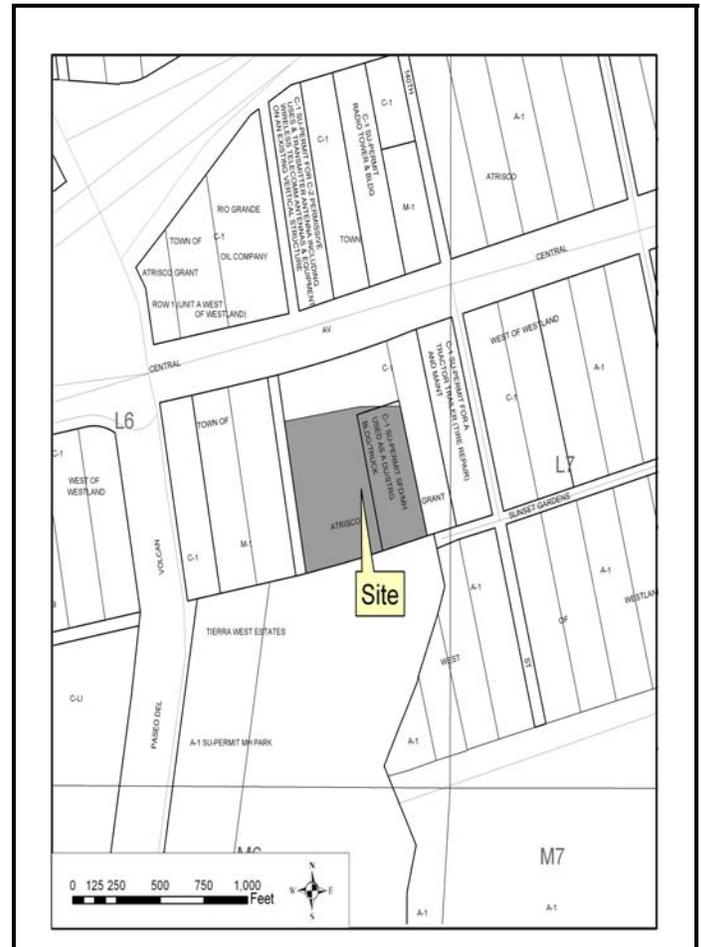


Applicant:	Hart Properties
Agent:	Tierra West, LLC
Location:	I-40 West Frontage Rd. west of Paseo del Volcan
Property Size:	Approximately 10.49 acres
Existing Zone:	C-1 with a Special Use Permit for a Single Family Dwelling, a Mobile Home used a Dwelling, a Storage Building and a Truck Terminal
Proposed Zoning/SUP	Special Use Permit for a Specific Use for a Contractor's Equipment Storage, Rental, Sales, and Contractor's Plant
Recommendation:	Deferral



Summary: The applicant has amended this request to a Special Use Permit for a Specific Use for a Contractor's Equipment Storage, Rental, Sales, and Contractor's Plant. The previous request was for a zone map amendment from C-1 to M-1. This request is located in the Reserve area of the Albuquerque/Bernalillo County Comprehensive Plan approximately 750 feet east of the corner of Central Avenue and Paseo del Volcan.

Staff Planner: Enrico Gradi, Program Planner

- Attachments:**
1. Application
 2. Land Use Maps
 3. Site Plan (Commissioners Only)

Bernalillo County Departments and other agencies reviewed this application from to 11/20/07 to 12/03/07. Their comments were used in preparation of this report, and begin on Page 13.

AGENDA ITEM NO.: 16
County Planning Commission
January 8, 2008

CSU-80002 Tierra West LLC, agent for Hart Properties LLC, request approval of a Special Use Permit for a Specific Use for a Contractor’s Equipment Storage, Rental, Sales, and Contractor’s Plant on Tract 103B, Town of Atrisco Grant, located at 12500 Central Avenue SW, on the south side of Central Avenue approximately 600 feet east of Paseo del Volcan, and containing approximately 10.49 acres. (L-6) (DEFERRED FROM THE NOVEMBER 7, 2007 HEARING)

AREA CHARACTERISTICS AND ZONING HISTORY
Surrounding Zoning & Land Uses

	Zoning	Land use
Site	C-1 with a Special Use Permit for a Single Family Dwelling, a Mobile Home used a Dwelling, a Storage Building and a Truck Terminal	Truck, Auto and RV Repair
North	C-1	Fuel Station
South	A-1 with a Special Use Permit for a Mobile Home Park	Mobile Home Park
East	C-1	Vacant
West	M-1	Trucking Services

BACKGROUND:

The Request

The applicant has amended this request to a Special Use Permit for a Specific Use for a Contractor's Equipment Storage, Rental, Sales, and Contractor's Plant. The previous request was for a zone map amendment from C-1 to M-1. This request is located in the Reserve area of the Albuquerque/Bernalillo County Comprehensive Plan approximately 750 feet east of the corner of Central Avenue and Paseo del Volcan.

A portion contains a Special Use Permit for a Single Family Dwelling, and a Mobile Home used a Dwelling, a Storage Building and a Truck Terminal (CSU-72-156). The Special Use Permit is located on the south east portion of the parcel and the remaining portion of the site is vacant (Attachment 2). The applicant states that they wish to use the site for the sales, leasing and repair of mobile office trailers.

Approximately fifteen years ago, this site was the subject of an identical request for a zone change from C-1 to M-1. At that time, it appears that the site was platted differently and the site was made up of three parcels which included the parcel north of the current site. On December 4, 1991, the County Planning Commission (CPC) recommended denial of the request for a zone change from C-1 to M-1 for this site. The request was appealed to the Board of County Commissioners (BCC) and on February 25, 1992 the BCC upheld the CPC's recommendation and denied the zone change (CZ-91-25/CO-92-2). The decision was appealed to District Court, but was later dismissed (CV-92-02783).

Request justification.

In the response to Resolution 116-86, the applicant states that the proposed zone change is consistent with the surrounding land use and zoning patterns of the area. The applicant cites a number of similar uses in the general vicinity of the subject site. The applicant also states that the request is not a spot zone in that M-1 zoning exists immediately west of the subject site.

The application states that the proposed use that the applicant proposes for the site is not as intense as the other uses that are permissive in the M-1 zone. However, the applicant does not acknowledge that a zone change is permanent and a subsequent owner or user may use the site for one of the more intense uses that may be detrimental to the surrounding land uses

Surrounding Land Uses and Zoning

The most recent zoning activity in this area occurred on September 26, 2006, when the Board of County Commissioners approved a zone map amendment from A-1 to CL-I for a 217 acre site located on the south west corner of Central Avenue and Paseo de Volcan. This area was intended to establish the area called out in Policy 29 (formally Policy 28) of the Southwest Area Plan. The property immediately to the west of the site is zoned C-1 and was granted the zone change in 1971 by the Board of County Commissioners (CZ-71-43). The site located approximately 200 feet east of the subject site was approved for a Special Use Permit for Tractor Trailer Tire repair and Maintenance in 2000 (CZ-22).

This area of the County has had several recent development requests. These requests include a recommendation for approval of a Special Use Permit for a Specific Use for a Truck/Trailer

Sales and Maintenance Facility by the Extraterritorial Land Use Commission on April 7, 1999. The Extraterritorial Land Use Authority approved this request on May 25, 1999 (CZ -99-07). In addition, the Extraterritorial Land Use Commission recommended approval of a Special Use Permit for an Overnight Campground for Recreational Vehicles on December 1, 1999. The Extraterritorial Land Use Authority approved this request on January 5, 2000 (CSU -99-25).

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Reserve area of the Albuquerque/Bernalillo County Comprehensive Plan. The principal goal for this area is to “allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities, bounded by permanent open space, in appropriate outlying areas, and to protect the non-urban metropolitan areas as rural unless such planned communities are developed.”

Policy c for the Reserve Area states that development within reserve areas shall take place in accordance with an approved planned community master plan, or in accordance with the standards applicable to Rural Areas.

Policy a for the Rural Area states that “Rural Areas shall generally retain their rural character with development consisting primarily of ranches, farms, and single-family homes on large lots; higher density development may occur at appropriate locations within rural villages or planned communities.”

Policy a for Economic Development states that new employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Policy g for Economic Developments states that concentrations of employment in activity centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

Southwest Area Plan (SWAP)

Policy 1 states "Techniques to ensure water quality and to enhance water conservation shall be established by the appropriate governmental agencies to enforce policies adopted in the Ground-Water Protection Policy and Action Plan and to prevent further groundwater contamination in the Plan area."

Policy 5 states "As development occurs in the Plan area, provisions shall be made to ensure erosion is controlled during and after construction. Runoff and erosion controls shall be developed throughout Soil Conservation Service Zones 3 & 4 to protect Zone 5."

Policy 29 States that The County and City shall stabilize residential zoning and land use in the Plan area.

d) Encourage C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street; and the southwest corner of I-40 and Paseo del Volcan, to promote areas of primary development.

Policy 30 state “ Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily adjacent properties.”

- a. Outdoor light poles within residential areas should not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.

Policy 32 states “Increase the visual character and quality of the streetscape and overall development by encouraging enhanced use of required perimeter walls.”

Discourage long expanses of uninterrupted wall surface and encourage walls to be indented, offset, or in a serpentine form to avoid a tunnel effect.

Policy 31 States that Land use changes adjacent to Paseo del Volcan, Dennis Chavez Boulevard (Rio Bravo) and Unser Boulevard shall be permitted if it conforms to the following:

- b) Discourage leap frog development in the area west of Coors Blvd. between Gun Club and Central to promote a more contiguous development pattern based on the availability of infrastructure.
- d) Locate commercial nodes/ new community centers on the corner of Unser Boulevard and Dennis Chavez Boulevard (Rio Bravo), 118th Street and Dennis Chavez Boulevard and the southwest corner of Rio Bravo and Paseo del Volcan.
- e) Create a bypass to separate Dennis Chavez Boulevard (Rio Bravo) and Paseo del Volcan arterial from commercial/community center.
- f) Permit C-2 and M-1 zoning on Paseo del Volcan and I-40.

Policy 32 States that the areas located between I-25 and Second street and the area south of I 40 and west of Paseo del Vocan shall be used as primary employment because of their location to transportation facilities (rail and highway).

- a) Prohibit industrial development that is highly consumptive in water use from the area south of I-40 and west of Paseo del Volcan.
- b) Prohibit industrial development on the top edge of the Southwest Mesa
- c) Require a master site plan for industrial uses (M-1, and M-2 zoning) for sites that encompass the crucial area and are five acres or larger.

- d) The developer shall provide a detailed site plan for industrial uses that incorporates appropriate native drought tolerant plants and trees, in order to achieve a continuous 30 foot landscaped area fronting the main access road.
- e) Require industrial development located in the area south of I-40 and west of Paseo del Volcan to be developed with "no net" cost to local governments for infrastructure and water use as defined in the Planned Communities Criteria.

Policy 47 states "Industrial development shall be in accordance with existing environmental and geological conditions."

- a) Permit industrial economic development where water availability and quality can sustain such industry.
- c) Restrict new industrial development in areas of fragile soil conditions or in geographically unfit areas, unless indisputable evidence is presented that the area will not be adversely affected.
- d) Locate industrial development in areas with appropriate road design, drainage and infrastructure conducive to industrial activity.

Policy 48 states "Industrial development shall benefit Area Plan residents through community reinvestment efforts such as providing employment to local residents, and building an attractive and competitive business atmosphere."

Policy 50 states "Emphasize job creation and expansion of employment opportunities for the residents of the Southwest Area Plan."

Bernalillo County Zoning Ordinance

Resolution 116-86 lists policies for evaluating a Zone Map changes and Special Use Permit applications.

- A. A proposed land use change must be found to be consistent with the health, safety, and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans which have been adopted by the County.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error in the original zone map.
 2. Changed neighborhood or community conditions justify a change in land use or
 3. A different use category is more advantageous to the community as articulated in the Comprehensive Plan or other County Master Plan, even though (1) and (2) above do not apply.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. A proposed land use change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the County may be:
1. denied due to lack of capital funds; or
 2. granted with the implicit understanding that the County is not bound to provide the capital improvements on any special schedule.
- H. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- I. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted land use 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 the surrounding zoning to a strip of land along a street is generally called a "strip zoning." Such a change of zone may be approved only when:
1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or 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 due to traffic or special adverse uses nearby.

Section 18 Special Use Permit Regulations

- A. By Special Use Permit after receipt of a recommendation from the County Planning Commission, the Board of County Commissioners may authorize the location of uses in any one in which they are not permitted by other sections of this ordinance; the Board of County Commissioners may likewise authorize the increase in height of buildings beyond

the limits set fourth by sections of the zoning ordinance. With such permits, the Board of County Commissioners may impose limitations as it deems necessary:

1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located.
2. To ensure the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.
5. The County Planning Commission must review the Special Use Permit and progress of development from the date of approval and each year thereafter until completion of the plan, and if needed make a recommendation to the Board of County Commissioners to continue of revoke the Special Use Permit.

Section 19. Landscaping and Buffer Landscaping Regulations:

Where a nonresidential zone which is hereafter developed for a business purpose abuts a conforming residential use, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

- A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.
 1. Sites of one acre or less:
 - a. There shall be a landscaped setback along all streets of no less than ten feet.
 - b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
 - c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback may contribute toward this requirement.

2. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of not less than 15 feet. All other requirements are the same, as 1.b and 1.c above.
 3. Sites of five acres or more:
 - a. There shall be a landscaped setback along all streets of no less than 20 feet.
 - b. The landscaped setback shall not be counted toward the landscaping required as a result of paving.
 - c. All other requirements are the same as those required for sites of one acre or less.
- B. In a nonresidential zone, a solid wall or a solid fence at least six feet high shall be erected on sides abutting a single-family residential use, except for those sides abutting public right-of-way. However,
1. To allow for unobstructed vision, such wall or fence shall be three feet high in the area within 11 feet of a public pedestrian way or planned public pedestrian way location.
 2. If the wall or fence, plus retaining wall, would have an effective height of over eight feet on the residential side, the Zoning Administrator shall decide the acceptable height; such decision may be made by the same process and criteria required for a conditional use.
- C. Parking spaces within a parking lot shall be no more than 50 feet from a tree.

ANALYSIS:

Surrounding Land Use and Zoning

This property is located in a relatively developed area approximately 750 feet east of the corner of Central Avenue and Paseo del Volcan. Commercial (C-1) property is located along the east boundary of the site. A large mobile home park (Tierra West Mobile Park) is located south of the site.

Plans

The Comprehensive Plan designates the vicinity of the site as "Reserve," which calls for development to occur at designated locations preferably within master-planned communities or in accordance with the requirements of the A-1 zone. On September 26, 2006, the Board of County Commissioners approved a zone map amendment from A-1 to C-LI for a 217 acre site located on the south west corner of Central Avenue and Paseo de Volcan. This zone change was intended to establish the area called out in Policy 29 (formally Policy 28) of the Southwest Area Plan. The subject site is not located within this area nor is it located adjacent to it.

Zoning Ordinance

The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section are the regulations in the M-1 Light Industrial Zone. The purpose of this zone is primarily for light manufacturing, light fabricating, warehousing, and wholesale distribution with off-street loading and off-street parking for employees, and with access to arterial highways or railroads.

Agency Comments

Comments from the Bernalillo County Office of Environmental Health state that proof of sewer connection for the trucking terminal, mobile home, and tire repair building are needed. In addition, the Bernalillo County Office of Environmental Health has inspected the subject site and comments that there are numerous 55 gallon drums of unknown substances located on the site. The site also contains oil saturated soils and a camper trailer which also has a sewer discharge pipe extending from it within close proximity from a potable water source.

The Bernalillo County Public Works Division has no adverse comments for this request.

Analysis Summary

Zoning	
Resolution 116-86	This request is inconsistent with Resolution 116-86 in that it represents a spot zone, the adjacent properties are zoned A-1 and the request is located outside of the area defined as a Primary Employment Area in the Southwest Area Plan
Plans	
Comprehensive Plan	Policy c for the Reserve Area states that development within reserve areas shall take place in accordance with an approved planned community master plan, or in accordance with the standards applicable to Rural Areas. This request is inconsistent with both of the aforementioned requirements.
Area Plan	Southwest Area Plan (Amended June 28, 2005) Policy 29 encourages industrial land uses at the southwest corner of I-40 and Paseo de Volcan.
Other Requirements	
Environmental Health	Site inspection reveals that the subject site and comments that there are numerous 55 gallon drums of unknown substances located on the site, the site also contains oil saturated soils and a camper trailer also has a sewer discharge pipe extending from it within close proximity from a potable water source.
Public Works	No adverse comments for this request.

Conclusion

Based on the submitted application materials, it is not clear if the applicant wants to change the zone for the portion of the site which is currently vacant or for the entire site and leave the remaining portion of the site under its current Special Use Permit for a Single Family Dwelling, a Mobile Home used as a Dwelling, a Storage Building and a Truck Terminal. The written portion of the application does not seem to explain if the zone change is for the entire site, or just for the vacant portion of the site and the application includes a map that identifies the vacant portion of the site but the legal description on the application identifies the entire site (Attachment 1).

The application gives no detail as to the future of the current Special Use Permit on the site (CSU-72-156). Is it the applicants wish to leave it in place? Cancel the SUP, or enlarge the area encompassed by the zone change? The granting of a zone change for a portion of a platted parcel is neither a common or appropriate land use action.

Regardless of the technical issues regarding this request a zone change to M-1 for this area is inconsistent with the Comprehensive Plan Policies for the Reserve Area. Policy c for the Reserve Area states that development within reserve areas shall take place in accordance with an approved planned community master plan, or in accordance with the standards applicable to Rural Areas. This request is inconsistent with both of these requirements.

This request is inconsistent with Resolution 116-86 of the Bernalillo County Zoning Ordinance because the request is not consistent with Southwest Area Plan Policy 29, which calls for Commercial Light Industrial (C-LI) type development on the southwest corner of Paseo del Volcan and I-40. However, the location of the subject site is too distant from the 217 acres of C-LI Zoning that was approved in support of SWAP Policy 29 (CZ-40013). In addition, the site is located immediately adjacent to the Tierra West Mobile Home Park to the south, which contains significant amount of mobile homes and residents. The placement of additional industrial uses adjacent to higher density residential uses is inconsistent with planning and zoning policy.

Additional Staff Comment: January 9, 2008 (Special Use Permit Application)

This case was deferred from the November 7, 2007 hearing in order to allow the applicant to amend the application from a request for a zone change from C-1 with a Special Use Permit for a Single Family Dwelling a Mobile Home used as a Dwelling, a Storage Building and a Truck Terminal to an M-1 zone (CZ-70017). This site is located in the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan and Policy c for the Reserve Area states that development within reserve areas shall take place in accordance with an approved planned community master plan, or in accordance with the standards applicable to Rural Areas.

This case presents a situation that is slightly different from the majority of land located in the Reserve Area, specifically, the site is currently zoned C-1 and has a Special Use Permit for Storage, a Truck Terminal and a Mobile Home to be Used as a Single Family Dwelling. In addition, it is not clear that using this site in accordance with the standards applicable to Rural Areas is appropriate either given the location of the site and the surrounding land uses.

A request for a Special Use Permit with conditions that buffer the existing Mobile Home Park located south of the subject site and conditions that improve the appearance of the site that is located in an important gateway area of the County may be reasonable alternative to the existing land use. At the time of the previous request the Bernalillo County Office of Environmental Health reported various issues with regard to the condition of the site. All issues relating to the condition of the site should be addressed prior to the consideration of an alternative land use for the site. In addition, this is a request for a Specific Use for a Contractor's Equipment Storage, Rental, Sales, and Contractor's Plant which requires evidence of neighborhood support in order for consideration. Staff has yet to receive evidence of neighborhood support.

RECOMMENDATION:

Deferral

Enrico Gradi
Program Planner

BERNALILLO COUNTY DEPARTMENT COMMENTS

Building Department:

Building permits will be required for the proposed structures.

Environmental Health:

Concerning the original comments for sewer service and sewer system on this property and adjacent properties [as part of same sewer system] the Office of EH met with applicant and explained the problems identified.

The applicant has in the interim period of time conferred with the ABCWUA about the sewer.

Subsequent to this the Office of EH has received a confirmation from the ABCWUA that the sewer service and sewer system are a part of and are approved by the same.

**The site plan should be modified to reflect the original comments pertaining to the infrastructure.

In, reviewing the application and the supporting documentation for water and sewer service to the proposed site a number of conflicting issues remain.

1. The applicant has provided a legal document that suggests that sewer is available to the Chevron Gasoline Station; however no reference to the site in this application was made either by UPC# or any other identifier.
 - a. A current sewer availability statement from the ABCWUA is required. The availability statement shall specifically identify the property in question and that an approved ABCWUA sewer system is connected to the site.
 - b. Per Anthony Montoya from the ABCWUA, he states, "each lot must have its own sewer account and cannot share sewer across property lines. The applicant must contact New Services at the Plaza del Sol building at the above phone numbers to remedy this situation." Provide proof of connection to the municipal sewer system. Call 924-3987 or 924-3989.
2. The site plan submitted depicts on all pages standard language for site plans of this nature. The conflict in the site plan submitted as noted by the Office of EH is on page C-3 Master Utility Plan. This page depicts proposed and existing utilities for water lines, sewer lines, storm sewer lines, man-holes, water meters, and fire hydrants etc.

The site plan is devoid of all this information.

Zoning Administrator:

Proposed SUP for Contractor's Equipment, Storage, Rental, or Sale
Deferred from Nov. CPC to allow change from zone change (CZ-70017)

Existing SUP (CSU-72-156) will need to be removed in connection with this request; proposed permit will supersede all existing/previous approvals. The requested permit for contractor's equipment, storage, rental or sale is first listed as a permissive activity in the M-1 zone [Sec. 16.B.2.i.(3)]; provided that if the uses are not conducted within an enclosed building, they must be surrounded by a wall or fence at least 6-feet high, and materials, equipment, etc., cannot be stacked to a height above the wall/fence.

Landscaping

Based on the overall size of the subject property (10.48 acres), a minimum landscape setback of 20 feet is required along the western property line (Tierra West Dr.), and 15% of all paved areas on the property shall be landscaped (Sec. 19.A.3.). However, provided there isn't a single-family dwelling unit to the east of the subject site, the typical 6-foot wide landscape buffer is unnecessary along the rear and side property lines.

Parking

Section 21.A.6. necessitates a minimum of 2 parking spaces plus 1 additional space for each 300 square feet of floor area over 1,000 feet (machinery/equipment service & sales); while 21.A.15. requires 1 parking space for each 200 square feet of floor area (retail/personal service establishment not otherwise specified). Although the specific uses proposed for each building have not been specified on the plans, even the most restrictive standard (1/200) is met with the provided 78 off-street parking spaces and the apparent additional area surrounding the buildings.

Lot surfacing

Because the underlying zoning is C-1, all open parking areas on the site must be surfaced with a durable surface consisting of concrete or bituminous material (Sec. 21.D.2). The site plan does reference asphalt surfacing in the northwest portion of the site near the buildings, but some clarification may be needed concerning surfacing on the remaining portion of the property to be used for display, storage, and/or rental.

Fire:

Required access: Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

The required width of an apparatus access road shall not be obstructed in any manner, including parking of vehicles during construction and/or occupancy.

An additional evacuation / access road maybe required in a wildland/forest interface area.

An exiting analysis will be required to evaluate existing and/or proposed exiting systems.

Extinguishers shall be suitable for the anticipated character of the fire, the construction and occupancy of the individual property or premises, the vehicle or hazard to be protected and the ambient-temperature conditions.

Occupancy pending compliance with the hazardous materials emergency response plan (HMER Plan)

The code items in this review are not intended to be a complete listing of all possible code requirements adopted by this jurisdiction. It is a guide to selected sections of the code. Additional information is required prior to approval and/or occupancy.

An automatic fire sprinkler system shall be approved and:

Approval pending the review and/or approval of the automatic fire sprinkler system.

A certificate of compliance for the automatic sprinkler system shall be prepared and forwarded to the Bernalillo County Fire Prevention Bureau prior to occupancy.

Approval and/or occupancy pending approved water supplies for fire protection.

Fire hydrants are generally installed according to spacing criteria that varies according to proposed land use. These hydrants may be required to be supplemented with additional hydrants when actual development takes place.

Required alarm systems shall be designed by a N.I.C.E.T. level two or greater and forwarded to the Fire Prevention Bureau prior to installation.

A certificate of Compliance for the fire alarm system shall be prepared for each system and forwarded to the Bernalillo County Fire Prevention Bureau.

Public Works:

DRAN:

1. This property is subject to Chapter 38 of the Bernalillo County Code for Flood Damage Prevention and Storm Drainage. The grading and drainage plan provided with this special use application has not been submitted to the Bernalillo County Public Works Division for a formal review. However, a conceptual review has been completed of the grading and drainage plan and the plan was found to be sufficient for this application. A formal grading and drainage plan prepared by an engineer licensed in the State of New Mexico and approved by Bernalillo County Public Works will be required prior to any development or additional development of this property.

DRE:

1. A Traffic Impact Analysis is required.
 2. The right of way width for Tierra West Drive shall be shown on the site plan.
 3. Improvements to Tierra West Drive may be required.
 4. Show the existing development on the site plan. Clarify what is proposed for the existing access to Central Avenue from the NE corner of the site.
- Use of xeriscaping plants and landscape buffers is duly noted. However, the vast majority of the drainage appears to flow overland to the proposed drainage pond along the southern edge of the property and does not appear to satisfy the intent of the water conservation ordinance.

There is no indication of the use of harvested water to supply the landscape buffers to the east, nor is there any indication of the use of water capturing features to utilize rain water from rooftops or parking areas to supplement landscaping in the parking area.

Most of the flow, under the current design will be lost to evaporation rather than used to supplement landscaping.

See related comments for Water Conservation. The use of the ponds satisfies the intent of permanent BMPs for the site.

Water Resources:

Per Section 18 (C)(5)(j) application shall show on the plan existing and proposed, water, sewer, storm drainage water facilities... No conceptual utility plan has been provided. Application is therefore incomplete and not ready for review.

Applicant must identify source of water and tie-in points.

Applicant in recitations has identified the source of water and sewer through the Tierra West Estates Mobile Home Park which is a registered community system.

A serviceability letter must be provided by the existing system operator. Additionally, applicant must provide sufficient information for staff to review the adequacy of the existing water supply including information of the existing well(s), number of existing connections, hydraulic properties, pumping and static water level information, water rights, and anticipated water budget needed to service the proposed site.

Zoning Manager:

Must comply with all Bernalillo County Code regulations for this project.
no violations noted.

Parks & Recreation:

The 2030 Metropolitan Transportation Plan shows a proposed trail and bicycle lanes along Paseo del Volcan and proposed bicycle lanes along Central Ave.

BC Parks & Recreation will not maintain or otherwise manage any proposed landscaping as a part of this future development.

Sheriff's:

No comment

COMMENTS FROM OTHER AGENCIES

MRCOG:

No adverse comment

AMAFCA:

No adverse comment

City Planning Department:

No comment

City Public Works:

Transportation Development:

No adverse comments.

Water Resources:

No comment

City Transit:

No comment

City Open Space:

No comment

NMDOT

No comment

Albuquerque Public Schools

No comment

NEIGHBORHOOD ASSOCIATIONS:

South Valley Coalition of Neighborhood Associations.

South Valley Alliance.