San Antonio Arroyo, has been under development for several years. All of the roadways, bridges, utilities, and landscape improvements have been completed. Tract 4, zoned SU-1 for PRD and originally envisioned by the Andalucia South developer for residential development at 6 du/ac, was subsequently purchased by Bosque School for school recreational facilities including a soccer field and tennis courts.

More Beneficial to the Community

The proposed zoning is more advantageous to the community than the existing zoning because it will allow for the expansion of Bosque School, a well-regarded college preparatory school. The school adds to a very well rounded mix of uses within this master planned area. In order to accommodate the expansion of the school, new land was needed for parking, recreational facilities, and additional school buildings. Locating school facilities on land previously envisioned for residential development will not be harmful to the community and will actually benefit the community by providing an educational facility within an area of medium to high density residential development.

Multi-modal access to Bosque School is a key attribute of the school. The school is at a hub of the City's trail system in this area. Many students ride their bicycles from across the Rio Grande via the Riverside Drain trail and the Montano Road trail. Learning Road trail provides access to the school from Coors Boulevard and a new public trail built by the Andalusia South developer provides access to the school from the south.

- 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 proposed zoning will not be harmful to the adjacent property, the neighborhood, or the community. Bosque School is a wonderful community asset and a benign use to the surrounding properties, which are currently vacant. The proposed zoning on Tracts 4, 7, and a portion of Tract 9 will allow Bosque School to expand from its current campus. Tract 4 development of a soccer field and tennis courts has already occurred. The zone map amendment will simply match the zoning with the land use. Tract 7 will be used for school parking, which is needed because of the new building proposed, but also because the student body at Bosque School has significantly expanded in the last 8-9 years. Tract 9 is planned for future buildings, but for now, the portion to be allocated for temporary parking will be zoned for school use.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed 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 on any special schedule.

The zone map amendments do not require any major and unprogrammed capital expenditures to support the new zoning designations or planned uses for the property. Full urban services are already present at this location. All capital expenditures to expand the campus will be borne by the applicant.

- 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 land or other economic considerations are not relevant to this request for zone map amendments on Tracts 4, 7, and 9. The school has a need to expand to accommodate existing and future students. Bosque School has developed an excellent reputation as a learning institution and as testament to its success, enrollment has increased over the years.

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

These parcels are not along collector or arterial streets.

I-J. 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:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; 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 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.

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; and
2. 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.

This is not a strip or spot zone. Bosque School's main 23-acre campus is zoned SU-1 for School and Related Facilities. The proposed zoning categories for these three tracts will match the school's existing zoning.

FUTURE PLANNING

Bosque School is currently in the process of master planning the northern expansion of the campus on Tract 9. A portion of Tract 9, located between the master plan area and the City's trailhead at Montano Road, is reserved for future acquisition by another party. A Site Plan for Building Permit will be prepared and submitted for approval by the EPC sometime in the near future.

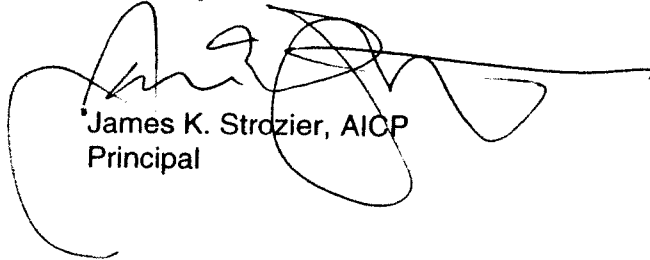
CONCLUSION

This 5-part request will help Bosque School attain a healthy and secure future. The proposed 16,500 square foot building will add needed classroom and office space. The building will help the school create a more cohesive, contained campus with active and passive landscape space between the new and existing buildings. Bosque School needs the additional parking created by Tract 7 and 9 to accommodate future expansion of the school into Tract 9. The proposed building and site improvements are designed to complement the existing campus buildings and provide better and safer drop off facilities. The consolidation of the Andalucia North and South tracts into Bosque School's Site Plan for Subdivision will provide

more control and better management of the school's resources into one planning document.

We respectfully urge the Environmental Planning Commission to approve these requests.

Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Strozier', with a long horizontal flourish extending to the right.

James K. Strozier, AICP
Principal



BOSQUE SCHOOL

BOARD OF TRUSTEES

Dana Asbury, *Chair*
Susan Ford Bales
Pauline Barnes
Robert L. Bovinette
Michael Budagher
Mitchell B. Coven
Rhonda Dibachi
John G. Fidel
Gary Goodman
Mike Hauger
Barbara J. "BJ" Jones
Bruce Leising
Floyd Lopez
Rod Pera
Cara Gordon Potter
Joan Woodard
Peggie Ann Finellay
Founder
Andrew Wooden
Head of School

April 3, 2008

Laurie Moye, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Madame Chair:

This letter hereby authorizes Consensus Planning to act as our agent for requesting a zone map amendment, and amendments to our Site Plan for Subdivision and Site Plan for Building Permit. The amendments will be to allow a new school building within the original development area of Bosque School.

Thank you for your consideration of this request.

Sincerely,

Andrew Wooden, Head of School
Bosque School

8300 CARMEL AVENUE NE, SUITE 401
ALBUQUERQUE, NEW MEXICO 87122
P.O. Box 91417 · Albuquerque, NM 87199
(505) 828-9900
(505) 828-9901 FAX

Andalucia
DEVELOPMENT CORPORATION

April 3, 2008

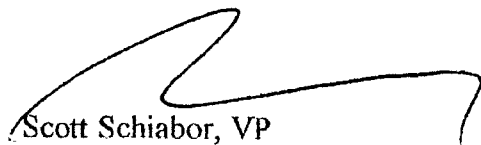
Laurie Moye, Chair.
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Madame Chair:

This letter hereby authorizes Consensus Planning to act as our agent for requesting an amendment to the Andalucia <South> Site Plan for Subdivision. The amendment will be to remove Tract <4> from the Site Plan.

Thank you for your consideration of this request.

Sincerely,


Scott Schiabor, VP
Andalucia Development Co., Inc.



City of Albuquerque

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

Date: 4-9-08

TO CONTACT NAME: NAN ERICKSON
 COMPANY/AGENCY: Consensus Planning, Inc
 ADDRESS/ZIP: 302 8th St NW, Albuq, NM 87102
 PHONE/FAX #: 760-9801 879-5495

Thank you for your inquiry of 4-9-08 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at

PEARLINE Road NW Lot 4 A Bosque Preparatory School
zone map page(s) F-12

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

DAY HOR Ranch
 Neighborhood or Homeowner Association
 Contact: Tolene Wolfley
6804 Stag Horn Dr NW
87120 890-9414
Rene Horvath
5515 Palomino Dr NW
87120 898-2114

La Luz Landowners
 Neighborhood or Homeowner Association
 Contact: Marilyn O'Leary
8 Tumbleweed NW 87120
898-4172
Rae Perts
15 Tennis Ct NW 87120
898-8833

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

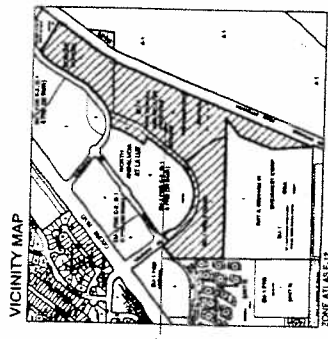
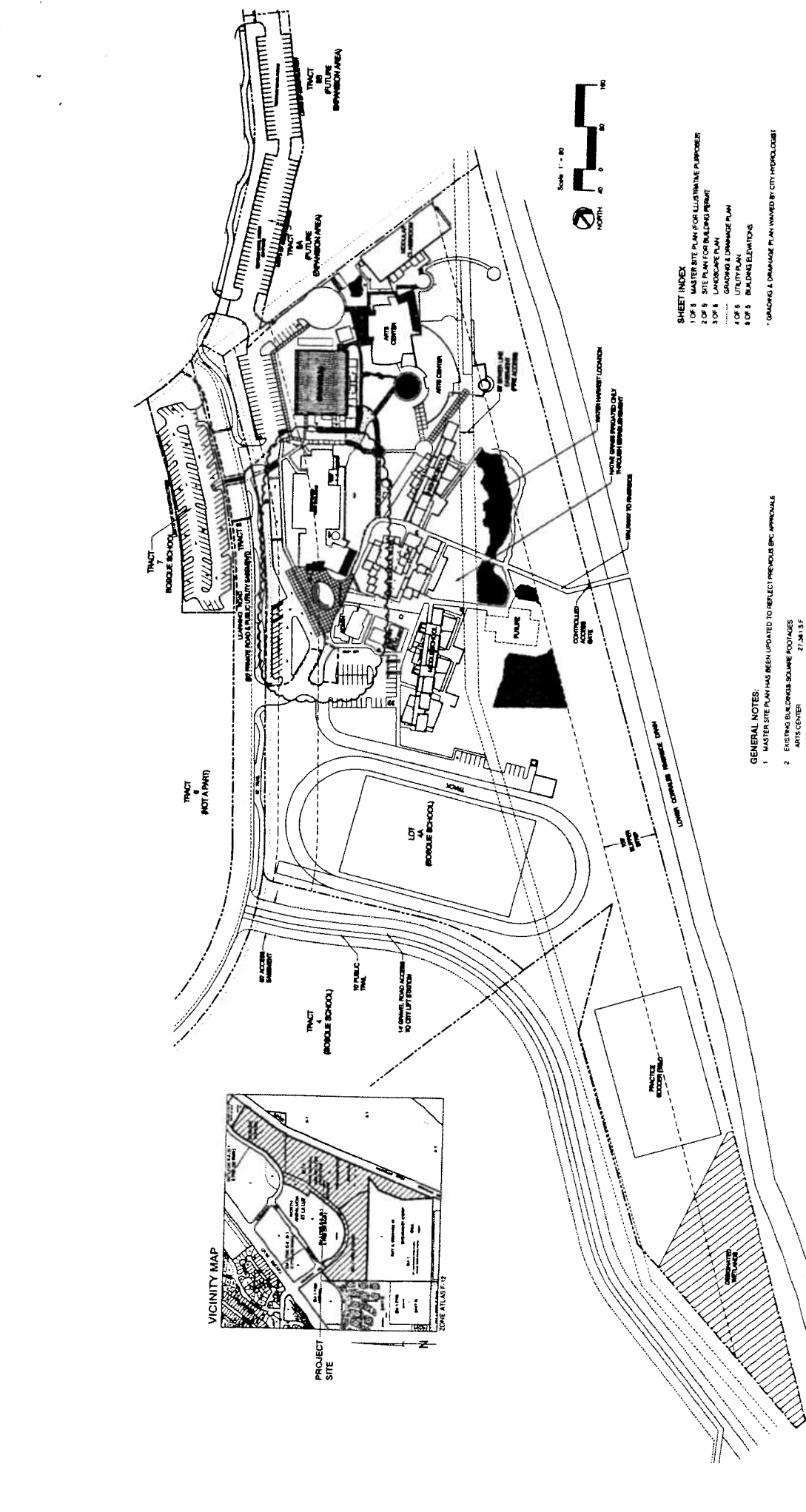
YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Patrick Mentz
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.



- SHEET INDEX**
- 1 OF 5 MASTER SITE PLAN FOR ILLUSTRATIVE PURPOSES
 - 2 OF 5 SITE PLAN FOR BUILDING PERMIT
 - 3 OF 5 LANDSCAPE PLAN
 - 4 OF 5 GRADING & DRAINAGE PLAN
 - 5 OF 5 UTILITY PLAN
 - 6 OF 5 BUILDING ELEVATIONS
 - 7 GRADING & DRAINAGE PLAN WANTED BY CITY HYDROLOGIST

Amendment Illustrative Master Plan BOSQUE SCHOOL CLASSROOMS

Prepared By
RONDIE MAY KELLER MCGNAMARA
ARCHITECTURE

Prepared By
CONSERVATIVE PLANNING, INC.
Planning / Landscape Architecture
5015 N. LOOP WEST, SUITE 1500, DALLAS, TX 75246
(972) 342-1886 / Fax 972-348-3488
www.conservativeplanning.com

GENERAL NOTES:

1. MASTER SITE PLAN HAS BEEN UPDATED TO REFLECT PREVIOUS EPC APPROVAL
- 2.
- 3.
- 4.

EXISTING BUILDING SQUARE FOOTAGES	
ARTS CENTER	27,261 SF
MIDDLE SCHOOL	8,338 SF
LIBRARY	7,783 SF
ADMINISTRATION	12,307 SF
GYMNASIUM	15,500 SF
MODULAR CLASSROOMS	10,082 SF
TOTAL EXISTING BUILDINGS	87,962 SF
3. PROPOSED SCHOOLHOUSE BUILDING 16,500 SF	
4. ENROLLMENT PARKING	
REGULAR	
MIDDLE SCHOOL (1 PER 50 STUDENTS)	6
MIDDLE SCHOOL (1 PER 20 STUDENTS)	12
TOTAL BICYCLE PARKING REQUIRED	18
TOTAL BICYCLE PARKING PROVIDED	20
TOTAL BICYCLE PARKING TO REMAIN	2
VEHICLE PARKING	
HIGH SCHOOL (1 SPACE FOR EVERY 2 DESKS)	140
MIDDLE SCHOOL (1 SPACE FOR EVERY 2 DESKS)	0
FACULTY/ADMINISTRATION (1 SPACE PER PERSON)	003
TOTAL PROVIDED	143
TOTAL REQUIRED	243
TOTAL INCLUDING P.H.C.I.	186
100% BASE COURSE TEMPORARY PARKING	100
50% PARALLEL PARKING ON ONE SIDE ONLY	86
TOTAL	248

PROJECT NUMBER: _____

Application Number: _____

Date: _____

City Engineer: _____

Traffic Engineering, Transportation Division: _____

ARCONIA: _____

Police and Recreations Department: _____

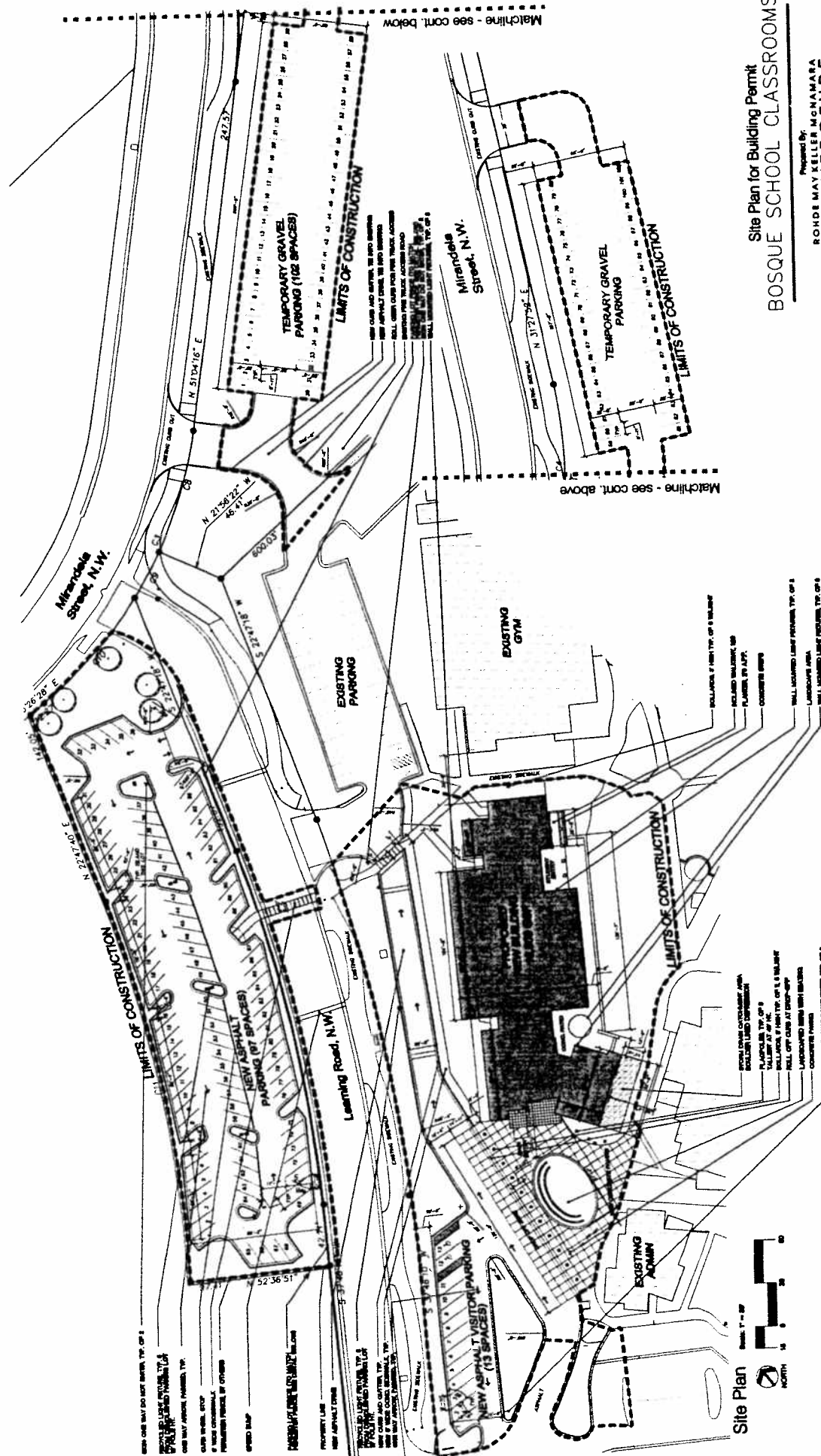
City Engineer: _____

Environmental Health Department (Health/Safety): _____

Public Works Management: _____

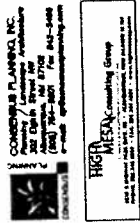
City Engineer: _____

City Engineer: _____



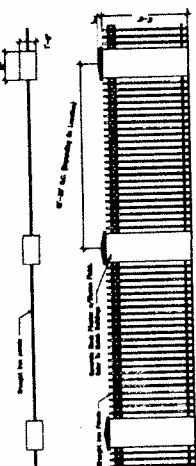
Site Plan for Building Permit
BOSQUE SCHOOL CLASSROOMS

Prepared By:
RODNEY KELLER MCKINAMARA ARCHITECTURE
 2000 W. 10th Street, Suite 100
 Fort Worth, TX 76102
 (817) 332-2000 Fax: (817) 332-2008
 www.mckinamara.com



Sheet 2 of 5
 MAY 1, 2008

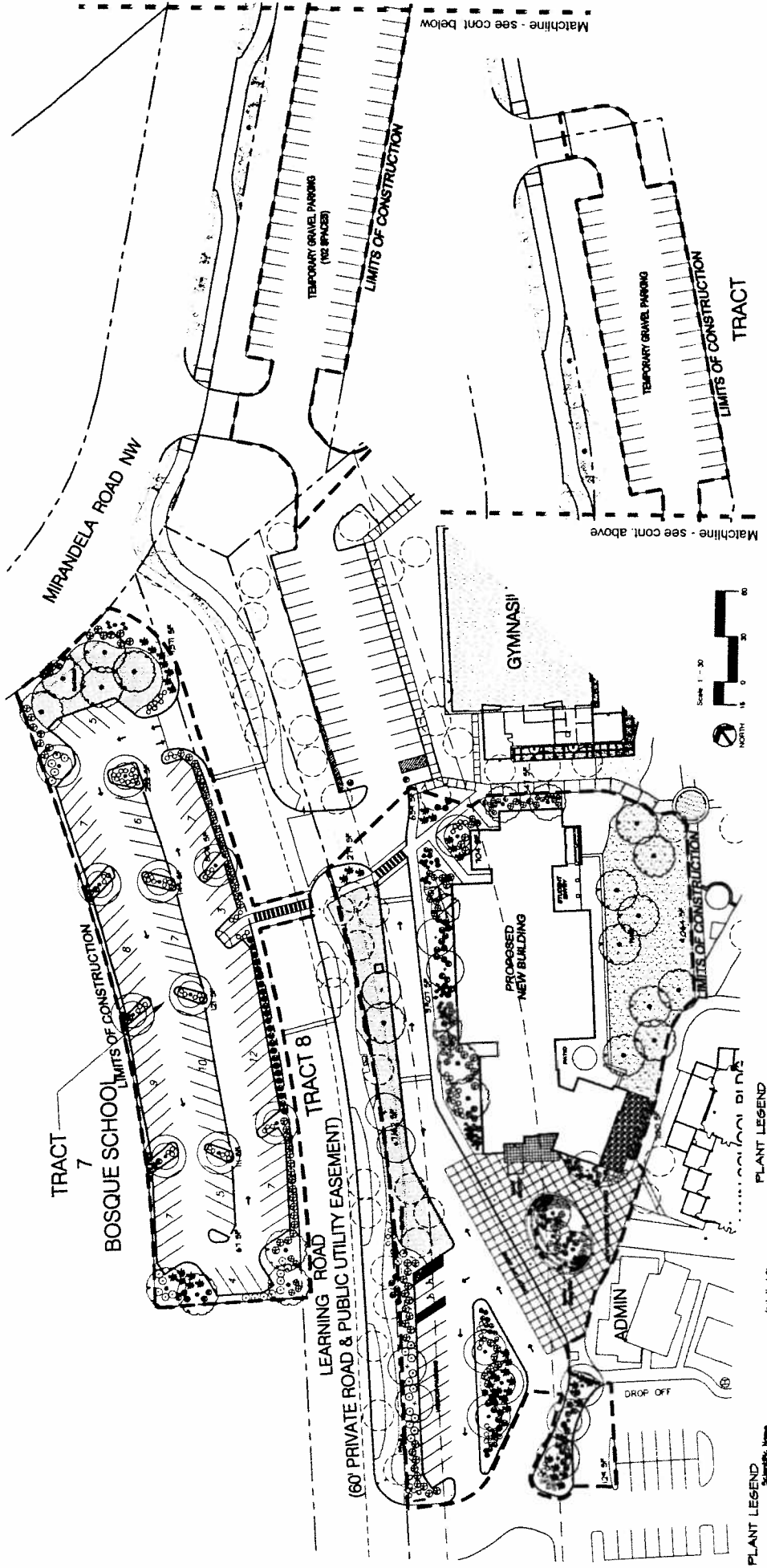
Site Plan
 Scale: 1" = 50'
 NORTH



Parking Lot Fencing (West of Learning Road)
 Scale: 1/4" = 1'

GENERAL NOTES:
 1. ALL LIMIT PERMITS HAVE FULL CUT OFF AND ARE DONE BY COMPANY

- NEW ASPHALT VISITOR/PARKING (15 SPACES)
- NEW ASPHALT PARKING (87 SPACES)
- NEW ASPHALT PARKING (102 SPACES)
- TEMPORARY GRAVEL PARKING
- EXISTING GYM
- EXISTING ADMIN
- EXISTING PARKING
- NEW ASPHALT VISITOR/PARKING (15 SPACES)
- NEW ASPHALT PARKING (87 SPACES)
- NEW ASPHALT PARKING (102 SPACES)
- TEMPORARY GRAVEL PARKING
- EXISTING GYM
- EXISTING ADMIN
- EXISTING PARKING



BOSQUE SCHOOL CLASSROOMS

Amendment
Landscape Plan

Prepared By
RONDE MAY KELLER MONAMARA ARCHITECTURE
PROFESSIONAL ARCHITECTURE FIRM
2214 S. UNIVERSITY BLVD., SUITE 100, DENVER, CO 80202
TEL: 303.755.1100 FAX: 303.755.1101

COMPLETED PLANNING, INC.
2214 S. UNIVERSITY BLVD., SUITE 100, DENVER, CO 80202
TEL: 303.755.1100 FAX: 303.755.1101

MESA Consulting Group
2214 S. UNIVERSITY BLVD., SUITE 100, DENVER, CO 80202
TEL: 303.755.1100 FAX: 303.755.1101

Sheet 3 of 5
MAY 1, 2008

MATERIALS:
All stone paving areas shall be top dressed with crushed No. 57 granite. All concrete shall be finished with a color and texture similar to the existing. All concrete shall be finished with a color and texture similar to the existing. All concrete shall be finished with a color and texture similar to the existing.

IRIGATION SYSTEM:
The irrigation system shall be installed in the existing system. The irrigation system shall be installed in the existing system. The irrigation system shall be installed in the existing system.

LANDSCAPE RESPONSIBILITY:
The landscape plan for this site shall be the responsibility of the owner. The landscape plan for this site shall be the responsibility of the owner. The landscape plan for this site shall be the responsibility of the owner.

MAINTENANCE RESPONSIBILITY:
The maintenance responsibility for the landscape and irrigation system, including the water, shall be the responsibility of the owner. The maintenance responsibility for the landscape and irrigation system, including the water, shall be the responsibility of the owner. The maintenance responsibility for the landscape and irrigation system, including the water, shall be the responsibility of the owner.

STAFFING OF PLANT MATERIAL:
The landscape plan for this site shall be the responsibility of the owner. The landscape plan for this site shall be the responsibility of the owner. The landscape plan for this site shall be the responsibility of the owner.

LANDSCAPE CALCULATIONS:
Total Area (2,444 sq. ft.)
Total Area (2,444 sq. ft.)
Total Area (2,444 sq. ft.)

PROPOSED LANDSCAPE (20%):
12' x 24' S.P.
12' x 24' S.P.
12' x 24' S.P.

PROPOSED LANDSCAPE (30%):
12' x 24' S.P.
12' x 24' S.P.
12' x 24' S.P.

PROPOSED LANDSCAPE (40%):
12' x 24' S.P.
12' x 24' S.P.
12' x 24' S.P.

PROPOSED LANDSCAPE (50%):
12' x 24' S.P.
12' x 24' S.P.
12' x 24' S.P.

PROPOSED LANDSCAPE (60%):
12' x 24' S.P.
12' x 24' S.P.
12' x 24' S.P.

PROPOSED LANDSCAPE (70%):
12' x 24' S.P.
12' x 24' S.P.
12' x 24' S.P.

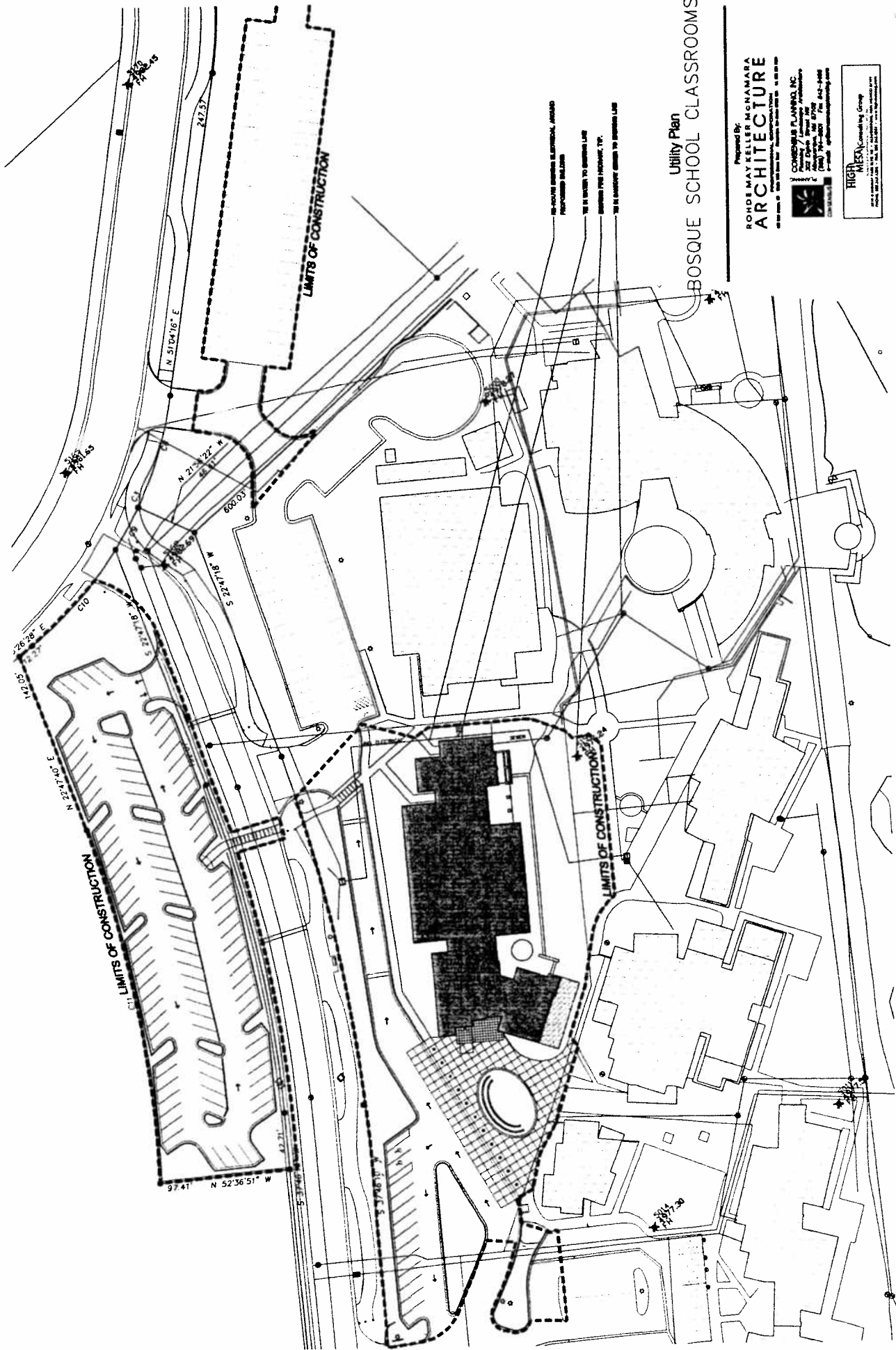
PROPOSED LANDSCAPE (80%):
12' x 24' S.P.
12' x 24' S.P.
12' x 24' S.P.

PROPOSED LANDSCAPE (90%):
12' x 24' S.P.
12' x 24' S.P.
12' x 24' S.P.

PROPOSED LANDSCAPE (100%):
12' x 24' S.P.
12' x 24' S.P.
12' x 24' S.P.

PLANT LEGEND

Symbol	Scientific Name	Common Name	Size	Height	Spread	Water Use	Notes
1	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	1
2	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	2
3	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	3
4	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	4
5	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	5
6	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	6
7	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	7
8	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	8
9	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	9
10	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	10
11	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	11
12	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	12
13	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	13
14	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	14
15	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	15
16	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	16
17	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	17
18	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	18
19	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	19
20	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	20
21	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	21
22	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	22
23	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	23
24	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	24
25	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	25
26	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	26
27	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	27
28	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	28
29	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	29
30	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	30
31	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	31
32	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	32
33	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	33
34	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	34
35	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	35
36	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	36
37	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	37
38	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	38
39	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	39
40	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	40
41	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	41
42	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	42
43	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	43
44	Asplenium Platyneuron	Asplenium Platyneuron	1'-6"	3' H.	3' S.	Low	44



Utility Plan
 BOSQUE SCHOOL CLASSROOMS

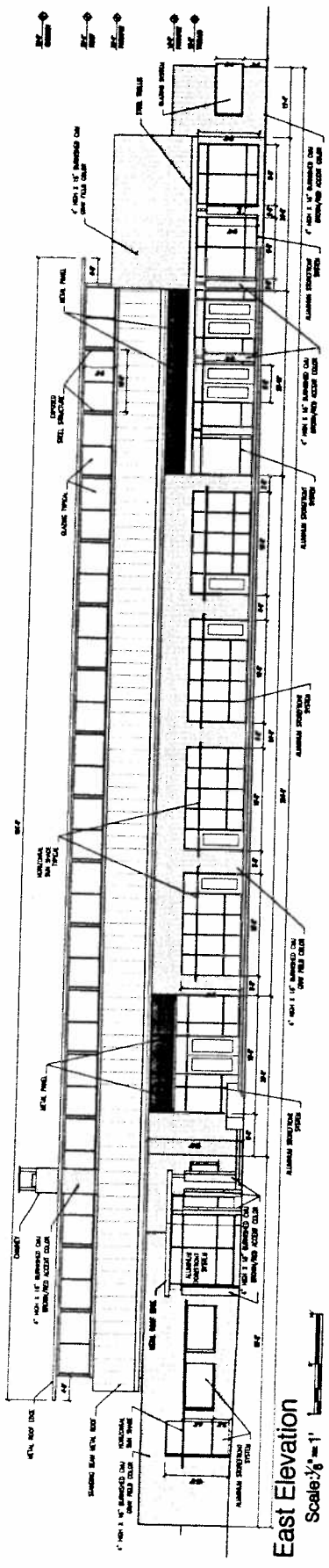
Prepared By:
RONDAWAY KELLEYS ANANDA
ARCHITECTURE

CONCEPTUS PLANNING, INC.
 202 Duke Street, 2nd Floor
 Durham, NC 27601
 (919) 286-2000 Fax: (919) 286-2000
 Email: info@conceptusplanning.com

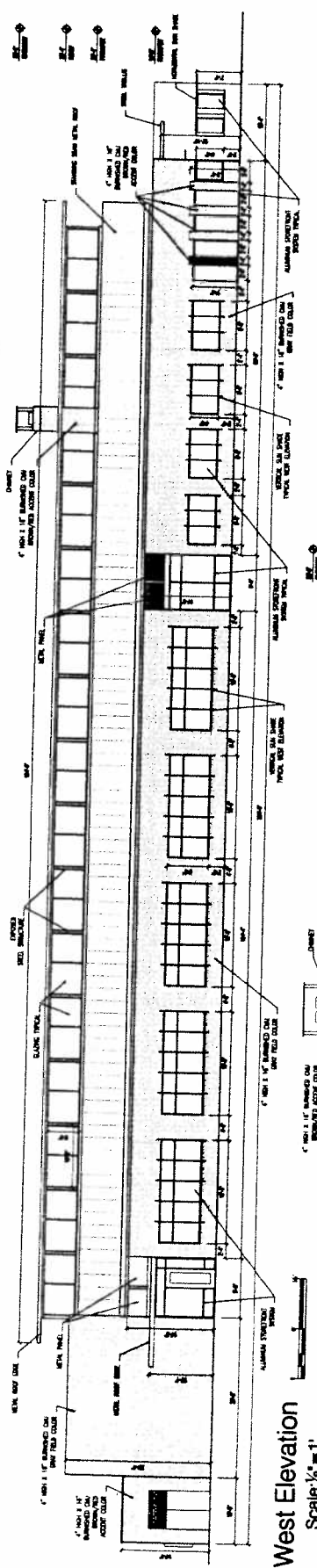
HIGH
MILES Consulting Group
 10000 Park Road, Suite 100
 Raleigh, NC 27615
 (919) 877-1100

Sheet 4 of 5
 MAY 1, 2008

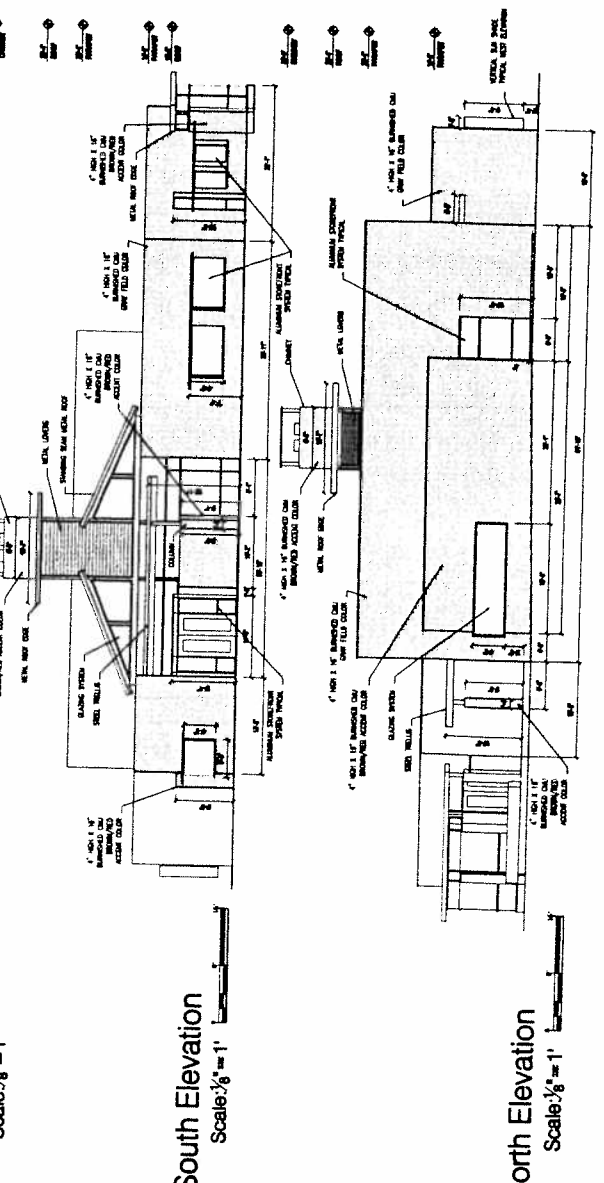
Conceptual Utility Plan
 Scale: 1" = 20'



East Elevation
Scale: 1/8" = 1'



West Elevation
Scale: 1/8" = 1'



South Elevation
Scale: 1/8" = 1'

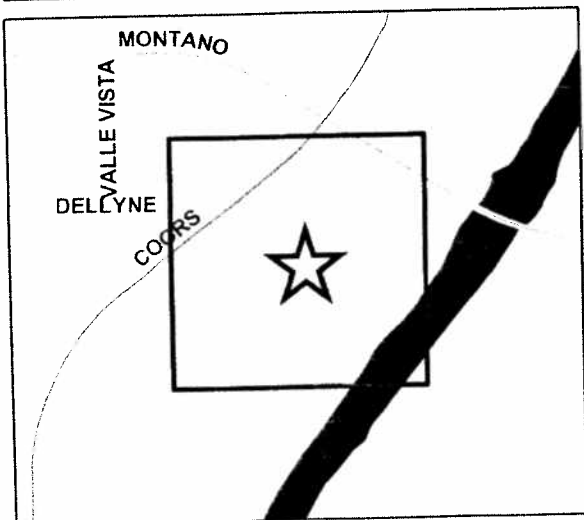
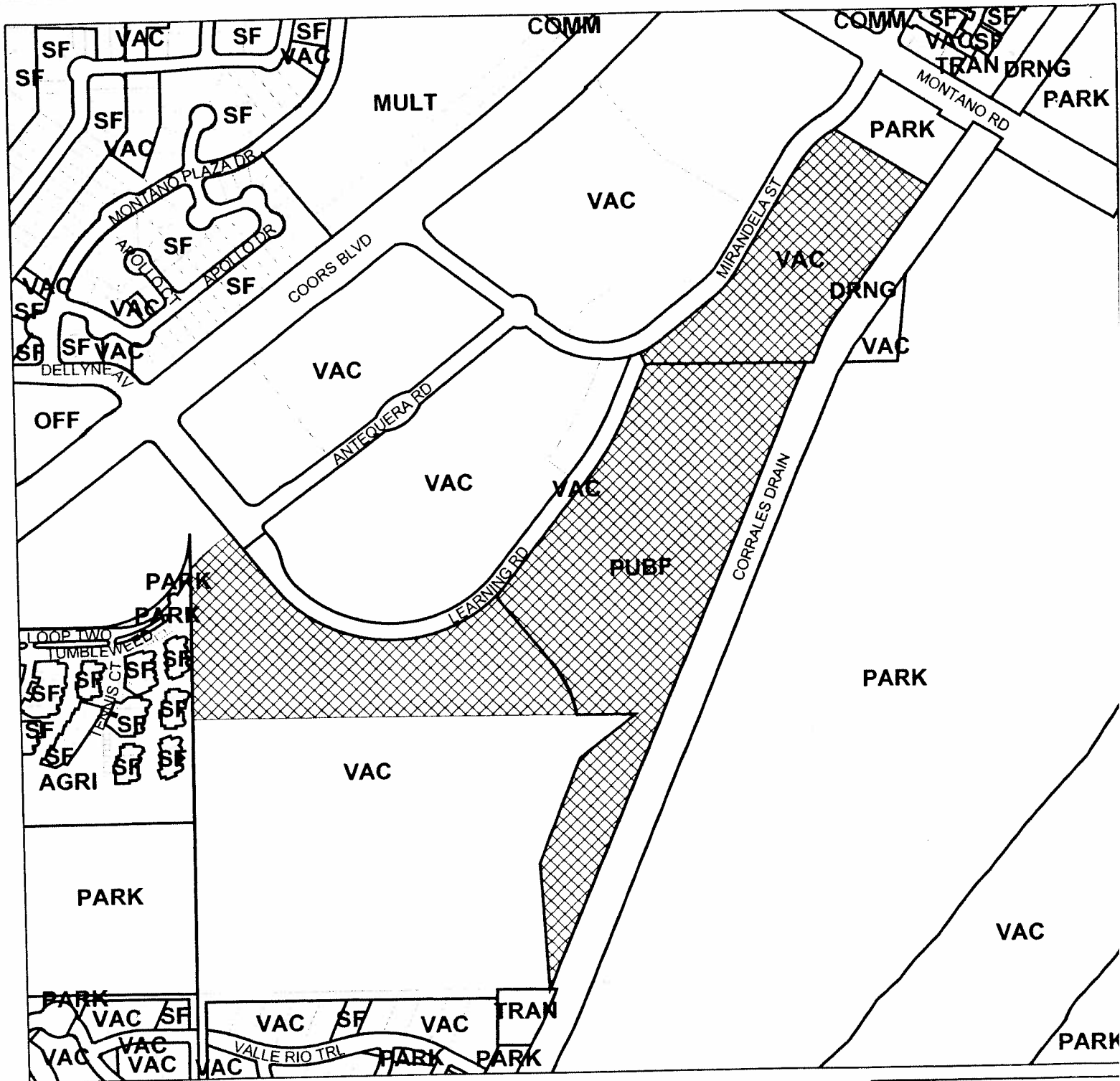
North Elevation
Scale: 1/8" = 1'

Building Elevations
BOSQUE SCHOOL CLASSROOMS

Prepared By:
ROSEMARY KELLER MCNAMARA
ARCHITECTURE

CONSULTANTS:
CONSERVATIVE PLANNING, INC.
202 East 4th Street, Suite 200
Austin, Texas 78701
(512) 476-1111
FAX: (512) 476-1112





LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- 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



1 inch equals 500 feet

Project Number:
1000901

Hearing Date:
June 19, 2008

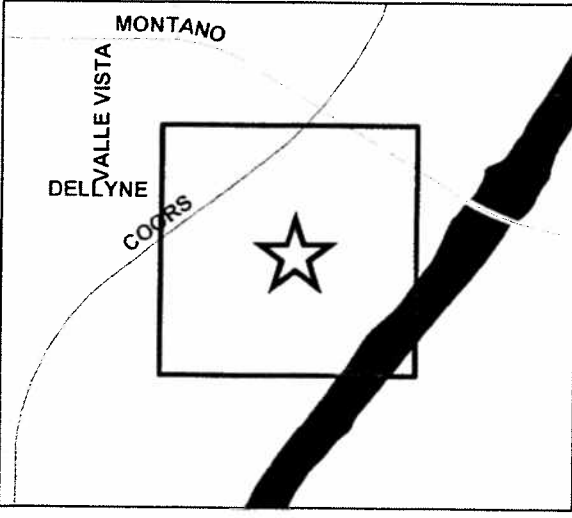
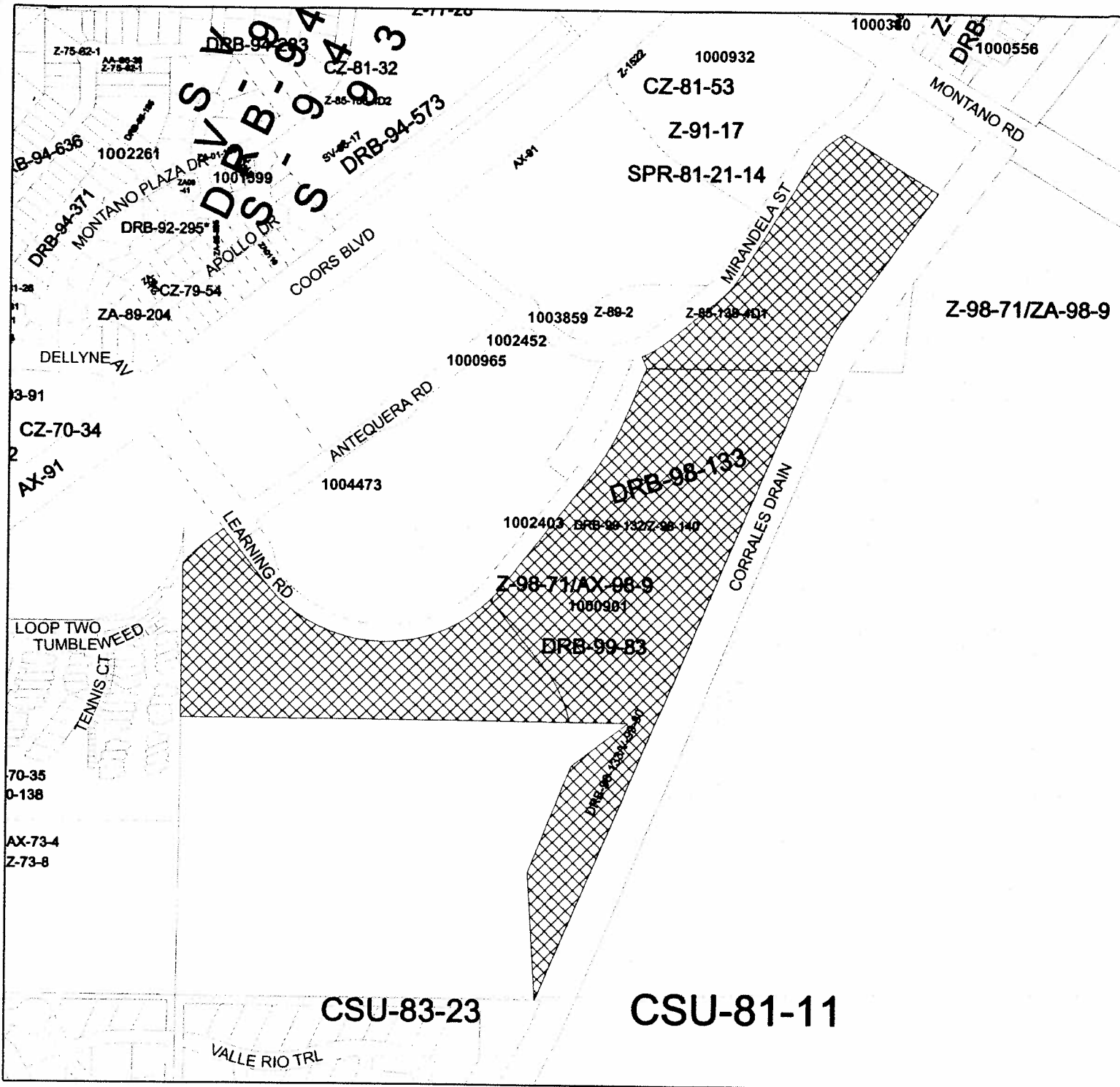
Zone Map Page:
F-12

Additional Case Number

08EPC-40049

08EPC-40051

08EPC-40052



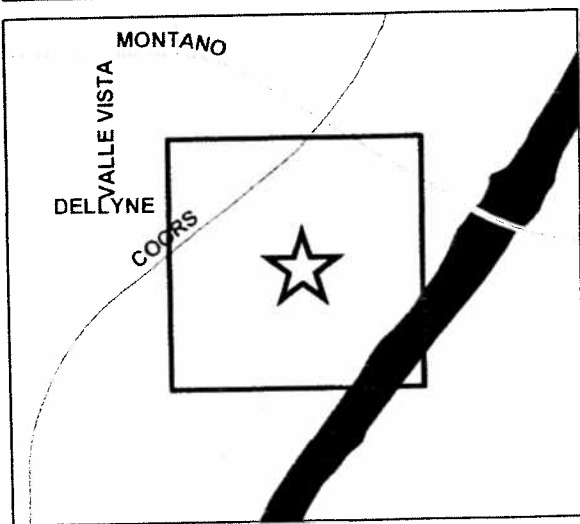
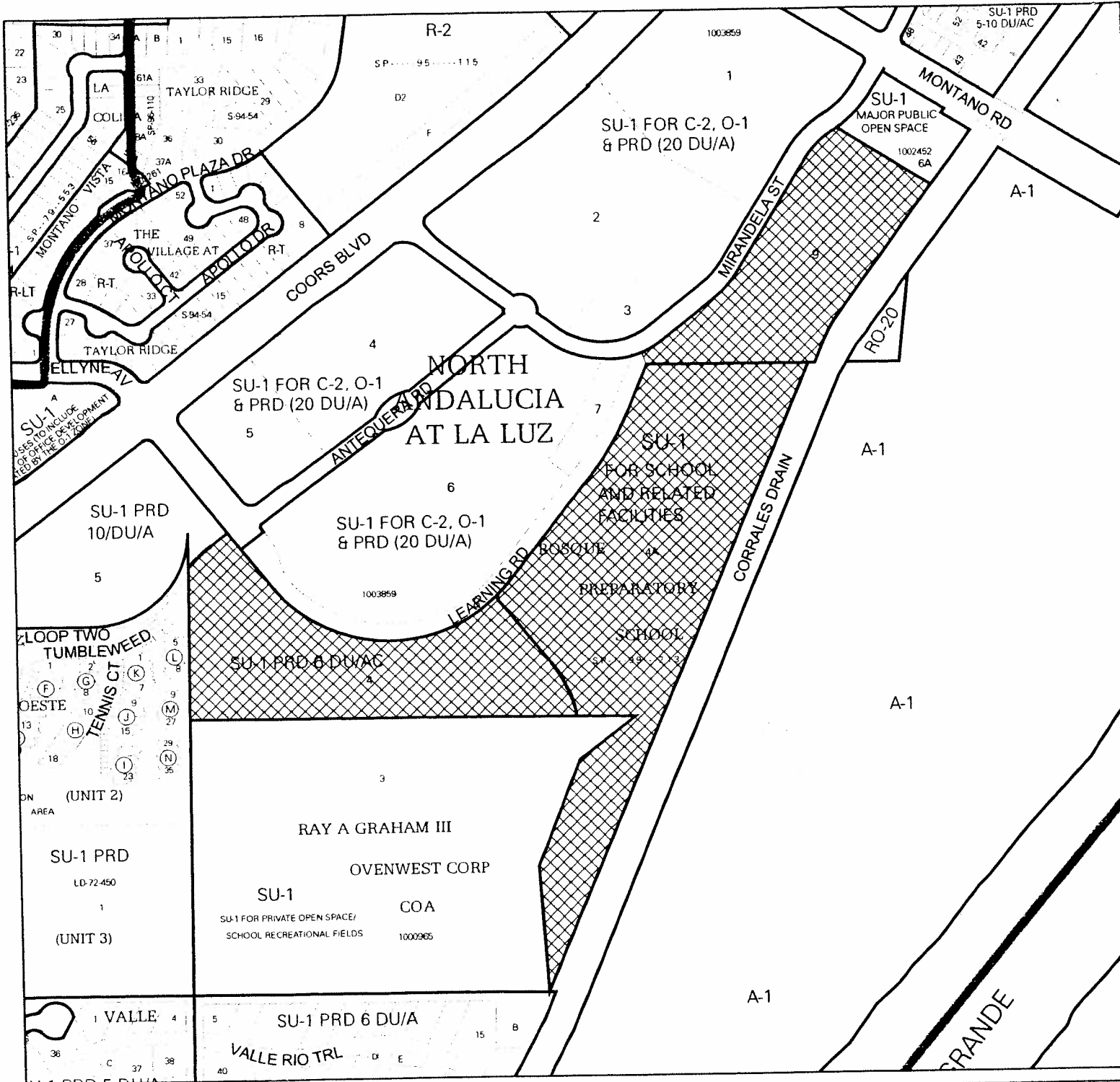
HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 500 feet
 Project Number:
 1000901
 Hearing Date:
 June 19, 2008
 Zone Map Page:
 F-12

Additional Case Numbers:
 08EPC-40049
 08EPC-40051
 08EPC-40052

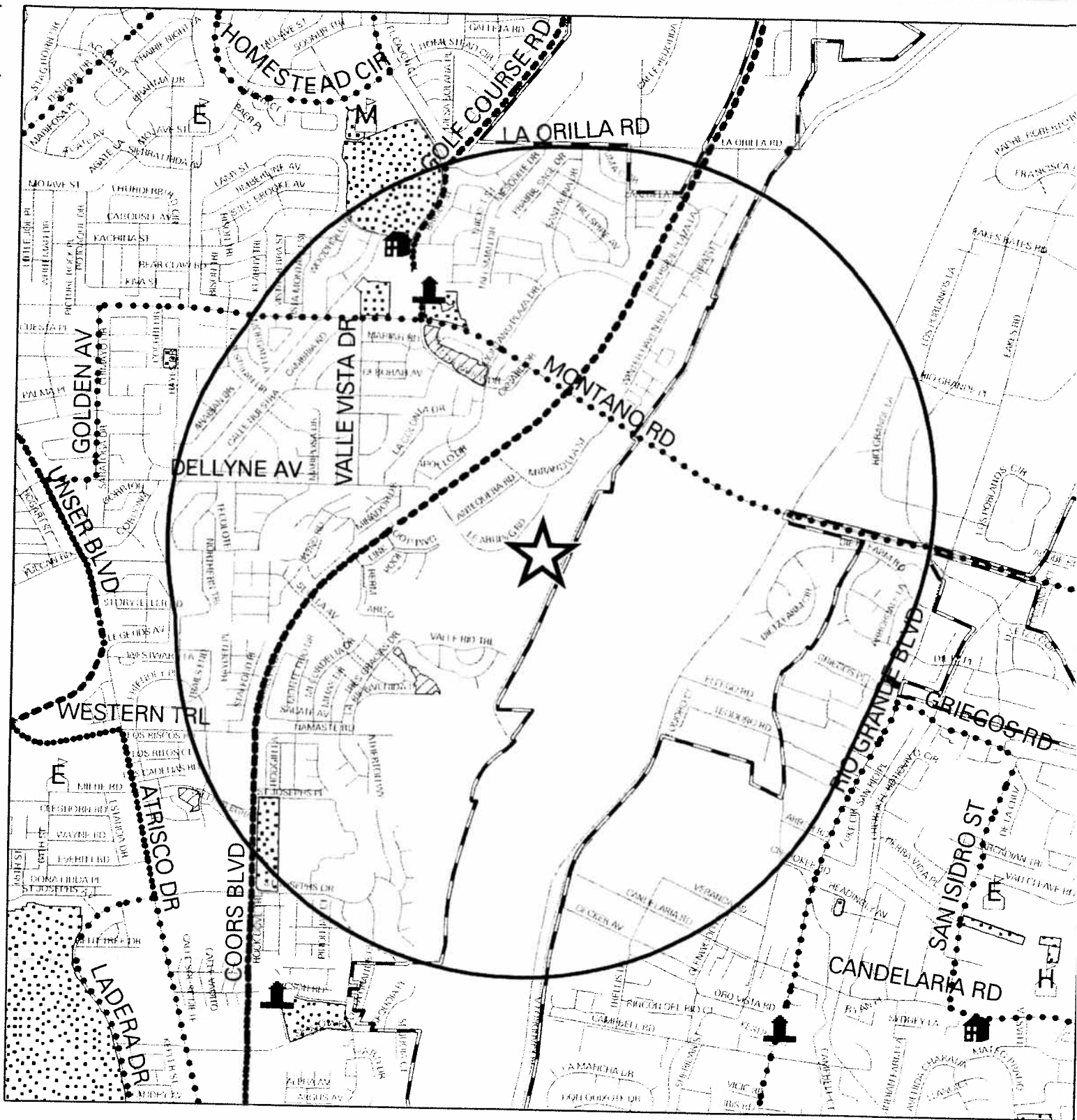


ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet
Project Number:
 1000901
Hearing Date:
 June 19, 2008
Zone Map Page:
 F-12
Additional Case Number
 08EPC-40049
 08EPC-40051
 08EPC-40052



Public Facilities Map with One-Mile Site Buffer

- | | | | |
|----------------------|-----------------------------|-----------------------------|-------------------------|
| COMMUNITY CENTER | FIRE | APS Schools | Developed County Park |
| MULTI-SERVICE CENTER | POLICE | ABQ Ride Routes | Undeveloped County Park |
| SENIOR CENTER | SHERIFF | AGIS Jurisdiction | Developed City Park |
| LIBRARY | SOLID WASTE | Landfill Buffer (1000 feet) | Undeveloped City Park |
| MUSEUM | Landfills designated by EHD | | |



