



1

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
☐ Archaeological Certificate (Form P3)	☐ Site Plan – EPC including any Variances – EPC (Form P1)	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Plan (Form P1)	☐ Adoption or Amendment of Historic Designation (Form L)
☐ Alternative Signage Plan (Form P3)	☐ Historic Certificate of Appropriateness – Major (Form L)	☐ Amendment of IDO Text (Form Z)
☐ Minor Amendment to Site Plan (Form P3)	☐ Demolition Outside of HPO (Form L)	☐ Annexation of Land (Form Z)
☐ WTF Approval (Form W1)	☐ Historic Design Standards and Guidelines (Form L)	☐ Amendment to Zoning Map – EPC (Form Z)
	☐ Wireless Telecommunications Facility Waiver (Form W2)	☐ Amendment to Zoning Map – Council (Form Z)
		Appeals
		☐ Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Major Raewyn Aspeitia		Phone: (505) 881-4292
Address: 4301 Bryn Mawr Dr. NE		Email: Raewyn.Aspeitia@usda.salvationarmy.org
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): J. Luis Olague (General Contractor)		Phone: (505) 974-0335
Address: 503 Camino Español NW		Email: luisydalila@msn.com
City: Albuquerque	State: NM	Zip: 87107
Proprietary Interest in Site: The Salvation Army		List all owners: The Salvation Army

BRIEF DESCRIPTION OF REQUEST

Propose to install iron fence with 20' sliding operator gate
Between 4251-4301 Bryn Mawr Dr. NE Albuquerque NM 87107

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) 4301 Bryn Mawr Dr. NE

Lot or Tract No.: B	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 401606036448920207
Zone Atlas Page(s): G-16-Z	Existing Zoning: Salvation Army	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 2.8167

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4301 Bryn Mawr Dr. NE Between: Pan American Fwy and: Bryn Mawr Dr. NE

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

None

Signature: J. Luis Olague	Date: 4/15/2024
Printed Name: J. Luis Olague	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

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

A Single PDF file of the complete application including all 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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ☒ 1) Development Review application form completed, signed, and dated
- ☒ 2) Form P3 with all the submittal items checked/marked
- ☒ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ☒ 4) Letter of authorization from the property owner *if* application is submitted by an agent
- ☒ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☒ 6) The approved Site Plan being amended
- ☒ 7) Copy of the Official Notice of Decision associated with the prior approval
- ☒ 8) The proposed Site Plan, with changes circled and noted

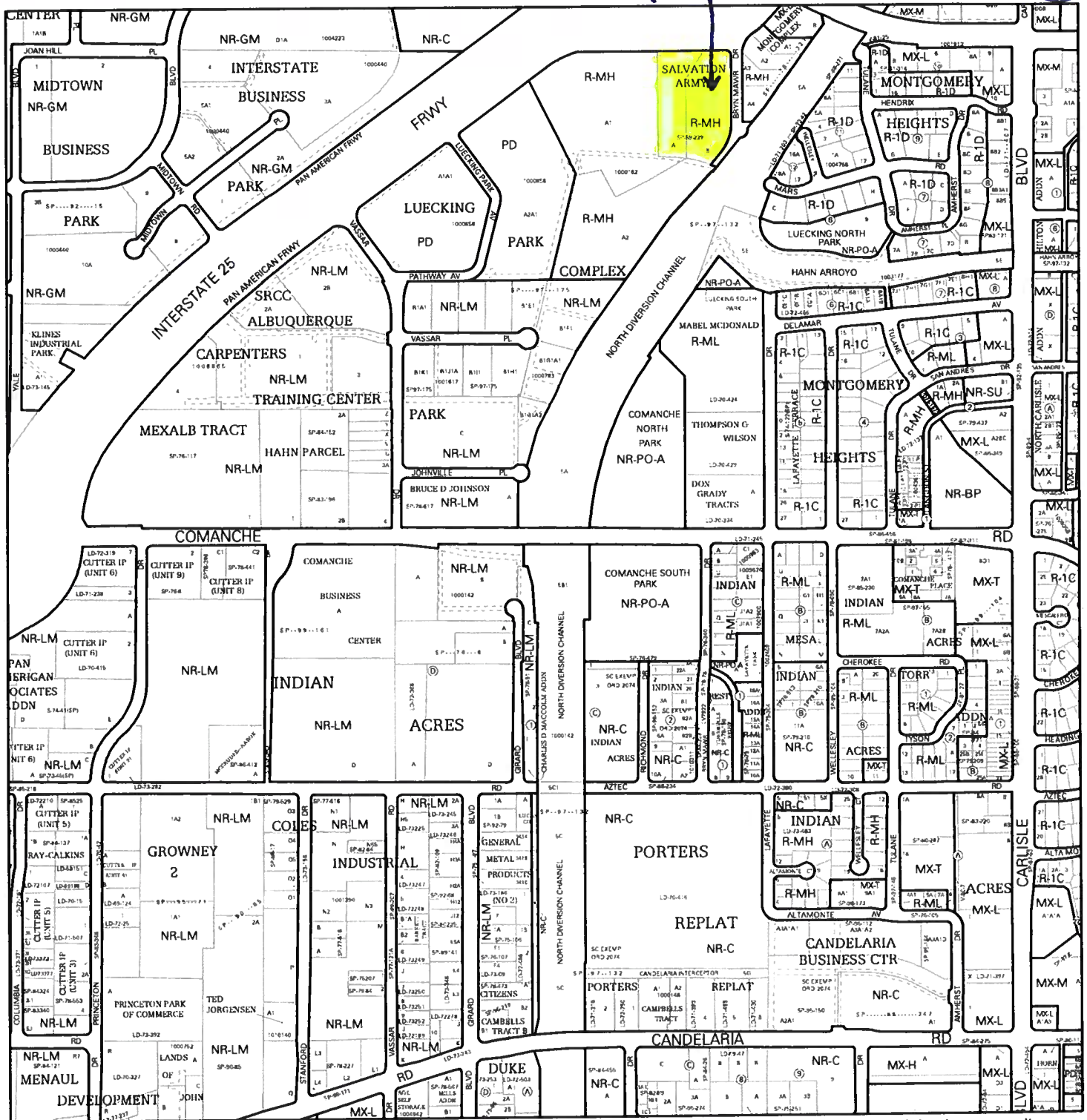
Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments 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 OF SITE PLAN**

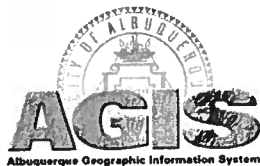
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired



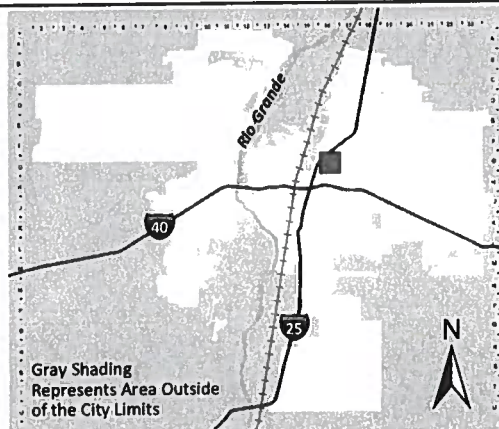
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



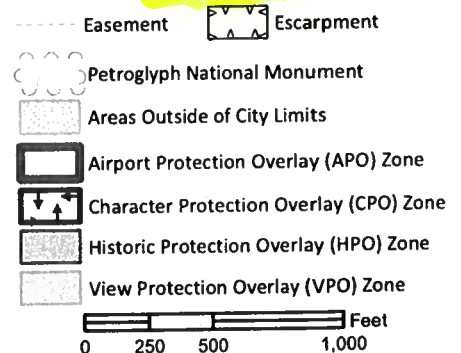
IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
G-16-Z



4



DOING THE MOST GOOD®

William Booth
Founder

Lyndon Buckingham
General

Douglas Riley
Territorial Commander

Ivan & Jennifer Wild
Divisional Leaders

April 1, 2024

Planning Department
Albuquerque, NM

To Whom It May Concern:

AUTHORIZING AGENT TO REPRESENT: FENCING AT 4251-4301 BRYN MAWR DR NE, ALBUQUEQUE

This letter serves to authorize J. Luis Olague to act as our professional agent in requesting government approval for the installation of our fence and gate at the abovementioned property.

The Salvation Army continues to own this property, initially acquiring it in the 1990's.

Any questions, please don't hesitate to call.

Yours sincerely,

Major Raewyn Aspeitia
Corps Officer & ARP Administrator



DOING THE MOST GOOD[®]

William Booth
Founder

Lyndon Buckingham
General

Douglas Riley
Territorial Commander

Ivan & Jennifer Wild
Divisional Leaders

March 28, 2024

Planning Department
Albuquerque, NM

To Whom It May Concern:

INSTALLING FENCING AT 4251-4301 BRYN MAWR DR NE, ALBUQUEQUE

This letter is to advise that as the owners of the abovementioned property, we would like to install security fencing and gate on our property.

A few months ago, we created a soccer field for the neighbors to use, using discounted artificial grass we received. Within weeks, homeless came and destroyed the grass by cutting holes in it, removing all the nails, and generally damaging the install. Thankfully insurance will be repairing the mess that was made.

Meanwhile, we have a temporary fence around the field now. We need to install a wrought iron fence to both protect the field, and vehicles that are parked at this facility overnight. One of our vehicles is an Emergency Disaster Services vehicle that is used in times of flooding, fires, etc., to provide assistance to those in need. We are choosing wrought iron due to the strength of the build, as at our other properties the chain link fences have been regularly damaged and broken through.

The fence will be literally in the middle of our own parking lot property, and at least 85 feet from the edge of our property. It may remove perhaps two parking stalls, as it joins the building at 4301 Bryn Maw Dr NE to the cinder block fence at 4251 Bryn Mawr Dr NE – both properties being owned by The Salvation Army. With the fence being at least 85 feet from the edge, it still allows plenty of room for garbage collection by the trucks.

Thank you for your consideration of this request.

Yours sincerely,

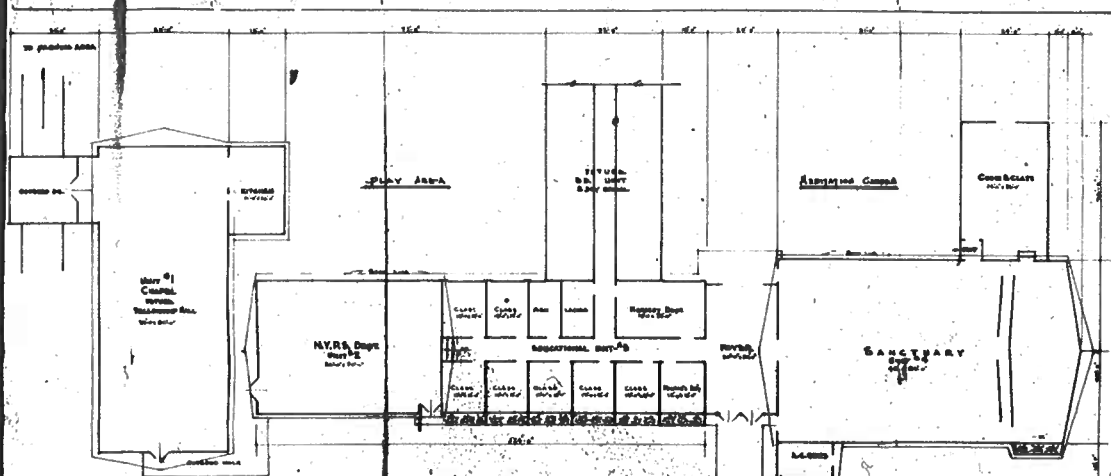
Major Raewyn Aspeitia
Corps Officer & ARP Administrator

COA/MDD/PLANNING

BA FILES

BA-1048

6 and 7



FLOOR PLAN
Scale 1/4" = 1'-0"



EAST ELEVATION
Scale 1/4" = 1'-0"

CHURCH OF THE NAZARENE
1000 West 10th Street
Wichita, Kansas

NOT TO SCALE
ALL DIMENSIONS
SHOWN ARE APPROXIMATE
AND SHOULD BE USED AS A
GUIDE ONLY. FOR EXACT
DIMENSIONS, SEE THE
CONTRACT DOCUMENTS.
DATE: 10/1/54
BY: J. V. K.



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

68-1049

THE FOLLOWING
IS A SUMMARY OF THE
WORK DONE BY THE
ARCHITECT DURING
THE MONTH OF
MAY, 1949.

CITY OF ALBUQUERQUE

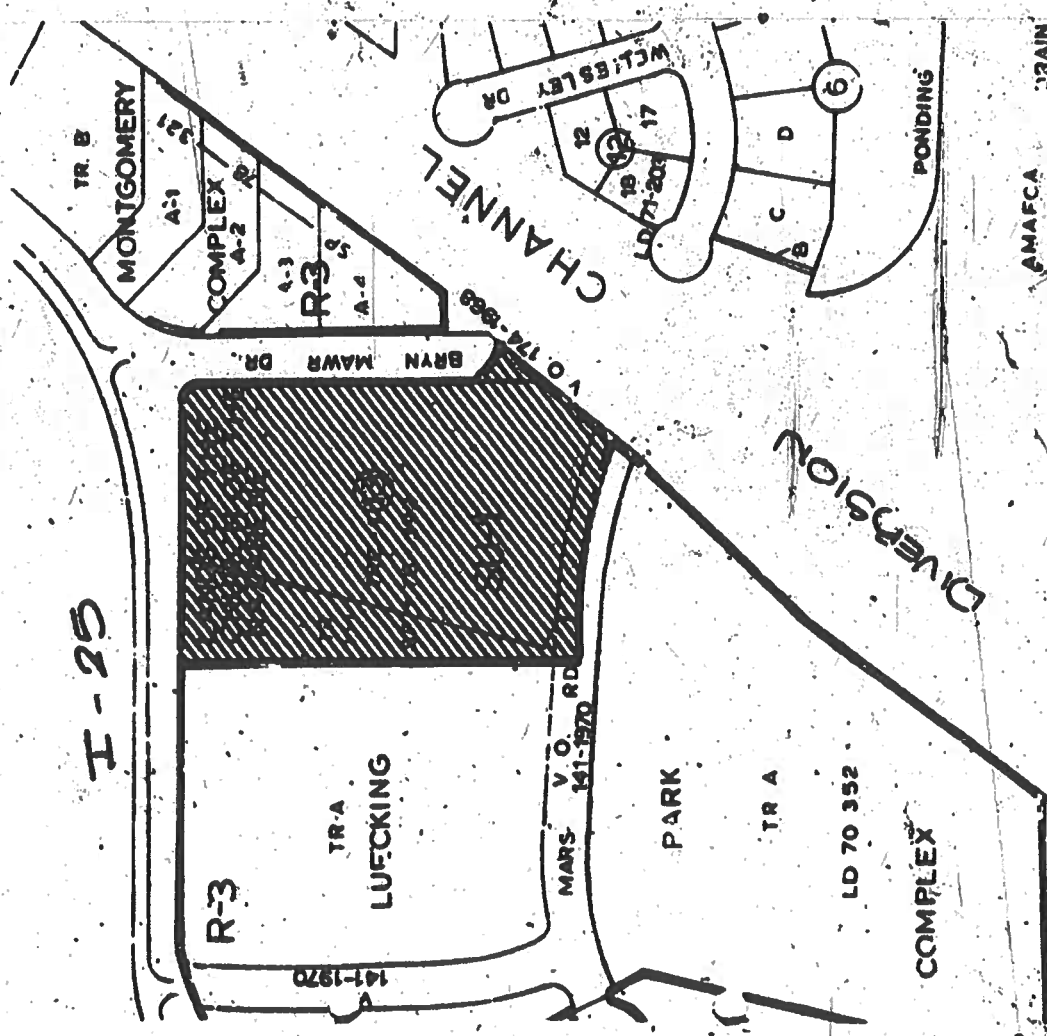
MUNICIPAL DEVELOPMENT
DEPARTMENT
PLANNING DIVISION

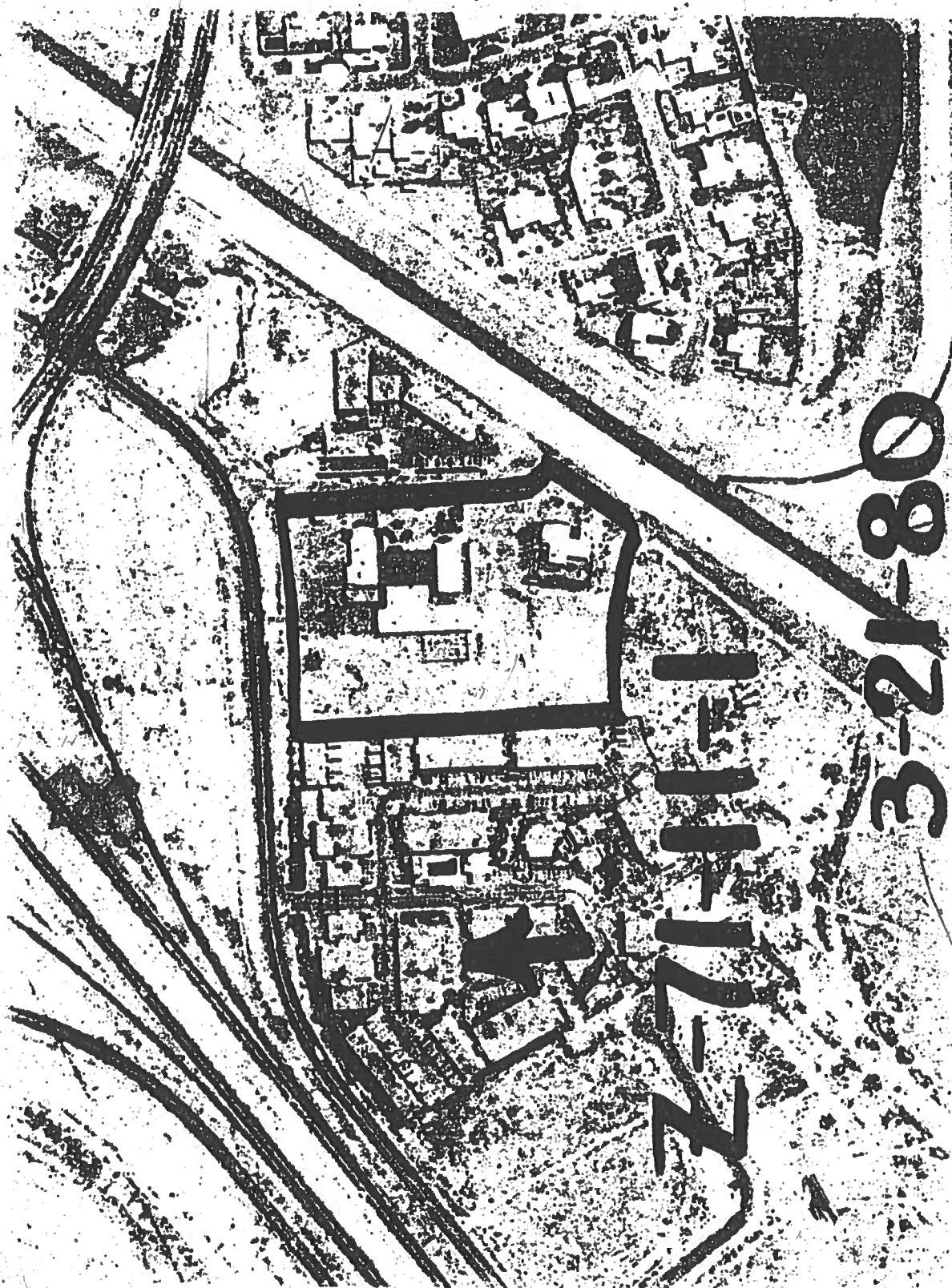
STUDY AREA



J. B. Duke, agent for
Montgomery Heights Church of
the Nazarene, requests site
development plan approval
(preliminary sign and sign
placement approval) for the
easterly portion of Block 13,
Montgomery Heights Addition,
located on the west side of
Bryn Mawr Avenue, N.E.,
between the AMAFCA North
Diversion channel and I-25.
zoned SU-1 (Special Use for
Church and Related
Facilities), containing
approximately 5.05 acres.
(6-16)

HEARING: 12-17-81
SCALE: 1" = 200'
MAP: G-16
FILE NUMBER: Z-71-11-1





Station 774, DSDC
P.O. Box 400
Albuquerque, New Mexico 87103
December 16, 1981



Mountain Bell

City/County Planning
P.O. Box 1293
Albuquerque, New Mexico 87103

Attention: Ralph Lohan, Chairman Environmental Planning Commission

Dear Mr. Lohan:

Our comments are as follows:

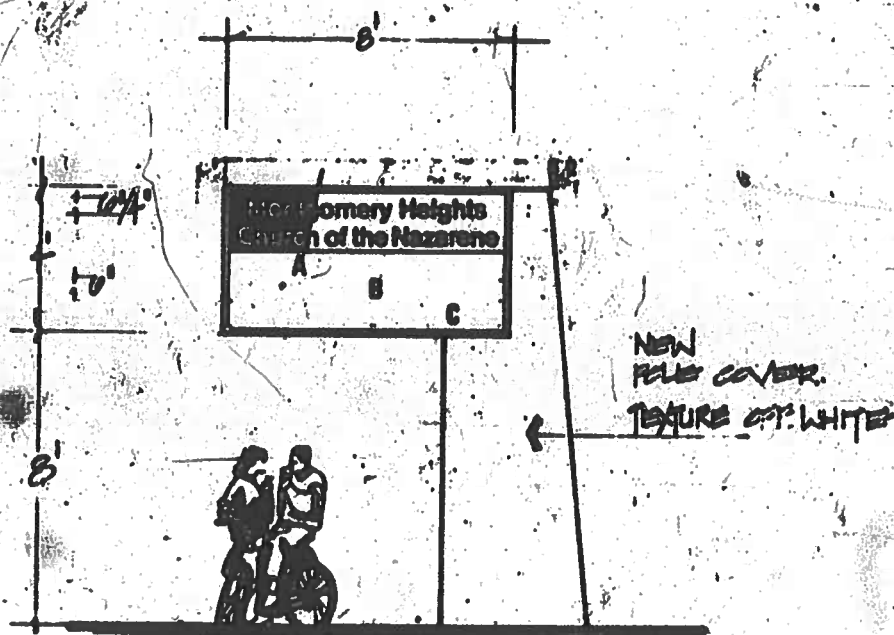
2-81-130	Mountain Bell has no adverse comment; telephone service in alley. This was our first review.
AK-81-23	
2-81-136	No comment.
2-79-151-2	We have no objections as long as our easements or other access rights for telephone plant is provided for future buildings. This is our first review of this zone change.
2-81-139	We have no objections as long as our easements or other access rights for telephone plant is provided for future buildings. This is our first review of this zone change.
2-81-138	No problem.
2-71-11-1	No problem.
2-80-140	No problem.

Yours truly,

Sam Martin

Sam Martin
Manager-D.S.

DEC 18 1981



(A)



NEW MEXICO
SIGN
LIGHTING CO.

BY RECONDITIONED DISPLAY

INTERIOR ILLUMINATION.

Rel 7, supris in Rel 7
Char. etc. Δ 7
faste, p. read rial punit.
pub. uenit & causor pabo.

EPC CASES FOR DECEMBER 1981

November 16, 1981

DEPARTMENT Environmental Health

9/18/81
11/2/81
11/2/81
J. B. Duke, agent for
Montgomery Heights Church of
the Nazarene, requests site
development plan approval
(primarily sign and sign
placement approval) for the
easterly portion of Block 13,
Montgomery Heights Addition,
located on the west side of
Bryn Mawr Avenue, N.E.,
between the AMAPCA North
Diversion channel and I-25,
zoned SU-1 (Special Use for
Church and Related
Facilities), containing
approximately 5.05 acres.
(H-16)

No adverse comments

X Z-77-181-2
Randy

Design Professionals, Inc.,
agent for Grupe Construction
West, Inc., requests site
development plan approval for
a portion of the replat of
Tract A, Unit 5, Academy
Hills Subdivision, located on
the southeast corner of
Academy Road, N.E., and
Eubank Boulevard, N.E., zoned
SU-1 (Special Use for a
Planned Residential
Development), containing
approximately 1.09 acres.
(E-21)

No adverse comments

X Z-81-138
(Cynthia)

Herbert M. Denish and
Associates, Inc., agent for
Sheila and Julian Garcia,
requests a change of zone
from R-1 to C-1 for Tracts
8961 and 8962a, MRCD Map 35,
located on the northeast
corner of Rio Grande
Boulevard, N.W. and Indian
School Road, N.W., containing
1.75 acres. (H-13)

No adverse comments

X Z-81-139
(Randy)

Claudio Antonio Vigil, agent
for Creddock Development
Company, requests a change of
zone from C-3 and M-1 to IP
and simultaneous approval of
a site development plan for
Tracts A-1, B-1, C-1 and D-1,
Airport Industrial Park
Addition, located on the
southeast corner of Yale
Boulevard, S.E. and Alamo
Avenue, S.E., containing
approximately 29 acres.
(H-16)

No adverse comments

E2C CASES FOR DECEMBER 1981

November 16, 1981

DEPARTMENT

Staff Engineer

(Cynthia)

J. B. Duke, agent for Montgomery Heights Church of the Nazarene, requests site development plan approval (primarily sign and sign placement approval) for the easterly portion of Block 13, Montgomery Heights Addition, located on the west side of Bryn Mawr Avenue, N.E., between the AMAFCA North Diversion channel and I-25, zoned SU-1 (Special Use for Church and Related Facilities), containing approximately 5.05 acres. (E-16)

No significant traffic impact.

X Z-77-181-2
Randy

Design Professionals, Inc., agent for Grupe Construction West, Inc., requests site development plan approval for a portion of the replat of Tract A, Unit 5, Academy Hills Subdivision, located on the southeast corner of Academy Road, N.E., and Eubank Boulevard, N.E., zoned SU-1 (Special Use for Planned Development), containing approximately 1.09 acres. (E-21)

The only access to this portion of the total El Pecos site is from Academy Blvd—it is totally separated from the main development as far as vehicular access is concerned. Further, a median cut cannot be permitted on Academy Blvd, thereby restricting access to right turns in and out. The eventual occupants of this portion of the site will object long and loud, and there will be great pressure for a median cut. If the drive were moved out near the west property line, a median cut could be provided. More desirably, internal access from the rest of the site should be provided.

The development plan should not be approved with access as shown.

X Z-81-138
(Cynthia)

Herbert M. Danish and Associates, Inc., agent for Sheila and Julian Garcia, requests a change of zone from R-1 to C-1 for Tracts 89b1 and 89b2a, MRCD Map 35, located on the northeast corner of Rio Grande Boulevard, N.W. and Indian School Road, N.W., containing 1.75 acres. (H-13)

No adverse traffic comment.

X Z-81-139
(Randy)

Claudio Antonio Vigil, agent for Craddock Development Company, requests a change of zone from C-3 and M-1 to IP and simultaneous approval of a site development plan for Tracts A-1, B-1, C-1 and D-1, Airport Industrial Park Addition, located on the southeast corner of Yale Boulevard, S.E. and Alamo Avenue, S.E., containing approximately 29 acres. (H-16)

*A second access
Access from a second major street (Givard) should be developed to serve a project of this magnitude. Yale is going to be overloaded—greatly.*

The deadend parking bay at the east end of the development is undesirable.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR

David P. Rich

ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

CITY - ZONE CHANGES/SITE DEVELOPMENT PLANS/ANNEXATIONS AND VACATIONS:

TO:

Traffic Engineer
Transportation
Transit
COB
CIP
City Engineer (2)
AMFCA
Water Resources
Parks and Recreation
Refuse Removal Division

Police Department
Fire Department
Environmental Health
Human Services
Zoning Enforcement
Redevelopment
Neighborhood Coordination
APS
Real Estate Officer
Zoning Hearing Examiner

FROM:

GENE MARES, Principal Planner
Planning Division, MDD

DATE:

November 16, 1981

SUBJECT:

REQUEST FOR COMMENT

Listed below are requests scheduled for public hearing before the Environmental Planning Commission in December, which require your comment. Attached for your information are copies of the applications, sketch maps, and any other pertinent information that has been submitted.

The inter-departmental staff review session for these requests will be held on Tuesday, November 24, 1981, at 8:30 a.m., in the Council Committee Room, Third Floor, City Hall. In order that your comments be incorporated in the Planning staff report, is it necessary that such comments be returned to this office NO LATER than the day following the review session.

Your cooperation is appreciated.

GM:cam

Z-77-181-2
Z-80-119-2
Z-81-139
Z-77-14-1

Z-81-138
V-81-37
Z-81-137
V-81-36

V-78-22-1

MUNICIPAL DEVELOPMENT DEPARTMENT

Van C. Hagan, City Planner

PLANNING DIVISION

Telephone (505) 760-7422

AN EQUAL OPPORTUNITY EMPLOYER

2-71-11-1

81604

THE TOP COVER

LOCATION OF SIGN OF WAY

SITE DEVELOPMENT PLAN REVIEW

AMEND EXISTING FOR 5K/2

 ANI-MATION

Q. TEST ANSWERS

Please provide all the information requested in Sections 1 thru 4. Print or type in black ink only. 30 copies of all attachments must be submitted with the application. All attachments after folding shall not exceed 8 1/2 x 14 inches in size.

1. REASON FOR REQUEST: (Please use a separate sheet) ON TIME AND CHOICE APPLICATIONS. YOUR REASON FOR REQUEST.

~~SHOULD ADDRESS ITSELF TO THE COLLECTOR FOR THE MAP CHANGES ON THE BASIS OF THEIR APPLICATION.~~

PRINCIPALLY FOR SIGN & TO UPDATE SITE DEVELOPMENT PLAN AS EXISTS

4. Zoning - Present SU-1 - CHURCH Proposed _____ (Requests for SU-1 require site plan)

b. Total Land Area Covered by Application 503 Acres — Square Feet

c. Number of Drilling Units Proposed: 1 Gross DD's Per Acre 1 Net DD's Per Acre

a. Legal Description (Use Extra Sheet if Necessary) **Don't**

Lat(s): _____ Steps: OF 14 Subdivision/Additions: MONT. HEIGHTS

b. Street Address (No. if any): 4301 BRICK MAJOR NE

c. Address (Street): 1-25 SERVICE RD. in BRYN MAWR
+ MONTGOMERY DT I-25

4. ~~Address~~ **MONTGOMERY HEIGHT CHURCH of NAZARENE** Phone: **881-9446** ~~or 881-9446~~

MAILING ADDRESS: 4301 DRIN MAJOR N.E. ZIP CODE: 87107

Applicant's Proprietary Interest in the Property: OWNER

D. AGENT (IF ANY): L. B. Duke FILE: 201-5648

Mailing Address: PO Box 28, EDGEWOOD, NORTHERN CALIF. 97015

6. Signature: L. R. G. H. K. Date: 10/27/81

Application Received By: Cynthia Date: 11/29 No. of Signs Loaned: 2

Fee: \$ 160⁰⁰ Pmts: \$ 160⁰⁰ Due: \$ Method of Payments: CK

Cross-Ref.: AM _____ 2-71-11 2-68-20 2-_____ other ZA-1048

PL. Reg No.: G-16 Hearing Date: 12-17-81 Board or Commission 2PC

Document 7022A, 2-25-61

Original Secretary

Significant

REPORT

30 APPLICATION DEADLINE

100

1. The following are the main points of the report:

100

100

100

100

...and the fact that the *Journal of Management Studies* is a leading journal in the field of management studies, it is a great pleasure to have this special issue.

CASE NUMBER: 2-71-11-1

OCTOBER 30 APPLICATION DEADLINE
FOR DEC. M. MEETING.

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

REF. NO. _____

11/27/81

TO: Gene Mares, Chief Planner, Planning Division, MDP
FROM: Orlando D. Sedillo, Director, Parks & Recreation Department
SUBJECT: December KPC Cases

- [REDACTED] No comment as this does not effect any Parks & Recreation facilities.
- X Z-77-181-2 The park land dedication requirement for this subdivision was fulfilled by Academy Hills Park.
- Y Z-81-138 Parks and Recreation has no comment as this zone change will not effect any Park and Recreation facility:
- X Z-81-139 No comment as this zone change will not effect any Parks and Recreation facility.
- X Z-80-119-2 The closest park to this site is Novella Park, approximately one block northwest. However, that park only satisfied the dedication requirement for the Knapp Heights Addition. This development will be required to pay a cash-in-lieu of land dedication and development fee of \$78.00 per unit. We will probably recommend that Council appropriate the monies to improve Novella Park.
- X Z-81-137 No adverse comment.
- X V-78-22-1 No adverse comment.
- X V-81-36 No adverse comment.
- V-81-37 No adverse comment.

ODS/JS/hrg

cc: Planning Unit
Originator



DEC 1 1981

EPC CASES FOR DECEMBER 1981

November 16, 1981

DEPARTMENT *Police*



NOV 27 1981

(Cynthia)

J. B. Duke, agent for Montgomery Heights Church of the Nazarene, requests site development plan approval (primarily sign and sign placement approval) for the easterly portion of Block 13, Montgomery Heights Addition, located on the west side of Bryn Mawr Avenue, N.E., between the AMAFCA North Diversion channel and I-25, zoned SU-1 (Special Use for Church and Related Facilities), containing approximately 5.05 acres. (G-16)

NO Adverse comment

Z-77-181-2Y
Randy

*12/1/81
12/1/81
12/1/81*

Design Professionals, Inc., agent for Grupe Construction West, Inc., requests site development plan approval for a portion of the replat of Tract A, Unit 5, Academy Hills Subdivision, located on the southeast corner of Academy Road, N.E., and Hubert Boulevard, N.E., zoned SU-1 (Special Use for a Planned Residential Development), containing approximately 1.09 acres. (E-21)

NO Adverse comment

Z-81-138
(Cynthia)

Herbert M. Denish and Associates, Inc., agent for Sheila and Julian Garcia, requests a change of zone from R-1 to C-1 for Tracts 8961 and 8962a, WRCD Map 35, located on the northeast corner of Rio Grande Boulevard, N.W. and Indian School Road, N.W., containing 1.75 acres. (H-13)

NO Adverse comment

Z-81-139
(Randy)

Claudio Antonio Vigil, agent for Craddock Development Company, requests a change of zone from C-3 and M-1 to IP and simultaneous approval of a site development plan for Tracts A-1, B-1, C-1 and D-1, Airport Industrial Park Addition, located on the southeast corner of Yale Boulevard, S.E. and Alamo Avenue, S.E., containing approximately 29 acres. (H-16)

NO Adverse comment

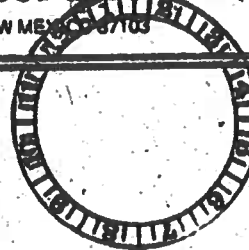


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David P. Rush

ALBUQUERQUE/BERNALILLO COUNTY
PLANNING DIVISION



CITY - ZONE CHANGES/SITE DEVELOPMENT PLANS/ANNEXATIONS AND VACATIONS:

TO:

Traffic Engineer
Transportation
Transit
COG
CIP
City Engineer (2)
AMAFCA
Water Resources
Parks and Recreation
Refuse Removal Division

Police Department
Fire Department
Environmental Health
Human Services
Zoning Enforcement
Redevelopment
Neighborhood Coordination
APS
Real Estate Officer
Zoning Hearing Examiner

NOV 24 1981

FROM:

GENE MARES, Principal Planner
Planning Division, MDD

DATE:

November 16, 1981

SUBJECT:

REQUEST FOR COMMENT

Listed below are requests scheduled for public hearing before the Environmental Planning Commission in December, which require your comment. Attached for your information are copies of the applications, sketch maps, and any other pertinent information that has been submitted.

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Your cooperation is appreciated.

Given

No ADVERSE COMMENTS
A.P.S.

Z-77-181-2 ✓
Z-80-119-2 ✓
Z-81-139 ✓

Z-81-138 ✓ V-78-22-1
V-81-37 ✓
Z-81-137 ✓
V-81-36 ✓

DID NOT
RECEIVE. [Signature]

MUNICIPAL DEVELOPMENT DEPARTMENT

Vern G. Hagin, City Planner

PLANNING DIVISION

Telephone (505) 268-7422

AN EQUAL OPPORTUNITY EMPLOYER

Z-75-11-1 Site Development Plan
Approval

APPLICANT: Montgomery Height Church

AGENT: J. B. Duke

Z-75-11-1
Approval
Applicant: Montgomery Height Church
Agent: J. B. Duke

✓
May 15, 1975
Cm H. 2-75-40

EPC CASES FOR DECEMBER 1981

November 16, 1981

DEPARTMENT

Neighborhood Coordination

J. B. Duke, agent for Montgomery Heights Church of the Nazarene, requests site development plan approval (primarily sign and sign placement approval) for the easterly portion of Block 13, Montgomery Heights Addition, located on the west side of Bryn Mawr Avenue, N.E., between the AMFCA North Diversion channel and I-25, zoned SU-1 (Special Use for Church and Related Facilities), containing approximately 5.05 acres. (E-16)

No neighborhood impact anticipated.

Z-77-181-2
Randy

Design Professionals, Inc., agent for Grupe Construction West, Inc., requests site development plan approval for a portion of the replat of Tract A, Unit 5, Academy Hills Subdivision, located on the southeast corner of Academy Road, N.E., and Embank Boulevard, N.E., zoned SU-1 (Special Use for a Planned Residential Development), containing approximately 1.09 acres. (E-21)

Sub plan of already approved site development plan. No change in density. South City. Area & Spacing. Area Assumptions will be notified

Z-81-138
(Cynthia)

Herbert M. Denish and Associates, Inc., agent for Sheila and Julian Garcia, requests a change of zone from R-1 to C-1 for Tracts 8961 and 8962a, MRCD Map 35, located on the northeast corner of Rio Grande Boulevard, N.W. and Indian School Road, N.W., containing 1.75 acres. (H-13)

Potential neighborhood impact from traffic, etc. Assumptions will be notified

Z-81-139
(Randy)

Claudio Antonio Vigil, agent for Craddock Development Company, requests a change of zone from C-3 and M-1 to IP and simultaneous approval of a site development plan for Tracts A-1, B-1, C-1 and D-1, Airport Industrial Park Addition, located on the southeast corner of Yale Boulevard, S.E. and Alamo Avenue, S.E., containing approximately 29 acres. (H-16)

Potential adverse neighborhood impact of traffic. Potential Assumptions will be notified.

EPC CASES FOR DECEMBER 1981

November 16, 1981

DEPARTMENT

CIP

[REDACTED]
(Cynthia)

J. B. Duke, agent for Montgomery Heights Church of the Nazarene, requests site development plan approval (primarily sign and sign placement approval) for the easterly portion of Block 13, Montgomery Heights Addition, located on the west side of Bryn Mawr Avenue, N.E., between the AMAFCA North Diversion channel and I-25, zoned SU-1 (Special Use for Church and Related Facilities), containing approximately 5.05 acres. (G-16)

* No Comment

Z-77-181-2
Randy

Design Professionals, Inc., agent for Grupe Construction West, Inc., requests site development plan approval for a portion of the replat of Tract A, Unit 5, Academy Hills Subdivision, located on the southeast corner of Academy Road, N.E., and Eubank Boulevard, N.E., zoned SU-1 (Special Use for a Planned Residential Development), containing approximately 1.09 acres. (E-21)

* I think that -
The traffic islands proposed will cause a problem for emergency vehicles and possibly garbage trucks. There could be a walkway/bikeway down Denali Drive to keep school traffic off of Academy and "within" the neighborhood.

Z-81-138
(Cynthia)

Herbert M. Danish and Associates, Inc., agent for Sheila and Julian Garcia, requests a change of zone from R-1 to C-1 for Tracts 89b1 and 89b2a, NRECD Map 35, located on the northeast corner of Rio Grande Boulevard, N.W., and Indian School Road, N.W., containing 1.75 acres. (H-13)

* No Adverse Comment.

Z-81-139
(Randy)

Claudio Antonio Vigil, agent for Craddock Development Company, requests a change of zone from C-3 and M-1 to IP and simultaneous approval of a site development plan for Tracts A-1, B-1, C-1 and D-1, Airport Industrial Park Addition, located on the southeast corner of Yale Boulevard, S.E. and Alamo Avenue, S.E., containing approximately 29 acres. (H-16)

*After walking around the existing airport park it looked like the best on site retention of Storm Water is being accomplished by the loading dock beside Techni-Flex 1.

I must question the ability of Yale; Alamo; and the Kirtland Box to absorb this water. There is a temporary retention pond on site but it appears that one warehouse will be built over this site. I believe there is a study being done by the airport of storm water in this area.

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

November 25, 1981

REF. NO. _____

TO: Gene Marcos, Principal Planner
FROM: Q. R. Kielich, Assistant City Engineer, Design *pk*
SUBJECT: COMMENTS ON DECEMBER 1981 PLANNING ITEMS

The following comments are submitted:

a. 2-80-112, Montgomery & Pennsylvania:

- (1) A drainage study will be submitted by the developer for review and approval prior to approval of development plan and building plans.
- (2) The width of the drainage easement will be dependent on the depth of the storm sewer line.
- (3) Do not plant any trees over the storm sewer line.
- (4) It does not appear that the development complies with the Tree Landscape Ordinance along Pennsylvania.
- (5) Location and width of sidewalks along Pennsylvania and Montgomery is not shown.
- (6) Development must comply with Tree Landscape Ordinance.

b. 2-81-138, Rio Grande & Indian School Rd. N.W.:

- (1) If additional facilities are to be constructed, the developer will submit a drainage plan for review and approval prior to approval of building plans.
- (2) Development must comply with Tree Landscape Ordinance.

*[Redacted]*ryn Moor & Montgomery:

Sign should not be located within right-of-way.

d. V-81-37, 64th & Central:

- (1) If vacation is approved, the applicant must bear the cost for closing the alley opening with standard curb and gutter and sidewalk.
- (2) Before approval a check should be made if abutting properties do not require access to the street via alley.

EPC CASES FOR DECEMBER 1981

November 16, 1981

DEPARTMENT

Transit

(Cynthia)

J. D. Duke, agent for Montgomery Heights Church of the Nazarene, requests site development plan approval (primarily sign and sign placement approval) for the easterly portion of Block 13, Montgomery Heights Addition, located on the west side of Bryn Mawr Avenue, N.E., between the AMAFCA North Diversion channel and I-25, zoned SU-1 (Special Use for Church and Related Facilities), containing approximately 5.05 acres. (G-16)

no data received

Z-77-181-21
Randy

Design Professionals, Inc., agent for Grupe Construction West, Inc., requests site development plan approval for a portion of the replat of Tract A, Unit 5, Academy Hills Subdivision, located on the southeast corner of Academy Road, N.E., and Eubank Boulevard, N.E., zoned SU-1 (Special Use for a Planned Residential Development), containing approximately 1.09 acres. (E-21)

no comment

Z-81-138
(Cynthia)

Herbert M. Denish and Associates, Inc., agent for Sheila and Julian Garcia, requests a change of zone from R-1 to C-1 for Tracts 89b1 and 89b2a, WRSCD Map 35, located on the northeast corner of Rio Grande Boulevard, N.W. and Indian School Road, N.W., containing 1.75 acres. (H-13)

no comment

Z-81-139
(Randy)

Claudio Antonio Vigil, agent for Craddock Development Company, requests a change of zone from C-3 and M-1 to IP and simultaneous approval of a site development plan for Tracts A-1, B-1, C-1 and D-1, Airport Industrial Park Addition, located on the southeast corner of Yale Boulevard, S.E. and Alamo Avenue, S.E., containing approximately 29 acres. (H-16)

Transit service available along Yale



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR

David P. Rush

ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

CITY - ZONE CHANGES/SITE DEVELOPMENT PLANS/ANNEXATIONS AND VACATIONS:

TO: Traffic Engineer
Transportation
Transit
COS
CIP
City Engineer (2)
ANAPCA
Water Resources
Parks and Recreation
Refuse Removal Division

Police Department
Fire Department
Environmental Health
Human Services
Zoning Enforcement
Redevelopment
Neighborhood Coordination
APS
Real Estate Officer
Zoning Hearing Examiner

FROM: GENE MARES, Principal Planner
Planning Division, MDD

DATE: November 16, 1981

SUBJECT: REQUEST FOR COMMENT

Listed below are requests scheduled for public hearing before the Environmental Planning Commission in December, which require your comment. Attached for your information are copies of the applications, sketch maps, and any other pertinent information that has been submitted.

The inter-departmental staff review session for these requests will be held on Tuesday, November 24, 1981, at 8:30 a.m., in the Council Committee Room, Third Floor, City Hall. In order that your comments be incorporated in the Planning staff report, is it necessary that such comments be returned to this office NO LATER than the day following the review session.

Your cooperation is appreciated.

GM:eam

See
Cyril
5-12-81

X-77-181-2
X-77-119-2
X-77-139-2
MC

MC-77-81-138
MC-77-81-37
MC-77-81-137
MC-77-81-38

X-77-22-1 - MC

MUNICIPAL DEVELOPMENT DEPARTMENT

Vern C. Hagan, City Planner

PLANNING DIVISION

Telephone (505) 768-7422

AN EQUAL OPPORTUNITY EMPLOYER

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

November 19, 1981

REF. NO. _____

TO: Gene Mares, Chief Planner, Planning & Development

FROM: Sam Trujillo, Chief Service Representative *Sam*

SUBJECT: Request for Comments

~~X~~ 6 V-78-22-1) Plans not received.

X 2-77-181-2 Plan doesn't show new location of refuse enclosures.

X 2-80-119-2 Lift bin and enclosure will be required as per Municipal Refuse Collection Ordinance 42-1980

X V-81-37 No adverse comment

X 2-81-139 Refuse analysis is required.

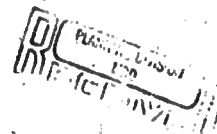
X 2-81-138) No adverse comment

X 2-81-137)

X V-81-36 No adverse comment; refuse tracks do not use this part of the street.

vr

11
0 8 3 7 2 4
D C 1 8



NOV 20 1981



City of Albuquerque

P.O. BOX 1283 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David P. Rasmussen

ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

CITY - ZONE CHANGES/SITE DEVELOPMENT PLANS/ANNEXATIONS AND VACATIONS:

TO: Traffic Engineer
Transportation
Transit
COG
CIP
City Engineer (2)
ANAFCA
Water Resources
Parks and Recreation
Refuse Removal Division
Police Department
Fire Department
Environmental Health
Human Services
Zoning Enforcement
Redevelopment
Neighborhood Coordination
APS
~~Real Estate Officer~~
Zoning Hearing Examiner

FROM: GENE HARRIS, Principal Planner,
Planning Division, MDO

DATE: November 12, 1981 — Nov. 16, 1981 duplicate

SUBJECT: REQUEST FOR COMMENT

Listed below are requests scheduled for public hearing before the Environmental Planning Commission in November which require your comment. Attached for your information are copies of the applications, sketch maps, and any other pertinent information that has been submitted.

The inter-departmental staff review session for these requests will be held on Tuesday, November 24, 1981, at 9:00 a.m., in Room 326, Third Floor, City Hall. In order that your comments be incorporated in the Planning staff reports, it is necessary that such comments be returned to this office NO LATER than the day following the review session.

Your cooperation is appreciated.

CH:gc

Z-77-181-2 No adverse comment Z-81-138 - No adverse comment

Z-80-119-2 " " V-81-37 If approved, final disposition should be through the office

Z-81-139 " " Z-81-137 - No adverse comment

V-81-36 If approved, final disposition should be through the office

MUNICIPAL DEVELOPMENT DEPARTMENT

Vern C. Hagen, City Planner

PLANNING DIVISION

Telephone (505) 768-7422

AN EQUAL OPPORTUNITY EMPLOYER

EPC CASES FOR DECEMBER 1981

November 16, 1981

DEPARTMENT

Transportation

CITY OF ALBUQUERQUE
TRANSPORTATION DEPARTMENT
PLANNING & PROGRAMMING DIVISION
P.O. BOX 1293
Albuquerque, N.M. 87103

(Cynthia)

J. B. Duke, agent for Montgomery Heights Church of the Nazarene, requests site development plan approval (primarily sign and sign placement approval) for the easterly portion of Block 13, Montgomery Heights Addition, located on the west side of Bryn Mawr Avenue, N.E., between the AMAFCA North Diversion channel and I-25, zoned SU-1 (Special Use for Church and Related Facilities), containing approximately 5.05 acres. (G-16)

No adverse comment

X Z-77-181-2
Randy

*11/22/81
P 2304
P 2304
P 2304*

Design Professionals, Inc., agent for Grupe Construction West, Inc., requests site development plan approval for a portion of the replat of Tract A, Unit 5, Academy Hills Subdivision, located on the southeast corner of Academy Road, N.E., and Embank Boulevard, N.E., zoned SU-1 (Special Use for a Planned Residential Development), containing approximately 1.09 acres. (E-21)

See the Traffic Engineer's comments on access.

X Z-81-138
(Cynthia)

Herbert M. Denish and Associates, Inc., agent for Sheila and Julian Garcia, requests a change of zone from R-1 to C-1 for Tracts 89b1 and 89b2a, MRCD Map 35, located on the northeast corner of Rio Grande Boulevard, N.W. and Indian School Road, N.W., containing 1.75 acres. (H-13)

No adverse comment.

X Z-81-139
(Randy)

Claudio Antonio Vigil, agent for Craddock Development Company, requests a change of zone from C-3 and M-1 to IP and simultaneous approval of a site development plan for Tracts A-1, B-1, C-1 and D-1, Airport Industrial Park Addition, located on the southeast corner of Yale Boulevard, S.E. and Alamo Avenue, S.E., containing approximately 29 acres. (H-16)

This entire site is dependent on access from Yale as are similar ~~lots~~ lots on the west side of Yale. Overloading of Yale could be expected at peak traffic hours unless additional access is provided. We, therefore, strongly recommend that additional access to this site be developed from Grand.

EPC CASES FOR DECEMBER 1981

November 16, 1981

DEPARTMENT Human Services

[REDACTED]
(Cynthia)
J. B. Duke, agent for Montgomery Heights Church of the Nazarene, requests site development plan approval (primarily sign and sign placement approval) for the easterly portion of Block 13, Montgomery Heights Addition, located on the west side of Bryn Mawr Avenue, N.E., between the MAACA North Diversion channel and I-25, zoned SU-1 (Special Use for Church and Related Facilities), containing approximately 5.05 acres. (E-16)

no negative social impact anticipated

X Z-77-181-2
Randy

Design Professionals, Inc., agent for Grupe Construction West, Inc., requests site development plan approval for a portion of the replat of Tract A, Unit 5, Academy Hills Subdivision, located on the southeast corner of Academy Road, N.E., and Eubank Boulevard, N.E., zoned SU-1 (Special Use for a Planned Residential Development), containing approximately 1.09 acres. (E-21)

no negative social impact anticipated

X Z-81-138
(Cynthia)

Herbert M. Denish and Associates, Inc., agent for Sheila and Julian Garcia, requests a change of zone from R-1 to C-1 for Tracts 8961 and 8962a, MRCO Map 35, located on the northeast corner of Rio Grande Boulevard, N.W., and Indian School Road, N.W., containing 1.75 acres. (H-13)

Potential negative social impact depending on uses

Y Z-81-139
(Randy)

Claudio Antonio Vigil, agent for Craddock Development Company, requests a change of zone from C-3 and M-1 to IP and simultaneous approval of a site development plan for Tracts A-1, B-1, C-1 and D-1, Airport Industrial Park Addition, located on the southeast corner of Yale Boulevard, S.E., and Alamo Avenue, S.E., containing approximately 29 acres. (H-16)

no negative social impact anticipated

[REDACTED] No objection to the zoning request. The site development plan submitted is insufficient to evaluate the adequacy of the drainage provisions. Due to the lack of City facilities downstream, adequate detention with one year release rate must be demonstrated to the satisfaction of this office.

X Z-77-181-2

The drainage plan for this development has been reviewed and approved by this office. No objection to the zoning request.

X Z-81-138

No objection to the zoning request but a drainage plan must be submitted and found consistent with the restrictions that the City Engineer's Office places on development in the valley area. (detention with 1 year runoff release rate).

X Z-81-139

While this office interposes no objection to the zoning request, the revised site drainage plan must be found consistent with the overall drainage management plan for the Airport area. This office is endeavoring to define and resolve all the possible conflicts and deficiencies of the existing development with the engineer, Tom Mann, P.E.

X Z-81-119-2

This department has granted preliminary approval to the drainage plan submitted by the applicant and no problems are foreseen to the provision of satisfactory drainage facilities. Approval of the zoning request is therefore recommended.

X Z-81-137

No objection to the zoning request.

X V-78-21-1

No objection to the vacation request.

X V-81-36

No objection to the vacation request.

X V-81-37

No objection to the vacation request.

EC/ps
93154

Handwritten:
H
L
7-9-82
[Signature]

EPC CASES FOR DECEMBER 1981

November 16, 1981

DEPARTMENT

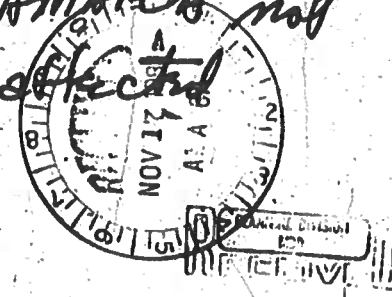
AMAFCA

→ Dan

(Cynthia)

J. B. Duke, agent for Montgomery Heights Church of the Nazarene, requests site development plan approval (primarily sign and sign placement approval) for the easterly portion of Block 13, Montgomery Heights Addition, located on the west side of Bryn Mawr Avenue, N.E., between the AMAFCA North Diversion channel and I-25, zoned SU-1 (Special Use for Church and Related Facilities), containing approximately 5.05 acres. (B-16)

AMAFCA not affected



DEC 8 1981

Z-77-181-2
Randy

Design Professionals, Inc., agent for Grupe Construction West, Inc., requests site development plan approval for a portion of the replat of Tract A, Unit 5, Academy Hills Subdivision, located on the southeast corner of Academy Road, N.E., and Embank Boulevard, N.E., zoned SU-1 (Special Use for a Planned Residential Development), containing approximately 1.89 acres. (E-21)

Defer to City Engineers Comments

Z-81-138
(Cynthia)

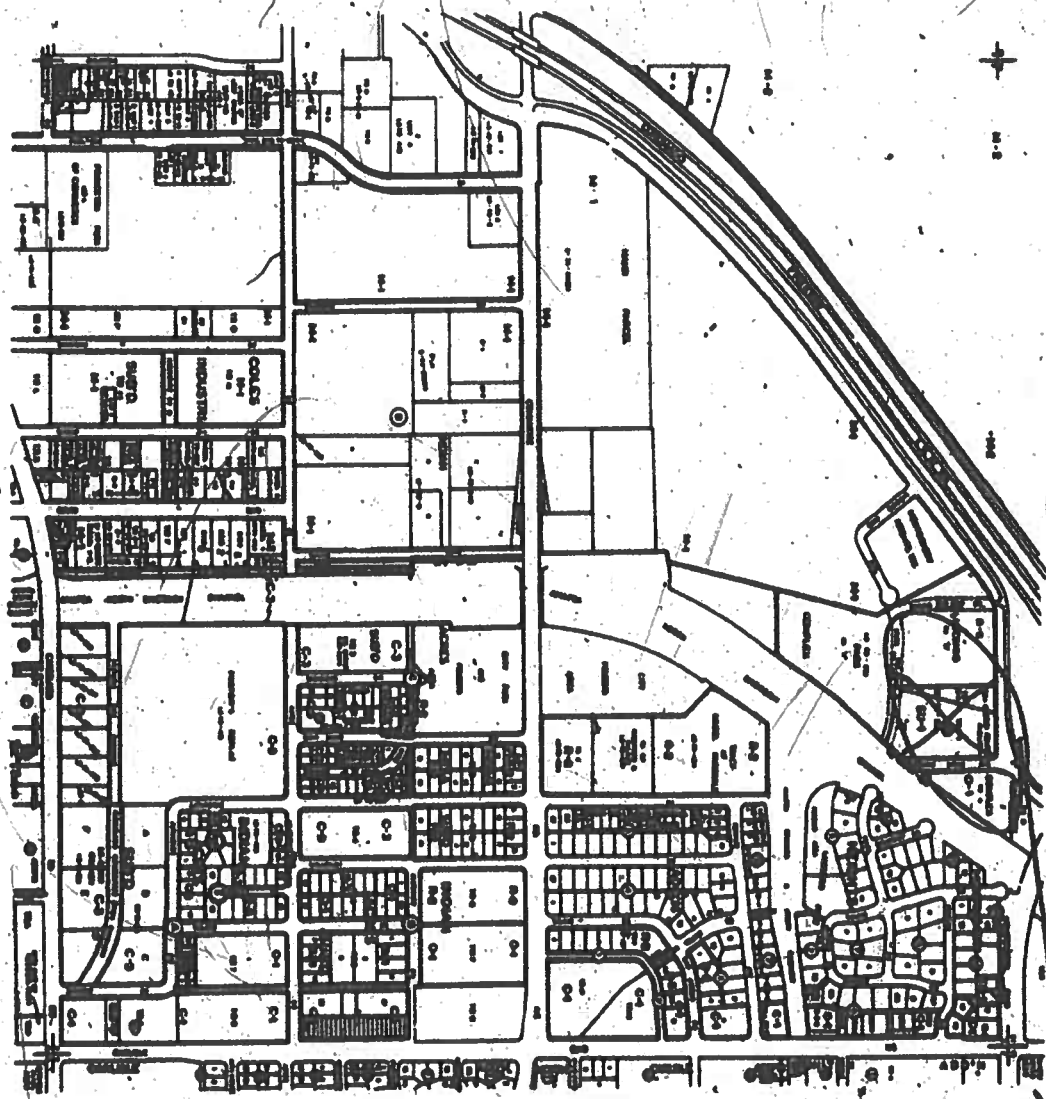
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*Area excluded from AMAFCA resolutions
80-15*

Z-81-139
(Randy)

Claudio Antonio Vigil, agent for Craddock Development Company, requests a change of zone from C-3 and M-1 to IP and simultaneous approval of a site development plan for Tracts A-1, B-1, C-1 and D-1, Airport Industrial Park Addition, located on the southeast corner of Yale Boulevard, S.E. and Alamo Avenue, S.E., containing approximately 29 acres. (H-16)

Defer to City Engineers Comments.



2.11.11.1

6-16-7

PROPERTY OWNERSHIP LIST

ALBUQUERQUE/BERNALILLO COUNTY
PLANNING DEPARTMENT

Meeting Date: December 19, 1981

Index Map: 6-16

Notification Radius: 100 Feet

Cross Reference

Legal Description and Location:

eastern portion of E13, lot 1 & 2
on Bryan Avenue between I-25 & Montano

ZA	2-71-11-1
AX	V.
CZ	CSU
	S.

Request

Applicant: Montano Baptist Church of Albuquerque Phone: 881-7446

Address: 4301 Bryan Avenue, NE 87107

Agent: G. B. Durr Phone: 881-5648

Address: PO Box 28, Edgewood, N.M. 87015

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

Certified Mail
No. _____
Applicant

Certified Mail
No. _____
Agent

SPECIAL INSTRUCTIONS

Bureau Modern Office

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

Date Mailed: 2 Dec. 81

Signature: [Signature]

The Following
Prepared By:
Property Description:
Ownership Search:

Initial Date

1/15/82 AD

CASE NO: 2-71-11-1 DATE 11-23-81

LEGAL LIST

PAGE 1 OF 28

LOT TRACT	BLOCK	REAPPRAISAL CODE		PARCEL SEQUENCE	NAME	ADDRESS	CERTIFIED MAIL
		MAP NUMBER	GRID LOCATION				
616		1016060	371356	10434			
			29838	10608			
			405385	08			
		1016060	395436	10701			
			406434	03			
			399351	11003			
			406462	05			
			402460	07			
		1016060	423443	11105			
			422476	15			
			38449	11905			
			395505	06	DUP		
			343513	07	DUP		
			398521	03	DUP		
		1016060	256451	10034			
			251428	07			
			340506	05	DUP		
616		1016060	402059	40301			
		1016060	436476	11104			

MINISTRY OF ENVIRONMENT
PLANNING DIVISION
800/768-1422

☐ APPLICATION FOR
☒ SITE DEVELOPMENT PLAN REVIEW
☐ TEXT AMENDMENT

INSTRUCTIONS:
Please provide all the information requested in Section 4. Print or type in block ink only. 20 copies of all attachments must be submitted with the application. All attachments other than (d) and (e) must be 1/2 x 10 inches in size.

1. REASON FOR REQUEST: (Please use a separate sheet) **ON FILE FOR CHANGING APPLICATIONS, WITH REASON FOR REQUEST**
SHOULD ADDRESS THEM TO THE OFFICES FOR THE REVIEW OF THE APPLICATION.

2. PROJECT DETAILS:
a. **Location of subject:**
b. **Legal description (the name of the land and area covered by application)**
c. **Lot(s):**
d. **Section (Survey):**
e. **Survey Address (No. 12 St):**
f. **Section (Survey):**
g. **Section (Survey):**
h. **Section (Survey):**
i. **Section (Survey):**
j. **Section (Survey):**
k. **Section (Survey):**
l. **Section (Survey):**
m. **Section (Survey):**
n. **Section (Survey):**
o. **Section (Survey):**
p. **Section (Survey):**
q. **Section (Survey):**
r. **Section (Survey):**
s. **Section (Survey):**
t. **Section (Survey):**
u. **Section (Survey):**
v. **Section (Survey):**
w. **Section (Survey):**
x. **Section (Survey):**
y. **Section (Survey):**
z. **Section (Survey):**

3. LOCATION OF SUBJECT:
a. **Legal description (the name of the land and area covered by application)**
b. **Lot(s):**
c. **Section (Survey):**
d. **Survey Address (No. 12 St):**
e. **Section (Survey):**
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h. **Section (Survey):**
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v. **Section (Survey):**
w. **Section (Survey):**
x. **Section (Survey):**
y. **Section (Survey):**
z. **Section (Survey):**

4. APPLICANT INFORMATION:
a. **Applicant's name:**
b. **Applicant's address:**
c. **Applicant's telephone:**
d. **Applicant's fax:**
e. **Applicant's e-mail:**
f. **Applicant's website:**
g. **Applicant's business:**
h. **Applicant's occupation:**
i. **Applicant's education:**
j. **Applicant's experience:**
k. **Applicant's skills:**
l. **Applicant's interests:**
m. **Applicant's hobbies:**
n. **Applicant's pets:**
o. **Applicant's children:**
p. **Applicant's spouse:**
q. **Applicant's parents:**
r. **Applicant's siblings:**
s. **Applicant's friends:**
t. **Applicant's neighbors:**
u. **Applicant's community:**
v. **Applicant's country:**
w. **Applicant's city:**
x. **Applicant's province:**
y. **Applicant's country:**
z. **Applicant's city:**

5. APPLICATION INFORMATION:
a. **Application number:**
b. **Application date:**
c. **Application fee:**
d. **Application fee:**
e. **Application fee:**
f. **Application fee:**
g. **Application fee:**
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i. **Application fee:**
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v. **Application fee:**
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x. **Application fee:**
y. **Application fee:**
z. **Application fee:**

6. APPLICATION INFORMATION:
a. **Application number:**
b. **Application date:**
c. **Application fee:**
d. **Application fee:**
e. **Application fee:**
f. **Application fee:**
g. **Application fee:**
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t. **Application fee:**
u. **Application fee:**
v. **Application fee:**
w. **Application fee:**
x. **Application fee:**
y. **Application fee:**
z. **Application fee:**

OCTOBER 30 APPLICATION REVIEW
FOR DECISION

INTERIOR ILLUMINATION

OR RECONDITIONED DISPLAY

NEW MEXICO
SIGN
LIGHTING CO.



(A)

NEW
RUE COVER
TEXTURE OFF WHITE

Source of the Hazards
A
B
C

12'
12'
12'

6'

FILE

ON

PLAN

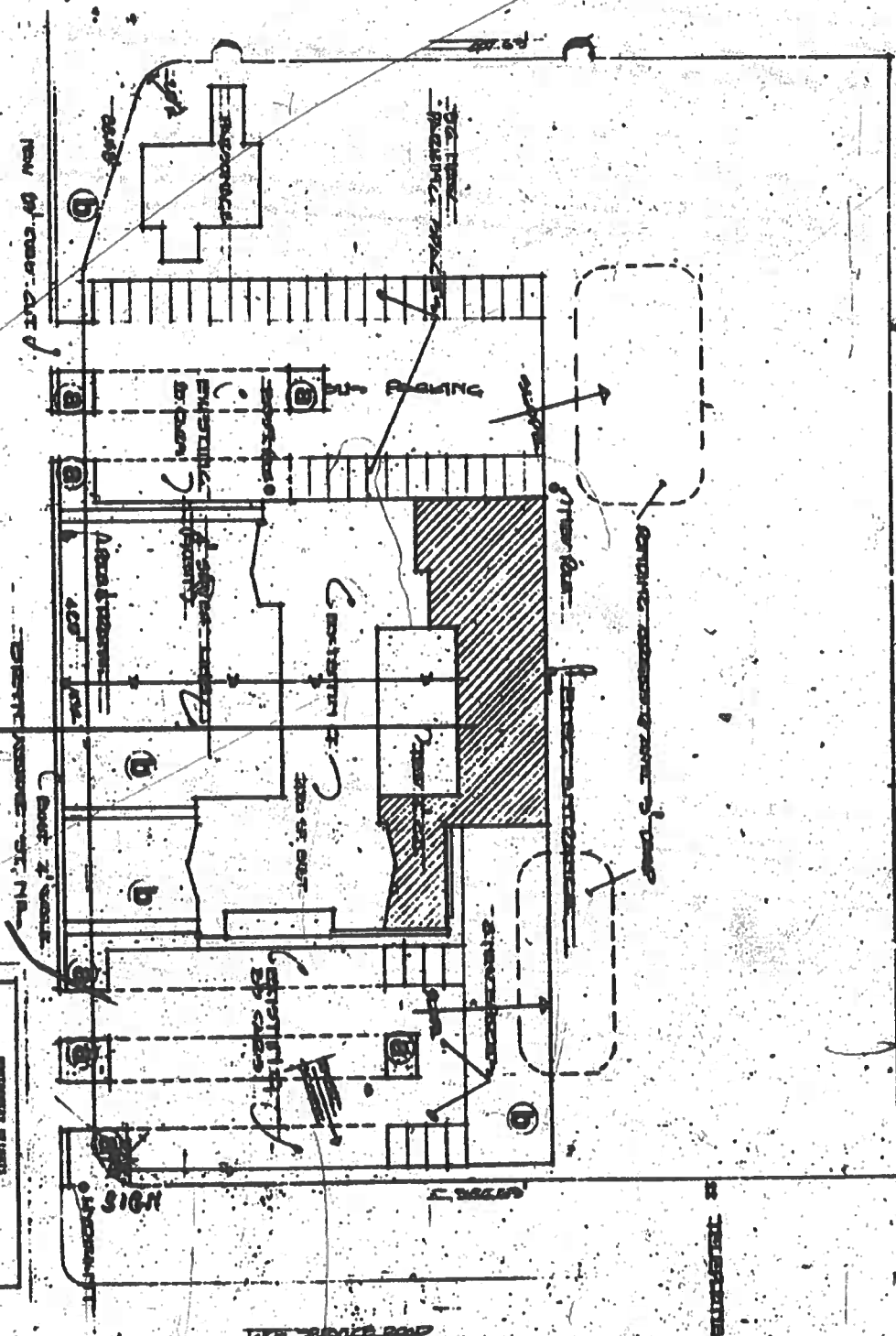
SITE PLAN

TOTAL TAKING 4.51

ALBANY, NY 12203
Addition Aug. 16, 1979

TOTAL PASSENGER IN Fee -

UNIVERSITY MICROFILMS
 SERIALS ACQUISITION
 300 N. ZEEB RD.
 ANN ARBOR MI 48106



1 016 060 371356 10636 LAFAYETTE SQUARE APTEL LTD 03901 LAFAYETTE DR NE 00546 THE MAIN BLDG 77002

NE1/4 SW1/4 NE1/4 SEC 3 T10N R3E CONT 6.91 ACRES N/L LESS PORT TO AGRIC

2-71-11-1

NEWCODE OWNER PROPERTY ADDRESS MAILING ADDRESS ZIP

1 016 060 398384 10608 SEWELL PAT LEE 03301 DELAMAR NE 03301 DELAMAR NE 87107

LOT 6E1C SECOND REPLAT PORTIONS BLKS 6,7 & 8 MONTGOMERY HEIGHTS ADD

1 016 060 405385 10609 BENNETT ERNEST & TERESA M DELAMAR NE 03305 DELAMAR NE 87107

LOT 6E1B SECOND REPLAT PORTIONS BLKS 6,7 & 8 MONTGOMERY HEIGHTS ADD

1 016 060 395435 10701 MILL THOMAS K ETUX 03308 MARS RD NE 03308 MARS RD NE 87107

C 006MONTGOMERY HTS ADDN REPL OF BLK 9 & PORT OF 6 & 7

1 016 060 406434 10702 BRADY THOMAS S ETUX 03312 MARS NE 03324 ADOBE RD NE 87107

6 006MONTGOMERY HTS ADD REPL BLK 9 & PORTS BLKS 6 & 7

1 016 060 399354 11003 GRECO ARTHUR F ETUX 03309 MARS RD NE 87107

018A0012MONTGOMERY HEIGHTS ADD BEING PORTION OF LOTS 18 & 19 BLK 12

1 016 060 406462 11005 OYE CLARENCE E ETUX 03313 MARS RD NE 03313 MARS RD NE 87107

17 12 MONTGOMERY HEIGHTS ADDN

1 016 060 402460 11007 DANIEL PYZEL & ETAL 03305 WELLESLEY AV NE 03305 WELLESLEY DR NE 87107

016 012MONTGOMERY HTS ADD EXC FOR RD DITCH

AV ME 87107

ME 87810

~~AV NE~~ 87107

218

RD NE 87107

87109

ME 87107

W. J. PIER, JR. and R. D. H. F. 21

10207 600207 190 910 1

10

City of Albuquerque
Municipal Development Department
Planning Division

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Comprehensive City Zoning Code are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public right-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided to you at the time you submit your application. If you mail in your application, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$1.75 each.

3.00

1. LOCATION:

- The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER:

- One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING:

- A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. REMOVAL:

- The sign is not to be removed before the initial hearing on the request.
- The sign should be removed within five days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (a) my obligation to keep the sign(s) posted for 15 days and (b) where the sign(s) is to be located. I am being given a copy of this sheet.

J. B. Duke
(Applicant or Agent)

10/29/81
(Date)

I issued 2 sign(s), for this application.

10/29/81
(Date)

Cynthia Bunch
(Staff Member)

MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
ALBUQUERQUE/BERNALILLO COUNTY

CASE NO.: 2-71-11-1

FEE PAYMENT

FEE: \$ 160.00 CHECK XXXXX CASH _____ DATE: 10/30/81

Check Drawn on: The First National Bank in Albuquerque

Branch: _____ CHECK NO.: 10589

Account: Montgomery Heights Church of the Nazarene

/s/ Dolores Sloan

Address: 4301 Bryan Mawr N.E. Phone: 881-9446

RECEIPT OF THE ABOVE FEE IS HEREBY ACKNOWLEDGED.

Robert E. Landon, Treasurer
City of Albuquerque

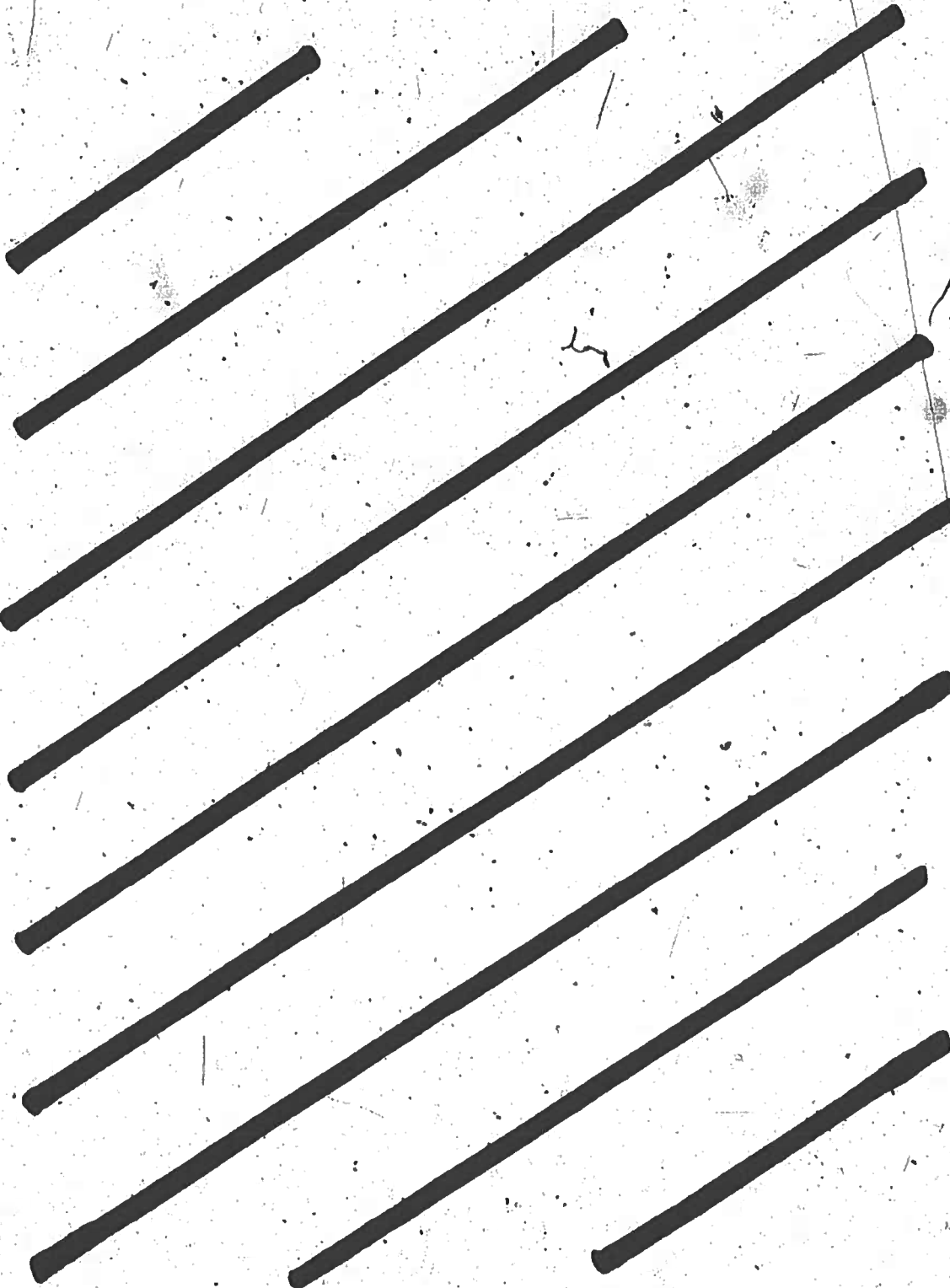
Date: _____

cc: Planning Division

Credit: 5266080
441006

Instruction on Use of Form:

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



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1293, Albuquerque, New Mexico 87103

J. B. Duke
P. O. Box 28
Edgewood, NM 87015

DATE: December 22, 1981

NOTIFICATION OF DECISION

File: Z-71-11-1
Location: Site development
plan approval (primarily
sign and sign placement
approval) for the
easterly portion of Block
13, Montgomery Heights
Addition.

On December 17, 1981, the Environmental Planning Commission approved the above-mentioned request, subject to the following Finding:

1. A site development plan and landscaping plan shall be submitted for review by City Staff.

If you wish to appeal this decision, you must do so by January 2, 1982 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 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 relevant 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 Mont. Synch 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 notice if any other person files an appeal. If there is no appeal you can receive building permits 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).

IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN, SEE ATTACHED SHEET FOR FURTHER INFORMATION.

Sincerely,

Elizabeth Marquez
Elizabeth Marquez
Board Secretary

Letter of
Advice

cc: Montgomery Heights Church of Nazarene, 4301 Bryn Mawr, N.E.; 87107

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA ITEM 11

ENVIRONMENTAL PLANNING COMMISSION
December 17, 1981
2-71-11-1

2-71-11-1

J. G. Oude, agent for Montgomery Heights Church of the Nazarenes, requests site development plan approval (primarily sign and sign placement approval) for the easterly portion of Block 13, Montgomery Heights Addition, located on the west side of Bryn Mawr Avenue, N.E., between the AWEPCA North Division channel and I-25, zoned SU-1 (Special Use for Church and Related Facilities), containing approximately 5.05 acres. (0-16)

COMMENTS FROM OTHER DEPARTMENTS, 12-17-81:

12/17/81

Transportation

Permit

COS

CIP

City Engineer

"No significant traffic impact."

"No adverse comment."

"No data received."

"No adverse comment."

"No comment."

Design: "Sign should not be located within right-of-way."

Highway: "No objection to the zoning request. The site development plan submitted is insufficient to evaluate the adequacy of the drainage provisions. Due to the lack of City facilities downstream, adequate detention with one year release rate must be demonstrated to the satisfaction of this office."

"AWEPCA not affected."

"No reply received."

"No comment as this does not effect any Parks and Recreation facilities."

"Plans not received."

"No adverse comment."

"No reply received."

"No adverse comment."

"No negative social impact anticipated."

"No adverse comments."

"No comment."

"No adverse comment."

"No neighborhood impact anticipated."

"Not Applicable"

AWEPCA
Water Resources
Parks & Recreation
Refuse Removal
Police
Fire
Environmental Health
Human Services
APS
Zoning Enforcement
Real Estate Offices
Neighborhood Coordination
Redevelopment

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 12-17-81:

Area Characteristics and Zoning History

The subject property received SU-1 zoning (Special Use for a Church and Related Facilities) in 1971. Since that time, the church has expanded. The properties to the east and west contain apartments while the land to the south is vacant and the Frontage Road is to the north. The church is visible from Montgomery and is architecturally recognizable as a church.

Staff Analysis

The applicant originally requested an administrative amendment to the site development plan to erect a large sign on the northeast corner of the property. Staff informed the applicant that due to the size of the sign, application should be made to the Environmental Planning Commission. Further, staff informed the applicant that the site development plan on file should be amended to show the existing development.

The request to update the site development plan, which is on file, has been accompanied by an 8-1/2" by 11" sheet showing the existing site as built. The scale of the site development plan is such that the exact location of the proposed sign is unknown.

Although the sign, as proposed, is within the regulations of the O-1 zone (the lowest zone where churches are first listed as a permissive use), staff feels that the sign is excessive in size for a church which is easily seen from Montgomery, the major access street. However, since the applicant feels the necessity for the sign and since the sign meets the requirements of the O-1 zone, staff recommends approval with reservation.

The applicant must submit a site development and landscaping plan of the required size showing the exact location of the sign. The sign cannot encroach on the public right-of-way nor the clear site triangles. The sign may need to be relocated from the proposed site so as to meet this requirement without the taking of a parking space.

The revised Site Development Plan must reflect the property lines as platted.

RECOMMENDATION:

APPROVAL OF 2-71-11-1 IS RECOMMENDED SUBJECT TO THE SUBMITTAL OF A SITE DEVELOPMENT PLAN AND LANDSCAPING PLAN OF THE PROPER SIZE SHOWING THE EXACT SIGN LOCATION (DEMONSTRATING COMPLIANCE WITH SECTION ADE OF THE ZONING CODE) TO BE APPROVED BY STAFF AND CONTINGENT UPON APPROVAL OF A DRAINAGE PLAN.

Cynthia Bruce

Cynthia Bruce,
Staff Planner

X. 605 Montgomery Heights Church of Nazarene, 4301 Bryn Mawr, N.E.; 67107
J. B. Duke, P. O. Box 28, Edgewood, MO 67123

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

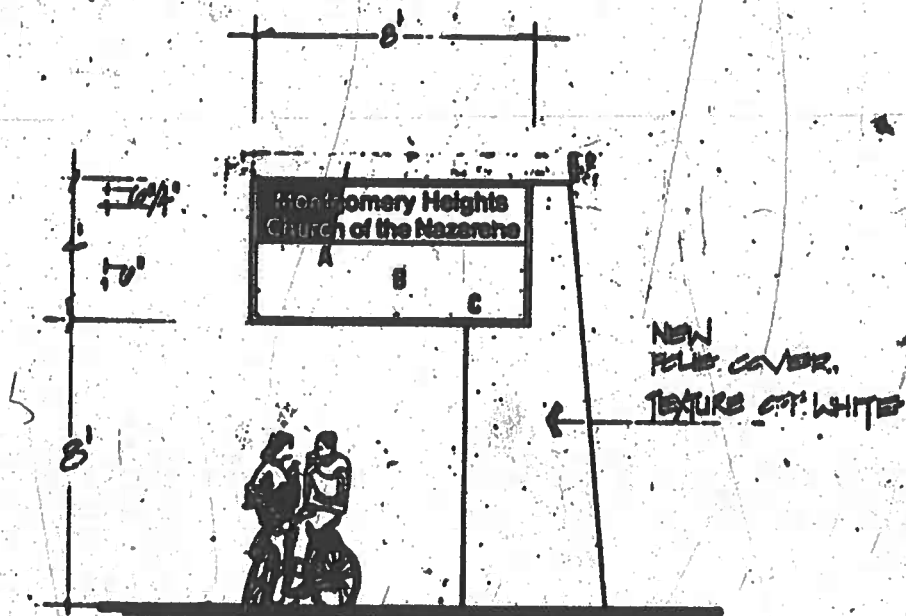
FOR THE COMMISSIONER OF
ENVIRONMENTAL PLANNING
AND LANDSCAPING
AND FOR THE
COMMISSIONER OF
PLANNING AND
ZONING

RECOMMENDED BY
STAFF PLANNER
CYNTHIA BRUCE
AND STAFF PLANNER
J. B. DUKE

FOR THE COMMISSIONER OF
ENVIRONMENTAL PLANNING
AND LANDSCAPING
AND FOR THE
COMMISSIONER OF
PLANNING AND
ZONING

FOR THE COMMISSIONER OF
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FOR THE COMMISSIONER OF
ENVIRONMENTAL PLANNING
AND LANDSCAPING
AND FOR THE
COMMISSIONER OF
PLANNING AND
ZONING



(A)



NEW MEXICO
SIGN
LIGHTING CO.

OF RECONDITIONED DISPLAY

INTERIOR ILLUMINATION

COA/PLANNING

ZONE CHANGE REQUEST

Z-71-11-1

44-2, 44-11-1-1

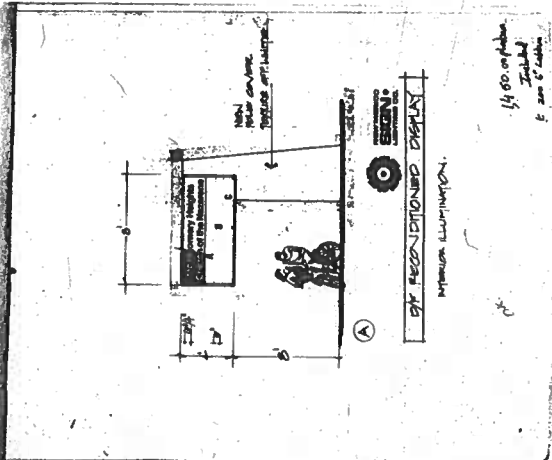
CITY OF ALBUQUERQUE

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The photographic process used meets the basic Microfilm Standards of the National Microfilm Association (ANSI Z39.48-1977)

M. J. [Signature]
CITY CLERK

CITY OF ALBUQUERQUE
THIS MICROFILM IS THE BEST POSSIBLE REPRESENTATION OF THE ORIGINAL DOCUMENT.



PLANS/PLATS ON FILE

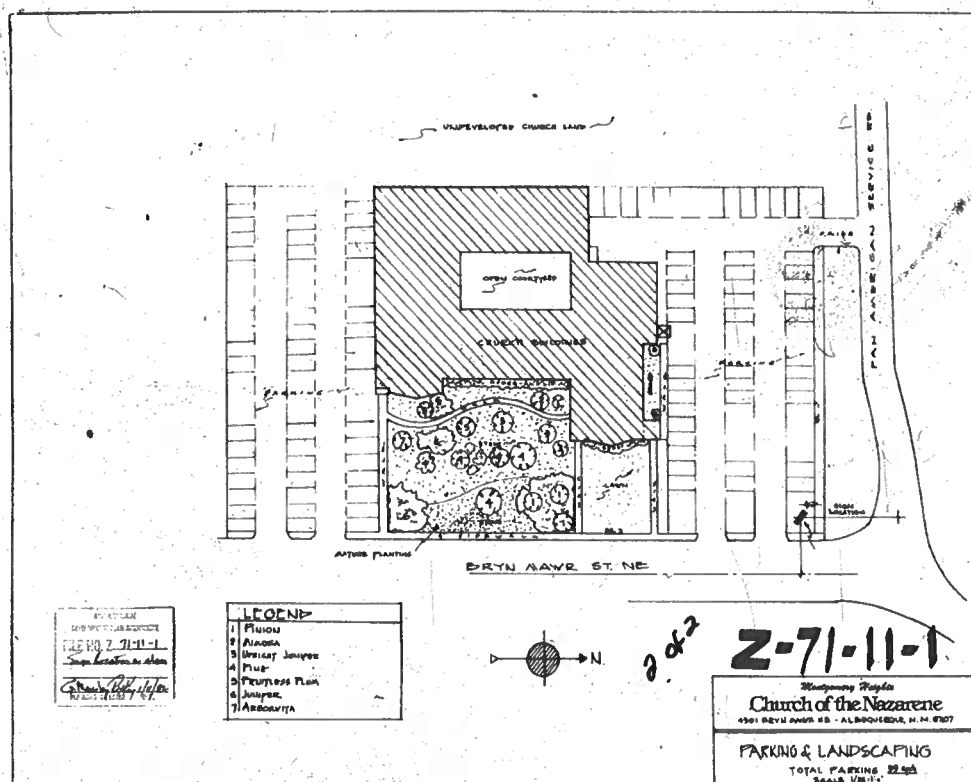
FILE DESC:

2-71-11-1

PLANS/PLATS

2

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE
THE ENGINEER IS THE ONLY
PERSON RESPONSIBLE FOR
THE QUALITY OF THE
RECORDING.

CITY OF ALBUQUERQUE

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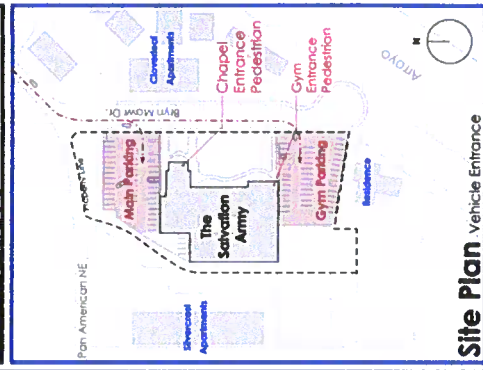
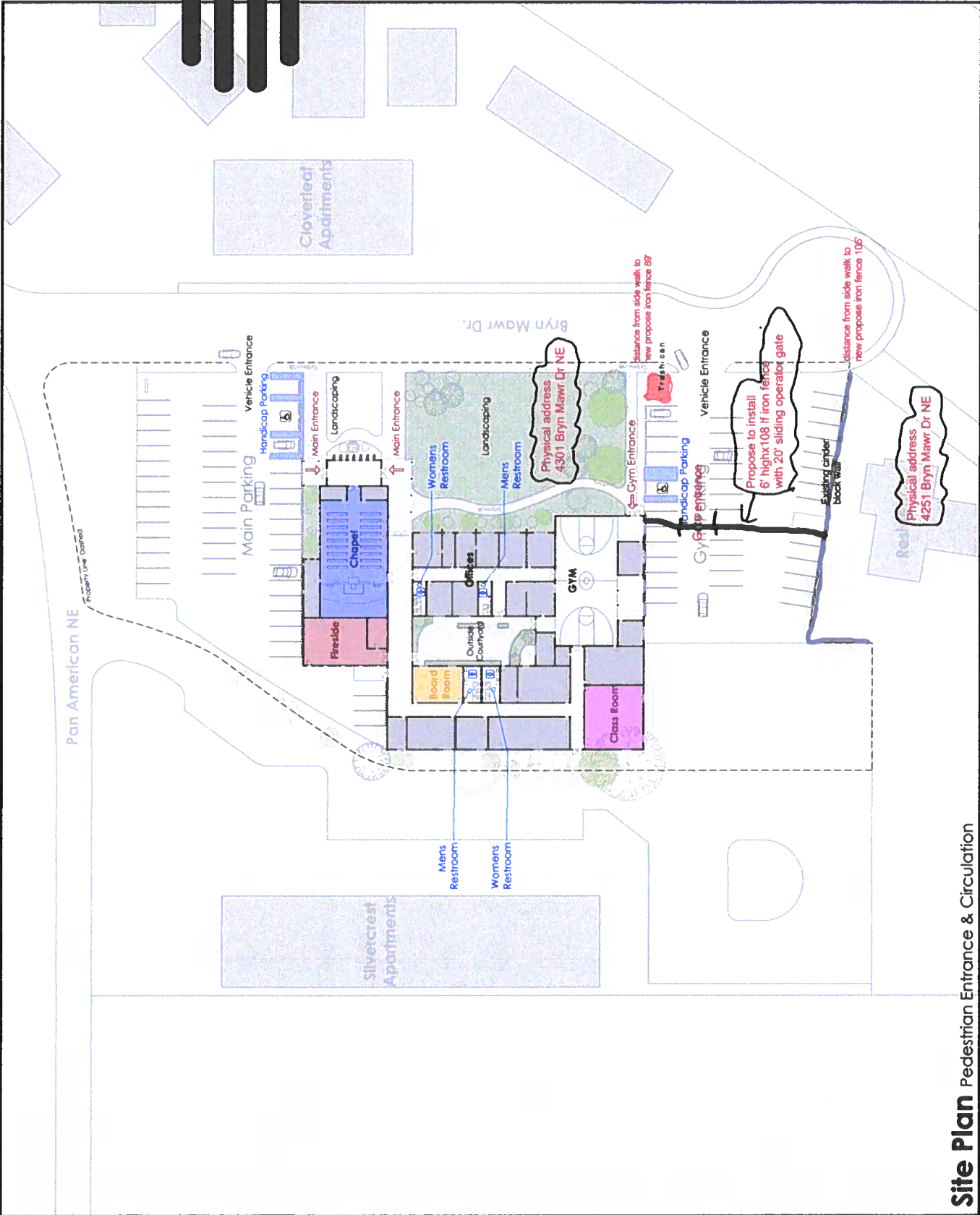
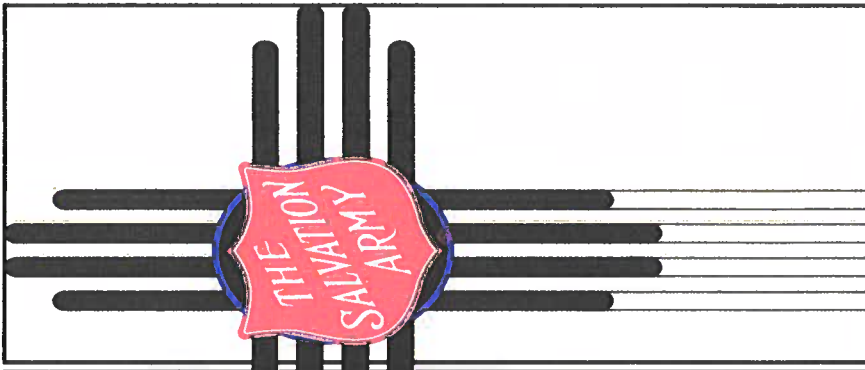
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Standards of the National
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(ANSI Z39.48)

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CITY OF ALBUQUERQUE



Site Plan Pedestrian Entrance & Circulation

Site Plan Vehicle Entrance