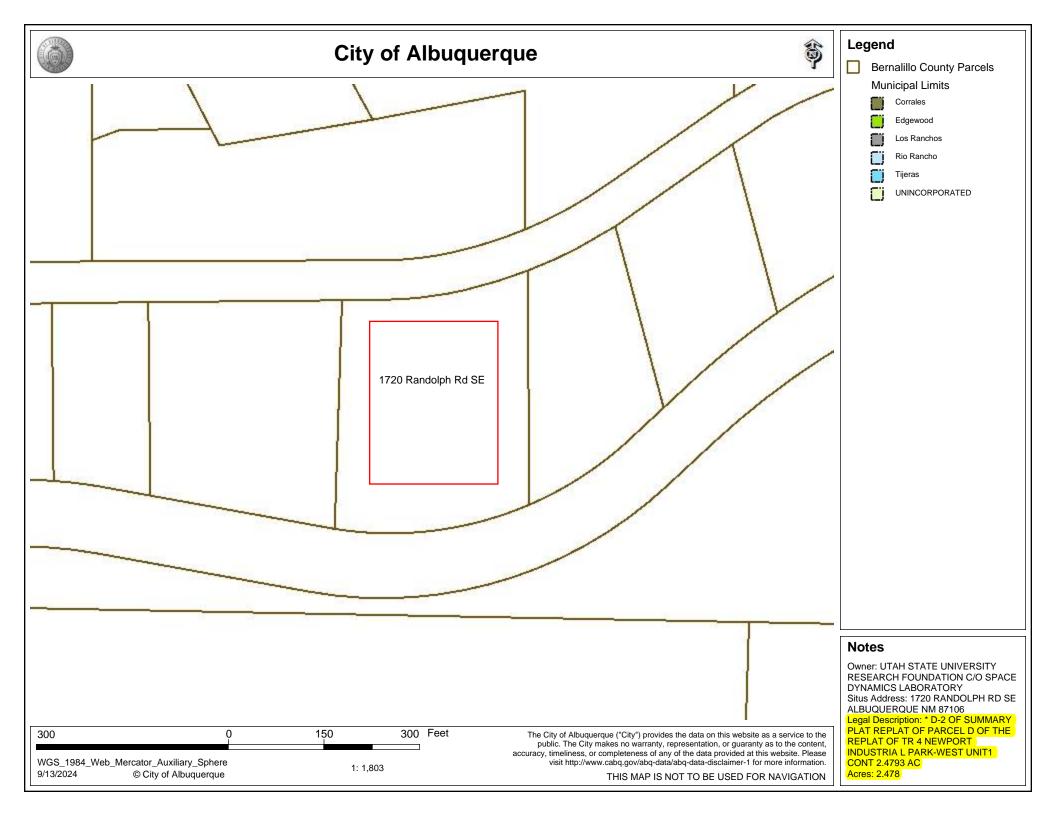
Albuquerque



DEVELOPMENT REVIEW APPLICATION

Effective 7/18/23

Please check the appropriate box a	nd refer to supp	plemental forms fo	r submittal requirements. All fe	es must	be paid at the time of	application.
Administrative Decisions	under Wilder Reference in das sei	We have a substant of the second states	a Public Meeting or Hearing		Decisions	
Archaeological Certificate (Form P3		l Site Plan EPC inc Form P1)	cluding any Variances – EPC	☐ Ado Plan o	ption or Amendment o Facility Plan <i>(Form Z)</i>	f Comprehensive
□ Historic Certificate of Appropriatene (Form L)	ess Minor	l Master Developme	nt Plan <i>(Form P1)</i>		ption or Amendment o ation <i>(Form L)</i>	f Historic
□ Alternative Signage Plan (Form P3)) [] (F	Historic Certificate	of Appropriateness – Major	🗆 Am	endment of IDO Text (/	Form Z)
X Minor Amendment to Site Plan (For	rm P3)	Demolition Outside	of HPO (Form L)	🗆 Ann	exation of Land (Form	Z)
□ WTF Approval (Form W1)		Historic Design Sta	ndards and Guidelines (Form L)	□ Amo	endment to Zoning Ma	o – EPC (Form Z)
Alternative Landscaping Plan (Form	n P3) (F	Wireless Telecomn Form W2)	nunications Facility Waiver	D Ame	endment to Zoning Ma	o – Council <i>(Form Z</i>)
				Арреа	ls	
				□ Dec (Form	ision by EPC, DHO, L(C, ZHE, or City Staff
APPLICATION INFORMATION					~	
Applicant:	<u>a a ser a la compacta de la co</u>	u na shekarar na shekarar Na shekarar		Ph	one:	
Address:	<u></u>				ail:	
City:			State:	Zip		
Professional/Agent (if any):	y Ferce	Company			one: 505-397-	0729
	hud SW) camping			all: browning Q	
City: Albuquerque			State:	Zip		VACIMICAN
Proprietary Interest in Site: Fencin	5 Project	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	List all owners: Utch St	74.010	niversity do Sp	xce Dunce Sec
BRIEF DESCRIPTION OF REQUEST						
Add perimeter f	enciny 2	e gates a	round property			and and a <u>home-station of the state</u>
SITE INFORMATION (Accuracy of th	e existing legal	I description is cru	ciall Attach a congrate cheet if			
Lot or Tract No.: See attached			Block:	Un	an an an an an an an ann a' an a'	
Subdivision/Addition:			MRGCD Map No.:		C Code:	
Zone Atlas Page(s):		Existing Zoning:			posed Zoning:	·
# of Existing Lots:		# of Proposed Lots			al Area of Site (acres):	2478
LOCATION OF PROPERTY BY STRE	ETS					<u>d</u> . 1 10
Site Address/Street: 1720 Rando	Loh DUCE	Between: Yald	B) d cc	and: (
CASE HISTORY (List any current or				and.	Endelph Rd	
<u>an an an ann an an an an ann an ann an a</u>				(dear)		
Signature: Bo LL	7			Dat	te: 9/13/2024	
Printed Name: Gronde	1 11 100 . 1		- 11.1 - With 1 - With			
FOR OFFICIAL USE ONLY	Ulirray				Applicant or 🛛 Agent	
Case Numbers	Action	Fees	Case Numbers	. <u></u>	Action	Fees
**** *** **** **** ****						<u> </u>
Meeting/Hearing Date:		» <u>. </u>		Fee	L Ə Total:	I
Staff Signature:			Date:		ject #	



FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

ARCHAEOLOGICAL CERTIFICATE

A Single PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> 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. <u>The PDF shall be organized in the number order below.</u>

_____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) Archaeological Compliance Form with property information section completed
- 6) 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

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- _____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(Y)(2)
- _____ 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

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO MAY 17,2018

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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 <u>PLNDRS@cabq.gov</u> 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. <u>The PDF shall be organized in the number order below</u>.

_____1) Development Review application form completed, signed, and dated

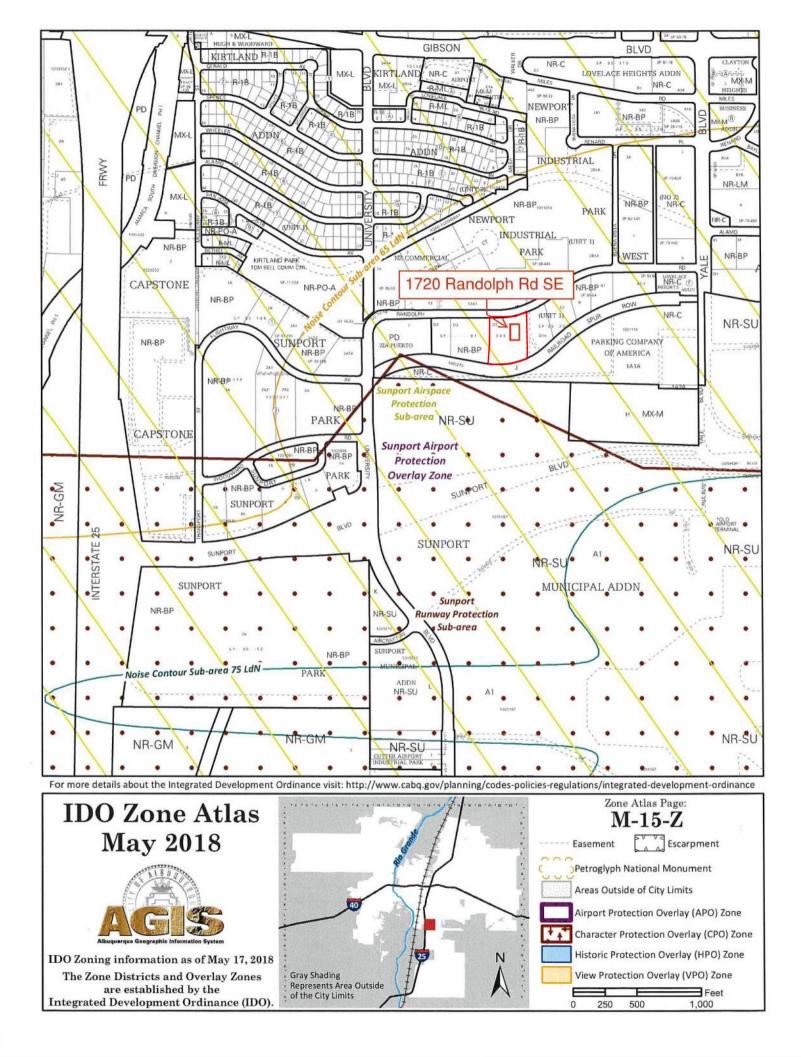
______2) Form P3 with all the submittal items checked/marked

_____ 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





416 East Innovation Avenue | North Logan, UT 84341 (435) 713-3400 phone | (435) 713-3430 fax www.sdl.usu.edu

September 12, 2024

Brenda Murray, Project Manager Valley Fence Company PO Box 12312, ABQ, NM 87195-0132

RE: Administrative Amendment for Request Master Development Plan #Z-75-131

Dear Ms. Murray,

Pursuant the terms of Agreement CP0087892, the Space Dynamics Laboratory (SDL) hereby authorizes Valley Fence Company to request and manage an Administrative Amendment on SDL's behalf for Master Development Plan #Z-75-131.

Questions and concerns may be submitted to the undersigned.

Sincerely,

igunar)

Kay D. Hegemann Contracts Administrator, CPCM, CCCM 435-713-3060 kay.hegemann@sdl.usu.edu



September 23, 2024

CABQ Planning Department

Plaza del Sol

600 2nd St. NW

Albuquerque, NM 87102

RE: FENCING PROJECT AT 1720 RANDOLPH RD SE, 87106 – ADMINISTRATIVE AMENDMENT REQUEST

Dear sir or madam,

Valley Fence Company has been contracted by Utah State University/Space Dynamics Laboratories to install a new 6' black welded wire perimeter fence around the referenced address above. This fence is to provide safety and security for the work being conducted at their facility and their employees.

This property is bound to a Master Development Plan #Z-75-131 issued in 1985. We are hereby requesting an Administrative Amendment to this plan pursuant to section 14-16-6-4(Z)(1)(a) in the IDO. This request falls under small wall/fence in table 6-4-4.

- The original requirements approved in the site development plan was issued for landscaping and parking. This requested change still meets those original requirements.
- See the below Table 6-4-4 and the identification that the requested change falls under

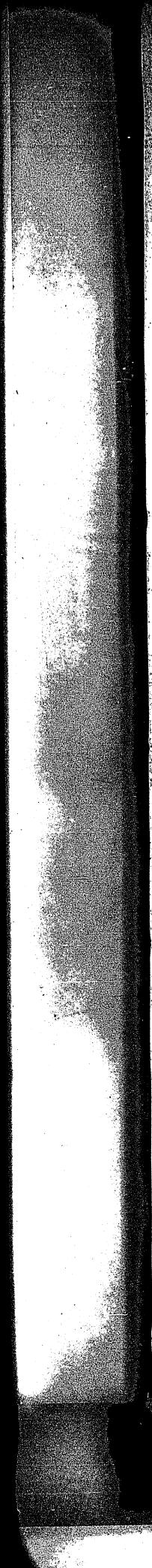
Table 6-4-4: Allowable Minor Am	endments				
		hold (Cumulative of Earlier ions and/or Amendments)			
Standard	General	Lot ≤10,000 sq. ft. in any Mixed-use or Non- residential zone district in an Area of Change			
Building gross floor area		10%			
Front setback, minimum		15%			
Side setback, minimum	15%	50%			
Rear setback, minimum	10%	50%			
Building height, maximum		crease: 10% ase: any amount			
Wall and fence height		<mark>6 in.</mark>			
Any other numerical standard		10%			
Any addition or revision that would otherwise be decided as a Permit – Sign, Permit – Wall or Fence – Minor, or Site Plan – Administrative	specified in the a	hat meets requirements pproved Permit or Site Plan or Site Plan is silent, the IDO			
All rooftop installations and ground- mounted installations of solar or wind energy generation on premises less than 5 acres	that does not a requirements spe	commodate the installation affect the ability to meet ecified in the approved Site Site Plan is silent, the IDO			
All additions or modifications of battery storage on premises less than 5 acres	Any amount to accommodate the addition that does not affect the ability to meet requirements specified in the approved Site Plan or, if the Site Plan is silent, the IDO				
Changing the site layout of an electric facility other than an electric generation facility	that does not a requirements spe	accommodate the change affect the ability to meet ecified in the approved Site Site Plan is silent, the IDO			

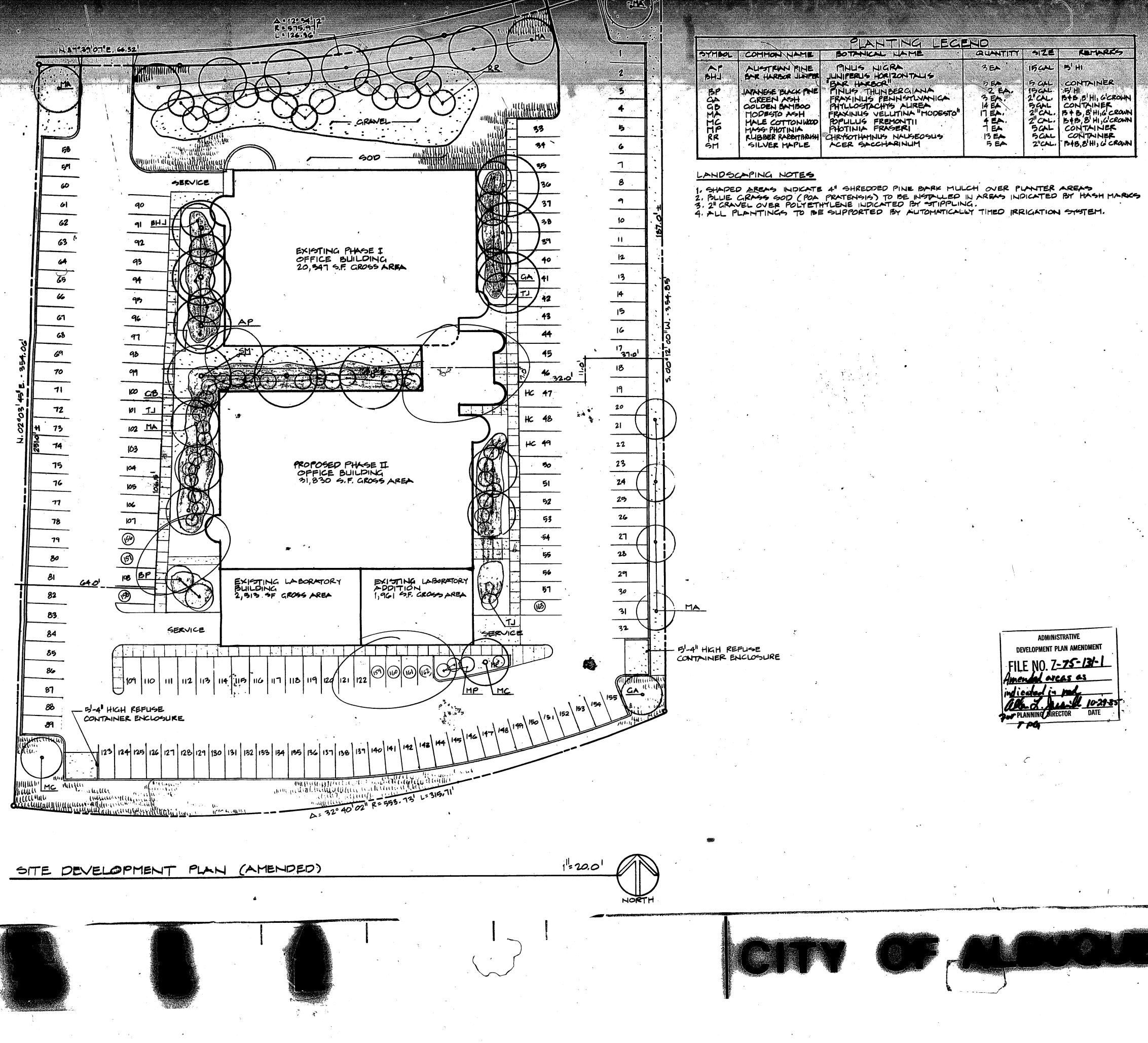
- This requested change does not require major public infrastructure or have significant changes to access to the property or require a traffic impact study.
- Through this requested change, there are no deviations, variances or waivers requested.
- This minor amendment would not affect the expiration of the original approval.

We look forward to your acknowledgement and approval.

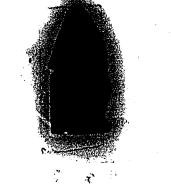
Sincerely,

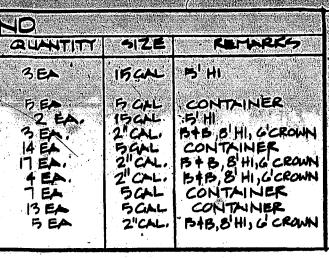
Brenda Murray Project Manager

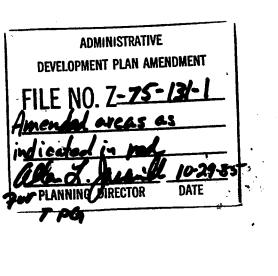












PARKING RECUIRE TENTS

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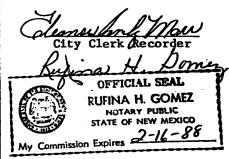
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CITY OF ALBUQUERQUE THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF T ORIGINAL DOCUMENT

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This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the <u>MDD/Planning Div.</u> and was filmed in the regular course of business. The photographic processes used meet the Basic Microfilm Standards of the Nat'l Micrographics Associ-ation (MS115-1977).





The following correspondence was received by Christina Chavez, CABQ Historic Preservation Admin Asst.

Brenda Murray

From: Sent: To: Cc: Subject: Attachments: Chavez, Christina M. <christinachavez@cabq.gov> Wednesday, September 11, 2024 8:49 AM Brenda Murray James Murray Re: Master Development Plans 1720 Randolph .jpg

Good morning,

I went ahead and looked up the provided file number along with the address of 1720 Randolph Rd, and it turns out that Z-75-131 is not associated with that address, I did find a Site Plan under Z-75-131 but the address on the plan is 1715 Randolph Ct Se. I have provided a screen shot of the case files that are associated with the property for reference.

I will research these casefile numbers to see what sort of documentation there is for them.

Kindly,

planning ALBUQU

Christina Chavez-Gonzales Historic Preservation

Administrative Assistant UD&D o 505.924.3370 Monday-Friday 8:00am-4:30pm cabq.gov/planning

From: Brenda Murray <BMurray@valleyfencecompany.com>
Sent: Tuesday, September 10, 2024 4:16 PM
To: Chavez, Christina M. <christinachavez@cabq.gov>
Cc: James Murray <jmurray@valleyfencecompany.com>
Subject: Master Development Plans

[EXTERNAL] Forward to <u>phishing@cabq.gov</u> and delete if an email causes any concern.

Hello Mrs. Chavez,

We are trying to obtain a permit for fencing at 1720 Randolph Rd SE and have discovered there is a master development plan for this property (Z-75-131). I have a few questions/requests please.

- 1. Can you tell me when this master plan was initiated so I can decide with Administrative Amendment I need to request.
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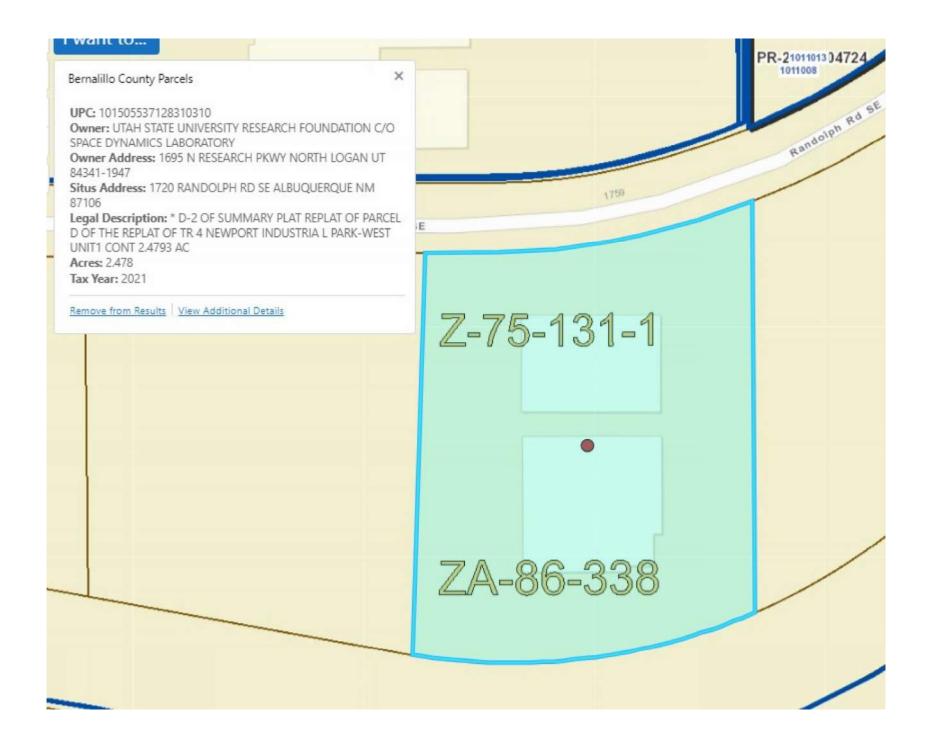
Please let me know. I look forward to hearing from you.

Thank you, Brenda Murray **Project Manager** Office: 505-877-1155 x 141 Cell: 505-397-0739 PO Box 12312, ABQ, NM 87195-0132 bmurray@valleyfencecompany.com



NEW MEXICO'S #1 FENCE COMPANY · SINCE 1969

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Brenda Murray

From:Chavez, CSent:WednesdTo:Brenda MCc:James MuSubject:Re: Master

Chavez, Christina M. <christinachavez@cabq.gov> Wednesday, September 11, 2024 8:59 AM Brenda Murray James Murray Re: Master Development Plans

To follow up, I found an amended Site Plan under Z-75-131-1 from 12-30-85. Those files can be viewed and downloaded by clicking the link below.

https://sfftp.cabq.gov/link/fF5xCNERxR8/

Kindly,



Christina Chavez-Gonzales

Historic Preservation Administrative Assistant UD&D o 505.924.3370 Monday-Friday 8:00am-4:30pm cabq.gov/planning

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Sent: Wednesday, September 11, 2024 8:49 AM
To: Brenda Murray <BMurray@valleyfencecompany.com>
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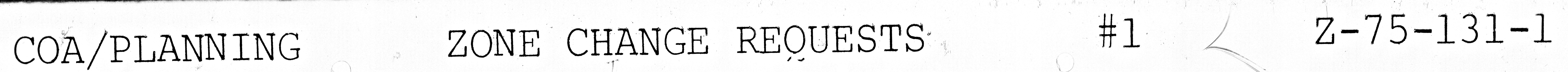
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Thank you, Brenda Murray **Project Manager** Office: 505-877-1155 x 141 Cell: 505-397-0739 PO Box 12312, ABQ, NM 87195-0132 bmurray@valleyfencecompany.com

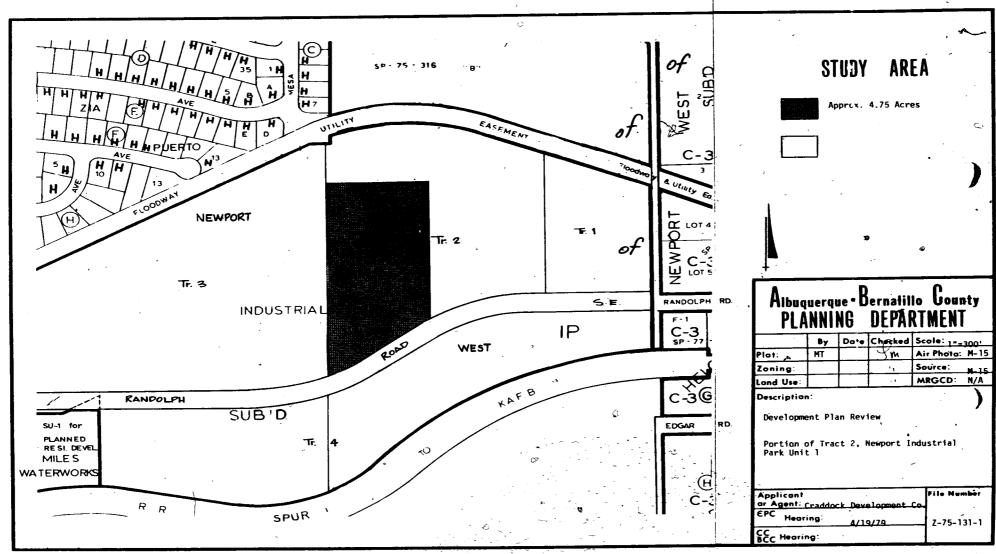


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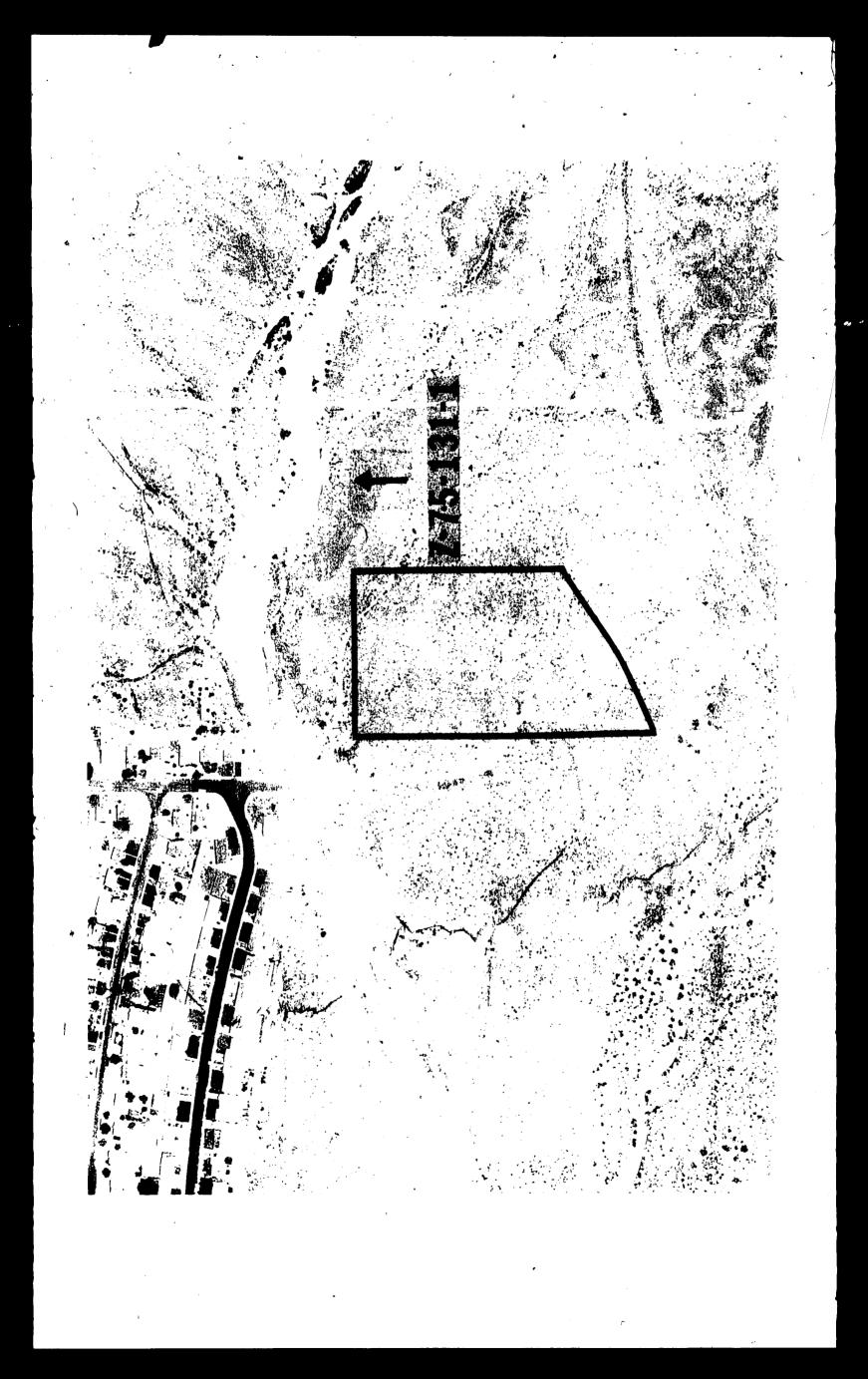


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A-70-1 (2M 10-70) 40-21



Albuquerque/Bernalillo County Planning Department COMMENT GZ~ . TRAFFIC ENGINEER v. SC-TP-CITY/ENGINEER CRV-CSU-S-AX. WATER ENGINEER LIQUID WASTE ENGINEER z.75-131-1 \$C5-FSL-ENVIRONMENTAL HEALTH ł PARKS & RECREATION DEPT. OF TRANSPORTATION AMAFCA COG Ō APS ZHE **Reply Requested** RECEIVED By: RECEIVED PLANNING DEPARTMENT Scheduled for Public Hearing H_19_79 MAR 19 on . If you have suggestions or information on this case, please so indicate on this form APR 1 9 1979 **REFUSE DIV.** and return it to the Planning Department. ALBUQUERQUE, N.M. Information For further Your cooperation is appreciated. làc in the Planning Dept. 3-13-79 contact Date With Barry Producting Conversion Albuquerque/Bernalillo County Planning Department H DTRAFFIC ENGINEER TPv. PANS CZ. SC-CITY ENGINEER WATER ENGINEER S-AX. CSU CRV-LIQUID WASTE ENGINEER FSLz.75-131-1 SC5-ENVIRONMENTAL HEALTH PARKS & RECREATION DEPT. OF TRANSPORT AMAFCA En COG MAR 1 6 1979 APS CITY ENGINEERS ZHE **Reply Requested** 25-By: . Scheduled for Public Hearing 4-19-79 3 .on _ indici blans if you have suggestions or information on this case, please so indicate on this form 4. Ke and return it to the Planning Department. Your cooperation is appreciated. For further inform 3-13-79 contact Date ... in the Planning Dept,

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Albuquerque/Bernalillo County Planning Department ý. TRAFFIC ENGINEER TP. i. 迹 MACHICINEER **8**-AX CSU-CRV WATER ENGINEER z.75-131-1 LIQUID WASTE ENGINEER SC5-ESL. ENVIRONMENTAL HEALTH PARKS & RECREATION Π DEPT. OF TRANSPORTATION Con.me 40 IJ AMAFCA COG APS ZHE Reply Requested 3 By: Scheduled for Public Hearing L ôn' If you have suggestions or information on this case, please so indicate on this form and return it to the Planning Department. For further information, Your cooperation is appreciated. in the Planning Dept. 3-13-7 .contact Dete ____ Ì a series provide the series of 1. N. H. S. Albuquerque/Bernalillo County Planning Department (FO)%/%/5/\'r CZ. TRAFFIC ENGINEER v. SC-TP. CITY ENGINEER CSU S-AX-CRV-WATER ENGINEER LIQUID WASTE ENGINEER 2.75-131-1 SC5-FSL-ENVIRONMENTAL Advainage report in accordance with AMAFCA 1972-2 will be AMAFCA required prior to development <u>^</u> **Reply Requested** By: Scheduled for Public Hearing 4-19-79 NECEN ED on ~ PLANNING DEPARTMENT If you have suggestions or information on this case, please so indicate on this form MAD 2 2 1979 and return it to the Planning Department. - <u>Sg</u> Information, For further Your cooperation is appreciated. N.M. n‴the 3-13-79 .contact Planning Dept. Date .

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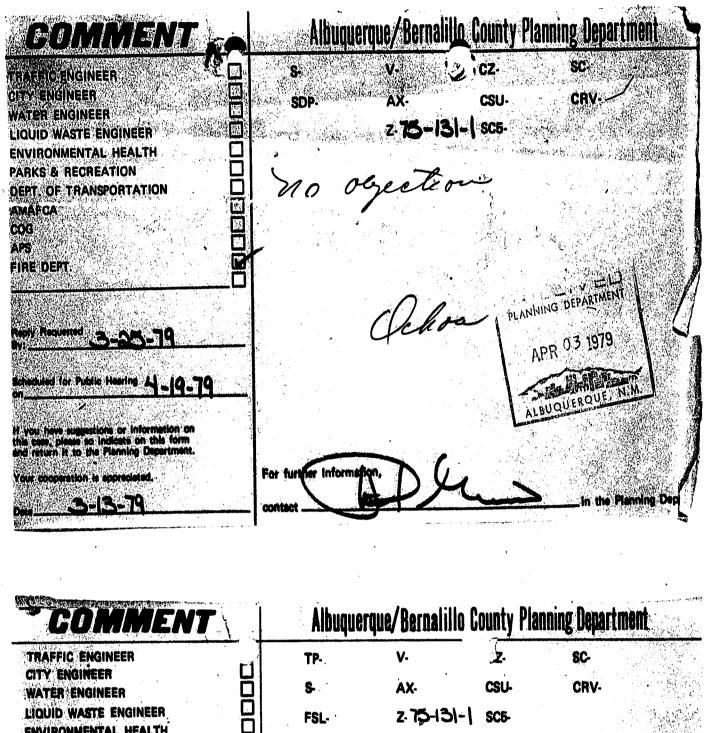
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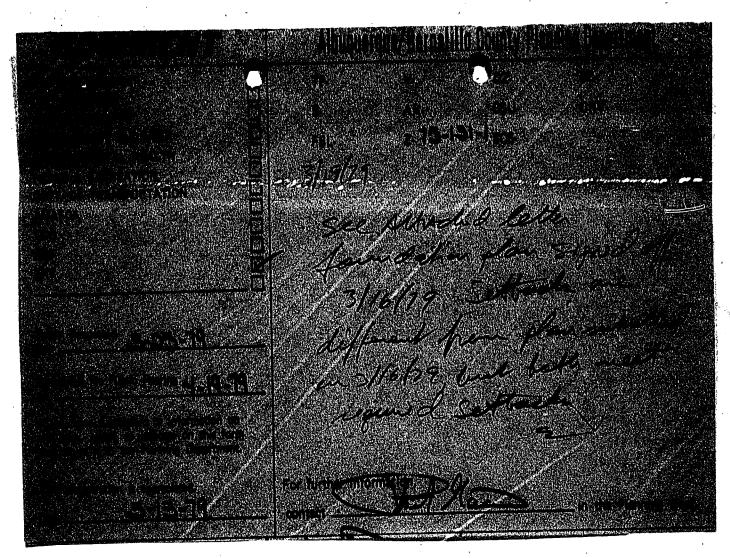
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Randolph i.g. 1801 OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

March 15, 1979

REF. NO.____

SE

TO: Bob Romero, Zoning Enforcement FROM: David Rusk, Mayor David Rusk SUBJECT: BDM/Craddock Development

> Bob, representatives of the Craddock Development Company have contacted me in search of an avenue for beginning their construction of the BDM complex. As I understand the facts, Craddock has applied for a building permit, they were then directed to you, and you refused to grant zoning approval because it is necessary for Craddock to obtain approval of their final site development plan through the Planning Commission. I have discussed this matter with John Myers of the Legal Department, and he informs me that you were correct in denying approval. However, based upon the facts as have been presented to me, I feel that a particular hardship exists for the Craddock Corporation in this instance, and I therefore request that you give Craddock a zoning approval to proceed to obtain a foundation permit.

John Myers has suggested that you write clearly on the plans the following language:

Dord with poly

Zoning approval is given for the purposes of the developer obtaining a foundation permit for construction of the BDM building. This approval is contingent upon the developer taking immediate action in, preparation and presentation to the Environmental Planning Commission of the City a final site development plan for this area. The developer takes the risk that the construction which he undertakes will be in conformity with the site development plan eventually approved by the Planning Commission. Developer has no right to rely on this approval as final approval from the City for this work.

Everyone has assured me that Craddock should have no trouble obtaining approval of their final site development plan at the Planning Commission so this bending of the rule seems appropriate.

Albuquerque/Bernalillo County Planning Department COLULIENT CZ. SC-D ٧. TP-TRAFFIC ENGINEER CITY ENGINEER CRV-CSU-AX-S-WATER ENGINEER z.75-131-1 SC5-LIQUID WASTE ENGINEER FSL: ENVIRONMENTAL HEALTH Sanitary sewerline extensions PARKS & RECREATION IN / CD at developer's expense will be AMAFCA necessary. Design must be courdinated MAR 1 6 1979 COG ENGINEERING DIVISION APS with the Engineering Division of ZHE the Water Resources Department. **Reply Requested** 2 By: _ Scheduled for Public Hearing 2119.79 on -If you have suggestions or Information on this case, please so indicate on this form and return it to the Planning Department. For further information, Your cooperation is appreciated. in the Planning Dept. 3-13-79 .contact Date . RECEIVED PLANNING DEPARTMENT APR 1 2 1979 ALBUQUERQUE, N.M.

Z-75-131 R-1 & SU-1 to JP APPLICANT: Best Brand Homes, Inc. Home Mort. Co. Joint Venture AGENT: Herb Denish & Assoc.

Z-75-131-1 Site Plan Review APPLICANT:Craddock Development Co.

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AGENT: Ken Hovey, Architect



COMMENT Albuquerque/Bernalillo Crity Planning Department RAFFIC ENGINEER TP-٧. CZ-SC-ITY ENGINEER ATER ENGINEER S-AX. CSU-CRV-QUID WASTE ENGINEER z-75-131-1 FSL-SC5-WIRONMENTAL HEALTH ARKS & RECREATION EPT. OF TRANSPORTATION/ED Master plan waterlines and other MAFCA utartines will be necessary at the MAR 1 6 1979 DG \Box S developer's expense. Design must HE ENGINEERING DIVISION be coordinated with the Engineering ply Requested Division of the Water Resources Dept. heduled for Public Hearing you have suggestions or information on s case, please so indicate on this form if return it to the Planning Department. ur cooperation is appreciated. For further Informatio 3-13-79 contact in the Planning Dept. RECEIVED PLANNING DEPARTMENT APR 1 2 1979 ALBUQUERQUE, N.M.

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	INTER-OFFICE	CORRESPONDENCE	March 20, 1979		Ref. NO		
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NOTICE OF PUBLIC HEARING

ENVIRONMENTAL PLANNING COMMISSION

TO ALL CITIZENS AND PARTIES IN INTEREST:

Notice is here	by given t	hat the En	vironmenta	al Planning (Commission will hold	а
public hearing	in the Ci	ty Council	Chambers.	City Hall.	400 Marguette N.W.	āt
9:00 A.M., on	Thursday,	April 19,	<u>1979,</u> for	the purpose	of considering the	
following:					`	
7-75-131-1	Con Hovor	agent for	Craddook	Davalarmant	Company monuto	

Ken Hovey, agent for Craddock Development Company, requests development plan approval for a portion of Tract 2, Newport Industrial Park Unit 1, zoned IP, located on Randolph Road SE, between Yale and University Blvd's., containing approximately 4.75 acres. (M-15)

Z-77-133

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Burton, Leyendecker & Leyendecker, agent for Coronado Village Mobile Home Park, requests development plan approval for Lots 1, 2, 3 & 30 thru 32, Block 17, and Lots 1, 2, 3, 30, 31, & 32, Block 18, Tract A, Unit B, North Albuquerque Acres, and that portion of vacated Hollywood Blvd. N.E. adjacent to said lots, located on the northwest corner of Los Angeles Drive and the Pan American Freeway, containing approximately 6 acres. (C-18)

Z-79-31

Gordon Herkenhoff & Assoc., agent for Centurion Equities Inc., requests a change of zone from M-1 to SU-1 (Special Use for a Mobile Home Park) for Tract A, Unit 1, and a portion of Unit 3, Loop Industrial District Subdivision, located west of San Mateo Blvd. N.E., between Richfield and Los Angeles Drives, containing approximately 22 acres. (C-17)

Z-79-30

Godwin Engineering Corp., agent for Mr. & Mrs. Bob Turner, request a change of zone from RA-2 to SU-1 (Special Use for a Mobile Home Park) for Lots 1 and 2, Block 2, Plat of Land of the Town of Atrisco Grant, located on the west side of 102nd Street, between Central Ave. and Sunset Gardens Road, containing approximately 8.8 acres. (L-8)

Z-79-36

- Z-77-41

Gordon Herkenhoff & Assoc., agent for the City of Albuquerque Water Resources Dept., requests site development plan approval for a well site on Tract B-1, Academy Estates Unit 7, abutting the north boundary of the Bear Tributary and east of Estrellita Del Norte Rd. extended, containing approximately .2430 acre. (E-20).

Bohannan-Huston, Inc., agent for the City of Albuquerque Water Resources Dept., requests amended site development plan approval for a public utility reservoir, for Lots 22, 23, 38, & 39, Block 2, Glenwood Hills North, located between Calle de Tierra and Calle de Sandias Streets, containing approximately 1.8 acres. (F-23)

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Agent: _	Ken Ho	vey, Architect			Pho	one: 2	3 42	91	36
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Mailing	Address: 2	501 Yale Blvd.,	S.E. 8/10	6 c/o	Craddoo	к ре	velo	pment	<u>Co.</u>
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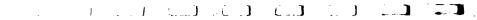
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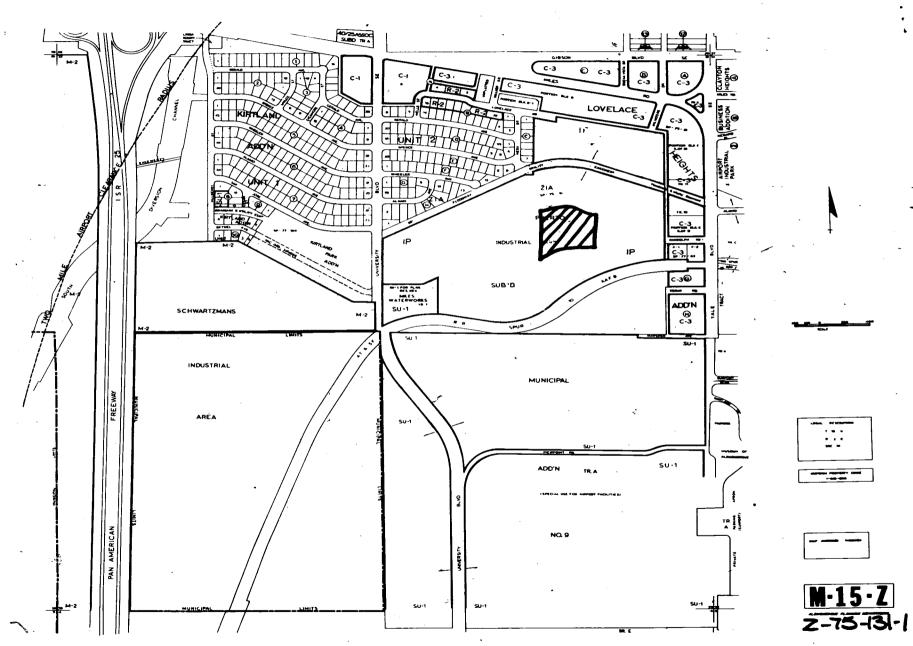
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FOR OFFICE USE ONLY

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Comment Requests Sent				······································	v: Salan
 Comment Reques Planning Dept. Application Plat 	st é		5. Developm 6. Service		ty Statement ct Statement
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PSC	۰ . ج	Env. He	alth Dept.		AMAFC
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PROPERTY OWNERSHIP LIST

ALBUQUERQUE/BERNALILLO C	OUNTY	,	•	
PLANNING DEPARTMENT			,	
Meeting Date: <u>4/19/79</u>		ZA	Z. 75-13	1-1
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Notification Radius:/O	O Feet	cz	CSU	
Cross Reference		n I	S	<u> </u>
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Legal Description and Location:-	Tract 2	Reupont	Industrial	Park
Request Zonc Map	Change		· · · · · · · · · · · · · · · · · · ·	
Applicant: Craddock	· (.		Phone: <u>842</u>	-9136
Address: <u>2501 Vale</u>				
Agent: Ken Hovey			Phone: <u>842</u>	-9/36
Address:	SAINE			<u></u>
Copy of Legal Ad to be sent		ed Mail	Certified Mail	
to Applicant and Agent by:	No Applica	ant	No Agent	
	SPECIAL INST	RUCTIONS		
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Notices must be mailed from the City 1 Days prior to the meeting		The Following Prepared By:	, Initial	Date
Date Mailed: <u>9/16/79</u>	6 g	Property Description:	K.S.	<u>4/4/7</u>

Signature:

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Ownership Search:

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LOT	BLOCK	MAP NUMBER	GRID	PARCEL SEQUENCE	NAME	ADDRESS	CERTIFIE
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3	?		269-365	3			
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17	Q.		316-384) 2	Bot Brand Homes Inc. Colo Hoyd P. Coug		
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ALBUQUERQUE/BERNALILLO COUNTY PLANNING DEPARTMENT

LEGAL LIST

CASE NO: 2-75 - 131-1 DATE 4/4/79

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Applicant: <u>Craddoc</u>								5
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Agent: Ken Hove	ey, Architect			Ph	one: {	342	. 91	36
Mailing Address: 250								
Applicant's Interest	in the Property	:Owner/	'Develc	per				
						186	14	
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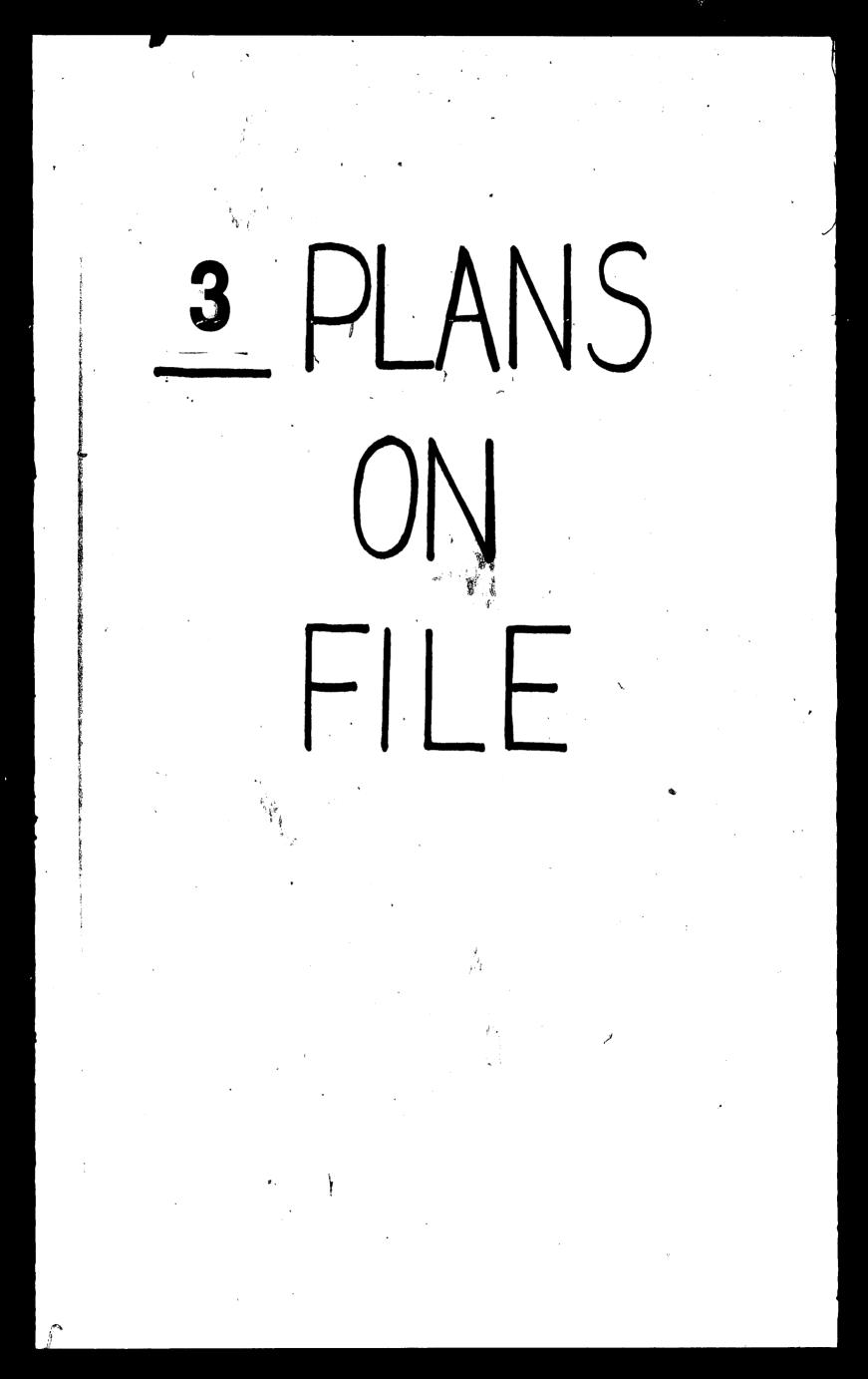
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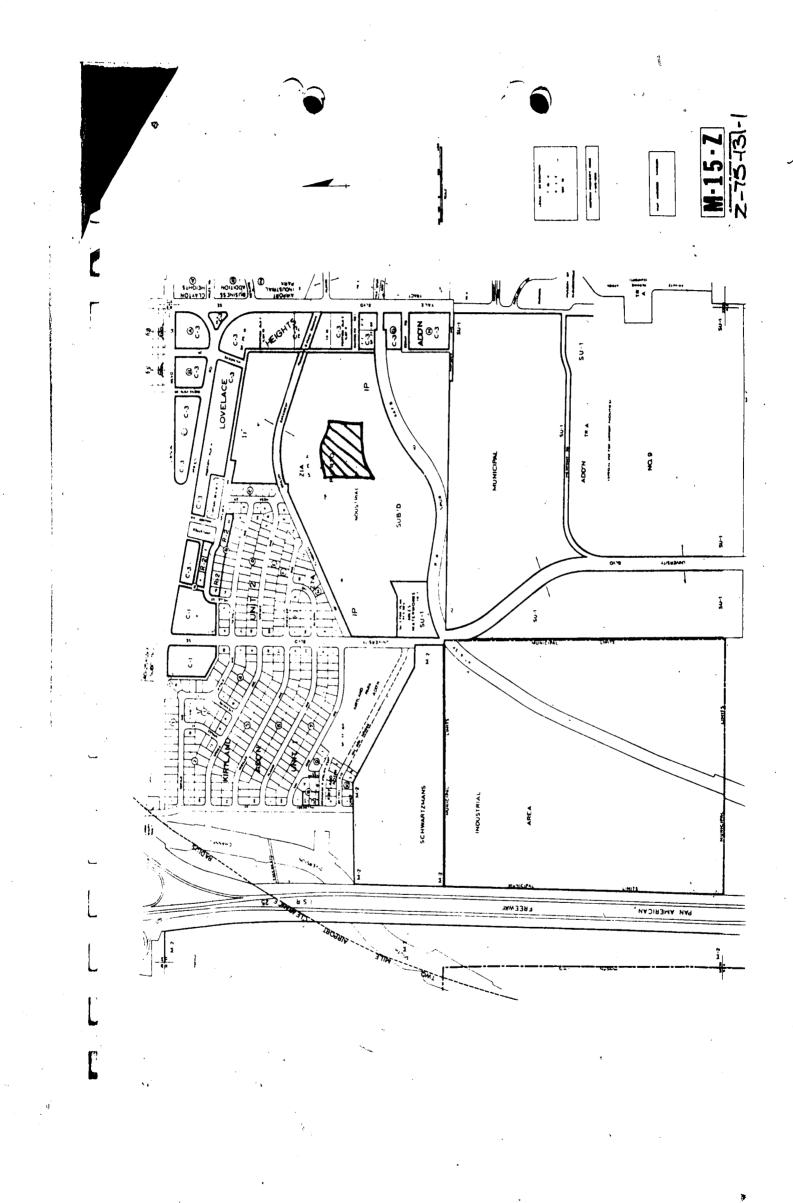
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PROPERTY OWNERSHIP LIST

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ALBUQUERQUE/BERNALILLO COUNTY PLANNING DEPARTMENT

Meeting Date: December 18, 1975	ZA Z- <u>75-/31-1</u>
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(58 Acres)	·
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Applicant: Best Brand Humes Inc Ho	me Montgage Cu. Phone: 265-2521
Applicant: Best Brand Humes Inc. Ho A Joint Venture Address: 6/01 MARble NE - CT	ـــــــــــــــــــــــــــــــــــــ
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Address: P.U. Box 2001 - City	
Address. <u>9 p.c. p.d. 2007</u>	
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	oplicant , Agent
SPECIAL II	NSTRUCTIONS
Notices must be mailed from the City 11 Days prior to	The Following
the meeting	Prepared By: Initial Date

Date Mailed:

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Signature: PAULA

1975-

Prepared By: Property Description: Ownership Search:

11-12-75-11-13-75

CASE NO: 2-25-131 DATE //-12-75-

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

P.O. Box 1293, Albuquerque, New Mexico 87103

Craddock Development Co. 2501 Yale SE Albuquerque, NM 87106

DATE: April 26, 1979

NOTIFICATION OF DECISION

(Z-75-131-1)(development plan) File: Location: portion of Tract 2, Newport Industrial Park Unit 1

On April 19, 1979, the Environmental Planning Commission approved the above-mentioned request subject to the following conditions:

A revised master plan incorporating the Phase I development plan is required. Z. Randolph Road must be improved prior to any development.

The access drive on the site must intersect Randolph at a 90 degree angle.

The site and landscape plan lack adequate detail.

Arizona Ash should be provided within the parking area and included on the eastern boundary.

6. A drainage study which relates to the over-all drainage plan for the Newport Industrial Park Unit 1 is required prior to issuance of any additional building permits.

If you wish to appeal this decision, you must do so by $\frac{5-4-79}{1}$ 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 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).

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

Sincerely, Jill Danforth

Board Secretary

Letter of Advice

cc: Ken Hovey, 2501 Yale SE; 87106

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DATE--11-12-7) CASE NO: 2.72'-13'

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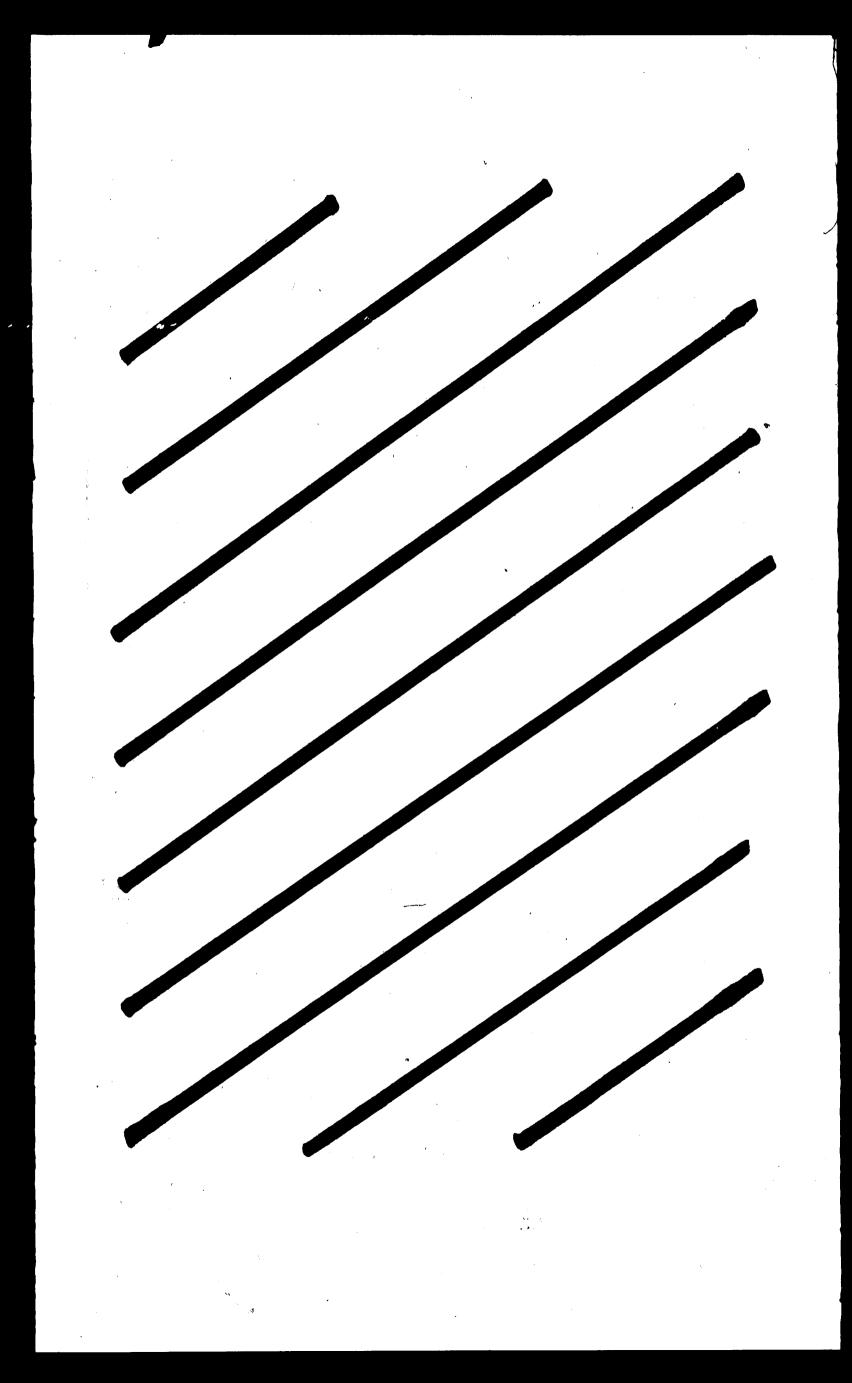
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EPC MINUTES, 4-19-Page 15

Z-75-13 (cont'd)

In the ensuing discussion among the Commission, it was agreed that the sign will detract from the streetscape and will not contribute to the neighborhood.

FINDINGS:

A steer sign is proposed to be allowed one week per month. 1. The sign is larger than the 100 sq. ft. which the $O_{\rm g}1$ zone sign regulations allow.

- 2. There is no business necessity for this sign.
- 3. This site is near a residential area.
- 4. The proposed sign is a misuse of the neighborhood.

THEREFORE, BE IT RESOLVED THAT Z-75-13 (development plan amendment) be denied.

Moved by Commissioner Barker Seconded by Commissioner Sanchez

Motion Carried Unanimously

12 (Z-75-131-1

Ken Hovey, agent for Craddock Development Company, requests development plan approval for a portion of Tract 2, Newport Industrial Park Unit 1, zoned IP, located on Randolph Road SE, between Yale and University Blvd's., containing approximately 4.75 acres.

There were no objectors present.

Person Speaking For The Request: Ken Hovey, agent, presented the proposed site plan, and explained that it will be a solar demonstration project and ultimately will employ approximately 900 employees. He stated a revised master plan is being prepared for the entire area, and that Randolph Road will be improved in conjunction with this project. He further concurred with staff Findings.

In the ensuing discussion, it was agreed that the request is appropriate, and that a revised master plan is imperative.

FINDINGS:

A revised master plan incorporating the Phase I development 1 plan is required.

- 2. Randolph road must be improved prior to any development.
- 3. The access drive on the site must intersect Randolph at a 90 degree angle.
- 4.
- The site and Xandscape plan lack adequate detail. Arizona Ash should be provided within the parking area and 5. included on/the eastern boundary.
- A drainage study which relates to the over-all drainage plan for the Newport Industrial Park Unit 1 is required 6. prior to issuance of any additional building permits.
- 7. Water and sewer line extensions shall be at the developer's expense.

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EPC MINUTES, 4-19-79 Page 16

Z-75-131-1 (cont'd)

THEREFORE, BE IT RESOLVED THAT Z-75-131-1 (development plan) be approved subject to the above Findings.

Moved by Commissioner Barker Seconded by Commissioner Ruiz

Motion Carried Unanimously

13. Z-77-133 Burton, Leyendecker & Leyendecker, agent for Coronado Village Mobile Home Park, requests development plan approval for Lots 1, 2, 3 & 30, 31 & 32, Block 17, and Lots 1, 2, 3, 30, 31, & 32, Block 18, Tract A, Unit B, North Albuquerque Acres, and that portion of vacated Sacramento Blvd. N.E. adjacent to said lots, located on the northwest corner of Los Angeles Drive and the Pan American Freeway, containing approximately 6 acres.

There were no objectors present.

Person Speaking For The Request: Dick Burton, agent, explained that the present rate of water consumption must be reduced to 47 acre feet by 1981 which cannot be accomplished if the existing golf course is retained; hence this request for approval of an additional 17 mobile home spaces. If connection to City sewer is required an additional 23 acre feet of water rights must be returned to the City according to the State Engineer's ruling, which is a property value the owners do not wish to relinquish. The mobile home park presently obtains its water from a privately-owned well.

Richard Lines, manager of the mobile home park, stated a lot rent reduction will be considered for those tenants who specifically rented their lots for the golf course frontage.

Mike Hennessy, stated an investigation of future well sites may reveal that a drain field at this location is not appropriate. However, from the applicant's perspective, they do get the return flow rate from the State. The City has made arrangements to transfer their return flow rate to the applicant in which case the recharge would not be lost through the drain field. With respect to the proposed site plan, he stated he feels a clustering arrangement would be more appropriate due to the proposed parking arrangement which would require some tenants to park some distance from their lots. However, it is recognized that the proposed plan is dictated by the location of the existing drain field; hence the deferral recommendation to allow additional time to research the possibility of connecting to City sewer.

Paul Brasher of Water Resources stated provision of water to the property will have to studied further as there are presently no facilities in this trunk. There is an existing sanitary sewer line in Los Angeles.

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JEFFREY M. LIBIT

ATTORNEY AT LAW 407 SEVENTH STREET, N.W. ALBUQUERQUE. NEW MEXICO 87102 April 19, 1979

(505) 842-5400

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City Planning Commission City of Albuquerque Albuquerque, New Mexico

Re: Z-75-131-1

Ken Hovey, agent for Craddock Development Company Request for Industrial Park Development Approval Agenda Item No. 12

Dear Sirs:

This letter is written on behalf of my client, Mr. Jack L. Marcus of El Paso, Texas who is an adjacent land-owner of Tracts Fl and F2 facing Yale Boulevard and to the North bounded by Randolph Road.

My client would respectfully request that the development plan provide for roadway cuts and access to Tracts Fl and F2.

Provided that the roadway access is incorporated as a condition of the Development Plan, the owner of Tracts Fl and F2 offers no objection to the proposed plan of development.

Very truly yours, HUL M. P X N. LIBIT

(505) 248.0647

JML:mag cc: Jack L. Marcus CITY OF ALBUQUEROUE PLANNING OIVISION MUNICIPAL OEVELOPMENT DEPARTMENT

Z-75-131-1

Ken Hovey, agent for Craddock Development Company, request development plan approval for a portion of Tract 2, Newport Industrial Park Unit], zoned IP, located on Randolph Rd. SE, between Yale and University Blvd's., containing approximately 4.75 acres.

Material: Report, Sketch, Aerial Photo, Apolication

AGENDA ITEN ND. 12

ENVIRONMENTAL PLANNING COMMISSION Aoril 19, 1979 Z-75-131-1

COMMENTS FROM OTHER DEPARTMENTS:

Water Engineer:

P1. Map No.: M-15

Liquid Waste Engineer:

Zoning:

COG:

Fire Dept.: Traffic Engineer:

Environmental Health: AMAFCA:

APS -City Engineer: "Master plan waterlines and other waterlines will be necessary at the developer's expense. Design must be coordinated with the Engineering Division of the Water Resource Dent "

necessary at the developer's expense. Design must be coordinated with the Engineering Division of the Water Resources Dept." "Sanitary sewerline extensions at developer's expense will be necessary. Design must be coordinated with the Engineering Oivision of the Water Resources Department." "Setbacks are different from plan submitted on 3/16/79 but both meet required setbacks." "This proposal is not expected to have a material impact on the Long Range Major Street Plan, so no adverse comment." "No objection." "Hain drive should intersect Randloph at 90°. Randolph should be paved prior to occupancy of the building." "Top soil disturbance permit required." "A drainage report in accordance with AMAFCA 1972-2 will be required prior to development." "No adverse comment." "Require a drainage study orior to approval of develop-ment plan and building plans. This study should relate. to the over-all drainage plan for the Newport Industrial Park Unit 1. Access to this site is not indicated on Zone Atlas Map or attached plans. Require full pavement of adjacent street." "No requirement."

3/1 Parks & Recreation.

PLANNING OIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 4/19/79:

Site Development Plan approval is requested for a 5 acre tract zoned IP located between Yale and University south of Gibson SE

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IP zoning for a 58 acre tract was granted in December, 1975 subject to (1) all drainage improvement costs (channel improvements) are to be borne by the developer, (2) preparation of a drainage plan, (3) elimination of access to University Blvd, and (4) submittal of a development olan for Environmental Planning Commission approval,

In addition to zoning, approval was given to a conceptual master plan of the entire site. The plan under con-sideration represents only a 5 acre portion of this site.

It should be pointed out that the applicant has been granted a foundation permit for Phase 1 of this olan. It should also be noted that this plan is not in conformance with the plan considered by the Environmental Planning Commission in 1975. In light of this, staff recommends preparation of a revised master plan which incorporates this 5 acre tract before proceeding with additional phases.

Current Request

The plan submitted which represents the first phase of a 4 phase development proposes a 3 story office building as will the other phases. Although lacking in detail, the plan is generally satisfactory and the intended uses are consistent with the original plan considered by the Environmental Planning Commission in 1975.

Access to the site will be via Randloph St. which must be improved orior to occupancy of the office structure.

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ENVIRONMENTAL PLANNING COMMISSION April 19, 1979 Z-75-131-1

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PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 4/19/79 (Cuntid):

A revised plan will be required which should indicate information required by the Comprehensive Zoning Code i.e. fences, walls, signs, etc. Sidewalks along Randloph St. should be shown and should include sidewalks setback to the property line with street trees between the curb and sidewalk.

The landscape plan also lacks adequate detail. A revised plan should provide information regarding square foot age of landscaping in relation to paving, etc. pursuant to the landscaping ordinance. In addition to this detail, the eastern portion of the parking area should be landscaped with Arizona Ash on appropriate centers.

Abdrainage study for the site should relate to the overall drainage plan for the Newport Industrial Park Unit 1. Drainage plan approval is required prior to issuance of any additional building permits.

FINDINGS:

1. 2. 3. 4.

A revised master plan incorporating the Phase I development plan is required. Randolph Road must be improved prior to any development. The access drive on the site must intersect Randolph at a 90° angle. The site and landscape plan lack adequate detail. Arizona Ash should be provided within the parking area and included on the eastern boundary. A drainage study which relates to the over-all drainage plan for the Newport Industrial Park Unit 1 is required prior to issuance of any additional building permits. 5. 6.

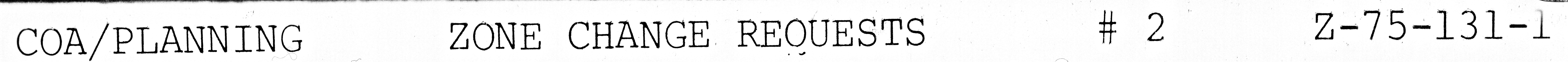
RECOMMENDATION: APPROVAL OF Z-75-131-1 IS RECOMMENDED SUBJECT TO ABOVE FINDINGS AND SUBMITTAL OF REVISED PLANS.

Michael J. Hennessy, Planner

MJH/ss

cc: Craddock Development Co., 2501 Yale SE; 87106 Ken Hovey, 2501 Yale SE; 87106

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Y OF ALBUQUERQUE, NEW MEXICO WATER RESOURCES DEPARTMENT

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WATER RESOURCES DEPAR	TMENT
NEMORANDUM	
TO: Mr. Gene Mares, Principal Planner, Mun	icipal Development Department
FROM: Paul Brasher, Engineer, Water Resource	s Department
SUBJECT: PLANNING ACTION ITEM 2-75-191-	-1 (M-15)
The Engineering Division of the Water Resources action and submits comments as indicated applica WATER	
). No comments	1. Na comments.
 In order that adequate water service and/or fire protection can be provided, waterline extensions at the developer's expense will/be required. 	 Sanitary sewer service will require the extension of sewer lines at the developer's expense
3. In order that adequate water service and/or fire protection can be provided, waterline extensions at the developer's	3. Sanitary sewer service is not available.
 expense may be required. 4. Dur records indicate the existence of a water line within the bound aries of the subject vacation. Full-width unobstructed access right of -way must be provided. 	 4. Gravity sewer service to this tract should be possible by careful cosign of development.
5. Water service to the tract subject of this action is not available.	5. Development of this tract as proposed will contribute to an overloading condition in down- stream sewer lines. Alleviation of the overloading condition' will be the expense of the develope
6. Water service will require the extension of unprogrammed master plan water lines.	 6. Our records indicate the exist- ence of a sewer line within the boundaries of the subject vacation Full-width unobstructed access right-of-way must be provided.
7. Water service is not available above elevation of feet.	7. Design must be coordinated with the Engineering Division of the Water Resources Department.
8. Design must be coordinated with the Engineering Division of the Water Resources Department.	8. Additional comments:
9. Additional comments: Devekper must submit ;	
a request for study of water	- and server
availability.	η.

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 Z-75-131-1 Curtis A. Brewer, Berger Briggs Real Estate, agent for Kathryn B. Godfrey, requests Development Plan approval for a parcel of land descrioed as a portion of Tract 4, Newport Industrial Park -- West, Unit 1, located on the south side of Randolph Road S.E., between Yale Boulevard and University Boulevard S.E., containing approximately 2.48 acres. (M-15)

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Human Spruces

Z-75-131-1 Curtis A. Brewer, Berger Briggs Real Estate, agent for Kathryn B. Godfrey, requests Development Plan approval for a parcel of land described as a portion of Tract 4, Newport Industrial Park -- West, Unit 1, located on the south side of Randolph Road S.E., between Yale Boulevard and University Boulevard S.E., containing approximately 2.48 acres. (M-15)

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MEMO TO GENE MARES PLANNING REVIEW COMMENTS/MARCH 1981 PAGE 3

- 12. Z-81-23, Granite & Broadway: No objection
- 13. Z-1502-1, Louisiana & Cutler A drainage study is required for approval prior to approval of development
- plan and building plan. 14. **7-75-131-1**, Randolph & Yale:
 - A drainage study is required for approval prior to approval of development plan and building plans.
- 15. Z-81-32, Spain on Wyoming:
 - a. A drainage study is required for approval prior to approval of development plan and building plans.
 - b. Included in this study should be the location and treatment of the Bear Canyon Tributary Arroyo, which is on the northside of this property.
- 16. Z-1199-2, Uptown and Jeannedale Dr:
 - a. A drainage study is required for approval prior to approval of development plan and building plans.
 - b. Included in this study should be the requirements for continued passage of run-off from Coronad Shopping Center.
- 17. AX-80-15 & Z-80-70-1, 65th St. north of St. Joseph Dr: A drainage study is required for approval prior to approval of plat.

18. Z-81-36, Louisiana & Montgomery:

- a. A drainage study is required for approval prior to approval of development plan and building plans.
- b. All adjacent streets will be improved to City Standards for residential streets.
- c. Additional right-of-way will be required to accommodate wheel chair ramps.
- 19. SC5-81-9, Don Felipe Rd. & Isleta Blvd.:
 - a. A drainage study is required for approval prior to approval of plat.
 - b. It will be very difficult to establish street addresses for north/south and east/west streets of the similar name. Recommend one of the Don Miguel's be changed to another name.
 - c. The opening into this subdivision from Don Felipe Rd. is noted as being 210'wide.

tilly Engineer)

- d. Curve data is not fully indicated for all curves.
- e. Continuation of streets off of this subdivision is not indicated.

QRK/kdb

, Phase 1 - south drive should be 24' wide. Z-75-131-1 Curtis A. Brewer, Berger Briggs Real Estate, agent for Kathryn B. Godfrey, requests Development Plan apnroval for a parcel of land described as a portion of Tract 4, Newport Industrial Park -- West, Unit 1, located on the south side of Randolph Road S.E., between Yale Boulevard and University Boulevard S.E., containing approximately 2.48 acres. (M-15) Juffic Engineer (i)The asphalf drive south : Z-75-131-1 Curtis A. Brewer, Berger Briggs Real Estate, agent for Kathryn B. Godfrey, requests Development Plan approval for a parcel of land described as a portion of Tract 4, Newport Industrial Park -- West, Unit 1, located on the south side of Randolph Road S.E., between Yale Boulevard and University Boulevard S.E., containing approximately 2.4B acres. (M-15) of the building in Phase I should be a minimum of 24feetifieridth. 2 TRANS

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CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

February 23, 1981

INTER-OFFICE CORRESPONDENCE

REF. NO.M15-PZ 75-131-1

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TO: Gene Msres, Planning Department

FROM:

Bruno Conegliano, Asst. Hydrology Engineer 6 . C

SUBJECT: Zoning Application Z-75-131-1

I am unclear on the nature of this zoning request. In any case, a detsiled drainsge report and grading plan prepared by a registered professional engineer, with existing and proposed topography, must be submitted. This report must be in compliance with the requirements of the Subdivision Ordinance, Section 21A5e and 21All. Staged development may be acceptable, but distinct drainage provisions and solutions will have to be provided and implemented for the two development phases. Approval for said drsinage report must be in hand before signature of site development plan is granted. Since the sketch attached to the spplication would not be considered acceptable to this office, I will supply the spplicant with a check-list, indiciting the detailed documentation that must be submitted.

BC/kdb

cc - R. S. Heller

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

ER-OFFICE	CORRESPONDENCE	February	10,	1981

REF. NO.

TO:	Gene Mares, Principal Planner, Planning Division,	MDD
FROM:	Robert L. Burgan, the lef Planner, Parks and Recreat	ion
SUBJECT:	2225-131-1	

No comment.

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RLB:Js APPROVED:

ORLANDO D. SEDILLO, Director Parks and Recreation

HECLIVED PLANNING DEPARTMENT	
FEB 1 3 1981	
ALBUQUERQUE, N.M.	

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Planing Dept. "Hene mares Rinipal Rlan r: Damais Salagen Environmental Health j. Requesto for Comm AZ-91-37 no character Po - no alverse Com 2) 2-11-33 - no adverse Co 4) Z-81-23 5) - - 1502 - 1 - no et The second - Contraction of the second 1) z = 75 - 131 - no adrenie Comme 7) I-81-32 - no ediene Commante 8)21199-2 - no adverse Comme no education 2) 2-80-70-1b. Ax 80-15 a dreme com no odverse Com 11.) Z-81-34 12.] 1-81-5 Recommend Vacati - no edward com 13) AX-81-3 b. Z-81-18 no adverse co 14) AX-81-8

City Zoning Cas

<u>z-81-33</u>

This portion of Atrisco has been designated as a Minor Arterial on the Long Range Major Street Plan and should be assured of a right-of-way width of no less than 36 feet.

-2-

<u>z-81-23</u>

No Adverse Comment.

<u>z-1502-1</u>

Review of this 4-phase site plan should be deferred until the Winrock-Coronado Study is completed and approved by the City Council. The potential impact of vehicle trips generated by this proposed development will be significant. It is anticipated that over 4100 vehicle trips per day would be generated by these buildings. Access to this site is limited to Cutler and Louisiana; and Louisiana is expected to be heavily congested. Ingress and egress to Louisiana should be evaluated as a special problem to this site plan, and should be given innovative treatment if at all possible.

<u>A-75-131-1</u>

No Adverse Comment.

Z-81-32

No Adverse Comment.

Z-1199-2

This site development plan should not be reviewed until the City Council adopts the Winrock-Coronado Sector Plan. These proposed buildings could generate another 1550 vehicle trips per day, adding to a street network already overburdened with traffic.

Z-80-70-1

No Adverse Comment.

Z-81-36

No Adverse Comment.

Z-79-151-1

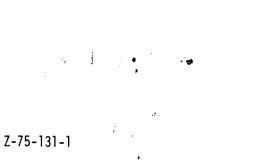
Because Gibson is programed for ultimate construction as a limited access roadway, this industrial park may only have access to Yale Blvd. If so, Renard Place and Randolph Road might provide better service with slightly wider rights-of-way, especially if additional multi-story buildings are contemplated. Office parks of this type may generate as many as 2,000 vehicle trips per day for every 100,000 square feet of gross floor area. LEANNING DIATOTOM

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CITY ZONE	CHANGES AND/OR SITE DEVELOPMENT	PLANS:
TO:	Traffic Engineer Refuse Removal Division Real Estate Officer Police Department Fire Department Parks and Recreation APS CIP Planner (No reply required) Human Services	Transportation City Engineer City Hydrologist AMAFCA COG Environmental Health Water Resources Zoning Enforcement Trensit
FROM:	GENE MARES, Principal Plan Planning Division, MDD	ner
DATE:	February 4, 1981	
SUBJECT:	REQUEST FOR COMMENT	

Listed below are requests scheduled for public hearing before the Environmental Planning Commission in <u>MARCH</u>, 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, February 24, 1981, at 9:00 a.min the Municipal Development Department Conference Room. In order that your comments be incorporated in the Planning staff reports, it is necessary that such comments be returned to this office <u>NO LATER</u> than the day following the review session.

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Z-81-37 Z-81-33	1 ment	•
Z-81-23		
Z=75=131-1 Z-81-32	pt \	C
Z-1199-2	No Arwar	y lound
Z-80-70-1	n phut	
2-81-36		5 2:1502-1
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Applicant: Agent: Kathryn B. Godfrey Curtis Brewer



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Applicant: Agent: Kathryn B. Godfrey Curtis Brewer

		OF ALBUQUERQ BUQUÉRQUE, NEW MEXICO	2C
INTER-OFFIC	E CORRESPONDENCE	February 17, 1981	REF. NO
r	•		
TO:	GENE MARES, PRINCIPAL	PLANNER, MDD	Â.
FROM:	PAT CLIFFORD, SUPERVI	ISOR, APD PLANNING UNIT	AC.
SUBJECT	COMMENTS FOR FEBRUARY	MDD MEETING	
	ITEM		COMMENT
	AX 81-3) Z 81-18)		No adverse comment; await development plan.
	z 81-37	· · ·	No adverse comment.
	z 81-33		No adverse comment.
	AX 80-15	WINING DIVISION	No adverse comment; dwelling unit numbers should be clearly visible from thoroughfare.
	z 81-36		No adverse comment.
	V 81-5	x.	No adverse comment.
	Z 1199-2	1 9 1981	No adverse comment.
	Z 81-32	1 - 1001	No adverse comment.
	Z 1502-1		No adverse comment.
	AX 80-17 Z 1534-1		No adverse comment; dwelling unit numbers should be clearly visible from street and streets should be adequately lit.
	z 74-32-1	•	No adverse comment.
	Z 81-23		No adverse comment.
	2 75-131-1		No adverse comment.
v	AX 81-8) Z 81-38)	ż	No adverse comment.
	S 81-7		No adverse comment.
	S 81-8		No adverse comment
	· Z 79-151-1		No adverse comment.
	PC:jsw		4

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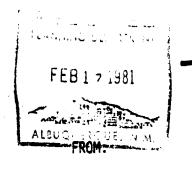
SUBJECT: ZONE CHANGE AND SITE DEVELOPMENT PLAN
Note items checked
Code Number <u>Z-81-3-1</u>
/ No Comment.
// See Attached Letter.
Must Comply with Fire Code: Ordinance 50-1975.
/ Provide Required Fire Flow and Fire Hydrant Distribution.
// Provide Sufficient Access for Fire Fighting Equipment.
// Not Recommended.
Code Number <u>2 - 81 - 36</u>
Image: See Attached Letter. FEB 1 2 1981
/ See Attached Letter. FEB121981
Must Comply with Fire Code Ordinance 50-1975
/ / Provide Required Fire Flow and Fire Hydrant Distribution.
// Provide Sufficient Access for Fire Fighting Equipment.
// Not Recommended.
Code Number $Z - 8/-37$ $Z - 8/-33$ $Z - 8/-23$ $Z - 1502 - 1$ $Z - 75 - 13/-1$ $Z - 81 - 32$ Z - 1/99 - 2 $Z - 80 - 70 - 1$ $Z - 81 - 36/$
// See Attached Letter.
Must Comply with Fire Code Ordinance 50-1975.
Provide Required Fire Flow and Fire Hydrant Distribution.
Provide Sufficient Access for Fire Fighting Equipment.
// Not Recommended.
If you have any questions, direct them to Albu querque Fire Department, Planning Division, 766-7902.

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CITY -- ZONE CHANGES AND/QR SITE DEVELOPMENT PLANS:

TO:



DATE:

SUBJECT:

Traffic Engineer
Refuse Removal Division
Real Estate Officar
Police Department
Fire Department
Parks and Recreation
APS .
CIP Planner (No reply
required)

Transportation City Engineer City Hydrologist AMAFCA COG Environmental Health Water Resources Zoning Enforcement Transit

GENE MARES, Principal Planner Planning Division, MDD

REQUEST FOR COMMENT

February 4, 1981

Human Services

Listed below are requests scheduled for public hearing before the Environmental Planning Commission in <u>MARCH</u>, 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, February 24, 1981 , at 9:00 a.min the Municipal Development Department Conference Room. 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.

Z-81-37 ~ No ADVERSE COMMENTS Demand Scentifin A.P.S. 2/11/8/ Z-81-33 , Z-81-23 Z-1502-1 Z-75-131-1 Z-81-32 Z-1199-2 Z-80-70-1 v 2-81-36

ALBUQUERQUE/BERNALILLU COUNT

CITY -- ZONE CHANGES AND/OR SITE DEVELOPMENT PLANS:

TO:

FROM:

Traffic Engineer Refuse Removal Division Real Estate Officer Police Department Fire Department Parks and Recreation APS CIP Planner (No reply required) Transportation City Engineer City Hydrologist AMAFCA COG Environmental Health Water Resources Zoning Enforcement Transit

GENE MARES, Principal Planner Planning Division, MDD

REQUEST FOR COMMENT

Human Services

1.2

DATE: February 4, 1981

SUBJECT:

Listed below are requests scheduled for public hearing before the Environmental Planning Commission in <u>MARCH</u> 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, <u>February 24, 1981</u>, at <u>9:00 a min</u> the Municipal Development Department Conference Room. In order that your comments be incorporated in the Planning staff reports, it is necessary that such comments be returned to this office <u>NO LATER</u> than the day following the review session. PECENVCOLORED

2-9-81

Z-81-37-No adverse comment. Z-81-33-No adverse comment Z-81-23-No adverse comment Z-1502-1- No adverse comment Z-75-131-1- No adverse comment. Z-81-32 - No adverse comment. Z-81-32 - No adverse comment. Z-80-70-1 - No adverse comment. Z-31-36 - No adverse comment.

FLANNING DEPARTMENT FEB 1 0 1981

O.V.V. City Real Estate Officer

2=72=131=1 The lands are pan chould wider. Me 5 Rusia denie Tucce I indirate soch to the squid buffer between the K.O.W & Auching anea 2-81-32 The site plan is not adaguale. the ble to determine use of buildings in ada to acces parking & ather requirements. A settack of 10' is required to the Z-80-70-1 street comen sidegard area along 65th strat

ZE Zoming Enforcement

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO February 12, 1981

INTER-OFFICE CORRESPONDENCE

vr

REF. NO.

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Landag Derations

FEB 1 3 1981

TO: Gene Mares, Principal Planner

John Barela, Plan Checker FROM:

SUBJECT: Request for Comment

			*	
Z-81-37	No	adverse	comment	۶. ۲
z-81-33	"	ų	**	
Z-81-23	**	· · , • }		
V-81-5	**	. "\	11	
S-81-7	**	11 E.		
S-81-8			**	,

AX-81-3, Z-81-18 will need City Refuse approved enclosure and lift bin AX-81-8, Z-81-38 will need trash compactor Z-1502-1 will need roll-off compactor as per City Refuse requirement 2.7.5 131 will need to relocate refuse enclosure site Z-81-32 will need city approved enclosure and lift bin 1. Z-1199-2 / 11 ۰. ** Z-80-70-1 will need 40' radius without planter in street Z-81-36 will need 30 cu. yd. roll-off compactor as per Citý Refuse

tur .

EPC Legal Ad, 3-19-81 Page Two

AX-81-3 Z-81-18 Tom Isaacson, agent for Juniper Joint Venture, requests annexation and simultaneous establishment of O-1 zoning for Lots 311 and 312, Atrisco Grant, Unit Eight, located on Estancia Drive, between Miami Road and Juniper Road N.W., containing approximately 9.66 acres. (H-11)

Z-75-131-1 Curtis A. Brewer, Berger Briggs Real Estate, agent for Kathryn B. Godfrey, requests Development Plan approval for a parcel of land described as a portion of Tract 4, Newport Industrial Park --West, Unit 1, zoned IP (Industrial Park) located on the south side of Randolph Road S.E., between Yale Boulevard and University Boulevard S.E., containing approximately 2.48 acres. (M-15)

Z\81-36 Mark Paredes and Jorge De La Torre, agents for Safeway Stores, Inc. requests a change of zone from P to C-2 and Development Plan review for a portion of Parcel C, Unit 4, Stardust Skies Addition, located at the southeast corner of Louisiana and Montgomery Boulevards N.E., containing approximately 6.21 acres. (G-19)

Z-81-32 Harold Albert, agent for Jewish Community Council of Albuquerque Inc., requests a change of zone from R-1 to SU-1 (Special Use for a Senior Citizens Housing and Related Facilities) with a maximum of 20 du/ac for Tract D, Albuquerque Academy Campus Addition, located on Wyoming Boulevard N.E., between Spain and Academy Road containing approximately 10.1 acres. (F-20)

Z-1502-1 Jack Clifford and Company requests approval of a site development plan for offices on a portion of Lot 5, Block C, Louisiana Subdivision, (SP-75-22), zoned C-2, consisting of approximately 6.6 acres, located on the east side of Louisiana Boulevard N.E., and between Prospect and Cutler Avenue N.E. (H-19)

Z-1199-2 John Rupley and Associates, agent for Criswell Development Company, requests approval of a site development plan for offices on a portion of Tract 2-B, Bellamah Office Addition, zoned C-2, consisting of approximately 5.6 acres located on the south side of Uptown Boulevard between San Pedro Drive N.E. and Jeannedale Drive N.E. (H-18)

Z-81-12 Joe Rue requests a change of zone from M-1 to C-3 for Lots 105-128, Rio Grande Heights Addition, located on the north side of Gonzales Road between 55th Street and Coors Boulevard S.W. containing approximately 4.13 acres (K-11)

For further information, contact the Planning Division of the Municipal Development Department, Room 601, 400 Marquette N.W., City Hall.

Ralph Loken, Chairman, Environmental Planhing Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL ON WEDNESDAY, March 4, 1981.

	CITY PLANNING DIVISION P.O. Box 1293 Albuquerque, New Mexico 87103
	APPLICATION FOR: Subdivision
Map NO.: <u>M-15</u> aring Date: <u>3/19/81</u>	S - SCSC-6 Annexation AX Zone Map Change Z75-131-1
APPLICANT INFORMATION (S	Vacation V-
Applicant: KATHA	
Mailing Address: 1720	ORITA DR NO ALBO. N.M. 87106
Agent: CURTIS A. BRE	Tuon, BERGER BALLES Rom EST. S. Ins Phone: 247-0444
Mailing Address: Po	DROWOR K, ALBQ. N. M. 87103
Applicant's Interest in	the Property: OWNOR
Signature:	B & Bolhan Data:
REASON FOR REQUEST:	Juce
PROJECT DETAILS:	(Please Use a Separate Sheet) ON ZONE CHANGE APPLICATION, YOUR REASON FOR REQUEST SHOULD ADDRESS ITSELF TO THE POLICIES FOR ZONE MAP CHANGES ATTACHED TO THIS APPLICATION.
Zoning Present Proposed Deve	Land Area <u>Dwelling Units</u> Estimated Land Area No.of No.of Per Per Date(s) of Acres or Owner Rental Gross Net Construction elopments Sq. Ft. Units Units Acre Acre Start Finish
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	· /*
LOCATION OF REQUEST:	
Legal Description (Use Ex	tra Sheet If Necessary)
Lot(s):	
PODION OF THE	Block:Plat:
	57 4 NOWPORT TUDUSTRIAL PARK - WOST, UNIT !
Street Address (1)	ρ
Street Address (No. If Any Between (Streets):	1): RANDOLPH ROSE (South Side) YALE BLUD and UNIVERSITY BLUD.

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	City Engineer		Fire Dept.		
•	Traffic Engineer	<u> </u>	Parks & Recr. [Dept. ³	
	Water Resources		Zoning Hearing	Examiner	
	Refuse Rem. Div.		City Real Estat		
	City Hydrologist		Transportation		
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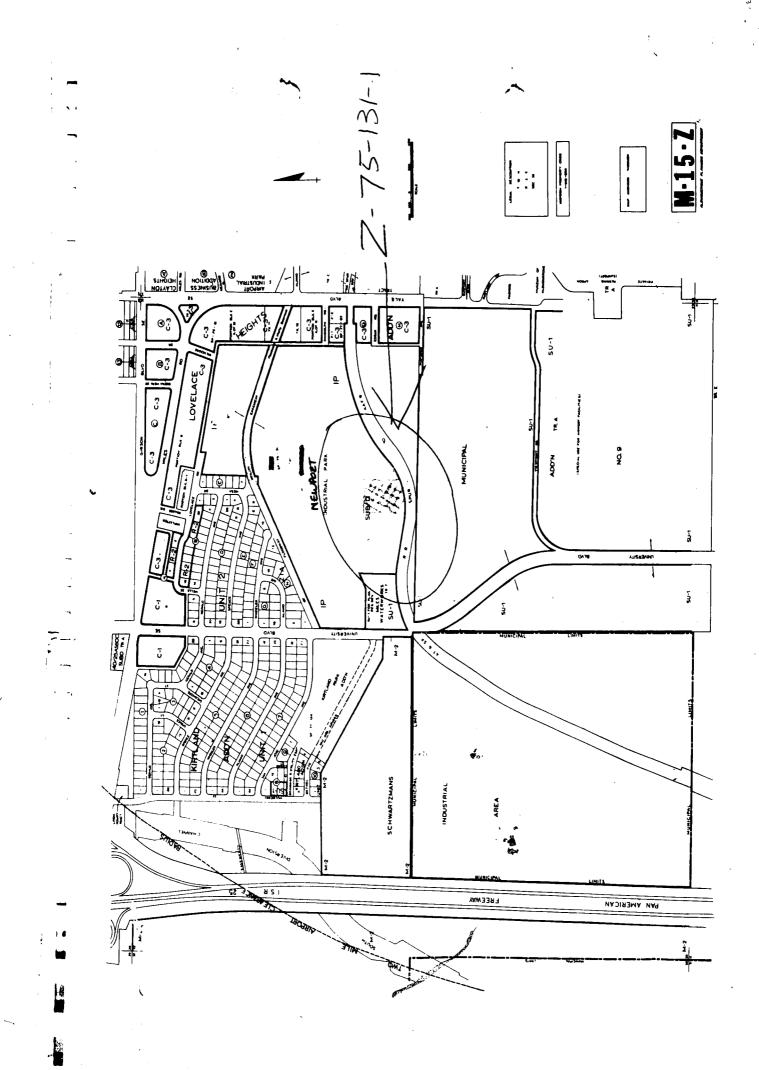
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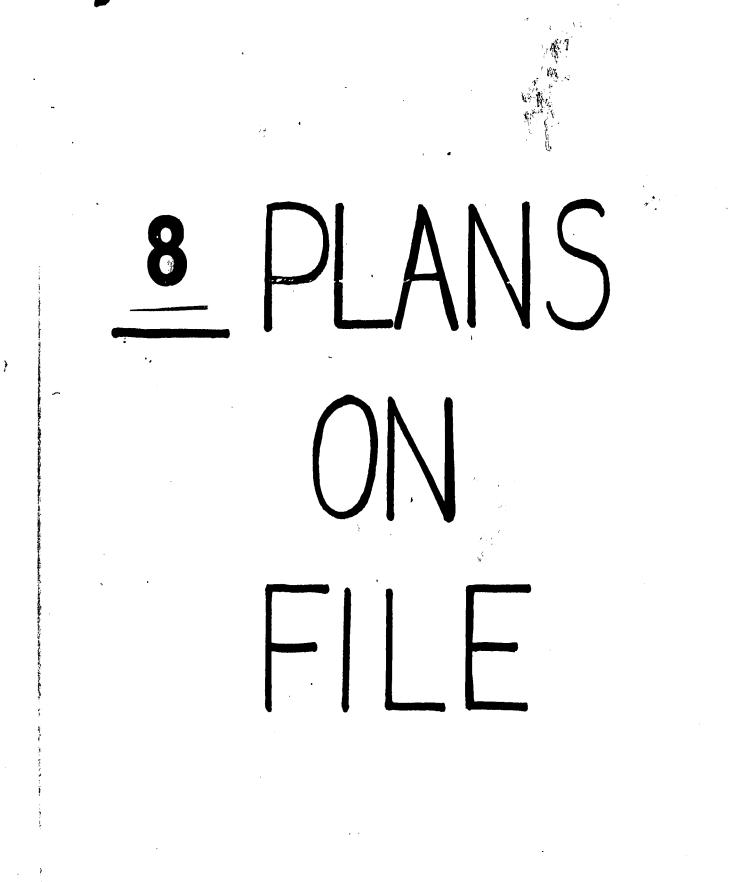
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PROPERTY OWNERSHIP LIST

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ALBUQUERQUE/BERNALILLO COUNTY PLANNING DEPARTMENT

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Meeting Date: March 15	<u>) 9 { </u> ZA	z. 75-131-1
Index Map:	15 AX	V
Notification Radius:	Feet CZ	CSU
Cross Reference		S
Lensi Description and Location:	parcel of Fract 4 7	10. Dot
Legal Description and Location	- West, Unit 1, 1	on Prodolal
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Request		
Applicant: 2 Kathryn	Gadfrey P	hone 2556360
	r. NE. 87106	
	Brays Briggs, Real Estates	Phone H76 UUI
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	No Applicant	
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to Applicant and Agent by:	Applicant	
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to Applicant and Agent by:	Applicant	
to Applicant and Agent by:	Applicant	
to Applicant and Agent by:	Applicant	
to Applicant and Agent by:	Applicant	
to Applicant and Agent by:	Applicant SPECIAL INSTRUCTIONS	
to Applicant and Agent by:	Applicant	
to Applicant and Agent by:	Applicant SPECIAL INSTRUCTIONS	
Notices must be mailed from the City 11- Days prior to the meeting	Applicant SPECIAL INSTRUCTIONS The Following Prepared By:	Agent
to Applicant and Agent by:	Applicant SPECIAL INSTRUCTIONS	Agent

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O		CASE NO: 2-75-131-1	DATE	1/8/		LEGAL LIST	PAGE	or EPC
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$\overline{}$	Bob Cosias arsigned
	Bob Corres Corres
CITY PLANNING DIV P.O. Box 1293	
Albuquerque, New Mexi	
APPLICATION FOR: SU	ubdivision <u>s - SCSC-6</u>
PL Map NO.: M-15	Annexation AX-
Hearing Date: $3/19/81$	Zone Map Change Z- 75-131-1
	Vacation V
I. APPLICANT INFORMATION (Sections 1 thru 4 to be Co	
Applicant: <u>KATHRYN B. GODFREY</u>	Phone: 255-6360
Mailing Address: 1720 RITA DR NO AC	
Agent: CURTIS A. BREWOR BERGER BALKES	Ron 25. : Ins Phone: 247-0444
Mailing Address: PODRAWOR K, ALB.	q. N. M. 87103
Applicant's Interest in the Property:	۲
Signature: Kiltin 3 Stoppy	Date: 1/30/81
REASON FOR REQUEST SHOL	Sheet) ON ZONE CHANGE APPLICATION, YOUR JLD ADDRESS ITSELF TO THE POLICIES FOR
3. PROJECT DETAILS:	HED TO THIS APPLICATION.
	Dwelling Units No.of No.of Per Per Date(s) of Owner Rental Gross Net Construction
	Units Units Acre Acre Start Finish
11/08000th	
4. LOCATION OF REQUEST:	
Legal Description (Use Extra Sheet If Necessary)	
Lot(s):	_Block:Plat:
POPICL OF TRACT 4, NOWPORT TAD.	STURA , HER - WES , UNIT !
Street Address (No. If Any): RANDOL	PH Ro SE (Sound Side)
Between (Streets): (ALE BLUD	and University Bero.

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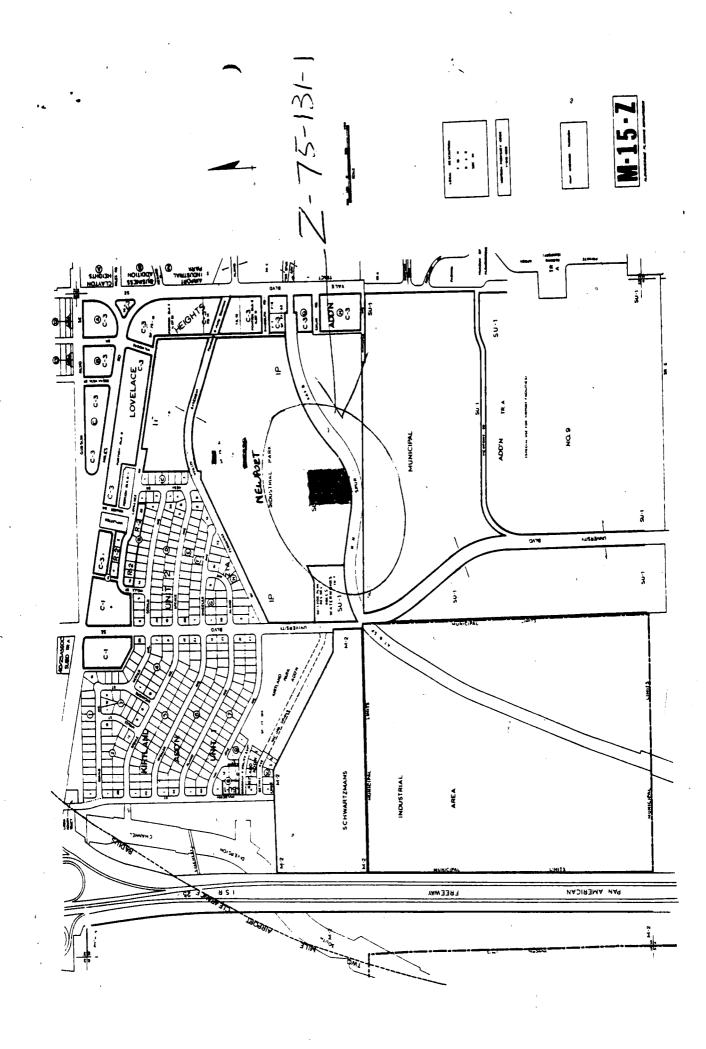
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015 055-499353 10102 CRADDOCK DEVELOPMENT COMPANY			02501 YALE	SE 87106
5 E SUMMARY PLAT NEWPORT WEST SUBD #2 REPLAT OF PORTION BLK	.E. LOVELACE HE	I GH		
015 055 326359 10104 ZIA PUERTO	RANDOLPH	RD SE	02900 LOUISIANA	NE 87110
TR 3 NEWPORT INDUSTRIAL PARK WEST UNIT 1 CONT 18.0753		· · ·		
015 055 375404 10106 OSULLIVAN MARILYN A OR KEVIN K	MESA	DR SE	05225 GUADALUFE	TR NW 87107
001 M KIRTLAND ADD UNIT 2				
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TR 1 NEWPORT INDUSTRIAL PARK WEST UNIT 1 CONT 3.3771 AC				
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MUNICIPAL DEVELOPMENT DEPARTMENT PLANNING DIVISION ALBUQUERQUE/BERNALILLO COUNTY

CASE NO.:______Z-75-131-2

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FEE: \$_1	60.00 CHECK	XXX	CASH	DATE: 4-1-01	-
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Account:	NORTON & ASSOCIAT	ES. ARCHITEC	IS, INC.		
/s/ _Address:_	1717 LOUISIANA BLV	D., NE		Phone: 265-8333	
*******	*****	**********	*******		•

RECEIPT OF THE ABOVE FEE IS HEREBY ACKNOWLEDGED.

Robert E. Landon, Treasurer, City of Albuquerque

Date:

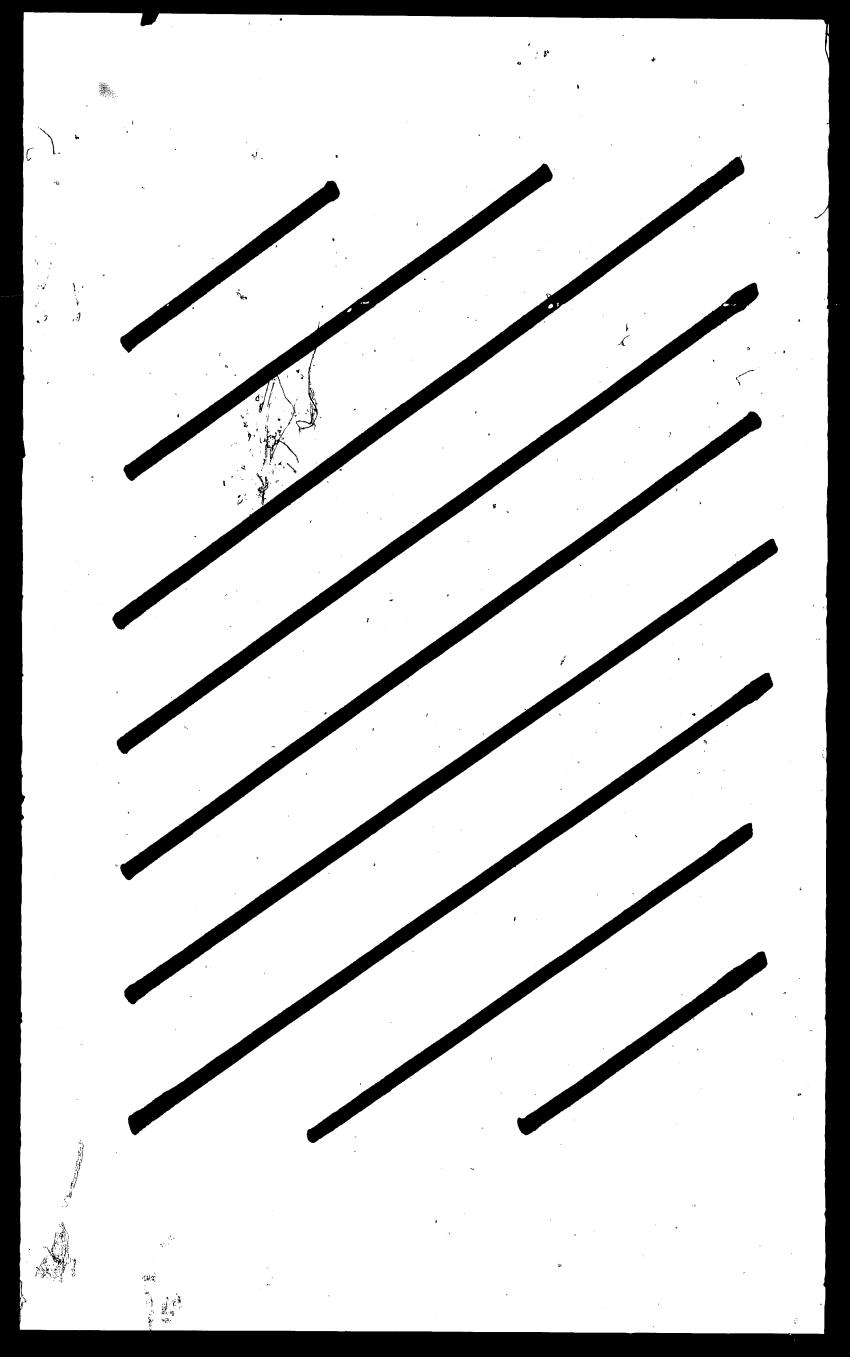
cc: Planning Division

Credit: 5251000 441006

Instruction on Use of Form:

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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)





APPLIED TECHNOLOGY ASSOCIATES, INC. / P.O. BOX 9154 / ALBUQUEROUE, NEW MEXICO 87119 / (505) 247-8371 843-9315

July 3, 1984

Planning Department City of Albuquerque 123 Central Avenue NW Albuquerque, New Mexico 87102

Reference: Applied Technology Building 1900 Randolph Road SE

Dear Sirs:

Neal Weaver of Weaver Construction Company asked me to write you and explain why we requested the landscape plan by Hays and Winkler over that on the plans dated December 24, 1983.

The essential reason is that we liked it better. There are three reasons for this. 1) The desidous trees have smaller leaves which should require less maintenance, 2) there are more trees in the Hays - Winkler plan, and 3) the trees are better placed to combat wind erosion. The latter is a serious problem in the Randolph Road area.

If you have any further questions give me a call at the phone number shown above.

Very truly yours,

W. W. Shoft, President

WWS:jm

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

> March 20, 1981 DATE:

Kathryn B. Godfrey 1720 Rita Drive N.E. 87106 Albuquerque, New Mexico

NOTIFI	CATION OF DECISION
	Z-75-131-1

File: Development Plan approval for a portion of Tract 4, Newport Industrial Park -West, Unit

On March 19, 1981, the Environmental Planning Commission approved the above request subject to the following Findings:

- A detailed drainage report and grading plan is required.
 The parking areas must be landscaped.
- Refuse removal bins must be relocated and properly screened in accordance 3. to the Refuse Ordinance.
- The southerly access must be a minimum of 24 feet in width and must 4. intersect Randolph Road at a 90 degree angle.

4-3-81

If you wish to appeal this decision, you must do so by ______in the manner described below. A non-refundable filing fee of \$40 is required at the time the appeal is filar

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 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, Dric GToria Cruz Secretary

Letter of Advice

cc Curtis A. Brewer, P.O. Drawer K; 87103

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Page 10

AX-81-3, Z-81-18, (Co. d)

THEREFORE, BE IT RESOLVED that the Environmental Planning Commission recommend to the City Council approval of AX-81-3, Z-81-18 for annexation and simultaneous establishment of SU-1 zoning (Special Use for 0-1 Uses) subject to the above Findings.

Moved by Commissioner Sanchez Seconded by Commissioner Sutton

Motion Carried Unanimously

11. 2-75-131-1 Curtis A. Brewer, Berger Briggs Real Estate, agent for Kathryn B. Godfrey, requests Development Plan approval for a parcel of land described as a portion of Tract 4, Newport Industrial Park -- West, Unit 1, zoned IP (Industrial Park) located on the south side of Randolph Road S.E., between Yale Boulevard and University Boulevard S.E., containing approximately 2.48 acres. (M-15)

There was no one in opposition present at the meeting.

Person Speaking in Favor of the Request: John Robert, agent, presented the request.

FINDINGS:

A detailed drainage report and grading plan is required.
 The parking areas must be landscaped.

- 3. Refuse removal bins must be relocated and properly screened in accordance to the Refuse Ordinance.
- 4. The southerly access must be a minimum of 24 feet in width and must intersect Randolph Road at a 90 degree angle.

THEREFORE, BE IT RESOLVED that Z-75-131-1 be approved subject to the above Findings.

Moved by Commissioner Barker Seconded by Commissioner Sutton

Motion Carried Unanimously

12. Z-81-36 Mark Paredes and Jorge De La Torre, agents for Safeway Stores, Inc. requests a change of zone from P to C-2 and Development Plan review for a portion of Parcel C, Unit 4, Stardust Skies Addition, located at the southeast corner of Louisiana and Montgomery Boulevards N.E., containing approximately 6.21 acres. (G-19)

Person Speaking in Favor of the Request: Gordon Ritchie, Director of Real Estate for Safeway Stores and Jorge de la Torre, Architect, agents presented the request.

Persons Speaking in Opposition to the Request: O. D. McDonald, apartment owner, submitted a petition of neighbors in opposition to the request, Charles Chakerian, 7312 Carriveau N.E., Eugene Colt, 7201 Kathleen N.E., and William Cunningham stated that their opposition centered on the following issues:

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT PLANNING DIVISION

AGENDA ITEM 11

ENVIRONMENTAL PLANNING COMMISSION March 19, 1981 Z-75-131-1

Curtis A. Brewer, Berger Briggs Real Estate, agent for Kathryn B. Godfrey, requests Development. Plan approval for a parcel of land described as a portion of Tract 4, Newport Industrial Park --West, Unit 1, zoned IP (Industrial Park) located on the south side of Kandolph Road S.E., betwee Yale Boulevard and Undwersity Boulevard S.E., containing approximately 2.48 acres. (M-15) Z-75-131-1 between

COMMENTS FROM DTHER DEPARTMENTS, 3-19-81;

Human Services AMAFCA

City Engineer

City Hydrologist

"No adverse comment." "Defer to City Engineer's Comments." "A drainage study is required for approval prior to approval of development plan and building plan." "I am unclear on the nature of this zoning request. In any case, a detailed drainage report and grading plan prepared by a registered professional engineer, with existing and proposed topography, must be submitted. This report must be in compliance with the requirements of the Subdivision Ordinance; Section 21A5e and 21A11. Staged development may be acceptable, but distinct drainage provisions and solutions will have to be provided and implemented for the two development phases. Approval for said drainage report must be in hand, before signature of the site development plan is granted. Since the sketch attached to the application would not be considered acceptable to this office, I will supply the applicant a check-list, indicating the detailed documentation that must be submitted." The asphalt drive south of the building in Phase I should be a minimum of 24 feet in width." "Phase 1 -- south drive should be 24" wide."

Traffic Engineer Parks and Recreation, Environmental Health COG Transit Police

Transportation

Fire Department

APS Real Estate Officer Zoning Enforcement

Refuse Removal Water Resources

"Development must comply with Fire Code Ordinance 50-1975. - Provide required fire flow and fire hydrant distribution - Provide sufficient access for fire fighting equipment." "No adverse comment." "No adverse comment." "No adverse comment." "The landscape plan should include the five Russian olive trees I indicated. Adds to the required <u>buffer</u> between the right-of-way and parking area." "Will need to relocate refuse enclosure site."

"Phase 1 -+ south drive should be 24" wide." "No adverse comment."

"No adverse comment." "No adverse comment."

"No adverse comment."

"No adverse comment."

In order that adequate water service and/or fire protection can be provided, waterline extensions at the developer's expense will be required.

Design must be coordinated with the Engineering Division of the iter Resources Department. SANITARY SEWER

Sanitary sewer service will require the extension of sewer lines

at the developer's expense. Developer must submit to Water Resources Department a request for study of water and sever availability."

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 3-19-81:

Requested is Site Development Plan approval for a parcel of land located on the south side of Randolph Road between Yale Boulevard and University Boulevard S.E., containing approximately 2.48 acres. (M-15)

The subject site comprises a portion of Tract 4, Newport Industrial Park-West. The entire 58 acre News Industrial Park Unit I was zoned IP in December, 1975 (Z-75-131). The zone was granted subject to the following conditions: The entire 58 acre Newport

All drainage improvement costs (channel improvements) are to be borne by the developer. All grainage improvement costs (channel improvements) and Preparation of an approved drainage plan. Elimination of access to University Boulevard; and Submittal of a development plan for Environmental Planning Commission approval.

2.

4.

In addition to zoning, approval was given to a conceptual master plan of the entire site. The subject proposal, therefore, repre<u>sents</u> a 2.48 acre portion of this site.

ENVIROMENTAL PLANNING COMMISSION March 19, 1981 Z-75-131-1

PLANNING OIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 3-19-81: (Cont'd)

As submitted, the proposal appears deficient in certain areas, as follows:

- A revised master plan showing how the proposal ties in with the original proposal and existing development has not been submitted. 1.
- 2. The plan fails to define precise siting of building structures, sidewalks, walls and drainage
- appurtenances, etc. A detailed drainage report and grading plan conforming to the approved master plan has not been 3. submitted.
- 4. Refuse container bins do not comply with Refuse Ordinance.
 5. The parking areas are not shown as being landscaped.

Furthermore, as pointed out in the comment section above, the easterly asphalt drive should be a minimum of 24 feet in width. Also, the easterly access on Randelph Road should intersect at a 9D degree angle. Finally, a summary plat is required upon development plan approval.

FINOINGS:

- A revised master plan incorporating preceeding development is required. Proposed structure siting must be defined. A detailed drainage report and grading plan is required. The parking areas must be landscaped. 1.
- 2.
- 4.
- 5.

4

- Refuse removal bins must be relocated and properly screened in accordance to the Refuse Ordinance. The easterly access must be a minimum of 24 feet in width and must intersect Randolph Road at a 90 degree angle. 6.

RECOMMENDATION:

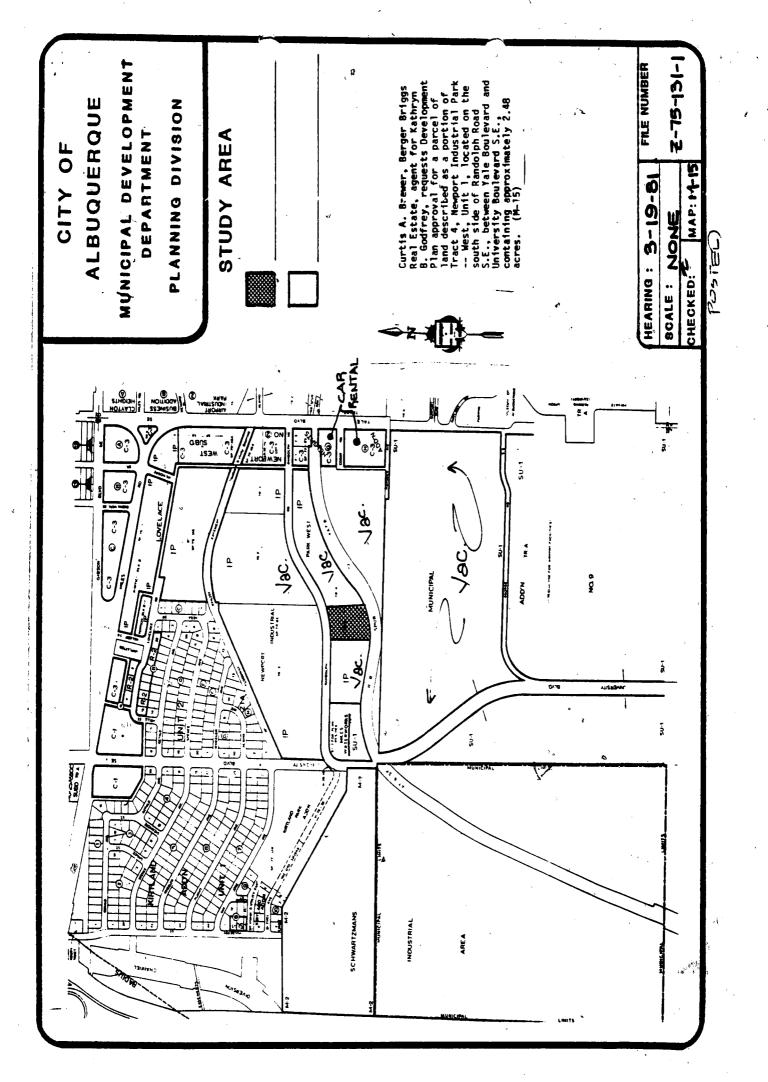
INDEFINITE DEFERRAL OF Z-75-131-1 IS RECOMMENDED BASED UPON THE ABOVE FINDINGS.

Bob Casias, Planner

-2-

8C:gc cc Kathryn B. Godfrey, 1720 Rita Drive N.E.; 87106 Curtis Brewer, Berger Briggs, P. D. Drawer K; 87103

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

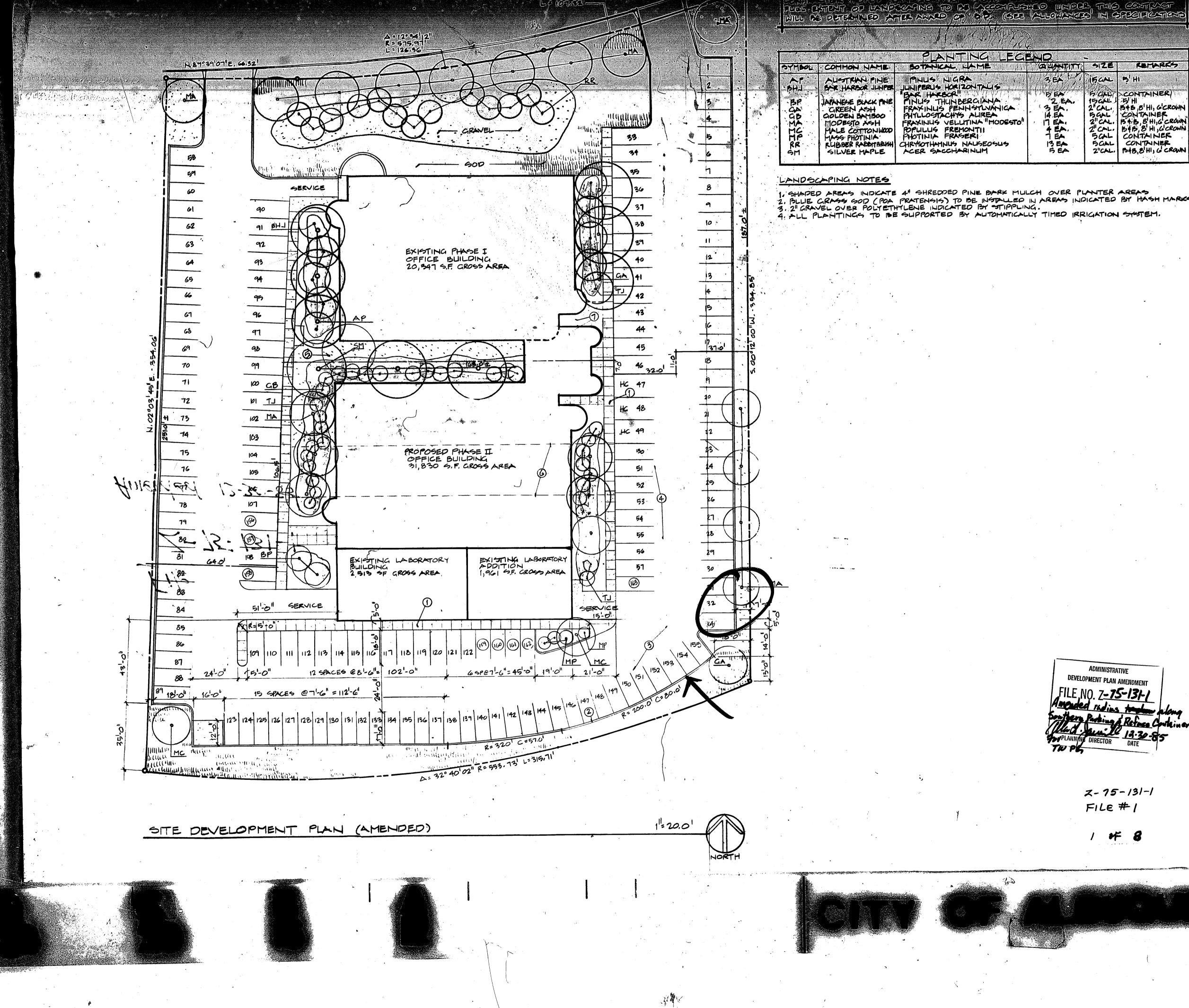


COA/PLANNING

ZONE CHANGE REQUESTS

1 OF 2



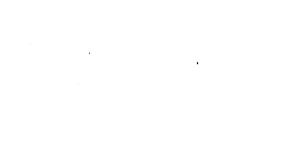


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LANDSCAPING NOTES

1. SHAPED AREAS INDICATE 4" SHREDDED PINE BARK MULCH OVER PLANTER AREAS 2. BLUE GRASS GOD (POA PRATENSIS) TO BE INSTALLED IN AREAS INDICATED BY HASH MARKS 3. 2" GRAVEL OVER POLYETHYLENE INDICATED BY STIPPLING. 4. ALL PLANTINGS TO BE SUPPORTED BY AUTOMATICALLY TIMED IRRIGATION SYSTEM.

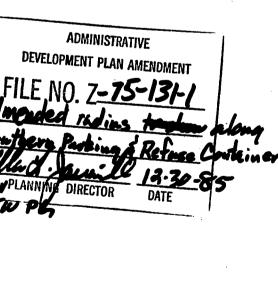
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Z-75-131-1 FILE #1

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LABORATORY + OFFICE BUILDING, PHASE II 11,232 SF FIRST FLOOR NET LEASABLE, 10,234 LABORATORY OCCURNCY C 1000 SPEA = 10.3 SP. 998 OFFICE OCCURANCY C 200 SP/EA = 10.3 SP. 10,298 SF NET LEASABLE 2ND 4 3RD FLOORS 10,298 × 2 ÷ 300 SF/EA = 68.7 SPACES BASPACES

ABORATORY ADDITIONS	
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1000 SF/EA =	5 SPKE
TOTAL SPACES REQUIRED	163
TOTAL SPACES PROVIDED	163 (340
SHALL CAR SPACES - 37 ALLOWED, 36	provided

KETED NOTES

- 1. NEW 4" CONCRETE SIDEWALK 2. NEW CONCRETE RETAINING WALL. SEE GRADING PLAN & STRUCTURAL 3. NEW ASPHALTIC PAVEMENT. 4. REMOVE EXISTING ASPHALTIC PAVEMENT, REGRADE AS SHOWN ON GRAPING PLAN, AND REPLACE W/NEW ASPHALTIC AVEMENT.
 - AVEMENT,
- AVEMENT, 5. SEE ELECTRICAL AND MECHANICAL GITE PLANG FOR NEW SERVICES, 7. REMOVE EXISTING ASPHALTIC PANE -MENT IN THIS AREA 7. REMOVE EXISTING CONCRETE SIDEWALKS AND CHU WALL,

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2 HR AREA SEPARATION WALL PROVIDED BETWEEN LABORATORY ADDITIONS & PHASE II STRUCTURE (12" CMU-WALL W/ RATED DOOR ASSEMICIES

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LESS SHAPTS, TLTS +	
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OCCUPANTS	87
CONFERENCE 1948/7	207
2ND FLR OCC	294
FIRST FLOOR GROSS AREA	11,554 55
LESS SHAFT /MECHRM (246	11,338 SF
OCCUPANTS	114
total occupants	509

2 EXITS REQUIRED, 2 PROVIDED THROUGH-OUT, FOR EACH FLOOR AND/OR FOR-TION OF FLOOP.

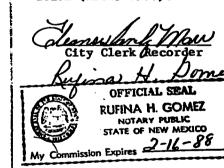
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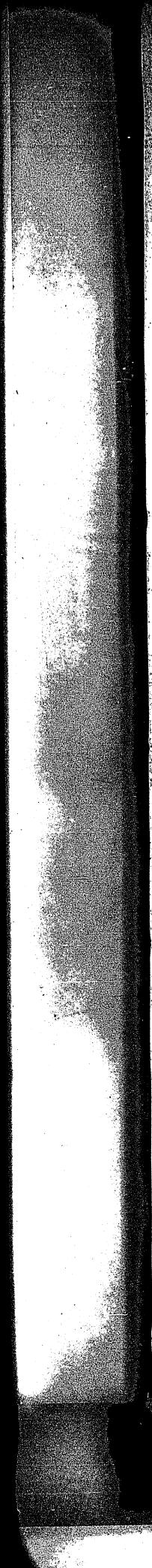
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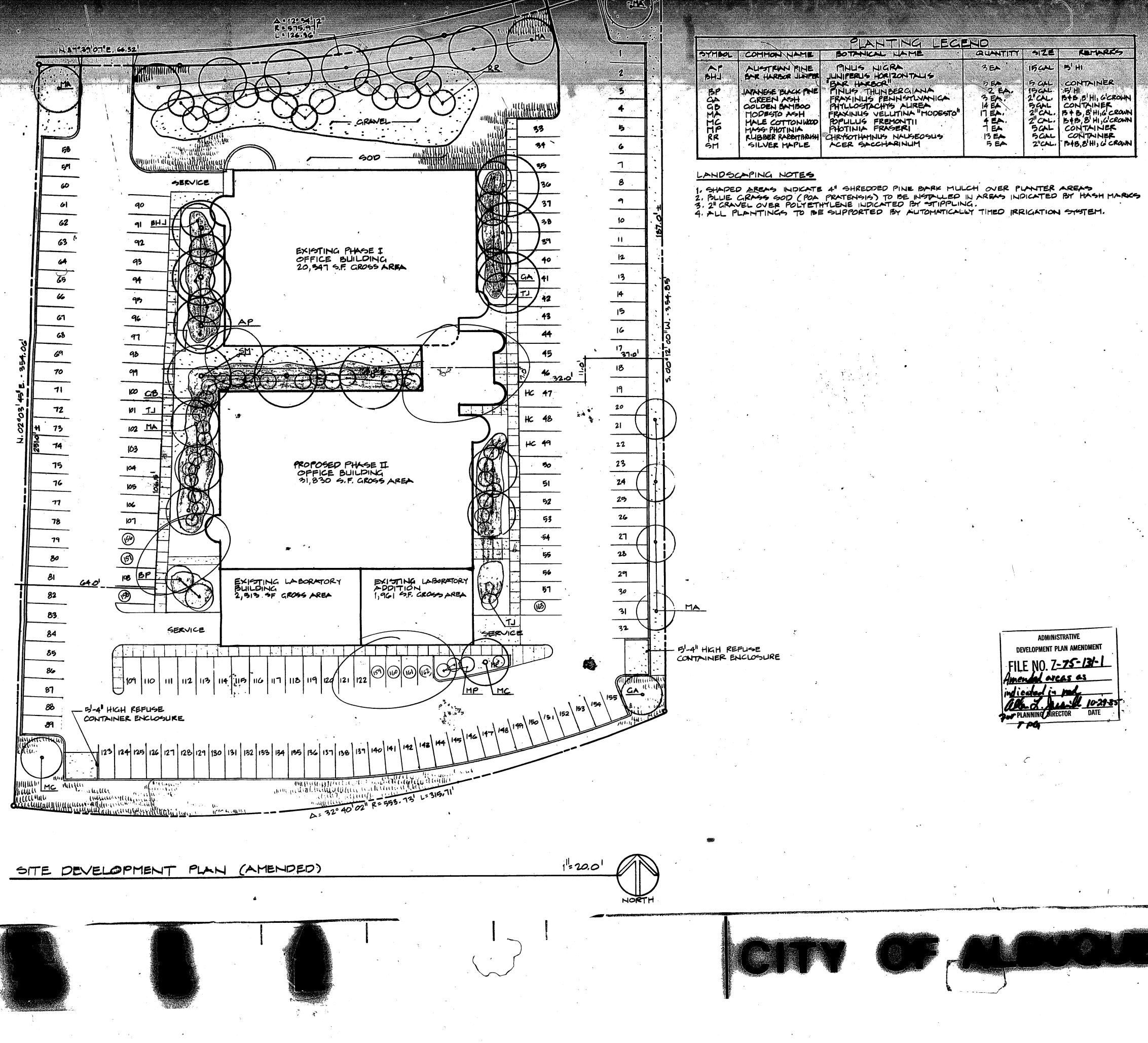
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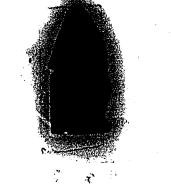


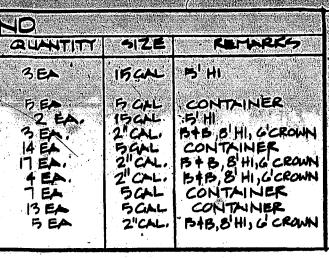


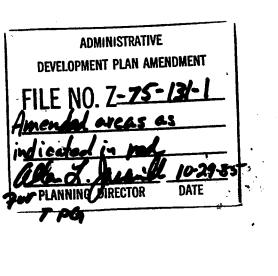












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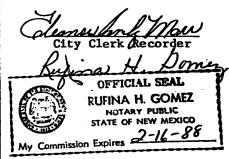
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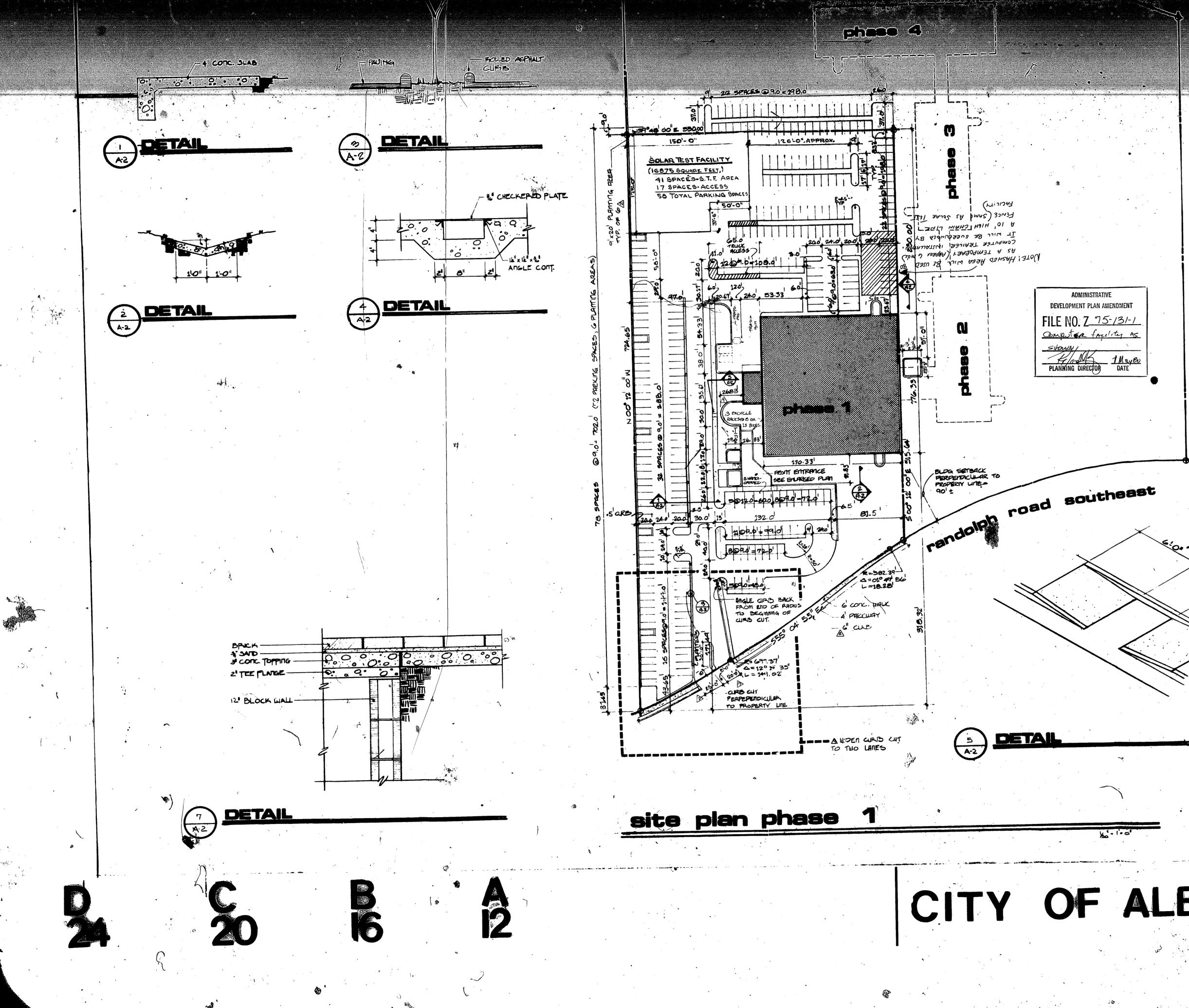
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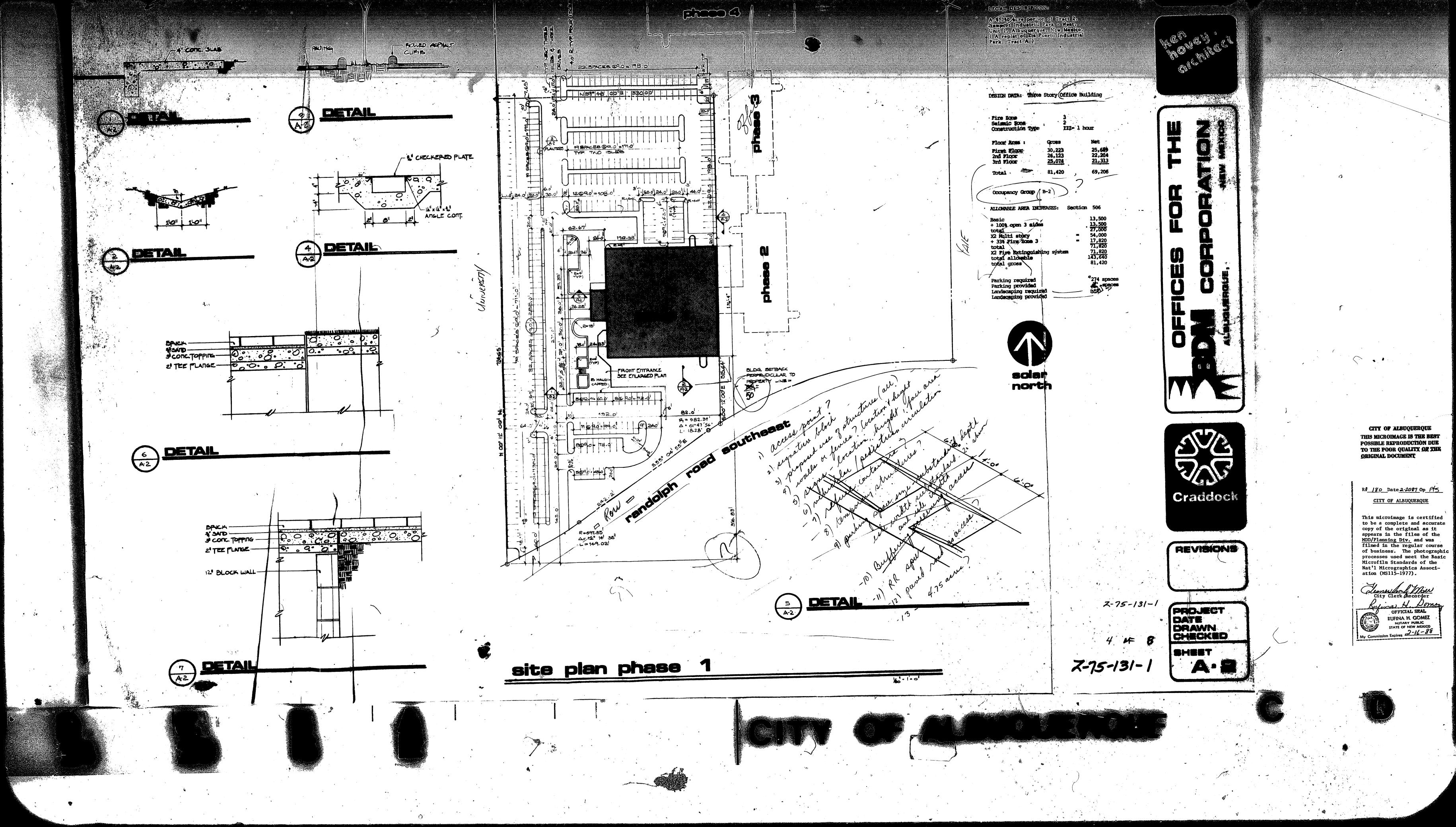






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Basic + 100% open 3 sides total X2 Multi story + 33% Fire Zone 3 total X2 Fire Extinguishing system total allowable	343,640		· · · · · · · · · · · · · · · · · · ·
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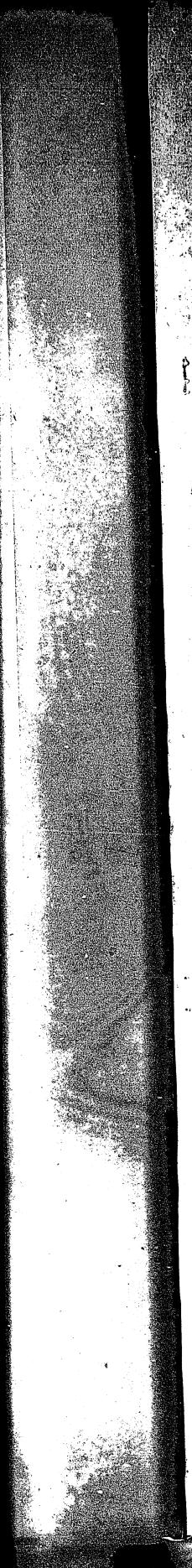


COA/PLANNING

ZONE CHANGE REQUESTS







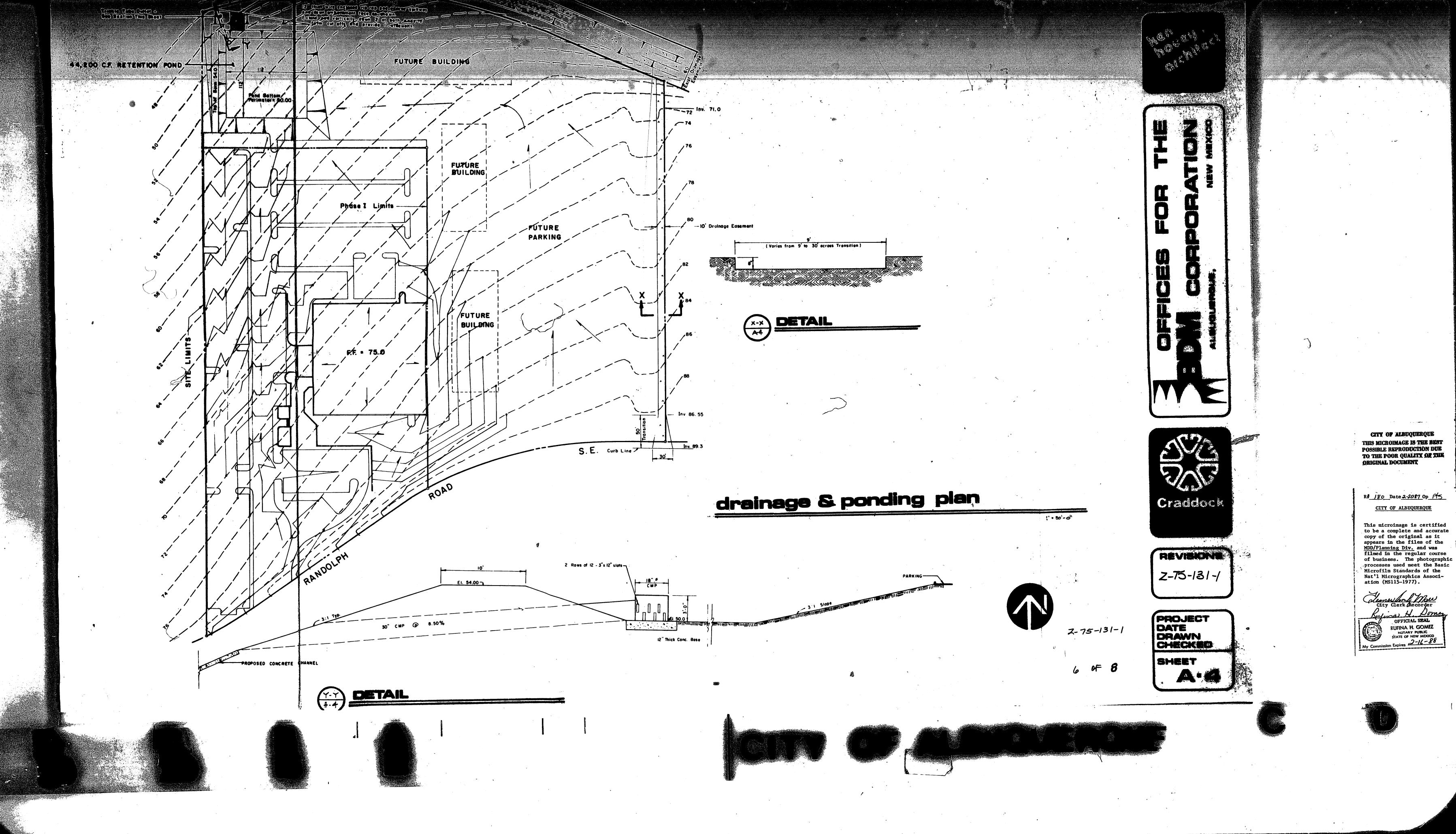
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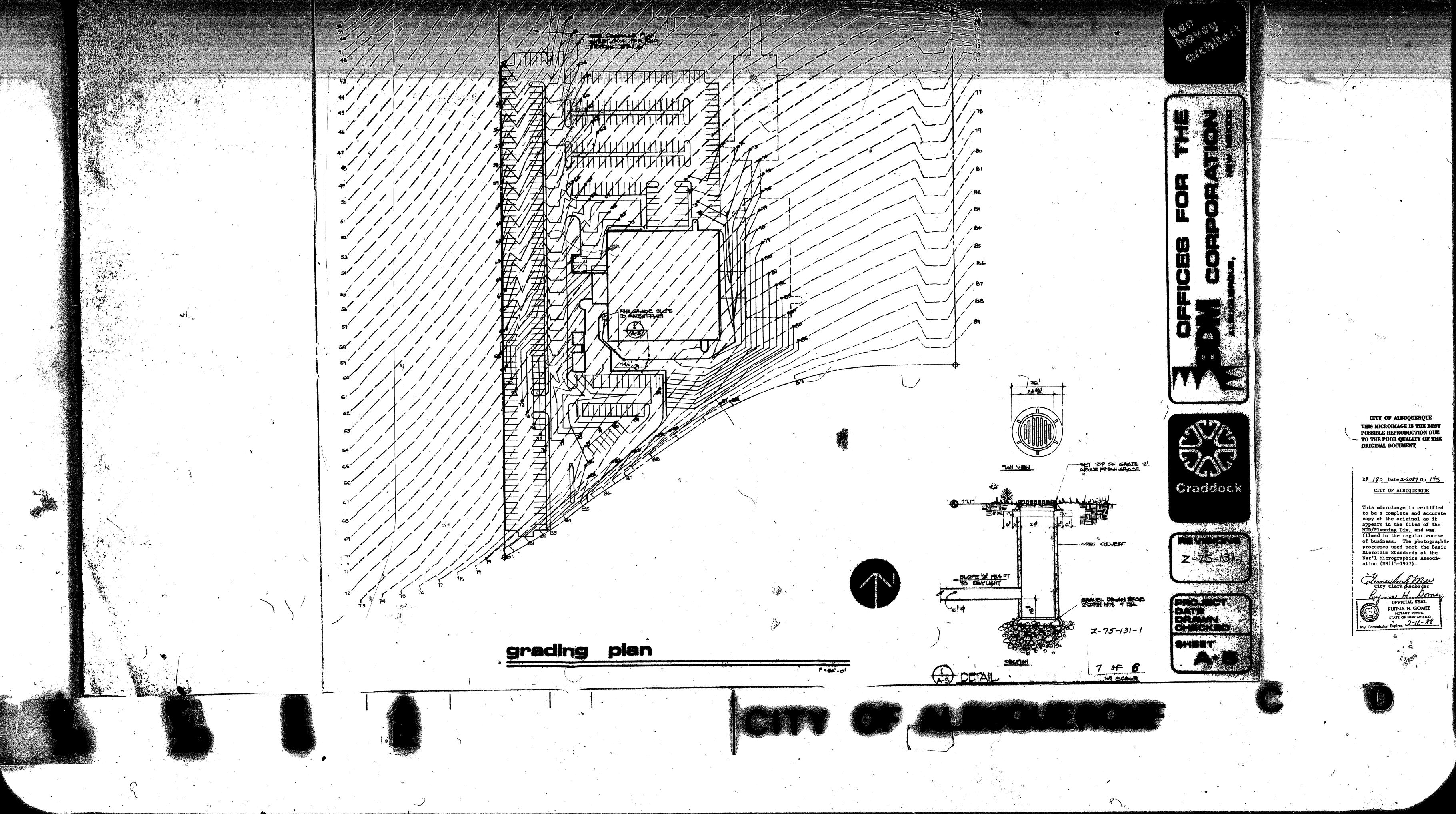
landscape plan

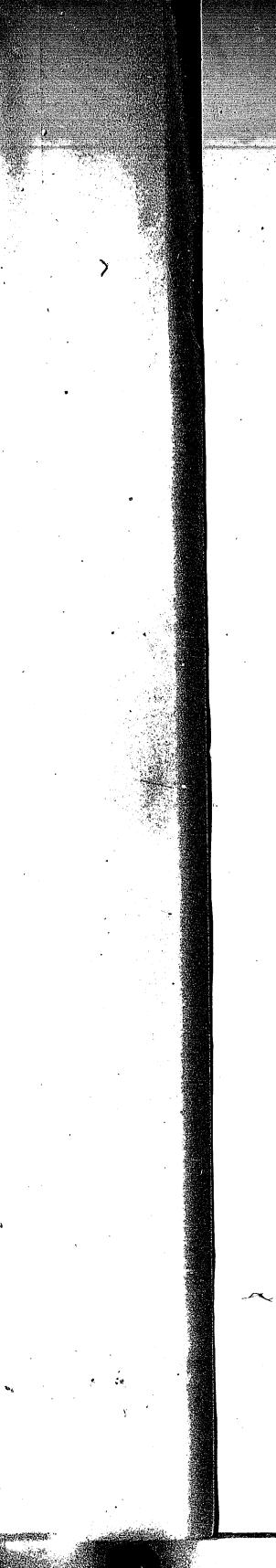






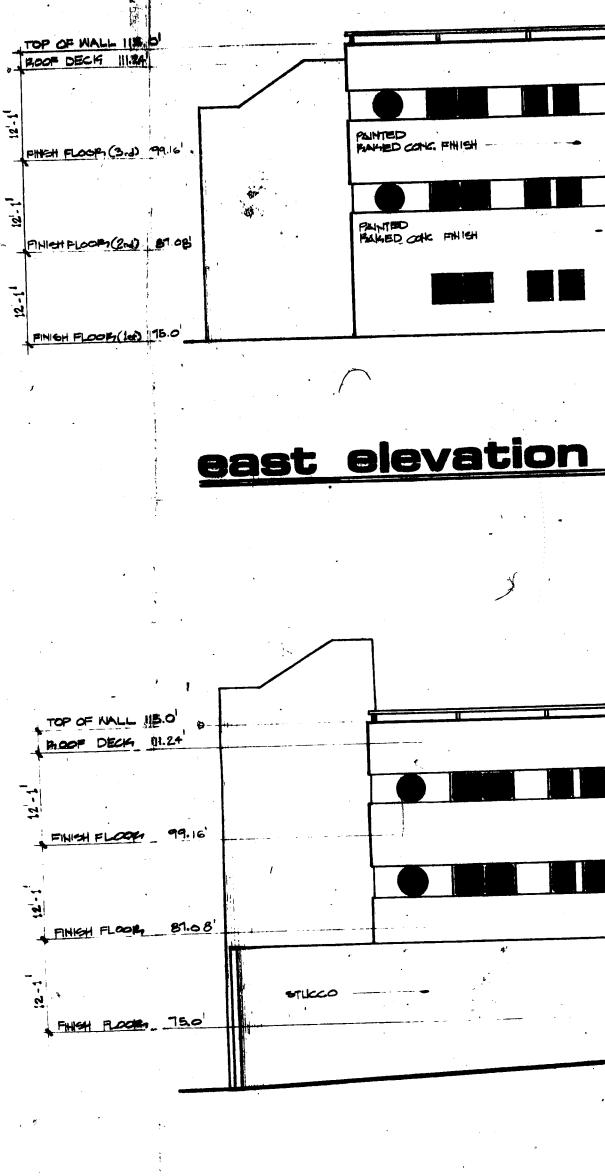




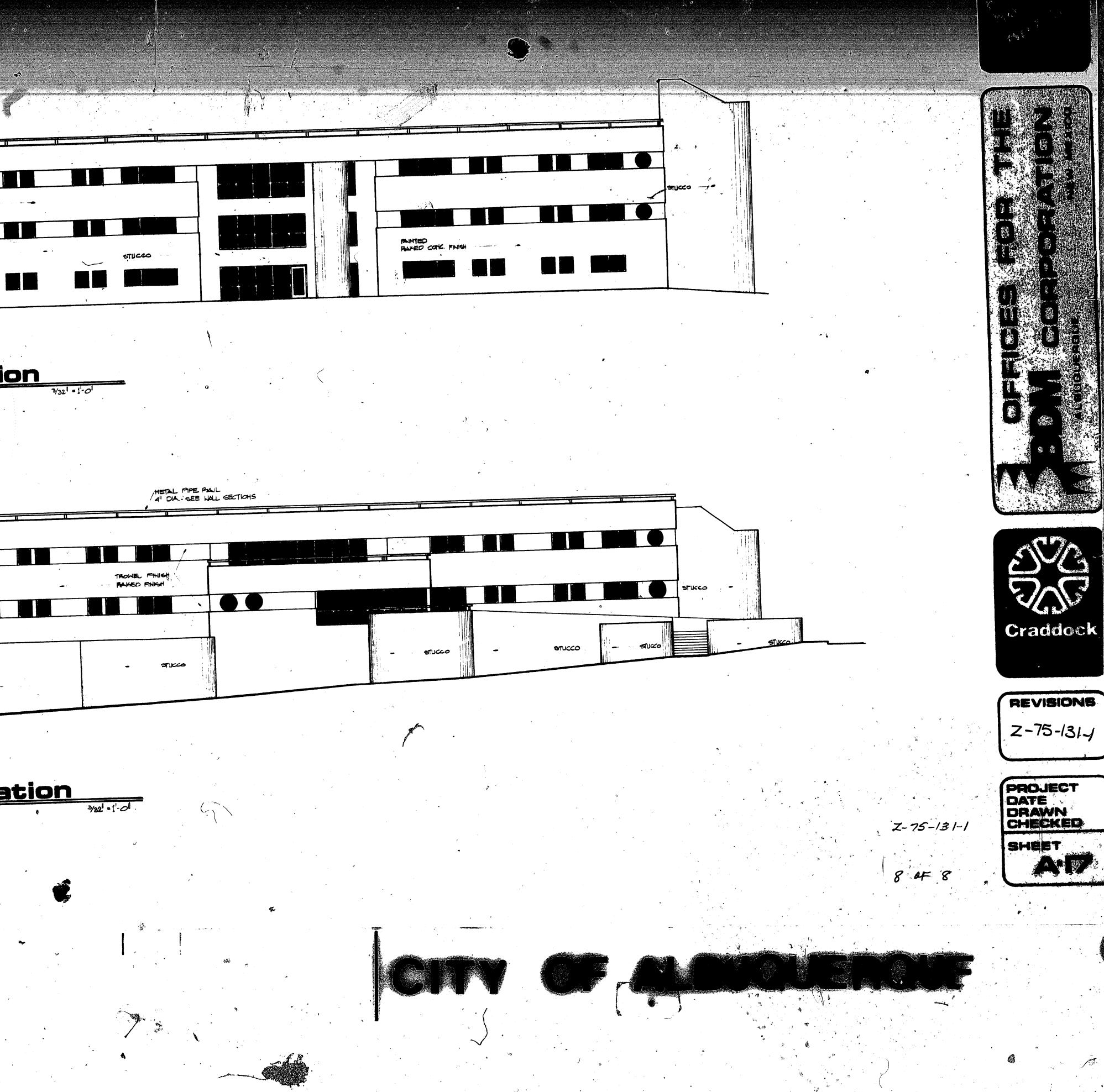


8

6



west elevation



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City Clerk Decorder Kufina H. Domen OFFICIAL SEAT RUFINA H. GOMEZ NUTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 2-16-88

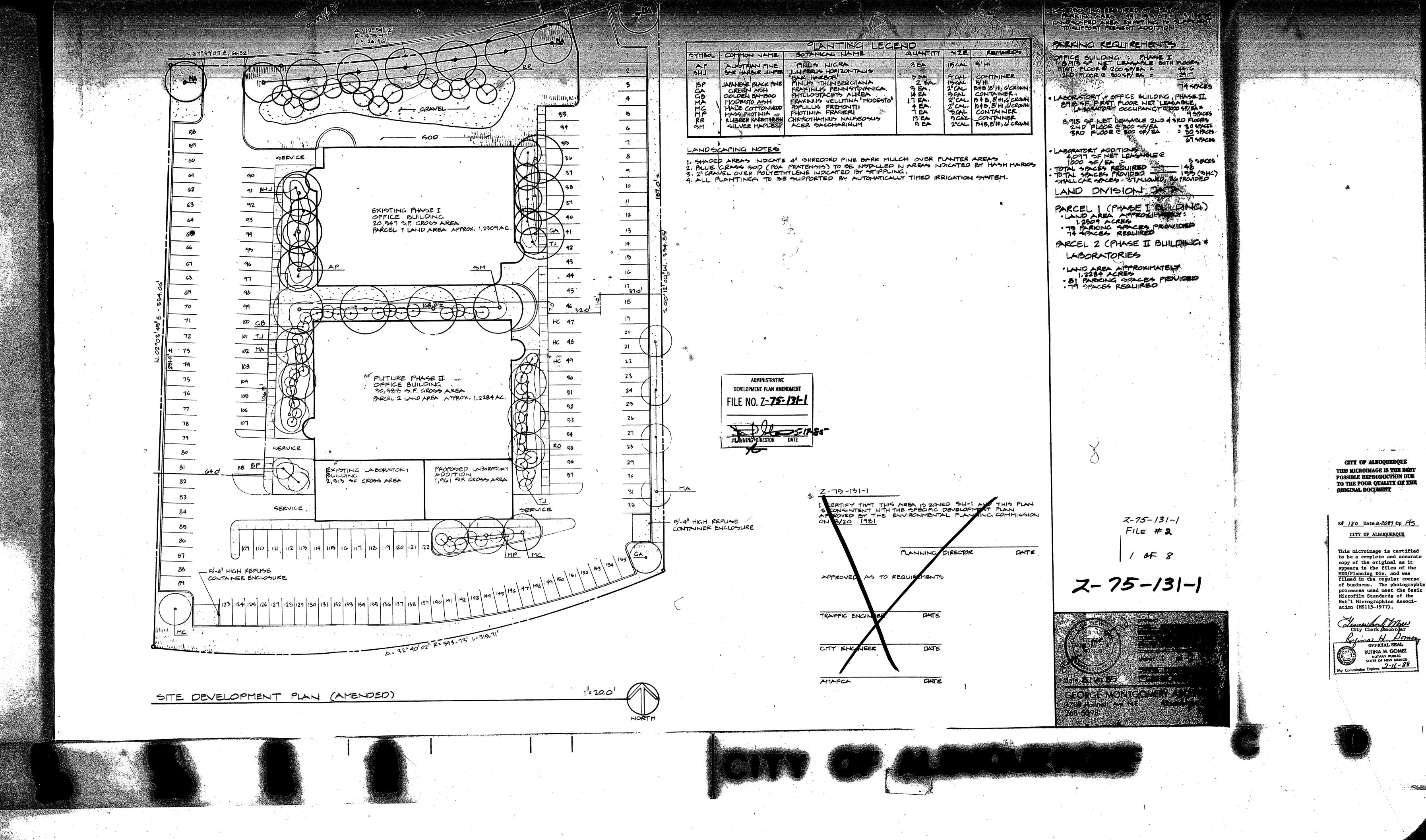


COA/PLANNING

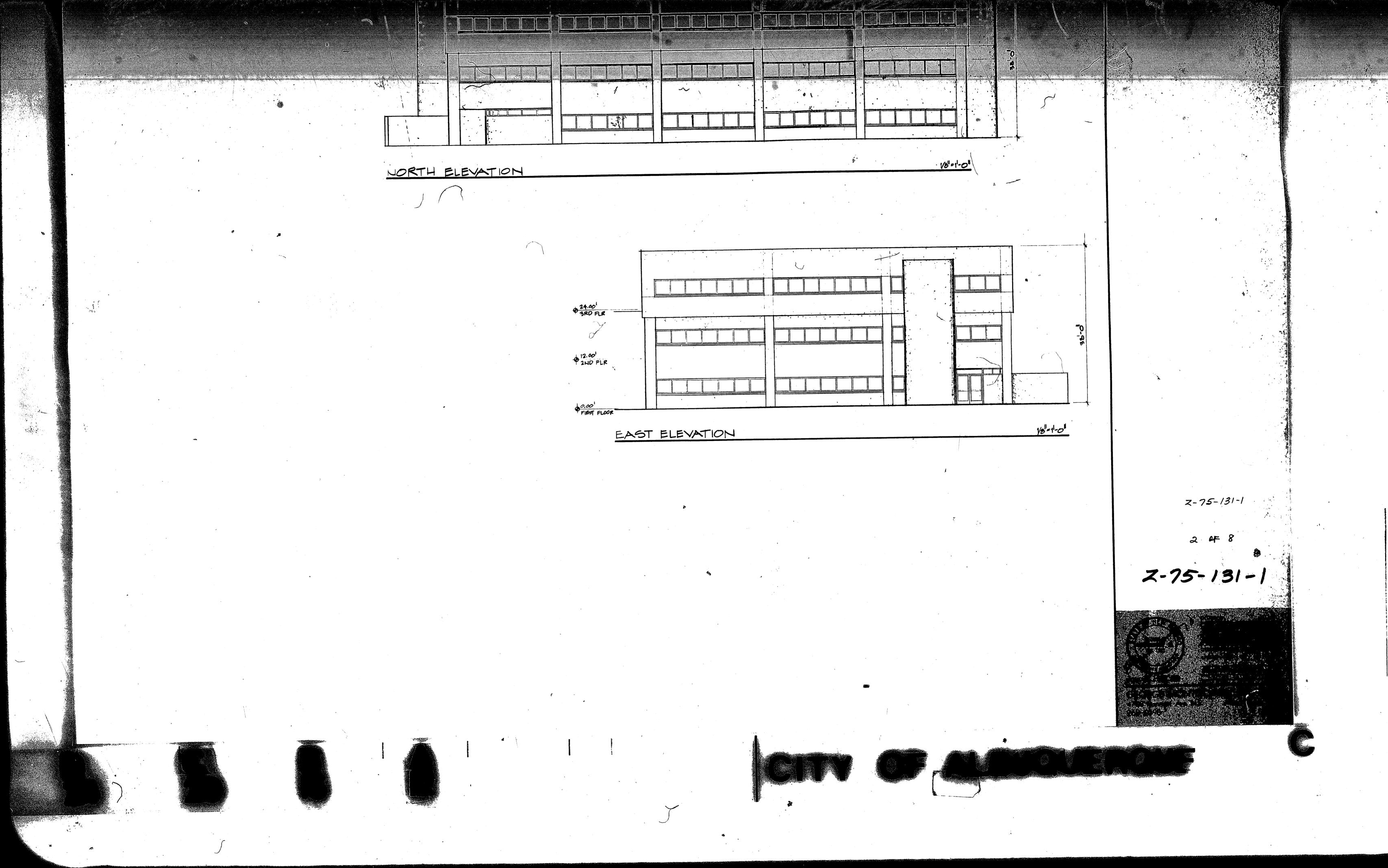
ZONE CHANGE REQUESTS











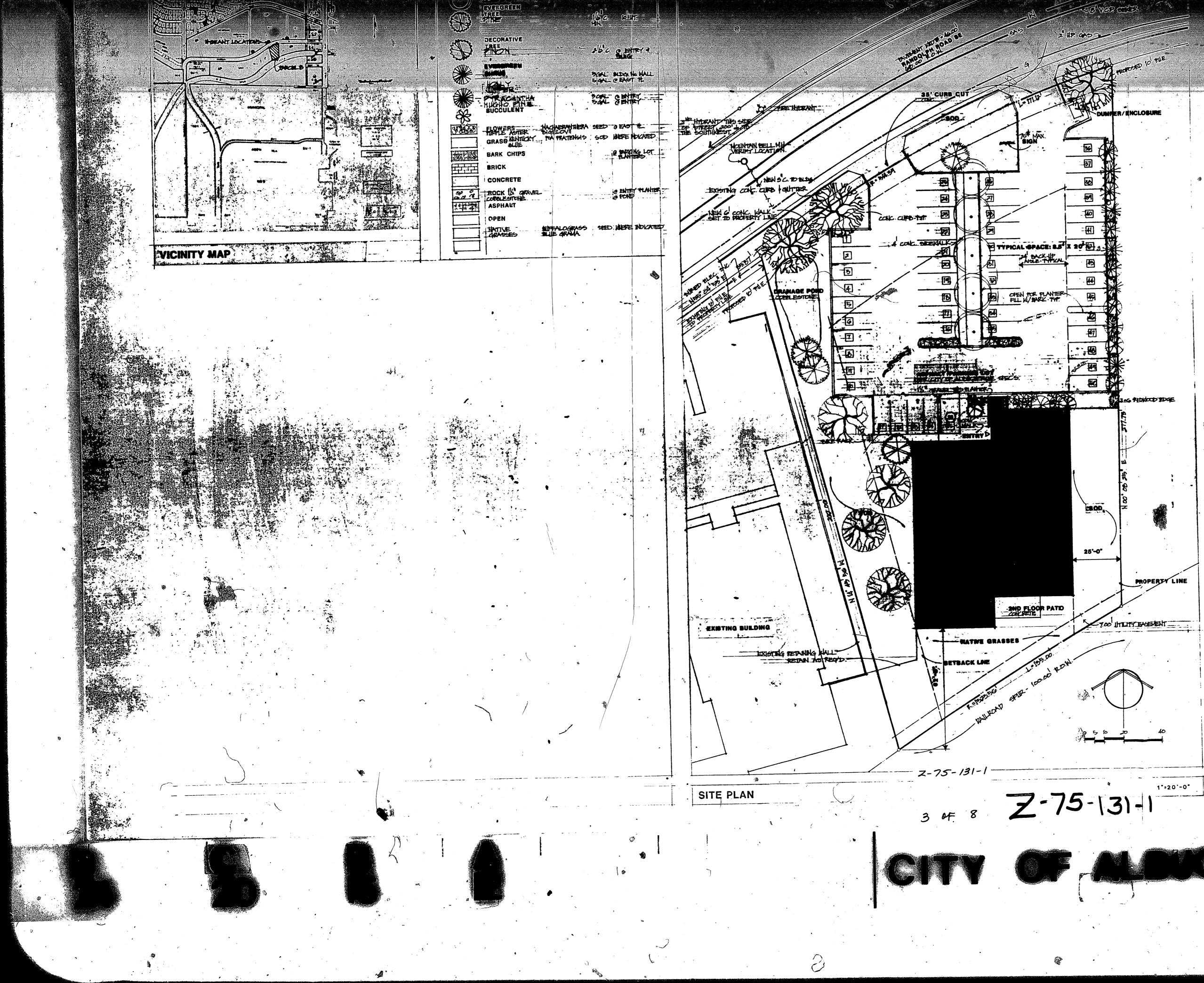
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AREA CALCULATIONS SITE 1.0000 ACRES

CITES CUILENTS -CITES CITES (FUE) LEXES CITES

BUILDHA BASSA SO PT GROUS ILGON SO FT NET LEASEABLE

DRAMAGE CINCL MILSANCE MATER) RELEASE AT 1 CAT THE SECOND THE NCL. MILSANCE MATER) RELEASE AT 1 CAT THE SECOND THE ACRE. OTHESTIC FLOWS ARE MININAL & WILL BE HANDLED BY THIS 2-141 P)

PARKING MPKING RECAILINED : 40 GARGES, INCL (HANDICAP PARKLING PROVIDED : 50 GRACES, NCL (HANDICAP ENCYCLE PARKING : 3 GRACES NNIMIN

LANDSCAPING

AREA RECALIFIED 1944 AREA PROVIDED 8763 STREET TREES TO BE LONDON FLAME TREES @ 50-0" OC.

TRUCHTION CORAT HEADS TO COMPLETELY COVER ALL SOD AREAS LIDDLERS & ALL PLANTERS - I FER EVERY 2 SHRIES I PER EA TREE IN PLANTER ALL TUMER TO BE LOCATED INSIDE BUILDING:

NOTE LANDSCARE MAINTENANCE TO BE RESPONSIBILITY OF BUILDING OWNERS.

Amended Landsrope Man 7/13/84 Approved

SITE DEVELOPMENT PLAN 9.13-83

9-13-83 1/13/23 17 Mune Fred & Beguin 3/13/83 CONDITIONAL

APPROVAL and DEVELOPHINIT PROCESS MAN 10he

PLAN 6/21/01

SITE DEVELOPMENT PLAN THE APPLIED TECHNOLOGY BUILDING

17 AUGUST 1983

architecus Lewis 1620 Central SE - Alburg, N.M. 87108 - (505) 247-1528 Dc. P. Schlegel No. 218 James C. Lewis No. 979 **1**A ITE DEVELOPMENT PLAN TT OS

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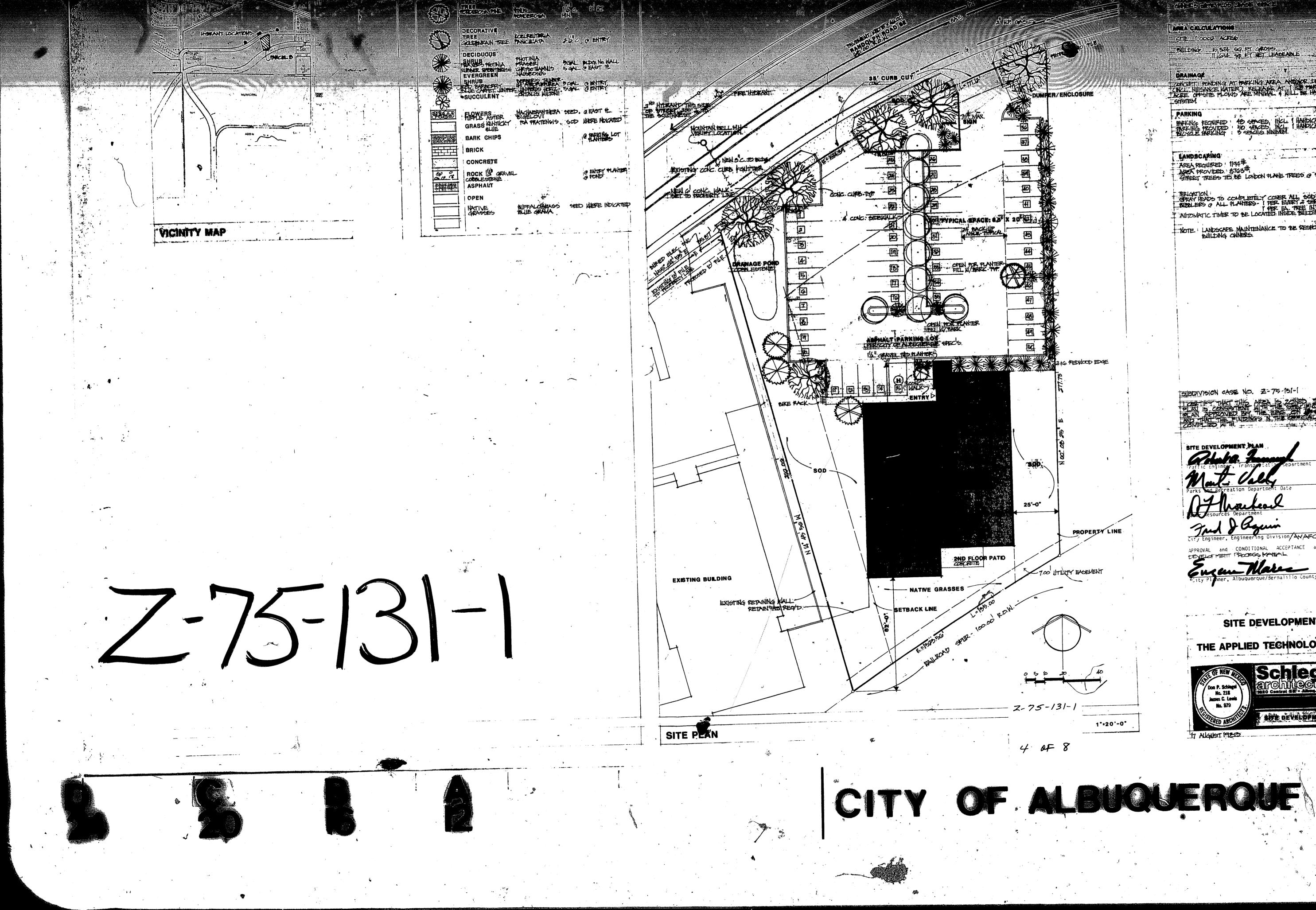
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City Clerk Decorger ujina H. OFFICIAL SEAL RUFINA H. GOMEZ NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 2-16-88





M. W. P. W. U. K. M. D. D.

SITE 1.0002 ACRES

& DETENTION TONE

EKING PROVIDED

AREA REQUIRED 1194# AREA PROVIDED 8763#

BRATION BRATHEADS TO COMPLETELY COVER ALL BUDLERS @ ALL FLANTERS- I PER EVERT ALHOMATIC TIMER TO BE LOCATED INSIDE BUILDING NOTE : LANDSCAPE MAINTENANCE TO BE RESPONSIBILITY OF

9.13-83 9-13-83 9/13/83 9/13/83 D Bauni Jul Dagun City Engineer, Engineering Division/ANAFCA Date

APPROVAL and CONDITIONAL ACCEPTANCE as specified by the

Engen Mare 9/16/83

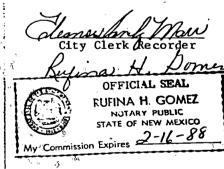
SITE DEVELOPMENT PLAN THE APPLIED TECHNOLOGY BUILDING

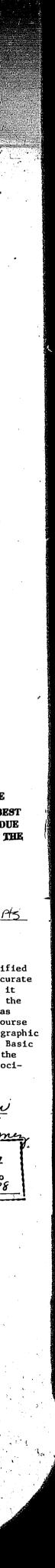


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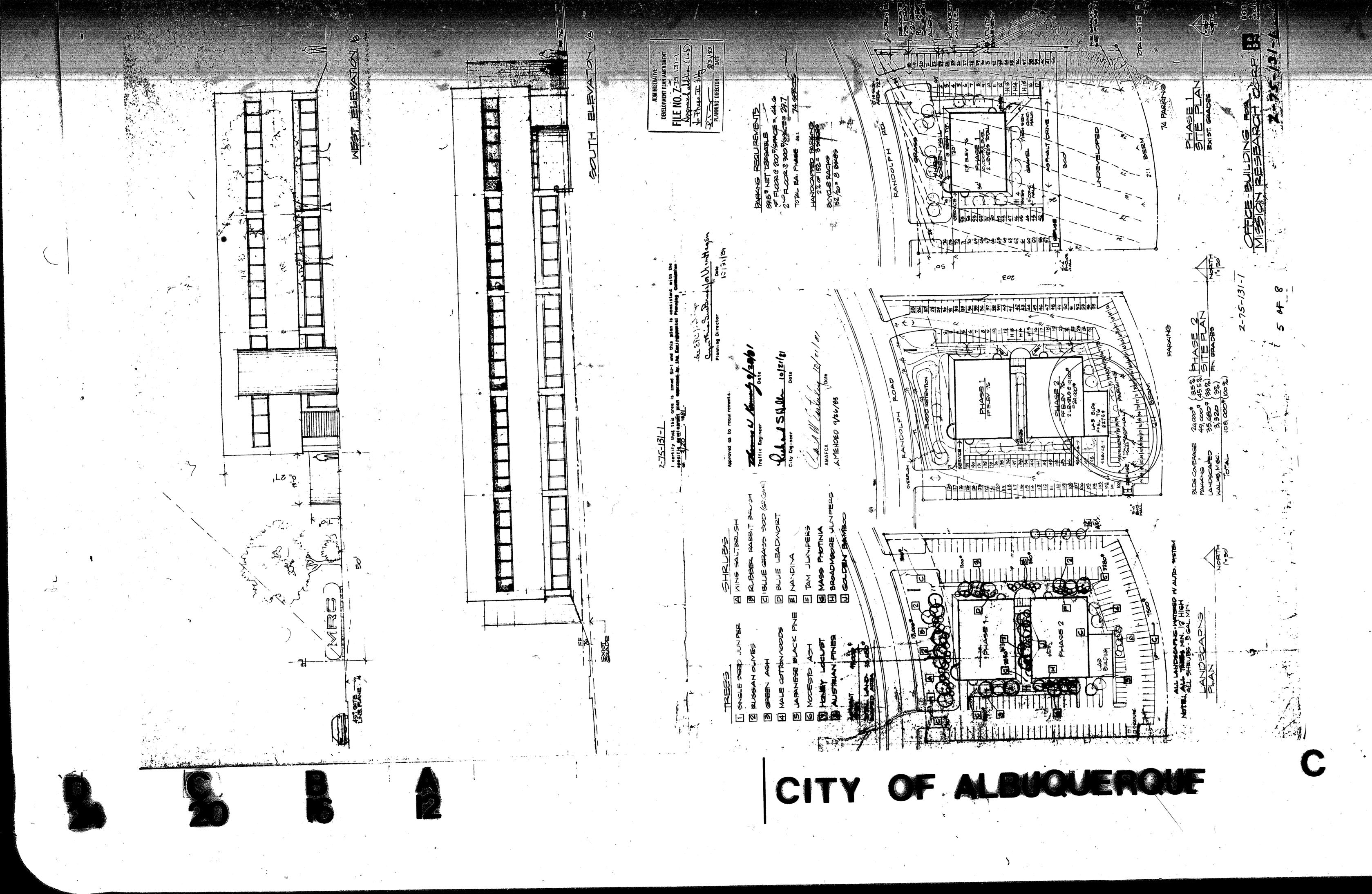




ZONE CHANGE REQUESTS

2 OF 2

Z - 75 - 131 - 1 #2



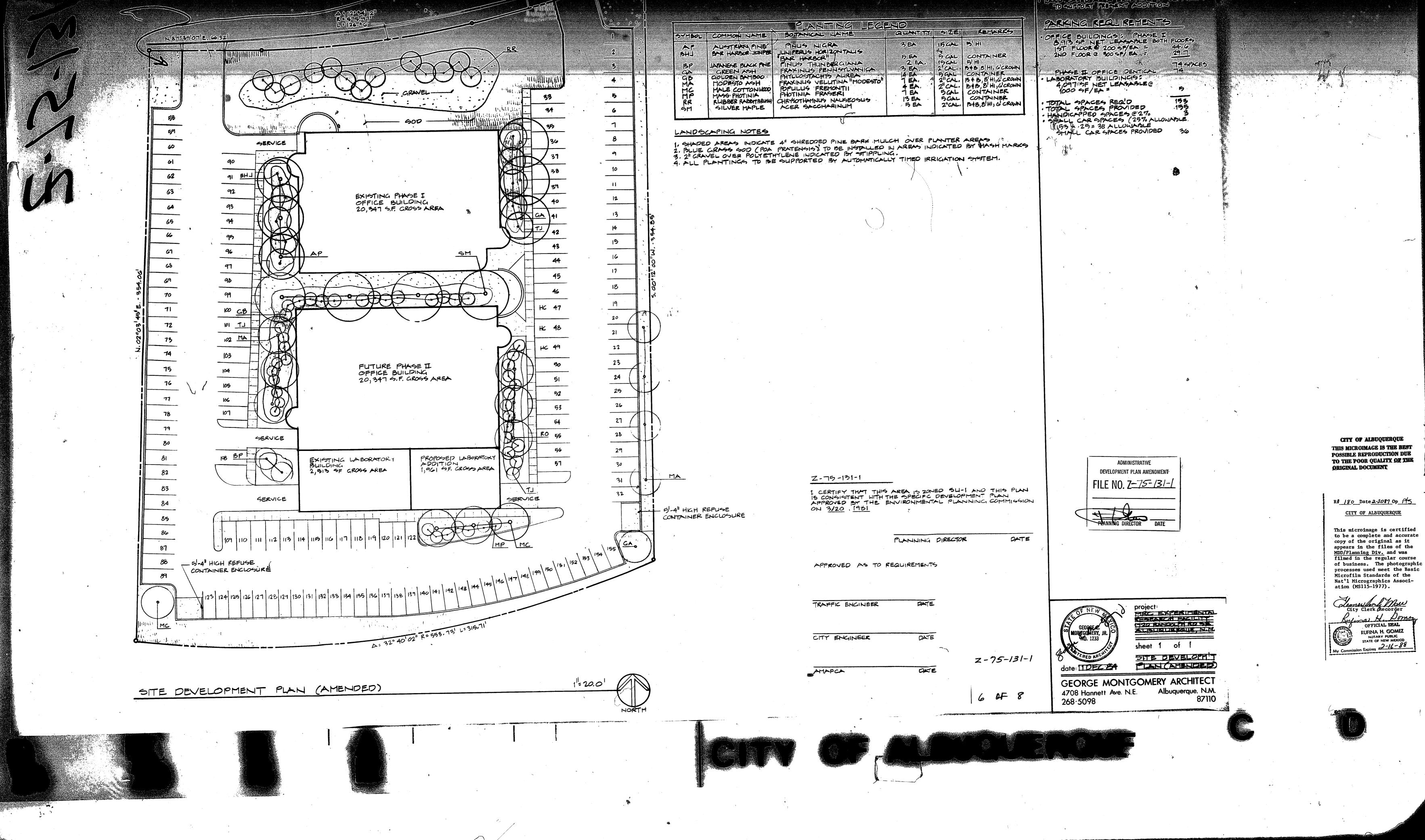
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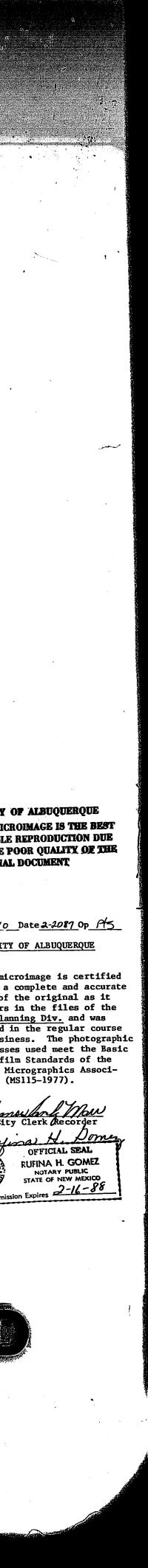
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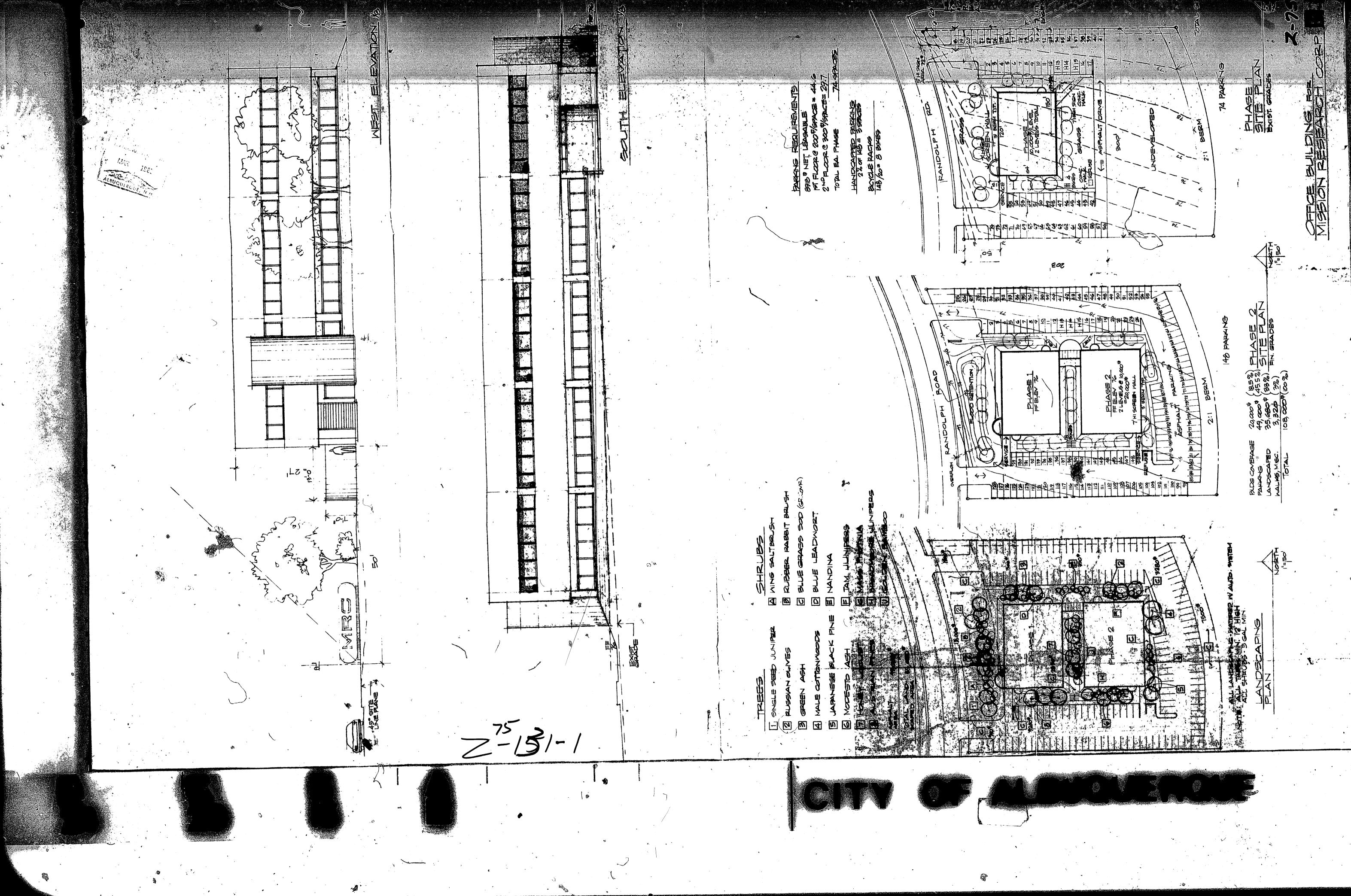
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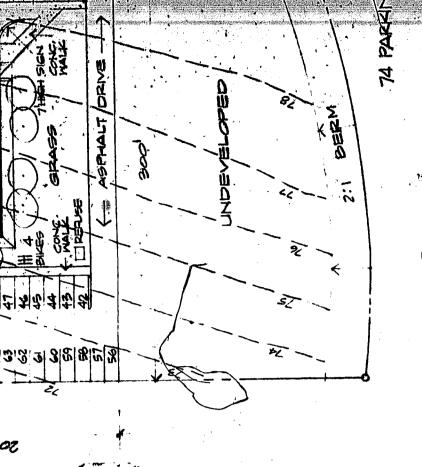
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