

APPLICATION FOR CHANGE TO THE ZONE MAP

2-936
AX-26
City of Albuquerque
Planning Commission

100907

APPLICANT: Wm. McKinley Wadsworth + Daley TELEPHONE: _____

ADDRESS: _____

AGENT: J. L. Lujan TELEPHONE: AP 40235
CH 23778

ADDRESS: _____

Carlton

Change to the Zone Map (\$25 fee) requested is from _____ zone to _____ zone for the following described property: Number of acres: _____ or square feet: _____

LEGAL DESCRIPTION OF PROPERTY (Use extra sheet, if necessary):

lot: _____ Block: _____ Plat: Lower Alvarado Court

LOCATION OF PROPERTY BY STREETS: On North Central between

between 1st & 2nd and _____

House Number, if any: _____

WAS THERE ANY PREVIOUS APPLICATION AFFECTING THIS PROPERTY? (Yes or No) No

REASON FOR REQUEST (Use extra sheet, if necessary):

Re: To Permit 2nd Park Bowling Alley with accessory business

Signature: A. L. Lujan Date: 10/21/59

INSTRUCTIONS -- The completed application should be submitted to the Planning Department, 220 Copper, NW. Each application must be accompanied by the filing fee of \$25 (checks should be made payable to the City of Albuquerque), and four copies of a sketch showing the location of the property which is subject of the request, location of buildings on the property, adjoining property, abutting streets and alleys, and north directional arrow. requests involving shopping centers, Special Use zone and redesign of land require additional material. Information may be secured from the Planning Department.

PLANNING DEPARTMENT, 220 COPPER, NW, P. O. Box 1293. Telephone: CH 7-1531, Ext. 257.

FOR OFFICE USE ONLY:

Z 985

Application received by: _____ PL Map _____

Application Confirmed: J. L. Lujan 10/28/60 Date: _____ Census Tract _____

CR AX21

W. L. Lujan 26

7

APPLICATION FOR CHANGE TO THE ZONE MAP

City of Albuquerque ^{2-036 Ax-26} Planning Commission

APPLICANT: Philip Hubbell TELEPHONE: CH 3-5361
CH 3-6624
ADDRESS: 312 Gold Ave. SW, Albuquerque, N.M.
AGENT: _____ TELEPHONE: _____
ADDRESS: _____

Change to the Zone Map (\$25 fee) requested is from _____ zone to C-2 zone for the following described property: Number of acres: 5 or square feet: _____

LEGAL DESCRIPTION OF PROPERTY (Use extra sheet, if necessary):

Tract No. 74 in Unit #2, of the Town of Atrisco Grant. Bounded: N-City Lot: _____ Block: _____ Plat: _____
Limits & Sunset Garden Rd; S - Eucariz Rd. E- Richard Croasco; W-Friar, et
LOCATION OF PROPERTY BY STREETS: On Eucariz and Sunset Garden Rd.

between 102nd and 106th

House Number, if any: _____

The City cannot be held responsible for wrong legal description or street address.

Legalmente la Ciudad no puede ser responsable por descripciones legales de propiedad y direcciones que seán listadas incorrectamente.

WAS THERE ANY PREVIOUS APPLICATION AFFECTING THIS PROPERTY? (Yes or no): No.

REASON FOR REQUEST (Use extra sheet, if necessary):

Petition for annexation.

Signature: Philip Hubbell Date: 4/29/60.

INSTRUCTIONS -- The completed application should be submitted to the Planning Department, 220 Copper, NW. Each application must be accompanied by the filing fee of \$25 (checks should be made payable to the City of Albuquerque), and four copies of a sketch showing the location of the property which is subject of the request, location of buildings on the property, adjoining property, abutting streets and alleys, and north directional arrow. Requests involving shopping centers, Special Use zone and redesign of land require additional material. Information may be secured from the Planning Department.

PLANNING DEPARTMENT, 220 COPPER, NW, P. O. Box 1293. Telephone: CH 7-1531, Ext. 257.

FOR OFFICE USE ONLY:

Application received by: J. Bennett Z 985 PL Map _____

Date: 4/29/60

Total area which will be created if zone change request is granted but comprising only C-1, C-2, C-3, P-1 and P-2 acreage: _____

CR AX21

APPLICANT: Ricardo Orozco TELEPHONE: Ch 3-5248

ADDRESS: 309 Mountain Road NE

AGENT: _____ TELEPHONE: _____

ADDRESS: _____

Change to the Zone Map (\$25 fee) requested is from Establishment of C-2 zoning zone to _____ zone for the following described property: Number of acres: 9.994 or square feet: _____

LEGAL DESCRIPTION OF PROPERTY (Use extra sheet, if necessary):
Tracts 72 and 73, Row 2 south of U. S. 66, Town of Arisco Grant.

Lot: _____ Block: _____ Plat: _____

LOCATION OF PROPERTY BY STREETS: On See legal description on annexation file.

between Sunset Gardens and Eucariz Roads SW

House Number, if any: none

The City cannot be held responsible for wrong legal description or street address.

Legalmente la Ciudad no puede ser responsable por descripciones legales de propiedad y direcciones que sean listadas incorrectamente.

WAS THERE ANY PREVIOUS APPLICATION AFFECTING THIS PROPERTY? (Yes or no): no

REASON FOR REQUEST (Use extra sheet, if necessary):

ANNEXATION

Signature: Ricardo Orozco Date: April 29, 1960

INSTRUCTIONS -- The completed application should be submitted to the Planning Department, 220 Copper, NW. Each application must be accompanied by the filing fee of \$25 (checks should be made payable to the City of Albuquerque), and four copies of a sketch showing the location of the property which is subject of the request, location of buildings on the property, adjoining property, abutting streets and alleys, and north directional arrow. Requests involving shopping centers, Special Use zone and redesign of land require additional material. Information may be secured from the Planning Department.

PLANNING DEPARTMENT, 220 COPPER, NW, P. O. Box 1293. Telephone: CH 7-101, Ext. 257.

FOR OFFICE USE ONLY:

Application received by: L. Burborn PL Map 7-986 985

Date: 4/29/60

Total area which will be created if zone change request is granted but comprising only C-1, C-2, C-3, P-1 and P-2 acreage: _____

CR AV-26 AX21
5-7-62

CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
7:00 P.M. Monday August 1, 1960
City Commission Room - City Hall
Second and Tijeras Avenue NW

Quoted

AX-21 H. F. Friar, W. J. McKinley, C. F. Norgo, Ricardo Orosco and Phillip
Z-985 Hubble request annexation to the City of Albuquerque and simultaneous
establishment of C-2 zoning for Tracts 72, 73, 74, 75 and 76, Row 2,
South of U. S. 66, Town of Atrisco Grant. This area is bounded by
102nds Street SW, 106th Street SW, Eucariz Avenue SW and Sunset Gardens
Road SW, and these rights-of-way are included in the annexation.

The following five requests, AX-29, Z-986, S-1082 MP, TP-146, and V-284 will be
considered as a joint application and are as follows:

AX-29 Harry Morris, agent for Snow Construction Company, requests annexation
Z-986 to the City of Albuquerque and simultaneous establishment of R-1, O-1
S-1082MP (R-4), C-1, C-2, and M-2 zoning for portions of Sec. 32,
28, 29, 33 and 34, T 10 N, R 2 E, and portions of Sections 4,
5 and 9, T 9 N, R 2 E, as shown on the proposed master plan of Snow
Vista, S-1082 MP, formerly Hoffman City and on file in the Planning
Department, 220 Copper NW.

TP-146 Harry Morris, Agent for Snow Construction Company, proposes an amendment
to the Thoroughfare Map Plan that the Gibson Route west of Coors Blvd be
realigned to conform with the proposed master plan of Snow Vista, S-1082MP,
formerly Hoffman City. CR: AX-29, Z-986.

V-284 Harry Morris, agent for C. B. Shambaugh and Snow Construction Company,
requests vacation of the following portions of right-of-way to implement
proposed realignment of portions of 98th Street SW and Sage Road SW:

- (1) A triangular portion of 98th Street SW at the NW corner
of the intersection of 98th Street SW and Sunset Gardens
Road SW.
- (2) The portion of 98th Street SW between Eucariz Road SW and
the south boundary of Unit 7, Town of Atrisco Grant.
- (3) The westerly 825 feet, more or less, of Sage Road SW
between 94th Street SW and 98th Street SW.

Z-988 Rev. Howard B. Hines, agent for University Heights Evangelical United
Brethren Church, requests change of zone from R-3 to P-1 (Parking) for
Lot 23, Block 2, University Heights Addition. Located on the west side
of Harvard SE the second lot south of Silver SE (203 Harvard SE).

July

REPORT TO CITY PLANNING COMMISSION

S-1082MP, Snow Vista
Z-986
Z-985
AX 21
AX 29
TP 146
V-284

REQUEST FOR ANNEXATION AND SIMULTANEOUS
ZONING FOR APPROXIMATELY 2500 ACRES
ON THE WEST MESA SOUTH OF CENTRAL,
WEST OF COORS, AND NORTH OF BARCELONA.

August 1, 1960

PLANNING DEPARTMENT
City of Albuquerque

CITY PLANNING COMMISSION
August 1, 1960
AX-29, Z-986, TP-146, V-284;
S-1082 MP; AX-21, Z-985

REQUESTS:

A. Harry Morris, agent for Snow Construction Company, requests consideration of the following items:

Z-986 ANNEXATION and simultaneous R-1, O-1 (R-4), C-1, ZONING for portions of
AX-29 Sections 32, 28, 29, 33 and 34, T 10 N, R 2 E, and portions of Sections 4,
5, and 9, T 9 N, R 2 E. (Snow Vista)

TP-146 Amendment to Thorofare Map Plan that the Gibson Route west of Coors Boulevard
be realigned to conform with the proposed master plan of land described above.

S-1082 MP Master Plan of SNOW VISTA, formerly Hoffman City.

B. Harry Morris, agent for Snow Construction Company and C. B. Shambaugh, requests
V-284 vacation of the following portions of right-of-way to implement proposed realign-
ment of portions of 98th Street SW and Sage Road SW:

1. A triangular portion of 98th Street SW at the northwest corner of the intersection of 98th Street SW and Sunset Gardens Road SW.
2. The portion of 98th Street SW between Eucariz Road SW and the south boundary of Unit 7, Town of Atrisco Grant.
3. The westerly 835 feet, more or less, of Sage Road SW between 94th Street SW and 98th Street SW.

C. H. F. Friar, W. J. McKinley, C. F. Norgo, Ricardo Orosco and Phillip Hubbell
AX-21 request ANNEXATION and simultaneous establishment of C-2 ZONING for Tracts
Z-985 72, 73, 74, 75, and 76, ROW 2, South of U. S. 66, Town of Atrisco Grant.
Bounded by 102nd Street SW, 106th ST. SW, Eucariz Avenue SW and Sunset
Gardens Road SW and these rights-of-way are included in annexation.

PETITIONS:

I/We, the undersigned owner/s of the indicated parcels of the following described property which is contiguous to the city limits petition the City of Albuquerque, New Mexico, to annex and make a part of the City of Albuquerque the land hereinafter described:

A. SNOW CONSTRUCTION COMPANY
P. O. Box 1757
/s/ Elmer T. Lewis, Vice President

Portions of Sections 32, 28, 29, 33
and 34, T 10 N, R 2 E, and portions
of Sections 4, 5, 9, T 9 N, R 2 E.

B. /s/ H. L. Friar Carlton
6800 Carlton Avenue NE

Tracts 75 and 76, ROW 2, South of
U. S. 66, Town of Atrisco Grant.

/s/ C. F. Norgo
2113 Garcia NE

CITY PLANNING COMMISSION
 August 1, 1960
 AX-29, Z-986, TP-146, V-284;
 S-1082MP; AX-21, Z-985.

/s/ W. J. McKinley
 9917 Constitution NE

C. /s/ Ricardo Grosco
 309 Mountain Road NE

Tracts 73 and 72, ROW 2, South
 of U. S. 66, Town of Atrisco Grant.

D. /s/ Phillip Mubbell
 312 Gold Avenue SW

Tract 74, ROW 2, South of U. S. 66,
 Town of Atrisco Grant.

AREA:

Under petition by Friar et al
 Under petition by Snow Construction Co.

Acres
 25.00 approximately
 2,562.88 (Planning Department
 Calculations)

GRAND TOTAL

Material: 1. Report
 2. Sketch
 3. Petitions on file
 4. Master Plan plat.
 5. Letter from PMA

PL Maps: L-8 and 9
 M-8, 9, and 10
 N-8 and 9
 P-9

Census Tract: All in 47.

Land Use: Nearly all of the land/^{is vacant}with the exception of some new homes and several
 commercial developments along 98th Street, near Eucarliz.

POSITION OF CITY OF ALBUQUERQUE: The petitions for annexation are in conformance with
 the State Statutes.

REPORTS FROM OTHER DEPARTMENTS: (Initial Circulation)

Public Service Company:.....TP-146.....No objection.
 S-1082 MP..Can be worked out satisfactorily with
 subdivider.
 V-284.....No objection since owner agrees to
 pay cost of any relocation required.
 AX-21.....No objection.
 AX-29.....No objection.
 Z-985.....No objection. (Elmer Harvey, 7-20-60)
 Z-986.....No objection.

Traffic Engineers:.....TP-146.....No objections in this alignment better
 fits topo.
 V-284..... No objections with annexation. I feel
 all streets, street lighting, and street
 name signs should be in place and meet
 city specifications, prior to annexation-
 any traffic control devices should meet

CITY PLANNING COMMISSION
August 1, 1960
AX-29, Z-986, TP-146, V-284;
S-1082 MP; AX-21, Z-985

REPORTS FROM OTHER DEPARTMENTS CONTINUED:

State Highway Dept. specifications
and warrants. 7-20-60.

Mountain States Tel & Tel:

There is an existing telephone manhole at the intersection of Col. Sage Road and 94th Street., which is the terminus of the underground telephone conduit on 94th St. SW. This alignment of proposed Gibson Blvd. should be reviewed with Mr. James Roberts, our engineer so that existing manhole will be in a satisfactory location. It is important that this manhole does not fall in a driving lane.

We are awaiting the alignment of Gibson Blvd. from 94th to the east line of Unit one Atrisco Village. This is urgently needed so that underground telephone cables may be placed in a permanent location on this street. This is required as soon as possible for establishing adequate telephone service to this area.

We are not affected by any other portions of this request.

City Engineer:

Approved with the suggestion that the area shaded green be included in the annexation in order that the boundary line will follow a definite lot or property line. 7-16-60.

City Parks and Recreation:

I have no objections from a Park and Recreation point of view. 7-14-60.

Public Schools System:

We would suggest school sites as agreed in our discussions. 7-14-60.

Building and Inspections:

No reply received.

Land Agent:

The Public Lands Department is not interested in this item. 7-18-60.

Water Department:

The Water Department is not too concerned on the changes of alignment. We do need water line routes. (The water MP for this area is not quite complete) 7-20-60.

FINAL COMMENTS OF OTHER DEPARTMENTS:

A meeting was held in the City Planning Department on July 26th to discuss the revision of the developer's master plan proposed by this Department. Following are the comments of those present:

City Manager:

1. Reduction of C-2 and G-1 zoning essential to good master planning.
2. Should have 106' r/w for 98th Street.
3. If possible, Loop Drive should follow the power line easement.

Albuquerque Public Schools:

General location of schools appears good. I do not know what the specific areas outlined on the map would be topographically suitable for school building and playground use. This general lay-out seems superior to the earlier one proposed by the sub-divider from the standpoint of school planning.

City Engineer:

The Planning Department's proposed redesign of main arterials through the above mentioned plat is satisfactory to this office. There is sufficient natural fall in the whole area to provide adequate sewer grades regardless of the street pattern.

Traffic Engineer:

The power line r/o/w should certainly be made use of for the loop road. This is a joint use of land.

The shifting of the major street from 86th to 1/2 way between 98th Street and Coors is better from a traffic pattern standpoint.

V-284 can be handled by traffic if it does agree with prior planning. 98th Street should have 106' of R/O/W.

Water Department and

Location of proposed zone boundaries and necessary major transmission and distribution lines as indicated on the attached preliminary master plan should be taken into account relative to right-of-way and easements in planning or master planning this major area.

Herkenboff-Road Associates:
Parks and Recreation:

The Master Plan for Snow Vista as amended appears to be satisfactory from the Parks and Recreation Dedication Policy.

C
O
P
Y

Federal Housing Administration
301 San Mateo Blvd., SE
Albuquerque, New Mexico
July 28, 1960

City Planning Department
P. O. Box 1293
Albuquerque, New Mexico

Attn: J. Udy

Re: Hoffman City
Master Plan
Albuquerque, New Mexico

Gentlemen:

Our Land Planning and Community Planners have reviewed the plan submitted by the Snow Construction Company dated June 6, 1960, entitled "Snow Vista Zone Map".

We understand that this proposed zoning map was prepared for the major portion of this land presently being considered for annexation by the City of Albuquerque. The plan therefore, does not specify proposed land uses, except within the broad limits set forth in the City of Albuquerque zoning regulations, although it does contain some of the elements of a master plan.

It would appear that no attempt has been made to prepare an up-to-date master plan reflecting the suggestions or recommendations made by either the City Planning Department or FHA in regard to basic elements brought out in our letter to the sponsor of April 14, 1960. In a number of important respects the "Snow Vista Zone Map" represents a definite departure from the Preliminary Master Plan and Statement of Intent originally approved in principle by the City of Albuquerque and the FHA.

We recognize that inholdings is a major problem confronting the sponsor. Inasmuch as these parcels are not included in the proposed annexation, their future use cannot be controlled due to the absence of zoning in unincorporated areas of the county. We understand, that as a matter of policy, the City does not normally force annexation against the wishes of any landowner. Although the parcels under outside ownership which occur along Gibson Boulevard present possible future land use conflicts, they are limited in size and surrounding development can be handled so as to minimize adverse effects. However, one parcel, a strip roughly 1/4 by 1 miles in dimension, projects completely across the southeast neighborhood and into the neighborhood west of 98th Street, presenting a major problem in the preparation of a logical and valid community plan for surrounding areas. Matters are further complicated, we understand, by the fact that title to this strip of land is presently being contested in court. Previous planning has proposed high school, golf course and community park uses for the land immediately south of Parkway Drive and east of 98th Street. These uses will be affected relatively little by whatever uses are ultimately developed for the parcel. However, without zoning control, the inholding represents a hazard to the proposed residential area to the south.

August 1, 1960

L-8

200

985 21
284

Z-886 - AX-29

Tracts 72, 73, 74, 75 and 76, Row 2, South of
Central, Town of Atrisco.

Annexation and Zoning

N.L. Friar	6800 Carlton NW.	024233
W.J. McKinley	9917 Constitution NE	024232
C.F. Norgor	2113 Garcia NE	024231
Ricardo Orosco	309 Mountain NE	024230
Philip Hubbell	312 Gold SW	024229

7-22-60	JVE/SB	6/17/60
M. King and	JVE/SB	6/17/60

It is felt that the southwest neighborhood, into which this inholding protrudes somewhat, will not be seriously effected, particularly if the unzoned area is buffered from residential by transitional land uses. It must be assumed that the 98th Street arterial will be extended through the inholding by condemnation if necessary. A major plan revision would prove necessary if this assumption proves incorrect.

Elements of the plan.

A modification of the previous plan is apparent in two respects:

- a. The 82nd Street arterial has been relocated to an 86th Street alignment; and
- b. The most northerly east-west arterial has been relocated from the section line to an alignment abutting the Atrisco Village residential area and connecting with Gibson Boulevard. Both of these revisions are considered to be desirable improvements to the planned arterial system.

We understand that the alignment of Barcelona from 98th Street toward the north-west has not been accepted by the City of Albuquerque Planning Department. The City apparently prefers that Barcelona be turned north along the major power transmission easement which forms the west boundary of Atrisco Village. Such an alignment will make possible better neighborhood planning of the area west of the power line and avoid difficult land use and arrangement problems, which would otherwise occur in the acute angle formed by the power line and the proposed placement of the arterial.

At this stage of master planning, future traffic volumes should be tentatively assigned to the several arterials and these volumes reflected in terms of right-of-way widths and proposed cross sections.

We suggest that the sponsor request assistance from the City of Albuquerque in this respect so that the treatment of land abutting these thoroughfares can be more carefully considered in the general land use plan. Since arterials are planned at one-half to three-quarters mile intervals, it seems reasonable to assume that not all of them will carry sufficient traffic to seriously affect the use of abutting land for residential purposes. It appears most desirable that Gibson Road, Barcelona and 98th Street be planned as the major traffic carriers. Traffic on these streets will probably warrant special treatment of abutting residential uses to avoid or minimize adverse effects.

2. Commercial Land Use.

In general, this zoning map proposes a pattern of ribbon business uses along both sides of all arterial streets.

There is no designation of specific uses beyond the general zoning categories of R-4 (Hotel and Office), C-1 (Neighborhood Commercial) and C-2 (Community Commercial). In the absence of market analysis to prove future need for this amount of commercial zoning, it must be considered as excessive in all categories.

Neighborhood Commercial is scattered about in small spots, few of which are of sufficient size to accommodate a well-planned shopping center. It is suggested that the location of neighborhood shopping centers at one mile intervals at the intersection of arterial streets would adequately serve the convenience shopping needs of the residents with a minimum of land use conflict.

Similarly, major commercial is distributed at frequent intervals. It is suggested that this type of business use be restricted to areas at the intersections of 98th Street with Gibson Boulevard and Barcelona and that it be eliminated from all other areas.

While the proposed R-4 zoning permits multi-family residential development, it is considered a commercial zone and permits a loose collection of hotel, motel and office uses. While some amount of office use would appear logical and beneficial to the community, hotels and motels would appear out of place. Office use is considered a desirable transitional use between commercial and residential.

3. Multi-Family Residence.

At some time in the future this community may well constitute a

logical location for some amount of multi-family residence. Specific areas should be chosen as future apartment sites and reserved by means of R-3 zoning.

4. Residential Neighborhoods.

In our opinion, the first neighborhood, (Atrisco Village) is essentially well planned with the exception of land use along 98th Street and the internal planning of Sections 3 and 5. It has a centrally located school and recreation site of adequate size and its pattern of collector streets provides convenient access throughout the neighborhood. Unfortunately, this pattern has not been followed in recent planning of other neighborhoods and evidences a definite departure from the Approved Master Plan and Statement of intent. Elementary school and neighborhood recreation sites are not shown in any neighborhood other than Atrisco Village. We understand that instead, school sites are to be selected and acquired by the school board as needed. This approach presents several problems which advance planning is intended to avoid.

In two of the other four neighborhoods the most desirable school locations are presently proposed as commercial areas which in the future would put these tracts in the value category of commercial property. Since school location greatly influences the alignment of collector streets within the neighborhoods, the designation of sites for elementary schools in the location and size desired by school authorities should be a requirement for acceptance of any neighborhood plan.

The failure to provide neighborhood recreation sites for elementary age children within easy walking distance detracts considerably from the values expected in planned neighborhoods. Major recreation sites in conjunction with secondary schools do not fulfill the same need.

It is noted that entrance streets to all neighborhoods are flanked with proposed commercial zoning. While this is occasionally necessary, it is not desirable, and should be avoided wherever possible. Church sites and apartment developments are much preferred where single-family residential may not be feasible.

5. Secondary schools and Major Recreation.

Secondary school and major recreation sites have not been designated on the plan. Again, this is a major departure from the

COPY

5 - City Planning Department

File: S-10824P
July 28, 1960

previously accepted master plan.

Recommendations

1. The major property inholding should be considered as out of control; the southeast neighborhood plan should be planned independent of the parcel; and transitional land uses around the portion of the property that projects across 98th Street should be planned.
2. The Barcelona alignment as recommended by the City of Albuquerque should be accepted and neighborhood plans adapted as necessary.
3. Commercial zoning along 82nd Street, Parkway Drive and Barcelona should be removed. Sufficient C-1 and C-2 zoned property to satisfy only actual estimated future needs should be retained.
4. Substitute R-3 for R-4 zoning where apartment development is intended. Retain R-4 zoning where desirable for office use and Deed restrict to prevent other commercial uses.
5. School and recreation sites should be indicated on the plan in size and location as requested by the School and Recreation Boards.
6. The situation should be eliminated wherein every residential entrance street must pass through commercial development.

Conclusion

We believe that the following deficiencies are of major importance and require further consideration:

1. The failure to establish the firm location and size of school and of neighborhood playground sites.
2. The excessive amount and poorly located future commercial areas.
3. Lack of City of Albuquerque approval of the arterial street system.

P. 6 City Planning Department

July 28, 1960
S-1082 MP

4. The treatment of land in the vicinity of major inholding.

We hope that this report of our study will be of some value to you. If we may be of service at any time, do not hesitate to call on us.

Very truly yours,

/s/ George M. Case
George M. Case
Director

C
O
P
Y

Page 10

DEPARTMENT ANALYSIS

S-1082

The Master Plan -- A Document of Intent

Before discussing particular cases, an attempt should be made to define a master plan, so that we may know what its function is, and what can be expected from it.

A master plan describes in general terms the plan for an area too large to be economically platted or developed at one time. It enables the City and utility companies to plan comprehensively without involving the developer in considerable initial expense. It shows in broad terms the intent of the developer, but should not show more detail than can be justified at this stage.

To Summarize: THE MASTER PLAN SHOULD SHOW:

1. Thoroughfares (widths in accordance with TP^{*} standards unless otherwise agreed and indicated)
2. Collector streets (widths in accordance with TP standards unless otherwise agreed and indicated)
3. School sites (following the Albuquerque Public Schools standards, and with areas of approximately 40 acres per Senior High School
approximately 20 acres per Junior High School
approximately 10 acres per Elementary School)
4. Other proposed land uses, such as parks, fire stations, industry, commercial and residential areas, justifiable at this stage. (Including a reasonable area beyond the minimum and use requirement, to allow flexibility)
5. Areas for which future land use cannot be defined at this stage--e.g. a master plan might follow a property boundary which would necessitate inclusion of other areas before a satisfactory land use could be established.
6. Major easements and major utility structures which affect the form of the master plan.
7. General Plan (metropolitan area long-range plan) proposals affecting the area of the master plan.

* Thoroughfare Plan

THE MASTER PLAN FOR SNOW VISTA

The Master Plan for this area varies from the usual in that the property is at present within the County of Bernalillo, and the owners have petitioned for annexation to the City. This implies that the City, after approval of the master plan, is committed to simultaneous zoning upon annexation, without specific control of land uses outside the area. Furthermore, although within the law, the City has promised not to annex areas to the City without the consent of the owner (see City Commission statements following).

In all other respects, the master plan as submitted, should conform to the requirements of a master plan as outlined on the previous page. It should be mentioned that the developers plan does not cover all requirements, but necessary amendments can be made prior to consideration by the City Commission.

HISTORY OF SNOW VISTA AREA

The area now known as "Snow Vista" was originally called "Hoffman City". In July, 1959, negotiations began between the Department and planners hired by the then owner of the property, Mr. Hoffman. Immediate annexation was not contemplated at this time, and a master plan was therefore submitted to both the City and the County. "The general design and concept of the master plan" was approved by the City Commission on August 18, 1959, and by the County Commission on September 2nd, 1959, (See Sketch Plan following).

In late 1959, the area was bought by the Snow Construction Company. The Snow interests defined the property boundaries and drew up a new plan, in the light of this and other new information. However, two factors remain from the old approval that should be incorporated into the new master plan, namely, the Loop Expressway, following the westerly power easement and that schools should be shown on the plan.

In recent months, several agreements have been reached between this developer and the City. Copies of these follow:

PLANNING DEPARTMENT RECOMMENDATION:

There are certain changes which the Department feels should be made prior to approval of the Master Plan for Snow Vista. They concern the following:

i. TP-146 Re-alignment of Gibson

The developers of Snow Vista have suggested the route for Gibson Boulevard west of Coors be changed to run along the north side of the main area to be annexed. The Department agrees with this change, for it will not only serve the area to be annexed with advantage, but also the area surrounding. The suggested relationship to Bridge and to Central Avenue is an improvement on the present alignment, for the latter more or less, duplicated Bridge, and joined Central at the same awkward angle. The new alignment does not duplicate Bridge, and would join the Loop Expressway as a T junction, thus avoiding a difficult junction with Central. It should be noted that the State Highway Department is in full agreement with the change.

West of 98th Street the suggested alignment for Gibson jogs to the south. Apparently this was originally made because of ownership boundaries. As Snow now owns all this area, there is no need for this jog.

For this reason, the Department recommends approval of TP-146, with the condition that the "jog" in the road west of 98th Street be straightened to the satisfaction of the City Engineer.

2. Loop Expressway

The Loop Expressway has been planned and was approved by the City and County to follow the westerly power easement in this area, to turn east some distance south of Snow Vista to cross the river at a point where it may conveniently link onto the dedicated right-of-way of Los Picaros in lower Tijeras Canyon. (See Sketch Plan # 3) The route chosen by the developers would make Barcelona the Loop Expressway alignment (which is impractical) and, ignoring the major power line easement, has carried it beyond the west property boundaries. This creates an awkward division of their property, and farther north, an undesirable triangle of land south of Central, between the power easement and the major route shown on the proposal plan. (Sketch Plan # 2)

3. Ninety-Eighth Street

The choice of this street as the main spine for Snow Vista is logical and approved by the Department. However, there are two matters of which the Commission should be aware regarding it.

3a. Proposed Width of Thorofares, in particular, 98th Street

As has been suggested on the first page of this report, thorofares should conform to Thorofare Plan Standards. Snow has designated 98th Street as having a ROW of 90 feet instead of the standard 106 feet. The Department suggests that this be rectified, and that 98th Street along with all other major arterials in the area, be dedicated with width of 106 ft. It is understood that this is agreeable to the developer insofar as he is able to dedicate ROW, and the remainder can be acquired at a later date. The Loop Expressway may make use of the 100 ft. easement of the Bureau of Reclamation power easement as a median. Current studies by engineers indicate that 200 to 250 feet may be required for the Expressway.

BLOCK	LOT TRACT	NAME	ADDRESS
	6	Caroline Eberhart C.G. Shambaugh	4320 Central SE 233 Yucca NW
	7	Arthur Winters G. Girardo	233 Yucca NW 1129 Goff SW
	8	Southwest Construction Co.	717 Central NE
	9	Miller and Smith	500 Phoenix Ave. NW
	10	Miller and Smith	500 Phoenix Ave. NE
	11	Miller and Smith	500 Phoenix Ave. NW
Row 2	12	Leo G. Chavez	410-8th Street NW
T of AG	67	Navajo Freight Lines	c/o Robert Cohen, Vice-President
	68	Navajo Freight Lines	Navajo Freight Lines
S. of Central	69	Navajo Freight Lines	1205 South Platt, Riverview Drive
	70	Navajo Freight Lines	Denver, Colorado
	71	Navajo Freight Lines	
	72	Richard Orosco	309 Mountain Rd. NW
	73	Richard Orosco	309 Mountain Rd. NW
	74	Philip Hubbell	312 Gold SW
	75	W.J. McKinley C.F. Norgo	9917 Constitution NE 2113 Garcia NE
	76	H.L. Friar	6800 Carlton NW
	77	Anita Montoya	
Unit 1			
T of Ag	33	Joe Vigil	1245 Isleta SW
	34	<i>Margaret Sedillo</i> Town of Atrisco	<i>2427 Foothill Dr. SW</i>
	35	Ercelina D. Cordova	523 Castillo Ave, Belen, New Mexico
	36	Sam Shelit TA	P.O. Box 726
	37	TA	
	38	TA <i>Ramundo Mares</i>	<i>1412 7th NW</i>
	39	Sosten Mares	1652 Atrisco SW
Unit 2	32	Dino Bonaguidi	1102 Washington NE
Unit 3	444	Juanita Lopez	1723 Broadway SE
	443	Vicente Montano	703 Delamar NW
Unit 3	442	Alex Molina	Rt. 2, 697 A
	444	Columa Lopez	1800 Broadway Street
	440	R.E. Worden	Rt. 3, Box 3850
	439	Eddie Sanchez	1509 Atrisco SW
	438	Same as Tr. 74, Row 2	

In that case only 75 feet on either side of the line would therefore be necessary to be dedicated for the Loop Expressway, as opposed to the usual ROW width of from 200 to 250 feet for this facility. Secondary thoroughfare streets should have a ROW of 86 feet at this state. There may be the necessity at a later time, to provide extra ROW for utility lines, but this cannot be defined at this time.

3b. Realignment and Vacation of old 98th St. (V-284)

A choice has to be made between the alignment as previously platted and the one recently dedicated by Snow to the County. As neither the Department nor the County Planning Board were not consulted prior to the dedication of the realignment, it has come into existence without our being able to point out the difficulties that have been created by its dedication until now. It is our understanding however, that the dedication has not yet been completed, therefore, the matter may be considered on its merits alone. From the traffic engineering point of view, either route is acceptable though a third route, following the power easement, might well be the best if obtainable.

If Snow's realignment is acceptable to the land owners to the east, V-284 can be recommended, and the realignment accepted. However, this may not be agreeable in that the vacation will cut off the other land owners from direct access to 98th Street and put them in the position of having to buy from Snow the access they now have. At the time of writing, the Department has not received from Snow the reasons for the realignment, nor has there been a written protest from the affected owners. We will endeavor to arrange a meeting between the interested parties so that the Department will be in a position to advise the Commission more fully at the meeting.

4. Thorofare to be established along 78th Street, instead of 86th Street.

86th Street is not appropriate for development as a thorofare. It bisects an area which because of its size (limited by 98th Street, the new Gibson route, the east property boundary and "Parkway Drive") should be considered as one neighbourhood. By comparison with Atrisco Village, recently platted by Snow, it can be easily seen that the two "neighborhoods" suggested by the developer east of Atrisco Village, are far too small. Further, it has been a general rule in Albuquerque to space major arterials about a mile apart. Although this is a general guide, and not a definite standard, there is no good reason for deviating from it in this area. The Department therefore suggests that 78th Street, which is approximately a mile from 98th Street, be established as a thorofare in this area.

5. Deviation from 86th St. south of "Parkway Drive"

In contrast to the above, there is good reason to deviate from the mile interval between thorofares, south of "Parkway Drive". The thorofare suggested by the developer creates a strip zone on the east, puts the power easement within the park and leaves a very isolated pocket of residential west of the Park. By aligning the thorofare to follow the power easement, these problems are all solved. It can be used as the one dividing line in the area; the park can be consolidated to the east, and the residential area enlarged and linked to the neighbourhood below it to the west.

6. School Sites

The developer has not indicated the number or position of schools necessary to serve this area. Instead, school sites have been lumped together with land proposed for commercial use. Furthermore, an examination of their plan does not show a sufficient number of "commercial" sites of adequate size or properly situated to be used as school sites. For this reason, a comprehensive schools

plan has been worked out between the School authorities and the Department.

7. Park Site

There has been a tacit understanding that the area of property surrounding the arroyo which runs down the center of the site is to be dedicated as a park, though it has not been specifically shown as such on the developer's plan. To avoid any possible confusion, the boundary should be clearly delineated and marked as park, and not shown under the same code as R-1 development. As mentioned in Section 5 recommended east of the power easement.

8. Deletion of "Parkway Drive" west of 98th Street.

West of 98th St., "Parkway Drive" runs through the western section of the area to be dedicated as park. The road served no useful purpose, for the internal collector systems of the adjacent neighborhoods adequately serve these areas without this road. Beyond this, there are three points which speak against its inclusion in the Master Plan for Snow Vista. They are as follows:

8a. It would further narrow a section of the park, which is already not very wide.

8b. If this road was put through this area, it would create an unnecessary junction with the Loop Expressway. When one considers that a road of the standard of the Loop Expressway would allow safe speeds of 60 mph or more, it will only take two minutes to drive from Barcelona to Glynson. Apart from the cost of providing an interchange, it is liable to be disadvantage from the point of view of the efficiency of the Expressway, without providing any real convenience to nearby residents, who have adequate access from other points.

8c. As the ROW falls within the park area, the entire cost for the provision of this section of the road would have to ^{be} borne by the City.

9. Zoning

A plan for zoning within certain limits must be suggested by proposals for future land use. Its function is to stabilize the land use pattern compatible with a degree of freedom that allows for necessary flexibility to allow for change and as planning is not an exact science, for speculation. Freedom, however, should not be confused with license, for if zoning is so loose as to be totally irrelevant to previously known facts or discernable trends, there is virtually no control or direction and zoning becomes a hollow word with no meaning, and is worse than no zoning at all, for at least the latter does not wear the mantle of respectability.

There are certain limitations to planning a partial area such as Snow Vista and one must sympathize with a developer who finds the borders of his property unprotected. However, there are means other than strip zoning that may often be employed to protect his investment. It must also be remembered that owners, at present, are reluctant to annex to the City and will probably realize the advantages of city services prior to developing. Furthermore, County zoning is not so far off in the future as to be ignored.

The developer's master plan cannot be read too clearly and it seems that they themselves were somewhat surprised when confronted by a colored version of their plan. When the areas were calculated out by the Department, the proportions of land devoted to each use provides an immediate picture of the imbalance of land use suggested by the developer.

The degree of disparity can better be appreciated when the %'s are related to the average %'s of land uses for 50 cities as shown on page 121 of "Land Uses in American Cities," by Harland Bartholomew (Harvard University Press, Cambridge, 1955), and with the percentages of the revised master plan suggested by the Department.

PERCENTAGE OF LAND USES AS INDICATED BY BARTHOLEMW
 COMPARED WITH SNOW VISTA MASTER PLAN

	Bartholemew	CPD	Snow
	%	%	%
Residential			
Single Family (R-1)	49.4)	54.8)	27.7)
Duplex (R-2)	4.6) 57.5	---) 57.1	--) 27.7
Multiple (R-3)	3.5)	2.3)	--)
Commercial			
Light (C-1)	--)	1.0)	7.5)
Heavy (C-2)	--) 3.5	6.0) 11.7	24.4) 47.3
Office (O-1)	--)	4.7)	15.4)
Industry (M-2 & C-3)	11.0	3.5	8.0
Railroad	6.5	--	--
Parks	6.1	11.6	11.6
Other Public Use (Schools)	15.2	5.4	5.4
A-1 (Holding)	--	10.7	--

Analysis of the Table

Residential

It will be noted that Snow has not asked for any R zoning beyond a very small amount of R-1. Department recommendation is for a larger area of residential compatible with a balanced community. It is interesting to note the similarity between the total %'s of this and Bartholemew. R-3 areas have been suggested which are felt to be necessary in any area. R-1 development caters largely for middle-aged couples with children. Bachelors, young married couples without children and older people often prefer to live in an apartment or row house when these are well designed and attractively built. It is false to assume that apartment dwellers are all transients with no pride in the home. Please note that FHA approves of some apartment development in this area.

Commercial Areas

Department figures show that almost half of the area is to be zoned for commercial or office purposes. This is far beyond the need as shown by Bartholemew. Department's show a liberal allowance for flexibility, and if anything, too liberal.

Industry

Although the area for industry seems low in the Department revision, it must be seen in relation to possible industrial uses outside the MP but within the Planning area. Furthermore, there are areas in which A-1 zoning is suggested which may be re-zoned industrial if the need should arise.

Parks

There seems to be a larger than usual area to be dedicated as park. This is misleading, in that a large drainage easement has been included in the park. Furthermore, an interest in providing a reasonable amount of open space within the community is largely a recent innovation which may not be reflected in Bartholemew's figures.

Public and Semi Public Uses

Both the developer's and the Department's figures only include schools and a fire station, whereas Bartholemew's probably include uses that would occur in an O-1 zone.

A-1 (Holding Zone)

It has been suggested that certain areas be put in a holding zone (A-1) in that it is difficult or impossible to foresee their highest and best use at this stage. These areas include an awkwardly shaped area in the NE corner and areas bounded by the northerly C-2 area.

These areas can be zoned for many uses, which are essential or useful in the area, e.g. cemeteries, drive-in theaters, trailer courts, etcetera, but should be held until definite commitments can be given. It should be noted that these uses are compatible with S-U-1 zoning and would therefore need special treatment and detailed design before final zoning could be granted.

Notes.

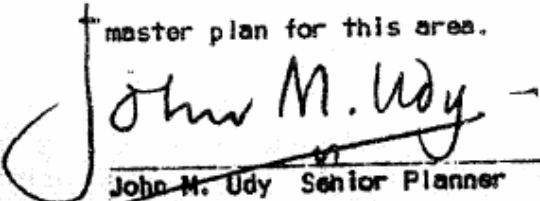
- a. Bartholomew's original figures include streets. This percentage has been divided proportionally amongst the other uses to make comparison with Snow Vista figures more simple and direct.
- b. The total acreage of the area to be annexed is not altogether certain. Estimates by the Department are somewhat higher than those put forward by the developer. In the absence of calculations from the City Engineer (which will be available for the City Commission meeting)

The developers figures have been followed, in the belief that more exact (trigonometrical) methods were used by them as opposed to mechanical methods used by the Department which are capable of some error.

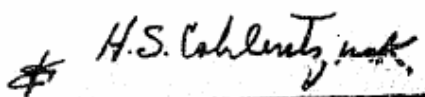
SUMMARY

It is the belief of the Department that it has produced a revised master plan which is a considerable improvement on both the original Hoffman City MP and Snow Vista MP. It has been endorsed by Mr. H. S. Coblentz prior to his departure.

The Department has no hesitation in recommending that it be approved as the master plan for this area.


John M. Udy Senior Planner LP


Bernie Jones Senior Planner


H. S. Coblentz, Director of Planning


W. D. Kelley, Deputy Director

CPC ACTION
August 1, 1960

PLANNING DEPARTMENT
Staff: WDK, BJ, JU, JF, DR, HB, JY, GM

MEMBERS PRESENT: Heggen, Black, Scott,
Mrs. Brown, Mauney,
and Rutherford

APPEAL DATE: 8/16/60

*Letter of Advice by Certified Mail

FILE - CR	RECOMMENDATION	LETTER OF ADVICE	LEGAL NOTICE OF HEARING (ADVT.)	DRAFT OF ORDINANCE	SKETCH	COMMENTS AND INSTRUCTIONS
						Z-980 continued. Kardex - LV Applicant requested deferral to allow time for revision of Dev. Plan & design. GC & JF will work with proponents if Dept.'s assistance is requested. New plan must be in Pl. Dept. by Fri. 8/26/60. <u>NO DEVIATION</u>
Z-981	Denied	* B. C. Hernandez Clarence Vogel				Kardex - LV
Z-983	Recommended as Requested	Hossmen-Gladden	CC 8/23/60	BJ		Kardex - LV
AX-21 Z-985 AX-29 Z-986 S-1082MP V-284 TP-146	Deferred 8/8/60	* Harry O. Morris * Elmer Lewis c/o Snow Constr. H. F. Friar W. J. McKinley C. F. Norgo Ricardo Orosco Phillip Hubbell C. G. Shambaugh E. R. Cinelli 701 3rd SW.				Kardex - LV & OW Marvin May to be consulted by Snow. Snow disagrees with % of zoning (commercial) recommended by City.

Members Present

Paul E. Heggan, Acting Chairman
Mrs. James Brown
George A. Rutherford
Vance Mauney
Ed. Black
Robert P. Scott

Staff Present

W. D. Kelley, Deputy Director
Bernie Jones, Senior Planner
John Uby, Senior Planner LP
Joe Penit, Associate Planner
Eva Benson, Assistant Planner
Dick Reasner, Associate Planner
Joe Ygnado, Planning Aide
Ota Wiggins, Secretary

UNAPPROVED DRAFT

Page 6

Z-983 Mossman-Gladden requests change of zone from R-1 to C-2 for Lots 1, 2, 21, and 22; R-1 to P-1 (Parking) for Lots 3 and 20; all in Block 7, Mesa Village Addition. Located on the east side of Wyoming NE between Mountain Road and Sumner Avenue. This request was previously advertised for hearing on March 7, 1960, and withdrawn by the applicant.

Mr. Groman, representing Mossman-Gladden Construction Company, presented signatures of property owners who approved of the proposed zone change from R-1 to C-2 for Lots 1, 2, and 21, and 22; R-1 to P-1 (Parking) for Lots 3 and 20, Mesa Village Addition.

After a brief discussion, the following motion was made:

BE IT RESOLVED that Z-983 be recommended to City Commission because the P-1 to the rear will provide a buffer between the proposed commercial and the residential; set aside a definite off-street parking area; and allow for the more appropriate use of the property.

Moved by Scott
Seconded by Mauney

Motion Carried Unanimously

AX-21 H. F. Frier, W. J. McKinley, G. F. Norgo, Ricardo Orocco and Phillip Hubbell request annexation and simultaneous establishment of C-2 zoning for Tracts 72, 73, 74, 75, and 76, ROW 2, South of U. S. 66, Town of Atrisco Grant. Bounded by 102nd Street SW, 106th SW, Eucariz Avenue SW and Sunset Gardens Road SW and these rights-of-way are included in annexation.

Bernie Jones, Senior Planner, felt that C-3 would be a better zoning from the standpoint of use by the owners in relation to adjacent existing uses, but the Department would not object to the establishment of C-2.

After discussions, the following motion was made:

BE IT RESOLVED that AX-21 and Z-985 be deferred to the meeting of August 8, 1960.

Moved by Mauney
Seconded by Scott

Motion Carried Unanimously

AX-29 Harry Morris, agent for Snow Construction Company, requests annexation Z-986 to the City of Albuquerque and simultaneous establishment of R-1, O-1, S-1082 C-1, C-2, and M-2 zoning for portions of Sec. 32, 28, 29, 33 and 34, T 10 N, R 2 E, and portions of Sections 4, 5, and 9, T 9 N, R 2 E, as shown on the proposed master plan of Snow Vista, S-1082 MP.

TP-146 Harry Morris, agent for Snow Construction Company, proposes an amendment to the Thorofare Map Plan that the Gibson Route west of Coors Blvd. be realigned to conform with the proposed master plan of Snow Vista, S-1082 MP.

V-284 Harry Morris, agent for C. B. Shenbaugh and Snow Construction Company, requests vacation of the following portions of right-of-way to implement proposed re-alignment of portions of 98th Street SW and Sage Road SW:

1. A triangular portion of 98th St., SW, at the NW corner of the intersection of 98th St., SW, and Sunset Gardens Road SW.

PLANNING DEPARTMENT

Distribution: Files, Pl. staff,
John Lawrence, Zoning

CPC Action
August 8, 1960

Date of meeting: August 8, 1960
Staff: WJK, BJ, JF, GC, JU, - Sec. LV

MEMBERS PRESENT:

2-985

Vollmer, Rutherford, Scott
and Mrs. Brown

Appeal Date: August 23, 1960
(Fifteen Days After Meeting)

Letter of Advice by Certified Mail Underlined

FILE - CR	RECOMMENDATION	LETTER OF ADVICE, etc.	LEGAL NOTICE OF HEARING (ADVT.)	DRAFT OF ORDINANCE	SKETCH	COMMENTS AND INSTRUCTIONS
V-285	Recommended the vacation	<u>Leland Sedbury</u> Mrs. Walter L. Denison <u>Mr. Aragon</u> (GC)		GC		Kardex - LV & OW Land Planning-- process for CC--keep all parties informed of future hearing date
S-1086 Z-945	Preliminary to plat Recommended R-3, O-1, C-1, C-2, P-1 & P-2 zoning as per design (amended).	<u>Jack Clifford</u> Robert Biddle, AIA La Mirada Company (GC)				Applicant must present revised development plan for Shopping Center (15 copies) for review prior to submission of plat for final approval.
Z-959(t)	Withdrawn at request of Pl. Dept.	None				
AX-21 Z-985	Deferred to 8-15-60	See Previous list of names in file. (Also CPC Action 8-1-60) (JU)				
AX-29 Z-986 S-1082MP TP-146 V-284	Deferred to 8-15-60	See list of names on file. (Also CPC Action 8-1-60) (JU)				
V-290	Vacation recommended subject to retention of easements	<u>Charles Larabee</u> <u>Marvin C. May</u> (GC)				
V-291	Vacation recommended subject to conditions	<u>Albert Villescas</u> (GC)				

BLK	LOT TRACT	OWNER	ADDRESS
	437	Eulogia Torres	Rt. 3, Box 3703
	436	Frank Russo	c/o Liberante Russo 319 Sycamore SE
	435	Saturino Garboa	753 Coors Rd. SW
	434	Al M. Brecheisen	Box 367, Hugoton, Kansas
	433	Manuel Romero	2020 Broadway SE
Unit 7	455	Norman J. Flaska	2614 Haines NE
	456	Norman J. Flaska	2614 Haines NE
	457	R.G. Batson	c/o 301 - 65th Street SW
	494	R.F. Apodoca	P.O. Box 7283 Santa Fe
	493	Antonio Duran	709 Rio Grande NW
	492	Antonio Duran	709 Rio Grande NW
	491	Robert W. Burrell	Rt. 3, Clovis, New Mexico
	490	Robert W. Burrell	Rt. 3, Clovis, New Mexico
	489	J.D. Roberts	2718 Veranda NW
	488	Prudencia Jojola Edwardo Lopez	Rt. 3, Box 307 P 6316 Barajas SW
	487	Estebon Herrera	419 Atrisco SW
	464	Antonio Romero	1120 La Vega SW
	465	Clyde Williams	Rt. 3 Box 180
	466	Clarence Gleason	144 Atrisco SW
	467	George Riddle	Truth or Consequences, New Mexico
	468	De V J Estudillo	Box 812 Winslow, Arizona
	469	TA	
	482	Andres Salazar	3727 - 3rd Street NW
	481	Andres Salazar	3727 - 3rd Street NW
	480	Andres Salazar	3727 - 3rd Street NW
	479	Same as 487	
	478	B.H. Trudell	135 - 14th Street SW
	477	H.C. Gonzales	1121 Vista Grande NW
	471	Same as 487	
	475	Same as Tr. 36, Unit 1	
	492	Beltran Rael	Rt. 3, Box 3957
	393	Daniel Herrera	1703 Sunset Garden SW

August 8, 1960

MEMBERS PRESENT:

Vollmar - Scott - Mrs. Brown
Rutherford

BE IT FURTHER RESOLVED that S-1086 be granted preliminary approval subject to the modifications in zoning.

Moved by Scott

Seconded by Mrs. Brown

Motion Carried Unanimously

3. Z-959(t) The Planning Department proposes amendment to the text of Comprehensive Zoning Ordinance No. 1493 deleting "dwelling group" as a conditional use in R-2, R-3, O-1 (R-4), C-1, C-2 and C-3 zones and listing it as a permissive use in said zones.

The Planning Department withdrew this proposal.

5. V-290 Charles Larabee, agent for the University of New Mexico, requests vacation of Campus Blvd NE between Las Lomas Road and Girard Blvd NE, Vassar Drive NE between Campus Blvd and Lomas Blvd, and all of the alleys in and around Block B of the University of New Mexico Campus.

Mr. Larabee pointed out the area proposed for vacation on the air photo.

A petition was submitted to the Commission Chairman from the property owners along Campus Blvd east of Girard requesting that nothing be allowed to be built in the right-of-way which would block the drainage if the vacation is approved. The University indicated that it had no intention to build over the drain.

Mr. Kelley pointed out to the Commission that the Traffic Board had ruled in favor of this proposal subject to the retention of easements.

The following motion was made:

BE IT RESOLVED that V-290 be recommended to the City Commission for approval subject to the retention of easements for existing utilities; retention of all the right-of-way of Campus Blvd as a drainage and utility easement; and the reservation of the right of egress and ingress for city services to the University-owned properties in Block B.

Moved by Rutherford

Seconded by Mrs. Brown

Motion Carried Unanimously

4. AX-21 H.F. Frier, W.J. McKinley, C.F. Norgo, Ricardo Grosco, and Phillip Hubbell, request annexation to the City of Albuquerque and simultaneous establishment of C-2 zoning in the area bounded by 102nd Street SW, 106th Street SW, Eucariz Avenue, SW, and Sunset Gardens Road SW, and these rights-of-way are included in the annexation.

AX-29

Z-986

S-1082NP

Harry Morris, agent for Snow Construction Company, requests annexation to the City of Albuquerque and simultaneous establishment of R-1, O-1, C-1, C-2, and M-2 zoning for portions of Section 32, 28, 29, 33, and 34, T 10 N, R 2 E, and portions of Sections 4, 5, and 9, T 9 N, R 2 E, as shown on the proposed master plan of Snow Vista (S-1082NP).

August 8, 1960

MEMBERS PRESENT:

Vollmer - Scott - Mrs. Brown
Rutherford

TP-146 Harry Morris, agent for Snow Construction Company, proposed an amendment to the Thorofare Map Plan that the Gibson Route west of Coors Blvd be realigned to conform with the proposed master plan of Snow Vista S-1082MP.

V-284 Harry Morris, agent for C. B. Shumbaugh and Snow Construction Company, requests vacation of the following portions of right-of-way to implement proposed realignment of portions of 98th Street SW and Sage Road SW:

1. A triangular portion of 98th St. SW at the NW corner of the intersection of 98th Street SW and Sunset Gardens Rd SW.
2. The portions of 98th SW between Eucariz SW and the south boundary of Unit 7, Town of Atrisco Grant.
3. The westerly 825 feet, more or less, of Sage Road SW between 94th SW and 98th SW.

The Chairman explained to those present that the applicants in the request AX-29, Z-986, TP-146 and V-284 had requested deferral for an additional week. However, if there were any present at the meeting who wished to be heard at this time they were reserved the right to do so.

The proponents in AX-21, Z-985 stepped forward and asked if it was necessary for their request to be deferred until such time as the Snow Vista request was ready for presentation since they were indirectly related.

Mr. Vollmer said that it was entirely up to them, if they wished to be heard now, they could do so.

Mr. Friar said they would defer but would like to be heard separately. He stated that their purpose for requesting annexation was that the adjoining properties (Miller & Smith) had been annexed.

Mr. Kelley stated that the information the Planning Department had was that this case might have an indirect bearing on the Snow Vista Annexation.

Mr. Vollmer questioned the feasibility of the C-2 zoning since this will have a direct bearing on the land south and west of the proposed annexation. He felt this matter should be deferred since there is approximately 1000 feet in this request and the Snow Vista annexation coming in and if the city establishes C-2 zoning on this property they would similarly have to do so on the other side which is coming in also. Mr. Jones pointed out other restrictions.

Mr. Bonaguidi was represented and his agent stated that he owned the property between 98th & Eucariz. He has filed a petition for the twenty-five acres across running to 94th Street for annexation. At this time the annexation petitions will be supplemented by zoning petitions.

UNAPPROVED DRAFT

CPC MINUTES

August 8, 1960

MEMBERS PRESENT:

Voilmar - Scott - Mrs. Brown
Rutherford

After further discussion the following motion was made:

BE IT RESOLVED that AX-21, Z-985, AX-29, Z-986, S-1082HP, TP-146, and V-284 be deferred to the meeting of August 15, 1960.

Moved by Mrs. Brown
Seconded by Scott

Motion Carried Unanimously

6. V-291 Albert Villescas requests vacation of the portion of right-of-way of Franciscan Street NE (formerly known as Edith Street) between Blocks 2 and 3 of the Trotter Addition. This is located in the area north of Lomas Blvd and west of the present Edith Blvd.

Mr. Villescas stated he was agreeable to the Planning Department's recommendation.

After a brief discussion the following motion was made:

BE IT RESOLVED that V-291 be recommended to the City Commission for approval subject to the retention of a ten-foot easement for the existing water line.

Moved by Scott
Seconded by Mrs. Brown

Motion Carried Unanimously

7. AX-31 The City Manager and the City Planning Department request annexation and
Z-995 simultaneous R-1 zoning on a tract of land known as Columbus Park located
S-1103 at the northwest corner of the intersection of Douglas MacArthur and
Guadalupe NW.

This annexation has been requested in order to extend municipal utilities and proceed with the development of Columbus Park. All of the area involved in the annexation and plat is owned by the City of Albuquerque. Mt. States Tel & Tel and Public Service Company have indicated that a five-foot easement is needed along the north and west boundaries of the park in order to serve the adjacent property in the future. Due to the Parks Board's objection to overhead easements within park property, the utility companies have agreed to an underground easement on the north side of the park.

BE IT RESOLVED that AX-31, Z-995, S-1103 be recommended to the City Commission for approval subject to obtaining necessary signatures from the utility companies.

Moved by Rutherford
Seconded by Scott

Motion Carried Unanimously

8. S-887-1 Mesa Del Norte Heights No. 4, Final

BE IT RESOLVED that S-887-1 be recommended to the City Commission for final approval.

Moved by Scott
Seconded by Rutherford

Motion Carried Unanimously

CITY COMMISSION
NOTICE OF PUBLIC HEARING
Tuesday, August 9, 1960, 7:30 P.M.
City Commission Room, City Hall
Second and Tijeras, NW

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Commission will hold a Public Hearing on Tuesday, August 9, 1960, at 7:30 P.M. in the City Commission Room, City Hall, Second and Tijeras, NW, for the purpose of considering the following requests:

Appeal #157 E. A. Meeks, agent for Mrs. J. A. Turner, appeals the decision of the Board of Adjustment on July 11, 1960, in denying a request for side yard variance of 4 feet and rear yard variance of 15 feet to allow expansion of a dwelling group on Lot 4, Block 17, University Heights Addition. Located at 106 Columbia SE. Zoned R-3. In connection with the above request, the Board granted a conditional use for the dwelling group.
(BA-1164)

Appeal #158 City Manager appeals the decision of the Board of Adjustment on July 11, 1960, in granting front yard variance of 6 feet and distance variance between structures of 4 feet to allow construction of an addition to the front of an existing dwelling on the South 50 feet of Lots 223 thru 228, Perfecto Armiño & Brothers Addition. Located at 615--6th St. NW. Zoned O-1.
(BA-1154)

Appeal #159 City Manager appeals the decision of the Board of Adjustment on July 11, 1960, in granting rear yard variance of 8 feet for the construction of a carport attached to the dwelling on Lot G-1, Block 14, Vista Larga Addition. Located on the southwest corner of Harvard NE and Indian School Road NE. Zoned R-1.
(BA-1160)

AX-24 Marvin C. May, agent for Board of Education, requests annexation (AX-24) to the City of Albuquerque, simultaneous establishment of R-1, O-1, C-1 and C-2 zoning, and approval of proposed plat to be known as Manzano Mesa Addition (S-1070) for land situated in the S $\frac{1}{2}$ of the N $\frac{1}{2}$ together with all the S $\frac{1}{2}$ of Section 20, T 10 N, R 4 E, N.M.P.M. The area of these proposals is located immediately south of Municipal Limits between Eubank SE and Juan Tabo SE. The proposed O-1, C-1 and C-2 zoning is generally situated in the north portion of the design between the existing Municipal Limits and Southern Ave. SE (Gibson Blvd. alignment).
S-1070
Z-910

Proposed plat S-1070 and maps of the area may be inspected at the Planning Department, 220 Copper NW.

AX-21 H. F. Friar, W. J. McKinley, C. F. Norgo, Ricardo Orosco and Phillip Hubbell request annexation to the City of Albuquerque and simultaneous establishment of C-2 zoning for Tracts 72, 73, 74, 75 and 76, Row 2, south of U. S. 66, Town of Arribo Grant. This area is bounded by 102nd Street SW, 106th Street SW, Eucariz Avenue SW and Sunset Gardens Road SW, and these rights-of-way are included in the annexation.
Z-985

**CITY COMMISSION
NOTICE OF PUBLIC HEARING**
Tuesday, August 9, 1960, 7:30 p.m.
City Commission Room, City Hall
Second & Tijeras, N.W.

Page 2

The following five requests, AX-29, Z-986, S-1082-MP, TP-146, and V-284 will be considered as a joint application and are as follows:

AX-29 Harry Morris, agent for Snow Construction Company, requests annexation to
Z-986 the City of Albuquerque and simultaneous establishment of R-1, O-1 (R-4)
S-1082MP C-1, C-2, and M-2 zoning for portions of Sec. 32, 28, 29, 33 and 34,
TP-146 T 10 N, R 2 E, and portions of Sections 4, 5, and 9, T 9 N, R 2 E, as shown on
V-284 the proposed master plan of Snow Vista, S-1082 MP, formerly Hoffman
City and on file in the Planning Department, 220 Copper NW. -- The
applicant proposes an amendment to the Thorofare Map Plan (TP-146) that
the Gibson Route west of Coors Blvd. be re-aligned to conform with the proposed
master plan of Snow Vista, S-1082MP, formerly Hoffman City. -- The
applicant, Harry Morris, agent for C. B. Shambaugh and Snow Construction
Company, requests (V-284) vacation of the following portions of right-of-way
to implement proposed re-alignment of portions of 98th St. SW and Sage
Road, SW:

- (1) A triangular portion of 98th St. SW at the northwest corner of the intersection of 98th St. SW and Sunset Gardens Rd., SW
- (2) The portion of 98th St. SW between Eucariz Rd. SW and the south boundary of Unit 7, Town of Atrisco Grant.
- (3) The westerly 825 feet, more or less, of Sage Rd. SW between 94th St. SW and 98th St. SW.

The City Planning Commission recommends the following future street lines be established:

- FSL-14 Woodward Road with a right-of-way of 106' extended from Broadway to intersect with University extended at approximately Viewpoint Road.
- FSL-15 University Boulevard with a right-of-way of 100' to 106' extending south from Miles and following or paralleling the alignment of Maple Avenue south to intersect with Woodward Road and Viewpoint Road east of the west boundary of Municipal Addition No. 3.
- FSL-18 Extension of Montano Blvd. from Edith Blvd. to Inter-State Route 25, (I.H. 422), with right-of-way of 106 feet.

Published in the Tribune, Friday, August 22, 1960.

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

2-985

PLANNING DEPARTMENT

AUGUST 9, 1960

Members Present:

Staff Present: WDK, BJ, JU, JF & JY

Messrs. Sanchez
Davis & Atkinson

CM & STAFF

Distribution:
Files-Pl. Staff-
Zoning Insp.

FILE - CR: #	ORDINANCE & OTHER ACTION	KARDEX	COMMENTS & INSTRUCTIONS
AX-24	Approved	OW	Land Planning complete maps & materials for all agencies and records. Publication of Ord. 1770 to be withheld until Plat recorded.
S-1070	Approved	OW	
Z-910	1770	JMS	
AX-21	Deferred to 8-23-60	OW	
Z-985		JMS	
AX-29	Deferred to 8-23-60	OW	
TP-146	" " " "		
V-284	" " " "		
S-1082HP	" " " "		
Z-986		JMS	
FSL-14	Approved	OW	When FSL's are presented to CC have available an area map showing how the FSL will fit into the over-all Thorofare System. (NOTE: CM asked for this on all 3 FSL's.)
FSL-15	Approved	OW	
FSL-18	Approved	OW	
Appeal #157 (BA-1164)	Deferred to 8-30-60	JMS	Complete sets of material to be again prepared.
Appeal #159 (BA-1160)	Appeal denied-BA decision upheld	JMS	

RESOLUTION REVISING 1960 BUDGET:

1. Grant from County for Planning Assistance---APPROVED.
2. Metro Planning under 701---APPROVED.

NOTE: Materials, sketches and files were in good order.

BJ:jms
8/10/60

CITY OF ALBUQUERQUE
STATE OF NEW MEXICO

file 2-985
RECEIVED
PLANNING DEPARTMENT

AUG 15 1960
AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

August 15, 1960

Mr. C. F. Norgo
2113 Garcia, NE
Albuquerque, New Mexico


Dear Mr. Norgo:

The Albuquerque City Commission at its regular meeting August 9th took the following action:

AX-21 Deferred to August 23rd the annexation and simultaneous
Z-985 zoning of an area bounded by 102nd Street, 106st Street,
Eucariz Road and Sunset Garden Road, SW.

Very truly yours,

Arthur E. Jones
Assistant to the City Manager

By 
Roland Lecher, Acting
Assistant to the City Manager

AEJ/jk

cc: Planning Department

Z-985
CPC Action - August 15, 1960

DISTRIBUTION: Files - Pl. Staff - Lawrence, Bldg Dept.

PLANNING DEPT.
 STAFF: BJ, JF, GC, DR, JY, LV

APPEAL DATE: August 30, 1960
 (15 days after meeting)

MEMBERS PRESENT:
 Volmar - Scott
 Mauney - Rutherford

NOTE: Letters of Advice to be written by individual's underlined initials under L/A Col.

FILE - CR	ACTION	*Certified Mail LETTER OF ADVICE, ETC.	LEGAL NOTICE OF HEARING (ADVT.)	COMMENTS & INSTRUCTIONS
S-1061 Z-949	Deferred to 9/12/60	Don Lomax (JU)		Kardex - OW & LV Sketch - KE
Z-958	0-1, P-1 & P-2 recommended conditioned on giving R/O/W.	Ken Larsen Beth Fargo (JU)	CC 9/6/60	Kardex - LV Sketch - KE
AX-21 Z-985	Deferred to 9/12/60	Friser McKinley Morgo Drasco Hubbell Cinelli (JU)		Kardex - LV & OW Sketch - FF
AX-29 TP-146 V-284 S-1082MP Z-986	Deferred to 9/12/60	Elmer Lewis H.O. Morris M.C. May (JU)		Kardex - LV & OW Sketch - FF

Moved by Rutherford
Seconded by Mauney

Motion Carried Unanimously

3. AX-21 H. F. Friar, W. J. McKinley, C.F. Norgo, Ricardo Orosco and Philip Hubbell,
Z-985 request annexation to the City of Albuquerque and simultaneous establish-
ment of C-2 zoning in the area bounded by 102nd St. SW, 106th St. SW,
Eucariz Rd. SW, and Sunset Gardens Rd. SW. Deferred from August 8, 1960.

The proponents in this case stated since the applicant's in AX-29, Z-986, had requested deferral to September 12, 1960, they wished to do likewise.

BE IT RESOLVED that AX-21 and Z-985 be deferred to the meeting of September 12, 1960.

Moved by Rutherford
Seconded by Scott

Motion Carried Unanimously

4. AX-29 Harry O. Morris, agent for Snow Construction Co., requests annexation to
TP-146 the City of Albuquerque, simultaneous establishment of various zones from
V-284 Residential through industrial zoning, approval of Master Plan plat,
S-1082MP amendment to Thorofare Plan and vacation of portions of streets in the
Z-986 area of Snow Vista (formerly Hoffman City). Deferred from August 8, 1960.

The applicants requested deferral to September 12, 1960.

BE IT RESOLVED that AX-29, TP-146, V-284, S-1082MP, and Z-986 be deferred to the meeting of September 12, 1960.

Moved by Rutherford
Seconded by Mauney

Motion Carried Unanimously

5. Kenneth W. Larsen and Associates, agent for Jack Beatty, J.V. Caughran, A. Arrigoni,
and W. C. Stein, requests the change of zones and vacations of portions of streets
as outlined below:

Z-982 R-1 to C-3 for a tract of land situated in the N $\frac{1}{2}$, E $\frac{1}{2}$, NE $\frac{1}{4}$, Section 21,
T 10 N, R 4 E, NMPM, and located along the south side of the Coronado
Freeway between Juan Tabo NE and Jane NE and north of Chico NE.

C-1 to C-3 for Block 20, Rhode's Sandia Vista Addition. Located at
the northeast corner of Domingo Road NE and Jane NE.

R-1 to C-3 for Lot 19, except the north 25 feet as R-1 to P-2 (Parking),
and all Lot 20, Block 3; R-1 to C-3 for Lots 4 and 7, except the north
25 feet as R-1 to P-2 (Parking), and all of Lots 5 and 6, Block 1;
Rhodes Sandia Vista Addition. Located on Dorothy NE, Mable NE and Jane NE,
Immediately north of Zuni Road NE.

AX-21, Z-985

August 19, 1960

Mr. N. L. Friar
6800 Carlton NW
Albuquerque, New Mexico

Dear Mr. Friar:

The City Planning Commission at its regular meeting of August 15, 1960, considered your request for annexation and simultaneous establishment of C-2 zoning for Tracts 72, 73, 74, 75, and 76, ROW 2, South of U.S. 66, Arisco Grant, and the following motion was made:

"BE IT RESOLVED THAT AX-21, Z-985 be deferred to the meeting of September 12, 1960."

If we may be of further assistance, please do not hesitate to call.

Sincerely,

George L. Carruthers
Associate Planner

GLC:ow

CC: C. F. Norgo
W. J. McKinley
Ricardo Orozco
Phillip Hubbell

TRACT	ROW	OWNER	ADDRESS
	494	Same as 392	
	395	Sinesio Torres	404 Wilshire SW
	396	Clemente Ferrales	522 E. Juniper Ave., Las Cruces, N.M.
Area Excluded:			
	503	Hilary Sanchez	307 Coal SW
	502	T.G. Lum	3012 - 3rd Street NW
	501	T.G. Lum	3012 - 3rd Street NW
	500	T.G. Lum	3012 - 3rd Street NW
	499	TA	
	498	TA	
Unplatted land in extreme SE Corner of Section 27, T 10 N 2 E			
		TA	
Southwestern Skies Addition:			
2	7	Ralph Williams	Longisties Div. Shope, APO 55, New York
	8	Ralph Williams	
3	7	Mrs. William Heilman	412 Montclair Street
	8	Same as 2-7	
	9	Same as 37 3-7	
6	6	6	Same as 2-7
	7	7	Same as 2-7
	8	8	Same as 2-7
9	1	1	Same as Tract 6, Row 1
	2	2	Same as Tract 6, Row 1
8	1	1	Same as Tract 6, Row 1
	2	2	Same as Tract 6, Row 1
	3	3	Same as Tract 6, Row 1
	4	4	Same as Tract 6, Row 1
	5	5	Same as Tract 6, Row 1
	6	6	Same as Tract 6, Row 1
Unplatted Land in Section 35 T 10 N R 2 E in the NW $\frac{1}{4}$, NW $\frac{1}{4}$ 200', Segline Cemetery in Sec. 34			
T 10 N R 2 E TA1			
		Palo Chavez Raymond Sanchez	3505 Palomas NE Rt. 3, Box 3910

CITY COMMISSION ACTION SHEET

PLANNING DEPARTMENT

AUGUST 23, 1960

Members Present: Messrs. Sanchez
Bice, Atkinson
Davis & O'Toole

Staff Present: BJ, GC, JF & JY

CM & STAFF

Distribution: Pl. Staff-
Files- JL(Zoning Inspector)

2-985

FILE & Cross Reference	ACTION	KARDEX	COMMENTS & INSTRUCTIONS
AX-21	Deferred to 9/20/60	OW	
Z-985	" " " " "	MS	
AX-29	Deferred to 9/20/60	OW	
TP-146	" " " "	OW	
V-284	Deferred to 9/20/60	OW	
S-1082-MP	" " " "	OW	
Z-985	Deferred to 9/20/60	MS	
V-277	Ordinance #1776	OW	Settlement of R/O/W at \$20,000. Ordinance amending "Z" map to be withheld from publication until S-1084 recorded.
S-1084	Approved	OW	
Z-903	Ordinance #1777	MS	
Appeal #160 (Z-972)	Appeals denied and decisions of CPC upheld by Vote of 4 to 1	MS	Atkinson, Bice, O'Toole, Davis voting to deny appeals with Sanchez voting "NO".
Appeal #14 (Z-879)		MS	
Appeal #162 (Z-970)	Appeal denied and CPC decision upheld by Vote 3-2.		Davis & O'Toole voting against denial of appeal.
Z-983	Ordinance #1778	MS	
AX-31	Annexation approved	OW	Ord. #1779 withheld from publication until S-1103 recorded. Z-995 file did not contain complete set of material, particularly "Z" Ordinance.
S-1103	Plat approved	OW	
Z-995	Ordinance #1779	MS	
Z-987(t)	Ordinance #1780	MS	Copy of action (Z-987(t) & BA-1147 sheet & note on individual Kardexes. BJ & JF set up amendments in proper printing form for new additions to Ord. #1493.

**CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
7:00 P.M., Monday, September 12, 1960
City Commission Room, City Hall
Second and Tijeras Avenue NW**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Planning Commission will hold a public hearing on Monday, Sept. 12, 1960, at 7:00 P.M., in the City Commission Room, City Hall, Second and Tijeras NW, for the purpose of considering the following requests:

DEFERRALS:

- S-1061 Request for approval of plat and rezoning from R-1 to C-1 and O-1 on the
Z-949 east side of Wyoming northward from Comanche NE by Don Lormor Construction Company.
- AX-21 Request for annexation and simultaneous establishment of C-2 zoning in the
Z-985 area bounded by 102nd Street SW, 106th Street SW, Eucariz Road SW, and Sunset Gardens Road SW by Friar, McKinley, Margo, Grosco and Hubbell.
- AX-29 Request for annexation, simultaneous establishment of various zoning from
TP-146 residential through industrial; approval of Master Plan Plat; amendment to
V-234 Thorofare Plan; and vacation of portions of streets, all in the area of
S-1082MP Snow Vista (formerly Hoffman City) by Harry O. Morris for Snow Construction
Z-986 Company.
- Z-980 Request for rezoning from R-1 and C-1 to O-1 and C-2 for Office and Community
Shopping Facilities in the general area at the southwest corner of Candelaria
NE and Eubank NE by Dale Bellamah.
- Z-1000 Request for rezoning from R-1 to R-3 with an implementing design in the area
S-1101 north of Candelaria NE to the west of Bel-Air School and between said School
and McKinley School by Flatow-Moore-Bryan and Fairburn for Board of Education.

NEW CASES:

- Z-991 B. C. Hernandez, agent for Oliver Gilbert, requests change of zone from A-1
to C-1 for about the north 125 feet of the east 260 feet of Lot 2 and the
east 260 feet of Lot 3, Alvarado Gardens Addn., Unit #3. Located at the
southwest corner of Candelaria NW and Rio Grande NW.
- Z-1004 B. C. Hernandez, agent for Horace W. Dwinell, requests change of zone from
A-1 to C-1 for Lots 7 and 8, Boulevard View Addn. Located at the northeast
corner of Candelaria NW and Rio Grande NW.
- Z-1005 B. C. Hernandez, agent for Jesse T. Smith, requests change of zone from A-1
to C-1 for Lots 31 and 32, Alvarado Gardens Addn., Unit #3. Located at the
northwest corner of Candelaria NW and Rio Grande NW.
- Z-1013 B. C. Hernandez, agent for V.H. Magatagan, requests change of zone from A-1
to C-1 for all of Lots 9 and 10, Alvarado Gardens Addn. Unit 1. Located at
the southeast corner of Candelaria NW and Rio Grande NW.

CPC Action Sept. 12, 1960

PLANNING DEPARTMENT
Staff: WDK, BJ, JU, JF, GC, RWR, JY & Secy.

MEMBERS PRESENT: Vollmar - Heggen
Scott - Mrs. Brown
Rutherford

DISTRIBUTION: Pl. Staff
Files
Zoning Div., Bldg. Dept.

APPEAL DATE: 9/27/60 5:00 P.M.

FILE - CR	RECOMMENDATION	LETTER OF ADVICE, ETC.	LEGAL NOTICE OF HEARING (ADVT.)	COMMENTS AND INSTRUCTIONS
Z-935	Defer to 10/17/60 and advt. additional area	Ralph L. Day (JF)	BJ & JF	Sketch - KE; Kardex - LV Additional advertising will be done as set forth in the Dept.'s report for 10/17/60.
S-1061 Z-949	Preliminary & Final Recommended to CC as C-1	Don Lormor Constr. See GC for others. (GC)	CC 10/11/60	BJ - "Z" Ordinance Sketch - KE; Kardex - LV & OW GC - If timing for CC cannot be met, let BW know.
AX-21 Z-985	Deferred to 10/3/60	Norgo McKinley Morris Friar Orosco Hubbell Cinelli Snow Construc. Co. (JU)		Sketch - FF; Kardex - OW - LV Developers to submit a plan.
AX-29 TP-146 V-284 S-1082MP Z-986	Recommended to CC a small portion with change to C-1 & C-3 (non-retail uses) in area north of Gibson, E & W of Snow Vista Blvd.	Elmer Lewis H. O. Morris Marvin C. May (JU)	Prev. advt. & deferred to CC for 9/20/60	Draft of Ord. - JU & GV on all documents except "Z" Ord. which BJ & JF will do. Sketch - FF, Kardex-LV, OW <u>THIS JOINT ITEM MUST BE PROCESSED THIS WEEK AND TO C.M. BY THURSDAY 5:00 P.M. JF contact CA re the description reference as to MP immediately---on "Z" Ordinance.</u> FOR ADDITIONAL INFO AND CONDITIONS REFER TO CPC RESOLUTION & MINUTES.

CITY OF ALBUQUERQUE

The documents contained on this microfiche are certified to be accurate copies of the original documents as they appear in the files of the

PLANNING DEPARTMENT

Documents were microfilmed in the regular course of business pursuant to established routine policy for systems utilization and preservation of such records through the storage of such microfilms in protected locations.

It is further certified that the photographic processes used for micro-filming of the above records were accomplished in a manner and on micro-film which meets the recommended requirements of the National Bureau of Standards and the National Micrographics Association for permanent microphotographic reproduction.

Mary Lou Cooper
City Clerk/Recorder

BLOCK	LOT TRACT	NAME	ADDRESS
		D.B.S. Moline	Rt. 3, Box 3928
		Esquivel Romero	Rt. 3, Box 3910
		Branlila Contreras	Rt. 3, Box 3125
		Cemetery in Section 34, T 10 N R 2 E TA.	
		Unplatted in SE $\frac{1}{4}$ Section 34 T 10 N R 2 E:	
		Saturnino Berboa	753 Coors SW
		A. J. Giannini	Box 34, Edgewood
		Unplatted Land in Section 3 T 9 W, R 2 E in NW $\frac{1}{4}$ NW $\frac{1}{4}$	
		F.M. Martinez	2224 Second Street N.W.
		Unplatted Land in Section 4 T 9 N R 2 E, approx. 1300' south of Sec. cor 3	
		Germino Berboa	2650 Blake Rd. SW
		Unplatted Land in Section 5 T 9 W R 2 E, approx 300' south of Sec. cor 4	
		Same as Portion of Section 4	
		Unplatted Land in Section 10 T 9 N R 2 E, NW $\frac{1}{4}$ NW $\frac{1}{4}$	
		Juan Candelaria	2620 Bridge SW
		Unplatted Land in Section 9 R 9 N R 2 E, approx 400' south of North Section line:	
		T of AG	
		Unplatted Land in Section 8 T 9 N R 2 E, 200' from Section line, 250 to south	
		T of AG	
		Unplatted Land in extreme NE $\frac{1}{4}$ of Section 7 T 9 N R 2 E	
		T of AG	
		Unplatted Land in Section 6 T 9 N R 2 E, 200' west of East Section line.	
		T of AG	107 Atrisco SW
		Unplatted Land in Section 31 T 10 N R 2 E, 200' west of east Section line to 200' W of $\frac{1}{4}$ Corner	
		T of AG	
		Unplatted Land along E $\frac{1}{2}$ line 200' north to approx. 2,231.61' ^{OR} boundary (West) of Atrisco Village	
		T of AG	
		Unplatted Land 200' from West boundary of in Atrisco Village, approx 2100' to north SE of $\frac{1}{4}$	
		Section 32 T 10 N R 2 E	
		Snow Construction Co.	

BLOCK	LOT TRACT	NAME	ADDRESS
		Unplatted land S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 29, T 10 N R 2 E.	
		Eugenio Chavez	945 Atrisco Dr. SW
		Daniel G. Herrera	4005 Central W.
		Porfiria Torres	921 - 37th Drive, Oakland, California
		Arturo Herrera	407 Atrisco SW
		T of AG	
		Unplatted land in SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 28 T 10 N R 2 E, approx. 640' north of section corner 29/28 and from a point 1750' north of section corner 200' to south:	
		Eugenio Chavez	945 Atrisco SW
		Florin B. Gonzales	Rt. 3 Box 3074
		T of AG	
		Unplatted land, NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, T 10 N R 2 E 200' from proposed boundary.	
		C.B. San Sanchez	307 Coal SW

LEGAL LIST

BLOCK	LOT TRACT	NAME	ADDRESS
Unit 2	11	Venton Eli Barrett	Box 7386 Old Albuquerque Station
Town of			
Atrisco			
Grant			
Doughty's Replat of Original Townsite of Lot 28, Block 10:			
	42	John P. Doughty	447 Cavilan Place NW
	43	"	"
	44	"	"
	45	"	"
	46	"	"
	47	"	"
	48	"	"
	49	"	"
	50	"	"
	51	"	"
	55	"	"
	56	"	"
	57	"	"
	28	Joseph E. Bursinkle	1012 Orchard Place NW
	29	Venton Eli Barrett	Box 7386 Old Albuquerque Station



**ZONE CHANGE REQUEST
PLANNING DEPARTMENT**

Z-985



A. D. 1706

FILES: AM-31
2-536

CITY OF ALBUQUERQUE, NEW MEXICO

Box 1294, Albuquerque, New Mexico Phone (505) 243-1531

Planning Department

W. A. Rusch, Director

W. D. Kelley, Deputy Director

November 4, 1960

TO: Paul J. Volmer, Chairman, City Planning Commission

FROM: John Udy, Senior Planner

SUBJECT: Annexation and establishment of simultaneous C-2 zoning
in the area bounded by 102nd Street SW, 104th Street SW,
Lucarix Road SW, and Sunset Gardens Road SW.

In regard to the attached letter no reply has been received as of this date. It is assumed the applicants do not wish to process their request at this time.

John Udy, Senior Planner

cc: Mr. C. F. Berger
Paul Huggan
Mrs. James Brown
Frank Gorman, Jr.
Vance Hunsley
George Rutherford
Robert F. Scott
W. A. Rusch, Planning Director

COPY



1846

CITY OF ALBUQUERQUE, NEW MEXICO

Planning Department—Director, ~~XXXXXXXXXX~~ **W. A. Busch**
Box 1293, Albuquerque, New Mexico • Phone CHapel 7-1531

October 27, 1960

Mr. C. F. Norgor
2113 Garcia NE
Albuquerque, New Mexico

Dear Mr. Norgor:

RE: Files No. AX-21 and Z-985
Annexation and simultaneous zoning of
property south of Central and west of
98th Street SW.

When this matter was brought before the City Planning Commission on September 12, 1960, a deferral was arranged to October 3, 1960, so that the proponents of Annexation 21 would have time to produce a plan for the area. As the Department had not heard from the proponents prior to that date the matter was again deferred until November 7, 1960.

If the proponents desire the matter to be heard by the Planning Commission on the latter date the Department should receive their plans by Monday, November 7. If the Department does not receive any communication from you it will be assumed you do not wish the Commission to take action on this matter at this time. The matter will then be withdrawn from the agenda. It should be pointed out that if this is done the request will have to be readvertised prior to review by the Planning Commission.

Yours truly,

John Udy
Senior Planner

JW/lv

cc: N. L. Friar, 6800 Carlton NW
W. J. McKinley, 9917 Constitution NE
Ricardo Orusco, 309 Mountain Road NE
Philip Hubbell, 312 Gold Avenue SW

Action Sheet - 11/7/60

CPC

PLANNING DEPARTMENT

STAFF: WAR, DR, JF, GC, LV

MEMBERS PRESENT: Vollmar - Heggem
Gorham - Mauney
Scott - Rutherford

DISTRIBUTION: Files, Staff, J. Lawrence

APPEAL DATE: 11/22/60

FILE - CR	RECOMMENDATION	LETTER OF ADVICE	LEGAL NOTICE OF HEARING (ADVT.)	DRAFT OF ORDINANCE	COMMENTS & INSTRUCTIONS
AX-21 Z-985	Withdrawn	Friser, McKinley, Morgor, Orasco, Hubbell (JU)			Kardex - OW & LV Since no reply was received to Pl. Dept's letter, CPC assumed the proponents wished to withdraw.
S-1102 Z-1009	Recommended subject to Staff conditions.	John Reed Dorothea Whitcraft Mr. & Mrs. Adams 3116 Lyke Dr. NE John McLay 8314 Connecticut NE R. J. Hanson 3119 Lykes Drive NE (GC)		BJ&GC	Kardex - OW & LV To be advertised for CC subsequent to final approval of plat.
V-297	Recommended subject to conditions.	Stuart Hines L. L. Reynolds (GC)		GC	Kardex - OW; Sketch - FF To CC when approved ordinance is submitted.
TP-151	Recommended extension of Eubank SE from Southern to East Gate of S.B.	City Manager (DR)	CC/ 11/29/60	DR	Kardex - OW; Sketch - JG <u>Consideration of the extension of the East Gate to the proposed Loop Expressway to be made when the alignment of the expressway is definite.</u>
Z-1032	Defer 12/5/60	Reginald J. Garcia Eloy R. Gutierrez Stuart Hines A. F. Cole 2531 Candelaria Rd NW (JF)			Kardex - LV <u>Applicant requested deferral so that his request may be heard in conjunction with a similar request submitted by Mr. Hines.</u>

CITY PLANNING COMMISSION

MINUTES

November 7, 1960

MEMBERS PRESENT

Paul J. Vollmar, Jr., Chairman
Paul Heggen
Frank Gorham
Vance Mauney
George Rutherford
Robert P. Scott

STAFF PRESENT

W. A. Rusch, Planning Director
Joe Fendt, Associate Planner
George Carruthers, Assoc. Planner
Dick Renshaw, Associate Planner
Louise Vigil, Secretary

1. Approval of Planning Commission minutes, October 17, 1960, as submitted.
2. AX-21
Z-985 H. F. Friar, W. J. McKinley, C. F. Norgor, Ricardo Orocco and Philip Hubbell request annexation to the City of Albuquerque and simultaneous establishment of C-2 zoning in the area bounded by 102nd Street SW, 106th Street SW Eucariz Road SW and Sunset Gardens Road SW (Deferred from 10/3/60).

The Commission assumed that since no reply to Planning Department's letter of 10/19/60 asking the proponent's to submit a redesign had been received, the applicants wished to withdraw their request.

3. S-1102 Land at SE corner of Wyoming and Comanche, Preliminary.
Z-1009 John Reed, agent for Mrs. Dorothea F. Whitcraft, requests change of zone from R-1 to R-3, SU-1, P-1 and C-1 for a parcel of land located at the southeast corner of Comanche and Wyoming NE (deferred from 10-17-60).

The Commission concurred with the Planning Department's recommendation.

BE IT RESOLVED THAT Z-1009 be recommended to the City Commission for approval; FURTHER, that S-1102 be granted preliminary approval subject to the following conditions: (Z-1009 to be withheld from CC until final plat is submitted)

1. That any change, addition, or modification to the presented plan be resubmitted for approval;
2. That the "loop" road indicated on the development plan be privately owned and maintained;
3. Adequate facilities be designed to allow for proper drainage from adjoining properties as required by the City Engineer. This can be achieved by providing two drainage easements on final plat between the east boundary line of the applicant's property and Wyoming Blvd. The east-west portions of the "loop" road will act as a part of the required drainage ways.

2-985
AX-21

5. S-1061 Del Mar Terrace Addition

Z-949 Don Lormor Construction Company requests change of zone from R-1 to O-1 (R-4) and C-1 for a parcel of land situated in the $W\frac{1}{2} SW\frac{1}{4} NW\frac{1}{4}$ of Section 5 T 10 N, R 4 E, N.M.P.M., and located along the east side of Wyoming NE northward from Comanche NE. Further described as Block A (R-1 to O-1 (R-4) and Block B (R-1 to C-1) on a preliminary plat (S-1061) of the above-described portion of Section 5 and bounded generally by Comanche, Wyoming, James and General Bradley.

This matter had been brought before the Planning Commission on two previous occasions.

After a brief discussion the following motion was made:

BE IT RESOLVED that Z-949 be recommended to the City Commission for approval.

BE IT FURTHER RESOLVED that S-1061 be recommended to the City Commission for preliminary and final approval subject to compliance with the park dedication policy.

Moved by Heggen
Seconded by Scott

Motion Carried Unanimously

6. AX-21 H. F. Friar, W. J. McKinley, C. F. Norgo, Ricardo Grosco and Phillip Hubbell
Z-985 request annexation to the City of Albuquerque and simultaneous establishment of C-2 zoning for Tracts 72, 73, 74, 75 and 76, Row 2, south of U.S. 66, Town of Atrisco Grant. This area is bounded by 102nd Street SW, 106th SW, Eucariz Avenue SW and Sunset Gardens Road SW, and these rights-of-way are included in the annexation.

Mr. Udy pointed out on the design the area considered for annexation under this request.

The applicant was asking for annexation and simultaneous C-2 zoning for a bowling alley and a trailer park. The staff felt a trailer park should be stringently controlled as it could adversely affect the surrounding property. They suggested an A-1 zone, pending the preparation of a plan by the developer showing the uses, to be ultimately considered for SU-1 zoning. Mr. Norgo, for the owners, said he would rather, at this time, maintain the C-2 zoning than accept A-1 zoning as suggested by the Planning Department. As an alternative, he suggested a deferral of the matter until such time as they could make a plan for the area.

Mr. Heggen stated he was opposed to the C-2 zoning. He asked the proponent if he was aware that A-1 was merely a holding zone in a case like this and would not be limited specifically to agricultural uses. The proponent replied he was aware of this but still opposed it.

September 12, 1960

MEMBERS PRESENT:

Wollmar - Heggen - Mrs. Brown - Scott
Rutherford

The remainder of the Commission also opposed the requested C-2 zoning.

The following motion was then made:

BE IT RESOLVED that AX-21 and Z-985 be deferred to the meeting of October 3, 1960, to allow the proponent time to restudy their request in order that the area might qualify for SU-1 zoning on annexation.

Moved by Heggen

Seconded by Rutherford

Motion Carried Unanimously

7. AX-29 Harry Morris, agent for Snow Construction Company, requests annexation Z-986 to the City of Albuquerque and simultaneous establishment of R-1, O-1 S-1082MP (R-4), C-1, C-2, and M-2 zoning for portions of Section 32, 28, 29, 33 and 34, T 10 N, R 2 E, and portions of Sections 4, 5 and 9, T 9 N, R 2 E, as shown on the proposed master plan of Snow Vista, S-1082MP, formerly Hoffman City.
- TP-146 Harry Morris, agent for Snow Construction Company, proposes an amendment to the Thorofare Plan Map that the Gibson Route west of Coors Blvd be realigned to conform with the proposed master plan of Snow Vista, S-1082MP, formerly Hoffman City. CR: AX-29, Z-986
- V-284 Harry Morris, agent for C. V. Shumbaugh and Snow Construction Company, requests vacation of the following portions of rights-of-way to implement proposed realignment of portions of 98th Street SW and Sage Road SW:
- (1) A triangular portion of 98th Street SW at the NW corner of the intersection of 98th Street SW and Sunset Gardens SW.
 - (2) The portion of 98th Street SW between Eucariz Road SW and the south boundary of Unit 7, Town of Atrisco Grant.
 - (3) The westerly 825 feet, more or less, of Sage Road SW between 94th Street SW and 98th Street SW.

Mr. Morris stated this was a situation which had many ramifications and aspects covering a large area. He thought it well that Mr. May give the Commission a brief outline of the schematic, then a general picture and finally specific details.

Mr. May stated that the schematic Master Plan "at this stage of the game" is only a general picture of the land use and is not accurately measured or detailed; this will all come later in individual portions. This master plan is similar to one brought before the Commission by another party in which separate neighborhoods were created. Since it is almost all under one ownership, he saw the opportunity

Staff Present: BJ & JF

CITY COMMISSION ACTION SHEET

2-985

Distribution: Mr. Lawrence-Bldg & Insp.
Files--Pl. Staff

#	FILES	ACTION	KARDEX	COMMENTS & INSTRUCTIONS
4.	AX-21 Z-985	Deferred to 10/11/60 as requested by applicant.	OW MS	This item pending CPC on 10/3/60
5.	AX-29 TP-146 V-284 S-1082-MF Z-986	Deferred to 9/27/60 as requested by applicant.	OW OW OW OW MS	
6.	Z-864	Approved, Ord. #1802	MS	BJ-transmit Development Plans to Building Dept. for records.
7.	Appeal 164 (BA-1181)	Appeal denied & BA decision upheld. However, CC granted period to remove the yard-on or before Jan. 1, 1961 (area to be cleared).	MS	Applicant did not ask that appeal be granted, but for a period of time (to 1-1-61) to clear the yard through liquidation of equipment and materials.
8.	Appeal 165 (Z-997)	Appeal allowed and CPC tie vote of denial reversed. Ord #1803	MS	Vote 3-2 (Bicc & O'Toole against allowing appeal) The ordinance read-changes the zoning from R-3 to P-1 & O-1 as voted on and denied by CPC.
9.	Appeal 166 (BA-1155)	Appeal allowed and BA decision reversed because of circumstances not presented to Board at time of their decision	MS	
10.	V-283	Approved, Ord. #1804	OW	
11.	V-291	Approved, Ord. #1805	OW	
12.	V-294	Approved, Ord #1806	OW	

NOTE: Secretaries-- The files were in good order and well maintained. This was a great help to the Planners representing the Department. Thanks-BJ & JF

BJ:jms
9/21/60

CITY OF ALBUQUERQUE
STATE OF NEW MEXICO

September 21, 1960

Mr. W. J. McKinley
9917 Constitution Avenue, NE
Albuquerque, New Mexico

Dear Mr. McKinley:

The Albuquerque City Commission at its regular meeting September 20th took the following action:

Deferred to October 11, 1960 the request of H. F. Friar, W. J. McKinley, C. F. Norgor, Ricardo Grosco and Philip Hubbell for annexation to the City of Albuquerque and simultaneous establishment of zoning in the area bounded by 102nd St., SW, 106th St., SW, Eucariz Rd., SW, and Sunset Gardens Rd., SW, as follows:

- (a) AX-21 Consideration of annexation.
- (b) Consideration of Commission Ordinance No. _____:
Z-985 Establishment of C-2 zoning in the area of annexation.

Very truly yours,

Arthur E. Jones
Assistant to the City Manager

AEJ/jk

cc: Planning Department

RECEIVED
PLANNING DEPARTMENT

SEP 23 1960

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DISTRIBUTION: Pl. Staff; Files, J. Lawrence

CPC Action
Oct. 3, 1960

PLANNING DEPARTMENT
Staff: WDK, BJ, JF, GC, JU, JY, LV

APPEAL DATE: 10/18/60

MEMBERS PRESENT:
HEGEM - MAUNEY - SCOTT
RUTHERFORD

FILE - CR	RECOMMENDATION	LETTER OF ADVICE	LEGAL NOTICE OF HEARING (ADVT.)	COMMENTS & INSTRUCTIONS
AX-21 Z-985	Defer 11/7/60	Friar McKinley Norgor Rosco Hubbell Harry O. Morris (JU)	—	Kardex - OW & LV
W-60-18 Z-948(t) Z-971(t)	Denied Denied	Charles Larrabee Clifford Hammond Erby Wilmeth Frank Bridges 613 Jefferson NE Frank Bonelli 639 Jefferson NE Claude Meek 621 Jefferson NE (JF)	—	BJ&JF: See CPC resolution and direction, replacement of amusement enterprises in SU-1..... Necessary wording for amendment-- check with CA. Return to CPC prior to (t) advertising. Kardex - LV
Z-1008	Defer 11/21/60	Stuart Hines Southwest Constr. Mrs. Shirley Ben Stricker 832 Ortiz SE (BJ)	—	Sketch - KE; Kardex - LV BJ&JF: Study P-1 & P-2, Parking Lot definition toward eliminating any inconsistencies re access points, buffers, etc. See CPC Minutes and resolution.
V-297	Defer 10/17/60	Lucy L. Reynolds Stuart Hines (GC)	—	Why continue to defer an item when in all probability it will require amended advt. when a redesign is submitted? Why not ask applicant to withdraw until he brings in the entire request? Sketch - FF; Kardex - OW

CITY PLANNING COMMISSION

MINUTES

October 3, 1960

MEMBERS PRESENT:

Paul Heggen, Acting Chairman
Vance Mauney
George Rutherford
Robert P. Scott

STAFF PRESENT:

W. D. Kelley, Acting Planning Director
Bernie Jones, Senior Planner
John Udy, Senior Planner
George Carruthers, Associate Planner
Joe Fendt, Assistant Planner
Joe Yguado, Assistant Planner
Louise Vigil, Secretary

1. AX-21 H. F. Frier, W. J. McKinley, C. F. Norgor, Ricardo Orosco, and Phillip
Z-985 Hubbell request annexation and simultaneous establishment of C-2 zoning
for Tracts 72, 73, 74, 75, and 76, ROW 2, South of U. S. 66, Town of
Arriasco Grant. Bounded by 102nd Street SW, 106th Street SW, Eucariz
Avenue SW and Sunset Gardens Road SW and these rights-of-way are included
in annexation. Deferred from September 12, 1960.

Mr. Udy stated the proponents were to have contacted the Planning Department with a proposal so the Department could make a recommendation on the request but they failed to do so. Therefore, the Planning Department requested further deferral until such time as a redesign or related proposal is submitted by the applicants.

BE IT RESOLVED that AX-21 and Z-985 be deferred to the meeting of November 7, 1960.

Moved by Mauney
Seconded by Scott

Motion Carried Unanimously

2. W-60-18 Study of Amusement Enterprises.

Z-948(t) Clifford Hammond, 7600 Lomas NE, requests amendment to the text of Comprehensive Zoning Ordinance No. 1493 to list "playland for children" as a use specifically permitted in the C-2 Community Commercial Zone. (Section 11).

Z-971(t) Erby Wilmeth, Clovis, New Mexico, requests amendment to the text of Comprehensive Zoning Ordinance No. 1493 listing "Go-Kart (small car) tracks for children and teenagers" as permitted in the C-2 zone under certain restrictions.

The Chairman explained to those present that this was a study on requested text changes to list playland for children and Go-Kart tracks in the C-2 zone. He asked the Planning Department for a summary on their report.

AX-21, Z-985

October 5, 1960

Mr. H. J. McKinley
9817 Constitution Avenue, NE
Albuquerque, New Mexico

Dear Mr. McKinley:

The City Planning Commission at its regular meeting of October 3, 1960, considered your request for annexation and simultaneous establishment of C-2 zoning for Tracts 72, 73, 74, 75 and 76, ROW 2, South of U.S. 66, Atrisco Grant, and the following motion was made:

BE IT RESOLVED THAT AX-21 and Z-985 be deferred to the meeting of November 7, 1960, at the request of the applicant.

If we may be of further assistance, please do not hesitate to call.

Sincerely,

George L. Carruthers
Associate Planner LP

GLC:ow

CC: C. F. Norgo
Ricardo Grosco
Phillip Hubbell
N. L. Frier

PLANNING DEPARTMENT

CITY COMMISSION ACTION SHEET
October 11, 1960

MEMBERS PRESENT: *2-985*
Messrs. Sanchez, O'Toole, Bice
Atkinson, & Davis

Staff Present: BJ & GC

Distribution: Files, PD Staff,
J. Lawrence, Zoning Div.

CM & STAFF

FILE	ACTION	KARDEX	COMMENTS & INSTRUCTIONS
TP-148	Approved	OW	None
TP-149	Approved	OW	None
SH-10	Approved	JMS	BJ-Notify Depts & Agencies with maps or see if City Engineer will send out notice of change.
SH-11	Approved	JMS	
AX-22	Approved	OW	S-1009--Recording withheld until applicant submits agreement to provide future traffic circulation and control devices on Rio Grande at his expense and satisfaction of CM. ORDINANCE #1815 to be withheld from publication until S-1009 is recorded. GC-Maps (3) of annexation to City Clerk immediately with correct City Limits certified by CE.
S-1009	Approved-on condition (See Comments)	OW	
Z-889	Approved-Ord #1815-on condition (See Comments)	JMS	
Appeal #161 (10942)	Appeal denied. CPC recommendation upheld.	JMS	None
S-1061	Approved on condition	OW	Plat to be withheld from recording until cash in lieu of land for park dedication to satisfaction of CM. Ord. #1816 publication withheld until S-1061 recorded.
Z-949	Approved, Ord. #1816-on Condition	JMS	
S-1101	Approved	OW	Publication of Ord. #1817 withheld until S-1101 recorded.
Z-1000	Approved, Ord. #1817	JMS	
Z-1012	Approved, Ord. #1819	JMS	None
AX-35	Approved	OW	GC-process maps to City Clerk for recording and for immediately notification to all Depts & Agencies. 3 copies to City Clerk/
Z-1020	Approved, Ord. #1820	JMS	
Z-1007	Approved, Ord. #1818	JMS	None
V-290	Approved, Ord. #1821	OW	Applicant's agreeable to use of Campus as detour during Lomas Construction.
V-272	Deferred to 10/25/60	OW	None
AX-21	Deferred to 11/15/60	OW	None
Z-985	Deferred to 11/15/60	OW	None

S/1/68 *Approved* *OW* *None*

Meeting Adjourned 12:30 A.M.

BJ:jms
10/12/60