



Referred 6/11/08

Supplemental form

<input type="checkbox"/> Major Subdivision action	S Z ZONING & PLANNING
<input type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)	V <input type="checkbox"/> EPC Submittal
	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P <input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	D <input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	L A APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE (Form D)	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Beatriz Lopez PHONE: (505) 247-2552
 ADDRESS: 516 Fruit Ave NE FAX: _____
 CITY: Albu STATE NM ZIP 87105 E-MAIL: bjllopez@yahoo.com
 Proprietary interest in site: Owner List all owners: Sole

DESCRIPTION OF REQUEST: Re-zone property at 4622 12th NW from R-1 to R-2

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. Lot 46 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Rossiter Addn
 Existing Zoning: R-1 Proposed zoning: R-2 MRGCD Map No _____
 Zone Atlas page(s): F-14-2 UPC Code: 101400116203030313

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 19,475 sq. ft.

LOCATION OF PROPERTY BY STREETS: On or Near: 4622 12th St NW
 Between: Belrose NW and Griegos NW

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

SIGNATURE Beatriz Lopez DATE 6/2/08
 (Print) Beatriz Lopez Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>5 EPC - 40057</u>	<u>ZMA</u>	_____	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ _____</u>
	Hearing date <u>July 17, 2008</u>			<u>\$ 125.00</u>

Sulja W 2bs Project # 1007310
 Planner signature / date

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

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined
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
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

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

Refer to the schedules for the dates, times and places of DRB and EPC hearings.

Your attendance is required.

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

- Zone Atlas map with the entire property clearly outlined
 - 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)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

- AMENDMENT TO SECTOR DEVELOPMENT MAP (EPC03)**
- AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter 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)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

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

Beatriz Lopez 6/2/08
Applicant name (print)

Beatriz Lopez 6/2/08
Applicant signature / date



Form revised APRIL 07

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

Application case numbers
 08EPC - - 40057
 - - -
 - - -

[Signature] 6/2/08
 Planner signature / date

Project # 1007310

CITY OF ALBUQUERQUE

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

APPLICANT: Beatriz Lopez DATE OF REQUEST: 6/2/08 ZONE ATLAS PAGE(S): F-14-2

CURRENT:

ZONING R-1

PARCEL SIZE (AC/SQ. FT.) 19,475 sq. ft

LEGAL DESCRIPTION:

LOT OR TRACT # Lot 46 BLOCK # _____

SUBDIVISION NAME Rossiter Addn

REQUESTED CITY ACTION(S):

ANNEXATION [] SECTOR PLAN [] SITE DEVELOPMENT PLAN:
COMP. PLAN [] ZONE CHANGE [X] A) SUBDIVISION [] BUILDING PERMIT []
AMENDMENT [] CONDITIONAL USE [] B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

To R-2

GENERAL DESCRIPTION OF ACTION: 1

NO CONSTRUCTION/DEVELOPMENT [X] # OF UNITS: _____
NEW CONSTRUCTION [] BUILDING SIZE: _____ (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []

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

APPLICANT OR REPRESENTATIVE Beatriz Lopez DATE 6/2/08
(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 [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Jd
TRAFFIC ENGINEER

6-2-08
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 [X]

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.**

Beatriz Lopez
APPLICANT

6/2/08
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 _____

CITY OF ALBUQUERQUE ZONE CHANGE QUESTIONNAIRE

A) Demonstrate how the proposed zone change will contribute. . .

At present the house and small detached apartment at this address are in bad repair. A zoning change to R-2 will afford an opportunity to replace them with two to three new structures that will provide updated housing. General welfare will be enhanced with more attractive housing that will be more energy efficient and comfortable for occupants. There should be no adverse impact on the environment, etc. as, at most, there will be one new family if three units replace the current two. The configuration of the lot allows for off-street parking. 12th Street is a busy street so the addition of one or two vehicles accessing it will not be noticed.

B) Demonstrate how the proposed zone change is in accord with the goals of goals of any ranked plan. . .

The proposed change will accord with the following provisions of the Comprehensive Plan:

- The goal for established urban areas calls for a variety and maximum choice in housing. **Providing the capacity to have different sized new units is in line with this goal.**
- Urban Area Housing Density – proposes an average housing density of up to five dwelling units per acre.
This lot is just under an acre. In the Pre-Application Hearing, the committee calculated that the lot met the requirements for R-2 zoning and so recommended the change.
- Policy e – New 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.
- Policy i – Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.
This property is a couple of lots south of Griegos Rd and a short distance from Fourth Street. To the south is the area at Candelaria and 12th identified as an Activity Center.
- Policy d under Community Identity and Urban Design.
The property is within walking distance of Los Griegos Library and McCarthur Elem.
- North Valley Area Plan Goal c is to provide a variety of housing opportunities and life styles including differing socioeconomic types.
See above.
- Policies regarding zoning g – rezone properties to their present use or for residential uses.
- Preferred – Housing should be the predominant use north of Candelaria. . . In general, the zoning of properties in these areas should be consistent with existing uses.
It is my understanding that the apartment now standing vacant was grandfathered in at the time zoning went into effect. In order to replace it, the lot must be rezoned.
- Cluster housing principles would be applied where new housing is proposed. – Established Urban areas intended for gross densities up to 5 dwelling units per acre, and infill is encouraged.

- Land Use Patterns – Housing A mix of housing types and lot sizes are desired by residents and there are opportunities to accommodate new housing in different ways. The relatively small vacant parcels lend themselves to custom housing construction.
See above
- Los Griegos Neighborhood Development Plan Characteristics – urban single family residential use with a few small areas where low-density apartments are allowed ...
Since I purchased the property in 1984, a small apartment building has been constructed in the lot to the north. Two or three detached units right next door would blend in. As one drives down 12th Street and on the surrounding streets, there are several comparable lots which have been developed with greater density. The town houses and other new units are compatible and make good use of the large lots of former single family residences.
- The New Mexico Community Development Law and this plan have as their principal goals the conservation and renewal of neighborhoods and improvement of living conditions of low- and moderate-income families. “Redevelopment and rehabilitation of older neighborhood should be continued and expanded.”
This plan also points out that the older areas have houses in deteriorated conditions with many not in standard condition. This is especially true of the apartment. Replacing it would contribute in a small way to the rehabilitation of the neighborhood.

C) Demonstrate how the permissive uses will not be harmful to the adjacent property, neighborhood, or community.

The neighborhood has several lots now built up in the proposed manner. There are at least two apartment complexes in the same block, one adjacent on the North. All up and down 12th Street are similar lots which were formerly single family residences with more than one unit. They blend in nicely with the older single family homes and provide variety. They are contributing to the neighborhood not harming it. So too would the proposed changes to 4622 12th not harm, but contribute.

D) Demonstrate at least one of the following three elements:

- iii. A change in zone is more advantageous to the community as articulated in any ranked plan. . .**

See answers to B above.



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: May 1, 2008

TO CONTACT NAME: Beatriz Lopez
 COMPANY/AGENCY: _____
 ADDRESS/ZIP: 516 Fruit Ave NE 87102
 PHONE/FAX #: 247-2552

Thank you for your inquiry of May 1, 2008 (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 A Lot 205'x 95' (19,475 sq. ft.) with one two story house in the front and a sm detached apt. in poor repair second half vacant property Lot 46 Rossiter Ave
 zone map page(s) F.14. Located on 4622 12th St. NW between 2, 3 lots south of the corner of 12th and Griegos

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

Los Griegos N.A.
 Neighborhood or Homeowner Association
 Contacts: Ida J. Kelly
1922 Griegos Rd. NW 87107
343-8072 (h)
Joan McDougall
4020 Grande Dr. NW 87107
344-9272 (h)

Neighborhood or Homeowner Association
 Contacts: _____

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

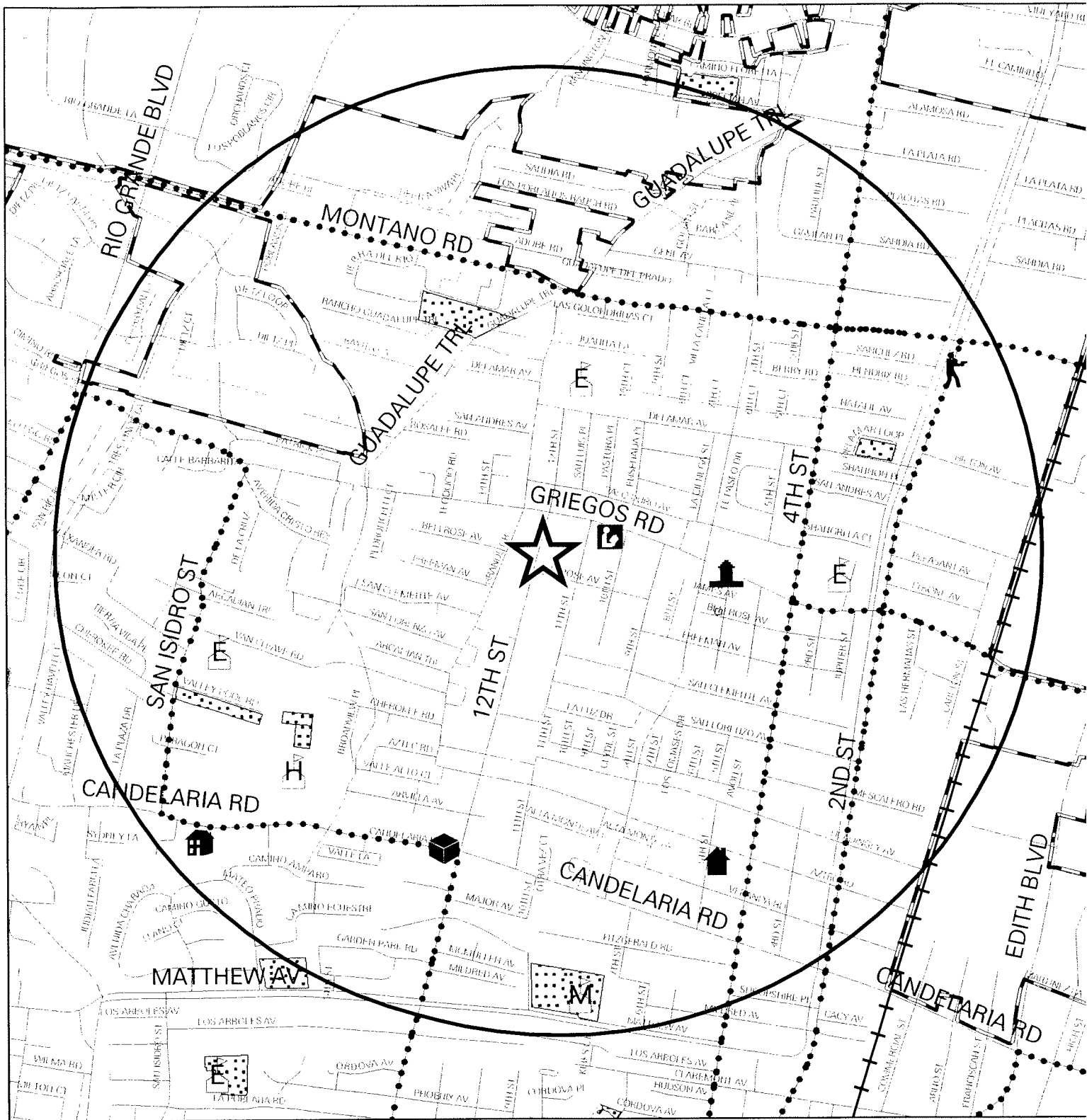
YES { } NO {X}

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 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,

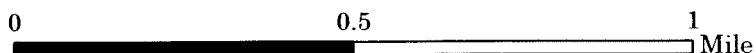
Stephan Deane
 OFFICE OF NEIGHBORHOOD COORDINATION

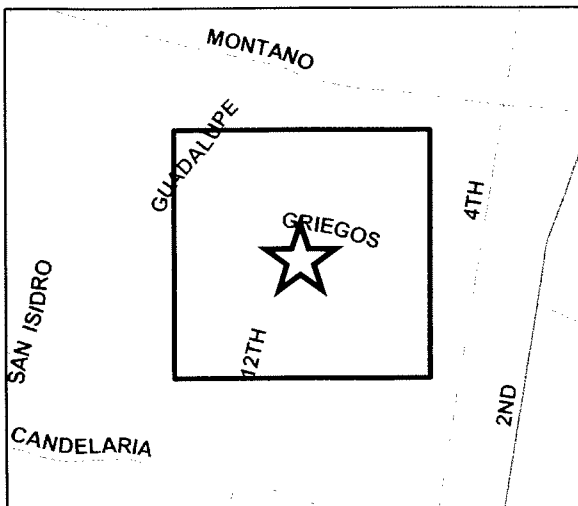
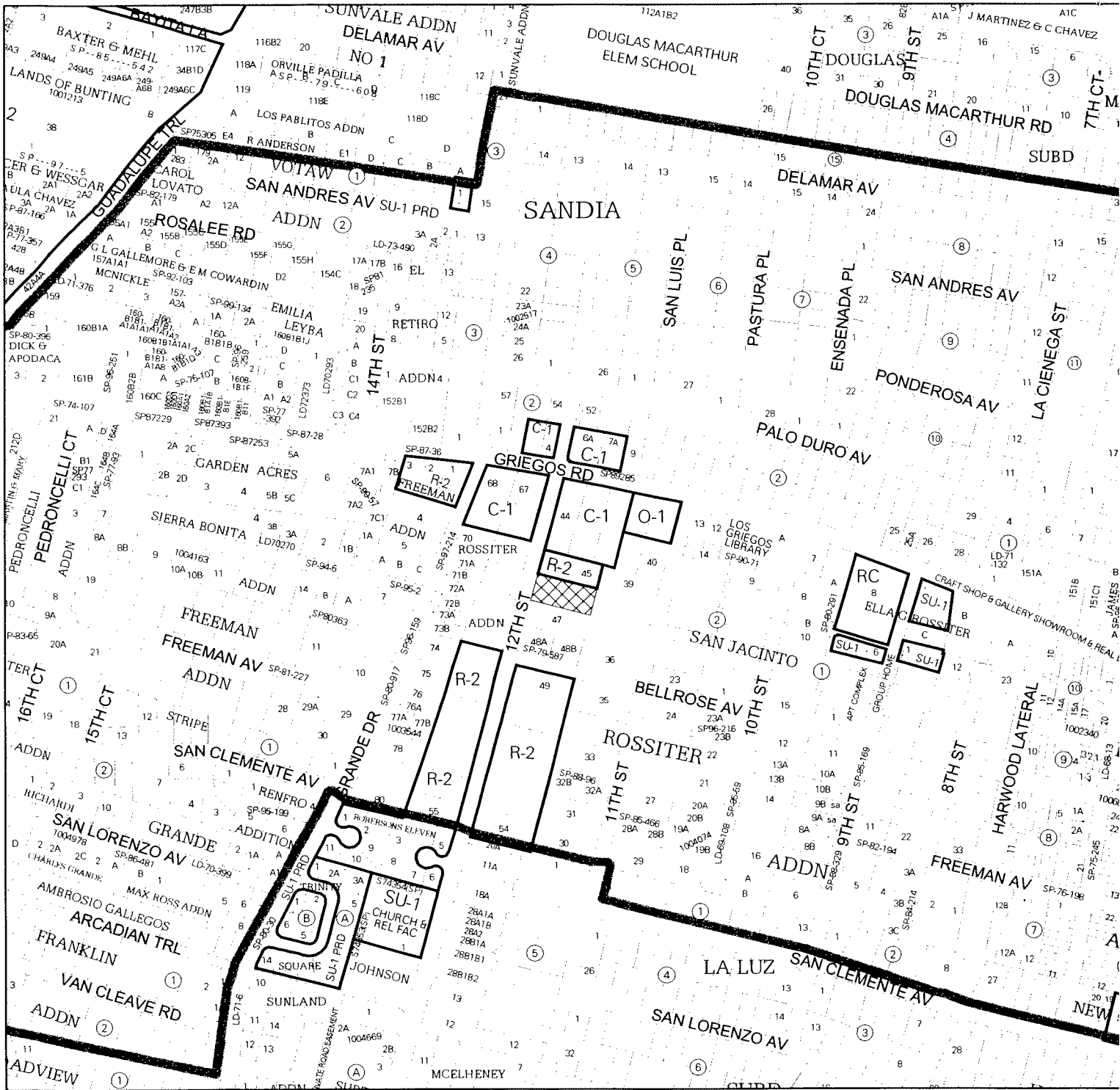
ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.



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 | | |



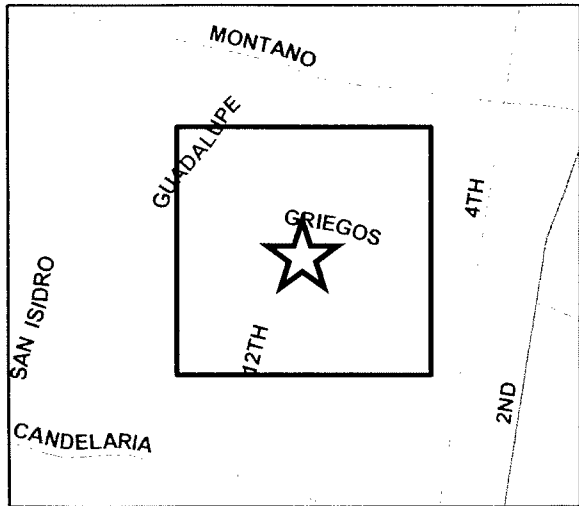
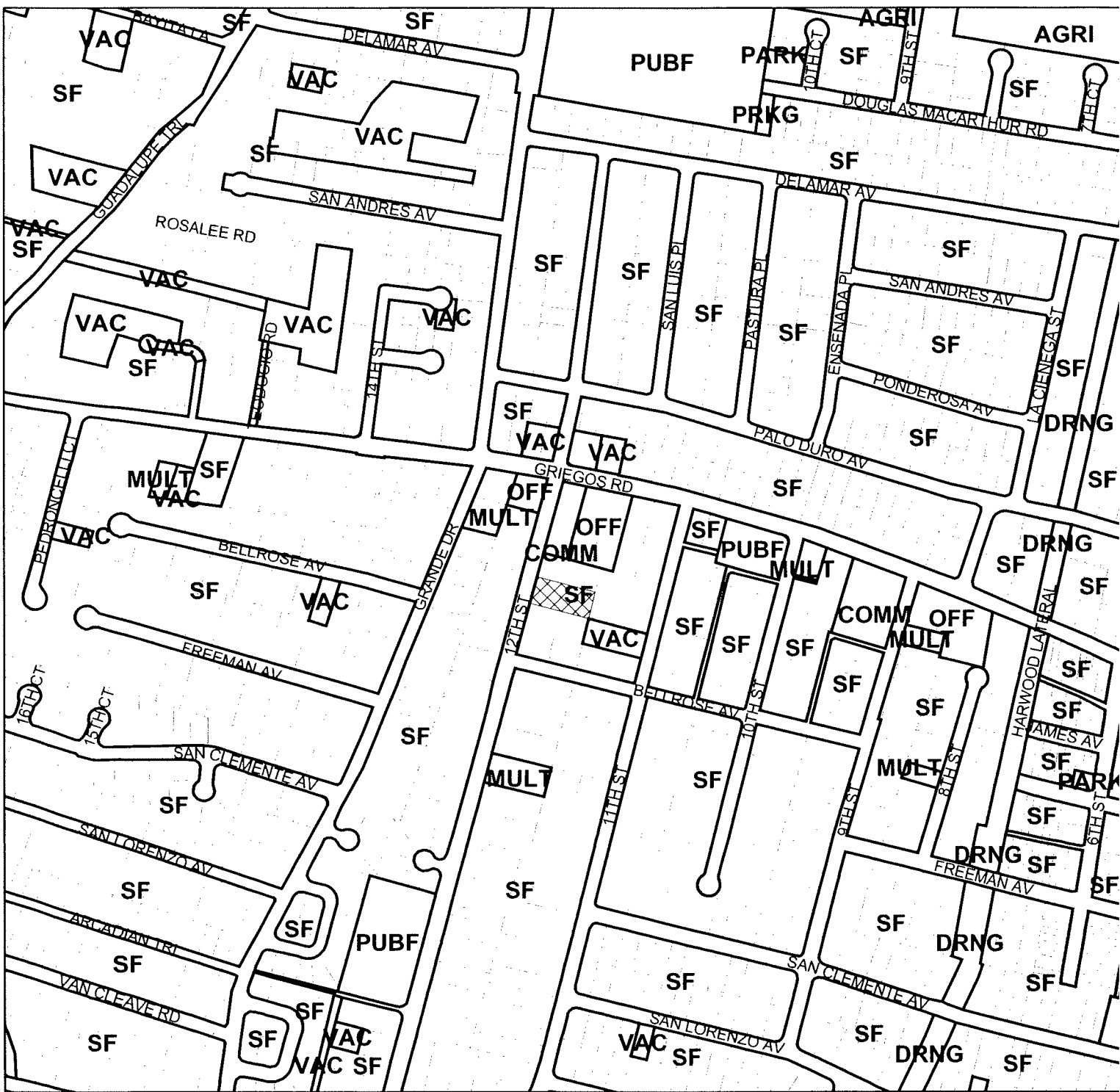


ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet
 Project Number:
 1002249
 Hearing Date:
 July 17, 2008
 Zone Map Page:
 H-16
 Additional Case Number
 08EPC-40069
 08EPC-40070



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:

1002249

Hearing Date:

July 17, 2008

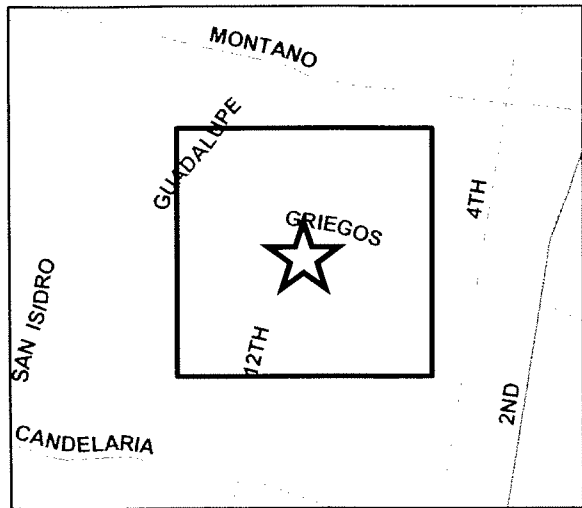
Zone Map Page:

H-16

Additional Case Numbers:

08EPC-40069

08EPC-40070



HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 500 feet
 Project Number:
 1002249
 Hearing Date:
 July 17, 2008
 Zone Map Page:
 H-16
 Additional Case Number:
 08EPC-40069
 08EPC-40070