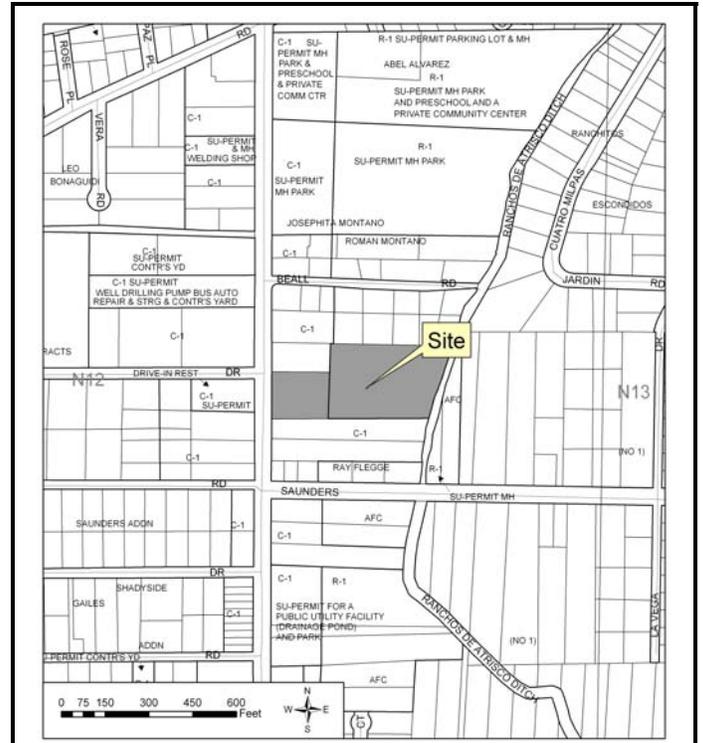


Applicant:	Luis Villa
Agent:	Daniels Enterprises
Location:	2700 Isleta Blvd. SW
Property Size:	2.93 acres approximately
Existing Zone:	C-1 and R-1
Proposed Request:	Special use Permit for a Specific Use for an Amusement Enterprise (paint ball)
Recommendation:	Deferral



Summary: The applicant is request approval of a Special Use Permit for a Specific Use for an Amusement Enterprise (paint ball) on a 2.93 acre parcel of land located at 2700 Isleta Boulevard SW. The applicant anticipates developing the property into a recreational facility for paint ball competition and open play.

The site is located in the Semi Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and in Residential Area (3) of the Southwest Area Plan.

Staff Planner: Adella Gallegos, Associate Program Planner

- Attachments:**
1. Application
 2. Land Use Map
 3. Site Plan

Bernalillo County Departments and other interested agencies reviewed this application from 5/20/08 to 6/9/08. Agency comments are verbatim and were used in preparation of this report, which begin on page 10.

AGENDA ITEM NO.: 10
County Planning Commission
July 2, 2008

CSU-80020 Daniels Enterprises, agent for Luis Villa, requests approval of a Special Use Permit for Specific Use for an Amusement Enterprise (paint ball) on Tract 113B, located at 2700 Isleta Boulevard SW, on the east side of Isleta Boulevard north of Saunders Road, zoned R-1 & C-1, and containing approximately 2.93 acres. (N-12)

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

Site	Zoning	Land Use
North	C-1 and R-1	C-1 portion developed with a commercial building R-1 portion vacant
South	C-1	C-1 portion includes a vacant parcel, a residential dwelling and apartment units (5) R-1 portion developed with single family dwellings (5)
East	C-1	A single family dwelling and vacant land
West	R-1 with a Special Use Permit for a Mobile and R-1	Ranchos de Atrisco Ditch, a Mobile Home and Single Family dwellings
West	C-1 and C-1with Special Use Permit for Drive In Restaurant and C-1 with Special Use Permit for a Well Drilling Pump Business, Auto Repair & Storage & Contractor's Yard	Mixed commercial development, drive in restaurant, an auto parts store and a well drilling business

BACKGROUND:

The Request

The applicant is requesting approval of a Special Use Permit for a Specific Use for an Amusement Enterprise (paint ball) facility to be used recreationally and for competition. The site is located on the east side of Isleta Boulevard SW, between Beall Road and Saunders Road. Currently on the site is a newly constructed building proposed for a concessions stand and possibly an office incidental to the requested use. The applicant anticipates constructing three (3) paint ball recreational arenas and utilizing the existing building for a fast food business operation and office. Of the three paint ball arenas, two are proposed to be set up as official paint ball arenas for competition; and the third, largest field, located adjacent to the Ranchos De Atrisco Ditch, will be designed for open play.

The applicant anticipates the hours of operation to be Monday and Wednesday through Friday 11:00 am to 8:00 pm, Saturday 10:00 am to 9:00 pm and Sunday from 12:00 noon to dusk.

Request Justification

The applicant contends that the proposed request is consistent with existing plans, in that the proposed land use is more advantageous to the community and that the request is a small-scale, locally-owned and operated business. The applicant further contends that the proposed request would appear to be an upgrade to the surrounding area, that most of the surrounding properties area zoned C-1 and changed community conditions exist.

Surrounding Land Use and Zoning

The site is zoned C-1 and R-1. C-1 zoning exists along the east and west sides of Isleta Boulevard developed with a mixture of commercial uses and residential dwellings. Contiguous to the south exist C-1 zoning developed with one residential dwelling with the remainder of the property vacant. To the north exists C-1 zoning and R-1 zoning. The C-1 zoned parcels (3) include a residential unit, a vacant lot and apartments units. The R-1 zoned parcels appear to be developed with five (5) single family dwellings within the eight (8) platted lots. To the east, the site is adjacent to the Ranchos De Atrisco Ditch that separates the site from R-1 zoning with a Special Use Permit for a Mobile Home (CZ-70-75) and R-1 zoning developed with a mobile home and a number of few residential dwellings. Directly west of Isleta Boulevard exists C-1 zoning with an auto parts shop (Auto Zone); and, C-1 zoning with three (3) Special Use Permits: 1) Special Use Permit for a fast food restaurant (Sonic) (CZ-89-23); 2) Special Use Permit for a Well Drilling Pump Business, Auto and Auto Repair and Storage and Contractor's Yard (CZ-69-35); and 3) Special Use Permit for Contractor's Yard (CSU-88-09).

The most current zoning activity in the area was approval of a zone map amendment from R-1 to M-H on Barcelona, south of the site, which was approved by the Board of County Commissioners on January 22, 2008 (CZ-70021). In addition, five (5) Special Use Permits for Public Facilities (drainage ponds) all located in the general vicinity of the site were approved by the Board of County Commissioners on June 26, 2007 (CSU-70012, CSU-70015, CSU-7016, CSU-70017 and CSU-70018).

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is within the Semi Urban Area as designated in the Comprehensive Plan. The goal in the Comprehensive Plan is to “maintain the character and identify of semi urban areas, which have environmental, social or cultural conditions limiting urban land uses.”

Policy 4.a state, “Development in the semi-urban area shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; the overall gross density shall be up to three dwelling units per acre.”

Policy 4. c states, “The following policies shall govern industrial and commercial development in Semi-Urban areas:

- . Neighborhood-scale rather than regional-scale commercial centers are appropriate.
- . Strip commercial development is discouraged in favor of clustered commercial development
- . Mixed-use area should protect residential uses in the area, while offering a variety of local employment opportunities.”

Economic Development

The Goals is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy 6.a states, “New employment opportunities which will accommodated a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.”

Policy 6.b states, “Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.”

Southwest Area Plan (SWAP)

This site is located within Residential Area Three of the Southwest Area Plan, which allows a minimum of three dwelling units per acre when City sewer is available, or a maximum of one dwelling unit per net acre when using individual liquid waste disposal systems.

Policy 16 states, “Heavy industrial and commercial traffic shall be limited in village centers and residential areas to enhance residential stability, respect the history and integrity of the area, and promote neighborhood scale (CN zoning) economic development.”

Policy 26 states, “Mixed use development within C-N and C-1 zoning shall be encouraged within historic village centers and on Isleta Boulevard between Bridge and Camino del Valle, to allow owners to reside at their place of business.”

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Policy 34 states, "Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily adjacent properties."

Policy 45 states, "Encourage the location of newly developing neighborhood scale commercial and office use be within their defined village centers."

Policy 46 balance economic development and the quality of life for existing communities as well as for newly developed areas.

Policy 49 states, "Promote small-scale community commercial centers, which foster a market place atmosphere; improve profit for small businesses; provide jobs; and circulate dollars within the area economy to enhance a community environment and meet retail, recreational and service needs of area residents."

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

Policy 61 states, "Encourage economic development of neighborhood character and scale along Isleta Boulevard consistent with the existing rural/urban mix.

- e) Assist existing businesses along Isleta Boulevard to renovate buildings and redesign facades to attract customers."

Bernalillo County Zoning Ordinance

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

The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted Bernalillo County Zoning Ordinance.

- 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 Board of County Commissioners.
- 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. An error in the original zone map.
 - 2. Changed neighborhood conditions, which justifies a change in land use or

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3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the Board of County Commissioners.
- 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. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- H. 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 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.
- I. 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 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.

ANALYSIS:

Surrounding Land Use and Zoning

C-1 zoning exists along the east and west sides of Isleta Boulevard developed with a mixture of commercial uses and residential dwellings. Contiguous to the south is C-1 zoning developed with one residential dwelling with the remainder of the property vacant. To the north exists C-1 zoning and R-1 zoning. The C-1 zoned parcels (3) include a residential unit, a vacant lot and apartments units (five). The R-1 zoned parcels appear to be developed with five (5) single family dwellings within the eight (8) platted lots. To the east, the site is adjacent to the Ranchos De Atrisco Ditch that separates the site from R-1 zoning with a Special Use Permit for a Mobile Home (CZ-70-75) and R-1 zoning developed with a mobile home and a number of few residential dwellings. Directly west of Isleta Boulevard exists C-1 zoning with an auto parts shop (Auto Zone); and, C-1 zoning with three (3) Special Use Permits: 1) Special

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Use Permit for a fast food restaurant (CZ-89-23); 2) Special Use Permit for a Well Drilling Pump Business, Auto and Auto Repair and Storage and Contractor's Yard (CZ-69-35); and 3) Special Use Permit for Contractor's Yard (CSU-88-09).

Plans

Albuquerque Bernalillo County Comprehensive Plan

This site is located in the Semi-Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan. The goal in the Comprehensive Plan is to maintain the character and identify of semi urban areas, which have environmental, social or cultural conditions limiting urban land uses.

The request appears to facilitate the Comprehensive Plan Goals and associated policies in that the request will be keeping with neighborhood values and is of a neighborhood commercial nature thereby assuring the integrity of the existing neighborhoods. The subject site is also adjacent to and surrounded by commercial development that exists along both sides of the Isleta Boulevard corridor.

The Economic Development "Goals" of the Comprehensive Plan call for achieving steady and diversified economic development balanced with other important social, cultural, and environmental goals. This request brings about a form of economic development in this area of the South Valley that would be contributing to the social, recreational needs of the youth in the community as well as bring about employment opportunities.

Southwest Area Plan

The site is located in Residential Area Three (3) of the Southwest Area Plan, which recommends three (3) dwelling units per acre in this area of the South Valley.

Although the site is not within a defined village center as called for in the Southwest Area Plan, Policy 46 calls for balancing economic development and the quality of life for existing communities as well as for newly developed areas. The requested land use would be advantageous and beneficial to providing the youth of the community an outlet to a recreational activity and possibly the opportunity for competition in the sport of "paintball" with other youth throughout the region.

Site Plan

The submitted site plan proposes a 40' x 100' building, parking and three arena "paintball" fields. As noted in the application submittal, the proposed building is to be utilized for a concession stand (full kitchen) and office incidental to the use of the facility. The proposed "paintball" arenas are to be utilized for open play, as well as competitive play.

After reviewing the site plan, numerous issues concerning the landscaping (buffering), existing building, the proposed and/or removal of foliage and trees, patron accommodations, parking accommodations, pedestrian access, etc. need to be addressed.

Agency Comments

The Office of Environmental Health has noted that the location of the restroom facilities, drinking water fountains, trash receptacles and concession/vending facilities need to be identified on the site plan.

The Zoning Administrator has noted that the landscape buffers required along the northern and southern property lines adjacent to existing residential development incorporate other landscaping requirements, such as ground cover, shrubs and additional trees for the entire length of the property lines. Also, the requested land use is not clearly identified in the Code, the parking requirements for a similar use as noted in Sections 19.A.15 and 21 of the Zone Code must be complied with.

The Public Works Division has noted that a Traffic Impact Analysis (TIA) is required for the proposed Paint Ball facility to evaluate the traffic impact of access to and from Isleta Boulevard, as well as internal circulation and parking needed to serve the developer's estimate of 50-100 spectators in addition to the local and national teams that would be using the facility. In addition, off-site improvements to Isleta Boulevard may be required pending the outcome of the TIA and that provisions for pedestrian access be noted.

The Middle Rio Grande Conservancy Ditch has noted that provisions be taken to protect the Ranchos de Atrisco Lateral from the paint ball residue.

Analysis Summary

Zoning	
Resolution 116-86	This request is appropriate for the area given the changed neighborhood conditions that exist along Isleta Boulevard that are of a commercial nature.
	The request would be advantageous to the community in that it provides neighborhood recreational activity beneficial specifically for the youth to this particular area of the South Valley.
Comprehensive Plan	Consistent with Semi-Urban designation in that the continuance of the request would maintain the character and identify of surrounding area for mixed uses and provide a source economic development in the way of employment opportunities.
Southwest Area Plan	The proposed use could balance economic development and the quality of life for the existing communities as well as for newly developed areas and would not interfere with the integrity and character of the area.
Other Requirements	
Environmental Health	The location of the restroom facilities, drinking water

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	fountains, trash receptacles and concession/vending facilities need to be identified on the site plan
Zoning Administrator	Continued buffering along northern and southern property lines and overflow parking requirements for anticipated competitive plan and competitions tournaments
Public Works	Traffic Impact Analysis, pedestrian access and internal traffic and parking circulation
MRGCD	Provisions to protect the Rancho de Atrisco Ditch from paint ball residue

Conclusion

The subject site is located on Isleta Boulevard amid a mixture of commercial and residential uses. The site is zoned C-1 as it front on Isleta, which allows the existing and/or proposed use for a food concession stand. The remainder of the property zoned R-1. The entire site was once utilized as a roofing company (Climate Roofing) and existed amid the existing residential properties for numerous years. A Special Use Permit for a Contractor’s Yard and Mobile Home for a Watchman Caretaker (CSU-79-50) was issued for this site in 1979. The Special Use Permit has since been cancelled (August 7, 2002) as the property changed hands and the use was discontinued.

The proposed use for this site as a recreational “paintball” facility appears to be consistent with the number of mixed commercial uses existing along Isleta Boulevard. This request appears to facilitate existing adopted plans and policies in that the proposed use would be advantageous to the community by the way of providing a locally owned and operated business that provides a services beneficial to the youth of the community in addition to employment opportunities in this area of the South Valley.

However, due to the number of questions that have arisen concerning the operation of the facility and needs associated with that operation, along with number of changes that may be required on the site plan, a deferral is being recommended.

RECOMMENDATION:

Staff recommends deferral of CSU-80020.

Adella Gallegos
Associate Program Planner

BERNALILLO COUNTY DEPARTMENT COMMENTS

Environmental Health:

1. Municipal water and sewer is available to the site, upon development connection to water and sewer is required.
2. On the site plan locate where restroom facilities, drinking water fountains, trash receptacles and concession/vending facilities will be located.
3. Provide detailed plans depicting restroom and concession facilities as they relate to the specific Bernalillo County codes and ordinances.
4. The applicant shall acquire all Bernalillo County EH permits, inspections and approvals.
5. Encourage the developer/operator to prepare a safety plan for this activity.

Fire: No comments received

Zoning Administrator

Proposed SUP for Amusement Enterprise (Paintball Course)

Use not specifically enumerated, but can be classified as being similar to activities first listed in C-2 (conditional). Reference Section 15.B.3.a.(2)(a) - (i); pp. CDA:46 - CDA:47.

APPLICABLE REGULATIONS

1. Landscaping
 - a. A minimum landscape buffer of 15 feet in width is required along the west side (Isleta Blvd.) of the property.
 - i. 2265 sq. ft. of landscaping is required
 - ii. 1382 sq. ft. is to be provided
 - b. A minimum landscape buffer of 6 feet in width is required along:
 - i. . . . the most northerly property line (approx. 396 feet) immediately adjacent to existing residential development / R-1 zone. Trees have been shown on the site plan to run along the depth of "Field 1", but should incorporate other landscaping requirements (ground cover, shrubs, additional trees, etc.) for the entire length of this portion of the property line.
 - ii. . . . the northwest corner of the property, adjacent to land zoned C-1, if there is existing residential development on Tract 113A. Trees have been shown on the site plan to run behind the existing building ("Building - 40' x 100'), but this area should incorporate other landscaping requirements (ground cover, shrubs, additional trees, etc.) for the entire length of this portion of the property line.
 - iii. . . . the southern property line, adjacent to land zoned C-1, if there is existing residential development on Tract 114. Trees have been shown on the site plan to run along the depth of "Field 2", but should continue along the entire property line and incorporate the other necessary landscaping requirements (ground cover, shrubs, additional trees, etc.) for the entire length of this property line.
 - c. Minimum plant sizes are five-gallon for shrubs (one-gallon proposed). Trees are required to be a minimum of 1 1/2-inches in caliper, measured two feet above ground level at the time of planting (Sec. 19.D.).

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- d. A statement of perpetual landscape maintenance responsibility should be noted on the plan.
 - e. Although hand-watering is an acceptable means of irrigation, the property owner should be aware that landscaping that dies is required to be replaced as expeditiously as possible, but in no case longer than 30 days after notification (Sec. 19.E.). Additionally, county water conservation restrictions may also govern the type of irrigation method.
2. Off-Street Parking
- a. The proposed use is not expressly listed in Section 21, but a "(r)estaurant, bar, nightclub, cafe, dance hall, skating rink, or similar recreation or amusement establishment" is required to provide one (1) parking space "for each four seats" (Sec. 19.A.14.). Similarly, Section 19.A.15. necessitates one space for "each 200 feet of floor area" for retail activities. Based on these requirements, the provision of 22 off-street spaces (20 standard & 2 hc) - plus additional area between the parking lot and "Field 2" - will meet the intent of this section (ref. Sec. 21.C.2.).
 - b. The off-street parking area is required to be hard-surfaced (Sec. 21.D.2.); concrete to be provided in compliance with this standard.
 - c. Parking spaces are required to be appropriately marked (Sec. 21.D.3); spaces meet access, size and designation standards.
3. Lighting
- a. The ordinance requires that all lighting be "located, screened or shaded as to not reflect off the premises" [Sec. 15.B.3.a.(2)]. As evening matches seem to be probable with this use, lighting fixtures used to illuminate the parking area & fields of play will have to be screened to meet the standards of the ordinance; flood lights, unshielded fixtures, and the like are not permitted.
4. Signage
- a. No reference to signage has been noted, but a specific condition referencing compliance with C-1 standards will allow for on-premise signage (free-standing or wall-mounted), up to 32 square feet in area [Sec. 14.B.2.a.(18)].
5. Structure Height
- a. The underlying zone allows structures to exceed the 26-foot height limitation, provided that the portion of the structure over 26 feet does not exceed the 45 degree angle plane as measured from the R-1 zoned property line on the N/NE side of the subject site (Sec.15.C. ref. Sec. 10.C.). The CPC may seek additional details concerning the design and overall height of the netting for "Field 1" and "Field 3", but in any case, the commission does have the authority to waive these height limitations through approval of the request and a specified condition to this effect.

Zoning Enforcement Manager:

Based on the above comments there is no adverse comments at this time.
no zoning violations on property.

Building Department Manager:

Corrections listed below must be corrected for approval:
Building permits will be required for all the proposed structures.

Public Works:

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DRAN:

1. This property is subject to the Bernalillo County Code Chapter 38 regarding flood damage prevention and storm drainage.
2. A Grading and Drainage Plan dated 10/12/07 was approved for this site (PWDN 70096). The Special Use Permit site plan appears to be in conformance with this G and D. Any significant changes to the use or site configuration may require revision and resubmittal.
3. This property is subject to the National Pollution Discharge Elimination System (NPDES) requirements for development that will disturb more than 1 acre. A Storm Water Pollution Prevention Plan (SWPPP) must be submitted to EPA and Bernalillo County PWD for approval prior to issuance of a grading and drainage permit. Disturbance of areas larger than 3/4 acre also require a Fugitive Dust Permit from the Air Quality Division.

DRE

1. A TIA is required for the proposed Paint Ball facility with three fields and a fast food restaurant. The initial review was based on the developer's estimate of number of players using the facility. A TIA is required to evaluate the traffic impact of access to and from Isleta - as well as internal circulation and parking - to serve the developer's estimate of 50-100 spectators in addition to the local and national teams using the facility.
2. Isleta Boulevard is a designated Principal Arterial. Off-site improvements to Isleta Boulevard may be required pending the outcome of the TIA.
3. Driveways must meet County Standards including location and spacing relative to other streets and drives. Generally, driveways must be located 75' from a local street intersection.
4. Provide for pedestrian access to the site.
5. Please show road improvements on Isleta Boulevard relative to the property line.

Water Resources:

Public Works Water Resources has no adverse comments regarding water conservation, water resource, or stormwater quality.

MSDS listings indicate that paintballs are water soluble and non-toxic. Use of astroturf in Fields One and Two, the use of containment netting on all fields, and the 30 plus foot offset of Field 3 from Rancho de Atrisco Ditch should be satisfactory with respect to stormwater quality protection from splatter materials.

Parks & Recreation: No comments received.

Sheriff's:

No comment received

COMMENTS FROM OTHER AGENCIES

MRGCOG:

Isleta Bd is designated as a corridor for ITS implementation (specifically for fiber-ring) in the long-term. Coordination with County representative on the ITS Subcommittee is recommended.

MPO Project 15.1 Isleta Bd Improvements Stage II has been identified in the 2030 MTP as a priority for the County of Bernalillo. This project will reconstruct intersections, and include bicycle and pedestrian improvements. Since this project has not been included in the TIP, no funding has been programmed for this project before 2014. Coordination with County Public Works is recommended to insure development consistent with this project.

For information purposes, Isleta Bd has a functional classification of urban principal arterial.

MRGCD:

1. The development is proposed as a recreational facility for paintball competition. The development must make provisions to ensure the Ranchos de Atrisco Ditch is not adversely impacted by paint balls.
2. Paintball fields must be secured to prevent the Ranchos de Atrisco Ditch from being graffitied by paintballs.
3. The District recommends restricting paintball participants from access to the Ranchos de Atrisco Ditch.
4. The District recommends paintball fields be set back away from the ditch to keep stray paintballs from striking the ditch and or adjacent property owners houses.

AMAFCA: No comment

City Planning Department/Development Services: No comments received

City Open Space: No adverse comments

Municipal Development Dept.:

Transp. Planning: No comments received

Transp. Development: No adverse comments

City Transit: No comments received.

ABCWUA/Utility Development Section: No adverse comments.

City Environmental Health: No comments received

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NM Department of Transportation:

Due to the size, and location of the development, there will be no significant impact to the state roadway system. Therefore, we have no requirements or objections to the processing of the requested special use permit.

Albuquerque Public School: This will have no adverse impacts on the APS district.

NEIGHBORHOOD ASSOCIATIONS:

South Valley Alliance of Neighbors

South West Alliance

South Valley Coalition of Neighborhood Associations