



COMPLETED 02/19/10 *Stt*  
**DRB CASE ACTION LOG**  
*(Site Plan Building Permit)*

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

DRB Application No.: 10DRB-70022 Project # 1007922  
 Project Name: ZAPF Van Addition #10  
 Agent: Scott Anderson Phone No.:

\*\*Your request was approved on 01-27-10 by the DRB with delegation of signature(s) to the following departments.\*\*

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:**

- TRANSPORTATION:** OK comply w/ comments
- ABCWUA:** \_\_\_\_\_
- CITY ENGINEER / AMAFCA:** \_\_\_\_\_
- PARKS / CIP:** \_\_\_\_\_
- PLANNING (Last to sign):** OK EPC Staff planner approval

**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**



## DRB CASE ACTION LOG (Site Plan Building Permit)

This sheet **must** accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

DRB Application No.: 10DRB-70022	Project # 1007922
Project Name: ZAPF Van Addition #10	
Agent: Scott Anderson	Phone No.:

\*\*Your request was approved on 01-27-10 by the DRB with delegation of signature(s) to the following departments.\*\*

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION: - comply w/ comments
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): - EPC Staff planner approval

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**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

3. **Project# 1007864**  
10DRB-70029 EPC APPROVED SDP  
FOR BUILD PERMIT
- MODULUS ARCHITECTS agent(s) for GOODMAN REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) B, **NEW HOLIDAY PARK**, zoned C-1, located on MONTGOMERY BLVD NE BETWEEN JUAN TABO NE AND CAIRO NE containing approximately 4.9 acre(s). (F-22) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO COMPLY WITH COMMENTS AND TO PLANNING FOR EPC STAFF PLANNER APPROVAL AND FOR FIRE MARSHALL STAMP AND SIGNATURE ON SITE PLAN.**
4. ~~**Project# 1007922**~~  
10DRB-70022 EPC APPROVED SDP  
FOR BUILD PERMIT
- SCOTT ANDERSON agent(s) for ST MICHAEL AND ALL ANGLES EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 9A & 10A, **ZAPF VAN ADDITION #10 NOV. 1, 1988**, zoned SU-1 R-1, located on MONTANO NW BETWEEN 4TH ST NW AND 9TH ST NW containing approximately 2.36 acre(s). (F-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO COMPLY WITH COMMENTS AND TO PLANNING FOR EPC STAFF PLANNER APPROVAL.**
5. **Project# 1008069**  
10DRB-70026 EPC APPROVED SDP  
FOR BUILD PERMIT  
10DRB-70027 EPC APPROVED SDP  
FOR SUBDIVISION  
10DRB-70028 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- JOSHUA SKARSGARD agent(s) for RESOLUTION EQUITITES LLC request(s) the above action(s) for all or a portion of Lot(s) 13 & portions of 20 & 21, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 MU, located on HOLLY AVE NE BETWEEN WYOMING NE AND PASEO DEL NORTE NE containing approximately 1.75 acre(s). (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

6. **Project# 1002739**  
10DRB-70016 EXT OF SIA FOR TEMP  
DEFR SDWK CONST
- MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS**, zoned R-D, located on 118TH ST SW BETWEEN DENNIS CHAVEZ SW AND GIBSON BLVD SW (N-8) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

City of Albuquerque  
Planning Department  
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1007922

On October 16, 2009, the Environmental Planning Commission approved Project #1007922, 09EPC-40048/40050, a Site Development Plan for Building Permit and a Zone Map Amendment from R-1 to SU-1 for Church and Related Facilities & A Day Care Center, for all or a portion of Lots 9A & 10A, Zapf-Van Addition #10, located on Montano Road NW between 4<sup>th</sup> Street NW and 9<sup>th</sup> Street NW containing approximately 2.36 acres.

The applicant has satisfied the EPC conditions of approval for the zone map amendment and the site development plan for building permit with the following exceptions:

4a: All landscape buffers on Lot 10A that border a residential zone shall be a minimum of 10' wide, per Section 14-16-3-10 (E)(4)(a) of the Zoning Code.

*This has not been done.*

4b: The buffer landscaping on the north and west sides of the site (Lots 9A & 10A) shall meet the special buffer landscaping/screening requirements (spacing of the trees shall be equal to 75 percent of the mature canopy diameter of the trees) in Section 14-16-3-10 (E)(4)(b) of the Zoning Code.

*This has not been done.*

4c: The spacing of the trees along the northern portion of the site shall be adjusted as to not block solar access for the adjacent lot at 524 Gene. The required number of trees shall remain the same.

*Ginko tree (mature height of 50 feet) needs to be removed from this location and placed in another location as to not block solar access to the north.*

8: The site shall have double enclosures or 2 enclosures as requested by Solid Waste Management.

*This has not been done. Only a single enclosure is shown.*



The Site Development Plan for Building Permit, Landscape Plan, and Building Elevations needs to be in a final professional format (without changes crossed out or in red pen).

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

HEARING DATE 1-27-10 (SBF)



COMPLETED 01/13/09 Stt  
**DRB CASE ACTION LOG**  
*(Preliminary/Final Plat)*

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

DRB Application No.: 09DRB-70387 Project # 1007922  
 Project Name: ZAPF - Van Addition No. 10  
 Agent: Wayjohn Surveying Phone No.: \_\_\_\_\_

\*\*Your request was approved on 12-23-09 by the DRB with delegation of signature(s) to the following departments.\*\*

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:**

**TRANSPORTATION:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ABCWUA:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**CITY ENGINEER / AMAFCA:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**PARKS / CIP:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*[Handwritten signature]*

**PLANNING (Last to sign):** - Notice of Decision for zoning  
 \_\_\_\_\_  
 \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
  - Tax printout from the County Assessor.
  - 3 copies of the approved site plan. Include all pages.**
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - Property Management's signature must be obtained prior to Planning Department's signature.**
  - AGIS DXF File approval required.**
  - Copy of recorded plat for Planning.**

*[Handwritten signature and a large circle drawn around the bottom list items]*



## DRB CASE ACTION LOG *(Preliminary/Final Plat)*

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

DRB Application No.: 09DRB-70387

Project # 1007922

Project Name: ZAPF - Van Addition No. 10

Agent: Wayjohn Surveying

Phone No.: \_\_\_\_\_

\*\*Your request was approved on 1-23-09 by the DRB with delegation of signature(s) to the following departments.\*\*

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ABCWUA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): - Notice of Decision for zoning  
\_\_\_\_\_  
\_\_\_\_\_

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- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.** OK
- Copy of recorded plat for Planning.**



9. **Project# 1007766**  
09DRB-70386 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
ISAACSON AND ARFMAN PA agent(s) for SOUTHERN WINE & SPIRITS OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A & 1-A-A-1-A, **PETE MATTUECCI & SPRINGER CORPORATION (to be known as TRACT 1 & 2, LANDS OF MATTUECCI; TRUST & SPRINGER CORPORATION)** zoned SU-2 HM, located on BACA LANE NE BETWEEN COMMERCIAL ST NE AND AT&SF RAILROAD containing approximately 13.7988 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**
10. ~~Project# 1007922~~  
09DRB-70387 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
WAYJOHN SURVEYING INC agent(s) for ST MICHAEL'S ALL ANGLES EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 9-A & 10-A, **ZAPF - VAN ADDITION NO 10** zoned R-1 SU-2, located on MONTANO RD NW BETWEEN 4TH ST NW AND 9TH ST NW containing approximately 1.97 acre(s). (F-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NOTICE OF DECISION FOR ZONING AND FOR AGIS DXF FILE.**
11. **Project# 1008087**  
09DRB-70372 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
TIERRA WEST LLC agent(s) for PENN STATION PARTNERS I NM, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 2, **SOMBA DEL MONTE ADDITION** zoned C-2, located on MENAUL BETWEEN PENNSYLVANIA AND RHODE ISLAND containing approximately 0.3785 acre(s). (H-19)*[Deferred from 12/16/09]***DEFERRED TO 1/6/09 AT THE AGENT'S REQUEST.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

12. **Project# 1008121**  
09DRB-70388 SKETCH PLAT REVIEW  
AND COMMENT  
BOHANNAN HUSTON INC agent(s) for ACC OP DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 2,, Tract(s) 3-A & 4,C, **UNIVERSITY OF NEW MEXICO SOUTH CAMPUS, C. R. DAVIS PROPERTY** zoned SU-1, O-1, C-3, located on AVENIDA CESAR CHAVEZ SE BETWEEN UNIVERSITY SE AND AMAFCA SOUTH DIVERSION CHANNEL containing approximately 74.1 acre(s). (L-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. Other Matters: None.  
Adjourned: 10:30

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007885 AGENDA# 4 DATE: 12/23/09

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

**7922**

### DXF Electronic Approval Form

DRB Project Case #: 1007922

Subdivision Name: ZAPF-VAN ADDN NO 10 LOT 10A1

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 12/21/2009

Hard Copy Received: 12/16/2009

Coordinate System: NMSP Grid (NAD 83)

  
Approved

12-21-2009  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**  
Copied fc 7922 to agiscov on 12/21/2009 Contact person notified on 12/21/2009

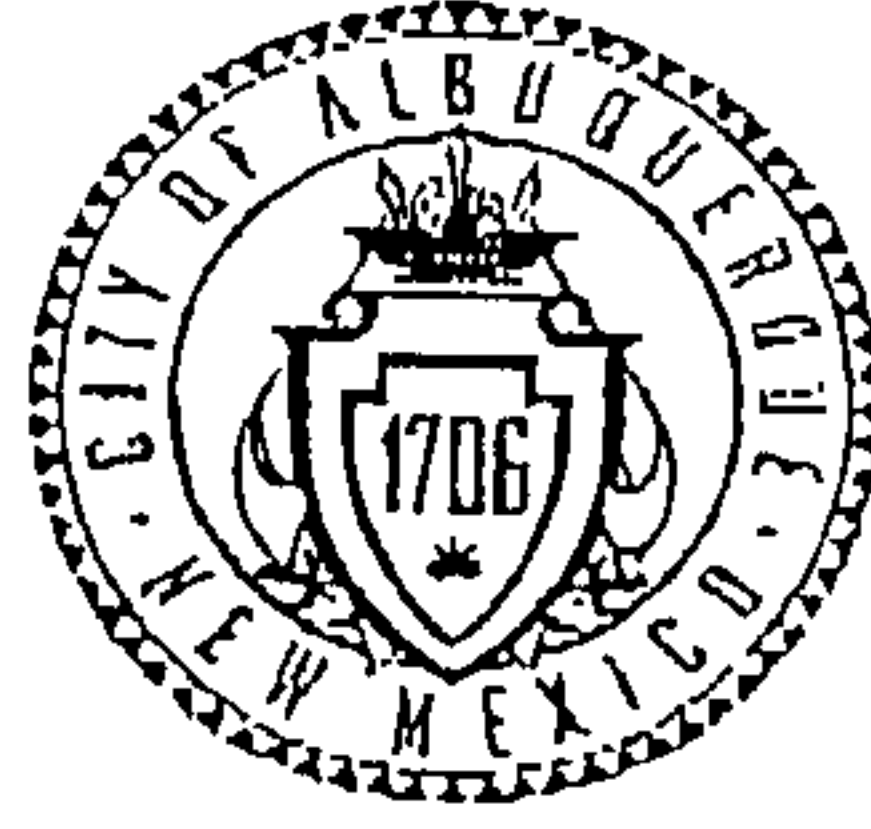
HEARING DATE 12-23-09 (P&F)

**From:** Zamora, David M. <[dmzamora@cabq.gov](mailto:dmzamora@cabq.gov)>  
**To:** Tim Johnson <[wayjonsurv@aol.com](mailto:wayjonsurv@aol.com)>  
**Subject:** Project No. 1007922  
**Date:** Mon, Dec 21, 2009 2:31 pm

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The .dxf file for Project No. 1007922 (Zapf-Van Addn) has been approved.

David M. Zamora  
GIS Coordinator - AGIS  
City of Albuquerque  
Planning Department  
924-3929 phone  
924-3812 fax  
[www.cabq.gov/gis](http://www.cabq.gov/gis)  
[dmzamora@cabq.gov](mailto:dmzamora@cabq.gov)



City of Albuquerque  
Planning Department  
Current Planning Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: October 16, 2009

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1007922**  
09EPC-40048 AMEND SITE DEVELOPMENT  
PLAN - BLD PRMT  
09EPC-40050 ZONE MAP AMENDMENT

St. Michaels & All Angels Episcopal Church  
601 Montano Rd. NW  
Albuquerque, NM 87107

LEGAL DESCRIPTION: SCOTT C  
ANDERSON agent(s) for ST MICHAEL &  
ALL ANGELS EPISCOPAL CHURCH  
request(s) the above action(s) for all or a  
portion of lot(s) 9A & 10A, ZAPF-VAN  
ADDITION #10 zoned R-1 to SU-1 FOR  
CHURCH & RELATED FACILITIES & A  
DAY CARE CENTER located on  
MONTANO RD NW BETWEEN 4TH ST  
NW AND 9TH ST NW containing  
approximately 2.36 acre(s). (F-14) Randall  
Falkner, Staff Planner

On October 15, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007922 / 09EPC-40050, a zone map amendment for all or a portion of lot(s) 10A, ZAPF-VAN ADDITION #10 zoned R-1 to SU-1 FOR CHURCH & RELATED FACILITIES & A DAY CARE CENTER, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a zone map amendment from R-1 to SU-1 for Church & Related Facilities & A Day Care Center on Lot 10A, Zapf-Van Addition #10.
2. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

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3. The subject site is within the Established Urban Area of the Comprehensive Plan.
4. This request for a zone map amendment is accompanied by a request for an amendment to a site development plan for building permit.
5. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
  - a. Policy II.B.5a – The request will allow a full range of urban land uses and will be compatible with the surrounding zoning and uses.
  - b. Policy II.B.5d – The location, intensity, and design of the new development respects existing neighborhood values and environmental conditions. The request will allow parking on a lot (Lot 10A) that currently is zoned R-1 and add parking, sidewalks, and a public space with benches on Lot 9A. The proposed buildings will be lower than the existing building, screen walls will shield the parking from the neighborhood, and landscaping will be upgraded throughout the site. The request will add trees so that the property will be in compliance with the Street Tree Ordinance.
  - c. Policy II.B.5c – Full urban services are currently available to the proposed subject site. The integrity of existing neighborhoods would be ensured by upgrading lot 10A to the SU-1 zoning designation, and improving landscaping and screening on the site.
  - d. Policy II.B.5o – The request will help to redevelop the site and strengthen the existing neighborhood by adding landscaping and screening, and by providing services which uplift the neighborhood.
  - e. Policy II.B.5p – This request emphasizes private investment as a primary means to achieve redevelopment objectives. The church is not requesting any financial assistance from the City.
6. The request partially furthers Goal 6 of the North Valley Area Plan. This goal encourages quality commercial/industrial development in areas that already have this type of zoning. The zoning for the church, SU-1 for Church & Related Facilities & A Day Care is not really a commercial/industrial zone or development; however, it is a quality development. The request would encourage a quality development on a lot that has not been used for residential for several years, and would improve landscaping and screening, while adding essential social services (such as adult education) to the site.
7. The request partially furthers 2d (Zoning and Land Use) of the North Valley Area Plan. Landscaping has been increased throughout the site and walls have been added to help minimize the noise and sight impacts of non-residential activities. The number of street trees has also been increased to bring the property into compliance with the Street Tree Ordinance. However, the applicant still needs to add more trees and increase the landscape buffer to a minimum of 10 feet wide along the northern and western walls that abut the neighborhood in order to comply with the Zoning Code (Section 14-16-3-10).

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8. The request furthers Policy 1b (Transportation) of the North Valley Area Plan. The request will eliminate an existing driveway on the southeastern portion of Lot 10A. It is unknown how frequently this driveway is used, but eliminating this existing driveway would limit access at this location.
9. Policies 1a (Transportation) and 1a, 1b, and 1c (Housing) of the North Valley Area Plan (NVAP), which do not support the NVAP, shall be included as Findings.

The policies as found in the staff report that do not support the NVAP are as follows:

Policy 1a (Transportation): The City and County shall encourage the smooth flow of traffic on arterials. Policy 1a: Retain existing residential zoning on Alameda Boulevard, Second Street, Montano Road, and on future roadway corridors.

Policies 1a, 1b, and 1c (Housing): The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing. 1a: Maintain and expand areas zoned for residential uses including A-1, R-1, MH. 1b: Limit encroachment of non-residential uses into residential areas. 1c: Encourage residential zoning of parcels with residential use.

By their own terms, the components of the Comprehensive Plan or any applicable adopted sector development plan or area development plan are policy and planning documents. Because of the many policies addressed, it is difficult to create a project that strictly meets every guideline or policy set forth in the Comprehensive Plan or any applicable adopted sector development plan or area development plan. In the process of considering a proposed site plan or zone map amendment, the City must apply its expertise in weighing and balancing many factors and policy concerns, a practice which necessitates an exercise of discretion. Because the needs of a municipality do not remain static, planning goals and policies must be flexible in order to adapt to fluctuating community needs and growth patterns.

This request would obviously eliminate residential zoning on Montano Road. If approved, existing residential zoning on Lot 10A would be changed from R-1 to SU-1 for Church & Related Facilities & A Day Care. However, most recently this lot was used as the corporate headquarters of Dos Hermanos Restaurant, and has not been used as residential since at least 2005. It should also be pointed out that the relatively recent building of the Montano Bridge (built after the NVAP was adopted) and the expansion of the bridge to a four lane arterial has contributed to the destabilization of R-1 zoning along this stretch of Montano Road. The NVAP does not address Montano Bridge and the effects of traffic on residential neighborhoods and the R-1 zone. The flow of traffic on Montano Bridge during rush hour is not conducive to the stability of residential uses and residentially zoned lots that face the arterial. The request does not further Policy 1a (Transportation) of the North Valley Area Plan.

The request will not stabilize land use by protecting affordable housing and land presently zoned for housing. Changing the zoning from R-1 to SU-1 for Church & Related Facilities & A Day Care makes Lot 10A unavailable for residential use. Lot 10A, however, has not been used for residential purposes since at least 2005. More importantly, the construction of the 4 lane Montano Bridge has



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significantly changed the traffic situation and its relation to housing on this stretch of Montano Road. The request does not further Policies 1a, 1b, and 1c (Housing) of the North Valley Area Plan.

As a result of the dramatic impact on housing and transportation caused by the building and subsequent expansion of the Montano Bridge, the appropriateness of the policies in the North Valley Area Plan that seek to protect and retain residential housing that are on Montano Road need to be balanced against fluctuating community needs and growth patterns.

In this case, the policy considerations of connecting the east and west sides of the City due to rapid growth patterns on the west side outweigh and to some extent make obsolete the policy considerations of retaining existing residential zoning along Montano Road.

10. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:
- a. The request would provide SU-1 zoning that could only occur in conformance with an approved site development plan that is subject to EPC review. The applicant has provided an accompanying site development plan for building permit that increases landscaping, adds public space and pedestrian connections, and provides screening to separate the parking lot from the neighborhood. The request would also allow the site to come into compliance with the Street Tree Ordinance. These improvements would enhance the property value of this site. The church currently provides the following social services that aid the health, safety, and general welfare of the people in the North Valley: food bank, minor medical services, and child care. The project would be consistent with the health, safety, morals, and general welfare of the City.
  - b. The proposed zoning is compatible with adjacent zoning and land use. The proposed zoning will allow both lots 9A and 10A (where the church currently has or will have parking) to have the same zoning. The applicant has cited a number of policies in the Comprehensive Plan that are furthered by the request.
  - c. The zone change request is not in significant conflict with elements of the Comprehensive Plan or North Valley Area Plan. Applicable goals and policies of the Comprehensive Plan and North Valley Area Plan have been cited.
  - d. 2) The applicant has demonstrated that the site and neighborhood has changed significantly since the property was originally zoned. When the property was originally zoned; Montano was a two-lane road, Montano bridge had not been constructed, and the west side of the Rio Grande River was largely undeveloped. A four-lane bridge across the River has significantly changed the character of the street and the neighborhood. When the North Valley Area Plan was adopted in 1993 there were no policies addressing the Montano bridge and the effects of traffic from the bridge.  
(3) The applicant has shown that a different use category is more advantageous to the community by furthering policies in the Comprehensive Plan and the North Valley Area Plan.
  - e. The change would not result in harmful conditions for the adjacent property, neighborhood, or the community. The request would allow the property to come into compliance with the street tree ordinance, add landscaping, increase public space and

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- pedestrian walkways on the site, and allow Lot 10A to be cleaned up and improved. The proposed buildings will be shorter than the existing church building to the east, and will provide the church with new space for offices and adult education.
- f. The property is already served by City infrastructure and does not require major and un-programmed capital expenditures by the City.
  - g. The cost of land or other economic considerations are not the determining factor for the requested zone change.
  - h. This request is to change from R-1 zoning to SU-1 for Church & Related Facilities & A Day Care Center and not to apartments, office, or commercial zoning. Although the fact that this site is located on a busy arterial street is not in itself a sufficient justification for a zone change to SU-1 for Church & Related Facilities & A Day Care Center, it is however certainly a strong consideration.
  - i. The request does create a spot zone; however, the applicant has demonstrated that the proposed zone change would facilitate realization of the Comprehensive Plan and the North Valley Area Plan.
  - j. The request does not constitute a strip zone.
11. The LPNA sent a letter of support, stating that the Board of LPNA voted unanimously to support the proposed project. However, there is a concern expressed by an immediately adjacent residential neighbor that the request could block the solar panels on his garage.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The accompanying site development plan for building permit must receive final DRB sign off within 6 months of this EPC action.
4. Replat Lots 9A and 10A into a single lot.

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On October 15, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007922 / 09EPC-40048, an amendment to a site development plan for building permit, for all or a portion of lot(s)

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9A & 10A, ZAPF-VAN ADDITION #10 zoned R-1 to SU-1 FOR CHURCH & RELATED FACILITIES & A DAY CARE CENTER, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for an amendment to the site development plan for building permit. The site comprises Lots 9A and 10A Zapf-Van Addition #10.
2. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
3. The subject site is within the Established Urban Area of the Comprehensive Plan.
4. This request for an amendment to a site development plan for building permit is accompanied by a request for zone map amendment.
5. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
  - a. Policy II.B.5d – The location, intensity, and design of the new development respects existing neighborhood values and environmental conditions. The proposed buildings will be lower than the existing building, screen walls will shield the parking from the neighborhood, and landscaping will be upgraded throughout the site. Street trees will be added so that the property will be in compliance with the Street Tree Ordinance.
  - b. Policy II.B.5e – Full urban services are currently available to the proposed subject site. The integrity of existing neighborhoods would be ensured by improving landscaping and screening on the site.
  - c. Policy II.B.5o – The request will help to redevelop the site and strengthen the existing neighborhood by adding landscaping and screening and providing services which uplift the neighborhood.
  - d. Policy II.B.5p – This request emphasizes private investment as a primary means to achieve redevelopment objectives. The church is not requesting any financial assistance from the City.
6. The request partially furthers Goal 6 of the North Valley Area Plan. This goal encourages quality commercial/industrial development in areas that already have this type of zoning. The zoning for the church, SU-1 for Church & Related Facilities & A Day Care is not really a commercial/industrial zone or development; however, it is a quality development. The request would encourage a quality development on a lot that has not been used for residential for several years, and would improve landscaping and screening, while adding essential social services (such as adult education) to the site.

OFFICIAL NOTICE OF DECISION  
OCTOBER 15, 2009  
PROJECT 1007922  
PAGE 7 OF 9

7. The request partially furthers 2d (Zoning and Land Use) of the North Valley Area Plan. Landscaping has been increased throughout the site and walls have been added to help minimize the noise and sight impacts of non-residential activities. The number of street trees has also been increased to bring the property into compliance with the Street Tree Ordinance. However, the applicant still needs to add more trees and increase the landscape buffer to a minimum of 10 feet wide along the northern and western walls that abut the neighborhood in order to comply with the Zoning Code (Section 14-16-3-10).
8. The request furthers Policy 1b (Transportation) of the North Valley Area Plan. The request will eliminate an existing driveway on the southeastern portion of Lot 10A. Eliminating this existing driveway would limit access at this location.
9. The LPNA sent a letter of support, stating that the Board of LPNA voted unanimously to support the proposed project. However, there is a concern expressed by an immediately adjacent residential neighbor that the request could block the solar panels on his garage.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The nearest bus stop on Montano and 4<sup>th</sup> Street (900 feet away) should be identified with an eastern directional arrow on the site development plan for building permit.
4. Landscaping:
  - a. All landscape buffers on Lot 10A that border a residential zone shall be a minimum of 10' wide, per Section 14-16-3-10 (E)(4)(a) of the Zoning Code.
  - b. The buffer landscaping on the north and west sides of the site (Lots 9A & 10A) shall meet the special buffer landscaping/screening requirements (spacing of the trees shall be equal to 75 percent of the mature canopy diameter of the trees) in Section 14-16-3-10 (E)(4)(b) of the Zoning Code.
  - c. The spacing of the trees along the northern portion of the site shall be adjusted as to not block solar access for the adjacent lot at 524 Genc. The required number of trees shall remain the same.

OFFICIAL NOTICE OF DECISION  
OCTOBER 15, 2009  
PROJECT 1007922  
PAGE 8 OF 9

5. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. If applicable, the Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - c. Site plan shall comply and be designed per DPM Standards.
6. The structure identified as an "existing house" on Lot 10A of the site development plan for building permit (Sheet A001) shall be changed to "existing storage".
7. All building heights for the proposed buildings shall be identified on the building elevations (Sheet A301).
8. The site shall have double enclosures or 2 enclosures as requested by Solid Waste Management.
9. The height of the far northwest corner of the building shall be reduced to 14 ft. 10 in. so as to not block the solar panels on the adjacent lot at 524 Gene.

**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY OCTOBER 30, 2009 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER

OFFICIAL NOTICE OF DECISION  
OCTOBER 15, 2009  
PROJECT 1007922  
PAGE 9 OF 9

REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Richard Dincen  
Planning Director

RD/RF/ma

cc: Scott C. Anderson, 601 Montano Rd. NW, Albuquerque, NM 87107  
Chris Catcchis, Los Pablanos N.A./North Valley Coalition, 5733 Guadalupe Tr. NW,  
Albuquerque, NM 87107  
Steve Ranieri, Los Pablanos N.A., 505 Sandia Rd. NW, Albuquerque, NM 87107  
Charles Pomper, 524 Gene Ct. NE, Albuquerque, NM 87107

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

01/15/2010 Issued By: PLNSDH 65866

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\*\*\*  
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**Permit Number: 2010 070 022** **Category Code 910**

**Application Number:** 10DRB-70022, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** MONTANO NW BETWEEN 4TH ST NW AND 9TH ST NW

**Project Number:** 1007922

**Applicant**  
St Michael And All Angles Episcopal Church

**Agent / Contact**  
Scott Anderson

601 Montano Rd Nw  
Albuquerque NM 87107  
345-8147

601 Montano Rd Nw  
Albuquerque NM 87107.  
401-7575

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
<b>TOTAL:</b>		<b>\$20.00</b>

City Of Albuquerque  
Treasury Division

1/15/2010 1:29PM LOC: ANMX  
WSH 008 TRANSH 0009  
RECEIPT# 00114484-00114484  
PERMITH 2010070022 TRSBLC  
Trans: Amt \$20.00  
Conflict Manag. Fee \$20.00  
VI \$20.00  
CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### 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

### 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 2<sup>nd</sup> 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): Scott Anderson PHONE: 401-7575  
 ADDRESS: 601 Montano Rd NW FAX: 897-3242  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: andersonscott@comcast.net  
 APPLICANT: St. Michael & All Angels Episcopal Church PHONE: 345-8147  
 ADDRESS: 601 Montano Rd NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: 100% List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: site plan approval for building addition

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. ~~9A~~ 9A & 10A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Zapf-Van Addition #10 Nov 1, 1988  
 Existing Zoning: SU-1/R-1 Proposed zoning: SU-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): F14 UPC Code: 1014 0613522 9710 110

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX, Z, V, S, etc.).  
EPC-09 40048, 09 EPC 40050

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 2.36 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: NW corner of Montano & 4<sup>th</sup> st. NW  
 Between: 4<sup>th</sup> st. NW and 9<sup>th</sup> st. NW

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

SIGNATURE Scott Anderson DATE 1/4/10  
 (Print) Scott Anderson Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/07

- 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

10DRB - 70022

Action

SBP

S.F.

Fees

\$ 0

\$ 20.00

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 20.00

Hearing date January 27, 2010

Project # 1007922

1-15-10  
 Planner signature / date



**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
- 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) **6 copies**
  - 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
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
- 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) **6 copies**
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
  - Solid Waste Management Department signature on Site Plan
  - 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
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - 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
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- 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) **6 copies**
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Solid Waste Management Department signature on Site Plan for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

Scott C. Anderson  
Applicant name (print)

[Signature] 1/14/10  
Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
10 DRB - \_\_\_\_\_ - 70022

[Signature] 1-15-10  
Planner signature / date

Project # 1007922

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

12/15/2009 Issued By: PLNSDH 63675

**Permit Number: 2009 070 387** **Category Code 910**

**Application Number: 09DRB-70387, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: MONTANO RD NW BETWEEN 4TH ST NW AND 9TH ST NW**

**Project Number: 1007922**

**Applicant**

St Michael'S All Angles Episcopal Church

719 Montano Rd Nw  
Albuquerque NM 87107

**Agent / Contact**

Wayjohn Surveying Inc  
Thomas Johnston  
330 Louisiana Blvd Ne  
Albuquerque NM 87108

wayjohnsurv@aol.com

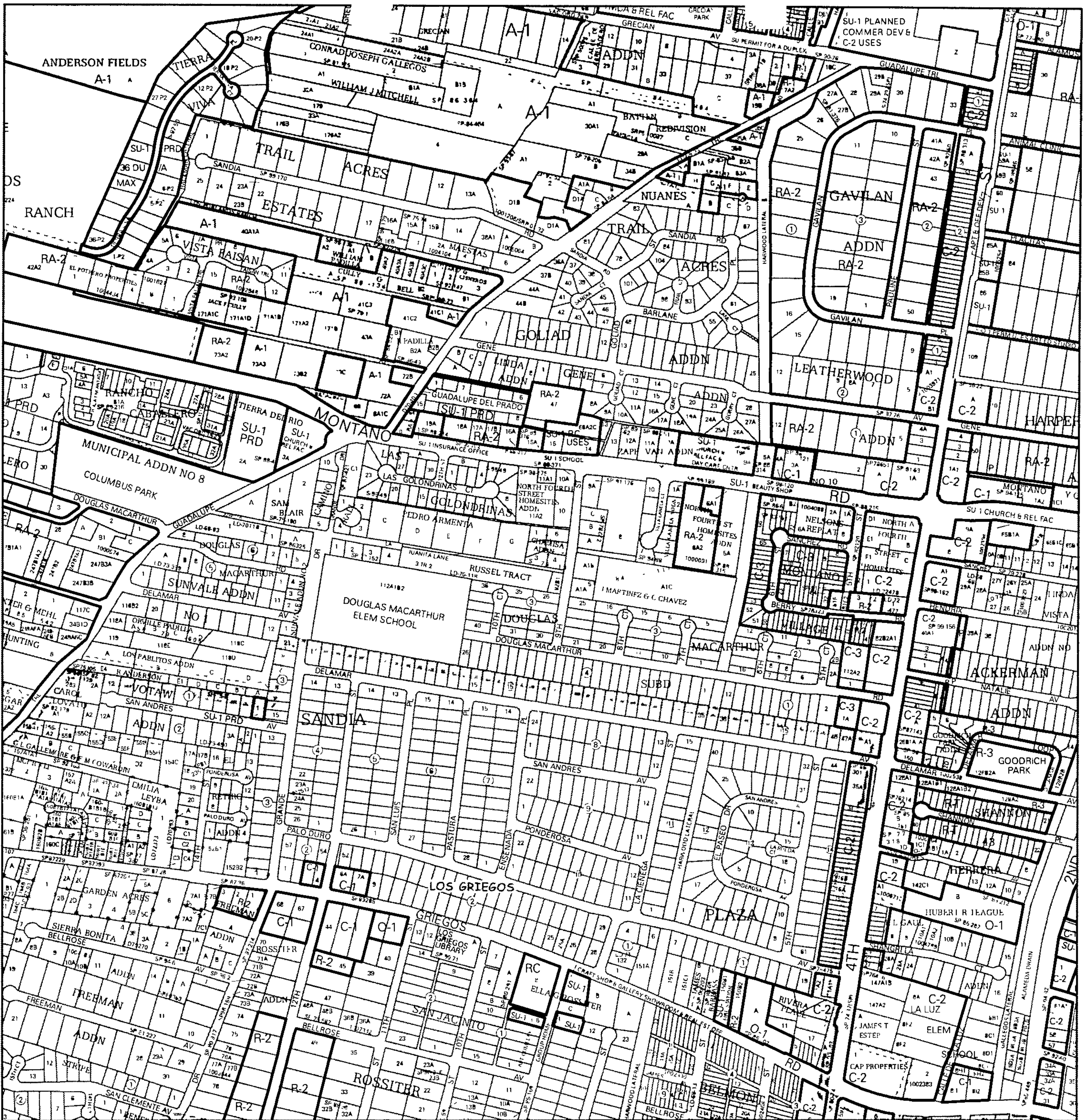
**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
<b>TOTAL:</b>		<b>\$235.00</b>

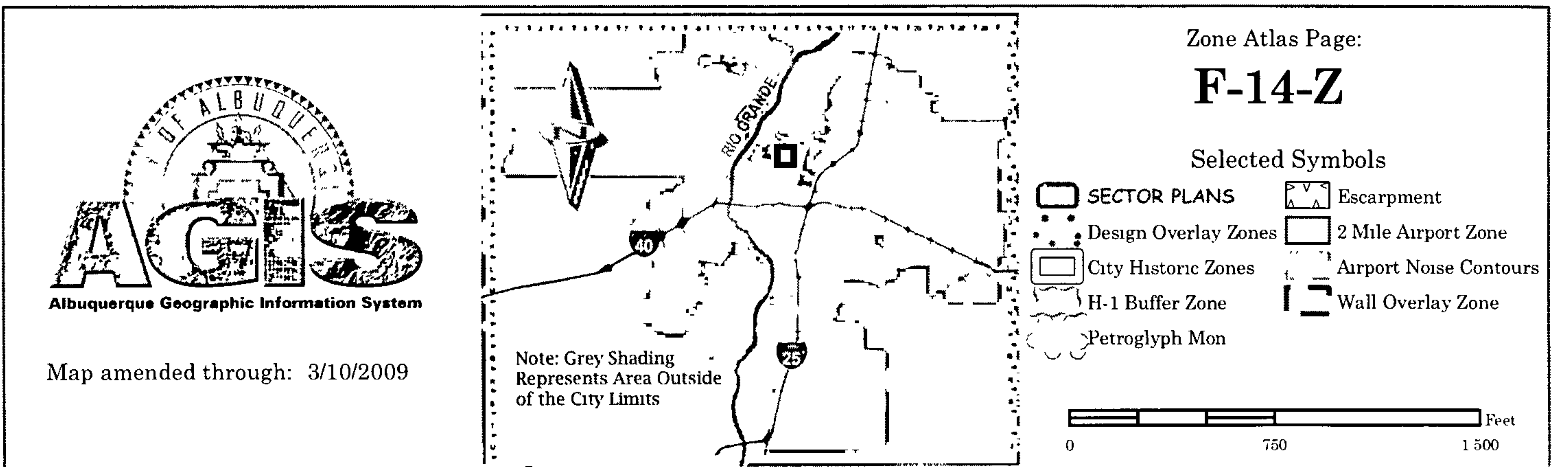
City Of Albuquerque  
Treasury Division

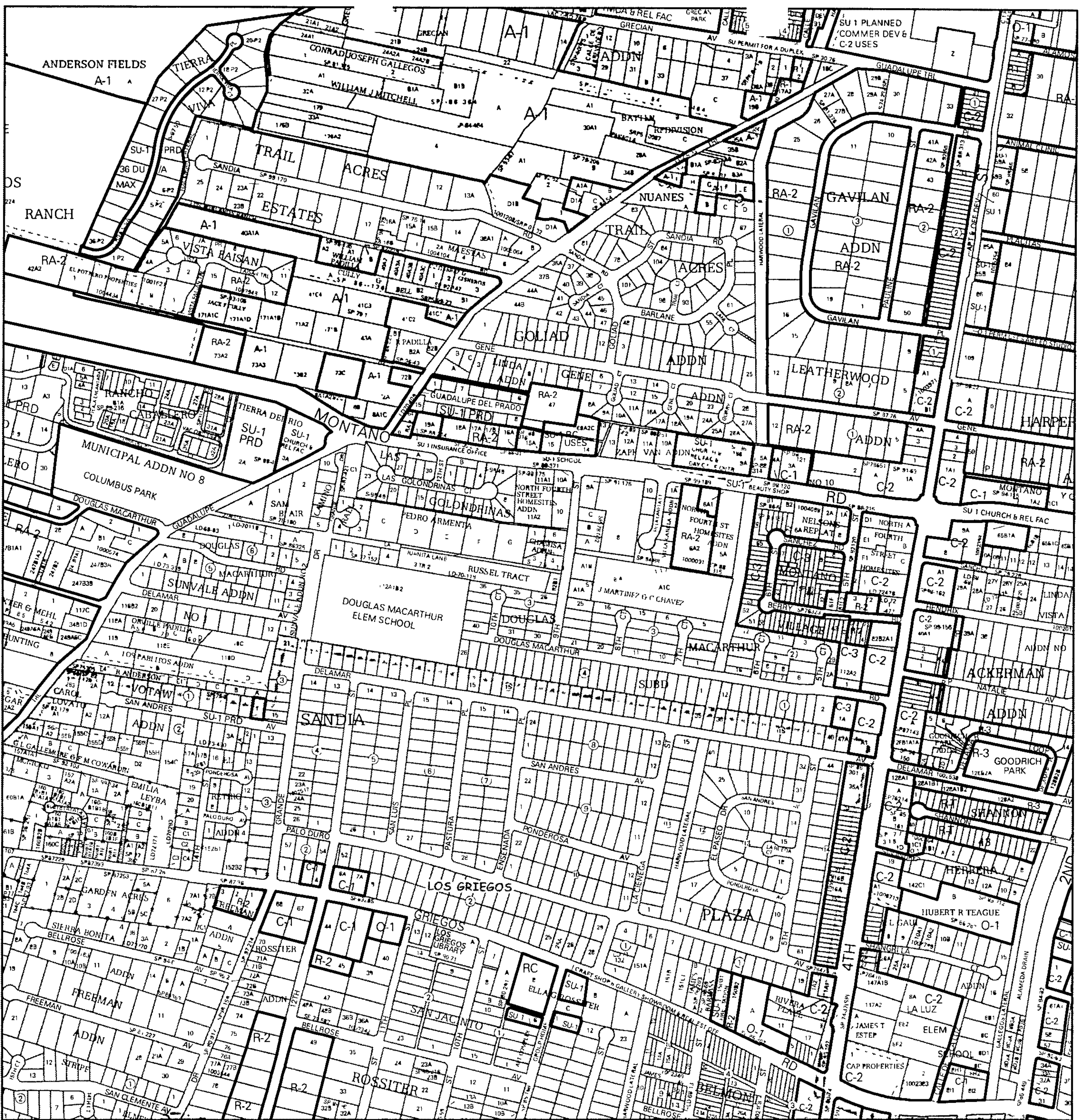
12/15/2009 11:21AM LOC: ANNX  
WS# 008 TRANSH# 0006  
RECEIPT# 00113580-00113580  
PERMIT# 2009070387 TRSASR  
Trans Amt \$235.00  
Conflict Mansq. Fee \$20.00  
DRB Actions \$215.00  
CK \$235.00  
CHANGE \$0.00

Thank You



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





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-14-Z**

Selected Symbols

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

0 750 1500 Feet



City of Albuquerque  
Planning Department  
Current Planning Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: October 16, 2009

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1007922**  
09EPC-40048 AMEND SITE DEVELOPMENT  
PLAN - BLD PRMT  
09EPC-40050 ZONE MAP AMENDMENT

St. Michaels & All Angels Episcopal Church  
601 Montano Rd. NW  
Albuquerque, NM 87107

LEGAL DESCRIPTION: SCOTT C  
ANDERSON agent(s) for ST MICHAEL &  
ALL ANGELS EPISCOPAL CHURCH  
request(s) the above action(s) for all or a  
portion of lot(s) 9A & 10A, ZAPF-VAN  
ADDITION #10 zoned R-1 to SU-1 FOR  
CHURCH & RELATED FACILITIES & A  
DAY CARE CENTER located on  
MONTANO RD NW BETWEEN 4TH ST  
NW AND 9TH ST NW containing  
approximately 2.36 acre(s). (F-14) Randall  
Falkner, Staff Planner

On October 15, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007922 / 09EPC-40050, a zone map amendment for all or a portion of lot(s) 10A, ZAPF-VAN ADDITION #10 zoned R-1 to SU-1 FOR CHURCH & RELATED FACILITIES & A DAY CARE CENTER, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a zone map amendment from R-1 to SU-1 for Church & Related Facilities & A Day Care Center on Lot 10A, Zapf-Van Addition #10.
2. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

3. The subject site is within the Established Urban Area of the Comprehensive Plan.
4. This request for a zone map amendment is accompanied by a request for an amendment to a site development plan for building permit.
5. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
  - a. Policy II.B.5a – The request will allow a full range of urban land uses and will be compatible with the surrounding zoning and uses.
  - b. Policy II.B.5d – The location, intensity, and design of the new development respects existing neighborhood values and environmental conditions. The request will allow parking on a lot (Lot 10A) that currently is zoned R-1 and add parking, sidewalks, and a public space with benches on Lot 9A. The proposed buildings will be lower than the existing building, screen walls will shield the parking from the neighborhood, and landscaping will be upgraded throughout the site. The request will add trees so that the property will be in compliance with the Street Tree Ordinance.
  - c. Policy II.B.5e – Full urban services are currently available to the proposed subject site. The integrity of existing neighborhoods would be ensured by upgrading lot 10A to the SU-1 zoning designation, and improving landscaping and screening on the site.
  - d. Policy II.B.5o – The request will help to redevelop the site and strengthen the existing neighborhood by adding landscaping and screening, and by providing services which uplift the neighborhood.
  - e. Policy II.B.5p – This request emphasizes private investment as a primary means to achieve redevelopment objectives. The church is not requesting any financial assistance from the City.
6. The request partially furthers Goal 6 of the North Valley Area Plan. This goal encourages quality commercial/industrial development in areas that already have this type of zoning. The zoning for the church, SU-1 for Church & Related Facilities & A Day Care is not really a commercial/industrial zone or development; however, it is a quality development. The request would encourage a quality development on a lot that has not been used for residential for several years, and would improve landscaping and screening, while adding essential social services (such as adult education) to the site.
7. The request partially furthers 2d (Zoning and Land Use) of the North Valley Area Plan. Landscaping has been increased throughout the site and walls have been added to help minimize the noise and sight impacts of non-residential activities. The number of street trees has also been increased to bring the property into compliance with the Street Tree Ordinance. However, the applicant still needs to add more trees and increase the landscape buffer to a minimum of 10 feet wide along the northern and western walls that abut the neighborhood in order to comply with the Zoning Code (Section 14-16-3-10).

8. The request furthers Policy 1b (Transportation) of the North Valley Area Plan. The request will eliminate an existing driveway on the southeastern portion of Lot 10A. It is unknown how frequently this driveway is used, but eliminating this existing driveway would limit access at this location.
9. Policies 1a (Transportation) and 1a, 1b, and 1c (Housing) of the North Valley Area Plan (NVAP), which do not support the NVAP, shall be included as Findings.

The policies as found in the staff report that do not support the NVAP are as follows:

Policy 1a (Transportation): The City and County shall encourage the smooth flow of traffic on arterials. Policy 1a: Retain existing residential zoning on Alameda Boulevard, Second Street, Montano Road, and on future roadway corridors.

Policies 1a, 1b, and 1c (Housing): The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing. 1a: Maintain and expand areas zoned for residential uses including A-1, R-1, MH. 1b: Limit encroachment of non-residential uses into residential areas. 1c: Encourage residential zoning of parcels with residential use.

By their own terms, the components of the Comprehensive Plan or any applicable adopted sector development plan or area development plan are policy and planning documents. Because of the many policies addressed, it is difficult to create a project that strictly meets every guideline or policy set forth in the Comprehensive Plan or any applicable adopted sector development plan or area development plan. In the process of considering a proposed site plan or zone map amendment, the City must apply its expertise in weighing and balancing many factors and policy concerns, a practice which necessitates an exercise of discretion. Because the needs of a municipality do not remain static, planning goals and policies must be flexible in order to adapt to fluctuating community needs and growth patterns.

This request would obviously eliminate residential zoning on Montano Road. If approved, existing residential zoning on Lot 10A would be changed from R-1 to SU-1 for Church & Related Facilities & A Day Care. However, most recently this lot was used as the corporate headquarters of Dos Hermanos Restaurant, and has not been used as residential since at least 2005. It should also be pointed out that the relatively recent building of the Montano Bridge (built after the NVAP was adopted) and the expansion of the bridge to a four lane arterial has contributed to the destabilization of R-1 zoning along this stretch of Montano Road. The NVAP does not address Montano Bridge and the effects of traffic on residential neighborhoods and the R-1 zone. The flow of traffic on Montano Bridge during rush hour is not conducive to the stability of residential uses and residentially zoned lots that face the arterial. The request does not further Policy 1a (Transportation) of the North Valley Area Plan.

The request will not stabilize land use by protecting affordable housing and land presently zoned for housing. Changing the zoning from R-1 to SU-1 for Church & Related Facilities & A Day Care makes Lot 10A unavailable for residential use. Lot 10A, however, has not been used for residential purposes since at least 2005. More importantly, the construction of the 4 lane Montano Bridge has

significantly changed the traffic situation and its relation to housing on this stretch of Montano Road. The request does not further Policies 1a, 1b, and 1c (Housing) of the North Valley Area Plan.

As a result of the dramatic impact on housing and transportation caused by the building and subsequent expansion of the Montano Bridge, the appropriateness of the policies in the North Valley Area Plan that seek to protect and retain residential housing that are on Montano Road need to be balanced against fluctuating community needs and growth patterns.

In this case, the policy considerations of connecting the east and west sides of the City due to rapid growth patterns on the west side outweigh and to some extent make obsolete the policy considerations of retaining existing residential zoning along Montano Road.

10. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:

- a. The request would provide SU-1 zoning that could only occur in conformance with an approved site development plan that is subject to EPC review. The applicant has provided an accompanying site development plan for building permit that increases landscaping, adds public space and pedestrian connections, and provides screening to separate the parking lot from the neighborhood. The request would also allow the site to come into compliance with the Street Tree Ordinance. These improvements would enhance the property value of this site. The church currently provides the following social services that aid the health, safety, and general welfare of the people in the North Valley: food bank, minor medical services, and child care. The project would be consistent with the health, safety, morals, and general welfare of the City.
- b. The proposed zoning is compatible with adjacent zoning and land use. The proposed zoning will allow both lots 9A and 10A (where the church currently has or will have parking) to have the same zoning. The applicant has cited a number of policies in the Comprehensive Plan that are furthered by the request.
- c. The zone change request is not in significant conflict with elements of the Comprehensive Plan or North Valley Area Plan. Applicable goals and policies of the Comprehensive Plan and North Valley Area Plan have been cited.
- d. 2) The applicant has demonstrated that the site and neighborhood has changed significantly since the property was originally zoned. When the property was originally zoned; Montano was a two-lane road, Montano bridge had not been constructed, and the west side of the Rio Grande River was largely undeveloped. A four-lane bridge across the River has significantly changed the character of the street and the neighborhood. When the North Valley Area Plan was adopted in 1993 there were no policies addressing the Montano bridge and the effects of traffic from the bridge.  
  
(3) The applicant has shown that a different use category is more advantageous to the community by furthering policies in the Comprehensive Plan and the North Valley Area Plan.
- e. The change would not result in harmful conditions for the adjacent property, neighborhood, or the community. The request would allow the property to come into compliance with the street tree ordinance, add landscaping, increase public space and



pedestrian walkways on the site, and allow Lot 10A to be cleaned up and improved. The proposed buildings will be shorter than the existing church building to the east, and will provide the church with new space for offices and adult education.

- f. The property is already served by City infrastructure and does not require major and un-programmed capital expenditures by the City.
- g. The cost of land or other economic considerations are not the determining factor for the requested zone change.
- h. This request is to change from R-1 zoning to SU-1 for Church & Related Facilities & A Day Care Center and not to apartments, office, or commercial zoning. Although the fact that this site is located on a busy arterial street is not in itself a sufficient justification for a zone change to SU-1 for Church & Related Facilities & A Day Care Center, it is however certainly a strong consideration.
- i. The request does create a spot zone; however, the applicant has demonstrated that the proposed zone change would facilitate realization of the Comprehensive Plan and the North Valley Area Plan.
- j. The request does not constitute a strip zone.

11. The LPNA sent a letter of support, stating that the Board of LPNA voted unanimously to support the proposed project. However, there is a concern expressed by an immediately adjacent residential neighbor that the request could block the solar panels on his garage.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The accompanying site development plan for building permit must receive final DRB sign off within 6 months of this EPC action.
4. Replat Lots 9A and 10A into a single lot.

---

On October 15, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007922 / 09EPC-40048, an amendment to a site development plan for building permit, for all or a portion of lot(s)

9A & 10A, ZAPF-VAN ADDITION #10 zoned R-1 to SU-1 FOR CHURCH & RELATED FACILITIES & A DAY CARE CENTER , based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for an amendment to the site development plan for building permit. The site comprises Lots 9A and 10A Zapf-Van Addition #10.
2. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
3. The subject site is within the Established Urban Area of the Comprehensive Plan.
4. This request for an amendment to a site development plan for building permit is accompanied by a request for zone map amendment.
5. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
  - a. Policy II.B.5d – The location, intensity, and design of the new development respects existing neighborhood values and environmental conditions. The proposed buildings will be lower than the existing building, screen walls will shield the parking from the neighborhood, and landscaping will be upgraded throughout the site. Street trees will be added so that the property will be in compliance with the Street Tree Ordinance.
  - b. Policy II.B.5e – Full urban services are currently available to the proposed subject site. The integrity of existing neighborhoods would be ensured by improving landscaping and screening on the site.
  - c. Policy II.B.5o – The request will help to redevelop the site and strengthen the existing neighborhood by adding landscaping and screening and providing services which uplift the neighborhood.
  - d. Policy II.B.5p – This request emphasizes private investment as a primary means to achieve redevelopment objectives. The church is not requesting any financial assistance from the City.
6. The request partially furthers Goal 6 of the North Valley Area Plan. This goal encourages quality commercial/industrial development in areas that already have this type of zoning. The zoning for the church, SU-1 for Church & Related Facilities & A Day Care is not really a commercial/industrial zone or development; however, it is a quality development. The request would encourage a quality development on a lot that has not been used for residential for several years, and would improve landscaping and screening, while adding essential social services (such as adult education) to the site.

7. The request partially furthers 2d (Zoning and Land Use) of the North Valley Area Plan. Landscaping has been increased throughout the site and walls have been added to help minimize the noise and sight impacts of non-residential activities. The number of street trees has also been increased to bring the property into compliance with the Street Tree Ordinance. However, the applicant still needs to add more trees and increase the landscape buffer to a minimum of 10 feet wide along the northern and western walls that abut the neighborhood in order to comply with the Zoning Code (Section 14-16-3-10).
8. The request furthers Policy 1b (Transportation) of the North Valley Area Plan. The request will eliminate an existing driveway on the southeastern portion of Lot 10A. Eliminating this existing driveway would limit access at this location.
9. The LPNA sent a letter of support, stating that the Board of LPNA voted unanimously to support the proposed project. However, there is a concern expressed by an immediately adjacent residential neighbor that the request could block the solar panels on his garage.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The nearest bus stop on Montano and 4<sup>th</sup> Street (900 feet away) should be identified with an eastern directional arrow on the site development plan for building permit.
4. Landscaping:
  - a. All landscape buffers on Lot 10A that border a residential zone shall be a minimum of 10' wide, per Section 14-16-3-10 (E)(4)(a) of the Zoning Code.
  - (b) The buffer landscaping on the north and west sides of the site (Lots 9A & 10A) shall meet the special buffer landscaping/screening requirements (spacing of the trees shall be equal to 75 percent of the mature canopy diameter of the trees) in Section 14-16-3-10 (E)(4)(b) of the Zoning Code.
  - c. The spacing of the trees along the northern portion of the site shall be adjusted as to not block solar access for the adjacent lot at 524 Gene. The required number of trees shall remain the same.

5. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. If applicable, the Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - c. Site plan shall comply and be designed per DPM Standards.
6. The structure identified as an “existing house” on Lot 10A of the site development plan for building permit (Sheet A001) shall be changed to “existing storage”.
7. All building heights for the proposed buildings shall be identified on the building elevations (Sheet A301).
8. The site shall have double enclosures or 2 enclosures as requested by Solid Waste Management.
9. The height of the far northwest corner of the building shall be reduced to 14 ft. 10 in. so as to not block the solar panels on the adjacent lot at 524 Gene.

**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY OCTOBER 30, 2009 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER

OFFICIAL NOTICE OF DECISION  
OCTOBER 15, 2009  
PROJECT 1007922  
PAGE 9 OF 9

REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Richard Dineen  
Planning Director

RD/RF/ma

cc: Scott C. Anderson, 601 Montano Rd. NW, Albuquerque, NM 87107  
Chris Catechis, Los Pablanos N.A./North Valley Coalition, 5733 Guadalupe Tr. NW,  
Albuquerque, NM 87107  
Steve Ranieri, Los Pablanos N.A., 505 Sandia Rd. NW, Albuquerque, NM 87107  
Charles Pomper, 524 Gene Ct. NE, Albuquerque, NM 87107

St Michael and All Angels Episcopal Church  
Request for Zone Change  
601 Montano Rd. NW  
Albuquerque, NM 87107

**RE: 09EPC – 40050 ZONE MAP AMENDMENT**

On October 15, 2009 the Environmental Planning Commission voted to approve Project 1007922 / 09EPC-40050 with the following conditions:

1. EPC delegates final sign off authority of this site plan to DRB.
2. Prior to application submittal to DRB, the applicant shall meet with the staff planner to ensure that all conditions of the approval are met.
3. The accompanying site development plan for building permit must receive final DRB sign off within 6 months of this EPC action.
4. Replat of Lots 9A and 10A into a single lot.

The applicant is complying with the conditions as follows:

1. The applicant is seeking DRB approval at this time.
2. The applicant met with the staff planner, Randal Faulkner on January 8, 2010 to ensure that all of the conditions of the approval are met.
3. The deadline for DRB sign off is April 15, 2010 and the applicant is seeking sign off before the end of January of 2010.
4. Lots 9A and 10A were replatted on January 11, 2010. Please reference the plat attached to the submittal documents.

**RE: 09EPC – 40048 AMEND SITE DEVELOPMENT PLAN – BLD PRMT**

On October 15, 2009 the Environmental Planning Commission voted to approve Project 1007922 / 09EPC-40048 with the following conditions:

1. EPC delegates final sign off authority of this site plan to DRB.
2. Prior to application submittal to DRB, the applicant shall meet with the staff planner to ensure that all conditions of the approval are met.
3. The nearest bus stop on Montano and 4<sup>th</sup> Street (900 feet away) should be identified with an eastern directional arrow on the site development plan for building permit.
4. Landscaping:
  - a. All landscape buffers on Lot 10A that border a residential zone shall be a minimum of 10' wide, per Section 14-16-3-10 (E)(4)(a) of the Zoning Code.
  - b. The buffer landscaping on the north and west sides of the site (Lots 9A & 10A) shall meet the special buffer landscaping/ screening requirements (spacing of the trees shall be equal to 75 percent of the mature canopy diameter of the trees) in Section 14-16-3-10 (E)(4)(a) of the Zoning Code.

- c. The spacing of the trees along the northern portion of the site shall be adjusted as to not block solar access for the adjacent lot at 524 Gene. The required number of trees shall remain the same.
5. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT.
  - a. All the requirements of previous actions taken by the EPC and/ or the DRB must be completed and/ or provided for.
  - b. If applicable, the Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - c. Site plan shall comply and be designed per DPM Standards.
6. The Structure identified as an “existing house” on Lot 10A of the site development plan for building permit (Sheet A001) shall be changed to “existing storage”.
7. All building heights for the proposed buildings shall be identified on the building elevations (Sheet A301).
8. The site shall have double enclosures or 2 enclosures as requested by Solid Waste Management.
9. The height of the far northwest corner of the building shall be reduced to 14 ft. 10 in. so as to not block the solar panels on the adjacent lot at 524 Gene.

The applicant is complying with the conditions as follows:

1. The applicant is seeking DRB approval at this time.
2. The applicant met with the staff planner, Randal Faulkner on January 8, 2010 to ensure that all of the conditions of the approval are met.
3. The identification of the nearest bus stop on Montano has been added to Sheet A001.
4.
  - a. There is a 10 ft wide buffer on the North side of Lot 10A where it borders a residential zone. On the East side of Lot there is 24 ft 7 in from the edge of the existing building to the property line. The Fire Marshal is requiring a minimum of 18 ft wide fire truck access at this location. Once the fire truck access is installed there is only 6 ft 7 in remaining for use as a landscape buffer. The applicant met with the Planning Department and the Fire Marshall to rectify the conflicting requirements to prevent the need to demolish any existing buildings. To mitigate the impact to the residential zone the applicant is installing a CMU, vine covered wall and trees as a buffer. The fire truck access will be used only for emergency use and not for general public access. The fire truck access will be covered with a pervious gravel material similar to landscaping gravel. The applicant is providing trees in the buffer and the pervious fire truck access supports the growth of the trees.
  - b. The applicant will place trees in compliance with Section 14-16-3-10 (E)(4)(a) of the Zoning Code except as mandated by EPC requirement 4.c. (Reference Sheet L101).

- c. The applicant has noted on Sheet L101 that there shall be no “tall” trees adjacent to 524 Gene to provide solar access to the solar panels on the property in question.
5.
  - a. To the best of the applicant’s knowledge all previous actions taken by EPC and DRB have been completed and or provided for.
  - b. The applicant agrees to provide and permanent improvements as required by the DRB.
6. The structure in question has been re-labeled.
7. Additional building height information has been added to Sheet A301.
8. A double enclosure was added to the project, however when the applicant met with Solid Waste for site plan sign-off the applicant was requested to move the trash enclosure to the East and change it back to a single enclosure (Reference Sheet A001). The applicant has received a sign off from Solid Waste for the single trash enclosure shown on the site plan, however if a double enclosure will again be required the applicant will gladly install it. The impact that a double enclosure will have on the site plan is negligible. The 13 ft dimension of the enclosure would be expanded by an additional 13 ft to the West. This would result in the loss of 2 standard parking spaces reducing the overall parking count to 70 spaces which is still in excess of the minimum number of spaces required by code.
9. The height of the NW corner of the new building has been reduced to 14 ft. 10 in. (Reference A2 on Sheet A301).

Should you have any questions, concerns, or comments regarding this project please feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott C. Anderson", with a long horizontal flourish extending to the right.

Scott C. Anderson  
505 401-7575  
andersonscottc@comcast.net





Supplemental form

**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

**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 2<sup>nd</sup> 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): WAYSON SURVEYING INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BOULEVARD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYSONSURV@AOL.COM

APPLICANT: ST. MICHAEL'S ALL ANGELS EPISCOPAL CHURCH PHONE: 922-9499  
 ADDRESS: 719 MONTAÑO RD NW FAX: \_\_\_\_\_  
 CITY: ALBU. STATE NM ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Proprietary interest in site: DESIGN MANAGER List all owners: STEVE SHELLY

DESCRIPTION OF REQUEST: REPLAT TWO LOTS INTO ONE LOT

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. 9-A & 10-A Block: NA Unit: NA  
 Subdiv/Addn/TBKA: ZAPF-VAN ADDN. NO. 10  
 Existing Zoning: R-1 & SU-1 Proposed zoning: ~~R-1~~ SU-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): F-14-2 UPC Code: 1 014 061 327 300 10122 &  
1 014 061 352 297 10110

**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: 2 No. of proposed lots: 1 Total area of site (acres): 1.9700  
 LOCATION OF PROPERTY BY STREETS: On or Near: MONTAÑO ROAD NW  
 Between: 4TH ST. NW and 9TH ST. NW

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

SIGNATURE [Signature] DATE 12/15/2009

(Print) THOMAS D. JOHNSTON 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>091DRB - 70367</u>	<u>P&amp;F</u>	___	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	___	<u>CMF</u>	___	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	___	___	___	\$ _____
<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>\$ 235.00</u>

Hearing date December 23, 2009

[Signature]

12-15-09

Project #

1007922

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application


- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- required.**
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations & cross sections of perimeter walls **3 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - List any original and/or related file numbers on the cover application
  - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - Infrastructure list if required (**verify with DRB Engineer**)
  - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

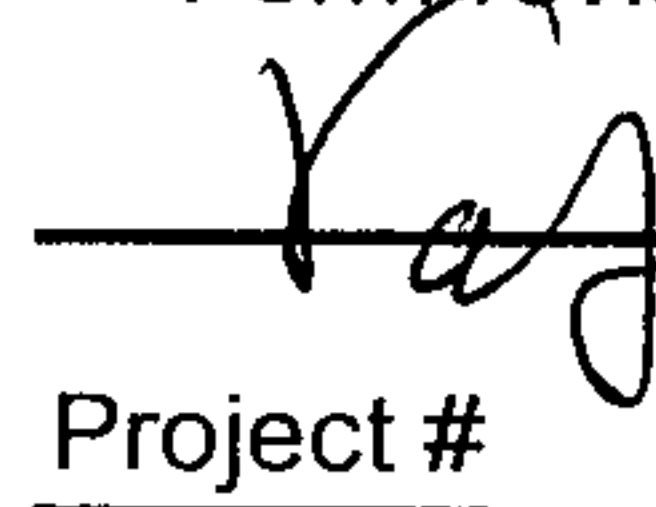
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

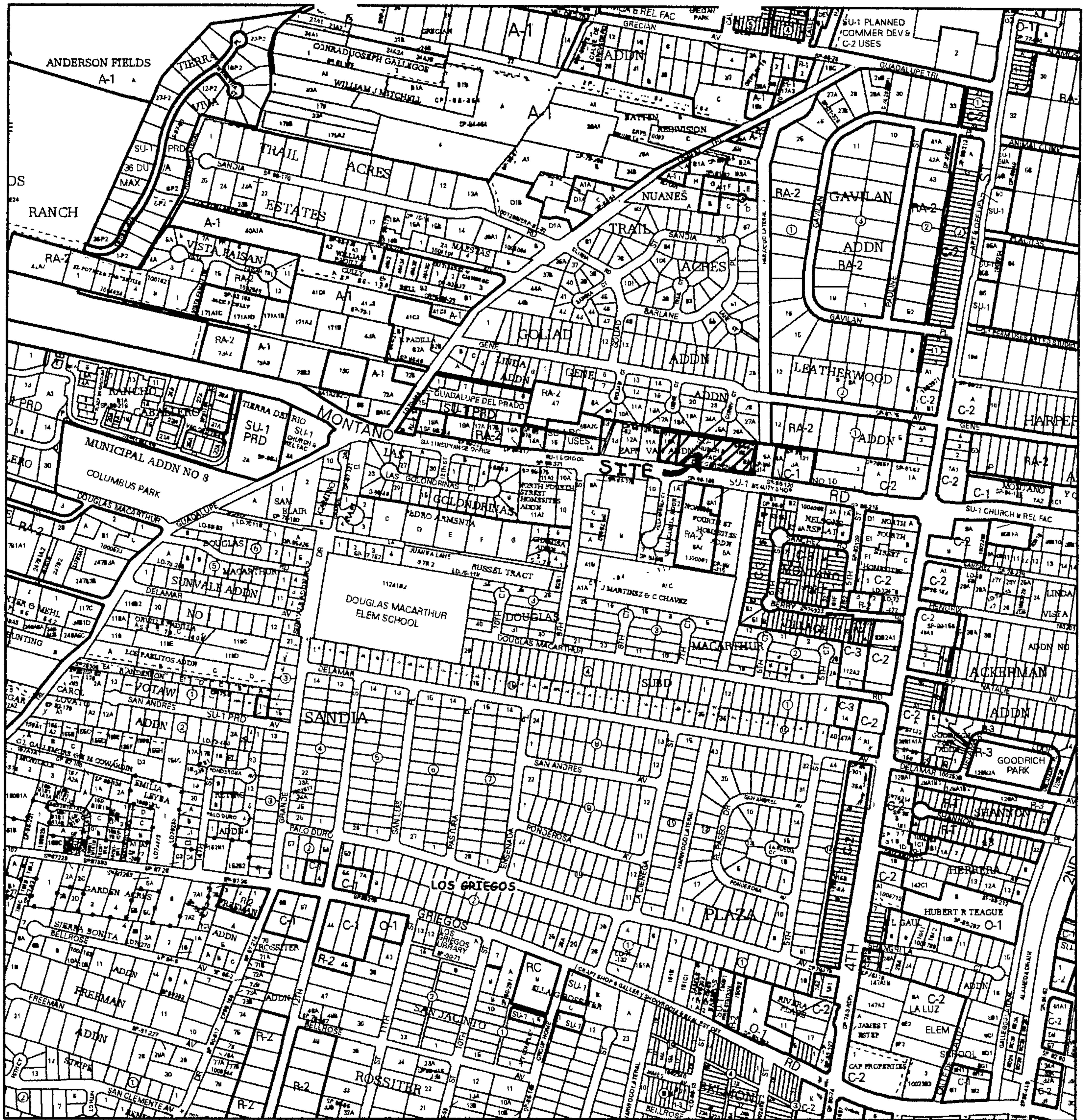
THOMAS D. JOHNSTON  
Applicant name (print)  
  
Applicant signature / date  
12/15/09



Form revised October 2007

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected      | 09DRB - _____ - 79387    |
| <input checked="" type="checkbox"/> Case #s assigned    | _____ - _____ - _____    |
| <input checked="" type="checkbox"/> Related #s listed   | _____ - _____ - _____    |

  
Planner signature / date  
12-15-09  
Project # 1007922



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-14-Z**

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 6/13/2008



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

December 15, 2009

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat of Lot 10-A-1 of the Zapf – Van Addition No. 1

To Whom It May Concern:

I am submitting a request for minor preliminary and final plat to create one lot from two existing lots. The parcel currently contains existing structures and parking improvements.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



**Pre-Development Facilities Fee (PDFF)  
Cover Sheet**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS Capital Master Plan office. The office is located in Suite 9, 2<sup>nd</sup> Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://apsfacilities.org/capital/map.php>

**Project #** (if already assigned by DRB) \_\_\_\_\_

**Please check one:**

Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF  
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral  
(Must provide reason for Waiver/deferral)

**Project Information**

Subdivision Name Zapf Van Addn. No. 10

Legal Description Lot 10-A-1

Location of Project (address or major cross streets) 719 Montano Rd NW

Proposed Number of Units \_\_\_\_\_ Single-Family \_\_\_\_\_ Multi-Family 0 Total Units

**Waiver Information**

Property Owner: St.Michael's Episcopal Church Legal Description: Lot 10-A-1 Zoning: SU-1 and R-1

Reason for Waiver/Deferral: Property owners plan to combine two lots into one. The development consists of a church, and will not have residential units.

**Contact Information**

Name: Thomas D. Johnston

Company: Wayjohn Surveyings Inc

Phone: 255-2052

E-Mail: Wayjohnsurv@aol.com

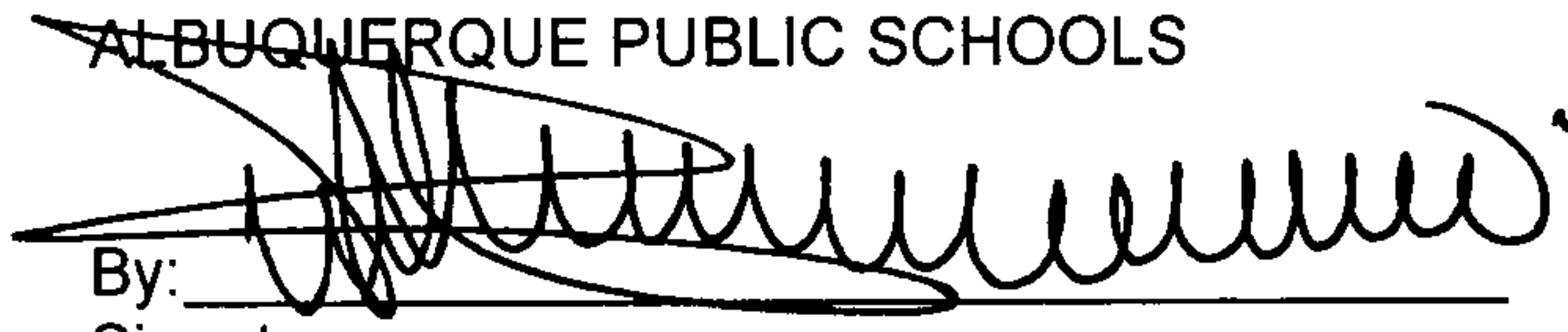
**Please include with your submittal:**

- Zone Atlas map with the entire property (ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of new legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
- Please include project number on the top right corner of all documents

**ALBUQUERQUE PUBLIC SCHOOLS  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot 10-A-1, Zapf-Van Addition No. 10 which is zoned as R-1 and SU-1, on December 15, 2009 submitted by, Steve Shelly, Design Chair for St. Michael's All Angels Episcopal Church owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) plan to combine two lots into one. The development consists of a church, and will not have residential units.

ALBUQUERQUE PUBLIC SCHOOLS

  
By: \_\_\_\_\_  
Signature

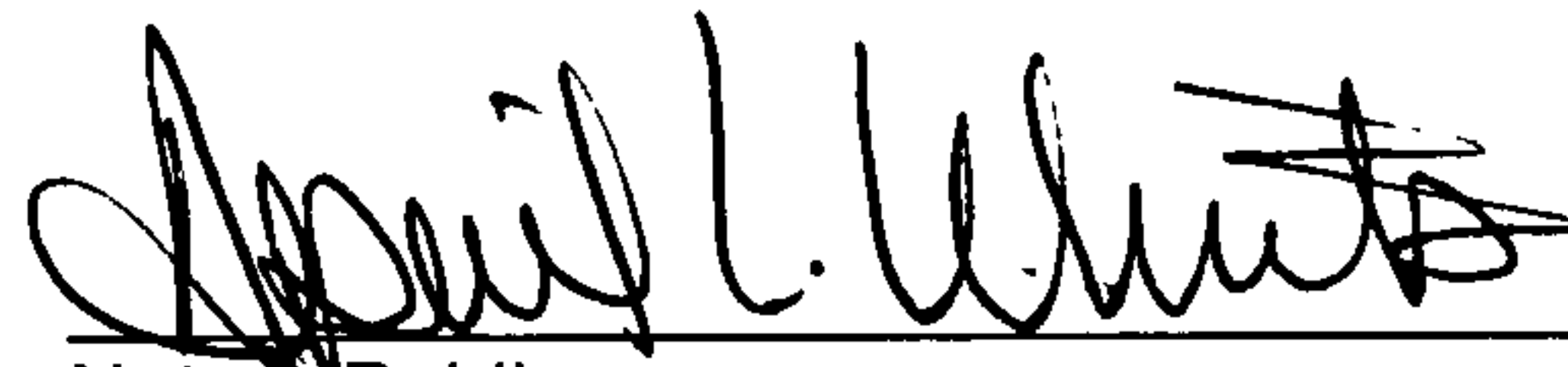
Kizito Wijenje, Director, Capital Master Plan

Name (printed or typed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Dec. 15, 2009, by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

  
Notary Public

My commission expires: May 18, 2011

