

Referred 3/10

City of Albuquerque DEVELOPMENT/ PLAN REVIEW APPLICATION



Supplemental form

- SUBDIVISION Major Subdivision action, Minor Subdivision action, Vacation, Variance (Non-Zoning)
SITE DEVELOPMENT PLAN for Subdivision, for Building Permit, Administrative Amendment (AA), IP Master Development Plan, Cert. of Appropriateness (LUCC)
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Plan
S Z ZONING & PLANNING Annexation, County Submittal, EPC Submittal, Zone Map Amendment (Establish or Change Zoning), Sector Plan (Phase I, II, III), Amendment to Sector, Area, Facility or Comprehensive Plan, Text Amendment (Zoning Code/Sub Regs), Street Name Change (Local & Collector)
L A APPEAL / PROTEST of... Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: K&M Development PHONE: 505-688-7770
ADDRESS: PO Box 3121 FAX:
CITY: Corrales STATE NM ZIP 87048 E-MAIL: mndaskalos@msn.com
Proprietary interest in site: Owner List all owners: N/A

DESCRIPTION OF REQUEST: Zone Map Amendment and corresponding Amendment to the Huning Castle and Reynolds Addition Sector Plan

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ___ No. [checked]

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

Lot or Tract No. Lots 17-20 Lots 13-19 Block: 29&30 Unit:
Subdiv/Addn/TBKA: Reynolds Addition/ Huning Castle Addition
Existing Zoning: SU-2/MFR Proposed zoning: SU-2/RT MRGCD Map No
Zone Atlas page(s): K-13 UPC Code: 101305733435311401, 101305731235711303

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
EPC# 1005244/06EPC-01595, 01596

CASE INFORMATION:

Within city limits? [checked] Yes Within 1000FT of a landfill? NO
No. of existing lots: 11 No. of proposed lots: 14 Total area of site (acres): 1.0
LOCATION OF PROPERTY BY STREETS: On or Near: Coal Avenue SW
Between: 14th Street SW and Lead Avenue

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

SIGNATURE [Signature] DATE 3/6/2008
(Print) James K. Strozier, AICP Applicant: [] Agent: [checked]

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
All checklists are complete
All fees have been collected
All case #s are assigned
AGIS copy has been sent
Case history #s are listed
Site is within 1000ft of a landfill
F.H.D.P. density bonus
F.H.D.P. fee rebate

Application case numbers
08EPC 40028
08EPC 40029

Table with columns: Action, S.F., Fees. Includes entries for ZMA, ASP, ADV, CHE with corresponding fees.

Hearing date 04/17/08

Planner signature / date: Sandy Handley 03/06/08

Project # 1005244

Form revised 4/07

Total \$420.00

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - BCC Notice of Decision for City Submittals
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC public hearing only)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings. Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined
 - Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980".
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

AMENDMENT TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
 - Letter of authorization from the property owner if application is submitted by an agent (Map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter briefly describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

James K. Strozier, AICP
Applicant name (print)
[Signature]
Applicant signature / date
3/6/08



Form revised APRIL 07

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

Application case numbers
08EPC - 40028
08EPC - 40029

Sandy Handley 03/06/08
Planner signature / date
Project # 1005244

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: K&M Development DATE OF REQUEST: 3/5/08 ZONE ATLAS PAGE(S): K13

CURRENT:

ZONING SU-2/MFR

PARCEL SIZE (AC/SQ. FT.) approx. 1.0 acre

REQUESTED CITY ACTION(S):

ANNEXATION [] SECTOR PLAN [✓]
COMP. PLAN [] ZONE CHANGE [✓]
AMENDMENT [] CONDITIONAL USE []

Proposed: SU-2/RT zoning

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

LEGAL DESCRIPTION:

LOT OR TRACT # 17-20 BLOCK # 30

SUBDIVISION NAME Raynolds Addition

LOTS 13-19 BLOCK 29
Huning Castle Addition

SITE DEVELOPMENT PLAN:

A) SUBDIVISION [] BUILDING PERMIT []
B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 14 Townhomes
BUILDING SIZE: _____ (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature] DATE 3-5-08
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 3-5-08
TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

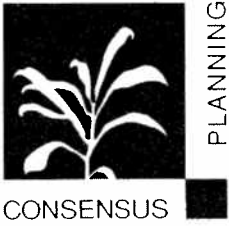
AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO

Contact an Air Quality Planner at 788-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

[Signature] 3-5-08
APPLICANT DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / / TRAFFIC ENGINEER DATE



March 6, 2008

Ms. Laurie Moye, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

Re: 14th Street, North of Coal Avenue

302 Eighth St. NW
Albuquerque, NM 87102

Dear Madame Chair:

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

This is a request for a zone change from SU-2 for Multi Family Residential (MFR) to SU-2 RT for a project that is ready to be built. This justification provides background on why this zone change is necessary.

Last year, this commission approved a zone map amendment from SU-1 Fraternal Organization (Knights of Columbus Hall and parking lot) to SU-2 for Multi-Family Residential (MFR) and an amendment to the Huning Castle and Reynolds Addition Sector Plan zoning map. The property was then replatted and received all necessary approvals by the City's Development Review Board (DRB) and Design Review Committee (DRC) and the building demolition, site improvements, and infrastructure have been constructed.



Looking southwest along 14th Street

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strojier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



Looking northeast along 14th Street

At the final stages of the building permit review, and after zoning had initially approved the plans as they were being routed, it was discovered that there was a conflict with the MFR Zone and the requirement for alley access for all new garages. This is a requirement that is unique to this particular sector plan and only applies to the MFR zone. The MFR zone does not make any allowances for situations where alley access is not available, practical, or safe. The three lots at the west end of the project do not and have never had access to the alley which stopped and turned to the north prior to getting to those lots. There are currently several utility poles and boxes at the west terminus of the alley. The property was replatted and designed to have front access to the street for each of the properties. 13 of the 14 lots do not have rear access to an alley under the current conditions. The proposed town homes are consistent with all other provisions of the MFR zone and are consistent with the requested RT Zone.



West end of the existing alley

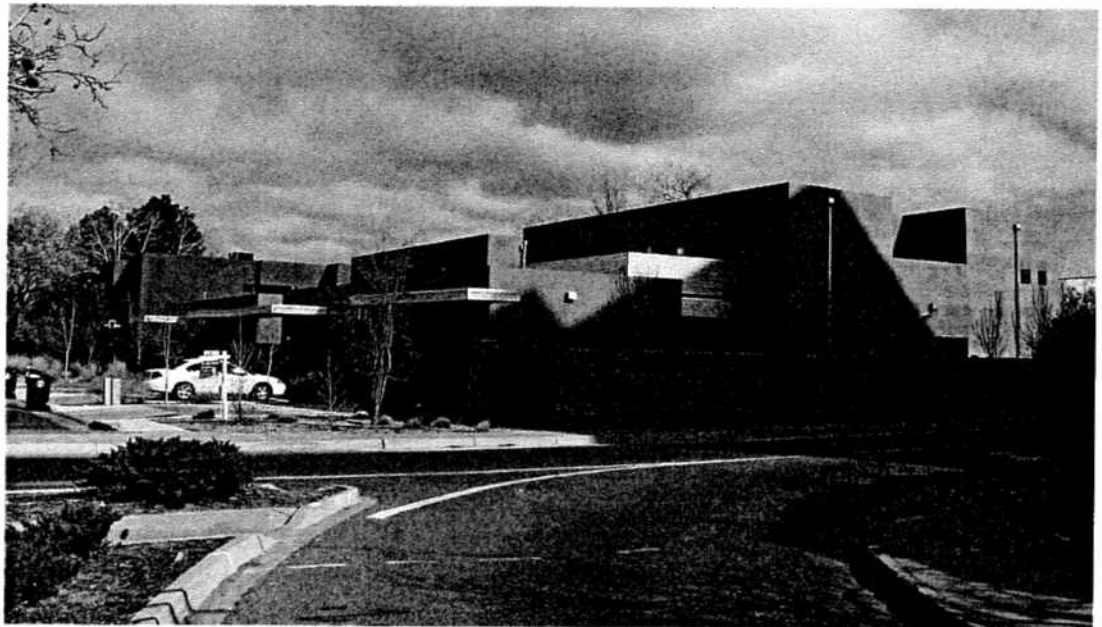


Looking west on the existing alley

The proposed project is consistent with recent redevelopment in the area, both in the MFR, R3, and RT zones. There are three recently completed or under construction projects nearby the subject property. All of these projects are designed with street access driveways, garages, and carports. The character of the surrounding area is a combination of street and alley accessed parking. The proposed project is consistent with the character of the surrounding neighborhood.



New project under construction to the northwest – R-3 Zoning



Recent town homes to the west of 15th – RT Zoning



New project on 11th and Silver, Replatted in 2003/2006 – MFR Zoning

The property was replatted so the town homes would face 14th Street rather than Coal Avenue. This way the townhomes would face each other providing more of a neighborhood feel and a style more advantages to the residential character of 14th Street. Following the replat, none of these lots backed up to the alley.

SITE CHARACTERISTICS

This parcel is in a mixed-use area, primarily consisting of multi-family residential dwelling units, along with offices. Surrounding land uses consist primarily of multi-family zoning (SU-2/SU-1 for R-2, SU-2 for O-1, R-3, and SU-2 for MFR). The proposed use of this site is 14 townhomes.

ADJACENT LAND USE AND ZONING

	ZONING	LAND USE
North	SU-2 MFR	2 story apartment complex
East	SU-2 MFR	2 story apartment complex
South	SU-2 O-1/SU-2 R-2	ACLU Office, KRQE Television Studio, and 2 story apartment complex
West	R-3 and RT	9 story apartment complex

RESPONSE TO RESOLUTION 270-1980

The response to Resolution 270-1980 is similar to that used to justify the previous request for the zone map amendment from SU-1 Fraternal Organization to MFR. The justification is based upon the proposed use being better for the community and includes policies that support the residential use of this property and specifically town homes.

This zone change request is in compliance with Resolution 270-1980 as follows:

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The requested zone change and sector plan amendment are consistent with the health, safety and general welfare of the City. In its previous state, the property was in a state of disrepair and was not being maintained. The proposed development has already removed the old structure and will replace it with a more economically viable and stable land use.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The primary rationale for the requested change in zoning is to bring the property into a more compatible use with the rest of the neighborhood. Additionally, the applicant's goals include revitalizing the area with newer housing product in the form of 14 town homes. The majority of homes and use in this area have been in existence for over 50 years. According to the Huning Castle and Reynolds Additional Sector Plan, fifty percent of the housing units were built before 1950. Newer housing in the area will bring about a positive change helping to maintain the area's special qualities, as mentioned in the Sector Plan. The RT zoning will allow street access consistent with the other new development in the area. Also, alley access is not possible for this project, which is required by the MFR zone.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments there, to, including privately developed area plans which have been adopted by the City.

Albuquerque/Bernalillo County Comprehensive Plan

The following are policies that support this request:

Section B6, Policy b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The proposed town homes provide a new housing product that will be an upgrade to the surrounding neighborhood.

Section D8, Policy c: Development's negative effects upon individuals and neighborhoods shall be minimized.

The proposed town homes will have a positive impact on the surrounding neighborhood.

Huning Castle and Raynolds Addition Sector Plan

The following are policies that support this request:

I. Land Use and Zoning

A. Objectives

3. Use zoning to stabilize the residential character of the plan area and to enhance the positive aspects of the area, including its distinctive architecture, pleasant landscaping, and human scale.

The proposed zone map amendment goes to the heart of this objective and would help to complete the process that removed a use that did not fit into the context of the neighborhood and provides a more compatible, stabilizing land use – town homes.

D. The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

A change of zone will be more advantageous to the community since the project is currently under construction and can not be completed under the current zone category. City review allowed this project to get all the way to building permit before the alley access issue was raised. The applicant is now going through a zone change process to build the exact same product, consistent with the approved plat and infrastructure that has been constructed. The new town homes help to implement the neighborhoods goals as expressed by the Sector Plan and the City's Comprehensive Plan and are compatible with the character of the neighborhood.

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

A change of zone will not be harmful to adjacent properties, the neighborhood, or the community. There are similar uses throughout the vicinity and immediately adjacent to the site. The completion of this project can only be viewed as being more advantageous to the surrounding properties, the neighborhood and the community.

F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or

2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposed zone change does not require additional capital expenditure by the City. New infrastructure has been completed consistent with the plat and construction plans that were approved by the City.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of land or other economic considerations pertaining to the applicants is not the determining factor for this request. However, the requirement for alley access to the garages is not available to the site and will thus create a huge financial penalty jeopardizing the project.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

14th Street is not classified as a collector or other major street. Coal Avenue is classified as a Principal Arterial according to the Long Range Roadway System, but is not the basis for this request. The proposed use is appropriate at this location and as part of the DRB process to approve the plat all of the driveway locations and off-street parking locations were reviewed and approved. The drive cuts were reviewed and approved by the DRC as part of the construction plans for the improvements within the rights-of-way.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

- J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and

2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

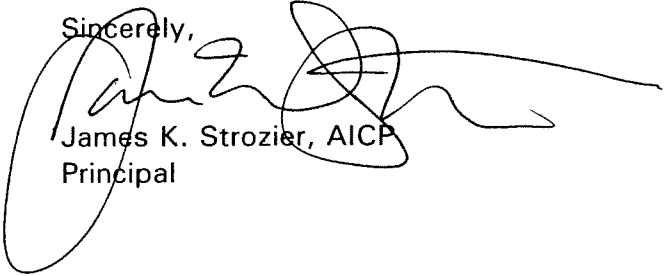
Response to I and J: This property is adjacent to SU-2 for MFR zoning on two sides (which allows town homes), R-3 and RT to the west (which is developed with a combination of a mid-rise condominium and new town homes), and O-1 to the south. This cannot be considered a spot zone or strip zoning and is not commercial in nature.

CONCLUSION

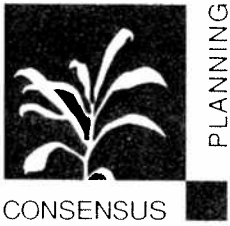
The purpose of this request is to provide for appropriate zoning for this area based upon the use being more advantageous to the community. Relevant policies have been presented in support of the project from the Albuquerque/Bernalillo County Comprehensive Plan and Resolution 270-1980. While it is unfortunate that the zoning issue was not discovered earlier in the development process, it is appropriate to change the zoning to RT in order to allow completion of the proposed project. No public purpose would be served by forcing this property to replat the property back to its original condition; remove and replace the newly installed infrastructure, sidewalks, and drivepads; and completely redesign the town homes.

For these reasons, the requested zone change from SU-2 for Multi-Family Residential (MFR) to SU-2 RT and an amendment to the Huning Castle and Raynolds Addition Sector Plan zoning map is justified. We respectfully request that the Environmental Planning Commission approve the request for this zone map and Sector Plan amendment.

Sincerely,



James K. Strozier, AICP
Principal



March 6, 2008

Laurie Moyer, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

RE: 14th and Coal Avenue

Dear Madam Chair:

As the owner of the property, the purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for Sector Plan Amendment and Zone Map Amendment for the property located on the north side of Coal Avenue east and west of 14th Street.

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Sincerely,


Michelle Daskalos
K & M Development

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 5, 2008

TO CONTACT NAME: Joyce Jordan
 COMPANY/AGENCY: Consensus Planning, Inc.
 ADDRESS/ZIP: 302 8th St. NW 87102
 PHONE/FAX #: 764-9801 / 842-5495

Thank you for your inquiry of March 5, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at 017 030 Reynolds Addn. Thru L20 and 013 029 Huning Castle Thru L19 located 14th St. between Coal Ave and Lead Ave. zone map page(s) K-13.

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Reynolds Addition NA.
 Neighborhood or Homeowner Association
 Contacts: Debbie Foster
1307 Gold SW 87102
243-4865(h)
Christopher Frechette
1315 Gold SW 87102
242-1478(h)

Huning Castle NA.
 Neighborhood or Homeowner Association
 Contacts: Ab Potter
1705 Chacoma SW 87104
298-1534(h)
Diane Souder
1709 Kct Carson SW 87104
243-8309(h)

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES NO { }

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION 3/5/08

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

Additional Neighborhood or Homeowner Association Information

Barelas NA.
 Neighborhood or Homeowner Association
 Contacts: Amecus England
1015 9th St. SW 87102
489.4942(h)
Robert Vigil
919 Santa Fe SW 87102
243.0413(h)

Neighborhood or Homeowner Association
 Contacts: _____

Neighborhood or Homeowner Association
 Contacts: _____

Neighborhood or Homeowner Association
 Contacts: _____

Neighborhood or Homeowner Association
 Contacts: _____

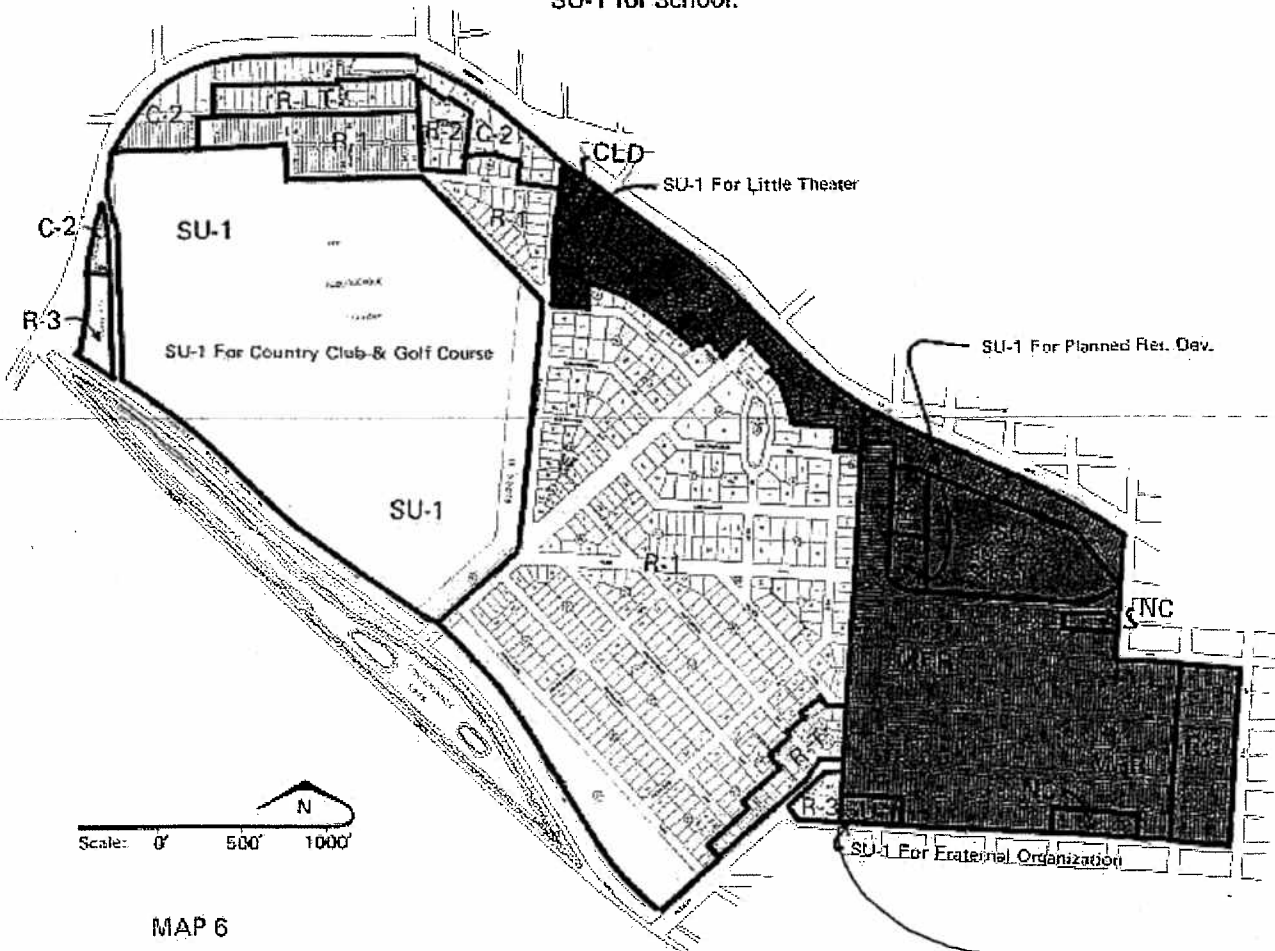
Neighborhood or Homeowner Association
 Contacts: _____

Neighborhood or Homeowner Association
 Contacts: _____

Neighborhood or Homeowner Association
 Contacts: _____

ERRATA SHEET
November 5, 1982

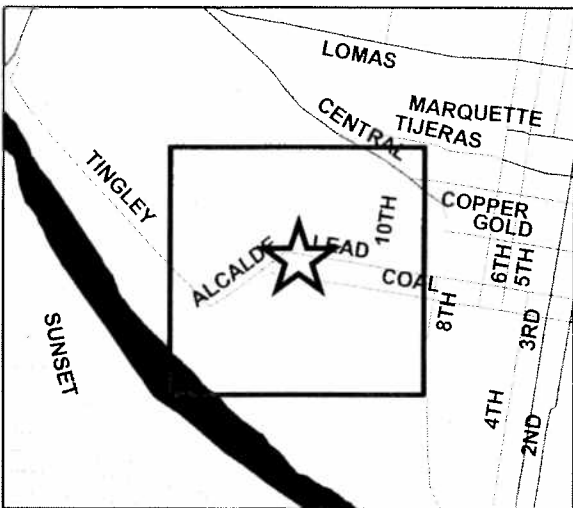
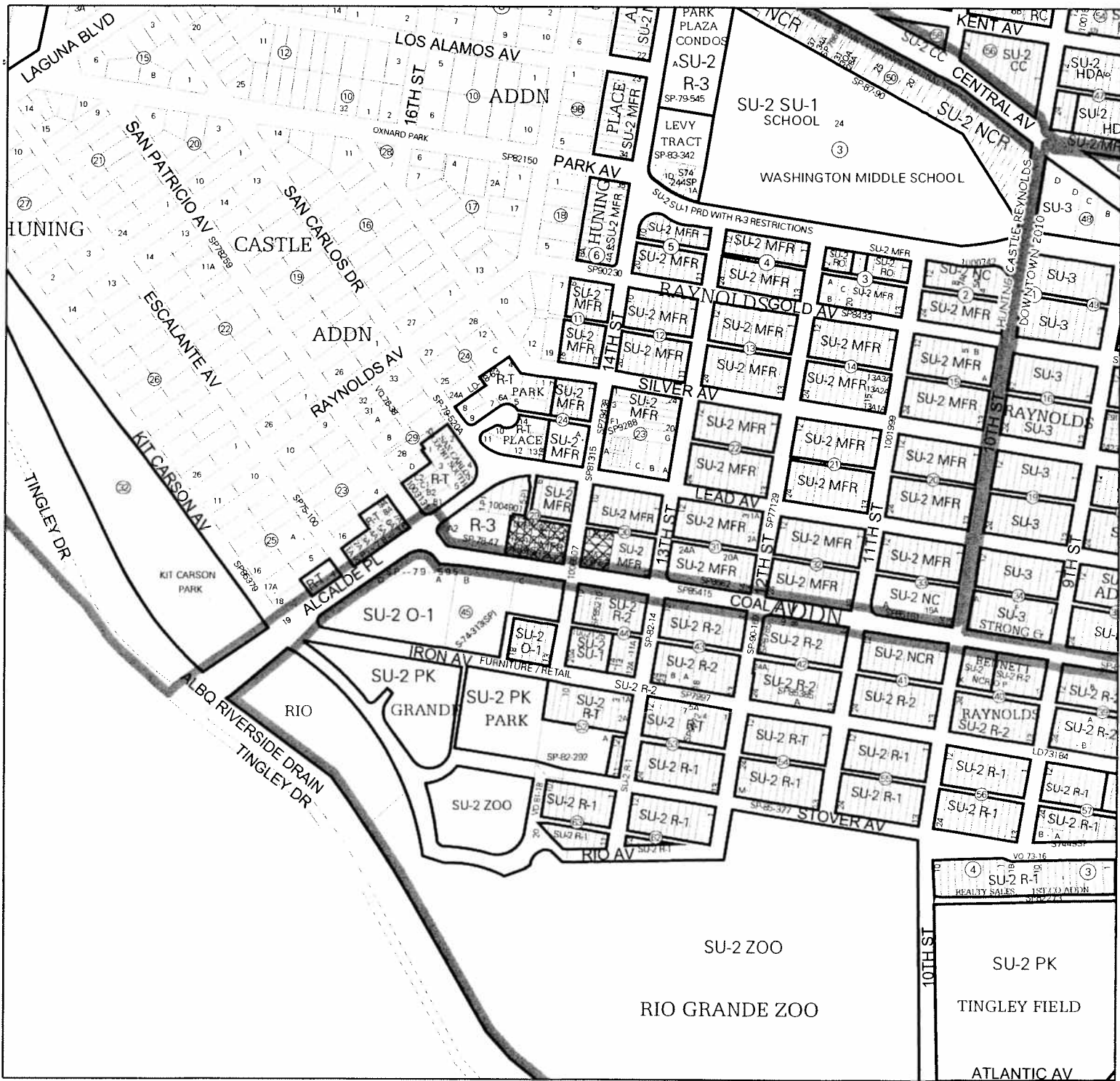
This map is provided as a replacement for Map 6 of the Huning Castle and Reynolds Addition Sector Development Plan. The published Map 6 failed to show an area properly labeled SU-1 for Planned Residential Development. This area lies in the lower left hand corner of the area zoned SU-1 for School.



- MAP 6
PROPOSED ZONING
- R-1 SINGLE FAMILY RESIDENTIAL
 - R-2 LOW DENSITY APARTMENTS
 - R-3 MEDIUM DENSITY APARTMENTS
 - R-LT LIMITED TOWNHOUSES
 - R-T TOWNHOUSES
 - SU-1 SPECIAL USE
 - SU-2 SPECIAL NEIGHBORHOOD ZONE
 - MFR MULTI-FAMILY RESIDENTIAL

- RO RESIDENTIAL OFFICE
- NCR NEIGHBORHOOD COMMERCIAL RESIDENTIAL
- NC NEIGHBORHOOD COMMERCIAL
- CC COMMUNITY COMMERCIAL
- CLD COMMERCIAL and/or LOW DENSITY APARTMENTS

The current zoning is SU-2/MFR and we are requesting a zone change to SU-2/RT.



ZONING MAP

Note: Grey shading indicates County.



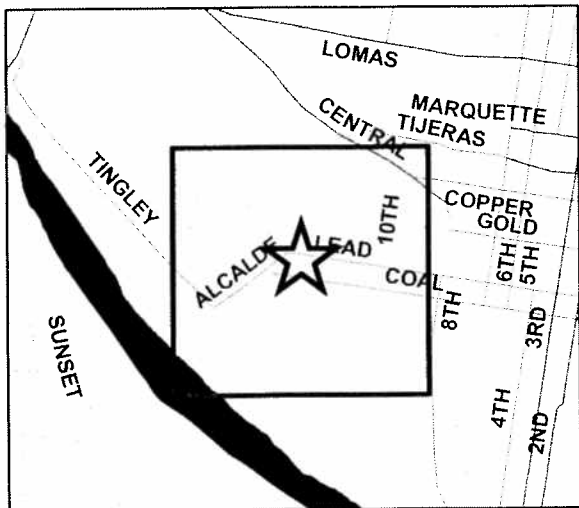
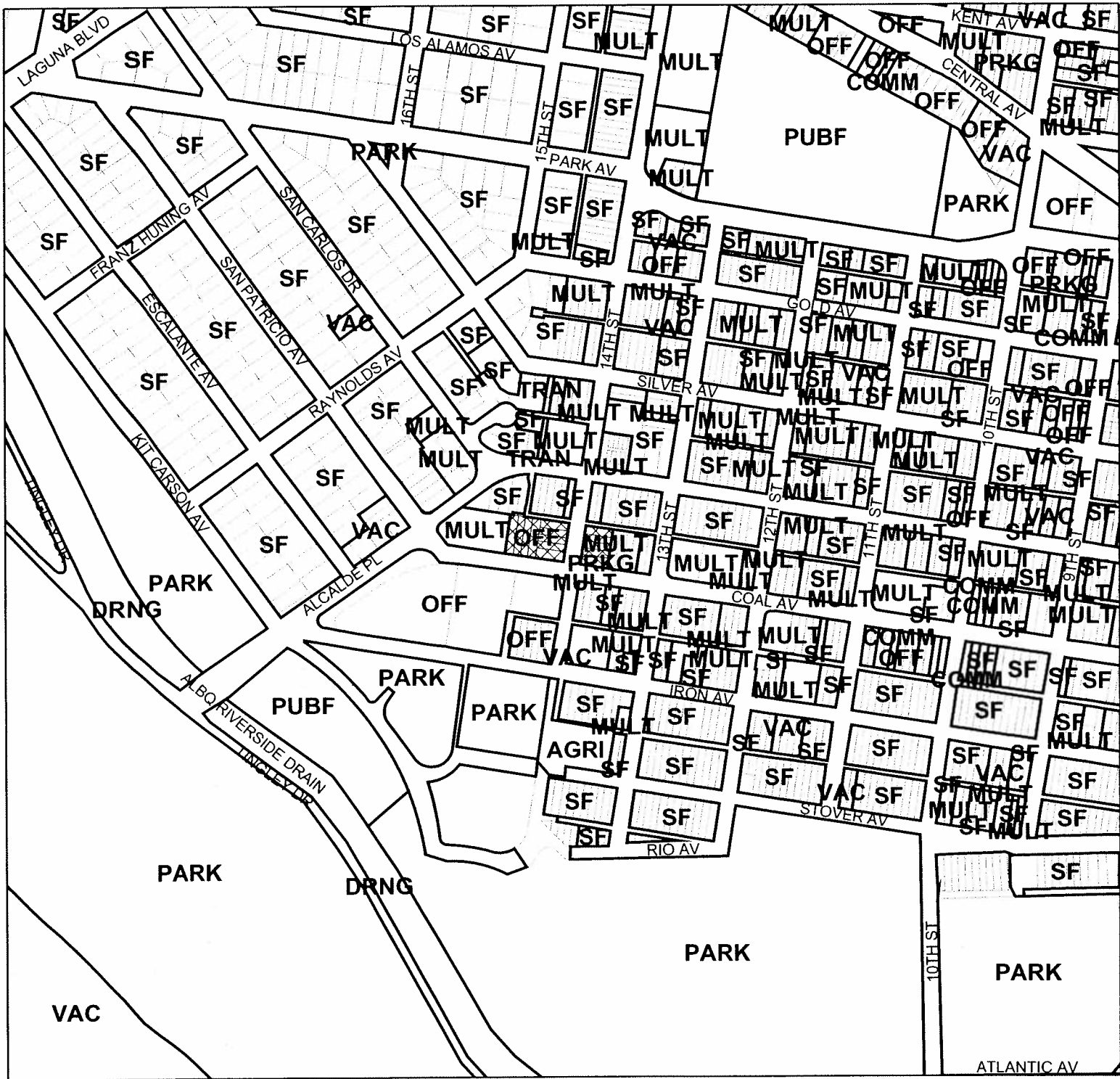
1 inch equals 500 feet

Project Number:
1005244

Hearing Date:
April 17, 2008

Zone Map Page:
K-13

Additional Case Numbers:
08EPC-40028
08EPC-40029



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch equals 500 feet

Project Number:

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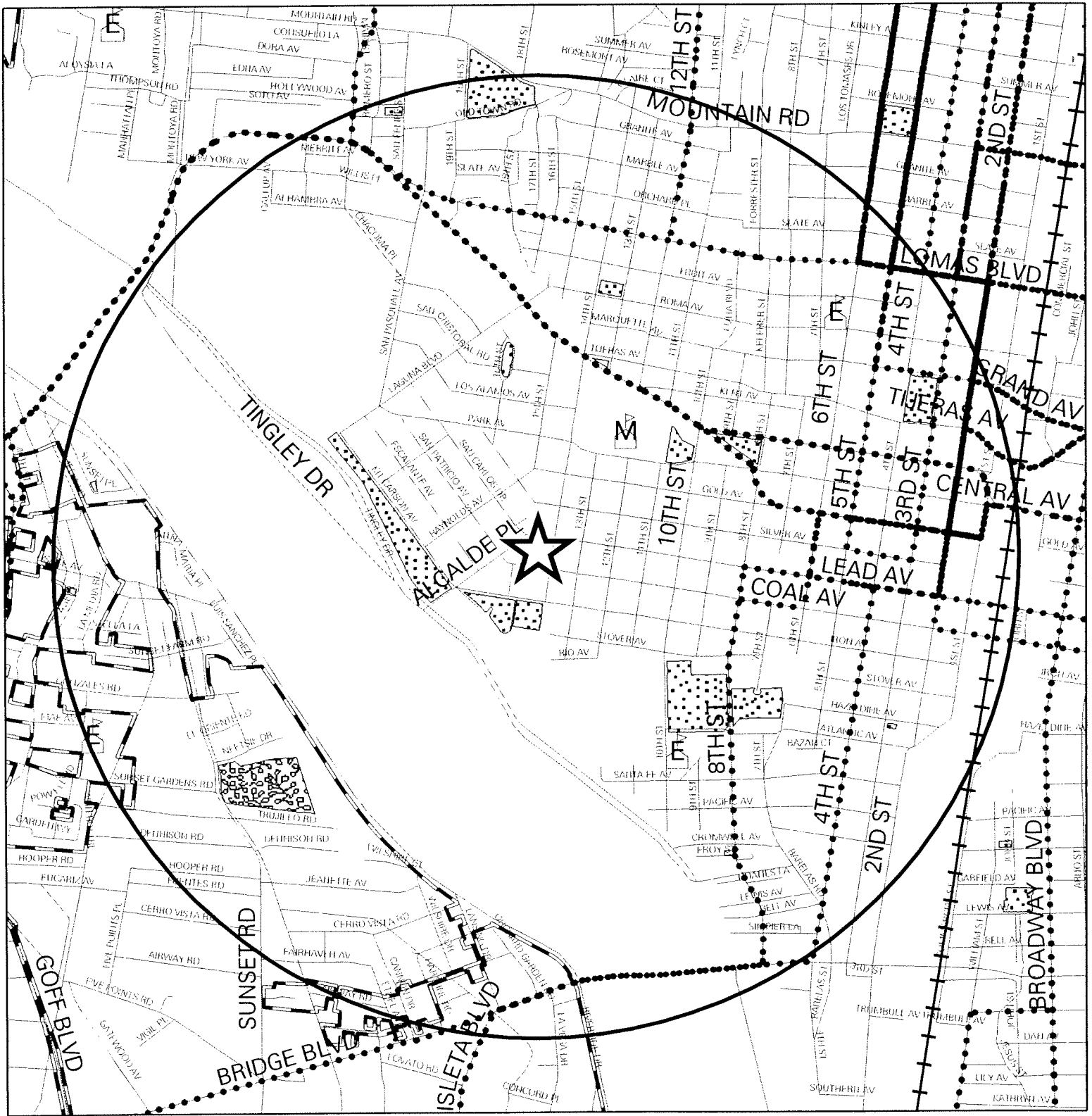
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K-13










Additional Case Numbers:

08EPC-40028

08EPC-40029



Public Facilities Map with One-Mile Site Buffer

-  APS Schools
-  ABQ Ride Routes
-  AGIS Jurisdiction
-  Landfill Buffer (1000 feet)
-  Landfills designated by EHD
-  Developed County Park
-  Undeveloped County Park
-  Developed City Park
-  Undeveloped City Park



Project Number: 1005244

