



Referred 6/9/08

- 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**
- 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)
- L 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.

APPLICANT INFORMATION:

Professional/Agent (if any): DAC ENTERPRISES, INC PHONE: 294-5243
 ADDRESS: P.O. BOX 16658 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: _____

APPLICANT: GINA SCHMIDT db/a SIERRA WEST, LLC PHONE: 304-8445
 ADDRESS: 6600 BRIARCLIFF NE FAX: 828-4875
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: ZONE MAP AMENDMENT TO ESTABLISH ~~EA~~ COMMUNITY COMMERCIAL ZONE SU-1 for C-1 uses

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. PARCEL B-13-QCD Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SEE ATTACHED EXHIBIT A
 Existing Zoning: R-1 Proposed zoning: EZ SU-1 for C-1 uses
 Zone Atlas page(s): J-20 UPC Code: _____ MRGCD Map No 07 DRB -

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 07-DRB-70904, PROJECT # 1006950

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.2 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: WYOMING BLVD NE
 Between: I-40 FREEWAY NE and MOUNTAIN RD NE

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: 11/20/07

SIGNATURE Doug Crandall DATE 2/4/08 6/5/08
 (Print) DOUG CRANDALL, DAC ENTERPRISES Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>0REPC</u>	<u>40010</u>		\$ <u>295.00</u>
<input checked="" type="checkbox"/>	All fees have been collected			<u>CMF</u>	\$ <u>50.00</u>
<input checked="" type="checkbox"/>	All case #s are assigned			<u>ADV</u>	\$ <u>75.00</u>
<input checked="" type="checkbox"/>	AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed				\$ _____
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/>	F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/>	F.H.D.P. fee rebate				\$ <u>420.00</u>

Hearing date March 20, 2008

Ventura 2/6/08 Project # 1006950
 Planner signature / date

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)**

- MA** 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 **(1copy)**
- 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.

DOUG CRANDALL
DAC ENTERPRISES, INC
 Applicant name (print)
Doug Crandall 6/5/08
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 EPC - 40064

[Signature] 6-5-08
 Planner signature / date
 Project # 1006950

June 3, 2008

Ms. Laurie Moye, Chair
Environmental Planning Commission
City of Albuquerque
Albuquerque, New Mexico

RE: Zone Map Amendment – Project 1006950 -Modify Request to SU-1 for C-1 uses

Dear Mme. Chair and Commissioners:

Please accept this letter to amend our request for C-2 zoning to SU-1 for C-1 uses. Applicant believes that the justifications presented for C-2 zoning are still valid, but that the SU-1 zoning will further strengthen those justifications.

Background

Applicant filed for a zone map amendment for this site from R-1 to C-2. The original request was scheduled to be heard by the Environmental Planning Commission in March. Although the staff report was marginally favorable, there was concern that C-2 zoning was too intense for the location of the site. Applicant noted in the original justification letter that the entire east side of Wyoming Boulevard from south of I-40 to north of Constitution was zone C-2. Nonetheless, applicant has agreed to amend the original request to SU-1 for C-1 uses.

The newly proposed SU-1/C-1 zone classification will provide two benefits not offered by standard C-2 zoning. First, it will make the allowed uses less intense and more neighborhood friendly, and second it will be controlled by a site development plan.

Finally, this request only entails the proposed zone category and site plan for subdivision. Several policies of the *Albuquerque/Bernalillo Comprehensive Plan* are cited that pertain mostly to site development plan issues. Applicant understands that the request cannot be judged on a non-existent site plan. However, applicant believes that such policies are relevant as they will eventually mitigate any negative impact of the eventual development. Applicant further believes, and the original staff report seemed to concur, that the current R-1 zoning on the site is inappropriate, as would be virtually any residential use on a site abutting the interchange of an Interstate highway.

Resolution 270-1980

- A. A proposed zone change must be found to be consistent with the health, safety, morals and general welfare of the City.** This request has been modified to an SU-1 development for neighborhood commercial uses. The rest of Wyoming Blvd. in this area is zoned C-2. This site will be designed to attract small, neighborhood oriented uses that will have less impact on the abutting residential neighborhood. The site will be pedestrian and bicycle friendly. Access must come from Mountain Road, but will only affect three or four houses along Mountain. Although there is no left turn back on to Wyoming, it is impractical for traffic to travel through the neighborhood in order to turn left or to exit onto Constitution.

As previously stated, this site will be constructed utilizing all of the latest fire and building regulations. Further, there is no reason to think that a small retail center will require any significant increase in police services. Neither schools, nor parks will be affected by commercial development, though they may be if the site were developed as currently zoned. Drainage will comply with all current standards and the site is bordered by I-40 and the large drainage system that bifurcates that roadway.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for change.** The current zoning on the land is R-1. A parcel located adjacent to the interchange of a major interstate highway does not lend itself to single family residents on adjacent lots. In fact, there were house on this property which were removed when the highway was originally constructed. Further justification of this request is found in the previous correspondence, and as further explained below.
- C. A proposed zone change shall not be in significant conflict with the adopted elements of the *Comprehensive Plan* or other City master plans and amendments.** The preamble to the SU-1 zoning states that "[t]his zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reason, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design." Several policies which have been previously cited are strengthened by this amended request for SU-1 zoning.

Policy II.B.5.d states: "The location, intensity and design of new development shall respect existing neighborhood values, natural environmental concerns and carrying capacities, scenic resources, and resources of other social, cultural and recreational concern." Although a site plan for building permit is not being requested at this time, this policy will be furthered when a site plan for building permit is approved at a future EPC hearing. Also, this request eliminates incompatible C-2 uses.

Policy II.B.5.j has already been cited in its entirety in applicant's previous letter. The first part of that policy call for new commercial development to be neighborhood "oriented with pedestrian and bicycle access within reasonable distance of residential areas for walking or riding." This property will be located at the edge of the neighborhood and will provided uses that can be easily accessed by bicycles and pedestrians without having to cross Wyoming Boulevard.

Policy II.B.5.m states: "Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged." Again, although this request is for the zoning only, a site development plan for building permit will be required for the SU-1 zoning and will subsequently be reviewed and approved by the EPC at a public hearing.

Policy II.B.5.i states: "Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environs." This is another policy that is further enhanced by the SU-1 request. Site plan requirements, including later site plan review and approval by the EPC will allow for each of these issues to be addressed individually. Traffic mitigation, if necessary, may be imposed through the site plan. Such mitigation is not required for a standard zone category.

Another policy that is strengthened by this request is Policy II.B.5.e which says that "[n]ew growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured." Once again, site plan approval will allow the design of the property and the building to be in harmony with the neighborhood. Also, the limited permitted uses will ensure that the integrity of the neighborhood is protected in the foreseeable future.

Policy II.B.5.k says that “[l]and adjacent to arterial streets shall be planned to minimize harmful effects of traffic.” It further says that “livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.” As noted earlier an SU-1 request, the internal parking and traffic patterns, as well as the effect on traffic on the surrounding neighborhood will be reviewed and approved by the Traffic Engineer and made a part of the overall site plan.

- D. The applicant must demonstrate that the existing zoning is inappropriate.** This is an infill development of a vacant lot that is inappropriately zoned for single family residential purposes. Applicant believes that the proposed zone will be more advantageous as articulated in the *Comprehensive Plan* and this has been amply demonstrated in previous correspondence. Further, the property across the street to the north was re-zoned from P to C-2 in 2002, indicative of changed conditions as well. (See 0111001741/Project #1001141).
- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to the adjacent property, the neighborhood or the community.** The SU-1 zone category will limit the uses to those allowed in the C-1 zone. The C-1 zone is designated as a neighborhood commercial zone which provides “uses to satisfy the day to day needs of residential areas.” In addition, required site plan approval for an SU-1 zone will assure that the design, including traffic issues, ingress and egress, landscaping and other requirements will not cause harm.
- F. A proposed zone change which, to be utilized though land development requires major and unplanned capital expenditures...may be denied.** This section has been addressed. This proposed zone change requires no capital expenditures on the party of the City in order to be developed. It is an infill development that is encouraged by the *Comprehensive Plan*.
- G. The cost of land and other economic considerations pertaining to the applicant shall not be a determining factor for a change of zone.** Again, this has been previously discussed and the SU-1 zoning does not change the original response.
- H. Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning.** Street location is not a justification for this request, either as C-2, or as SU-1.

Ms. Laurie Moyer
June 3, 2008
Page 5

- I. **A zone change request which would give a zone different from surrounding zones to one small area...is generally called a "spot zone."** This request is for an SU-1 zone which is not considered a spot 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."** See "I" above.

Conclusion

This proposed zone change will allow appropriate neighborhood commercial uses as regulated by the C-1 zone, and will be strictly regulated for site design. The current zoning has been demonstrated to be inappropriate and the proposed zone category will benefit the neighborhood and the community.

Your positive consideration of this request is appreciated. I look forward to addressing the commission to answer any other questions that may arise.

Regards,


Doug Crandall
DAC Enterprises, Inc.



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 4, 2008

Robert E. Romero
DAC Enterprises, Inc.
P.O. Box 16658/87191
Phone: 505-242-3232/Fax: 505-247-4530

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

Dear Robert:

Thank you for your inquiry of June 4, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **PARCELS PORTIONS OF B-13-9, B-13-10, B-13-11 AND B-13-12, ALL OF PARCELS B-13-13 AND B-13-14, N.M. STATE HIGHWAY COMMISSION R.O.W., LOCATED ON WYOMING BOULEVARD NE BETWEEN MOUNTAIN ROAD NE AND I-40 FREEWAY** zone map **J-20**

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

- SNOW HEIGHTS N.A. (SWH) "R"
- *Laura Heitman
- 8011 Princess Jeanne NE/87110 299-4959 (h)
- Andrea Henderson
- 1317 Rhode Island NE/87110 294-9929 (h)

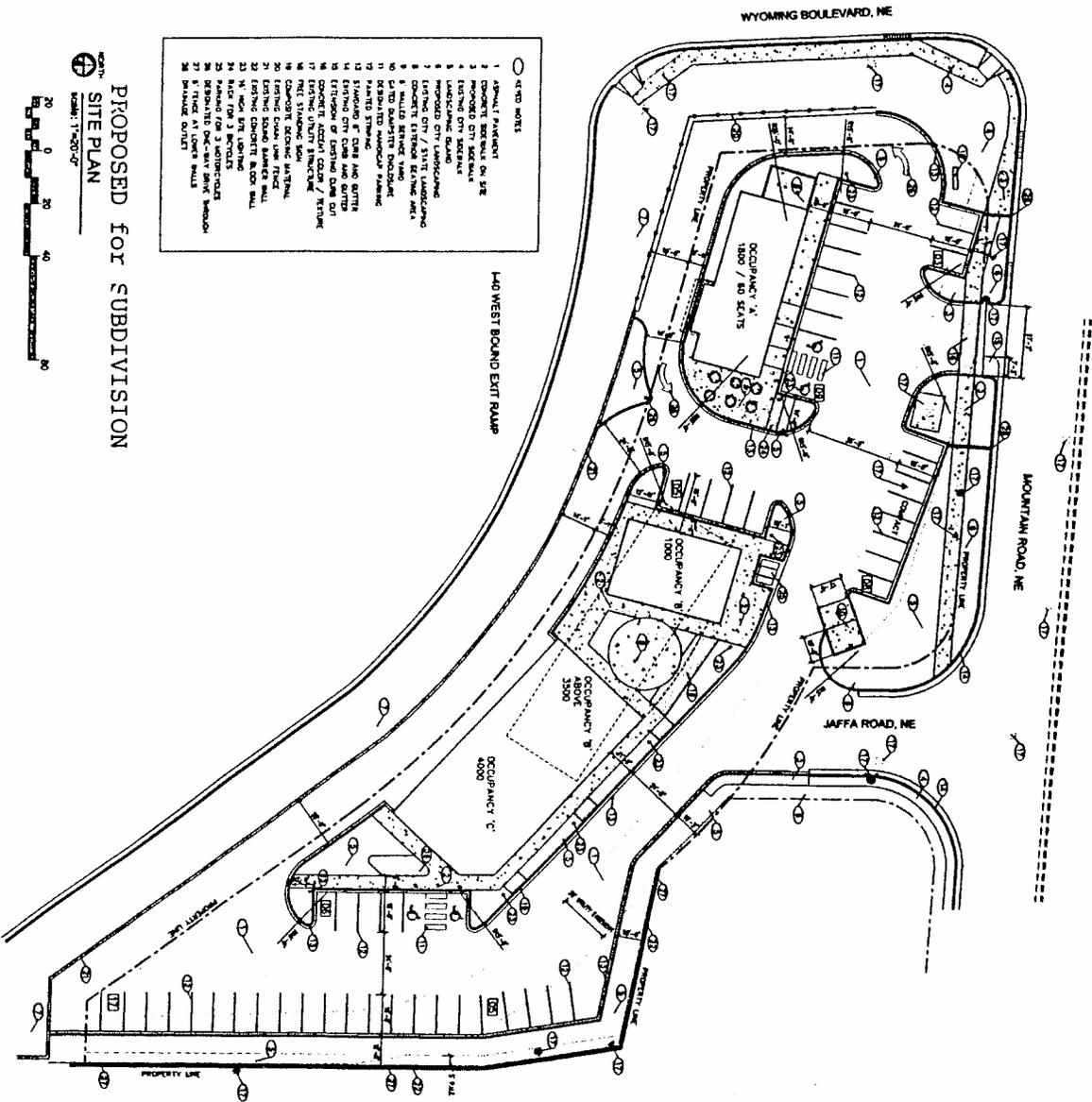
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

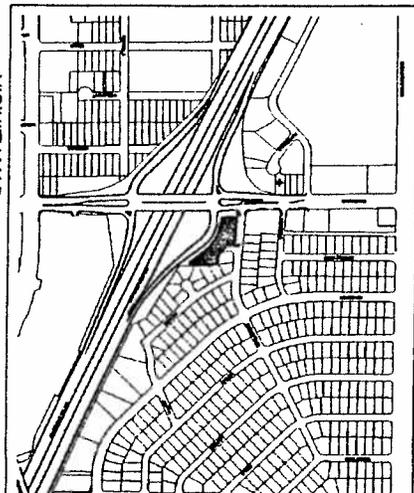
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.



- KEY NOTES**
1. ASPHALT PAVEMENT
 2. CONCRETE SIDEWALK ON SITE
 3. PROPOSED CITY SIDEWALK
 4. EXISTING CITY SIDEWALK
 5. PROPOSED CITY LANDSCAPING
 6. EXISTING CITY / STATE LANDSCAPING
 7. CONCRETE EXTERIOR FINISH AREA
 8. EXISTING EXTERIOR FINISH AREA
 9. EXISTING EXTERIOR FINISH AREA
 10. EXISTING EXTERIOR FINISH AREA
 11. REPAVEMENT EXTERIOR FINISH AREA
 12. PAVED DRIVEWAY
 13. EXISTING DRIVEWAY AND DRIVE
 14. EXISTING DRIVEWAY AND DRIVE
 15. EXISTING DRIVEWAY AND DRIVE
 16. CONCRETE ACCENT COLUMN / FINISH
 17. FINISH DRIVEWAY AND DRIVE
 18. CONCRETE DRIVEWAY AND DRIVE
 19. EXISTING DRIVEWAY AND DRIVE
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 26. EXISTING DRIVEWAY AND DRIVE
 27. EXISTING DRIVEWAY AND DRIVE
 28. EXISTING DRIVEWAY AND DRIVE

PROPOSED FOR SUBDIVISION
 SITE PLAN
 SCALE: 1"=50'-0"



VICINITY MAP
 SCALE: 1"=500'

- LEGAL DESCRIPTION**
- TRACT A
 LAND OF SIERRA WEST LLC
 WITHIN SECTION 17, T. 18N., R. 4E., N.M.P.M.,
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
- PROPOSED USAGE**
- SU-1 FOR C-1 WITH RESTRICTIONS
- GROSS LOT AREA**
- 49000.25 sq. ft. / 1,124.9 Acres
- NET LOT AREA**
- 44571 sq. ft.
- LANDSCAPE AREA**
- 12198 sq. ft. / 27% OF NET AREA
- OCCUPANCY A**
- 1800 sq. ft. DRIVE THROUGH RESTAURANT WITH 64
 SEAT DINING CAPACITY
 PARKING REQUIRED - 17 SPACES
 PARKING PROVIDED - 16 SPACES
- OCCUPANCY B**
- 1000 sq. ft. GROUND FLOOR OFFICE
 3500 sq. ft. 2ND FLOOR OFFICE
 PARKING REQUIRED - 17 SPACES
 PARKING PROVIDED - 17 SPACES
- OCCUPANCY C**
- 4000 sq. ft. GROUND FLOOR SERVICE RETAIL
 PARKING REQUIRED - 20 SPACES
 PARKING PROVIDED - 20 SPACES

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

Revised 4/18/06

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) and Development Review Board (DRB). 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 and DRB 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.**

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

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
 - 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
- ___ 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.)

CITY OF ALBUQUERQUE

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

APPLICANT: DAC ENTERPRISES INC DATE OF REQUEST: 1/31/08 ZONE ATLAS PAGE(S): J-20

CURRENT: ZONING R-1 to C-2 LEGAL DESCRIPTION: PARCELS B-B-9-10,11,12,134
PARCEL SIZE (AC/SQ. FT.) 1.2 AC LOT OR TRACT # _____ BLOCK # _____
SUBDIVISION NAME NM State Hwy Row

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: _____ (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []

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 [Signature] DATE _____
(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**

[Signature]
TRAFFIC ENGINEER

1-31-08
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 []

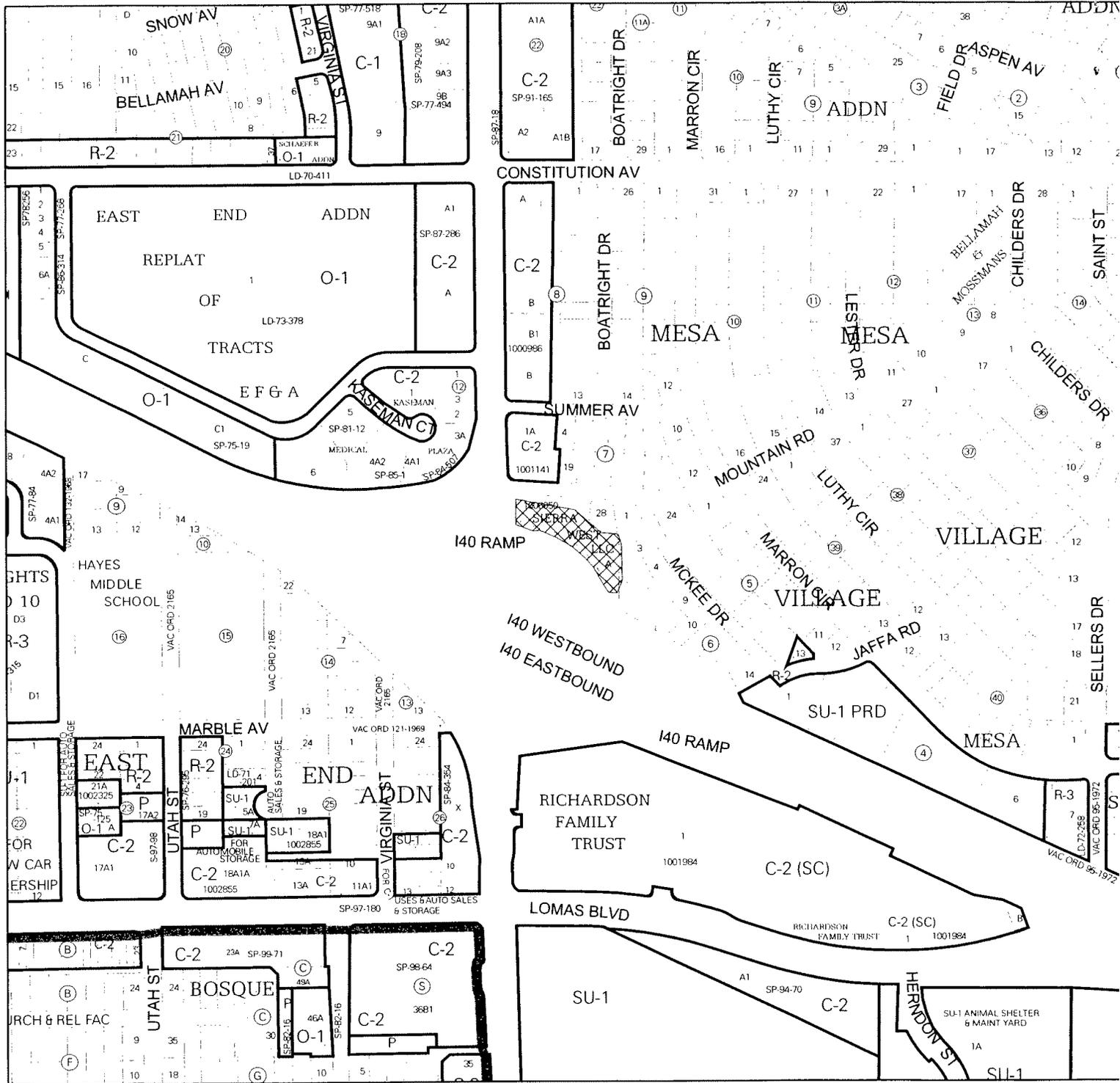
Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

[Signature]
APPLICANT

1/31/08
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



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1006950

Hearing Date:

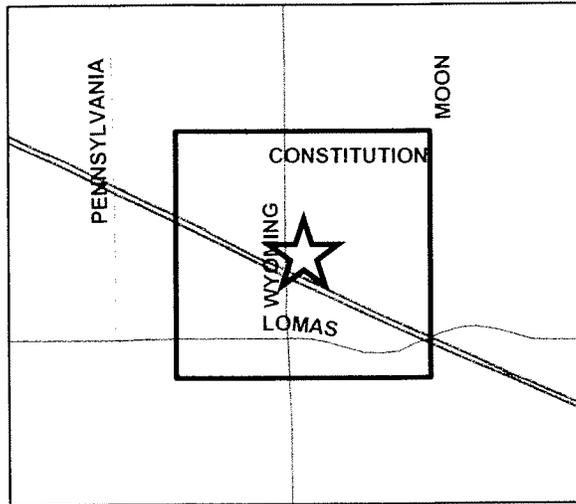
July 17, 2008

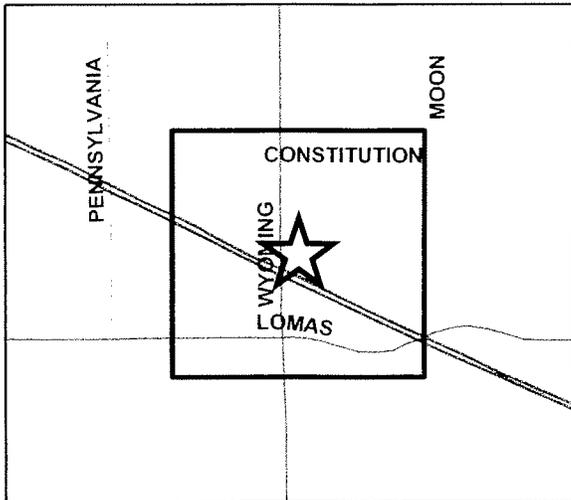
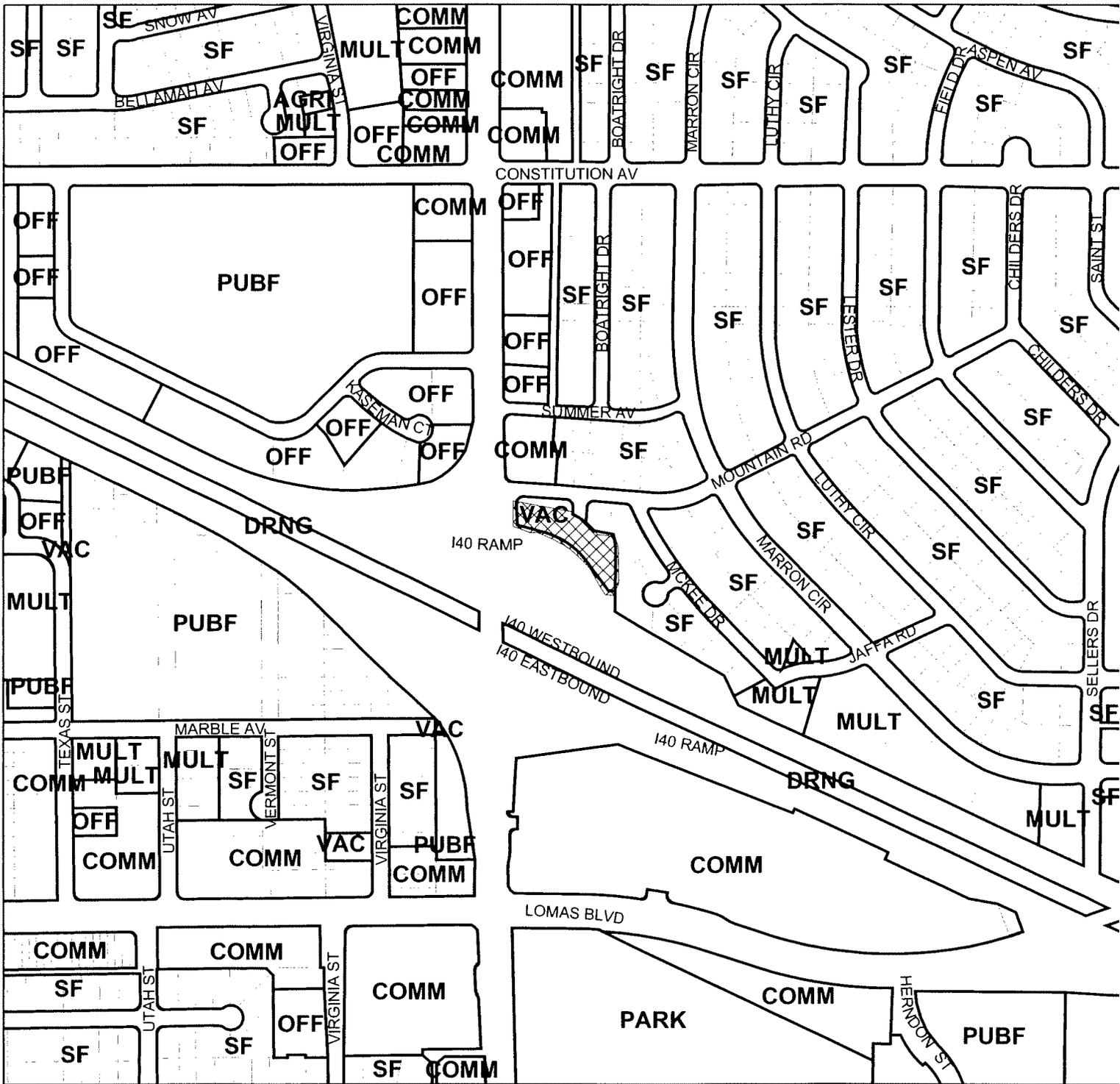
Zone Map Page:

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Additional Case Numbers:

08EPC-4010





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



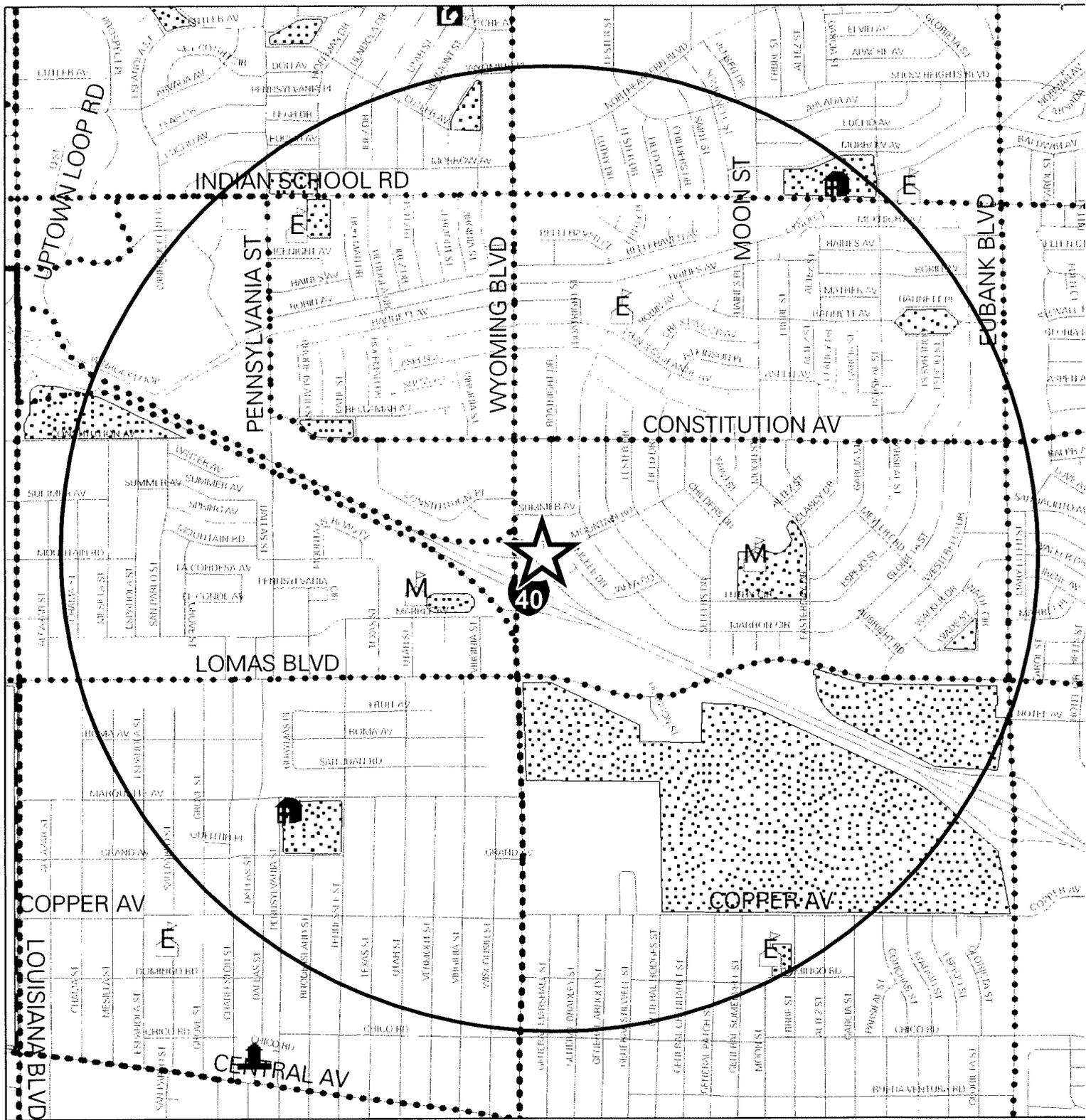
1 inch equals 500 feet

Project Number:
1006950

Hearing Date:
July 17, 2008

Zone Map Page:
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Additional Case Numbers:
08EPC-40010



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 | | |



Project Number: 1006950

