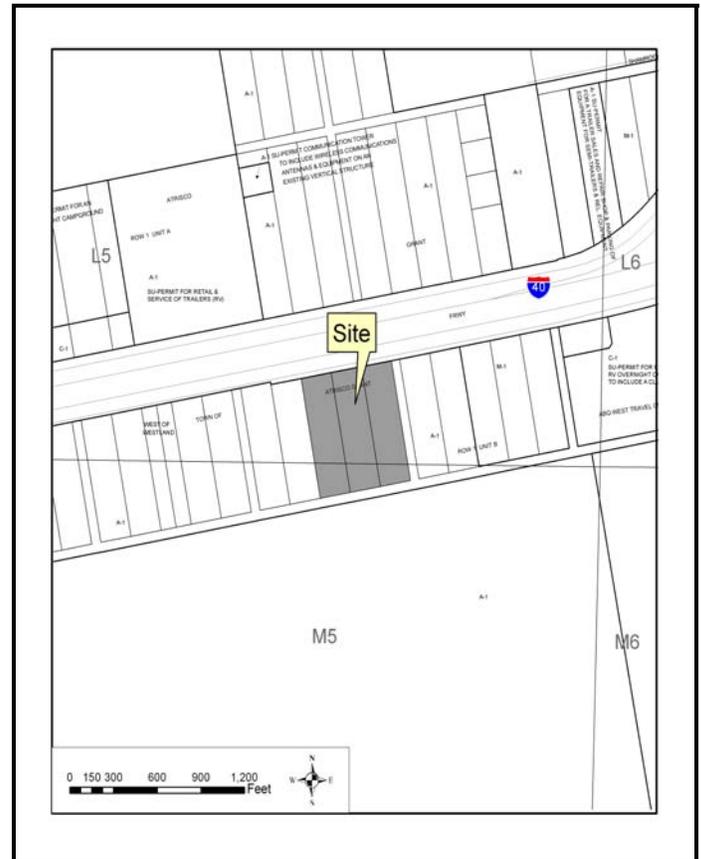


<b>Applicant:</b>	Pete Vigil III
<b>Agent:</b>	Garcia/Kraemer & Associates
<b>Location:</b>	I-40 West Frontage Rd. west of Paseo del Volcan
<b>Property Size:</b>	Approximately 3.56 acres
<b>Existing Zone:</b>	A-1
<b>Proposed Zoning/SUP</b>	C-LI
<b>Recommendation:</b>	Denial



**Summary:** This is a request for a zone map amendment from A-1 to C-LI zoning on a 3.56 acre parcel located on the north I-40 Frontage Rd. to the west of Paseo del Volcan. This property is located within the Reserve Area with as designated by the Albuquerque/Bernalillo County Comprehensive Plan.

This case was deferred from the November 7, 2007 hearing at the applicants request in order to allow the applicant investigate other options for this site.

**Staff Planner:** Enrico Gradi, Program Planner

- Attachments:**
1. Application
  2. Land Use Maps

Bernalillo County Departments and other agencies reviewed this application from to 6/26/07 to 7/9/07. Their comments were used in preparation of this report, and begin on Page 15.

**AGENDA ITEM NO.: 9**  
**County Planning Commission**  
**September 3, 2008**

CZ-70013 Garcia/Kraemer & Associates, agent for Pete Vigil III, requests approval of a zone map amendment from A-1 to C-LI on an unplatted tract of land, Town of Atrisco Grant, also known as Tracts 131, 132 & 133 (based on Assessor's tax parcels), located at 13900 I-40 West Frontage Road, on the south side of I-40 approximately 1 mile west of the I-40 and Paseo del Volcan exit, and containing approximately 3.56 acres. (L-5) (DEFERRED FROM THE NOVEMBER 7, 2007 HEARING)

**AREA CHARACTERISTICS AND ZONING HISTORY**  
**Surrounding Zoning & Land Uses**

	<b>Zoning</b>	<b>Land use</b>
<b>Site</b>	A-1	Vacant with some Storage on Tract 131
<b>North</b>	A-1	I-40/Vacant
<b>South</b>	A-1	Vacant
<b>East</b>	A-1	Vacant
<b>West</b>	A-1	Vacant

**BACKGROUND:**

**The Request**

The applicant is requesting a zone map amendment from A-1 to C-LI on three contiguous tracts of land which total approximately 3.56 acres. They are located on the south side of the I-40 Frontage Road, to the west of Paseo del Volcan, within the Atrisco Grant and in the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan.

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 also states that the request is consistent with the Southwest Area plan policies 29, 42, 43, and 45 which call for primary employment in this area of the county and call for economic development in the South Valley and Southwest Mesa in general. The applicant also maintains that there are numerous zone changes and Special Use Permits in the vicinity of the request.

**Surrounding Land Uses and Zoning**

The zoning in this area is mostly A-1 due to the large unplatted tracts of land. However, there have been a number of Special Use Permits and zone changes in the general vicinity.

The most recent approvals have occurred west of the subject site within a mile of this request. The zoning approvals have been for the following uses: Telecommunications Antenna (CSU-91-31); Overnight Campground (CZ-77-28); and Trailer Retail and Service and Overnight Campground (CZ-30021, CZ-40005).

On September 26, 2006, the Board of County Commissioners approved a zone map amendment from A-1 to CL-1 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 Board of County Commissioners approved a Special Use Permit for Overnight Campground (CSU-71-27) for the life of the use for the property located north west of the subject site. In 1977 the Board of County Commissioners approved a zone change from A-1 to C-1 (CZ-77-28) for the southern 210 feet of Tracts 138, 139 and 140 which contains approximately three acres. These parcels are located approximately 1,500 feet north west of the subject site.

There are two RV campgrounds located approximately one quarter mile east of the subject site. In 1987, the Board of County Commissioners approved a Special Use Permit for Overnight Campground (CSU-86-49) on approximately 19 acres. In 2000, the Extraterritorial Land Use Authority approved a Special Use Permit for Overnight Campground (CSU-99-25) on approximately eight acres. Additional land use activity in this general vicinity, north and east, includes several land use approvals. In 1990, the Board of County Commissioners approved a zone change from A-1 to C-2 on 20 acres and a Special Use Permit for permissive C-2 uses and for a truck terminal, tractor trailer or tractor storage including maintenance (CZ-90-13). In 1993, the Board of County Commissioners approved a Special Use Permit for ball fields (CSU-93-23). In 2002, the Extraterritorial Land Use Authority approved a zone change

from A-1 to M-1 (CZ-01-22) on 40 acres. Most recently, the County Planning Commission recommended approval of a zone change from A-1 to M-1 (CZ-40003) on 173 acres.

**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 nd 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 15.5 C-LI Commercial/Light Industrial Zone

A. 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 Commercial/Light Industrial Zone. The purpose of this zone is primarily for community commercial uses, light manufacturing, light fabricating, warehousing, and wholesale distribution with off-street loading and off-

street parking for employees, and with ready access to arterial highways or railroads. The regulations in this zone provide for the health, safety and welfare of the residents. The Commercial/Light Industrial Zone is suitable for mapping in areas adjacent to the M-1 or M-2 zones or in areas defined as commercial, industrial or primary employment centers in adopted Sector Development or Area Plans.

B. Use Regulations:

1. Prohibited Uses. The following uses are prohibited in this zone: Church and any residential use, except that each individual industrial use may provide accommodations for one security resident employed on the premises, provided that such accommodations are not used as rental property, and mixed use development as noted under Conditional Uses in this section.
2. Permissive Uses. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.
  - a. Amateur Radio Antenna/Tower up to 65 feet as measured from grade.
  - b. Arts and crafts objects retail sales, supplies plus their incidental creation.
  - c. Automobile, motorcycle, bicycle, motorized bicycle (moped), all terrain vehicle, and small engine repairing, but no bodywork. Repairing shall be done within a completely enclosed building at least 20 feet from any residential zone. Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high.
  - d. Auto parts and supply retail sales.
  - e. Bakery goods shop or confectionery store wherein a majority of the products are sold on the premises and at retail costs.
  - f. Banking and loaning money.
  - g. Bicycle and motorized bicycle (moped) sales and rental, provided that outdoor display is permitted only 50 feet or more from any residential zone.
  - h. Bottling plant.
  - i. Books, magazines, newspapers, stationery for retail sales, but not an adult bookstore.

- j. Car wash.
- k. Clothing, shoes, dry goods for retail sales.
- l. Cold storage plant.
- m. Cosmetics, notions, hobby supplies for retail sales.
- n. Delivery service.
- o. Drive-thru facilities such as banks, drugstores, dry cleaners, restaurants and similar uses provided there is adequate on-site space for vehicle queuing and the vehicle movement plan is approved by the County.
- p. Drug store.
- q. Dry cleaning, laundry, clothes pressing, provided: Only nonflammable or noncombustible materials are used in the cleaning process.
- r. Feed or fruit storage or sales (wholesale), provided all outside storage is enclosed by a solid wall or fence six feet high on all sides abutting A-1, A-2, R-1, R-2, or M-H property.
- s. Foundry, casting of nonferrous metal, provided there shall be no fumes or odors discernible beyond the premises.
- t. Grocery Store.
- u. Health gymnasium.
- v. Ice plant (wholesale).
- w. Institution, including library, museum, school, day care center, but not disciplinary institutions or hospitals for human beings.
- x. Jewelry sales and supplies.
- y. Laboratory (experimental or testing).
- z. Laundry, cleaning, or dyeing works, including rug works and rug and carpet cleaning.
- aa. Nursery or greenhouse provided all outside storage other than plant material is enclosed by a six-foot high solid wall or fence on all sides.
- bb. Office.

- cc. Paint store.
- dd. Pet shop and/or pet grooming, provided there are no outside pens.
- ee. Photographic equipment sales and/or service.
- ff. Public utility structure and public building including fire and police stations.
- gg. Radio and/or television station, and /or motion picture industry activities.
- hh. Restaurant, provided there shall be no drive-in restaurant; and Alcoholic drink may be sold only under a restaurant license for sale of beer and wine, as provided by NMSA 1978, § 60-6A-4.
- ii. Sales and display rooms or buildings for wholesalers, distributors.
- jj. Service station, including the sale of liquefied petroleum gas, but not for resale, provided any tube or tire repairing, minor auto repair or battery charging shall be conducted within a completely enclosed building.
- kk. Sign, on premises, as regulated in the C-1 zone, provided that freestanding signs are limited to 10 feet in height and must be designed as monument signs with an enclosed base.
- ll. Tailoring, dressmaking.
- mm. The following uses must be conducted within a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high, which must be solid along the sides of the site facing or abutting land zoned A-1, A-2, R-1, R-2 or M-H, and provided further that products, items or materials stored on the site are not stacked to a height above the height of the required wall or fence:
  - (1) Building material storage and sales.
  - (2) Contractor's equipment storage, rental, or sale.
  - (3) Machine shop, blacksmith shop, ornamental iron shop, welding shop.
  - (4) Manufacturing, compounding, assembling, or treatment of articles made from the following materials: Bone, shell, cellophane, cork, fibre, fur, glass, horn, leather, precious or

semiprecious metals or gems, paint (not involving a boiling process), paper, plastics, textiles, yarn, tobacco, or wood.

- (5) Manufacturing, compounding, processing, packaging, treating, assembling, maintaining, repairing, overhauling, or rebuilding of the following products: bakery goods, candy, cosmetic goods, toiletries, dairy products, drugs, pharmaceutical goods, electrical appliances, mechanical devices, electronic instruments and devices, radios or phonographs, musical instruments, pottery, figurines, ceramics provided only previously pulverized clay and kilns fired by electricity or gas shall be used, signs, including electric or neon, billboards, commercial advertising structures, toys, and novelties.
  - (6) Sheet metal working (light), including the making of heating or ventilating products or equipment, cornices, and eaves.
  - (7) Warehouse.
  - (8) Food processing.
- nn. One residence per business for a security resident employed on the premises provided that such accommodations are not used as rental property.
- oo. Wireless Telecommunications Facility, provided that it satisfies the requirements of section 22.5 of this ordinance, and as specifically allowed below:
- (1) Face-mounted wireless telecommunications facility.
  - (2) Roof-mounted wireless telecommunications facility, up to 6 feet above the parapet of the building on which it is placed.
  - (3) Concealed wireless telecommunications facility.
  - (4) Wireless telecommunications facility for which all antennas are mounted on an existing vertical structure

**ANALYSIS:**

**Surrounding Land Use and Zoning**

This property is located in a relatively undeveloped area to the west of the I-40 interchange at Paseo del Volcan along the west Frontage Road. Vacant land abuts this site on the west, east and south. The northern portion of the site fronts the frontage Road.

**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 area 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 with in this area nor is it located adjacent to it.

**Zoning Ordinance**

The request is not consistent with Section 15.5 (C-LI Commercial-Light Industrial Zone) which states that states that “the Commercial/Light Industrial Zone is suitable for mapping in areas adjacent to the M-1 or M-2 zones or in areas defined as commercial, industrial or primary employment centers in adopted Sector Development or Area Plans in that the site is not adjacent to M-1 or M-2 zoning and it is not in an area defined as a commercial, industrial or primary employment center.

**Agency Comments**

Comments from the Bernalillo County Office of Environmental Health state that there is no known or authorized water source that has been disclosed and requests that the applicant provide proof of existing water source. The Office of Environmental Health further states that public water and sewer is not available to this property.

The Bernalillo County Public Works Division comments that if the zone change request is approved, a Traffic Impact Analysis will be required when the property is developed for industrial use and that access permitting will be required from New Mexico Department of Transportation at the time of development. In addition, present access appears to be located on adjoining property and will need to be relocated.

**Analysis Summary**

<b>Zoning</b>	
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
<b>Plans</b>	
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	No known or authorized water source has been disclosed. Provide proof of existing water source. Public water and sewer is not available to this property.
Public Works	If the zone change request is approved, a Traffic Impact Analysis will be required when the property is developed for industrial use. Appropriate access permitting will be required from NMDOT at the time of development. In addition, present access appears to be located on adjoining property and will need to be relocated.

**Conclusion**

The applicant maintains that this request is consistent with Resolution 116-86 of the Zoning Ordinance because the request is consistent with Southwest Area Plan Policy 29 which calls for C-LI type development on the corner of Paseo del Volcan and Dennis 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 location of the subject site is not contiguous with C-LI zoning or M-1 zoning, and adoption of a zone map amendment which is distinct from the surrounding zoning constitutes a “spot zone.”

**ADDITIONAL STAFF COMMENT: NOVEMBER 7, 2007**

At the August 1, 2007 hearing, this request was deferred at the applicants request in order to allow the applicant to investigate other options for this site. To date, staff has not received any additional materials indicating a modification to this request.

**ADDITIONAL STAFF COMMENT: SEPTEMBER 3, 2008**

This case was deferred from the November 7, 2007 hearing at the applicants request in order to allow the applicant investigate other options for this site. To date, staff is unaware of any changes for this request.

**RECOMMENDATION:**

DENIAL of the request based on the following Findings.

Enrico Gradi  
 Program Planner

## FINDINGS

1. There is a request for zone map amendment from A-1 to C-LI on an unplatted tract of land, Town of Atrisco Grant, also known as Tracts 131, 132 & 133 (based on Assessor's tax parcels), located at 13900 I-40 West Frontage Road, on the south side of I-40 approximately 1 mile west of the I-40 and Paseo del Volcan exit, and containing approximately 3.56 acres
2. This request is inconsistent with Resolution 116-86 in that Policy c of the Albuquerque/Bernalillo County Comprehensive Plan states that development within the Reserve Area 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 those requirements.
3. The request is not consistent with Section 15.5 (C-LI Commercial-Light Industrial Zone) which states that the Commercial/Light Industrial Zone is suitable for mapping in areas adjacent to the M-1 or M-2 zones or in areas defined as commercial, industrial or primary employment centers in adopted Sector Development or Area Plans. This site is not adjacent to M-1 or M-2 zoning, and it is not in an area defined as a commercial, industrial or primary employment center.
4. This request conflicts with Resolution 116-86 in that it would create a 'spot zone' as adjacent properties have A-1 zoning.
5. This request conflicts with Resolution 116-86 in that the applicants have failed to demonstrate that the existing zoning is not appropriate.
6. This request is not consistent with the health, safety, and general welfare of the residents of the County.

## **BERNALILLO COUNTY DEPARTMENT COMMENTS**

### Building Department:

No adverse comment

### Environmental Health:

1. Existing wastewater permit is authorized for a single family dwelling and is permissible under permit # EHWW-20030366. Any changes to the property and structure could result in modifying the management plan and/or this system.
2. No known or authorized water source has been disclosed. Provide proof of existing water source.
3. Public water and sewer is not available to this property.

### Zoning Administrator:

Recently amended to the ordinance, the C-LI zone is primarily for community commercial uses, light manufacturing, light fabricating, warehousing, and wholesale distribution with off-street loading and off-street parking for employees, and with ready access to arterial highways or railroads. The zone is suitable for mapping in areas adjacent to the M-1 or M-2 zones or in areas defined as commercial, industrial or primary employment centers in adopted Sector Development or Area Plans.

No adverse comments.

### Fire:

No adverse comment

### Public Works:

#### DRAN:

1. This property is subject to the Bernalillo County Code Chapter 38 for flood damage prevention and storm drainage.
2. A grading and drainage plan is not required, at this time, for approval of the Special Use Permit Request, because this request appears to be consistent with the current use of the property and no significant changes to the current development or terrain are implied. A formal grading and drainage plan with full report and analysis meeting the requirements of Bernalillo County Code Chapter 38, Floods, and Flood Damage Prevention, prepared by an engineer licensed in the state of New Mexico and approved by Bernalillo County Public Works, is required prior to any additional development, re-grading or re-surfacing.
3. A grading and drainage plan Case # PWDN 30103 has been approved for Tract 131 for its apparent current use.

4. These properties are subject to the National Pollution Discharge Elimination System (NPDES) as required by the Bernalillo County Code Chapter 38 Section 147. A Storm Water Pollution Prevention Plan (SWPPP) is required prior to any development and / or permitting action.

DRE:

1. If the zone change request is approved, a Traffic Impact Analysis will be required when the property is developed for industrial use.
2. Appropriate access permitting will be required from NMDOT at the time of development. In addition, present access appears to be located on adjoining property and will need to be relocated.

Parks & Recreation:

No comment received

Sheriff's:

No comment received

**COMMENTS FROM OTHER AGENCIES**

MRCOG:

No adverse comment

AMAFCA:

No comments

City Planning Department:

No adverse comment

City Public Works:

No comment

Transportation Development:

No comment

Water Resources:

No comment

City Transit:

No comment

City Open Space:

.No comment

NMDOT

NMDOT has no objection to the zone change. The applicant must be aware that depending on the size of the proposed development, they may be required to provide a

traffic study once plans for the development are brought forth to the county for approval.  
In addition, a driveway permit for access to the site will be required.

Albuquerque Public Schools

**NEIGHBORHOOD ASSOCIATIONS:**

South Valley Coalition of Neighborhood Associations.  
South Valley Alliance.