



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: EVgo		Phone: 720-318-8964
Address: 11390 W Olympic Blvd #250		Email: Christian.Tenerowicz@evgo.com
City: Los Angeles	State: CA	Zip: 90064
Professional/Agent (if any): Anna Haefele, Blymyer Engineers, Inc.		Phone: 510-822-0353
Address: 1101 Marina Village Pkwy #100		Email: ahaefele@blymyer.com
City: Alameda	State: CA	Zip: 94501
Proprietary Interest in Site: Lessee		List all owners: Siesta Hills Realty Trust

BRIEF DESCRIPTION OF REQUEST

Minor modification of existing site plan to install 3 EV charging stations and associated electrical equipment.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 101805612903630424	Block: 29, Virginia Place	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): L18	Existing Zoning: Strip Shopping Center	Proposed Zoning: No change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 7.78

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5303 Gibson Blvd SE Between: Palomas Drive and: Valencia Dr

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Site Plan Case # BA-71-60, Z-679 and 1000996

Signature:	Date: 11/11/2022
Printed Name: Anna Haefele, Blymyer Engineers, Inc.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP.

☒ **INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and label

☐ **ARCHEOLOGICAL CERTIFICATE**

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

☒ **MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ☒ The approved Site Plan being amended
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ **MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☐ The approved Site Development Plan being amended
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ **ACCELERATED EXPIRATION SITE PLAN**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired

☐ **ALTERNATIVE SIGNAGE PLAN**

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
 - ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

☐ **ALTERNATIVE LANDSCAPE PLAN**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan



City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

SUBJECT: Administrative Amendment – 5305 S Gibson Blvd – EV Charging Stations

We are requesting this amendment because we believe the addition of EV charging stations to this shopping center will be a desirable amenity to the City of Albuquerque and its residents. Studies suggest that the installation of EV charging stations produce a positive economic benefit in a variety of ways, including attracting and retaining customers at nearby businesses, as well as increasing customer time on site and dollars spent. Additionally, increasing infrastructure for electric vehicles decreases emissions and pollution, improving community health. With consideration of the existing site plan, this project falls well within the bounds of a minor amendment and carries forward both the spirit and letter of the existing ruling.

Below are responses to the specific considerations outlined in 6-4(Z)(1)(a) Minor Amendments:

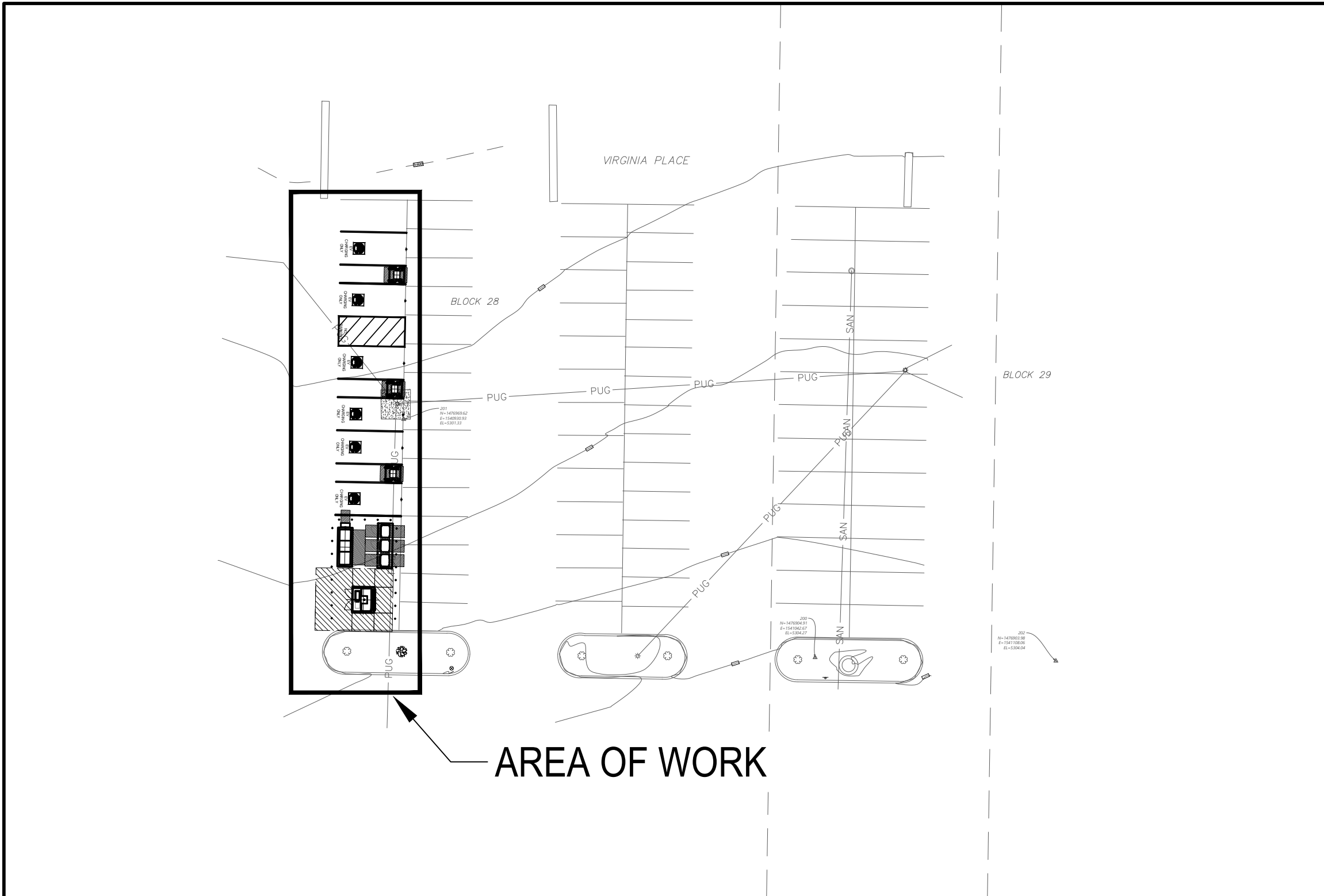
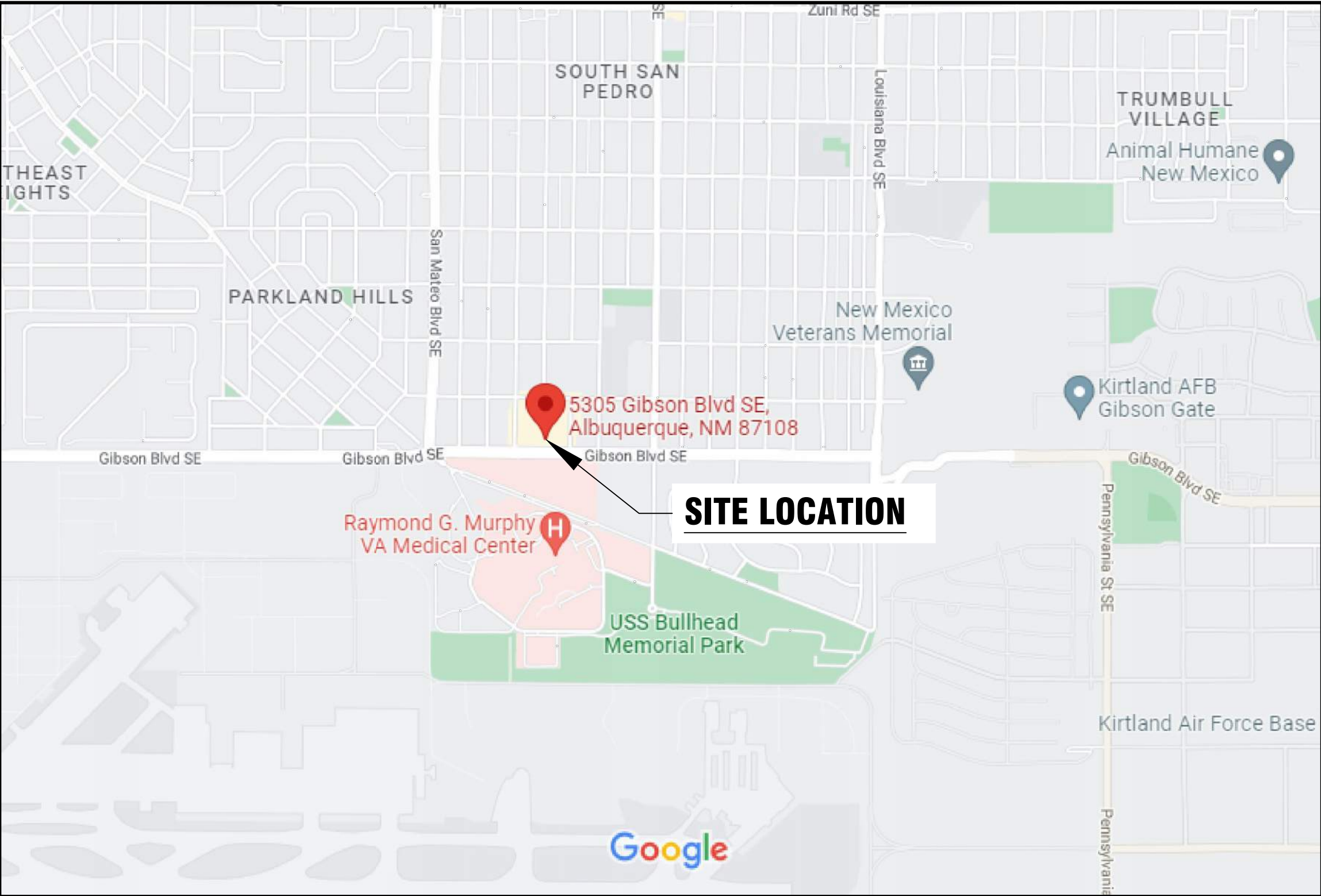
- 1) This is in an existing parking lot intended to serve retail customers in the area. The proposed amendment does not alter this use. EVGo is a lessee of the stalls and the amendment may be thought of as similar in character to any other tenant improvement, but without changing the use or occupancy, and without creating adverse impacts (such as noise, traffic, or loitering) that would impact neighbors or passersby.
- 2) This work would normally fall under the purview of a building permit with an electrical subtrade permit. Nothing about this work changes the use, occupancy, or design character of the parcel.
- 3) This project does not require improvements to surrounding public infrastructure. No changes in access or infrastructure will result from the alteration. The work is a low impact private improvement that will simply add to the availability of EV charging infrastructure in the community.
- 4) This project need not require a variance, as it falls within the scope of allowable uses and modification outlined by the original determination BA-71-60, Z-679 and 1000996.

We are optimistic that you will agree that the proposed project constitutes a positive addition to the community and will choose to approve the amendment.

Best regards,

Stanislav Gorbis, PE
Blymyer Engineers, Inc.

1 2 3 4 5 6



BLYMYER DRAWING LIST	
SHEET NUMBER	SHEET TITLE
CS-1	COVER SHEET
G-000	EXISTING SITE PLAN
G-001	OVERLAY SITE PLAN
G-100.0	PROPOSED SITE PLAN
G-101.0	GENERAL ARRANGEMENT
G-103.0	EQUIPMENT DETAILS
G-104.0	PARKING STALL DETAILS
E-1.0	ELECTRICAL NOTES SYMBOLS AND ABBREVIATIONS
E-2.0	ONE-LINE DIAGRAM
E-3.0	ELECTRICAL SITE PLAN
E-6.0	WARNING SIGNS
E-7.0	ELECTRICAL DETAILS
E-8.0	GROUNDING DETAILS
E-8.1	TRENCH DETAILS
E-10.0	EQUIPMENT SPECIFICATIONS
S-1.0	STRUCTURAL DETAILS
S-2.0	STRUCTURAL DETAILS

SCOPE OF WORK

- INSTALL (3) DELTA 350KW HP CHARGER AND CABINET
- INSTALL EVGO PROVIDED SIGNAGE
- INSTALL (1) UTILITY TRANSFORMER (AS REQUIRED BY UTILITY)
- INSTALL SWITCHGEAR ASSEMBLY AND ALL UNDERGROUND CONDUIT AND CONDUCTORS
- PERFORM ALL CIVIL WORK REQUIRED FOR CHARGER INSTALLATION AND ASSOCIATED ACCESSIBILITY PROVISIONS
- RESTRIPE PARKING STALLS

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- INSTALL EVGO PROVIDED SIGNAGE
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- PERFORM ALL CIVIL WORK REQUIRED FOR CHARGER INSTALLATION AND ASSOCIATED ACCESSIBILITY PROVISIONS
- RESTRIPE PARKING STALLS

ENGINEERS OF RECORD

BENJAMIN LIU – BLYMYER ENGINEERS – NM LICENSE NO. 23164
STANISLAV GORBIS – BLYMYER ENGINEERS – NM LICENSE NO. 24999

KEY PROJECT CONTACT INFORMATION

PROJECT MANAGERS:
EVOO – MANDEEP GURAGAIN – (408) 666-8573
BLYMYER ENGINEERS – STAS GORBIS – (510) 521-3773

APPLICABLE CODES

2015 NMRC	NEW MEXICO RESIDENTIAL CODE
2015 NMBC	NEW MEXICO BUILDING CODE
2015 NMFIC	NEW MEXICO FIRE CODE
2015 NMMC	NEW MEXICO MECHANICAL CODE
2015 NMPIC	NEW MEXICO PLUMBING CODE
2017 NMEC	NEW MEXICO ELECTRICAL CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

BENJAMIN LIU - BLYMYER ENGINEERS - NM LICENSE NO. 23164
STANISLAV GORBIS - BLYMYER ENGINEERS - NM LICENSE NO. 24999

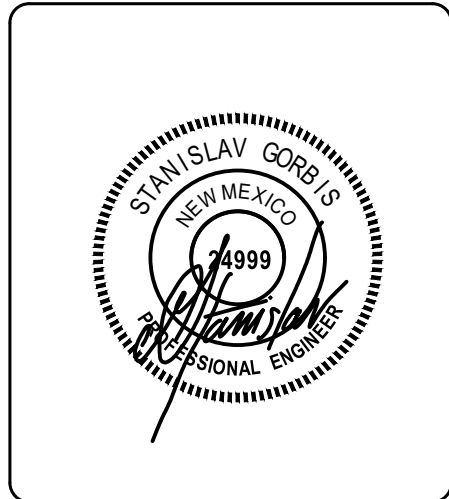
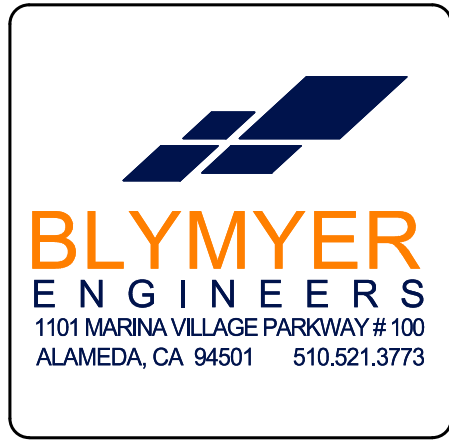
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IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL



SIESTA HILLS
5305 S GIBSON BOULEVARD - EV
ALBUQUERQUE, NM 87108

[illegible]

ORIGINAL SIZE 24"X36"
SHEET SIZE ARCH "D"

PROJECT #
222001.130

COVER SHEET

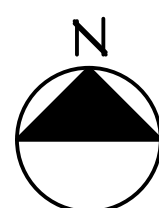
SHEET NUMBER
CS-1



Google Earth
© 2022 Maxar Technologies

1 OVERLAY SITE PLAN
- SCALE: 1" = 30'-0"

0 30' 60'
1" = 30'-0"



SIESTA HILLS
5305 S GIBSON BOULEVARD - EV
ALBUQUERQUE, NM 87108

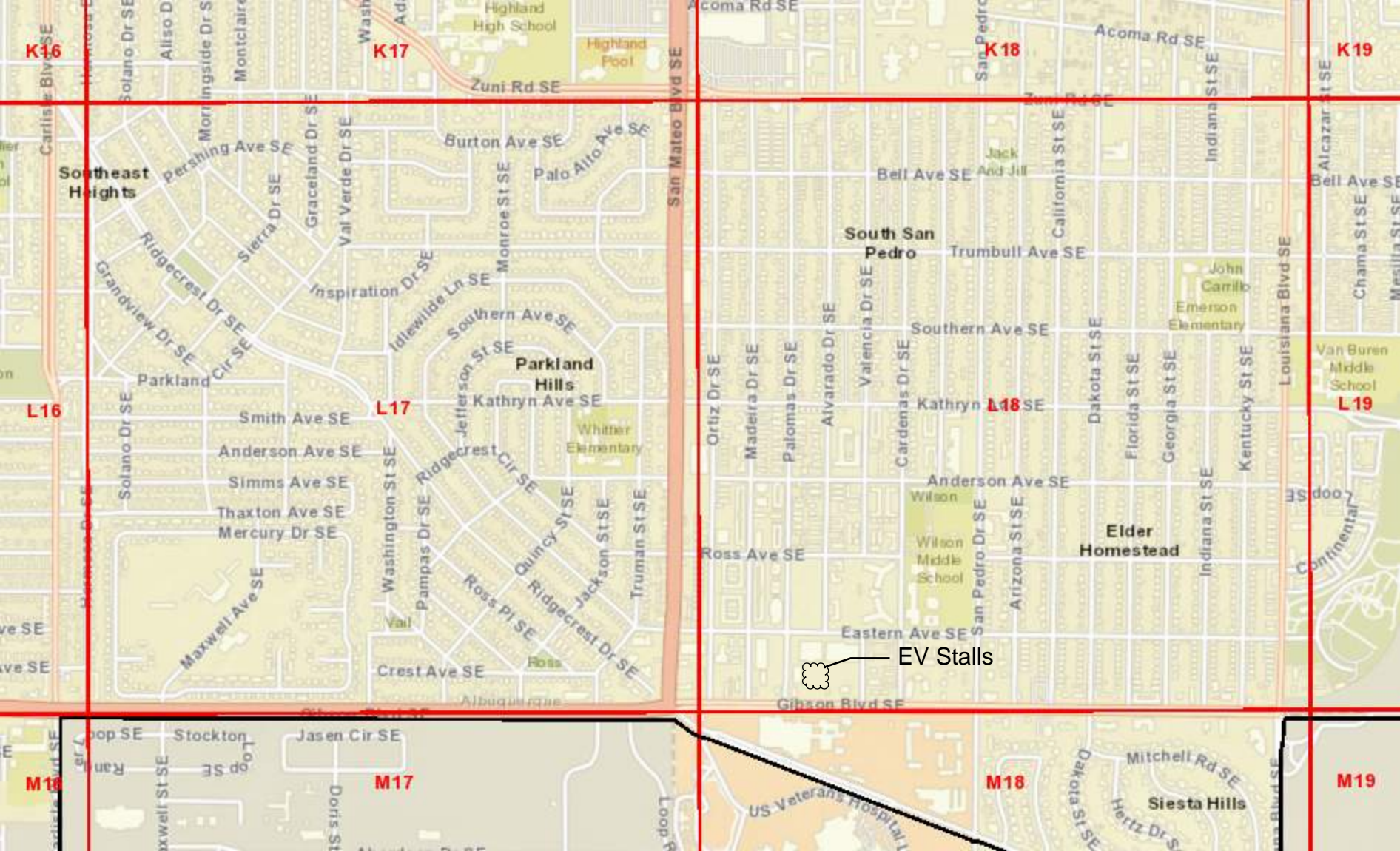
NO	REVISION	DATE	INIT
0	ISSUE FOR PERMIT	10/17/22	

ORIGINAL SIZE 24"x36"
SHEET SIZE ARCH "D"
0 30' 60'
1" = 30'-0"

PROJECT #
222001.130

SHEET TITLE
OVERLAY SITE
PLAN

SHEET NUMBER
G-001



K16

K17

K18

K19

L16

L17

L18

L19

M16

M17

M18

M19



EV Stalls

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	Z
____ Major Subdivision Plat		____ Annexation & Zone Establishment	
____ Minor Subdivision Plat		____ Sector Plan	
____ Vacation	V	____ Zone Change	
____ Variance (Non-Zoning)		____ Text Amendment	
		____ Special Exception	E
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
____ ...for Subdivision Purposes		____ Decision by: Planning Director	
<input checked="" type="checkbox"/> ...for Building Permit AA		or Staff, DRB, EPC, Zoning Board of	
____ IP Master Development Plan		Appeals, LUC	
____ Cert. of Appropriateness (LUCC)	L		

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

APPLICANT INFORMATION:

NAME: SIESTA Hills Group Inc. PHONE: 842-5292
 ADDRESS: 500 Kinley NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: Owned
 AGENT (if any): QUEST WIRELESS LLC PHONE: 244 8714
 ADDRESS: 400 Tijeras NW, Suite 550 FAX: 244 8788
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: Administrative Amendment to add Telecom. facility to existing C-2 (SC) property.

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

Lot or Tract No. 28129 Block: 28129 Unit: _____
 Subdiv. / Addn. Virginia Place Addn.
 Current Zoning: C-2 (SC) Proposed zoning: C-2 (SC)
 Zone Atlas page(s): L-18 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 7.8 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? ☒ Yes. No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? _____
 UPC No. 101805612903630484 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 5315 Gibson Blvd. SE.
 Between: Palomas and Valencia

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 2-679

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

SIGNATURE James L. Service DATE 1/4/01
 (Print) _____ Applicant ☒ Agent ☐

FOR OFFICIAL USE ONLY

Form revised September 2000

☒ 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
01236 - 00000 - 00021

Action
AA

S.F. Fees
 \$ 30.00
 Total
 \$ 30.00

Hearing date NA

B. S. K. P. E. R. T.

Planner signature / date

Project # 1000996

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE**

- ☐ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- ☐ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Letters of non-objection from owners of any adjacent residential properties within 100 feet.
- ☐ Infrastructure List, if relevant to the site plan
- ☐ Completed Site Plan for Building Permit Checklist
- ☐ Solid Waste Management Department signature on Site Plan
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Blue-line copy of Site Plan with Fire Marshal's stamp
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

☒ **CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY**

- ☒ Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- * ☒ DRB signed Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Notifying letter and certified mail receipts to owners of any adjacent residential properties
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
- ☒ Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)
- ☒ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ☒ Fee (see schedule) * *Statement That SP used, is after research the best data exist.*
- ☐ Any original and/or related file numbers are listed on the cover application

NOTE: For wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required in addition to those listed above for application submittal:

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

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Cynthia Borrego-Archuleta at 924-3335 for details.

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

James L. Sealice

Applicant name (print)

[Signature]

Applicant signature / date

Form revised December 2000



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

Application case numbers

01236 - 00000 - 00021

[Signature]

1/5/01

Planner signature / date

Project # 1000996

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Siesta Hills

AGENT: Qwest

ADDRESS:
(w/zip code)

CASE NUMBER: 1000996 / 01236-00000-00021

AMOUNT DUE: 30. -

✓ 441006/4981000 (City Cases)

Qwest 
Wireless

RG 310084 WIRE
(7/00)

LOCATION 400 Superad NW #550, Albg. nm 87102

DATE 1/5/00

ENDORSEMENT OF THIS CHECK BY THE PAYEE
ACKNOWLEDGES FULL PAYMENT OF THE FOLLOWING:
(PLEASE CASH OR DEPOSIT PROMPTLY)

NationsBank
NationsBank Customer Connection
NationsBank, N.A.
Atlanta, Dekalb County, Georgia

303227

64-1278
611

YOUR STATEMENT OR BILL NO. AA-A16087 DATED 1/5/00

NOT GOOD FOR MORE THAN \$500.00

PAY

TO THE
ORDER
OF

Thirty Dollars and 00/100

DOLLARS

\$30.00

Qwest Wireless

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87107

AUTHORIZED SIGNATURE
VOID 6 MONTHS AFTER ISSUE

⑈303227⑈ ⑆061112788⑆ 329 996 2698⑈

"ATTACHMENT A"

Jim Service
Qwest Wireless, LLC
Zone Map L-18

ELDER HOMESTEAD N.A. (R)

Susan Herrera
904 California SE/87108 255-1283 (h)
e-mail: SuziCute@66.com

PARKLAND HILLS N.A. (R)

***Lisa Schreibman**

4819 Idlewilde Ln. SE/87108 256-3740 (h)
Christian Frueh
P.O. Box 8069/87198-8069 232-0400 (h)
e-mail: cfrueh@U.Arizona.EDU

SIESTA HILLS NA. (R)

***Margaret Freeman**

2815 Ridgecrest Dr. SE/87108 232-7518 (h)
Johanna Tighe
1408 Kentucky SE/87108 254-1489 (h)

SOUTH SAN PEDRO N.A. (R)

Paul Holley
2602 Metzgar Rd. SW/87105 873-9313 (h)
Mary Agnes Gilbert
736 Indiana SE/87108 262-1049 (h)

TRUMBULL VILLAGE ASSOC. (R)

***Alvorn Clifton**

508 Rhode Island SE/87108 255-0360 (h)
Rose Sena
7820 Zuni SE/87108 266-1033 (h)
e-mail: rosrealtor@aol.com

Council District: 6

County District: 3

Police Beat: 334/SE

Zone Map #: L-18

Community ID Dist.: Near Hgts.

Council District: 6

County District: 3

Police Beat: 334/SE

Zone Map #: L-17-18

Community ID Dist.: Near Hgts.

Council District: 6

County District: 3

Police Beat: 334/SE

Zone Map #: L-18

Community ID Dist.: Near Hgts.

Council District: 6

County District: 3

Police Beat: 334/SE

Zone Map: L-18

Community ID Dist: Near Hgts.

Council District: 6

County District: 3

Police Beat: 336/SE

Zone Map: K-L-19

Community ID Dist: Near Hgts.

LEGEND

- (R) Recognized Neighborhood Association under O-92.
* Indicates Neighborhood Association President for Neighborhood Association or Group.

FOR YOUR INFORMATION:
LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

Susan Herrera
904 California SE
Albuquerque, NM 87108

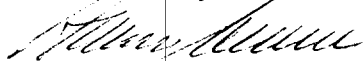
December 6, 2000

Dear Ms. Herrera:

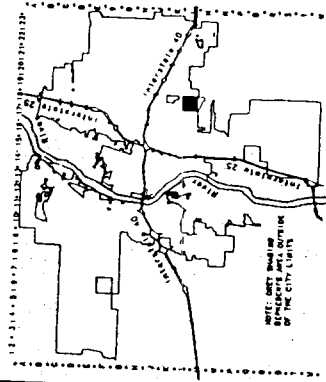
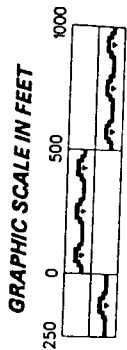
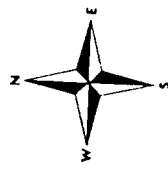
The purpose of this letter is to inform you and the Elder Homestead NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

Enclosed for your perusal is: A copy of the Zoning Atlas page; a copy of the Site Plan; a copy of the Elevations; and copies of the antennae and remote unit specification sheets. If you or any member of your organization has any questions regarding this proposal, please do not hesitate to contact Mr. James Service on 255-8714 or by writing to 400 Tijeras NW, Suite 550, Albuquerque, NM 87102.

Very Truly Yours,



James Service
Qwest Wireless LLC



SCALA

PROFESSIONAL ANTENNA SYSTEMS FOR
BROADCAST AND COMMUNICATIONS

AMERICELL®

These Americell panels are the latest in Scala's series of professional antenna products for PCS and similar applications in the 1850–1990 MHz band, featuring:

- Patented manufacturing techniques with materials selected for long life and reliability.
- Superior electrical performance, with low VSWR, wide bandwidth, flat frequency response, and extremely low intermodulation products.
- An extremely low profile design provides minimal visual impact.
- All metal components are DC grounded to minimize lightning damage.
- Rugged stainless steel hardware and special fiberglass radomes ensure an extended service life.

Specifications:

Frequency range	1850–1990 MHz (broadband)
Gain	21 dBi
Impedance	50 ohms
VSWR	< 1.4:1
Intermodulation (2x20w)	IM3: -150 dBc
Polarization	Vertical
Front-to-back ratio	>25 dB
Maximum input power	200 watts (at 50°C)
Horizontal 3dB beamwidth	65 degrees (half-power)
Vertical 3dB beamwidth	3.5 degrees (half-power)
Connector	7/16 DIN female
Weight	19.8 lb (9 kg)
Dimensions	101.9 x 6.1 x 1.9 inches (2588 x 155 x 49 mm)
Equivalent flat plate area	4.32 ft ² (0.401 m ²)
Wind survival rating*	110 mph (180 kph)
Shipping dimensions	116 x 8 x 6 inches (2946 x 203 x 152 mm)
Shipping weight	25 lb (11.3 kg)
Mounting	Fixed and tilt-mount options are available for 1.2 to 5.3 inch (30 to 135 mm) OD masts. Panel can be inverted.

See reverse for order information.

* Mechanical design is based on environmental conditions as stipulated in EIA-222-F (June 1996) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further details.

AMERICELL is a registered trademark of Scala Electronic Corporation.

SCALA ELECTRONIC CORPORATION

Post Office Box 4580

Phone: (541) 779-6500

Medford, OR 97501 (USA)

Fax: (541) 779-3991

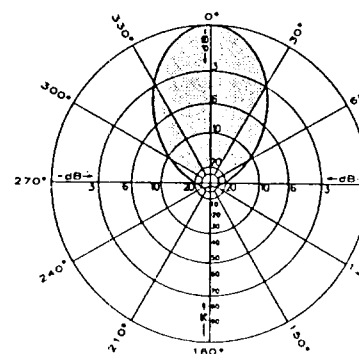
<http://www.scala.net>

AP21-1900/065D

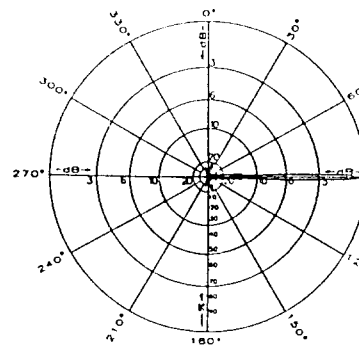
65° PANEL ANTENNA

21 dBi gain

1850–1990 MHz (broadband)



H-plane
Horizontal pattern – V-polarization



E-plane
Vertical pattern – V-polarization



Scala Electronic Corporation is a member of the Kathrein Group

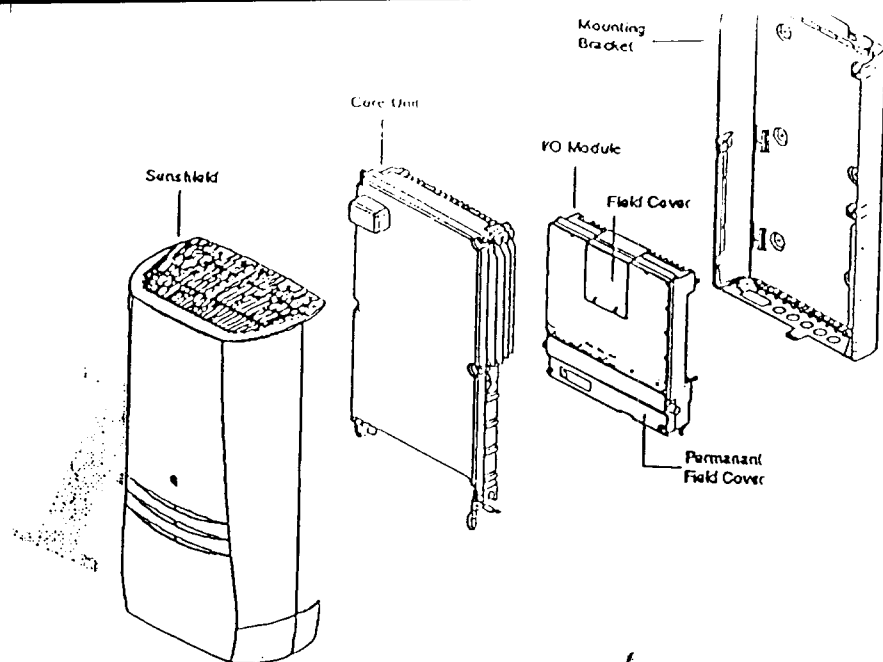


Figure 1-1 BTS Main Unit

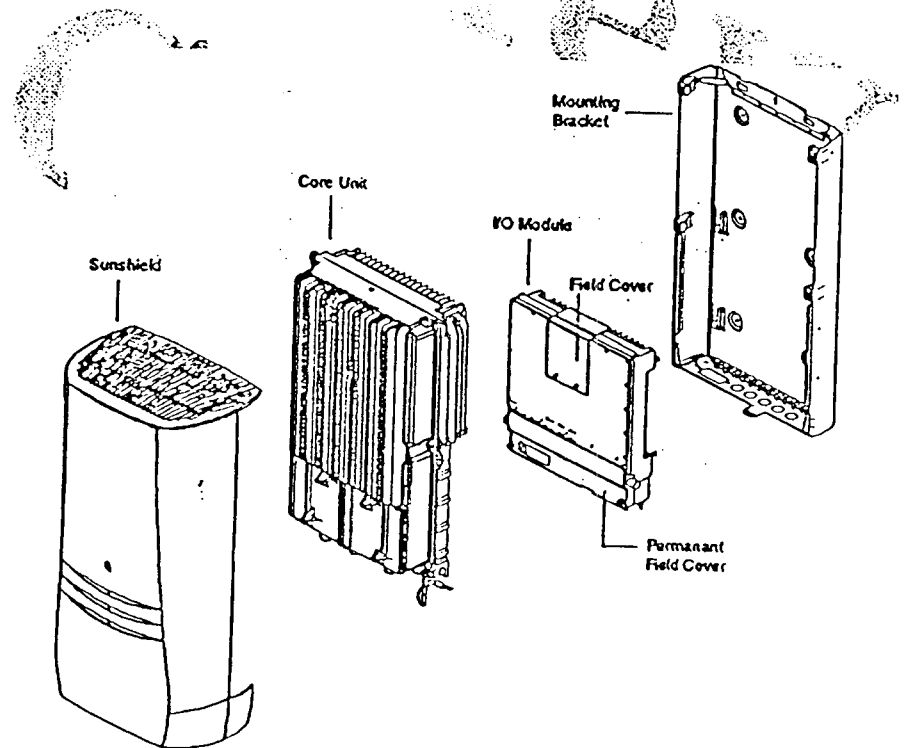


Figure 1-2 BTS Remote Unit

Introduction

Table 1-1 contains the basic specifications for the main and remote BTS units.

Table 1-1 Basic Specifications for the Main/Remote Units

Dimensions with the sunshield	31 inches x 17 inches x 9 inches (79 cm x 43 cm x 23 cm)
Weight with sun shield Main unit Remote unit	88 pounds (40 kg) 113 pounds (51.25 kg)
Frequency	1850-1910 Mhz, 1930-1990 Mhz
Transmission Power	10 Watts
Power Main unit Remote unit Total for three sectors Backup Power	85/265 VAC, single cycle, 47 to 63 Hz, 175 Watts 250 Watts 925 Watts Alpha 1kW UPS, 8 min, 3.5 hr backup
Cooling (natural convection)	-40°F (-40°C) to 126°F (52°C)
Lightning and Surge Protection	Internal AC, RF, GPS, backhaul I/F; chassis ground

Lisa Schreibman
4819 Idlewilde SE
Albuquerque, NM 87108

December 6, 2000

Dear Ms. Schreibman:

The purpose of this letter is to inform you and the Parkland Hills NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

Enclosed for your perusal is: A copy of the Zoning Atlas page; a copy of the Site Plan; a copy of the Elevations; and copies of the antennae and remote unit specification sheets. If you or any member of your organization has any questions regarding this proposal, please do not hesitate to contact Mr. James Service on 255-8714 or by writing to 400 Tijeras NW, Suite 550, Albuquerque, NM 87102.

Very Truly Yours,



James Service
Qwest Wireless LLC

Christian Frueh
PO Box 8069
Albuquerque, NM 87198-8069

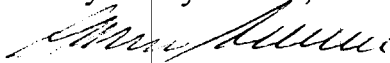
December 6, 2000

Dear Mr. Frueh:

The purpose of this letter is to inform you and the Parkland Hills NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Margaret Freeman
2815 Ridgecrest Dr. SE
Albuquerque, NM 87108

December 6, 2000

Dear Ms. Freeman:

The purpose of this letter is to inform you and the Siesta Hills NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

Enclosed for your perusal is: A copy of the Zoning Atlas page; a copy of the Site Plan; a copy of the Elevations; and copies of the antennae and remote unit specification sheets. If you or any member of your organization has any questions regarding this proposal, please do not hesitate to contact Mr. James Service on 255-8714 or by writing to 400 Tijeras NW, Suite 550, Albuquerque, NM 87102.

Very Truly Yours,



James Service
Qwest Wireless LLC

Johanna Tighe
1408 Kentucky SE
Albuquerque, NM 87108

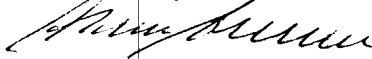
December 6, 2000

Dear Ms. Tighe:

The purpose of this letter is to inform you and the Siesta Hills NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

Enclosed for your perusal is: A copy of the Zoning Atlas page; a copy of the Site Plan; a copy of the Elevations; and copies of the antennae and remote unit specification sheets. If you or any member of your organization has any questions regarding this proposal, please do not hesitate to contact Mr. James Service on 255-8714 or by writing to 400 Tijeras NW, Suite 550, Albuquerque, NM 87102.

Very Truly Yours,



James Service
Qwest Wireless LLC

Paul Holley
2602 Metzgar Rd SW
Albuquerque, NM 87105

December 6, 2000

Dear Mr. Holley:

The purpose of this letter is to inform you and the South San Pedro NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

Enclosed for your perusal is: A copy of the Zoning Atlas page; a copy of the Site Plan; a copy of the Elevations; and copies of the antennae and remote unit specification sheets. If you or any member of your organization has any questions regarding this proposal, please do not hesitate to contact Mr. James Service on 255-8714 or by writing to 400 Tijeras NW, Suite 550, Albuquerque, NM 87102.

Very Truly Yours,



James Service
Qwest Wireless LLC

Mary Agnes Gilbert
736 Indiana SE
Albuquerque, NM 87108

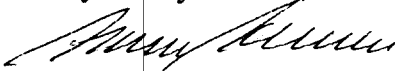
December 6, 2000

Dear Ms. Gilbert:

The purpose of this letter is to inform you and the South San Pedro NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

Enclosed for your perusal is: A copy of the Zoning Atlas page; a copy of the Site Plan; a copy of the Elevations; and copies of the antennae and remote unit specification sheets. If you or any member of your organization has any questions regarding this proposal, please do not hesitate to contact Mr. James Service on 255-8714 or by writing to 400 Tijeras NW, Suite 550, Albuquerque, NM 87102.

Very Truly Yours,



James Service
Qwest Wireless LLC

Alvorn Clifton
508 Rhode Island SE
Albuquerque, NM 87108

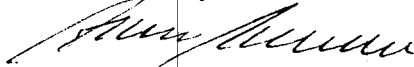
December 6, 2000

Dear Alvorn Clifton:

The purpose of this letter is to inform you and the Trumbull Village NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Rose Sena
7820 Zuni SE
Albuquerque, NM 87108

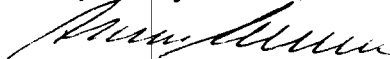
December 6, 2000

Dear Ms. Sena:

The purpose of this letter is to inform you and the Trumbull Village NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Richard Dineen, Planning Department
600 Second Street NW
Albuquerque, NM 87102

January 5, 2001

Dear Mr. Dineen:

The purpose of this letter is in partial fulfillment of the requirements for an Administrative Amendment for a C-2 (SC) parcel located at 5315 Gibson SE. Qwest Wireless LLC is proposing a 65-foot slim line monopole at the northwest corner of the property. The installation will be protected by bollards around equipment that will be mounted to the west wall of Building #2. The monopole will be located just south of the northwest corner of Building #2.

The monopole will be painted a flat gray color (unless another color is desired) as will the three antennae and remote units. The antennae will be mounted to the top of the monopole in a manner that does not exceed the diameter of the pole. The Remote Units will be located below the antennae and will not exceed the diameter of the pole. All requires cabling will be routed inside the monopole to the Remote Units and antennae.

Since this entire area is paved and has abutting parking spaces, Qwest Wireless LLC will not create a screening fence unless required. Since this entire area is paved Qwest is not submitting a Landscaping Plan per se but will be amenable to adding landscaping in the appropriate areas if required.

Qwest will use the existing access and will occupy one parking space during construction and maintenance.

Very Truly Yours,



James Service
Qwest Wireless LLC

The DRB Site plan that was provided by Qwest is the only one that could be found and it was provided by Joni Montanez

Erica Warner
1-501

LETTER OF AUTHORIZATION

Date: 10/19/00 Site Code: ALB 087

Site Address: 5300 - 5480 Gibson St. E.

Site Owner: Siesta Hills Group Inc

This letter does not constitute an agreement to enter into a binding lease, and neither party shall be bound with respects to the leasing of the property until a final Lease Agreement is negotiated and signed by both parties.

Please Initial

BS

I authorize QWEST Wireless, L.L.C., a Delaware limited Liability Company, its attorney, agents or representatives to make application for any necessary zoning petitions, including the filing of building permit applications.

BS

I authorize QWEST Wireless, L.L.C., a Delaware Limited Liability Company, its attorney, agents, representatives or contractors access to the property in order to conduct surveys, structural strength analysis, soil tests or any other tests of investigations that we deem necessary in order to evaluate the property site suitability for purposes we have described. QWEST Wireless agrees to repair any damage to the property caused by our activities on the property.

BS

I have no knowledge of any hazardous wastes or environmental contaminants that are or might be present at the property, except as disclosed to QWEST Wireless.

BS

I consent to the reproduction of this site plan for the purpose of the future modifications provided that if modifications are made, the architect that makes such modifications assumes responsibility and liability for same.

BS

I consent to the reproduction of this plat for the purpose of amendments required by the subdivision ordinance.

BS Smith Pres.

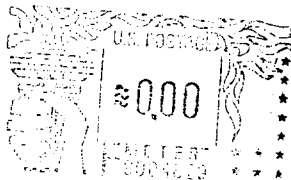
Property Owner Signature

Property Owner Signature

Property Owner Signature

Property Owner Signature

U.S. Postal Service
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Total Postage & Fees \$

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Steven Yi

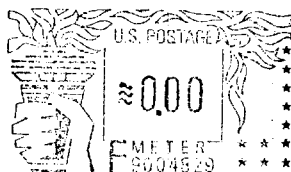
Street, Apt. No., or PO Box No.
1414 Valencia SE

City, State, ZIP+4
Albuquerque NM 87108

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Rod & Lola Zabel

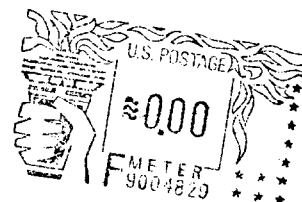
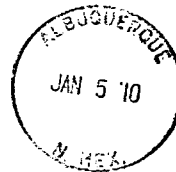
Street, Apt. No., or PO Box No.
PO BOX 11515

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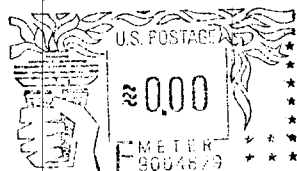
Street, Apt. No., or PO Box No.
5400 Giron SE

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Albuquerque NM 87108

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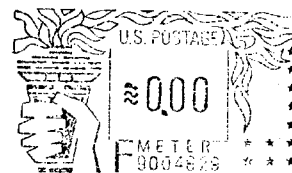
Street, Apt. No., or PO Box No.
PO BOX 90

City, State, ZIP+4
Farmington NM 87499

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Raymond Penavaden

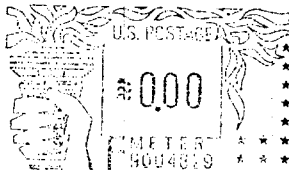
Street, Apt. No., or PO Box No.
1410 Valencia SE

City, State, ZIP+4
Albuquerque NM 87108

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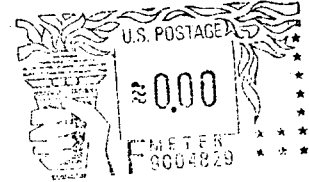
Wm Robinson
Street, Apt. No., or PO Box No.
PO Box 8817

City, State, ZIP+4
Albuquerque NM 87108-8817

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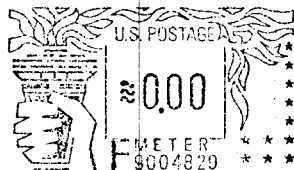
Bird of Paradise Inc.
Street, Apt. No., or PO Box No.
7800 Montgomery NE

City, State, ZIP+4
Albuquerque NM 87111

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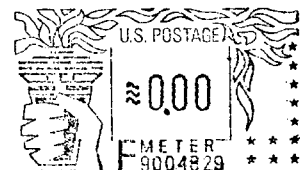
Recipient's Name (Please Print Clearly) (to be completed by mailer)

DAVID Cawwells
Street, Apt. No., or PO Box No.
2595 Dallas Parkway, Suite 300
El Paso TX 75034-8530

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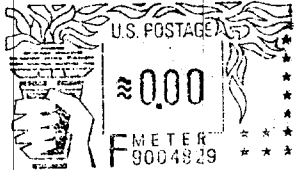
Recipient's Name (Please Print Clearly) (to be completed by mailer)

Alfred III Assoc.
Street, Apt. No., or PO Box No.
1116 Penn. NE
City, State, ZIP+4
Albuquerque NM 87110

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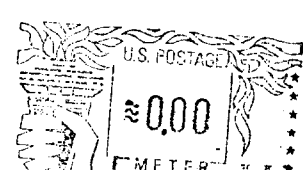
Recipient's Name (Please Print Clearly) (to be completed by mailer)

Bright Light Foundation Inc.
Street, Apt. No., or PO Box No.
6739 Academy NE, Suite C
City, State, ZIP+4
Albuquerque NM 87109-3353

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Recipient's Name (Please Print Clearly) (to be completed by mailer)

Leonard Levy
Street, Apt. No., or PO Box No.
PO Box 3968
City, State, ZIP+4
Albuquerque NM 87100-3968

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Amigo Petroleum Co.
PO Box 90
Farmington, NM 87499

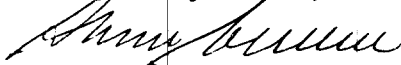
January 5, 2001

To Whom It May Concern:

The purpose of this letter is to inform you of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

SCALA

PROFESSIONAL ANTENNA SYSTEMS FOR
BROADCAST AND COMMUNICATIONS

AMERICELL®

These Americell panels are the latest in Scala's series of professional antenna products for PCS and similar applications in the 1850–1990 MHz band, featuring:

- Patented manufacturing techniques with materials selected for long life and reliability.
- Superior electrical performance, with low VSWR, wide bandwidth, flat frequency response, and extremely low intermodulation products.
- An extremely low profile design provides minimal visual impact.
- All metal components are DC grounded to minimize lightning damage.
- Rugged stainless steel hardware and special fiberglass radomes ensure an extended service life.

Specifications:

Frequency range	1850–1990 MHz (broadband)
Gain	2 x 18 dBi
Impedance	50 ohms
VSWR	< 1.5:1
Intermodulation (2x20w)	IM3: -150 dBc
Polarization	+45° and -45°
Front-to-back ratio	>30 dB
Maximum input power	200 watts per input (at 50°C)
+45° polarization beamwidth	65 degrees (half-power) horizontal pattern
0° electrical downtilt	6.5 degrees (half-power) vertical pattern
2° or 6° electrical downtilt	7 degrees (half-power) vertical pattern
-45° polarization beamwidth	65 degrees (half-power) horizontal pattern
0° electrical downtilt	6.5 degrees (half-power) vertical pattern
2° or 6° electrical downtilt	7 degrees (half-power) vertical pattern
Electrical downtilt	0, 2, or 6 degrees
Connector	2 x 7/16 DIN female
Decoupling	>30 dB
Weight	13.2 lb (6 kg)
Dimensions	51.3 x 6.1 x 2 inches (1302 x 155 x 49 mm)
Equivalent flat plate area	2.19 ft² (0.203 m²)
Wind survival rating*	120 mph (200 kph)
Shipping dimensions	66 x 8 x 6 inches (1676 x 203 x 152 mm)
Shipping weight	16.3 lb (7.4 kg)
Mounting	Fixed and tilt-mount options are available for 1.2 to 5.3 inch (30 to 135 mm) OD masts. Panel without electrical downtilt can be inverted.

See reverse for order information.

*Mechanical design is based on environmental conditions as stipulated in EIA-222-F (June 1996) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further details.

SCALA ELECTRONIC CORPORATION

Post Office Box 4580

Medford, OR 97501 (USA)

Phone: (541) 779-6500

Fax: (541) 779-3991

<http://www.scala.net>



AP18-1900/065D/XP

65° PANEL ANTENNA

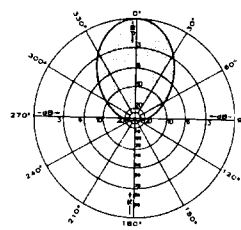
18 dBi gain

1850–1990 MHz (broadband)

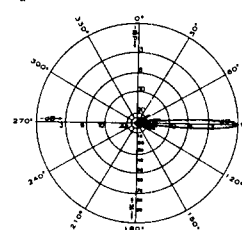
Cross Polarization

(+45° and -45°)

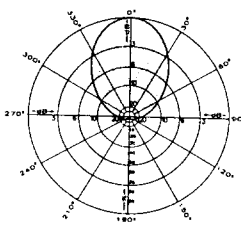
0°, 2°, or 6° electrical downtilt



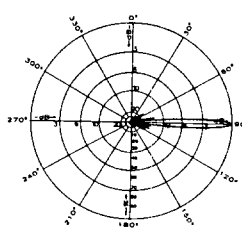
Horizontal pattern
+45°-polarization



Vertical pattern
+45°-polarization
(shown with no electrical downtilt)



Horizontal pattern
-45°-polarization



Vertical pattern
-45°-polarization
(shown with no electrical downtilt)

AMERICELL is a registered trademark of Scala Electronic Corporation.

Scala Electronic Corporation is a member of the Kathrein Group

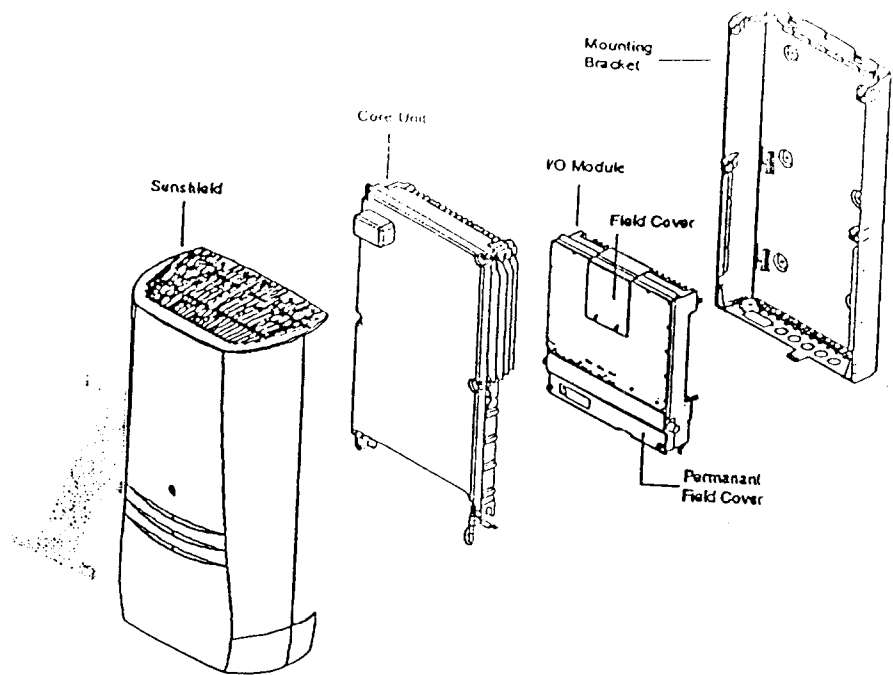


Figure 1-1 BTS Main Unit

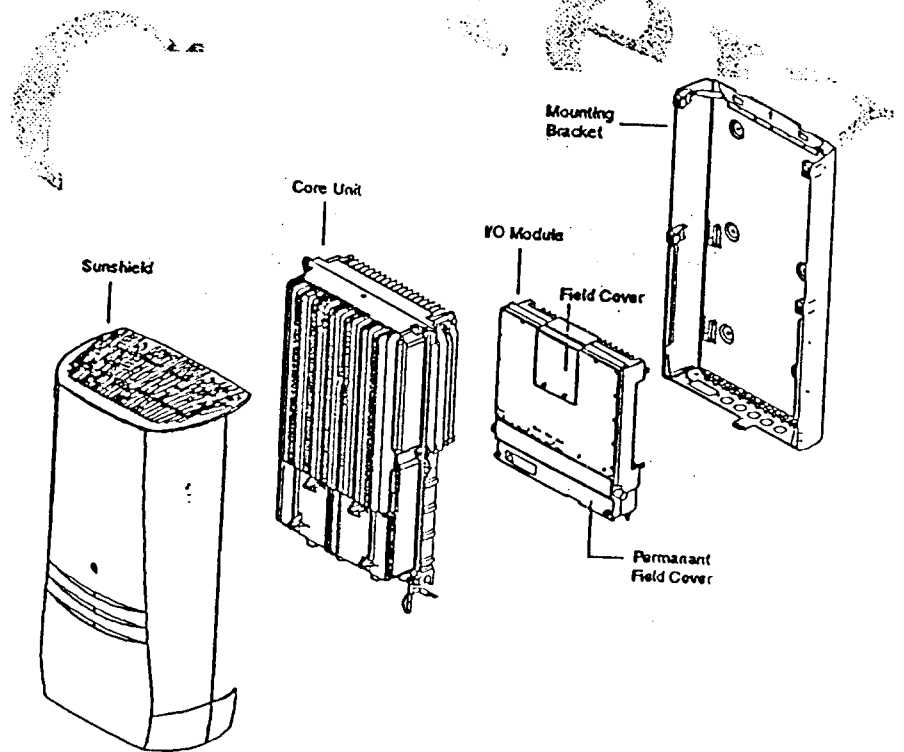


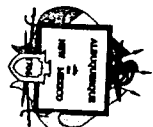
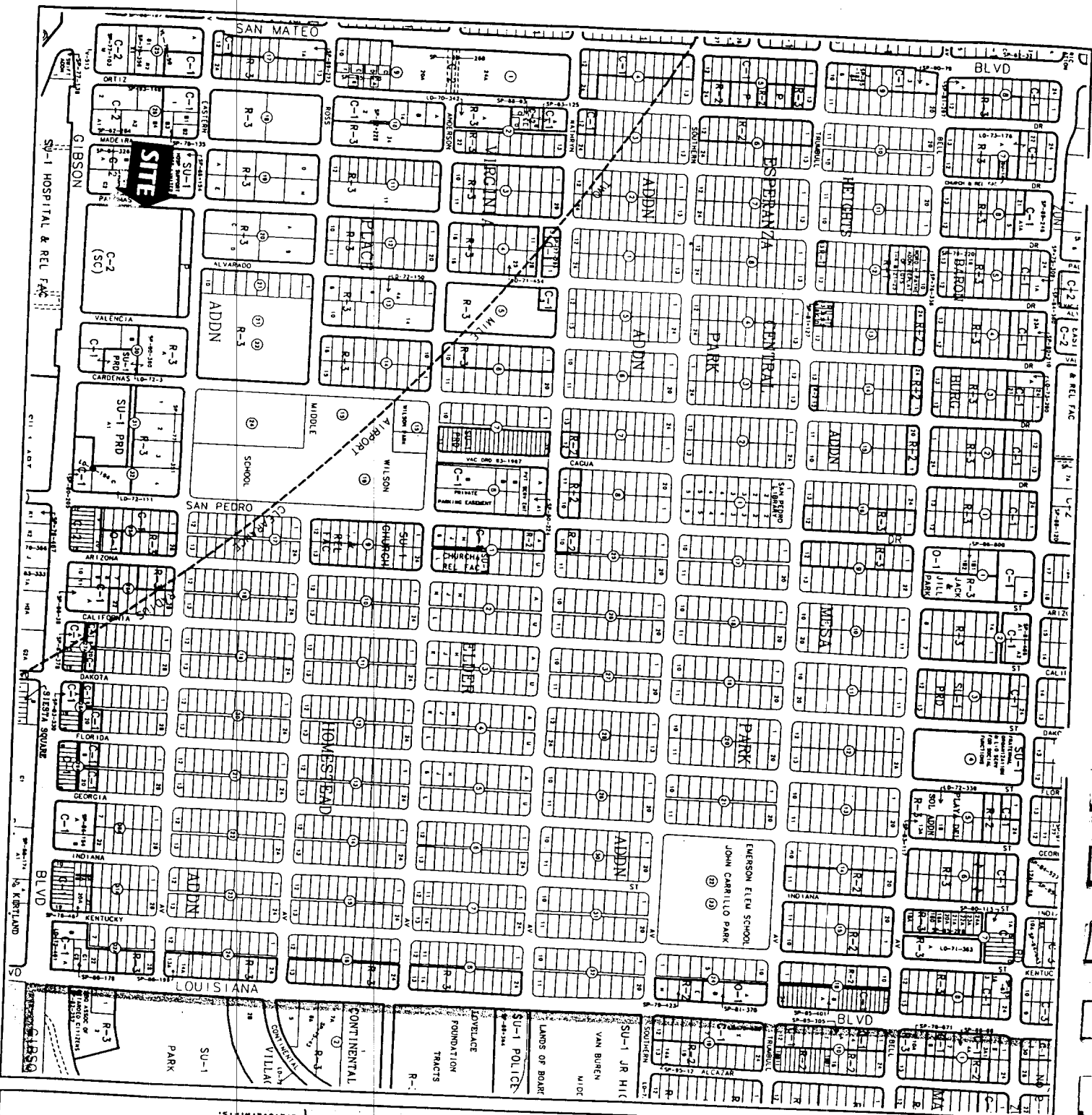
Figure 1-2 BTS Remote Unit

Introduction

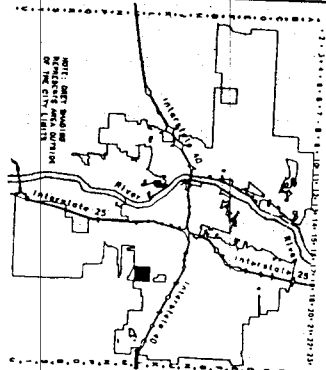
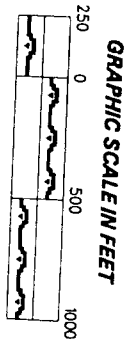
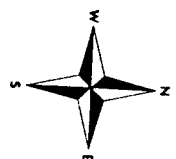
Table 1-1 contains the basic specifications for the main and remote BTS units.

Table 1-1 Basic Specifications for the Main/Remote Units

Dimensions with the sunshield	31 inches x 17 inches x 9 inches (79 cm x 43 cm x 23 cm)
Weight with sun shield Main unit Remote unit	88 pounds (40 kg) 113 pounds (51.25 kg)
Frequency	1850-1910 Mhz, 1930-1990 Mhz
Transmission Power	10 Watts
Power Main unit Remote unit Total for three sectors Backup Power	85/265 VAC, single cycle, 47 to 63 Hz, 175 Watts 250 Watts 925 Watts Alpha 1kW UPS, 8 min, 3.5 hr backup
Cooling (natural convection)	-40°F (-40°C) to 126°F (52°C)
Lightning and Surge Protection	Internal AC, RF, GPS, backhaul I/F; chassis ground



CITY OF
Albuquerque
Department of
Planning
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Zone Atlas Page **L-18-Z**

Map Amended through
February 28, 1998

Steven Yi
1414 Valencia SE
Albuquerque, NM 87108

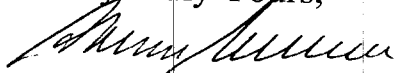
January 5, 2001

Dear Mr. Yi:

The purpose of this letter is to inform you of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

Enclosed for your perusal is: A copy of the Zoning Atlas page; a copy of the Site Plan; a copy of the Elevations; and copies of the antennae and remote unit specification sheets. If you or any member of your organization has any questions regarding this proposal, please do not hesitate to contact Mr. James Service on 255-8714 or by writing to 400 Tijeras NW, Suite 550, Albuquerque, NM 87102.

Very Truly Yours,



James Service
Qwest Wireless LLC

Raymond Benavidez
1410 Valencia SE
Albuquerque, NM 87108

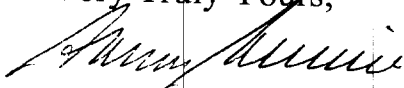
January 5, 2001

Dear Mr. Benavidez:

The purpose of this letter is to inform you of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Leonard Levy
PO Box 3968
Albuquerque, NM 87190-3968

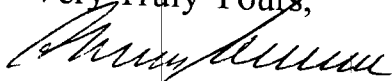
January 5, 2001

Dear Mr. Levy:

The purpose of this letter is to inform you of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

David Cauwells
2595 Dallas Parkway, Suite 300
Frisco, TX 75034-8530

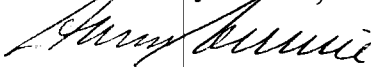
January 5, 2001

Dear Mr. Cauwells:

The purpose of this letter is to inform you of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Albuquerque III Assoc.
1116 Penn. NE
Albuquerque, NM 87110

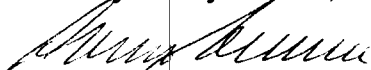
January 5, 2001

To Whom It May Concern:

The purpose of this letter is to inform you of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

WM Roberson
PO Box 8817
Albuquerque, NM 87198-8817

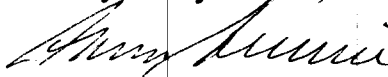
January 5, 2001

Dear Mr. Roberson:

The purpose of this letter is to inform you of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,

A handwritten signature in cursive script, appearing to read "James Service".

James Service
Qwest Wireless LLC

Bright Light Foundation Inc.
6739 Academy NE, Suite C
Albuquerque, NM 87109-3353

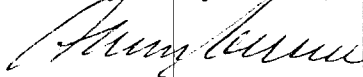
January 5, 2001

To Whom It May Concern:

The purpose of this letter is to inform you of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Bird of Paradise Inc.
9800 Montgomery NE
Albuquerque, NM 87111

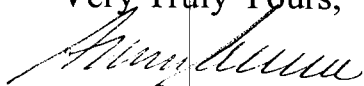
January 5, 2001

To Whom It May Concern:

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Very Truly Yours,



James Service
Qwest Wireless LLC

Rod & Lola Zabel
PO Box 11515
Albuquerque, NM 87192-0515

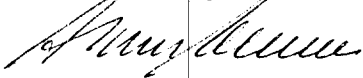
January 5, 2001

Dear Mr. & Ms. Zabel:

The purpose of this letter is to inform you of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

City of Albuquerque
D/B/A Lovelace Medical Foundation
5400 Gibson SE
Albuquerque, NM 87108

January 5, 2001

To Whom It May Concern:

The purpose of this letter is to inform you of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

"ATTACHMENT A"

Jim Service
Qwest Wireless, LLC
Zone Map L-18

ELDER HOMESTEAD N.A. (R)

Susan Herrera *e-mail: SuziCute@66.com*
904 California SE/87108 255-1283 (h)

Council District: 6
County District: 3
Police Beat: 334/SE
Zone Map #: L-18
Community ID Dist.: Near Hgts.

PARKLAND HILLS N.A. (R)

***Lisa Schreibman**
4819 Idlewilde Ln. SE/87108 256-3740 (h)
Christian Frueh *e-mail: cfrueh@U.Arizona.EDU*
P.O. Box 8069/87198-8069 232-0400 (h)

Council District: 6
County District: 3
Police Beat: 334/SE
Zone Map #: L-17-18
Community ID Dist.: Near Hgts.

SIESTA HILLS NA. (R)

***Margaret Freeman**
2815 Ridgecrest Dr. SE/87108 232-7518 (h)
Johanna Tighe
1408 Kentucky SE/87108 254-1489 (h)

Council District: 6
County District: 3
Police Beat: 334/SE
Zone Map #: L-18
Community ID Dist.: Near Hgts.

SOUTH SAN PEDRO N.A. (R)

Paul Holley
2602 Metzgar Rd. SW/87105 873-9313 (h)
Mary Agnes Gilbert
736 Indiana SE/87108 262-1049 (h)

Council District: 6
County District: 3
Police Beat: 334/SE
Zone Map: L-18
Community ID Dist.: Near Hgts.

TRUMBULL VILLAGE ASSOC. (R)

***Alvorn Clifton**
508 Rhode Island SE/87108 255-0360 (h)
Rose Sena *e-mail: rosrealtor@aol.com*
7820 Zuni SE/87108 266-1033 (h)

Council District: 6
County District: 3
Police Beat: 336/SE
Zone Map: K-L-19
Community ID Dist.: Near Hgts.

LEGEND

- (R) Recognized Neighborhood Association under O-92.
* Indicates Neighborhood Association President for Neighborhood Association or Group.

FOR YOUR INFORMATION:
LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

Susan Herrera
904 California SE
Albuquerque, NM 87108

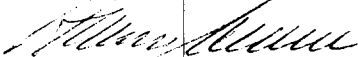
December 6, 2000

Dear Ms. Herrera:

The purpose of this letter is to inform you and the Elder Homestead NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Lisa Schreibman
4819 Idlewilde SE
Albuquerque, NM 87108

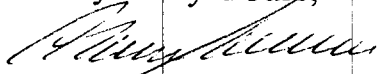
December 6, 2000

Dear Ms. Schreibman:

The purpose of this letter is to inform you and the Parkland Hills NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Christian Frueh
PO Box 8069
Albuquerque, NM 87198-8069


December 6, 2000

Dear Mr. Frueh:

The purpose of this letter is to inform you and the Parkland Hills NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Margaret Freeman
2815 Ridgecrest Dr. SE
Albuquerque, NM 87108

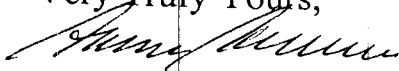
December 6, 2000

Dear Ms. Freeman:

The purpose of this letter is to inform you and the Siesta Hills NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Johanna Tighe
1408 Kentucky SE
Albuquerque, NM 87108

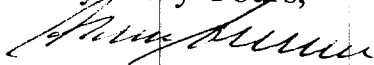
December 6, 2000

Dear Ms. Tighe:

The purpose of this letter is to inform you and the Siesta Hills NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Paul Holley
2602 Metzgar Rd SW
Albuquerque, NM 87105

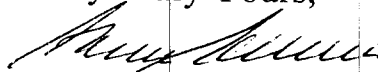
December 6, 2000

Dear Mr. Holley:

The purpose of this letter is to inform you and the South San Pedro NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Mary Agnes Gilbert
736 Indiana SE
Albuquerque, NM 87108

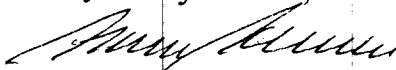
December 6, 2000

Dear Ms. Gilbert:

The purpose of this letter is to inform you and the South San Pedro NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Alvorn Clifton
508 Rhode Island SE
Albuquerque, NM 87108

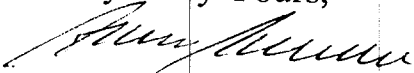
December 6, 2000

Dear Alvorn Clifton:

The purpose of this letter is to inform you and the Trumbull Village NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

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Very Truly Yours,



James Service
Qwest Wireless LLC

Rose Sena
7820 Zuni SE
Albuquerque, NM 87108

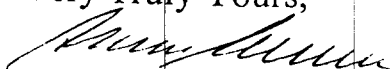
December 6, 2000

Dear Ms. Sena:

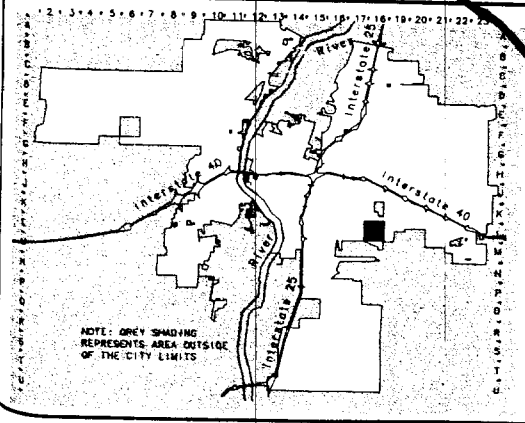
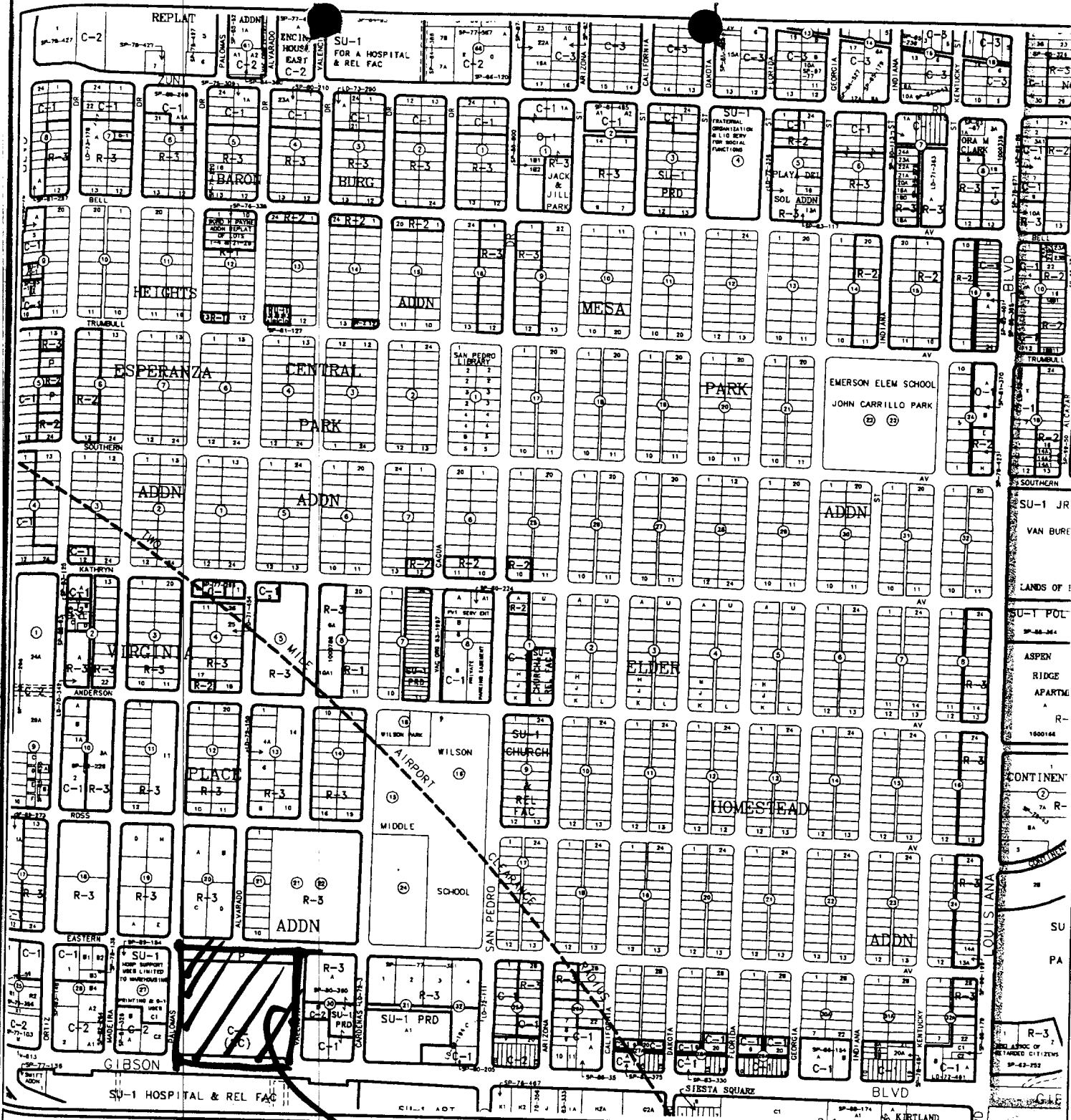
The purpose of this letter is to inform you and the Trumbull Village NA of the proposal by Qwest Wireless LLC to erect a 65-foot wireless telecommunication monopole at 5315 Gibson SE. The property is zoned C-2 and currently is being used as a small shopping center. The monopole will be located toward the northwest corner of the property near Building #2. The equipment rack will be placed on the side of the building and surrounded by bollards. The monopole will be painted a flat silver.

Enclosed for your perusal is: A copy of the Zoning Atlas page; a copy of the Site Plan; a copy of the Elevations; and copies of the antennae and remote unit specification sheets. If you or any member of your organization has any questions regarding this proposal, please do not hesitate to contact Mr. James Service on 255-8714 or by writing to 400 Tijeras NW, Suite 550, Albuquerque, NM 87102.

Very Truly Yours,



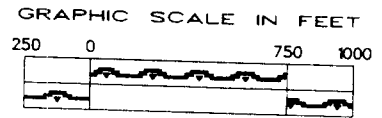
James Service
Qwest Wireless LLC



SITE



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2000



Zone Atlas Page
L-18-Z
Map Amended through December 08, 2000



STR

Richard Dineen, Planning Department
600 Second Street NW
Albuquerque, NM 87102

January 5, 2001

Dear Mr. Dineen:

The purpose of this letter is in partial fulfillment of the requirements for an Administrative Amendment for a C-2 (SC) parcel located at 5315 Gibson SE. Qwest Wireless LLC is proposing a 65-foot slim line monopole at the northwest corner of the property. The installation will be protected by bollards around equipment that will be mounted to the west wall of Building #2. The monopole will be located just south of the northwest corner of Building #2.

The monopole will be painted a flat gray color (unless another color is desired) as will the three antennae and remote units. The antennae will be mounted to the top of the monopole in a manner that does not exceed the diameter of the pole. The Remote Units will be located below the antennae and will not exceed the diameter of the pole. All required cabling will be routed inside the monopole to the Remote Units and antennae.

Since this entire area is paved and has abutting parking spaces, Qwest Wireless LLC will not create a screening fence unless required. Since this entire area is paved Qwest is not submitting a Landscaping Plan per se but will be amenable to adding landscaping in the appropriate areas if required.

Qwest will use the existing access and will occupy one parking space during construction and maintenance.

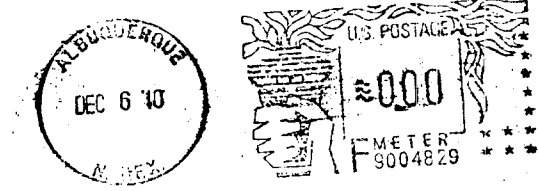
Very Truly Yours,


James Service
Qwest Wireless LLC

The DRB site plan that was provided by Qwest is the only one that could be found and it was provided by Joni Montanez

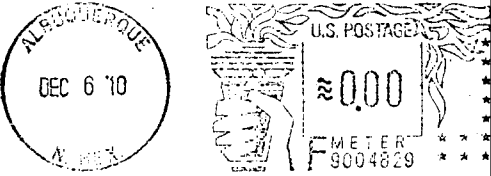
Erica Harper
1-501

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(Domestic Mail Only; No Insurance Coverage Provided)



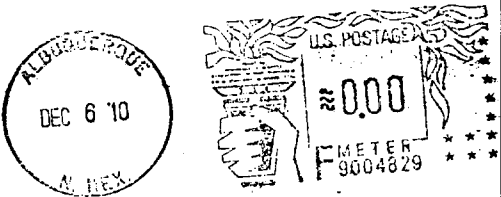
Recipient's Name (Please Print Clearly) (to be completed by mailer)
Nora Luna
7820 Ami SE
Albuquerque NM 87108
PS Form 3800, February 2000 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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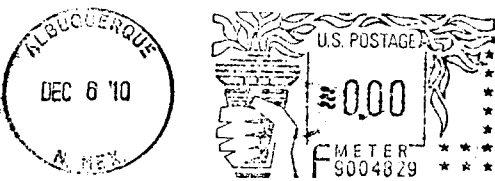
Recipient's Name (Please Print Clearly) (to be completed by mailer)
Paul Kelley
2402 Metway SW
Albuquerque NM 87105
PS Form 3800, February 2000 See Reverse for Instructions

U.S. Postal Service
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Recipient's Name (Please Print Clearly) (to be completed by mailer)
Christina Truch
PO Box 8069
Albuquerque NM 87198-8069
PS Form 3800, February 2000 See Reverse for Instructions

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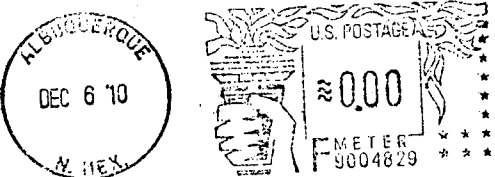
Recipient's Name (Please Print Clearly) (to be completed by mailer)
Nilem Wilson
508 Rhode Island SE
Albuquerque NM 87108
PS Form 3800, February 2000 See Reverse for Instructions

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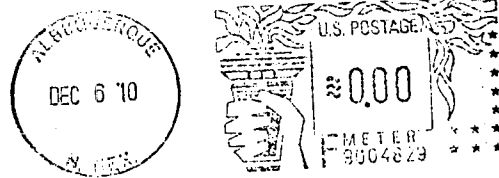
Recipient's Name (Please Print Clearly) (to be completed by mailer)
Johanna Wilson
1408 Kentucky SE
Albuquerque NM 87108
PS Form 3800, February 2000 See Reverse for Instructions

U.S. Postal Service
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Recipient's Name (Please Print Clearly) (to be completed by mailer)
Lisa Salvendy
4819 Idlewild SE
Albuquerque NM 87108
PS Form 3800, February 2000 See Reverse for Instructions

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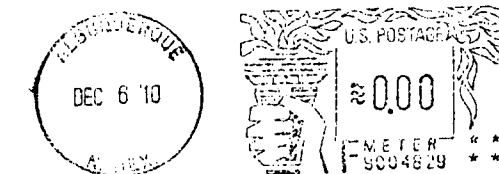
Recipient's Name (Please Print Clearly) (to be completed by mailer)
Mary Susan Gilbert
736 Indiana SE
Albuquerque NM 87108
PS Form 3800, February 2000 See Reverse for Instructions

U.S. Postal Service
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Recipient's Name (Please Print Clearly) (to be completed by mailer)
Margaret Freeman
2815 Ridgely SE
Albuquerque NM 87108
PS Form 3800, February 2000 See Reverse for Instructions

U.S. Postal Service
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Recipient's Name (Please Print Clearly) (to be completed by mailer)
Susan Herrera
904 California SE
Albuquerque NM 87108
PS Form 3800, February 2000 See Reverse for Instructions

GENERAL NOTES

1. THESE DRAWINGS ARE FOR THE SPECIFIC USE OF BUILDING A CELLULAR COMMUNICATIONS SITE ONLY. DO NOT USE FOR ANY OTHER PURPOSE.

2. CALL NEW MEXICO ONE CALL "CALL BEFORE YOU DIG" TWO DAYS PRIOR TO ANY EXCAVATION (505) 260-1990. ALL UNDERGROUND UTILITIES IN AREA OF CONSTRUCTION WILL BE FLAGGED.

3. ALL AZIMUTHS ARE TRUE NORTH.

4. NEAREST MONOPOLE IS 1,500' WEST.

MONOPOLE CENTROID
LATITUDE = 35.05981° N
LONGITUDE = 106.58320° W

LANDSCAPE LEGEND

- DECIDUOUS TREE 15' TO 30' HEIGHT
- EVERGREEN TREE 10' TO 25' HEIGHT
- EVERGREEN SHRUB 3' HEIGHT 8' DIAMETER
- SHRUB
- GROUND COVER

Project 1000994
ADMINISTRATIVE AMENDMENT
WIRELESS TELECOMMUNICATION FACILITY
FILE NO. AAT-012360000
Site plan amendment
Add monopole WTF
Richard J. ... 01/17/01
PLANNING DIRECTOR
DATE
See Sheets 624 G3

VALENCIA DRIVE

ZONED R-3

EASTERN AVENUE S.E.

ZONED R-3

ZONED R-2

ZONED R-3

EXISTING 75KVA 277/480V 3 ϕ TRANSFORMER - POWER SOURCE

589°16'08"E 599.77'

141' 17"

PROPERTY LINE

EXISTING GAS METER 16' EASEMENT

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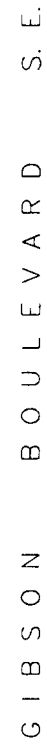
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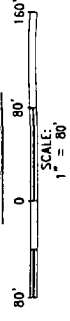
570.71'

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MONOPOLE CENTROID
LATITUDE = 35.05981° N
LONGITUDE = 106.58320° W



SITE PLAN



TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967



SITE INFORMATION	SNL 5315 GIBSON BLVD. SE ALBUQUERQUE, NEW MEXICO ALB-087C
DESIGN TYPE	OUTDOOR EQUIPMENT & MONOPOLE
SHEET TITLE	SITE PLAN
SHEET NUMBER	REV. 1

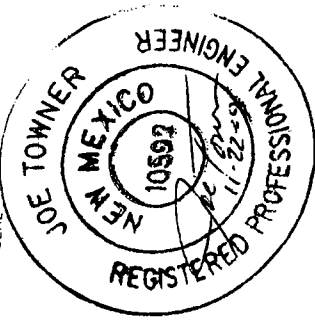
GENERAL NOTES

1. SEE SHEET G-1 FOR GENERAL NOTES.
2. ALL GROUNDING CONDUCTORS SHALL BE #2 AWG TINNED SOLID BARE COPPER UNLESS NOTED OTHERWISE.

KEYED NOTES

1. INSTALL GROUND RODS AT 10' MAXIMUM SPACING.
2. INSTALL GROUNDING CONDUCTOR BETWEEN GROUND RODS.
3. BOND ALL EQUIPMENT ENCLOSURES AND EQUIPMENT RACK TO GROUND BAR ON EQUIPMENT RACK AND BOND THE GROUND BAR TO EACH GROUND ROD WITH GROUNDING CONDUCTORS.
4. BOND ANTENNA FRAME AND REMOTE UNITS TO TOP OF MONOPOLE WITH GROUNDING CONDUCTORS USING POLE AS GROUNDING DOWN CONDUCTOR.
5. BOND MONOPOLE TO GROUND RODS WITH GROUNDING CONDUCTORS (2 REQUIRED).
6. BOND METER BASE TO GROUND ROD WITH GROUNDING CONDUCTOR.

ENGINEERS SEAL



TES

TOWNER ENGINEERING SERVICES, INC.
8205 SPAIN N.E. SUITE #205
ALBUQUERQUE, NM 87109
PHONE: (505) 828-1930
FAX: (505) 828-1967



SITE INFORMATION

SNL
5315 GIBSON BLVD. SE
ALBUQUERQUE, NEW MEXICO

DESIGN TYPE

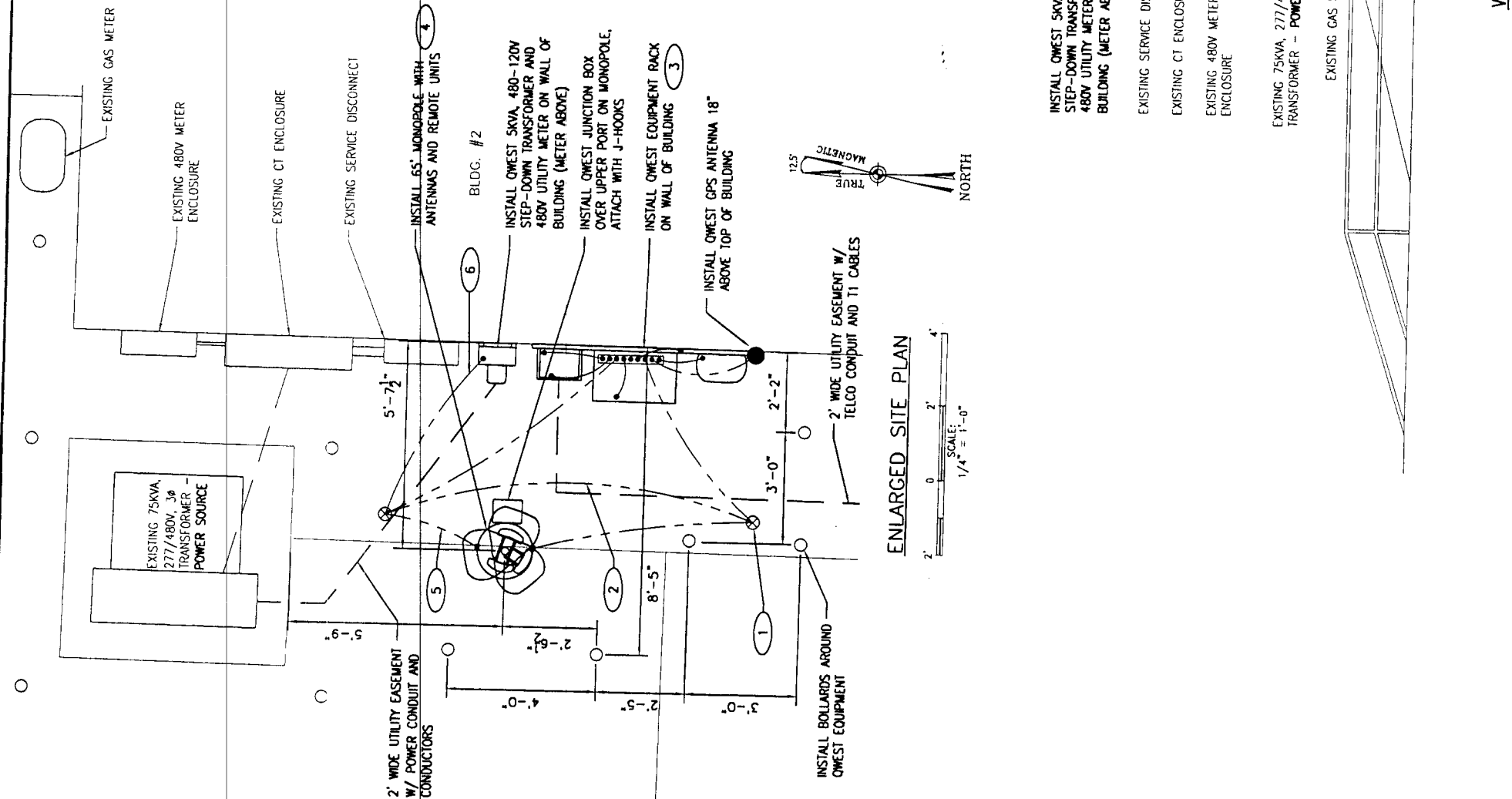
OUTDOOR
EQUIPMENT
& MONOPOLE

SHEET TITLE

ENLARGED SITE PLAN
& ELEVATION

SHEET NUMBER
REV.

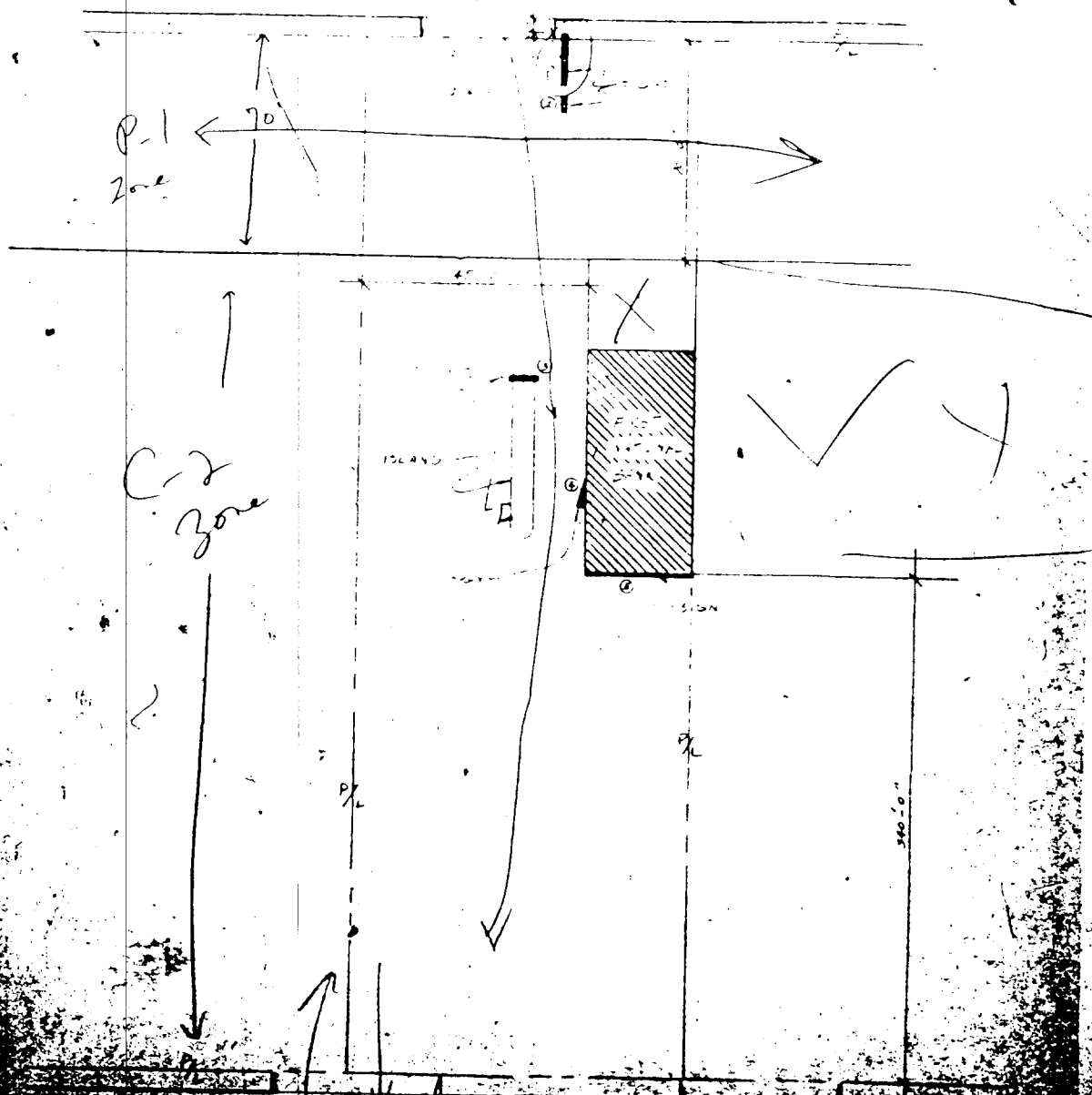
G-2
1



ENLARGED SITE PLAN

WEST ELEVATION

SCALE:
1/8" = 1'-0"



FIELD PLAN
NO SCALE

FIRST NATIONAL BANK
5401 GIBSON S.E.
AL-5555
ELECTRICAL PRODUCTS
E. BROWN

DISCREPANCIES IN P-1 ZONE

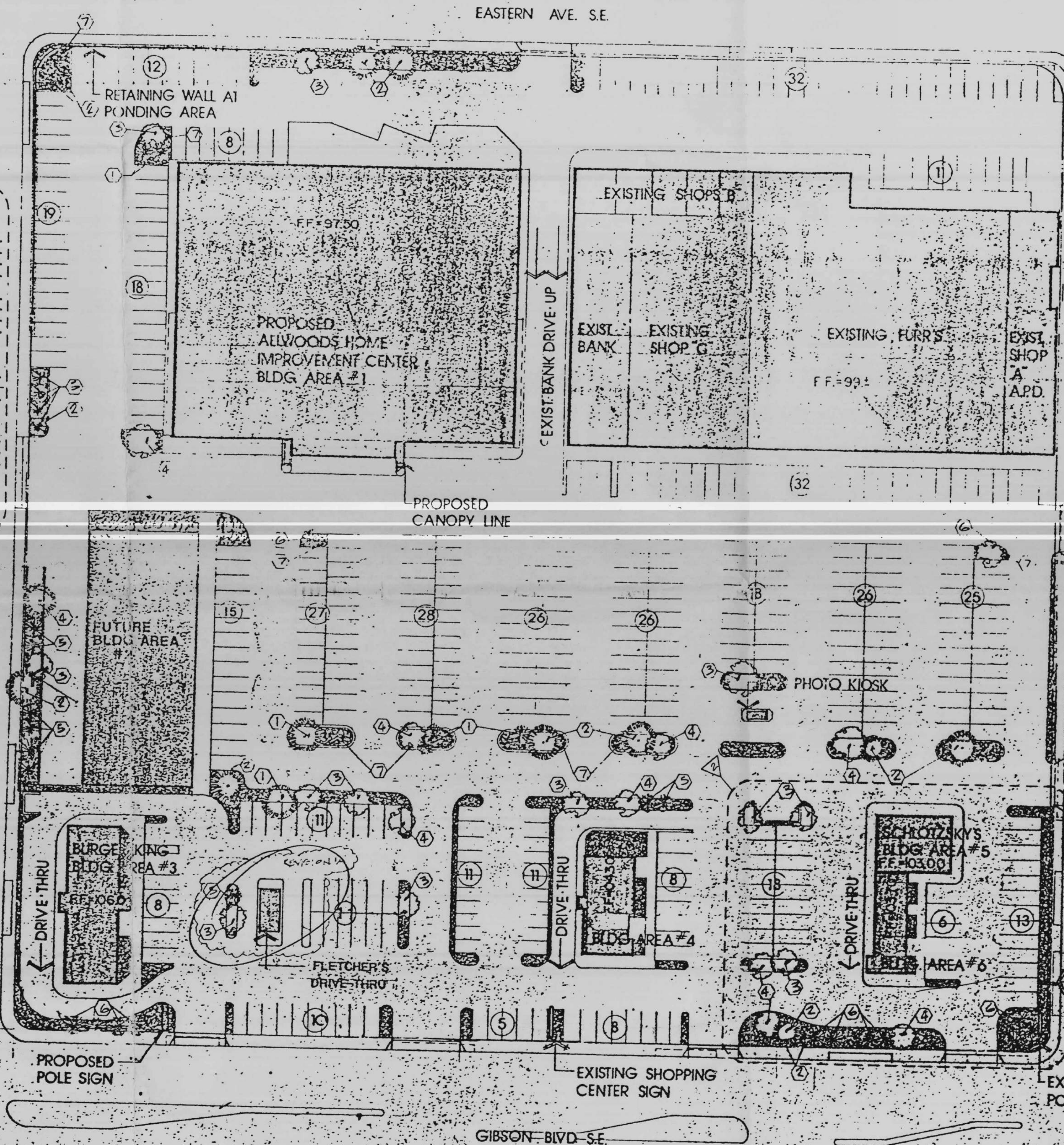
REVISIONS 12/2/87

CLAUDIO VIGIL ARCHITECTS 825 PENNSYLVANIA N.E.
ALBU, N.M. 87110

LEGEND		
EXISTING		
SHOP A	4021 S.F.	21 PARKS.
SHOP B	2640 S.F.	14 PARKS.
SHOP C	9738 S.F.	49 PARKS.
FURR'S	21397 S.F.	107 PARKS.
BANK	4502 S.F.	23 PARKS.
AREA #1	32600 S.F.	163 PARKS.
AREA #2	9800 S.F.	49 PARKS.
AREA #3	3000 S.F.	24 PARKS.
AREA #4	1800 S.F.	10 PARKS.
FUTURE BLDG.		
AREA #5	4605 S.F.	34 PARKS.
136 SEATS		
TOTALS	94103 S.F.	494 PARKS.
PARKING		
REQUIRED		494 PARKS.
LESS 10% FOR BUS ACCESS		445 PARKS.
PROVIDED		457 PARKS.
LANDSCAPING		
REQUIRED	17405 S.F.	
PROVIDED	18060 S.F.	

APPROVED BY: [Signature]
12-3-87 [Signature]

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. Z-679
FLETCHER'S DRIVE THRU
12/2/87



LANDSCAPE MATERIALS

1. 5' x 5' E (S.E. EDO-115)
2. 5' x 5' JEROSA ONE (PINKS PANDEROSA)
3. FLOWERING PLUM (PRUNUS SPECIES)
4. DESERT WILLOW (C. LINEARIS)
5. PORENTIA BEATRIX FARRAND
6. BAR LARDOZ JUNIPER (JUNIPERUS HORIZONTALIS 'BAR LARDOZ')
7. WASHED RIVER ROCK, M.D. 1/2" SIZE ALL FILL AREAS
8. PROVIDE COMPLETE IRRIGATION SYSTEM TO PLANTING AREAS W/ 3/4" LINE AND DUBBLER HEADS

LEGEND

EXISTING:		
SHOPS A	S.F.	PARKING
B	4021	21
C	2640	14
FURR'S	9738	49
BANK	21397	107
	4502	23
FUTURE BLDG. AREA		
AREA #1	32600	163
AREA #2	9800	49
AREA #3	3000	24
AREA #4	1800	10
AREA #5	1547	17
AREA #6	1228	10
TOTAL	92273 S.F.	
PARKING:		
REQUIRED		487
LESS 10% FOR CLOSENESS TO BUS SYSTEM		438
PROVIDED		445
LANDSCAPING:		
REQUIRED	17500	
PROVIDED	17723	

- EXISTING CURB CUT
- EXISTING CURB CUT ADJUSTED
- NEW CURB CUT

1" = 40' 0"
10 20 40 80 120
north
north
north

INTERNATIONAL HOUSE OF PANCAKES
AMENDED SITE PLAN
SEE REVISIONS AT LEFT

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. Z-679
FLETCHER'S DRIVE THRU
11/28/87
PLANNING DIRECTOR DATE

MASTER PLAN • SIESTA HILLS SHOPPING CENTER 4/20/81

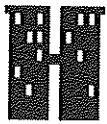
1000996

Z-679

INTERNATIONAL HOUSE OF PANCAKES
AMENDED SITE PLAN
SIESTA HILLS SHOPPING CENTER
ALBUQUERQUE, NEW MEXICO

GREENER & SUMNER
ARCHITECTS, INC.

JOB NUMBER
DATE
SHEET NUMBER
1



HAJJAR
MANAGEMENT CO., INC.

30 Adams Street
Milton, MA 02186
617-296-5200 *tel*
617-296-5300 *fax*

www.hajjarmanagement.com

November 8, 2022

City of Albuquerque
ATTN: Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

To whom it may concern:

I, Charles C. Hajjar as Trustee of Siesta Hills Realty Trust, owner of the property at 5305 S Gibson Blvd, Albuquerque, NM 87108 (the "Property"), an authorized agent of Siesta Hills Realty Trust, of 30 Adams Street, Milton, MA, 02186, am writing this letter to authorize Anna Haefele of Blymyer Engineers, Inc. to act on the Trust's behalf with regard to submission, coordination, and signing of all planning and permit applications and documents supporting EVGo's installation of 3 electric vehicle charging stations at 5305 S Gibson Blvd, Albuquerque, NM 87108.

Additionally, this letter serves as acknowledgement and authorization of the use of the property by EVGo for the scope of work covered by the permits applied for to complete the project.

This permission does not extend to additional projects or activities outside the scope of work defined above.

Sincerely,



, TRUSTEE

Charles C. Hajjar, Trustee
Siesta Hills Realty Trust

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

LEGAL LIST

- (1) Notify City Land Agent
(2) Notification radius of 300 feet.
(3) Request R-3 + C-1 to C-2
(4) Copy of notice to be sent by
Certified Mail to (a) _____ (b) _____

BA _____

V _____

Z-679 (CR. V-206)

STUDY _____

CERTIFIED MAIL

No. 51052-84-90

The following prepared by:	Initials	Date
Property List		
Court House Search by	PTF	1/6/59
Mailed	LG	1/4/59
Meeting date	1-19-59	
Cross Ref.	V-206	Z-202
Map Number	CPL 128A	

(a) Applicant: Edward H. Snow Const. Co.
(b) Agent: Harry O. Morris Atty.
Address: 622 First National Bank Bldg.
Legal Description: R-3 + C-1 to C-2 for
Blks 28 & 29, excepting existing C-2,
Virginia Pl. Addn. - N. side Gibson between Paloma
and Valencia SE

Block	Lot Tract etc.	Name	Address
		VIRGINIA PLACE	12-1485
27		Maurice M. Laine	1329 Paloma SE
28		J. K. Macdonald	Box 166
29		L	
20		K. L. Harris	723 Heat SW
21	6	FLYING SOUTHERN 12-1112	6022 - 2nd NW
	7	L	
	8	Same as 27	
	9	W. J. Sturges	1806 Ridgcrest SE
	10	L	
	11	Board of Education	
	12		
	13		
	14		
	15		
19	A	12-1125-13	% A. N. Bank, City
	B	T. M. Davis Trust	
	E		
	F		
30		Betha S. Bruce % J. B. Todd - Y.M.C.A. - City	
22		J. D. Stanley	1516 Silver S.W.

SCHEDULE OF DEVELOPMENT

FOR

SHOPPING CENTER by EDWARD H. SNOW CONSTRUCTION COMPANY, INC.

on Blocks 28 and 29
VIRGINIA PLACE ADDITION

The Schedule of Development during the five-year period immediately following the approval of the application is the complete development of the site area and gross area.

Applicant is now ready to commence construction of fifty percent of the total area and is deferring the commencing of construction only because of the necessity of processing this application. The immediate approval of this application is earnestly requested in order that such construction may be commenced.

Dated this 17th day of December, 1958.


HARRY O. MORRIS

622 First National Bank Bldg.
Albuquerque, New Mexico

ATTORNEY FOR APPLICANT

PLANS

ON

FILE

SEE

2 OF 3

{Z-679}
{V-206}

REPORTS AND MAPS

for

GIBSON SHOPPING CENTER

Blocks 28 and 29

Virginia Place Addition

Albuquerque, New Mexico

Prepared for
and
Submitted by

EDWARD H. SNOW CONSTRUCTION COMPANY, INC.
4821 Central Avenue, NE
Albuquerque, New Mexico

C O N T E N T S

REPORT ON THE MARKET AREA TO BE SERVED

By
Ralph L. Edgel

	Page
Summary	1
Estimates of Population	2
Estimates of Income	3
Estimates of Expenditures at Shopping Center	3
Table I -- Estimates of Population and Income in Area	5
Table II-- Estimates of Expenditures at Proposed Shopping Center	6

REPORT ON PRELIMINARY DESIGN AND MAPS

By
Marvin Clark May

Site Location	1
Access to Site	1
Major Sources of Employment in Area	1
Zoning of the Surrounding Area	2
Zoning of the Proposed Site	2
Recommended Zone Change	3
Vacation of Street	3
Surface Drainage	4
Utilities	4
Traffic in Vicinity of Site	4
Traffic Control	5
Parking	5
Present Number of Living Units in Area	5
Projected Number of Living Units in Area	6
Rate of Growth of Area	7
Studies to be Made by Others	7
Conclusions	8
Maps:	
Existing Living Units in Vicinity	
Projected Living Units in Vicinity	

PRELIMINARY DESIGN AND GENERAL DEVELOPMENT PLAN (Revised 17 December 1958)

SCHEDULE OF DEVELOPMENT

A REPORT TO: EDWARD H. SNOW CONSTRUCTION COMPANY, INC.

SUBJECT: ESTIMATES OF POPULATION AND INCOME IN THE AREA TO BE
SERVED BY A PROPOSED SHOPPING CENTER

BY: RALPH L. EDGEL

DATE: December 18, 1958

The estimates contained and described in this report relate to the area within a one-mile radius of the site of a proposed shopping center to be located in the area bounded by Eastern Avenue, Valencia Drive, Gibson Boulevard, and Palomas Drive, NE, in Albuquerque, New Mexico. The estimates are derived from house counts recently made in the area by Marvin C. May (See Drawings No. 1 and No. 2 in his report on this subject), and from other information available to, or derived by, the author, as described below.

SUMMARY

Based on a study of dwelling unit occupancy in Albuquerque as shown by the 1950 Census of Housing, and taking into consideration the characteristics of present housing in the subject area, it is estimated that the present population of the area approximates 14,000 persons.

Based on the average income per person in Bernalillo County in 1957 as shown in a recent study made by the Bureau of Business Research of the University of New Mexico, and taking into consideration the apparent economic characteristics of the population of the subject area, it is estimated that the total income available to residents of the area is approximately \$28,700,000.

Based on expenditure studies of the United States Bureau of Labor Statistics showing patterns of expenditures of urban families, it is estimated that expenditures of residents of the subject area would approximate \$14,300,000 for goods and services of the types which will be made available in the proposed shopping center.

The proportion of this amount that would actually be spent in the shopping center would depend largely upon the relative effectiveness of the merchandizing of the stores in the center. It would not be unreasonable to assume that stores in the center could attract expenditures from residents of the subject area approximating \$11,700,000 under favorable circumstances.

There should be added to the amount to be expected from residents an undeterminable, but substantial, amount from two other sources:

- (1) Purchases made by some 1500 employees of four large establishments within easy walking distance--Bataan Hospital, Veterans Hospital, Lovelace Clinic, and Lytle Engineering.
- (2) Purchases made by the occupants of 12,800 vehicles that daily pass by on Gibson Boulevard, directly in front of the site of the proposed center.

Based on the projected number of dwelling units shown on Drawing No. 2 in accompanying report of Marvin C. May, the estimated population and income in the subject area are:

Potential population	18,700
Potential income (in thousands)	\$39,900
Potential expenditures on goods and services of types to be sold in proposed shopping center	\$20,100
Potential expenditures to be expected in proposed shopping center	\$15,800.

The above potentials are exclusive of amounts to be derived from trade from passing vehicles and employees of nearby large employers.

ESTIMATES OF POPULATION

The estimates of population summarized above are based on a count of dwelling units made by Marvin C. May and set forth in his accompanying report. Separate estimates were made of the number of persons occupying single-family residences and the number occupying units in multiple-dwelling structures.

It was assumed that occupancy of dwelling units in the area is approximately the same as occupancy of dwelling units of similar sizes reported in the 1950 Census of Housing. Census reports show that in 1950 in Albuquerque, the median number of persons occupying four-, five-, and six-room houses was 3.5, with no great variation among these three sizes. These reports also show that the median number of persons occupying two-, three-, and four-room rented quarters was 2.3.

Using 3.5 as the number of persons per single-family dwelling and 2.3 as the number per dwelling unit in multiple-dwelling structures, estimates of the present and potential population occupying each type of dwelling were derived. The calculations for both present and potential populations within both a half-mile and a one-mile radius appear in Table I.

ESTIMATES OF INCOME

The estimates of total income of residents of the subject area were made by multiplying estimated per-capita income by the estimated population. A recent exhaustive study made by the Bureau of Business Research of the University of New Mexico developed estimates of the total and the per-capita income received by residents of Bernalillo County. That study reports that the income of residents of the County averaged \$1,889 per person, including men, women, and children. *

Observations of the nature of the housing, the automobiles, the general appearance and probable occupations of the residents of the area strongly suggest that their incomes are substantially above average, particularly in the Parkland Hills and Redgecrest areas. In view of all known considerations, an upward adjustment of ten percent in per-capita income seemed warranted and conservative. Consequently, a figure of \$2,078 income per capita was used to derive the estimates of income of residents of the area. These calculations appear in Table I.

ESTIMATES OF EXPENDITURES AT SHOPPING CENTER

Although reliable estimates of expenditures made for various types of goods and services are available, there is no way of knowing in advance how much of their trade the residents of the area will give to stores located in the proposed shopping center. The proportion of their trade which will go to the shopping center will depend largely upon the merchandising practices of the stores and their ability to compete with other stores offering similar goods and services.

Studies made by the United States Bureau of Labor Statistics indicate that urban families follow a fairly uniform pattern in their expenditures for various groups of goods and services. This pattern of expenditure is shown in Table II.

Applying the percentages revealed by these studies to the total income estimated for residents of the area, yields estimates of their expenditures for goods and services of the types to be offered in the proposed shopping center.

In view of the convenient location of the proposed shopping center with reference to the residents of the subject area, it is assumed that with reasonably good merchandising, the stores should be able to draw a substantial proportion of the total available business. The proportions used in arriving at the estimates, together with the calculations of the dollar amounts of trade which the center should be able to draw, appear in Table II.

Although it is impossible to arrive at a reliable estimate of the volume of business which might be available from them, there are two

* See Vicente T. Jimenes, 1957 Income by Counties in New Mexico, p. 16

additional sources of trade for the proposed shopping center which would provide a net addition to the volume of expenditures made by residents of the area. Four fairly large establishments--Bataan Hospital, Veterans Hospital, Lovelace Clinic, and Lytle Engineering--employing some 1,500 workers--are located within easy walking distance. In view of the paucity of eating establishments in the immediate area, it is logical to suppose that the proposed restaurant will attract a large number of these people who will at the same time avail themselves of the other facilities of the center. Moreover, a recent count of vehicular traffic on Gibson Boulevard (See May's report), directly in front of the site of the proposed center, shows a large volume of such traffic, particularly in the morning and evening as employees from Sandia Base go to and from work. The proposed shopping center would be strategically located to attract a substantial volume of business from these commuters.

Respectfully submitted,

/s/ Ralph L. Edgel

Ralph L. Edgel

Table I
ESTIMATES OF POPULATION AND INCOME IN AREA

Housing Estimates	At Present Within			Potential Within		
	<u>1/2 mile</u>	<u>1/4 to 1 mile</u>	<u>1 mile</u>	<u>1/2 mile</u>	<u>1/4 to 1 mile</u>	<u>1 mile</u>
Number of single family dwelling units*	451	3,114	3,565	552	3,380	3,733
Number of units in multiple dwellings*	288	295	583	1,295	854	2,149
Estimated population						
living in single units	1,579	10,899	12,477	1,935	11,830	13,765
living in multiple units	662	678	1,340	2,978	1,964	4,942
Totals	2,240	11,577	13,817	4,913	13,794	18,707

Income Estimates

Per capita income, Bernalillo County, 1957**
Adjusted upward by 10 per cent***

\$1,889
2,078

Estimated income (in thousands)
of residents within 1/2 mile
of residents within 1/4 to 1 mile
of residents within 1 mile

Present
\$ 4,655
24,057
28,712

Potential
\$16,209
28,664
38,873

* See Drawings No. 1 and No. 2 in accompanying report of Marvin C. May for count of dwelling units.

** See Vicente T. Ximenes, 1957 Income by Counties in New Mexico, UNM Bureau of Business Research.

*** See accompanying text for explanation of adjustment

Table II
ESTIMATES OF EXPENDITURE AT
PROPOSED SHOPPING CENTER

Percentage distribution of
expenditures of urban families*
for:

Food, beverages, tobacco
Housing, utilities
Clothing and grooming care
Personal care
Transportation
All other expenditures

100%
100%
100%
100%
100%
100%

Proportion of expenditure
which could be expected to
be spent at shopping center

70%
70%
70%
70%
70%
70%

With annual estimated income**
of \$18,512,000

Expenditures for:
For food, beverages, tobacco
" housing, utilities
" clothing and grooming care
" personal care
" transportation
Totals

Estimated expenditures
for selected goods
\$1,542,000
1,542,000
1,542,000
1,542,000
1,542,000
1,542,000
\$10,910,000

Estimated expenditures
at shopping center
\$1,079,400
1,079,400
1,079,400
1,079,400
1,079,400
1,079,400
\$7,637,000

With annual estimated income**
of \$20,512,000

Expenditures for:
For food, beverages, tobacco
" housing, utilities
" clothing and grooming care
" personal care
" transportation
Totals

\$11,508,000
1,508,000
1,508,000
1,508,000
1,508,000
1,508,000
\$18,060,000

\$11,508,000
1,508,000
1,508,000
1,508,000
1,508,000
1,508,000
\$18,060,000

* Bureau of Economic Warfare, The United States, 1943 Edition, page 215.

** See also this report.

MARVIN CLARK MAY

CIVIL ENGINEER

MUNICIPAL ENGINEERING LAND PLANNING SUBDIVISION DESIGN TOPOGRAPHY

1120 PRINCETON NE

ALBUQUERQUE, NEW MEXICO

TELEPHONE 5-6374

18 December 1958

Edward H. Snow Construction Co.
4821 Central Avenue, NE
Albuquerque, New Mexico

Gentlemen:

I have studied the Preliminary Design for your proposed Gibson Shopping Center and have also studied the site and the surrounding area. Major items included in my study and my conclusions are as follows:

SITE LOCATION

The proposed location for the Gibson Shopping Center consists of Blocks 28 and 29 of the Virginia Place Addition to the City of Albuquerque. This area is bounded by Palomas Drive on the west, Eastern Avenue on the north, Valencia Drive on the east, and Gibson Boulevard on the south. This site is directly north of the Bataan Memorial Methodist Hospital.

ACCESS TO SITE

Access to the proposed Gibson Shopping Center is excellent. Gibson Boulevard is the major east-west route south of Central Avenue. Because of the location of Kirtland Field and Sandia Base, Gibson Boulevard will probably remain the most southern arterial through this portion of Albuquerque, acting as a belt or peripheral artery with most of the major north-south streets terminating at it. San Mateo Boulevard, a primary north-south arterial, terminates at Gibson Boulevard three blocks west of the site while San Pedro Boulevard, a secondary arterial, terminates at a point three blocks east of the site. Louisiana Boulevard and Ridgcrest Drive also provide good access to this area.

MAJOR SOURCES OF EMPLOYMENT IN AREA

The immediate area is the site of several large organizations that employ a large number of people. The Lovelace Clinic, together with the Bataan

Hospital and the Veteran's Hospital, represents the largest concentration of medical facilities in the state. Lytle Engineering Company has most of its local facilities near the intersection of Gibson and San Mateo. The above organizations have approximately the following size staffs at present:

Bataan Hospital	250
Loyola Clinic	310
Lytle Engineering	280
Veteran's Hospital	650

There are large tracts of land available in this area for the future expansion of these and similar activities. In addition to the above sources of employment which are all within eight minutes walking time of the proposed shopping center, the north east gate of Bartland Field and the west gate of Sandia Base are focal points for traffic much of which passes directly by this site.

ZONING OF THE SURROUNDING AREA

The privately owned land within a one-half mile radius of the site has strip commercial zoning along San Mateo Boulevard and Gibson Boulevard and a small commercial zone at the intersection of Kathryn Avenue and San Pedro Boulevard. The balance of the land is divided about equally between the R-1 (single family) zone and the various multiple dwelling zones R-2, R-3, and R-4. Some of the commercially zoned frontages have already been committed to other uses such as motels, apartments, office space, clinics, and hospitals. Other portions of the commercially zoned frontage are of inadequate depth to permit the construction of efficiently planned commercial buildings with adequate off-street parking.

ZONING OF THE PROPOSED SITE

The southern 350 feet, more or less, of Block 28 is now zoned C-2. The northern 215 feet, more or less, of Block 28 is now zoned C-1. The southern

350 feet, more or less, of Block 29 is now zoned C-1 while the northern 215 feet, more or less, is now zoned R-3.

RECOMMENDED ZONE CHANGE

The proposed site now consists of four tracts of land having three different zoning classifications. In order to permit a logical and proper development of the area it is recommended that those portions not now zoned C-2 be changed to C-2. This will allow the most flexible planning of the site. The recommended zone changes will not adversely affect the surrounding area in that all adjacent property is now zoned C-2, C-1, or R-3. It should be noted that the proposed zone change will not materially increase the commercially zoned land in the area but will permit a better designed shopping center and will encourage the provision of adequate off-street parking.

VACATION OF STREET

In order to properly utilize the site for a shopping center it will be necessary to vacate that portion of Alvarado Drive lying between the northern right-of-way line of Gibson Boulevard and the southern right-of-way line of Eastern Avenue. This vacation will create a single tract of land approximately 565 feet by 600 feet and containing approximately 7.78 acres. At the present time the portion of Alvarado Drive proposed for vacation exists only as a roughly bladed road. No traffic count is available for this portion of Alvarado Drive but there is no indication that it has more than casual use. As Alvarado Drive does not and can not extend south of Gibson Boulevard it's only purpose in the future would be to carry strictly local traffic to and from Gibson Boulevard. The area to the north of Eastern Avenue is not developed at this time and as it develops it can be adequately served by Palomas and Valencia Drives and the many other north-south streets available in the area.

SURFACE DRAINAGE

The general drainage of the site and the surrounding area is from the southeast to the northwest. There are no arroyos or other drainage channels across the site and the proposed vacation of Alvarado Drive will not complicate draining the area as the surrounding streets will have more than adequate capacity to carry any runoff that may occur in the area.

UTILITIES

All utilities, sewer, water, electricity, gas, and telephone service are available to this area. With the exception of an 8 inch sewer line no utilities use that portion of Alvarado proposed for vacation. The vacation instrument should reserve an easement for this line which will be useful in serving the proposed development.

TRAFFIC IN VICINITY OF SITE

There is very little traffic at present on the roughly graded streets to the west, north, and east of the site; however, as the area to the north builds up there will be an increase in traffic along these streets. The proposed shopping center will not interfere with this traffic and should not materially increase the traffic on these streets north of Eastern Avenue. The Traffic Engineering Department of the City of Albuquerque made a traffic count on Gibson Boulevard at the proposed site between December 2 and December 5. This traffic count indicated an average daily traffic at this point of 12,800 vehicles. This count is rather evenly divided between east bound and the west bound flow. While the traffic flow exhibits the usual 8AM and 5PM peaks it is still quite uniform during the daylight hours with an average hourly count of 964 vehicles between 7AM and 6PM. There are relatively few commercial vehicles and an almost complete absence of tourist or out-of-town travelers. Practically all of the drivers are "repeaters" who are driving this route every day.

The major entrances to the proposed development would be from Valencia Drive and Palomas Drive with minor entrances from Gibson Boulevard and Eastern Avenue. By the prohibition of curb parking along the near sides of all four streets surrounding the site adequate additional street capacity could be easily secured to permit easy and safe turns into and out of the parking areas. The wide median along Gibson Boulevard will permit left turns on and off the boulevard with reasonable safety.

PARKING

The Preliminary Design for the Gibson Shopping Center indicates a very good arrangement for both customer and employee parking. The approximately 425 stalls indicated are more than adequate to satisfactorily provide for the types of uses shown on the plan. The 45 degree drive-through diagonal parking pattern will eliminate the need for curbs and bumper rails and will minimize fender denting. The unobstructed area will be easy to clean with mechanical equipment and will be easy to drain without recourse to costly underground sewers.

PRESENT NUMBER OF LIVING UNITS IN AREA

A study was made of the area surrounding the site to determine the approximate number of living units (a residence or apartment unit designed to be occupied by one family) now available or under construction. The Land Use Maps of the City Planning Commission were used and corrected by a study of aerial photographs and by a visual check of the area. Motel units containing kitchen facilities were classed as living units. Motel units not containing kitchen facilities were each considered as one-half a living unit. Drawing No. 1 shows the present distribution of living units in the area. The numbers

indicate the number of units in the block while the subscripts S and M indicate whether the units are single family residences or apartment type units. As a result of this study the following estimate of the number of living units now in the area was obtained:

	Single Family Residences	Apartment Type Units	Total
Within one-half mile radius of the site	451	288	739
Outside of the one-half mile radius but within a one mile radius	3112	295	3409
Total	3563	583	4146

The above total includes all of the Wherry Housing units south of Gibson Boulevard and between Louisiana and Pennsylvania Boulevards. While a portion of these units are outside the one-mile radius they can properly be included in the potential trade area of the proposed shopping center as they are relatively isolated from other shopping areas and the most convenient entrance to the Wherry Housing is from Ridgecrest Boulevard which provides a direct and convenient route to the proposed center.

PROJECTED NUMBER OF LIVING UNITS IN AREA

The same area was studied to determine the probable future number of living units that might reasonably be expected to occupy this area. It was assumed that vacant land now zoned R-1 would be occupied by single residences and that land now zoned R-2, R-3, and R-4, would be used for single story, court type apartments consistent with those now in the area. A small amount of C zoned land adjacent to existing apartments and motels was assumed to be utilized in a similar manner. Drawing NO. 2 shows the projected distribution of living units in the area. The symbols used are the same as

those used on Drawing No. 1 and the following estimate was obtained:

	Single Family Residences	Apartment Type Units	Total
Within one-half mile radius of the site	553	1295	1848
Outside of the one-half mile radius but within a one mile radius	3380	854	4234
Total	3933	2149	6082

It is believed that the above estimate of the future number of living units in this area is very conservative as it does not include the possible use for housing purposes of several large tracts of land now owned by the Federal Government. The government owned housing both south and north of Gibson Boulevard could be expanded creating an additional 1000 to 1500 living units. This land might also be turned over to private enterprise for development. It is also possible that the area immediately north of the proposed site might be used for apartments of more than one story with a consequent increase in population density.

RATE OF GROWTH OF AREA

With the exception of the "project" type developments in the northeast heights area this area is building new living units as fast or faster than any other section of Albuquerque. This is especially true of the large R-3 area immediately north of the site. The proximity of this area to the two bases and the huge medical centers south of Gibson Boulevard should insure the rapid and complete coverage of this land with homes and apartment units designed to attract families with above average incomes.

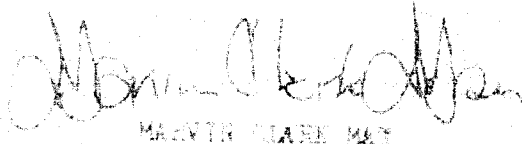
STUDIES TO BE MADE BY OTHERS

It is my understanding that a study of the present and projected population and the market potential of the area surrounding the site will be made by others.

CONCLUSIONS

1. The Preliminary Design represents a reasonable allocation of space to parking and the various elements of the proposed shopping center.
2. The proposed location has an excellent market area. The potential trade from the residential area to the north should be substantially enhanced by trade from the nearby centers of employment and the traffic on Gibson Boulevard.
3. Physical access to the site is excellent.
4. The zone changes necessary to permit this development are reasonable and consistent with good planning.
5. The location of Alvarado Drive between Gibson Boulevard and Eastern Avenue will not adversely affect the present or future traffic pattern in this area.
6. The development of this center will not create unusual traffic problems and will not adversely affect the capacity of Gibson Boulevard.

Very truly yours,


MARVIN CLARK MAY

WFM:jm

Enclosures:

Prints of Drawings No. 1 and
No. 2, Gibson Shopping Center

PLANNING COMMISSION
City of Albuquerque

Z-222679
Map _____
Census Tract _____

FILE TWO (2) COPIES OF APPLICATION.

*Please make this application as either (1) owner, (2) lessee, (3) tenant, or (4) an interested party.

The completed forms (2) should be submitted to the PLANNING DEPARTMENT, 222-B Tijeras NE, together with the appropriate sketches and fee. Payment of the fee, \$25, should be made by check at the Planning Department. All checks must be made payable to the City of Albuquerque.

AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.

If you have any questions, please ask the person who takes the application from you for the answer.

If this application is approved by the City Planning Commission, it will be advertised for hearing by the City Commission for at least fifteen (15) days prior to a City Commission hearing. Upon approval by the City Commission for a change to the Zoning Ordinance or Zone Map, the ordinance will be published in "El Independiente" and will become effective.

A. Name of Applicant: Edward H. Snow Construction Company, Inc. Telephone Number AL5-8673
Address: 1821 Central Ave., NE, Albuquerque, New Mexico
Made as (1) _____ (2) Lessee (3) _____ (4) _____
owner lessee tenant interested party
My ~~agent~~ Attorney (if any) is: Harry O. Morris Telephone Number CH7-1461
Mailing Address 622 First National Bank Bldg., Albuquerque, New Mexico
Date of application: Dec. 12, 1958 Date received in Planning Dept. Dec. 12, 1958

B. Legal description of property: Lots All, Block 28 and 29,
Plat of Virginia Place Addition
THE CITY CANNOT ACCEPT RESPONSIBILITY FOR WRONG LEGAL DESCRIPTIONS.
Location of property is between Gibson Blvd. and Eastern Ave., SE and
Palomas Drive
and Valencia Dr., SE near _____ I ~~obtained~~ ^{leased} the property
in November 1958 and was built on Unimproved
mo. day yr. mo. day yr.
I ~~(have)~~ made this application before. If you have, when was it made?
(have not)
_____ What was the previous application number? Z _____
(date)

C. Zone change requested on the property mentioned above:

FROM R-3 and C-1 zone
TO C-2 zone.

(If the zone change request is for more than one type of zone to another, please describe by lots and blocks the particular zone change.)

The northerly 215 feet of Block 28 and the southerly 350 feet of Block 29 are now zoned C-1; and the northerly 215 feet of Block 29 is now zoned R-3; the southerly 350 feet of Block 28 is already zoned C-2.

The reason I want this zone change is because: (Please explain in full.)

We want to develop subject property together with the southerly 350 feet of Block 28 and the adjacent portion of Alvarado Drive, SE, for which a request for vacation thereof is simultaneously filed herewith, into a shopping center.

We understand that the Planning Commission requires that this application be considered under City Commission Ordinance No. 1078 amending the City Zoning Ordinance No. 1062, and we comply therewith under protest. Such compliance is not to be considered in any way or manner as a waiver of opposition and objection to said Commission Ordinance No. 1078.

Transmitted herewith at this time is a general development plan for the site area. A report on the market area to be served; a map showing the general nature and extent of residential, commercial, and industrial development within a radius of approximately one mile; and a schedule of development of the site area; will be submitted this coming week.

- D. I am enclosing two (2) copies of a sketch which shows the property and adjoining properties, location of buildings on the property, names of streets on which the property is situated. Property measurements are also shown.

I KNOW THAT MY APPLICATION CANNOT BE ACCEPTED UNLESS THE SKETCHES ACCOMPANY IT.

- E. Signature of Applicant (owner or ^{Attorney} agent): *Harry Morrison*
and I certify that the information given above and on the sketches are correct to the best of my knowledge.

December 12, 1958
(date)

- F. Names of ^{fee} owners included in area proposed to be changed:

Name	Mailing Address	Legal Description of Property Lot (s) Block Plat
J. R. Modrall and Constance C. Modrall, his wife	1200 Simms Bldg., Albuquerque, N. Mex.	

(use additional sheet if
necessary)

- G. FOR OFFICE USE ONLY:

This application has been correctly completed and the sketch shows what is required.

The filing fee of \$25 has been paid. (Receipt attached.)

Application examined by: _____ Date _____
Planning Department

- Z-678 Lyn Cummings and others request change of zone from R-2 and C-1 to C-2 excepting the existing C-2 on portions of platted and unplatted land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 20, T 10 N, R 4 E, and Bounded by Trumbull SE Zuni Road SE, Utah SE and Wyoming SE.
- Z-679
1-200 Harry O. Morris, agent for Edward H. Snow Construction Co., Inc., requests change of zones from C-1 to C-2 for that portion of Block 23, presently zoned C-1, and from C-1 and R-3 to C-2 for Block 29, Virginia Place Addition. This request is submitted under the Shopping Center Section of Zoning Ordinance 1052. Further requests the vacation of Alvarado Drive SE between the northerly right-of-way line of Gibson SE and the southerly right-of-way line of Eastern SE and between Blocks 28 and 29 as described above. The vacation request is submitted to implement the development of the proposed Shopping Center. Located along the north side of Gibson SE between Palmas and Valencia SE.
- Z-680 The City Planning Department proposes change of zone from A-1 to R-1 for all of Garcia-Lucero Addition, and Tracts 11, 12A1A, 12A1B, 12A2, 12B, 12C, 13, 15 and 16, 12350 Map #35. This proposal is made with relation to the subdivision of the land of Felipe Contreras (C-956). Generally located south of Matthew Reed Rd between Rio Grande Blvd. and Meadow View Drive NW.

DEFERRALS:

Z-680

Paul J. Volkmann, Jr., Chairman
City Planning Commission

lg

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

H. S. COBLENTZ

Director

RE: Z-679 (Request for Shopping
V-206 Center on Blocks 28 & 29
Virginia Place Addn. and
vacation of Alvarado SE
between Gibson & Eastern)

BOX 1293 • ALBUQUERQUE, NEW MEXICO • PHONE 7-1531
1-5-59

TO: KL

FROM: BJ

MEMO

As a matter of procedure in gathering all information for public hearings, you are requested to make a site plan analysis of the proposed shopping center. (Development Plan given you the afternoon of 1-2-59). This would include the relation of proposal and buildings to surrounding development, the effect the vacation of Alvarado might have on dividers on Gibson, the impact of proposal on traffic circulation and flow and whether or not some P-1 would be feasible. Also explore Burton's proposal to realign Ridgecrest to the south through the hospital area (south of the VA Hospital) to eliminate it from the present San Mateo-Gibson-Ridgecrest intersection. What effect would this proposal have on traffic if Ridgecrest as it now exists southeast of the above intersection was in the future realigned to intersect Gibson further east of San Mateo. Also include any other information you think is important to this proposed shopping center. Please have report to Director by Noon, Friday, Jan. 10, 1959.

WOK

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

H. S. COBLENTZ Director

BOX 1293 • ALBUQUERQUE, NEW MEXICO • PHONE 7-1531

TO: 4-679
 V-206

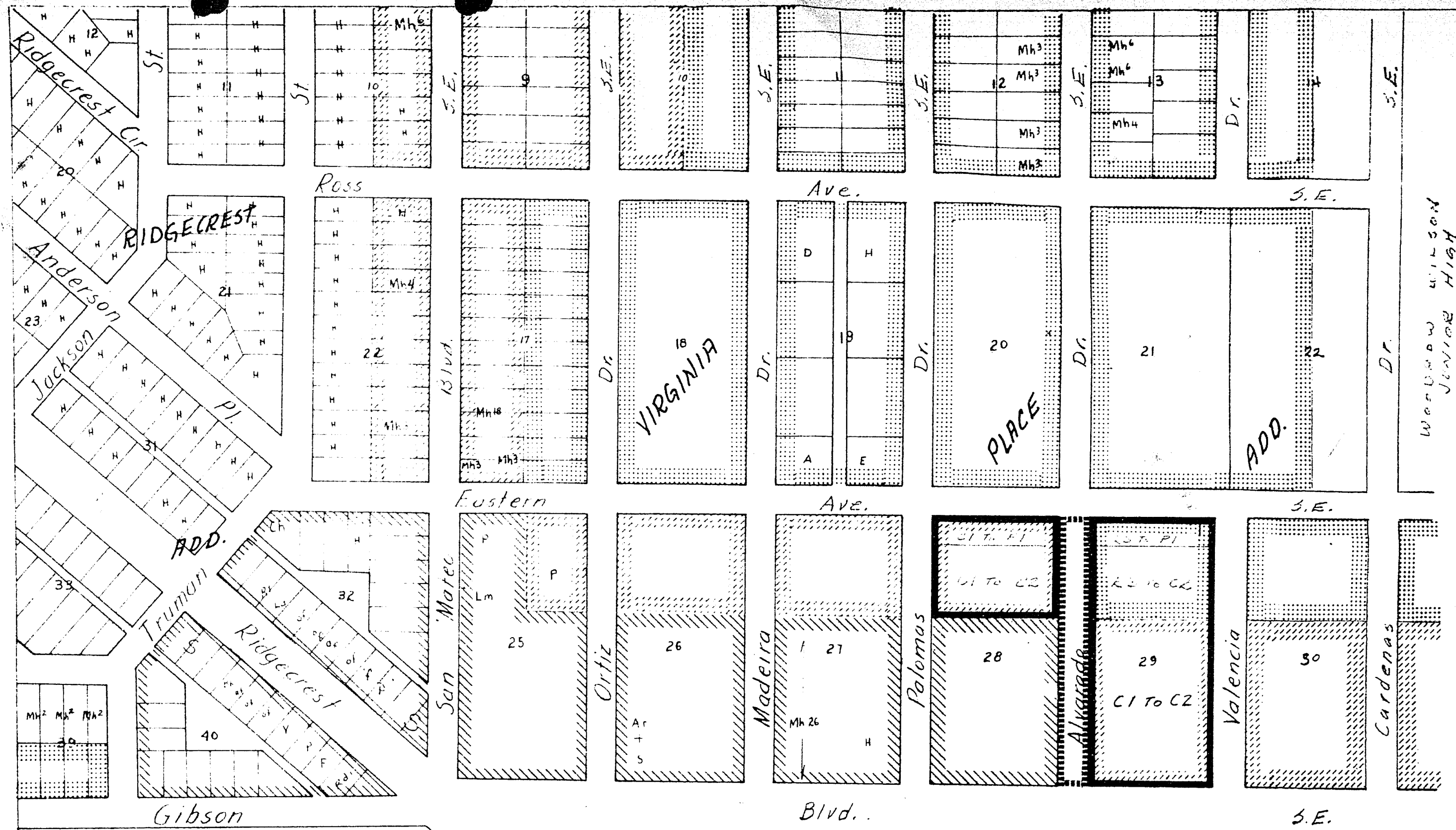
January 12, 1959

FROM: KWL

MEMO

The layout of the shopping center is essentially good with regard to amount of parking space, access of trade and service, and location of buildings. It may be possible to eliminate two curb cuts in the intersection of Valencia Drive and Gibson Boulevard. However, this would be a matter of design for the Traffic Engineer. The Dairy Bar is located in such a position as to create a dead, or unused portion of land between the structure itself and the intersection of Palomas and Gibson. It may be possible to move the Dairy Bar closer to the intersection and yet still maintain drivers vision across the corner. No additional right-of-way is needed for Gibson Boulevard at this point.

KWL/ML



ZONES

	R-1
	R-2
	R-3
	R-4
	C-1
	C-2
	Zone Change Area Ap. 5.04 AC.
	Vacation Area Ap. .84 AC.

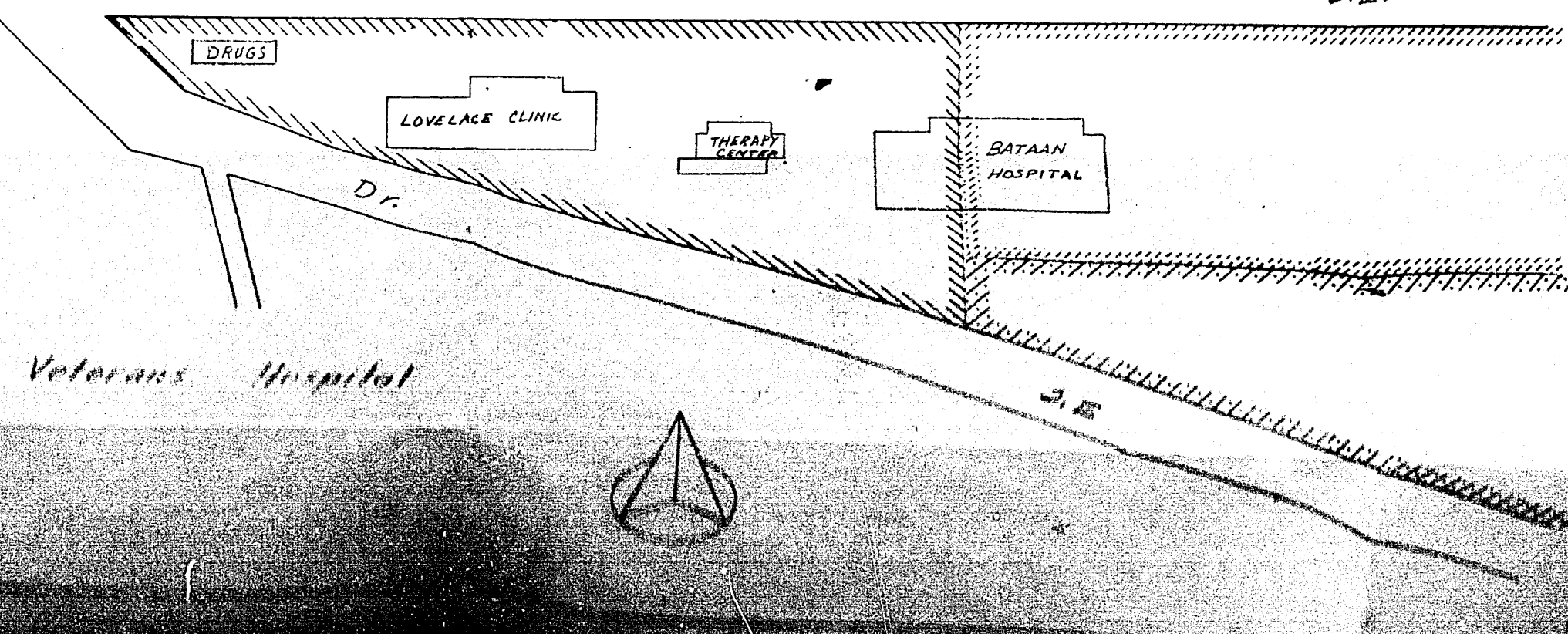
Total Acreage 5.88

- ### References
- Z-202 Z-402
 - Z-246 Z-49
 - V-156
 - V-30
 - V-25
 - V-78
 - Z-472
 - Z-267
 - Z-565
 - Z-69
 - Z-335

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

Plot: RGP- RM	Date: 1-12-59	Scale:
Zoning: "	Date: "	1" = 200'
Land Use: BJ	Date: 1-9-59	Source:
Checked: RGP	Date: 1-12-59	CPC 12BA

Legal Description:
 Vacation of Alvarado between Gibson & Eastern.
 Zone Change Area Ap. 5.04 AC.
 Vacation Area Ap. .84 AC.



7. Z-670

R-1 to R-4 was denied.
Recommend R-1 to R-2. Recommendation
to go to Zoning Commission.

NOTE: Since this will be sent from
the Zoning Commission to the City
Commission, no ordinance will be
necessary. We will have to discuss
procedure on presentation at this
time.

8. Z-676

Denied for Staff Reasons.

ACTION: HSC TO ADVISE by Certified
Mail Messrs. Roy Miller, McLaughlin,
Gutierrez, Bill Stein, Joe Tracy
(Z-696) of Savage and Sganziini.
BJ and JC.

ACTION:
Drafting Room: Sketch to be
changed. Domingo Road should read
ZIA. Please check Base Map.

9. Z-677

Request granted except that area on
the east side of Valencia is to R-2

ACTION: Letter of advise to Mr.
Geo. Walker, copy to Mr. Ahern.

JG: Recommendation to go to ZC.

10. Z-678

Denied without prejudice.

At such time as SU Zone is
completed, this application should
be refiled by the applicant at the
City's expense.

ACTION: Advise by Certified Mail.

JG: Prepare amendment to CU Zone
so as to include trailer parks.
Should discuss this Tuesday or
Wednesday of this week.

11. Z-677 and V-206

When recommendation goes to the City
Commission, it should contain report
of School Board. Traffic Engineer
does not object despite his letter
received 3:30 PM 1/19/59.

Applicant to prepare bonds, etc.,
prior to CC.

ACTION: Advise Messrs. Morris,
Matheson and Hernandez
by Certified Mail.

JG: Recommendation to go to ZC.

Re Shopping Center Ordinance:
We may need to reconsider the matter
of "need" in Section 53.

BGP: Amended sketch showing public
buildings on the south side of Gibson
good. However please show existing
dividers as mentioned above.

12. Z-680 and S-966

This subdivision cannot go to CC until
Zoning recommendation has been sent from
the ZC to the CC.

ACTION: Letters of advice by
Certified Mail, to Ross-Beyers.

JG: Recommendation to ZC.

January 19, 1959

1. R-3 south of Alice seems to be compatible with the development of the neighborhood;
2. This property abuts onto C-2 property, and adjoins R-1 and P-1 on the east;
3. This appears to be the logical development of the area west of Marble;
4. R-2 on the other section of the application would provide the logical development of the area and not be detrimental to the area north of Marble.

Moved by Mr. Nordhaus
Seconded by Mr. Scott

Motion Carried 5 to 1
Mr. Volmer voted No

The following reasons accompanied Mr. Volmer's negative vote:

1. R-2 zoning customarily is reserved for high-rise, high-density areas of the city close to major employment centers, and educational, transportation, and shopping facilities. These factors are absent here and R-2 would permit reasonable development of lots 18 through 22, Tract 14.
 2. It would be reasonable to protect the R-1 properties to the north and still permit reasonable development of lots 21 and 22 with smaller multiple-family dwellings on the south side of Alice.
10. Z-678 Lyn Cummings and others request change of zone from R-2 and C-1 to C-2 excepting the existing C-2, on portions of platted and unplatted land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 30, T 10 N, R 4 E, and bounded by Trumbull SE, Earl Road SE, Utah SE, and Wyoming SE.

Mr. Volmer said C-2 encompasses too many uses which might be disagreeable in this neighborhood, but said he could see nothing wrong when a man comes in and says he's going to build a trailer park to F.H.A. specifications in a neighborhood of bad trailer parks.

Mr. Goblentz suggested the SU zone and Mr. Nordhaus wondered what the effect of the SU would be on trailer parks already operating. Mr. Goblentz thought it might be worded to allow those in use at present, and said it might be a way to get trailer parks out of the A-1 zone. to continue

There were several protestants present and a petition bearing four signatures was submitted to the Commission.

BE IT RESOLVED, that Z-678 be denied without prejudice and the staff was instructed to study the establishment of the SU zone for trailer parks (such recommendation to be presented to the Zoning Commission on January 26, 1959) particularly with application to this area, without any change in the present status of trailer parks in the C-2 zone.

Moved by Mr. Nordhaus
Seconded by Mrs. Brown

Motion Carried Unanimously

11. Z-679 Harry O. Morris, agent for Edward H. Snow Construction Co., Inc., requests change of zone from C-1 to C-2 for that portion of Block 28, presently zoned C-1, and from C-1 and R-3 to C-2 for Block 29, Virginia Place Addition. This request is submitted under the Shopping Center Section of Zoning Ordinance 1062. Further requests vacation of Alvarado Drive SE between the northerly right-of-way line of Gibson SE and the southerly right-of-way line of Eastern SE and between Blocks 28 and 29 as described above.

January 19, 1959

Mr. Nordhaus excused himself and did not participate in either the discussion or the voting on this application.

Mr. Harry C. Morris, representing the applicant, commented on the staff report and said that the northern 60 feet of the site area has been requested for zoning to P-1. On a development plan, it is for employee parking and he said that any change would require the applicant to submit an additional request. If that is so, he wondered what the benefits and detriments would be if this were or were not incorporated. He stated that his client is restricted already by the the plot plan regarding use here and can see no benefit to the city in this proposal, but on the other hand, he can see a slight detriment to his client, in the fact that should they desire to put up a free-standing sign, they will have to get permission from the Board of Adjustment. Mr. Morris said that late this afternoon, a request came from Mr. Burton on this and as he understands it, Mr. Burton is not opposed to the vacation or the zone change but the basis of his request for deferral was a traffic study which has been under way for some time. Granting of this request for delay, according to Mr. Morris, would not affect this study.

He told the Commission that part of this property is now zoned C-2, part of it C-1, and part of it R-3. The factual situation is that actually the applicant could utilize this land to a greater extent than is shown in the presentation, but that is not his desire. He said it is his client's desire to erect a commercial development which would be a credit to the city. For that reason they are submitting this proposal which would take care of parking area, etc. Otherwise, if they built as they could do now under the present zoning, it would not be nearly so nice as it is here, and would actually reduce what they could do, but they feel this would be better all the way around. Mr. Edgel made the economic study on this and Prof. May did the land use survey. Prof. May was present to answer any questions of the Commission.

Mr. E. C. Hernandez represented Mr. R. B. Kincaid, part owner of a shopping center in this general area. He stated the Shopping Center Ordinance provides that the applicant must provide certain information that the type of development is reasonable and serves public need and convenience. He then asked the following questions:

Q. Has this study taken into consideration existing shopping centers in the area?

A. No.

Q. For all intents and purposes, this is as symmetrical. It is near the V. A. Hospital and the two bases. Isn't that working from the edge toward the center?

A. The location was mentioned with an entirely different emphasis. This is on the way home for a great many people from these three places of employment.

Q. Taking the number of square feet of building, what is the ratio of parking?

A. Four to one. This meets the requirements of the Ordinance.

Mr. Hernandez stated he objected for various reasons, one of which was that immediately to the north is Woodrow Wilson Jr. High and a grade school, and farther to the east is the Holy Ghost Parochial School. He stated this proposed center will introduce a great amount of traffic directly across from these schools and urged the

January 19, 1959

Commission to be especially alert to public safety. He called special attention to this and said that if this street is closed, it will throw an added burden on Valencia which will come directly between two schools and produce an increased hazard.

He went on to say that the Shopping Center Ordinance states applicants for rezoning must establish that their facility will serve a public need. He felt that with two shopping centers in the immediate vicinity which serve "more than adequately" this area, within two and a half blocks of the proposal, it does not fill this requirement. He did not think from looking at the prospectus that this was intended to be major shopping center, but more of a neighborhood development. He described the developments at San Pedro and at San Mateo and Katherine and listed the services these two shopping centers contained. As far as complying with that portion of the Shopping Center Ordinance where an applicant is to show need, Mr. Hernandez said the applicant was far from showing any need or convenience. He felt that whether an area is being served adequately is important and part of what should be considered by the Commission.

Mr. Hernandez devoted quite some time to the discussion of the proposed vacation. His main contention was that Alvarado goes from one side of town to the other, which, he felt, established its importance. He brought out the fact that there is a sewer line in this street and was concerned over whether or not the preservation of an easement is going to suffice the city's needs. He mentioned the traffic problem on Gibson Boulevard and said there are five cuts from the shopping area onto a busy thoroughfare. Until some solution to Gibson is made, he thought this Commission and the City as a whole should try to keep down traffic on these generators.

There were no other opponents.

Professor May, in answer to some of Mr. Hernandez' arguments, said the impact of this development on the surrounding area was studied quite extensively by all concerned and the applicants would not have spent so much money if they did not feel it was economically feasible. He said there is little prospect of residential housing to the south of this area, as that is being built up with the "largest concentration of medical facilities in the state." He went on to say that within eight minutes walking distance of the proposed center there are 1400 people employed at Bataan Hospital is planning to increase its facilities about 50%. He felt that all of these people need some place to eat lunch, shop after work, etc., and that the presence of so many wage earners more than counteracts the fact that this is not centrally located. Professor May said that as an engineer with some training in highways, he felt the best thing that could happen for the multiple units would be to close Alvarado and stop traffic at this point. This will eliminate at least one piece of the grid-iron pattern in this area.

The existing zoning is such that if these people were to withdraw their application, they could take two blocks they now own and come in and build commercial type facilities. In these two blocks, Professor May said the applicant could cover four-fifths of the property with commercial building and not have to provide parking facilities. He felt this proposal to be good city planning and thought the applicants should be congratulated for being willing to put themselves under restrictions on their building. Under the proposal presented, one-fifth of the area would be for actual construction and the rest would be for parking. Furthermore, the entire plan is under the Planning Commission's direction and should it become economically infeasible for the applicants to carry out the plan, the "Go-Back" clause of the Shopping Center Ordinance can be applied.

Mr. Volmar said that schools and traffic had been mentioned in the discussion, but that this did not seem to be an important consideration as far as the Board of Education is concerned. The Board voiced no objection to the facility at San Mateo and Katherine which is across the street from Woodrow Wilson Jr. High and he read a letter from the Board of Education stating it was not in opposition to the present proposal. The sewer easement was agreeable to the City Engineer and the City retains the same rights in easements as it does in streets. The absence of need and desirability of preserving property values of other people with commercial developments - without going into the merits and the concept of need - was advanced recently and the approach was not accepted by the City Commission. It seemed to him that the proponent was voluntarily offering to do something in a manner compatible with city interests which could be done now in a manner which would ignore the city's interests.

Mr. Scott was concerned over the number of curb cuts and wondered if some of them could be eliminated to make them empty from the side streets. He felt them to be a bad traffic hazard. Professor May said the major entrances were on Valencia St. and Palomas St. and there were only two minor accesses on Gibson, one into the service station and the other into the dairy bar. He said it was acceptable to the proponents to have complete prohibition of curb parking all the way around the shopping facility which would add an additional lane of traffic. Almost all of its exits would make right turns.

Mr. Black was in favor of the recommendation of the Planning Department in making the northerly 60 feet P-1. Mr. Volmar concurred saying he felt it a good idea to have to go to the Board of Adjustment to get a Conditional Use permit for a free-standing sign which sign might be disagreeable to nearby residents.

Mr. Heggen stated he was very much in favor of this proposal. He felt that all the requirements of the City had been met for this type of development.

BE IT RESOLVED, that Z-679 and associated vacation V-206, with the amendment that the northerly 60 feet of Blocks 28 and 29 and what is now Alvarado be changed from C-1 and R-3 to P-1, be recommended to the Zoning Commission for approval, for the following reasons:

1. The zone change will permit a more effective development of the site, involving a total acreage of 5.9 acres;
2. That the existing acreage of commercial is almost 5 acres and so this zone change request is mainly a redesign which will improve circulation and existing uses of the site;
3. There is already existing commercial and this is a design which better facilitates a shopping area;
4. Since Alvarado serves no significant public purpose at this time other than containing a sewer line, it is recommended that it be vacated subject to the following:
 - a. Dedication of a 16 foot easement on Alvarado;
 - b. The City Engineer's requirements with regard to curb returns be complied with by posting of appropriate bond before the City Commission hearing;
 - c. Dedication of right-of-way on Gibson if indicated by the Traffic Engineer;

- d. Compliance with the Traffic Engineer's requirements for reconstruction of dividers on Gibson according to the Development Plan dated January 15, 1959.

Moved by Mr. Hoggan
Seconded by Mr. Black

Motion Carried Unanimously

A copy of the Master Plan as approved is attached to the permanent minutes.

12. Z-680 The City Planning Department proposes change of zone from A-1 to R-1 for all S-966 of Garcia-Lucero Addition, and Tracts 11, 12A1A, 12A1B, 12A2, 12B, 12C, 13, 7B and 5, RECO Map #35. This proposal is made with relation to the subdivision of the land of Felipe Contreras (S-966). Generally located south of Matthew Road NW between Rio Grande Road NW and Meadow View Drive NW.

There were several interested citizens present who wished an explanation of what the benefits or detriments would be to their A-1 property if this zone change were instituted. The body voiced opposition.

After brief discussion, the following motion was made:

BE IT RESOLVED, that Z-680 be recommended to the Zoning Commission for approval for the following reasons:

The zone change will make zoning conform with existing lots, most of which are substandard in size under the A-1 and also with the proposed plat.

BE IT FURTHER RESOLVED, that S-966 be recommended for the City Commission for final approval subject to presentation of a plat drawn to final standards.

Moved by Mr. Hoggan
Seconded by Mrs. Brown

Motion Carried Unanimously

13. Z-675 The City Planning Department proposes change of zone from R-2 to R-1 for Lots 1A, 2A, 3A, and 22A thru 27A, Block 28A; Lots 19 thru 25A, Block 30A; Lots 1 thru 4, Block 43 and Lots 16 thru 18, Block 47, Altamont Addition. Located along San Pedro north and south of Comanche Road NE.

The subdivisor was in agreement with this proposal and there were no opponents present at the hearing.

After brief discussion, the following motion was made:

BE IT RESOLVED, that Z-675 be recommended to the Zoning Commission for approval for the following reasons:

1. The land is being developed as R-1;
2. Proposed zoning will be consistent with this and surrounding development;
3. Public welfare through uniform zoning is maintained.

Moved by Mr. Black
Seconded by Mr. Nordhaus

Motion Carried Unanimously

To:

Mr. H. C. Morris, Attorney at Law
First National Bank Bldg.

Mr. Matheson
Edward H. Snow Construction Co. Inc.
4821 Central NE

Mr. B. C. Hernandez, Attorney at Law
220 Gold SW

January 22, 1959

→ Z-679
V-206

Dear Sirs,

The Planning Commission recommended approval of Z-679, V-206 being an application under the provision of Section 53, more commonly known as the Shopping Center Amendment. This recommendation will be transmitted to the Zoning Commission for the City of Albuquerque at its meeting on Monday, January 26, 1959.

If the Zoning Commission makes a positive recommendation to the City Commission on this request, then you should immediately contact Mr. George Garruthers of this department regarding submission of proper documents for presentation of the Vacation and other matters pertaining to the Shopping Center provisions.

Very truly yours,

H.S. Coblenz
H.S. Coblenz
Director of Planning

HSC/ML

Certified Mail

MAP REPORT PART I

V-206 Harry O. Morris, agent for Edward H. Snow Construction Co., Inc.
Z-679 requests change of zones from C-1 to C-2 for that portion of Block 28, presently zoned C-1, and from C-1 and R-3 to C-2 for Block 29, Virginia Place Addition. This request is submitted under the Shopping Center Section of Zoning Ordinance 1062. Further requests the vacation of Alvarado Drive SE between the northerly right-of-way line of Gibson SE and the southerly right-of-way line of Eastern SE and between Blocks 28 and 29 as described above. The vacation request is submitted to implement the development of the proposed Shopping Center. Located along the north side of Gibson between Palomas and Valencia SE.

Census Tract: 11 CDP Map: 125-A Site Area: 5.88 acres

Material: 1. Report
2. Sketch

3. Materials previously submitted by the applicant containing the following:

- 53.b.(1) Report on the Market Area
- 53.b.(2) Report on preliminary design and maps
- 53.b.(3) General Development Plan revised to 1.13.59
- 53.b.(4) Schedule of Development

Land Use and Zoning: Vacant. Hospital uses on the south side of Gibson; tourist accommodations to the west. Zoning as per sketch.

Type of Application: This is submitted under Section 11.53, Ordinance 1062, as amended. V-206 submitted showing vacation of Alvarado between Eastern and Gibson SE.

Therefore Plan Requirements: None - Gibson now has 100 ft. right-of-way.

Analysis of the Submission:

Usual requirements of the ordinance are met. An estimate was made of the population in the market area of 14,000 persons. The income attributable to this group is \$23,700,000 and it is estimated that the center when developed will attract \$11,700,000.

The design analysis indicates the excellent location because of the proximity of employment centers and city thoroughfares.

MAP REPORT PART I

History:

City Planning Commission Minutes, January 19, 1959. Members present: Messrs. Vollmar, Nordhaus, Black, Haggen, Scott and Mrs. Brown.

2-679 Harry O. Morris, agent for Edward H. Snow Construction Co., Inc. requests
V-206 change of zone from C-1 to C-2 for that portion of Block 28, presently zoned C-1, and from C-1 and R-3 to C-2 for Block 29, Virginia Place Addition. This request is submitted under the Shopping Center Section of Zoning Ordinance 1062. Further requests vacation of Alvarado Drive SE between the northerly right-of-way line of Gibson SE and the southerly right-of-way line of Eastern SE and between Blocks 28 and 29 as described above.

Mr. Nordhaus excused himself and did not participate in either the discussion or the voting on this application.

Mr. Harry O. Morris, representing the applicant, commented on the staff report and said that the northerly 60 feet of the site area has been requested for zoning to P-1. On a development plan, it is for employee parking and he said that any change would require the applicant to submit an additional request. If that is so, he wondered what the benefits and detriments would be if this were or were not incorporated. He stated that his client is restricted already by the plot plan regarding use here and can see no benefit to the city in this proposal, but on the other hand, he can see a slight detriment to his client, in the fact that should they desire to put a free-standing sign up, they will have to get permission from the Board of Adjustment. Mr. Morris said that late this afternoon, a request came from Mr. Burton on this and as he understands it, Mr. Burton is not opposed to the vacation or the zone change but the basis of his request for deferral was a traffic study which has been under way for some time. Granting of this request for delay, according to Mr. Morris, would not affect this study.

He told the Commission that part of this property is now zoned C-2, part of it C-1, and part of it R-3. The factual situation is that actually the applicant could utilize this land to a greater extent than is shown in the presentation, but that is not his desire. He said it is his client's desire to erect a commercial development which would be a credit to the city. For that reason they are submitting this proposal which would take care of parking area, etc. Otherwise, if they built as they could do now under the present zoning, it would not be nearly so nice as it is here, and would actually reduce what they could do, but they feel this would be better all the way around. Mr. Edgel made the economic study on this and Prof. May did the land use survey. Prof. May was present to answer any questions of the Commission.

Mr. E.C. Hernandez represented Mr. E.B. Kincaid, part owner of a shopping center in this general area. He stated the Shopping Center Ordinance provides that the applicant must provide certain information that the type of development is reasonable and serves public need and convenience. He then asked the following questions:

Q. Has this study taken into consideration existing shopping centers in the area?

A. No.

CITY COMMISSION
March 10, 1955
8-206, 2-679

History - continued

MAP REPORT PART I

- Q. For all intents and purposes, this is an ymetrical (sic). It is near the V.A. Hospital and the two bases. Isn't that working from the edge toward the center?
- A. The location was mentioned with an entirely different emphasis. This is on the way home for a great many people from these three places of employment.
- Q. Taking the number of square feet of building, what is the ratio of parking?
- A. Four to one. This meets the requirements of the Ordinance.

Mr. Hernandez stated he objected for various reasons, one of which was that immediately to the north is Woodron Wilson Jr. High and a grade school, and further to the east is the Holy Cross Cathedral School. He stated this proposed center will introduce a great amount of traffic directly across from these schools and urged the Commission to be especially alert to public safety. He called special attention to this and said that if this street is closed, it will place an added burden on Valencia which will come directly between the school and produce an increased hazard.

He went on to say that the Shopping Center Ordinance states applicants for rezoning must establish that their facility will serve a public need. He felt that with two shopping centers in the immediate vicinity which serve "more than adequately" this area, within two and half blocks of the proposal, it does not fill this requirement. He did not think from looking at the prospectus that this was intended to be major shopping center, but more of a neighborhood development. He described the developments at San Pedro and at San Pedro and at San Mateo and Catherine and listed the services these two shopping centers contained. As far as complying with that portion of the Shopping Center Ordinance where an applicant is to show need, Mr. Hernandez said the applicant was far from showing any need or convenience. He felt that whether an area is being served adequately is important and part of what should be considered by the Commission.

Mr. Hernandez devoted quite some time to the discussion of the proposed vacation. His main contention was that Alvarado goes from one side of town to the other, which, he felt, established its importance. He brought out the fact that there is a sewer line in this street and was concerned over whether or not the preservation of an easement is going to suffice the city's needs. He mentioned the traffic problem on Gibson Boulevard and said there are five cuts from the shopping area onto a busy thoroughfare. Until some solution to Gibson is made, he thought this Commission and the City as a whole should try to keep down traffic on these generators.

There were no other opponents.

History - continued

MAP REPORT PART I

Professor May, in answer to some of Mr. Hernandez' arguments, said the impact of this development on the surrounding area was studied quite extensively by all concerned and the applicants would not have spent so much money if they did not feel it was economically feasible. He said there is little prospect of residential housing to the south of this area, as that is being built up with the "largest concentration of medical facilities in the state". He went on to say that within eight minutes walking distance of the proposed center there are 1400 people employed and Babson Hospital is planning to increase its facilities about 50%. He felt that all of these people need some place to eat lunch, shop after work, etc., and that the presence of so many wage earners more than counteracts the fact that this is not centrally located. Professor May said that as an engineer with some training in highways, he felt the best thing that could happen for the multiple units would be to close Alvarado and stop traffic at this point. This will eliminate at least one piece of the grid-iron pattern in this area.

The existing zoning is such that if these people were to withdraw their application, they could take two blocks they now own and come in and build commercial type facilities. In these two blocks, Professor May said the applicant could cover four-fifths of the property with commercial building and not have to provide parking facilities. He felt this proposal to be good city planning and thought the applicants should be congratulated for being willing to put themselves under restrictions on their building. Under the proposal presented, one-fifth of the area would be for actual construction and the rest would be for parking. Furthermore, the entire plan is under the Planning Commission's direction and should it become economically infeasible for the applicants to carry out the plan, the "GO-BACK" clause of the Shopping Center Ordinance can be applied.

Mr. Vollmer said that Schools and traffic had been mentioned in the discussion, but that this did not seem to be an important consideration as far as the Board of Education is concerned. The Board voiced no objection to the facility at San Mateo and Katherine which is across the street from Woodrow Wilson Jr. High and he read a letter from the Board of Education stating it was not in opposition to the present proposal. The sewer easement was agreeable to the City Engineer and the City retains the same rights in easements as it does in streets. The absence of need and desirability of preserving property values of other people with commercial developments - without going into the merits and the concepts of need - was advanced recently and the approach was not accepted by the City Commission. It seemed to him that the proponent was voluntarily offering to do something in a manner compatible with city's interests which could be done now in a manner which would ignore the city's interests.

Mr. Scott was concerned over the number of curb cuts and wondered if some of them could be eliminated to make them empty from the side streets. He felt them to be a bad traffic hazard. Professor May said the major entrances were on Valencia St. and Palomas SE and there were only two minor accesses on Gibson, one into the service station and the other into the dairy bar. He said it was acceptable to the proponents to have complete prohibition of curb parking all the way around the shopping facility which would add an additional lane of traffic. Almost all of its exits would make right turns.

MAP REPORT PART I

History - continued

Mr. Black was in favor of the recommendation of the Planning Department in making the northerly 60 feet P-1. Mr. Vollmer concurred saying he felt it a good idea to have to go to the Board of Adjustment to get a Conditional Use permit for a free-standing sign which sign might be disagreeable to nearby residents.

Mr. Haggen stated he was very much in favor of this proposal. He felt that all the requirements of the City had been met for this type of development.

BE IT RESOLVED, that Z-679 and associated vacation V-206, with the amendment that the northerly 60 feet of Blocks 28 and 29 and what is now Alvarado be changed from C-1 and B-2 to P-1, be recommended to the Zoning Commission for approval, for the following reasons:

1. The zone change will permit a more effective development of the site, involving a total acreage of 5.9 acres;
2. That the existing acreage of commercial is almost 5 acres and so this zone change request is mainly a redesign which will improve circulation and existing uses of the site;
3. There is already existing commercial and this is a design which better facilitates a shopping area;
4. Since Alvarado serves no significant public purpose at this time other than containing a sewer line, it is recommended that it be vacated subject to the following:
 - a) Dedication of a 16 foot easement on Alvarado;
 - b) The City Engineer's requirements with regard to curb returns be complied with by posting of appropriate bond before the City Commission hearing;
 - c) Dedication of right-of-way on Gibson if indicated by the Traffic Engineer;
 - d) Compliance with the Traffic Engineer's requirements for reconstruction of dividers on Gibson according to the Development Plan dated January 13, 1959.

Moved by Mr. Haggen
Seconded by Mr. Black

Motion Carried Unanimously

A copy of the Master Plan as approved is attached to the permanent minutes.

Comments from other Departments:

MAP REPORT PART 1

1. Building Supervisor: Plan indicates retail business which is permissible in a C-1 zone. Therefore why is C-2 requested?
1.6.59
2. Land Agent: No comment. 1.5.59
3. City Engineer: OK for drainage provided existing curb returns from Gibson onto Alvarado are removed and curb-gutter carried straight through on Gibson. Paving at intersections may have to be adjusted to carry drainage from west to east on Gibson. 1.12.59
4. Public Safety: No comment received
5. Southern Union Gas Co: No comment received
6. Mountain States Tel & Tel: We have no objection to the proposed vacation provided that underground conduit is provided from our existing plant north of Eastern Avenue S.E. to the proposed buildings. In order to prevent any questions or delay at time of building, it is recommended that a letter of agreement from the property owner for this underground conduit be furnished the Telephone Company.
ss/ George E.L. Cound, District Engineer. 1.6.59
7. Traffic Engineer: We have some proposals to make on this item, however, they are rather involved. A study was started last week to analyze the problem. Until this study is completed, I would like to request deferral from action by the Planning Commission. ss/Francis C. Burton, 1.19.59

Planning Department recommendation:

The Planning Department recommends approval of V-206 and Z-679.

H.S. Coblentz
Director of Planning

ACTION SHEET

City Commission

March 10, 1959

Planning Staff Present: HSC, BDK, BJ, JC, CC, JY

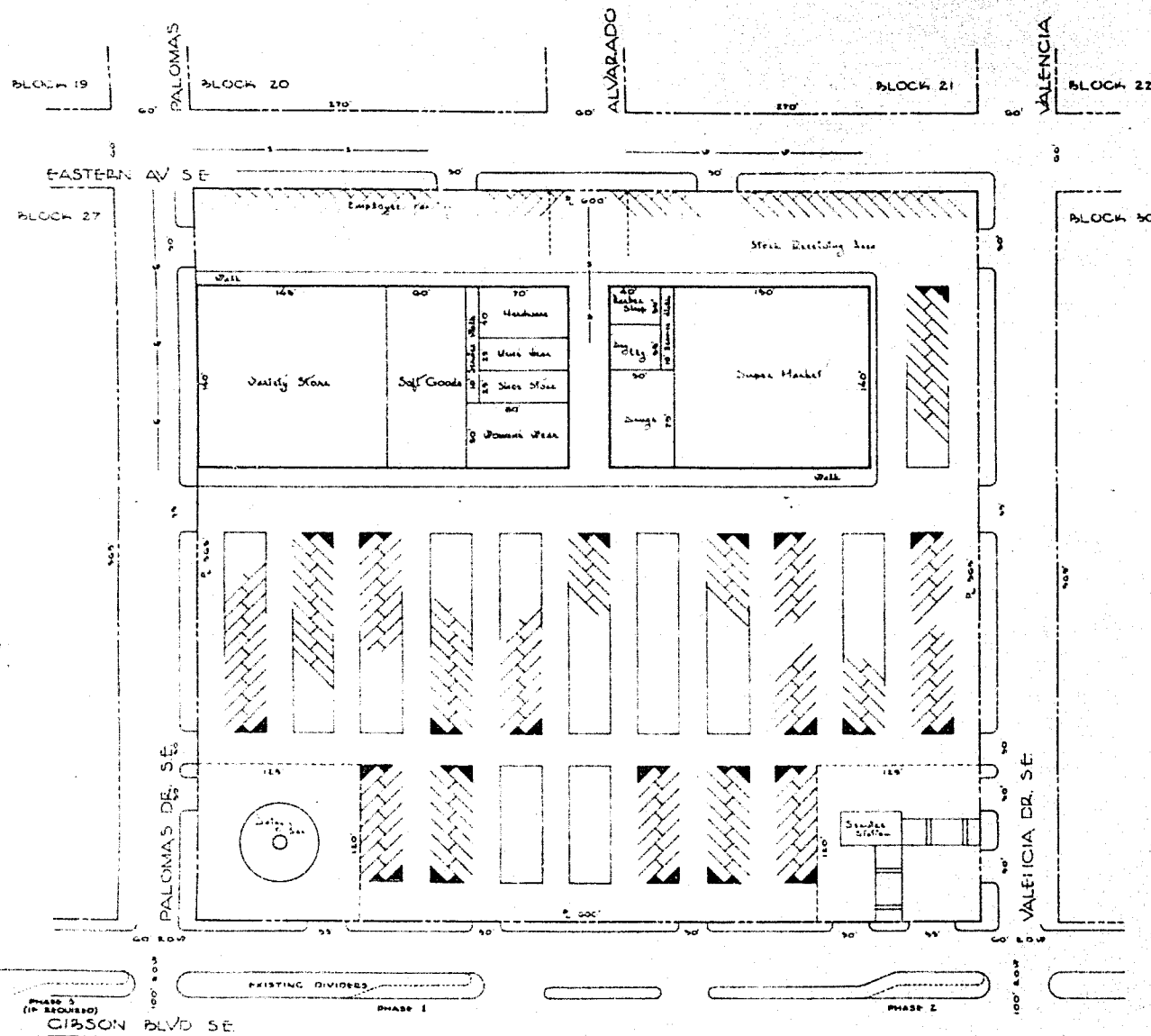
Item 2. Proposed new Comprehensive Zoning Ordinance and Map, report from Zoning Commission on Text and Map, Approved Commission Ordinance No. 1493.

Map Report, Part 1. (New Items)

- a. Z-606 Approved (Note taken of error in map showing this area as C-1 instead of R-2 as recommended.)
- b. Z-610 Approved.
S-905-III Approved.
- c. Z-644 Approved.
V-211 " (Ordinance 1491)
S-981 "
- d. Z-647 Approved.
S-957 Approved.
- e. Z-661 Approved for C-1 and P-1 on portions of Block 22 Albuquerque Highlands Addition. The recommendation of the Zoning Commission for the southerly portion of Block 21, Albuquerque Highlands Addition was not approved and the present zoning remains.
- f. Z-668 Approved.
- g. Z-675 Approved.
- h. Z-677 Approved with the exception that R-1 to R-3 for Lots 7, 8, 9, McCaffrey Subdivision of Tract 13, Mile-Hi Addition (south side of Alice NE) was denied and R-1 to R-2 for these lots was approved by CC.
- i. Z-670 Approved.
- j. Z-671 Approved.
- k. Z-672 Approved.
S-961 "
- l. Z-677 Approved. (Took note of map error report in that the north 60' should be P-1.) Ord. 1492.
V-206 "
- m. Z-680 Approved.
S-966 "

NOTE: Above Z's become official with publication of Ord. 1493.

273-27-59



BLOCK 28 IS A
VIRGINIA PLACE
AN ADDITION TO THE
CITY OF ALBUQUERQUE, N.M.

FLOOD AREA NOT TO
EXCEED 10% OF THE
CLOVING AREA

REVISED 17 DEC '68
16 JAN '69

BAIRD
RADIATION
CENTER

BATAAN
MEMORIAL
HOSPITAL

PRELIMINARY DESIGN
FOR THE PROPOSED
GIBSON SHOPPING
CENTER
ALBUQUERQUE, New Mexico
SCALE 1" = 40' FEET
DATE 10 DEC 1968

HARRY O. MORRIS
ATTORNEY AT LAW
FIRST NATIONAL BANK BUILDING
ALBUQUERQUE, NEW MEXICO

March 11, 1959

Mr. Edmund L. Engel, City Manager
City of Albuquerque
City Hall
Albuquerque, New Mexico

Dear Mr. Engel:

Re: Gibson Shopping Center - Z 679

You will recall that at the hearing of the above matter before the City Commission last evening, Mr. Rice inquired as to compliance by the applicant with the conditions in the recommendation by the City Zoning Commission. The City Commission approved the zone change subject to our satisfactorily showing to you compliance with the requirements by the City Engineer.

This morning I conferred with Mr. Stevens, and his approval of our satisfactory compliance with this requirement is indicated by his signature in the space below. Mr. Stevens stated to me that he did not know a bond was required and, if required, he did not know in what amount it should be. He recommends that the posting of a bond be waived inasmuch as this matter of curb return will be automatically accomplished by the Edward H. Snow Construction Company's complying with the City Traffic Engineer's supervision of traffic facilities as we erect the shopping center in accordance with the approved design. Furthermore and in addition thereto, the Edward H. Snow Construction Company, Inc., hereby guarantees that in the construction of said shopping center, the existing curb for Alvarado Drive from Gibson Boulevard will be removed, a straight curb blocking Alvarado at Gibson will be installed, and any and all paving adjustments that are necessary will be performed in a manner satisfactory to the City Engineer and the Traffic Engineer.

It is my understanding, that this complies with and satisfies all conditions imposed by the City.

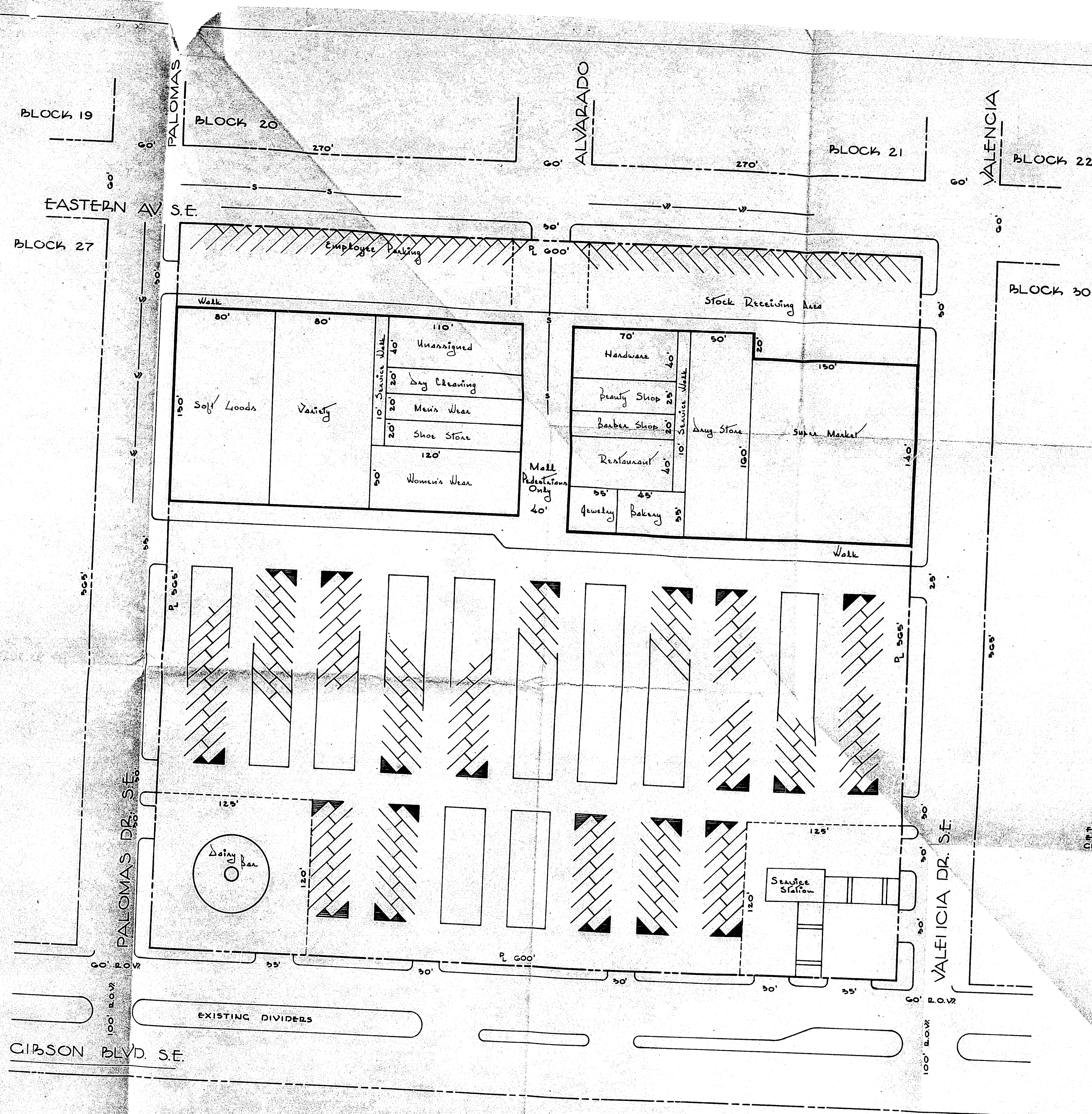
Approved:

William J. Stevens
City Engineer

Very truly yours,

Harry O. Morris

c.c.s Snow Construction
City Engineer
City Traffic Engineer
Planning Department



BLOCKS 28 & 29
 VIRGINIA PLACE
 AN ADDITION TO THE
 CITY OF ALBUQUERQUE, N.M.

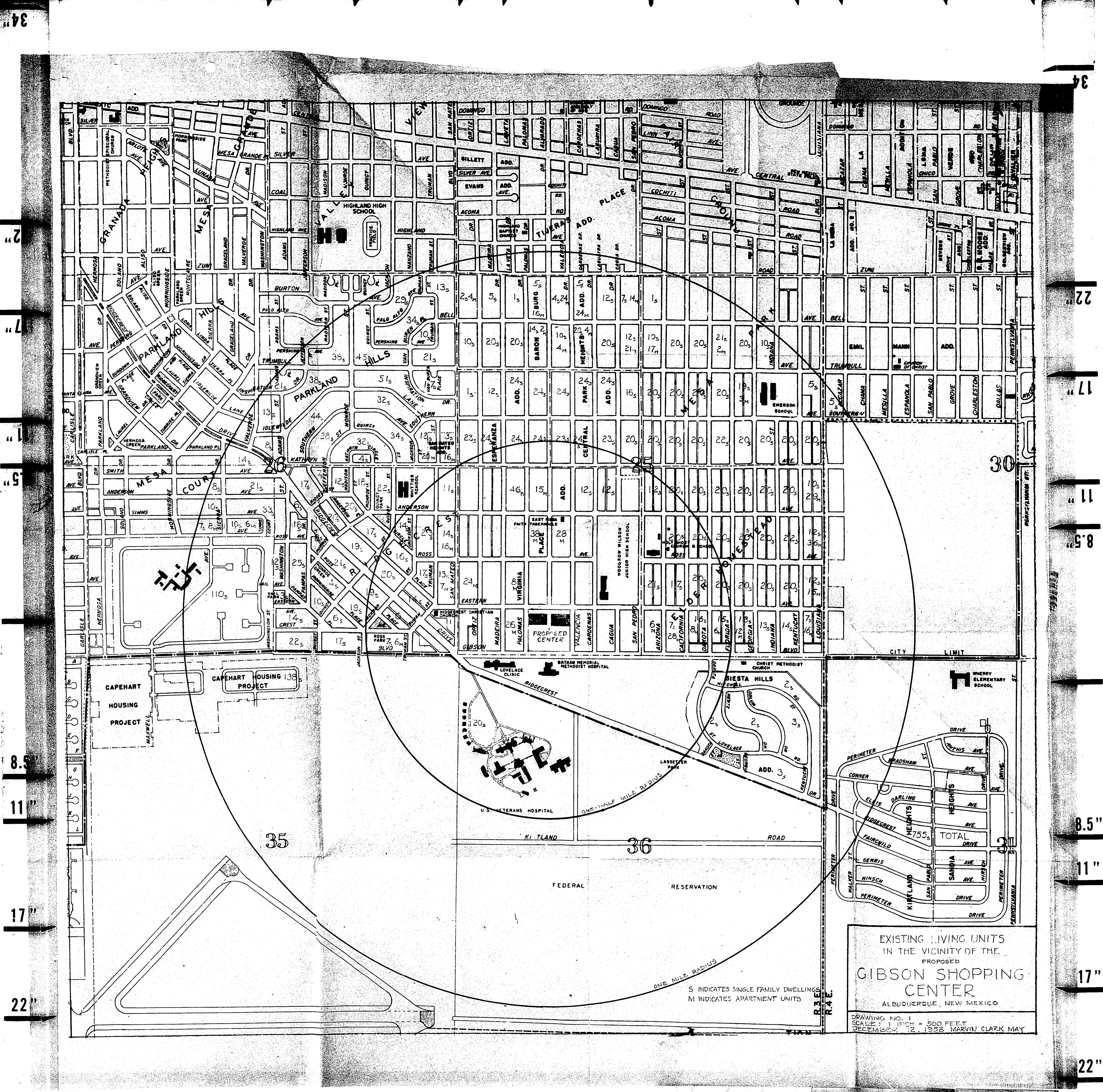
FLOOR AREA NOT TO
 EXCEED 20% OF THE
 GROUND AREA.

PRELIMINARY DESIGN
 FOR THE PROPOSED
 CIBSON SHOPPING
 CENTER
 ALBUQUERQUE, NEW MEXICO.
 SCALE: 1 INCH = 40 FEET
 DATE: 10 DECEMBER 1956

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
 This microfilm is certified to be a complete and accurate reproduction of the original document as it appears in the files of the BUILDING INSPECTION DIVISION, and was microfilmed in the regular course of business. The photographic process used meets the High Microfilm Standards of the National Microfilm Association (ANSI-1977).
 City Clerk/Recorder

CITY OF ALBUQUERQUE
 THIS MICROFILM IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.
 City Clerk/Recorder



CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
The undersigned is hereby authorized to be a representative of the City of Albuquerque in the purchase of the land described in the foregoing instrument and to execute the same on behalf of the City of Albuquerque.

CITY OF ALBUQUERQUE
The undersigned is the duly authorized representative of the City of Albuquerque in the purchase of the land described in the foregoing instrument and to execute the same on behalf of the City of Albuquerque.

Z-679-1
APPLICANT: Fox Photo
AGENT: Hall Engineering

Z-679-1
APPLICANT: Fox Photo
AGENT: Hall Engineering

~~Z-679-1~~

~~APPLICANT: Fox Photo~~

CT

~~AGENT: Hall Engineering~~

~~APPLICANT: Fox Photo~~

~~AGENT: Hall Engineering~~

OFFICIAL NOTIFICATION OF DECISION

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

Date: December 6, 1985

NOTIFICATION OF DECISION

Fox Photo
8750 Tesoro Drive
San Antonio, Texas 78286

File: Z-679-1,
Location: Lots 28 and 29, Virginia Place Addition, zoned C-2, located on the north side of Gibson Boulevard, between Palomas and Valencia Drive, S.E. containing approximately 7.9 acres. (L-15)

On October 10, 1985, the Environmental Planning Commission voted to approve your request for site development plan amendment for the above referenced property based on the following Findings.

Findings:

1. There is no additional safety hazard as per the Traffic Engineer's report.
2. The building does not detract from the architectural styles of the various buildings on the existing site.
3. The additional landscaping is a positive asset to the parking lot.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 10/25/85 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division 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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,


Phil Gaccia
Assistant City Planner.

PG/djw

cc:

Hall Engineering, 337 Eubank N.E., 87123

LETTER OF ADVICE

**CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

**AGENDA NUMBER: 02
ENVIRONMENTAL PLANNING COMMISSION
October 10, 1985
Z-679-1**

Z-679-1 Hall Engineering, agent for Fox Photo, requests a site development plan amendment for Lots 28 and 29, Virginia Place Addition, zoned C-2, located on the north side of Gibson Boulevard, between Palomas and Valencia Drive, S.E. containing approximately 7.9 acres. (L-15)

COMMENTS FROM OTHER DEPARTMENTS:

ENVIRONMENTAL HEALTH AND ENERGY DEPARTMENT

Air Pollution Control Division

"No adverse comment."

Administration

"No adverse comment."

FIRE/Planning

No comments received.

HUMAN SERVICE/Neighborhood Coordination

"No Neighborhood Association."

MUNICIPAL DEVELOPMENT

Engineering

"No objection, drainage plan (L-18/D48) dated July 2, 1985, has been approved."

Zoning Enforcement Officer

No comments received.

PARKS AND RECREATION/Planning

"No adverse comment."

POLICE/Planning

"No adverse comment."

PROPERTY MANAGEMENT/Real Estate Officer

"No adverse comment."

REFUSE REMOVAL AND SERVICES/Refuse Division

"Recommend that an attempt be made to share refuse service with neighboring store."

TRANSIT/Planning

"No comment."

TRANSPORTATION

Traffic Engineer

"No adverse comment."

Planning/Programming

"See the Traffic Engineer's comments."

WATER RESOURCES/Engineering Department

"No comment."

COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE FLOOD CONTROL AUTHORITY

"Defer to City Engineer comments."

ALBUQUERQUE PUBLIC SCHOOLS

No comments received.

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No adverse comment."

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 9/19/85:

Request Summary:

This is a request for an amendment to a site development plan for expansion of the existing Fox Photo kiosk.

Applicable Plans and Policies:

This shopping center is within the Established Urban Area of the Comprehensive Plan.

Area Characteristics and Zoning History:

This shopping center contains approximately 8 acres on the north side of Gibson Boulevard between Valencia and Palomas.

The site is bounded on the south by Gibson Boulevard and south of that is Lovelace Medical Center. To the west is C-2 zoning, to the east is C-1 and R-3 zoning, and to the north is R-3 zoning. The surrounding lands are all developed in accordance with their zoning.

The zoning on the subject property was established in 1959 along with site development plan approval.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AG...A NUMBER:02
ENVIRONMENTAL PLANNING COMMISSION
October 10, 1985
Z-679-1

Analysis

This request is for a 672 square foot photo lab building to replace an existing Fox Photo kiosk located in a shopping center on Gibson Boulevard between Palomas Drive and Valencia Drive, S.E.

Several other of these buildings have been administratively approved as amendments to site plans in other shopping centers in the City. In actual fact they are more intrusive in the parking lots than they appear on paper and their facade, is generally not in keeping with the existing architecture within these shopping centers.

The staff wanted EPC review of this amendment because of the concerns mentioned above.

The building which is the subject of this request will be identical to the one which was constructed in the shopping center on the northwest corner of Indian School Road and Carlisle Boulevard N.E.

The building location in the Gibson Boulevard shopping center is in a highly visible area of the parking lot and is located directly north of one of the driveway entrances from Gibson Boulevard. The southern boundary of the building will be one of the two main east-west drives through the shopping center.

Although the existing kiosk already allows drive-through traffic, the larger new building will create more of an obstruction visually which could create a safety hazard at this location.

The plan will eliminate six parking spaces but will still have ten more than required.

Along with the various fast-food restaurants already existing on the site, this Fox Photo building will add another architectural anomaly to the original structures of the shopping center. This building will not enhance the site, but it will create more of a safety hazard and eliminate parking spaces.

FINDINGS:

1. The amendment requested will allow a building which is not in keeping with the main structures of the shopping center.
2. These buildings are intrusive where they now exist and create a safety hazard.

RECOMMENDATION:

DENIAL of Z-679-1 is recommended based on the preceding Findings.

THEREFORE, BE IT RESOLVED THAT Z-679-1 be deferred to October 10, 1985 public hearing.

ADDITIONAL PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION 10/10/85:

This case was deferred from the September 19, 1985 public hearing so that the applicant could provide additional information requested by EPC.

Staff received these plans at 1:45 p.m. on October 3, 1985. This did not give staff time to review the plans.

Staff reiterates its recommendation for denial of Z-679-1.

Susan J. Montgomery
Susan Montgomery
Associate Planner

SM/djw

cc: Fox Photo, 8750 Tesoro Drive, San Antonio Texas 78286
Hall Engineering, 337 Eubank N.E.; 87123

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

Z-679-1

EPC: October 10, 1985

Additional Staff Comments

This case was deferred from the September 19, 1985 EPC hearing to provide additional information ~~for the~~ requested by the EPC.

Staff received these plans at 1:45 p.m. on October 3, 1985, ~~which at 3:20~~ This did not give us time to ~~top~~ review the plans. ~~of~~

Staff reiterates its recommendation for denial of Z-679-1.

2. This zone change would adversely affect an established single family neighborhood.
3. The present zoning does not deny the owner reasonable use of the property.

MOVED BY COMMISSIONER SANCHEZ
SECONDED BY COMMISSIONER BOEHNING

MOTION CARRIED UNANIMOUSLY

- 11 [REDACTED] Hall Engineering, agent for Fox Photo, requests a site development plan amendment for Lots 28 and 29, Virginia Place Addition, zoned C-2, located on the north side of Gibson Boulevard, between Palomas and Valencia Drive, S.E. containing approximately 7.9 acres. (L-15)

STAFF COMMENTS: Susan Montgomery, MDD/Planning Division

Reiterated comments made in the staff report in which denial was recommended.

PERSONS IN FAVOR OF REQUEST: Richard Hall, 337 Eubank N.E.; Byde Fuller, 8750 Tesoro Drive, San Antonio TX

Mr. Hall stated that they would like to change this building to look like the building at the Corrales Center. It has a stucco exterior as opposed to the shining exterior. This type of architecture might blend itself better with the surrounding architecture.

Mr. Fuller stated that they would be willing to come back with more complete plans listing particular landscaping, and architecture, etc.

The Commission took the following action:

THEREFORE, BE IT RESOLVED THAT Z-679-1 be deferred to the October 10, 1985 Public Hearing, at the Applicant's request.

MOVED BY COMMISSIONER JEWELL
SECONDED BY COMMISSIONER BOEHNING

MOTION CARRIED 6 - 1
(COMMISSIONER SANCHEZ VOTING
"NO")

12. Z-85-93

Espey, Huston and Associates, agents for West Mesa Development Group, requests a change of zone from C-2 and SU-1 to SU-1 for a Mobile Home Park for Lot 14, Block 10, Original Townsite of Westland, containing approximately 0.11 acres and Site Development Plan approval for Lots 28-91, Doughty's Replat of Lot 28, Block 10; and Lots 14-15, Block 10, all within Original Townsite of Westland, located on the south side of Central between 94th Street and 98th Street SW, containing approximately 23.42 acres. (L-9)

STAFF COMMENTS: Jon Messier, MDD/Planning Division

The zone change has already been approved by the Commission; reiterated comments contained in the Staff Report which recommended approval of the site development plan.

PERSON IN FAVOR OF REQUEST: Randy Traynor, 4801 Indian School Road NE

We have no objections to Staff's Conditions, and we have made many modifications that should meet all the concerns of Staff.

COMMISSION COMMENTS/CONCERNS:

Commissioner Sanchez:

I am concerned about the second access being open all the time, with nothing on the site plan to give us any control. I would like to see conditions requiring a replat, and on-going security.

Commissioner Boehning:

There should also be a condition that the site plan indicate a gate.

Commissioner Christ:

I would like to support a requirement that there be a solid wall on the south and the east side as well as the west side.

Chairman Sutton:

There should probably be a solid wall around the entire perimeter.

Commissioner Sanchez:

There are advantages to a solid wall, but the graffiti is indeed a problem, and solid walls don't seem to remain clean for long. I have seen some attractive pilaster and wrought iron fences.

Chairman Sutton:

I do think there should be a solid fence at least on the 98th Street side of the development, simply for a noise barrier.

Commissioner Gubbels:

I am concerned that there will not be enough room for a sidewalk with the proposed fencing and landscaping.

NOTICE OF PUBLIC HEARING

Notice is hereby give that the Environmental Planning Commission will hold a public hearing September 19, 1985 at 9:00 a.m., in the City Council Chambers, Ground Floor, City Hall, 400 Marquette N.W., to consider the following items:

Z-85-101 Bohannon-Huston, Inc. agents for Inman Homes, requests a change of zone from R-D to SU-1 for a Planned Residential Development and site development plan approval for Tract B, Peppertree Subdivision, located south of Tamarac Trail and north of Spain Road between Lowell Street and Papaya Place N.E., containing approximately 3.80 acres. (E&F-22)

Z-85-102 Herbert M. Denish, agent for Windflower Corporation and the City of Albuquerque request a change of zone from SU-1 for Planned Residential Development (22 dwelling units per acre) to PR (Parking Reserve) for Tracts 29 and 30 of the unplatted lands known as the "160-acre Master Plan", located north of Lagrima de Oro between Morris Street and Juan Tabo N.E.; and a change of zone from SU-1 for Planned Residential Development (22 dwelling units per acre) and R-1 to SU-1 for Planned Residential Development (32 dwelling units per acre) for Tracts 11, 12, 14, 19, 20 and 21 of the "160-acre Master Plan", located generally at the southwest corner of the intersection of Lagrima De Oro Street and Juan Tabo Boulevard N.E., containing approximately 9.30 acres. (F-21)

Z-79-77-1 Richard Elliot, agent for Albert and Lenzer, Inc. requests a change of zone from SU-1 for R-LT to SU-1 for Mixed Use Planned Development Area and Site Development Plan Approval for Tract D-2-A, Academy Place Addition, located at the northwest corner of Osuna Road and Juan Tabo N.E., containing approximately 5.5 acres. (F-21)

Z-71-90-2 Knight Seavey, agent for Candelaria Business Center, A Joint Venture requests an amendment to a Site Development Plan for a portion of Tract A, Indian Acres Subdivision, zoned C-3, located at the northwest corner of Amherst and Candelaria Road N.E., containing approximately 2.55 acres. (G-16)

Z-84-61-1 Howard E. McCall, agent for Pennsylvania Street Church of Christ requests a change of zone from SU-1 for a Church and incidental activities to SU-1 for a Church, Incidental Facilities, and a Private School (Grades K-12) for Tract A, SP-85-153, Chelwood Heights Addition, located on the south side of Indian School Road N.E. between Figueroa Street N.E. and Chelwood Park Boulevard N.E. containing approximately 4.20 acres. (J-22)

Z-71-178-3 Design Collaborative Southwest, agent for Solcor Properties requests Site Development Plan approval for Area 2, Sproul Subdivision #2, zoned C-2, located at the northeast corner of Tramway and Indian School N.E., containing approximately 5.33 acres. (J-23)

Grette Aragon
8/29/85 11:25

- Z-85-104** Mark C. Low, agent for Kathleen Wilson Revocable Trust and Winifred Hubbell Revocable Trust, United New Mexico Trust Company, requests a change of zone from RA-2 and R-1 to C-2 for Lots 63, 64, Town of Atrisco Grant, Unit 6, located on the east and west sides of Bataan between Central Avenue and Churchill Road S.W., containing approximately 10 acres. (K-10)
- Z-85-95** Roy Alderson, agent for Charles Meech requests a change of zone from R-1 to C-3 for Lots 24 and 25, Yucca Addition #1, located on the north side of Lucca Ave between 63rd and 64th Streets N.W., containing approximately 15,000 square feet. (K-11)
- Z-85-100** Espey, Huston and Associates, agent for National Self-Storage Management, Inc., requests a change of zone from SU-1 for Self-Storage, Manager's Office and Residence to C-2 for a portion of Tract X, and an amendment to a site development plan for the remaining portion of Tract X, Shaw Addition, located on the south side of Central between Alcazar Street and San Pablo Street SE, containing approximately 3.84 acres. (K-19)
- Z-85-105** Schlegel Lewis, Assocs., agent for Mr. Hannes Parnegg requests a change of zone from C-1 to R-1 for Lot 20, Block 15, Rhodes Sandia Vista Addition, located north of Domingo Road between Greta Street and Jane Street N.E., containing approximately 1.2 acres. (K-21)
- Z-85-96** Clay M. Ross requests a change of zone from M-1 and RA-2 to C-3 for Tracts 3 and 4, Block 1, Town of Atrisco Grant, Unit B, located west of 98th Street between Central Ave. and Sunset Gardens Road SW, containing approximately 8.9 acres. (L-9)
- Z-679-1** Hall Engineering, agent for Fox Photo, requests a site development plan amendment for Lots 28 and 29, Virginia Place Addition, zoned C-2, located on the north side of Gibson Boulevard, between Palomas and Valencia Drive, S.E. containing approximately 7.9 acres. (L-15)
- Z-85-63**
SD-85-15 A & E Engineering, Inc. agent for Tom Engle requests an amendment to the Coors Corridor Sector Development Plan to allow commercial zoning and requests a change of zone from SU-1 for Planned Residential Development to C-1 for Tract 1, (SP-77-553), Lands of Virginia L. Shutt, located on the west side of Atrisco Drive N.W. between Redlands Road and Sequoia Road N.W., containing approximately .47 acres. (G-11) DEFERRED FROM JULY 18, 1985 PUBLIC HEARING.
- Z-80-40-2** MAK Construction Inc., requests approval of an amended Site Development Plan for Tract D-2, Academy Square, Unit 1, zoned SU-1, located at the northeast corner of Juan Tabo and Spain N.E., containing approximately 2.4 acres. (F-21)

AX-85-23
Z-85-99

Andrews Asbury and Robert Inc., agent for Nancy J. Eisenman
Trustee, requests:

- 1) annexation and simultaneous establishment of I-P (Industrial Park) zoning for an unplatted tract of land within the NW1/4, SW1/4 of Section 33, T33, T10N, R3E, N.M.P.M., Bernalillo County, New Mexico, comprising a portion of Tract "O" of Schwartzman's Industrial Area, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 17, 1961, generally located east of I-25, west of University Boulevard, and south of Bethel Avenue SE, containing approximately 3.09 acres. (M-15)
- 2) a change of zone from M-2 to I-P (Industrial Park) zoning for a certain tract of land within the SW1/4, NW1/4 of Section 33, T10N, R3E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, comprising a portion of Tract O, Schwartzman's Industrial Area, generally located east of I-25, west of Mulberry Street SE, and south of Bethel Avenue SE, containing approximately 11.7 acres (M-15)
- 3) a change of zone from R-1 to I-P (Industrial Park) zoning for a certain tract of land within the SW1/4, NW1/4 of Section 33, T10N, R3E, N.M.P.M., comprising a portion of Tract "O" Schwartzman's Industrial Area, generally located east of I-25, west of Mulberry Street SE and south of Bethel Avenue SE, containing approximately 2.4 acres. (M-15)

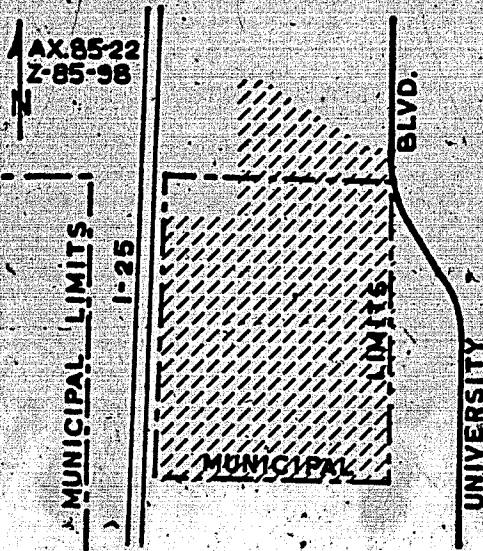
SD-85-13
Z-85-67-1

Jerrald Roehl and William G. Chaney request 1) a change of zone from SU-2/CMU to SU-2/PR and simultaneous amendment of the University Neighborhoods Area Sector Development Plan for Lots 10, 11 and 12 in block 6; Lots 8, 9 and 10 and the south 112 feet of Lot 7 in Block 7; and the south half of the north-south alley in Block 7, proposed for vacation, in Brownwell and Lail's Highland Addition; 2) establishment of SU-2/PR zoning and simultaneous amendment of the University Neighborhoods Area Sector Development Plan for a portion of Sycamore Street N.E. extending 112 feet north from the north right-of-way line of Central Avenue N.E. and proposed for vacation; and 3) Site Development Plan review for these properties and for Lot 4, 5, and 6 of Block 41 of the Terrace Addition. The properties are located on the north and south sides of the intersection of Central Avenue and Sycamore Street, containing approximately 1.619 acres. (K-15) DEFERRED FROM JULY 18, 1985 PUBLIC HEARING.

AX-85-22
Z-85-98

Asbury, Anc. and Robert Inc., agents for Airport Joint Venture, request:

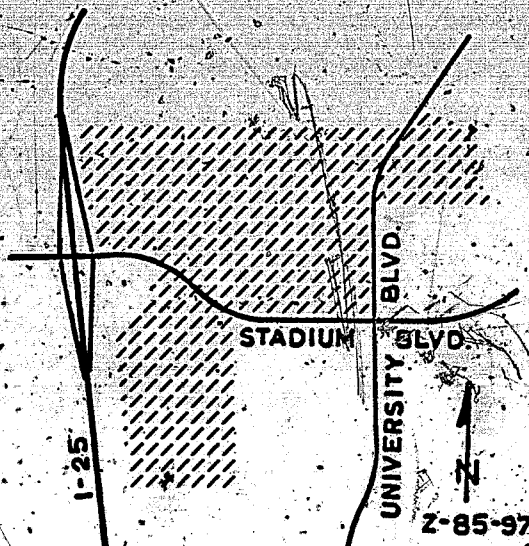
- 1) annexation and simultaneous establishment of I-P (Industrial Park) zoning for Parcel 1-B and Parcel 2, Sunport Park, located between I-25 and University Boulevard, south of Randolph Road SE, containing approximately 107.5 acres. (M-15)
- 2) a change of zone from M-2 to I-P (Industrial Park) zoning for a tract of land with the S1/4 of Section 33, T10N, R3E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, generally located north of the Atchison, Topeka, and Santa Fe Railway airport spur right-of-way, south of Bethel Avenue, west of University Boulevard, and east of I-25, containing approximately 17.5 acres. (M-15)



Z-85-97

Barker-B61 and Associates, agents for Regents of the University of New Mexico request:

- 1) a change of zone from C-3 to O-1 for all of Blocks 6, 1, 2 and 3 of the Ames Addition, generally located east of I-25, west of Locust Street SE and north of Stadium Boulevard SE
- 2) a change of zone from C-3 to O-1 for Lot 2 LD-72-302, generally located east of the AMAFCA South Diversion Channel, south of Stadium Boulevard SE;
- 3) a change of zone from C-3 to O-1 for Tracts A and B, SP-80-401, generally located west of the A.M.A.F.C.A. South Diversion Channel, east of I-25, and south of Stadium Boulevard SE;
- 4) a change of zone from R-1 to O-1 for Tract 1, SP-78-674, UNM South Campus Research Park;
- 5) a change of zone from R-1 to O-1 for a certain tract of unplatted land generally located south of Garfield Avenue, north of Block A, Sunshine Terrace Addition and north of Stadium Boulevard SE, west of Cedar Street and University Boulevard SE;
- 6) a change of zone from R-1 to O-1 for a certain unplatted tract of land generally located on the east side of University Blvd., and south of University Neighborhoods Sector Development Plan Boundary, all located east of I-25 (Pan American Freeway) containing approximately 104 acres. (L-15)



Details of these applications may be examined at the Planning Division of the Municipal Development Department, Room 601 City Hall, 400 Marquette N.W., between 8:00 a.m. and 5:00 p.m., Monday through Friday.

James L. Sutton, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL WEDNESDAY, SEPTEMBER 4, 1985.

**APPLICATION FOR ZONE MAP AMENDMENT
AND/OR DEVELOPMENT PLAN**

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies (Annexation, forty copies) of all attachments must be submitted with the application and, after folding, shall not exceed 8½ by 14 inches.

Applicant's Name: Fox Photo requests

☐ Zone Map Amendment ☒ Development Plan Review ☐ Annexation
Site Type of Plan

For Lot(s): 284 Block(s): _____ in Subdivision/Addition Virginia Place
Presently zoned C-2 and proposed to be zoned as C-2 located at:
Street Address (No. if any): 5409 Gibson SE
Between Palomas Street and Valencia Street

Total Land Area Covered by Application: Acres 7.9 Square Feet _____

Number of DU's Proposed _____ DU's Per Gross Acre _____ DU's Per Net Acre _____

APPLICANT INFORMATION:

Applicant's Mailing Address: 8750 Tesoro Dr Phone: (512) 828 9111
SAN ANTONIO TX Zip Code: 78286

Applicant's Proprietary Interest in Property: Owner

Agent if any: Hall Engineering Phone: 292-1115
Mailing Address: 337 E. BANK Zip Code: 87123
Signature of Applicant: Richard Hall by Jane Anderson Date: 7/22/85

FOR PLANNING STAFF USE ONLY

Application Received By: [Signature] Date: July 23, '85

Fee: \$ 160.00 Paid: \$ 10 Method of Payment: CK # 2179

Cross-Ref.: AX- _____ Z- 679 S- _____ Other: _____

No. of Signs Issued: one ZHE or EPC? [initials]

1 copy each to:
Research Analyst
Applicant
Graphics

Hearing Date: Sept 19 '85
Z- 679-1
Case Number _____
Map Number: E-18

ZONE MAP AMENDMENT REASON FOR REQUEST FORM

Applicant must provide justification why the Zone Map should be amended.

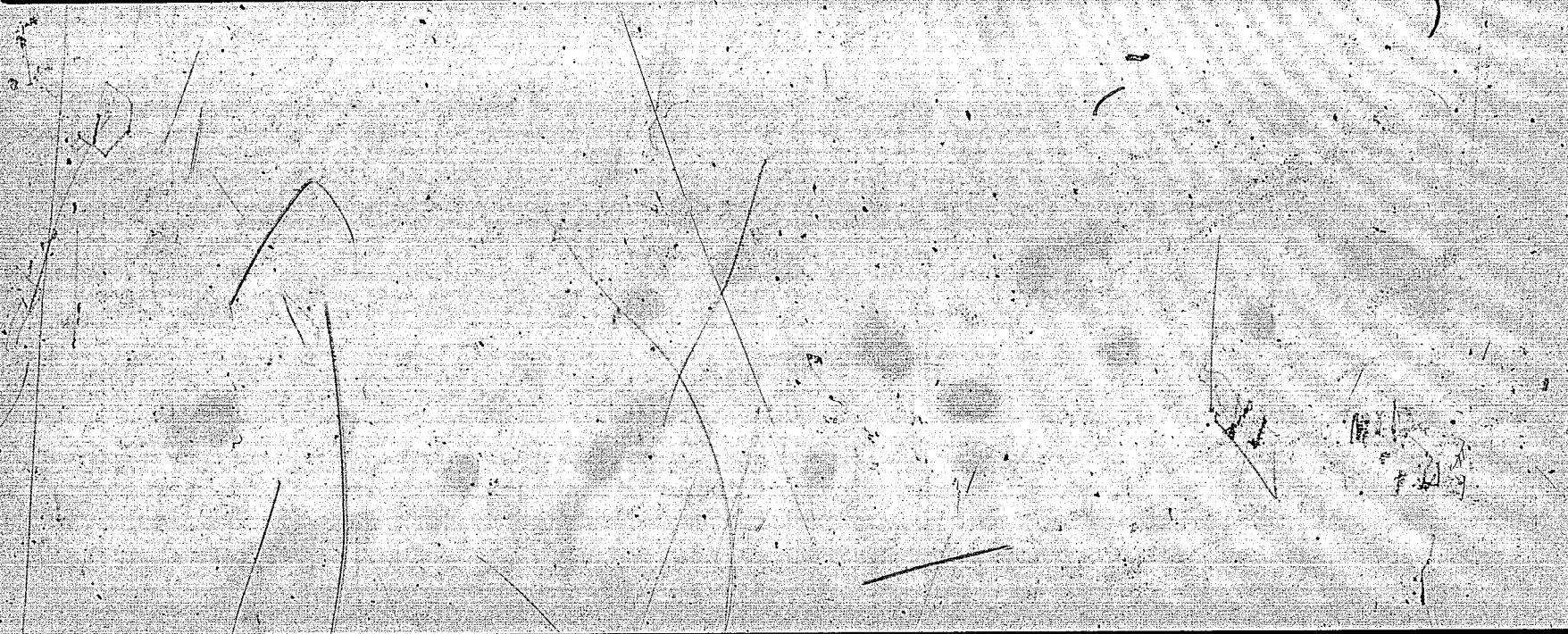
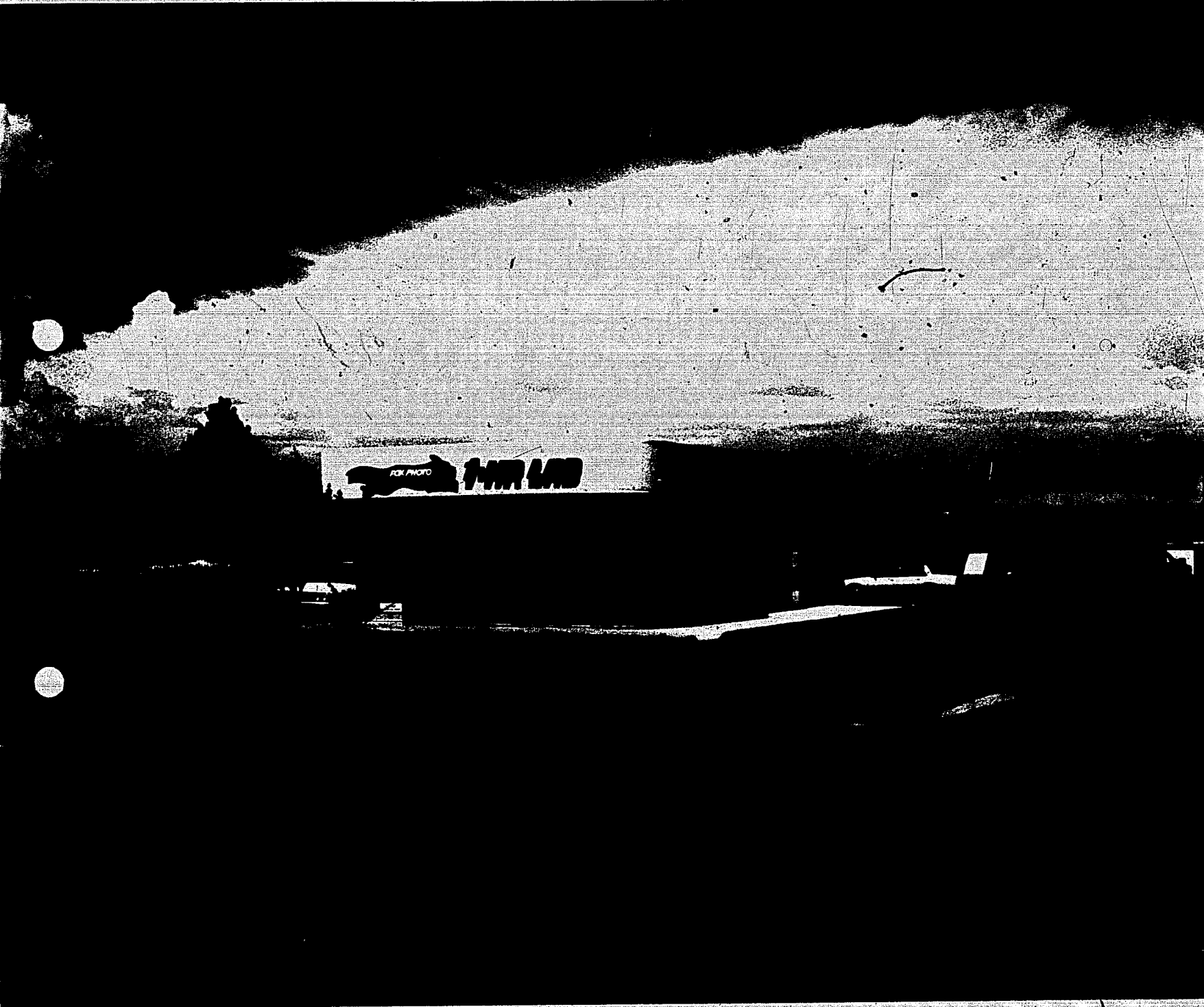
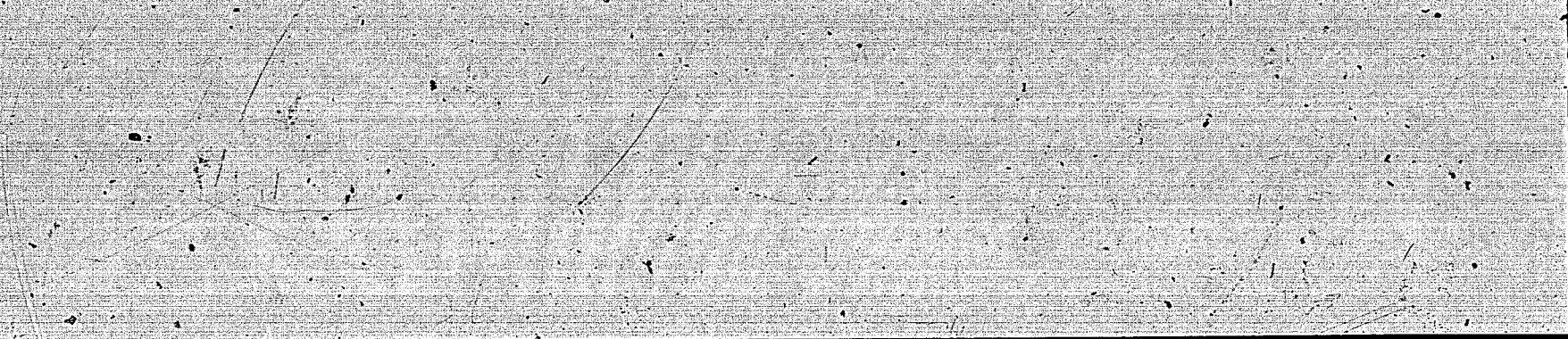
The applicant's reason for request will be evaluated against the Policies for Zone Map Amendments. The following policy statements form the foundation for evaluation.

THE APPLICANT/AGENT, MUST PROVIDE A SOUND JUSTIFICATION FOR THE CHANGE OF ZONE. IT IS THE APPLICANT'S BURDEN, NOT THE CITY'S, TO SHOW WHY THE CHANGE SHOULD BE MADE.

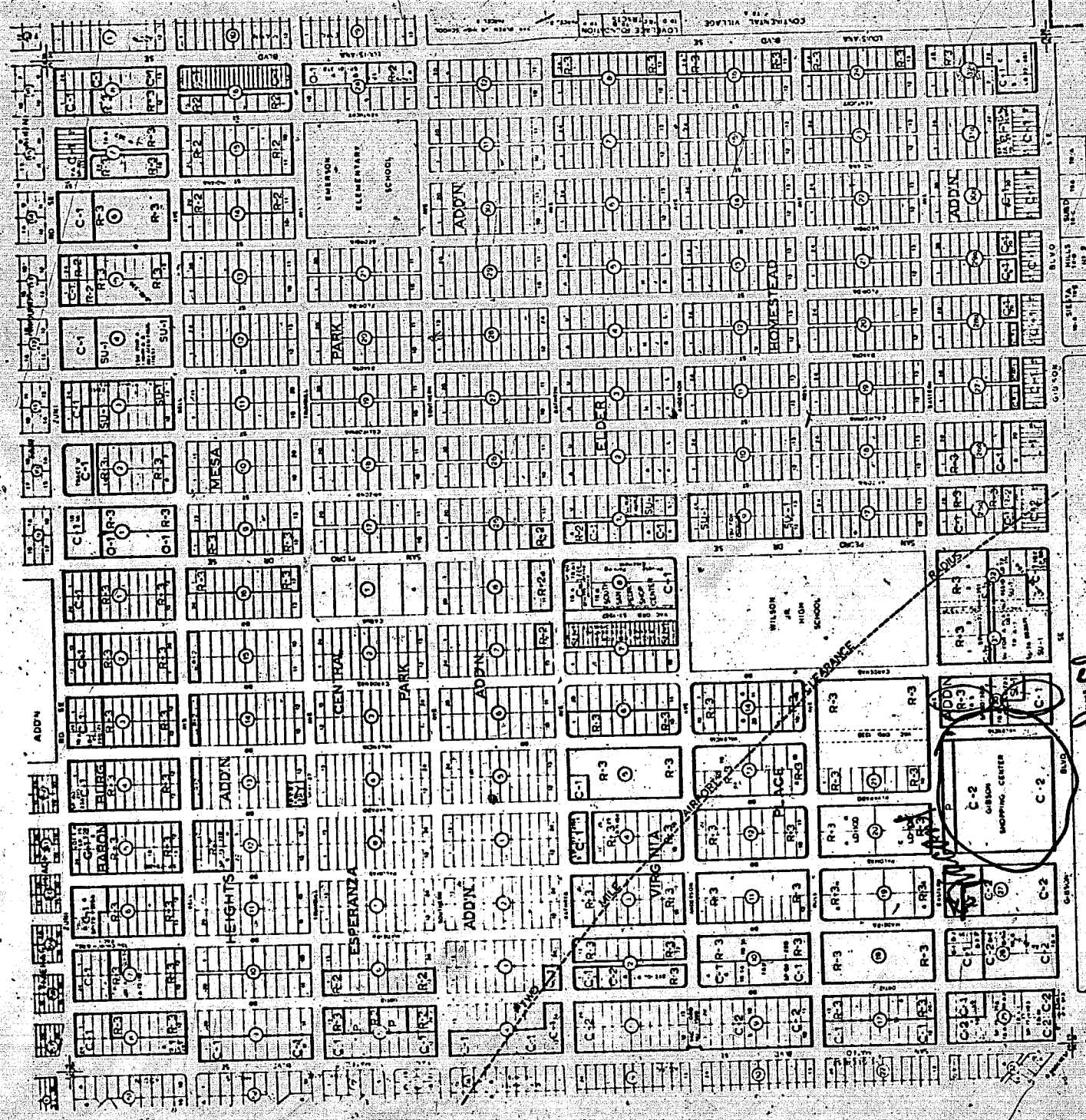
IN ADDITION, THE COST OF LAND OF OTHER ECONOMIC CONSIDERATIONS OF THE APPLICANT WILL NOT BE THE DETERMINING FACTOR FOR A CHANGE OF ZONE.

LOCATION ON A MAJOR STREET IS NOT IN ITSELF SUFFICIENT JUSTIFICATION FOR APARTMENT, OFFICE, OR COMMERCIAL ZONING.

Assistance in completing the reason for request may be obtained by scheduling a pre-application discussion. Failure to state your reasons constitutes an unacceptable application. (use additional sheet, if necessary.)



2-679-1



L-18-Z

Lowland

CITY OF ALBUQUERQUE

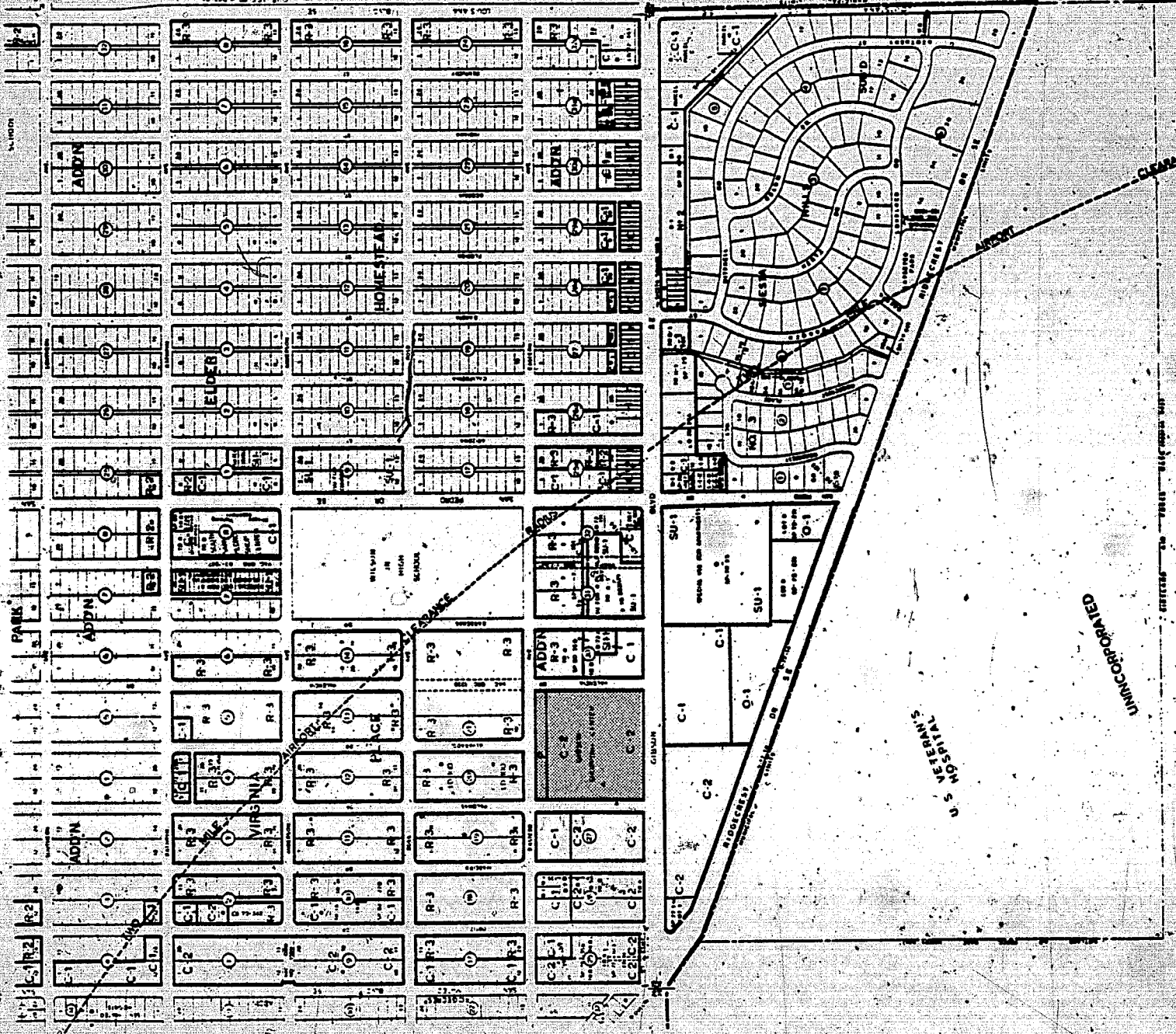
MUNICIPAL
DEVELOPMENT
DEPARTMENT

PLANNING DIVISION



HEARING: 9-19-85 MAP C-18

FILE: Z-679-1



**APPLICATION FOR ZONE MAP AMENDMENT
AND/OR DEVELOPMENT PLAN**

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies (Annexation, forty copies) of all attachments must be submitted with the application and, after folding, shall not exceed 8½ by 14 inches.

Applicant's Name: Fox Photo requests

☐ Zone Map Amendment ☒ Development Plan Review ☐ Annexation
Site Type of Plan

For Lot(s) 28424 Block(s): _____ in Subdivision/Addition Virginia Place
Presently zoned C-2 and proposed to be zoned as C-2 located at:
Street Address (No. if any): 5409 Gibson SE.
Between Robbins Street and Valencia Street

Total Land Area Covered by Application: Acres _____ Square Feet _____

Number of DU's Proposed _____ DU's Per Gross Acre _____ DU's Per Net Acre _____

APPLICANT INFORMATION:

Applicant's Mailing Address: 8750 Tesoro Dr Phone: (512) 828 9111
SAN ANTONIO TX Zip Code: 78256

Applicant's Proprietary Interest in Property: Owner

Agent if any: Hall Engineering Phone: 292-1115
Mailing Address: 332 E. Bank Zip Code: 67123
Signature of Applicant: Richard Hall by Jane Anderson Date: 7/22/85

FOR PLANNING STAFF USE ONLY

Application Received By: Alan Date: July 23, '85

Fee: \$ 160.00 Paid: \$ 0 Method of Payment: CK # 2179

Cross-Ref.: AX- _____ Z- 679 S- _____ Other: _____

No. of Signs issued: one ZHE or EPC?

1 copy each to:
Research Analyst
Applicant
Graphics

Hearing Date: Sept 19 '85
Case Number: 7-679-1
Map Number: 1-18

PROPERTY OWNERSHIP LIST

ALBUQUERQUE/BERNALILLO COUNTY
PLANNING DEPARTMENT

Meeting Date: 9-19-85
Index Map: 8-18
Notification Radius: 100 Feet
Cross Reference _____

ZA- _____	Z- <u>679-1</u>
AX- _____	V- _____
CZ- _____	CSU- _____
	S- _____

Legal Description and Location: Lot 28 & 29, Virginia Place,
On Gilson, Palomas & Valencia.

11 Request _____

Applicant: Sox Photo Phone: 828-9111
Address: 8750 Jesero Dr., San Antonio, TX 78286
Agent: Hall Engineering Phone: 292-1115
Address: 337 Eubank 87123

Copy of Legal Ad to be sent
to Applicant and Agent by:

Certified Mail
No. _____
Applicant

Certified Mail
No. _____
Agent

SPECIAL INSTRUCTIONS

Notices must be mailed from
the City 11 Days prior to
the meeting

Date Mailed: 9/4/85
Signature: [Signature]

The Following
Prepared By:

Property Description:
Ownership Search:

Initial Date

LC 8-28

**APPLICATION FOR ZONE MAP AMENDMENT
AND/OR DEVELOPMENT PLAN**

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies (Annexation, forty copies) of all attachments must be submitted with the application and, after folding, shall not exceed 8½ by 14 inches.

Applicant's Name: Fox Photo requests

☐ Zone Map Amendment ☒ Development Plan Review ☐ Annexation
Site Type of Plan

For Lot(s): 2843 Block(s): _____ in Subdivision/Addition: Virginia Place
Presently zoned C-2 and proposed to be zoned as C-2 located at:
Street Address (No. if any): 5409 Gibson SE.
Between Palmas Street and Valencia Street

Total Land Area Covered by Application: Acres _____ Square Feet _____

Number of DU's Proposed _____ DU's Per Gross Acre _____ DU's Per Net Acre _____

APPLICANT INFORMATION:

Applicant's Mailing Address: 8750 Tesoro Dr Phone: (512) 828 9111
SAN ANTONIO TX Zip Code: 78256

Applicant's Proprietary Interest in Property: Owner

Agent if any: Hall Engineering Phone: 292-1115
Mailing Address: 332 E. BARK Zip Code: 77123
Signature of Applicant: Richard Dale by Jane Joudson Date: 7/22/85

FOR PLANNING STAFF USE ONLY

Application Received By: Alan Date: July 23, '85

Fee: \$ 160.00 Paid: \$ 0 Method of Payment: CK # 2179

Cross-Ref.: AX- _____ Z- 679 S- _____ Other: _____

No. of Signs Issued: one ZHE or EPC? _____

1 copy each to:
Research Analyst
Applicant
Graphics

Hearing Date: Sept 10 '85
Case Number: 679-1
Map Number: L-18

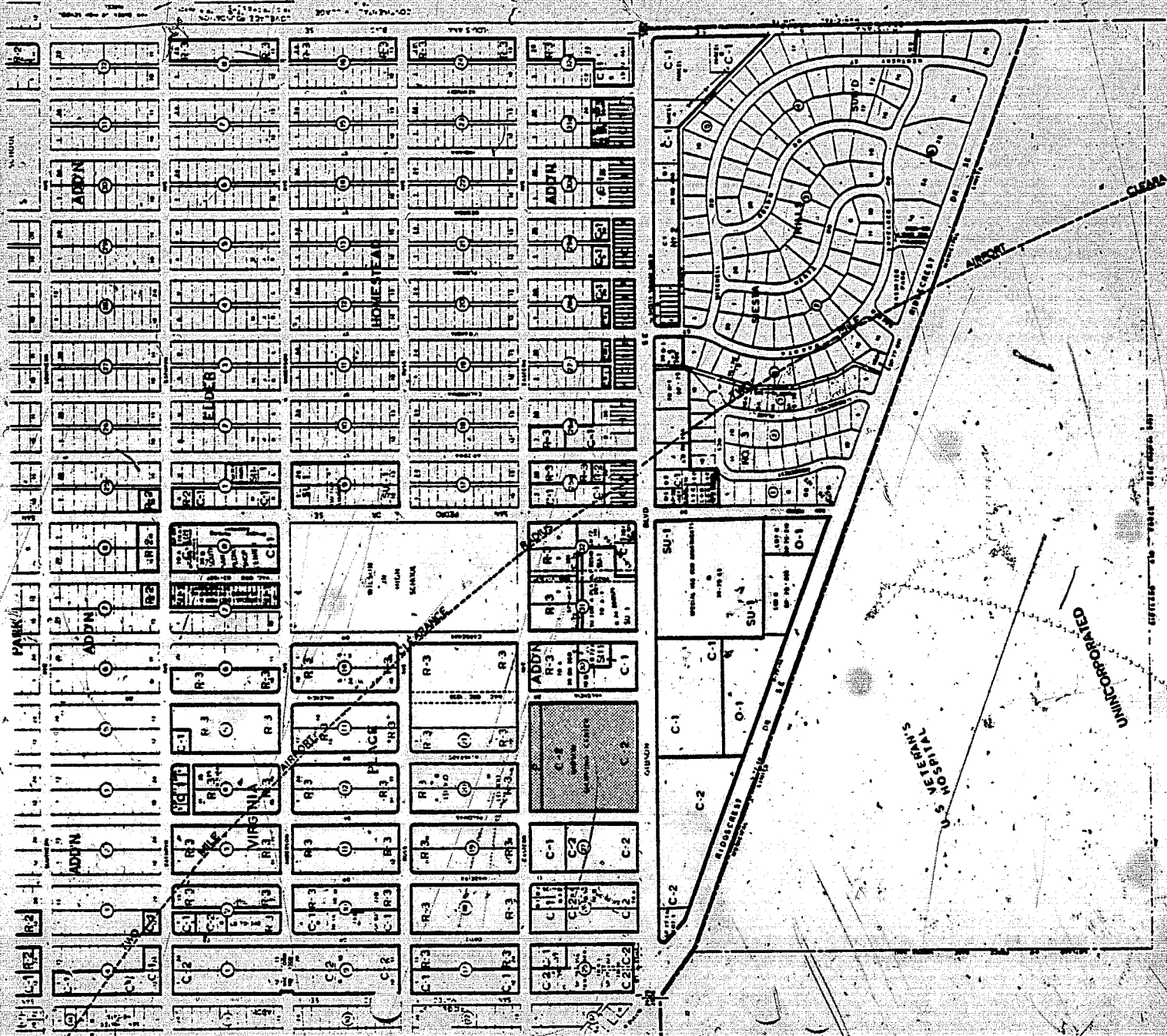
CITY OF ALBUQUERQUE

MUNICIPAL
DEVELOPMENT
DEPARTMENT

PLANNING DIVISION



HEARING: 9-19-85 MAP C-18
FILE: Z-679-1



R E C O R D S W I T H L A B E L S

PAGE 18

101805608203730312 *** THIS UPC CODE HAS NO MASTER RECCD CN FILE

101805613013630424
 2-679-1
 LEGAL: BLKS 28 & 29 EXC S 20FT OUT TO R/W VIRGIN LAND USE: 90807
 PROPERTY ADDR: 05303 GIBSCN BL SE ALBUQUERQUE NM
 OWNER NAME: AUGUST INCOME GROWTH FUND V
 OWNER ADDR: 03545 LCNG BEACH BL LONG BEACH CA 50807

101805617401630501
 LEGAL: VIRGINIA PL N135 FT S165 FT W1/2 OF BLK 3 LAND USE: 5542
 PROPERTY ADDR: 05501 GIBSCN SE ALBUQUERQUE NM 87108
 OWNER NAME: QUILLEN M R & R B
 OWNER ADDR: 05501 GIBSCN BL SE ALBUQUERQUE NM 87108

101805617402530502
 LEGAL: N 80FT OF S245FT OF W1/2 OF BLK 30 VIRGIN LAND USE:
 PROPERTY ADDR: 00000 ALBUQUERQUE NM 87110
 OWNER NAME: ARUNDALE COUGLASS G
 OWNER ADDR: 07321 AZTEC NE ALBUQUERQUE NM 87110

101805617905130509
 LEGAL: 003 OTRACT A REPLAT OF THE NORTH 270FT OF BLK LAND USE: 1111
 PROPERTY ADDR: 05500 BLK EASTERN SE ALBUQUERQUE NM 87192
 OWNER NAME: LEVY B LECNARD
 OWNER ADDR: 00000 P O BOX 11335 ALBUQUERQUE NM 87192

101805617203330513
 LEGAL: TRACT "B" BLK 30 VIRGINIA PLACE ADD (SUMM LAND USE: 1111
 PROPERTY ADDR: 01410 VIRGINIA SE ALBUQUERQUE NM 87108
 OWNER NAME: BENAVIDEZ RAYMOND ETUX
 OWNER ADDR: 01410 VALANCE SE ALBUQUERQUE NM 87108

10180560880831007
 LEGAL: * E 01 SVIRGINIA PL ADDN
 PROPERTY ADDR: 00000 PALCMAS LAND USE: 87191
 OWNER NAME: PALCMAS INVESTMENT GROUP DR SE ALBUQUERQUE NM
 OWNER ADDR: 00000 P O BOX 14986 ALBUQUERQUE NM 87191

10180560808231008

*** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101805611410231112

LEGAL: 02 VIRGINIA PLACE

PROPERTY ADDR: 00000

OWNER NAME: ROBERSON W M

OWNER ADDR: 00000 P O BOX 8799

LAND USE: 9200

DR SE ALBUQUERQUE N M

87198

101805614108731201

LEGAL: LOTS 6 THRU 10 FLURCN SUBD REPLAT OF BLK

PROPERTY ADDR: 00000

OWNER NAME: CAUWELLS CAVID E ETAL

OWNER ADDR: 01116 PENNSYLVANIA

LAND USE: 1111

ALBUQUERQUE N M

87110

101805617010331202

LEGAL: LOTS 11 TC 20 INCL FLURGN SUB REPL OF B 2

PROPERTY ADDR: 01111

OWNER NAME: CAUWELLS CAVID ETAL

OWNER ADDR: 01116 PENNSYLVANIA

LAND USE: 1111

SE ALBUQUERQUE N M

87110

101805516649320114

LEGAL: SIESTA HILLS N NW SEC 36-1 CN 3E 51

PROPERTY ADDR: 00000

OWNER NAME: CITY OF ALBUQUERQUE

OWNER ADDR: 05400 GIBSON

LAND USE: 7411

ST SE ALBUQUERQUE N M

87108

101805509650820108

LEGAL: SEC36 10N3E PORTOF N NW 6-40 AC MR OR LES

PROPERTY ADDR: 00000

OWNER NAME: CITY OF ALBUQUERQUE

OWNER ADDR: 05400 GIBSON

LAND USE: 7411

DR SE ALBUQUERQUE N M

87108

87108

5 PLANS
ON
FILE

MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
ALBUQUERQUE/BERNALILLO COUNTY

CASE NO. 2679-1

FEE PAYMENT

FEE: \$ 160.00 CHECK: X CASH: _____ DATE: 7-23-85

Account: Hall Engineering Co, Inc.

Check drawn on: First National

Branch: _____ Check No 2179

Acct. No.: 107000275 393516922

Address: 337 Eubank, NE Phone 242-1115

RECEIPT OF THE ABOVE FEE IS HEREBY ACKNOWLEDGED.

Robert E. Landon, Treasurer
City of Albuquerque

Date: _____

cc: Planning Division

Credit: 5266000
441006

Instruction on Use of Form:

Prepare one copy for Checks
Prepare in Triplicate for Cash
Cash Payments must be delivered
to Treasurers Office by hand.
Send all copies of completed form
& fee to City Treasurer (one copy
will be returned to Planning File)

