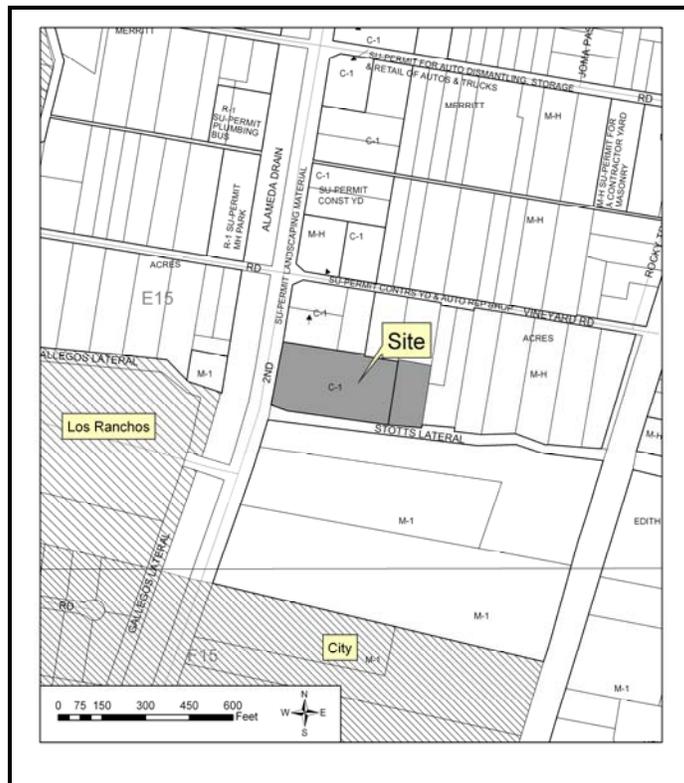


<b>Applicant:</b>	Ross A. & Joyce Cox
<b>Agent:</b>	R2 Consulting Services
<b>Location:</b>	6204 Second St., NW
<b>Property Size:</b>	2.7 acres (approximately)
<b>Existing Zone:</b>	C-1/M-H
<b>Proposed Zoning/SUP</b>	Special Use Permit for Specific Use Special Use Permit for a Mobile Home, Triplex, Single Family Dwelling, Electrical Shop, Storage Shed, Commercial & Industrial Uses
<b>Recommendation:</b>	Deferral



<b>Summary:</b>	This is a request for a Special Use Permit for Specific Uses for a Mobile Home, Triplex, Single Family Dwelling, Electrical Shop, Storage Shed, and Commercial & Industrial Uses. The property is approximately 2.7 acres and is located on Second St. to the south of Osuna Rd. The property has C-1 and M-H zoning and has had Special Use Permits for similar uses since the 1980s. The most recent Special Use Permit (CZ-90-32) was granted for 10 years and expired in 2001. The request seeks to re-establish the Special Use Permit.
<b>Staff Planner:</b>	Catherine VerEecke, Program Planner

- Attachments:**
1. Application
  2. Zoning and Land Use Maps
  3. Previous Special Use Permit Notices of Decision
  4. Notice of Expiration
  5. List of uses
  6. Petition of support
  7. Site Plan (Commissioners only)

Bernalillo County Departments and other agencies reviewed this application from 6-24-08 to 7-14-08. Their comments were used in preparation of this report, and begin on Page 10.

**AGENDA ITEM NO.: 12**  
**County Planning Commission**  
**August 6, 2008**

CSU-80022 R2 Consulting Services, agent for Ross A. & Joyce Cox, requests approval of a Special Use Permit for Specific Uses for a Mobile Home, Triplex, Single Family Dwelling, Electrical Shop, Storage Shed, Commercial & Industrial Uses on Lot 74A1, Merritt Acres, located at 6204 2<sup>nd</sup> Street NW, located on the east side of 2<sup>nd</sup> Street approximately 300 feet south of Vineyard Road, zoned M-H & C-1, and containing approximately 2.70 acres. (E-15)

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

<b>Site</b>	<b>Zoning</b>	<b>Land use</b>
	C-1/M-H	Single & multi-family residential, warehouses for industrial and commercial uses.
<b>North</b>	C-1 M-H	Auto repair shop Single family residential
<b>South</b>	M-1	Metal recycling
<b>East</b>	M-H	Single Family Residential
<b>West</b>	Drain R-1 M-1	Drain Single Family Residential/ Welding business

**BACKGROUND:**

**The Request**

This is a request for a Special Use Permit for Specific Uses for a Mobile Home, Triplex, Single Family Dwelling, Electrical Shop, Storage Shed, and Commercial & Industrial Uses. The property is approximately 2.7 acres and is located on Second St. to the south of Osuna Rd. to the immediate north of the Stotts Lateral. It consists of one parcel but is zoned C-1 in the front and M-H in the rear. The property currently includes a single family residence, an apartment, a triplex, and four long and narrow warehouse/storage structures currently divided into more than 35 units which have been leased to individual tenants for a variety of uses. The units each have restrooms and electrical service.

This property has had Special Use Permits since the 1970s. In 1971, a Special Use Permit was granted for the westerly (C-1) portion of the property to allow a single family dwelling, an office, a mobile home, a three unit apartment, an electrical shop, and storage facilities (CSU-71-125). In 1988, another Special Use Permit was granted for five years (based on a zoning violation) to allow the property owners to keep additional storage facilities for rental (for office and "U-Store it" uses and hobbies) and contractor's storage for a plumbing business on the site (CSU-88-07). Conditions of approval limited the uses, the number of trucks to be parked, and open storage (limited to the plumbing business), and required a solid wall along what was then the east property line. Contractor's yards, cabinet manufacturing, and auto painting were prohibited (Attachment 4). Also at this time, the easterly portion of the current property (with M-H zoning) had a Special Use Permit for automobile storage (CSU-88-34).

In 1990, the current property owners requested a zone change to M-1 for the entire property (CZ-90-32) and to allow additional warehouses on the M-H portion of the property. The County Planning Commission voted to recommend denial of the zone change request but recommended approval of a Special Use Permit for Specific Use for a Mobile Home, Triplex, Single Family Dwelling, Electrical Shop, Storage Shed, and Commercial & Industrial Uses, as had been approved in 1988. It was granted for 10 years with an associated site plan. The Board of County Commissioners upheld the decision upon appeal (Attachment 3), and the Special Use Permit expired in 2001. The property owners were informed in February 2008 by County staff of the expiration (Attachment 4).

This request, according to the agent, seeks to re-establish the Special Use Permit for Specific Use on the subject property and to bring the property into compliance with the current zoning requirements. The site plan shows that the residences and warehouse units will remain on the property, although the mobile home has been removed. The application includes a list of current uses and adds several potential uses including all the manufacturing uses from C-LI zoning (See Attachment 5). The units are mainly for storage (for businesses and personal use), but they also include some retail and light manufacturing operations, and some of the tenants RVs or trailers in the provided parking places. The agent states that the site will comply with all landscaping and parking requirements. However, he requests that opaque rather than solid fencing be allowed on the east and north side of the property abutting residential uses.

Request justification. The applicants' agent argues that changed neighborhood conditions have occurred in the area of the site. This includes the development of more intense uses

along Second St. nearby the site under M-1 zoning and Special Use Permits for similar uses. The agent states that the current use is consistent with the previous uses on the property and is advantageous to the community by providing a needed service.

### **Surrounding Land Uses and Zoning**

The subject property is located about one-half mile south of Osuna Rd. on the east side of Second St. Although the property is located adjacent to an established residential subdivision (Merritt Acres), the general vicinity has a mixture of uses. The property to the immediate east has a single family residence on it with M-H zoning.

Properties to the south of the subject site have M-1 zoning with light industrial uses, such as metal recycling and office warehouse. Properties to the north of the site on the east side of Second St. have C-1 zoning, though they have Special Use Permits for Contractor's Yards (CSU-90-41, CSU-71-81) and Auto Repair (CSU-87-1).

Further north along Second St., several other properties also have Special Use Permits for more intense uses than allowed by the existing C-1 zoning. In 1996, a property on the corner of Willow Rd. and Second St. received a Special Use Permit for an Auto Dismantling Yard, which was renewed in 2005 (CSU 96-14, CSU-40006). To the north of that site, Special Use Permits have also been granted near that location for an Auto Dismantling Yard (CSU 70-9; CSU 92-31, CZ 82-39).

To the west of the site, across Second St., most properties have R-1 zoning with residential uses. However, one property has a mobile home court on it (CSU-70-88), and another had a Special Use Permit for a Plumbing Business, but now has an auto repair business on it (CZ-70-108). One small property has M-1 zoning with a welding business on it.

To the east of the property, accessing along Vineyard Rd., most properties have M-H zoning with residential uses.

### **APPLICABLE PLANS AND POLICIES:**

#### **Albuquerque/Bernalillo County Comprehensive Plan**

The site is located in the Semi-Urban Area as delineated in the Albuquerque/Bernalillo Comprehensive Plan. The principal goal for this area is to "maintain the character and identity of semi-urban areas which have environmental, social or cultural conditions limiting urban land uses."

#### **North Valley Area Plan**

This property is located within the Semi-Urban area of the North Valley Area Plan. The plan states that properties in this area may have special soil and water limitations or scenic, agricultural, or recreational assets, with the appropriate gross density at 1 to 3 dwelling units per acre.

Policy 4.4 of the Plan states that the County and City shall encourage rural standards for development, especially within the Semi-Urban and Rural Comprehensive Plan areas of the North Valley.

Policy 2 (Land Use) states ‘The City and County shall stabilize residential zoning and land use in the North Valley Area.’ This may be accomplished through the following:

- a. Limit the location, duration, and type of new uses allowed by Special Use Permit.
- b. Cancel discontinued Special Use Permits granted where existing conditions of approval are not met and permits that are otherwise in violation of the Zoning Ordinance.
- c. Retain existing County A-1 zoning as the only Rural Agricultural zone intended to provide agricultural activities and spacious development.
- d. Require landscape buffering and other measures necessary to limit potential impacts of non-residential uses on residential areas.
- e. Retain the low density character of the North Valley.

Policy 2.2.d (Land Use) of the Plan states that “the County and City shall retain the low density character of the North Valley and that the minimum lot area for R-1 zoned land in the Rural area should be three-quarters of an acre.”

Policy 3.a (Land Use) states that “the City and County shall retain existing residential zoning on Alameda Blvd., Second Street, and on future roadway corridors.”

Policy 7.1 states the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

- a. Maintain and expand areas zoned for residential uses including A-1, R-1, M-H
- b. Limit encroachment of non-residential uses into residential areas
- c. Encourage residential zoning of parcels with residential uses.

The property is also located in an area the Plan refers to as the “Second Street to Fourth Street Sub-Area” of the Plan, which extends from Fourth Street in the west to the railroad in the east, and north from Montano Rd. to Paseo del Norte. The plan calls out the portion of Second St. between Osuna Rd. and Paseo del Norte as “a transitional area between the more rural to the north and the more urban environment in the south. The provision of urban services into this portion of the plan area has supported requests for higher density residential and commercial zoning.”

The Plan states that the “land use pattern should reflect the present zoning” (Appendix, p.4).

### **Bernalillo County Zoning Ordinance**

Section 18.B.32.b (Special Use Permit for Specific Use—Industrial/Warehouse) states that “Notwithstanding any other provision of this Ordinance, the owner of any property that has or had a Special Use Permit may apply for a permit for the same use(s) regardless of the underlying zoning of the same property.”

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.

#### **ANALYSIS:**

##### **Surrounding Land Use and Zoning**

The subject property has C-1 and M-H zoning and has had Special Use Permits for more intense uses since the 1970s. The uses on the site, which expanded over the years to include more residential uses and additional mini-warehouses for businesses and individuals, appear to be consistent with other uses nearby the site along Second St. under M-1 or C-1 zoning or Special Use Permits, which include retail, contractor's yards, and welding businesses. However, the information provided on the uses, which have expanded over the years, is insufficient to determine if they are compatible and of the appropriate intensity for the site and the area.

##### **Plans**

This property is located in the Semi-Urban Area of the Comprehensive Plan and the North Valley Area Plan, which both recommend that the area of the site retain its semi-rural, residential character. However, the property is located in an area along Second St. with C-1 zoning, which the North Valley Area Plan recognizes as transitional between an area of mainly residential uses and one of mainly commercial and light industrial uses. In addition, the North Valley Area Plan does state that existing commercially-zoned properties may be developed or redeveloped with commercial uses.

##### **Zoning Ordinance**

It appears this request is consistent with Resolution 116-86 of the Zoning Ordinance in that the uses which have been located on the site have not had a significant impact on adjacent properties and would be consistent with other uses in the area. 'Changed neighborhood conditions' can be used as a justification for this request as there has been a trend towards M-1 zoning or Special Use Permits under C-1 zoning for more intense uses in the immediate vicinity of the site. The use also provides a transition between C-1/M-H zoning to the north of the site and M-1 zoning to the south of the site. The request is also appears to be consistent with the North Valley Area Plan policies that support the redevelopment of existing commercially-zoned properties.

The applicants have provided evidence of neighborhood support from properties within 200 feet of the subject site (Attachment 5).

The request appears to be in accordance with Section 18.b.32.b of the Zoning Ordinance which states that "the owner of any property that has or had a Special Use Permit may apply for a permit for the same use(s) regardless of the underlying zoning of the same property." Based on the application, the proposed uses appear to be similar to the previous Special Use

Permit with the exception of the mobile home and storage shed, which have been removed from the site. However, the current parking of trailers (RVs) and trucks within the parking area was not shown on the previous site plan.

**Agency Comments**

County staff and representatives from other agencies have provided comments on this case. A majority of the departments have no adverse comments for the development and indicate that the applicant must comply with department regulations, including landscaping and fencing. In particular, landscaping should be added to bring the site up to code. A waiver to allow the existing chain link fence with screening to remain along the east property line that abuts M-H zoning would be required.

The Zoning Administrator has noted that the request for ‘industrial and commercial uses’ is ambiguous but that the applicants’ list of uses provides some clarification on the scope of the uses. However, additional information is needed about the storage of vehicles in the parking spaces and the extent to which retail or wholesale retail activities take place on the site, which could affect the parking requirements and configuration.

During a visit to the site, staff also noted open storage of materials and inoperative vehicles in parts of the site that are not shown on the site plan and fabrication-type businesses (auto, contractors, metal) existing on the site. Clarification is needed on the individual uses.

Environmental Health staff is concerned about the intensity and proximity of uses on the site and the possible noise, emission, hazardous materials, and adverse drainage associated with them. There also needs to be clarification about sewer and water accounts on the site in accordance with Albuquerque/Bernalillo County Water Utility Authority requirements.

**Analysis Summary**

<b>Zoning</b>	
Resolution 116-86	Changed neighborhood conditions have taken place and the uses appear to be consistent with other uses along Second St. Serves as a transition between C-1/M-H zoning and M-1 zoning.
Requirements	Must comply with code requirements for landscaping and fencing. Evidence of substantial neighborhood support has been provided.
<b>Plans</b>	
Comprehensive Plan	Use does not appear to be consistent with Semi-Urban Area designation; does not maintain semi-rural features of the area.

Area Plan	Uses may be consistent with North Valley Area Plan policies regarding re-development of commercial properties and with the plan scenario for the area along Second St..
Other Requirements	
Environmental Health	Concern with hazardous materials, water and sewer accounts, drainage, lack of clarity on the uses.
Public Works	No adverse comments.
Zoning Administrator	Provide additional information on retail, RV and boat storage uses.

**Conclusion**

The applicants wish to maintain uses on their property that generally have existed under Special Use Permits for about twenty years. The uses have included residential dwelling units a plumbing contractor, and storage units that have been utilized for personal, commercial, and some industrial purposes. It appears that this request is generally consistent with previous uses on the site and with uses in its vicinity. Evidence of neighborhood support has been provided (Attachment 5). A Special Use Permit for Specific Uses consistent with the previous Special Use Permits on the property could be appropriate for the subject property, with conditions of approval that include a more detailed list of uses that may take place within the warehouse units.

However, there are concerns among staff with some of the existing or proposed uses on the site and with the range and intensity of uses now taking place, which appears to have increased over the years without ever being approved under the Special Use Permits. Although the warehouses are mainly used for storage, there are questions about the retail uses, auto restoration, storage, and repair uses, and fabrication uses, as well as the addition of trucks, trailers, and RVs storage on the site. Contractor's yards and outdoor storage (except that associated with the owner's plumbing business) were prohibited under CSU-88-07 but appear to be existing on the site. The additional manufacturing uses from C-LI zoning now being requested by the applicants in their list of uses may be too intense for this site, which houses five residences and more than 35 office/warehouse-type units on 2.7 acres. Staff recommends that the applicants clarify these issues and justify the increased intensity of uses prior to the approval of the request.

**RECOMMENDATION**

DEFERRAL of CSU-80022.

Catherine VerEecke  
 Program Planner

## **BERNALILLO COUNTY DEPARTMENT COMMENTS**

### Building Department:

No comments received.

### Environmental Health:

1. One water and sewer account exists for this property and complex of dwellings and structures. acct. 23010818. Each dwelling and structure shall come into compliance with the ABCWUA by acquiring acct. numbers for those dwellings and structures (garages) not so accounted for.
2. Numerous storm drains are listed on the site plan. To what location does the storm drains exit to? Provide as built drawings of these storm drains and the fall-out.
3. Hazardous materials handling and disposal plans required for automotive paint and body repair being conducted on the property.
4. Hazardous materials handling and disposal plans required for automotive mechanic work performed on the property.
5. COA Air Quality Div. permits required for automotive painting activities.

### NOTE:

A. There is considerable open storage in the areas where cars or vehicles could be parked, this appears to make a very congested parking lot.

#### A1.

1. 4 RV's
2. 5 flat bed trailers
3. 13 abandoned/inoperative vehicles
4. plumbing pipe on open storage rack
5. wooden beams
6. unidentified 55 gal. drum

B. It appears that some of the uses on this site are not compatible with the area plan and or the previous approved special use permit.

C. It appears that some of these uses are incompatible with each other and has created a highly congested and dense area. There is a lot of noise, activity and emissions on this site comparable with industrial uses. See below for Examples of Uses:

#### C1.

1. Contractors -  
AAA Heating and Air Co.  
City Service Plumbing Co.  
McKeon Builders  
Best Painting Co.  
Paramount Painting Co.

P&S Techs [greywater and other services]

Additional Contractors rent here, however at this time are unidentified.

2. Service Providers -  
QHouse Upholstery  
American Fleet Powerwash  
An unnamed antique dealer

Additional Service Providers rent here, however at this time are unidentified.

Additional Notes:

As observed on 7-23-08 this property has 37 bay [garage] doors which comprises a user or renter in each space therein. It was also observed that each rental space has restroom facilities, however in the County permit recording system [KIVA] no plumbing permits appear to have been issued for the 37 rental spaces, the apartment, the tri-plex and the SFD. Only one water and sewer account is known for this property.

The property is situated close to private residential dwellings. The applicant should be aware of the Noise Ordinance 30-116, which states, "it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any person residing in the area..."

Operation of diesel powered vehicles or other vehicles at the site will need to comply with Air Quality Board Regulation No. 103 (20 NMAC 11.103, Motor Vehicle Visible Emissions). This regulation ensures that visible emissions are kept within limits specified for different sizes of vehicles and during a 10 minute start up period. Vehicles must be maintained in a condition to comply with these requirements. Engine warmers should be used where ever possible to reduce start up time period.

Zoning Enforcement Manager:

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

Zoning Administrator:

"Commercial & industrial uses" is a rather ambiguous description of possible activities from the site (especially as it relates to a SUP); however, the provided list of existing and proposed uses on the property helps to outline the range and intensity of the activities. It should be noted that as proposed, the authorization of a Special Use Permit will limit the possible activities to those specifically listed, unless otherwise denoted by the CPC (i.e., "SUP for C-LI Uses").

Based on the standards of Section 19.A.2., landscaping required for the subject site necessitates a landscape setback along the west side of the property (2nd Street) of no less than fifteen (15) feet, a landscape buffer of six (6) feet between the single-family residential uses and the subject property (east and northeast sides), and a minimum of

15% of the paved areas of the site to be landscaped . The noted buffers along these sides of the site appear to meet these requirements, but the paving percentage should be clarified. Additionally, vegetative coverage standards (75% of each landscaping buffer), reference to maintenance responsibilities, and screening requirements (6-ft. high screened chain-link fence) along the east/northeast sides of the property adjacent to residential development have been noted.

A variety of off-street parking regulations (Sec. 21) apply to the multiple uses listed in the application, but many of those listed include, or are principally related to, storage. These types of activities generally exclude frequent vehicular trips from multiple employees and/or customers, so when considered in combination with the 105 off-street spaces shown, it would appear that sufficient parking is available. Activities such as "antique sales", "auto glass repair", and "furniture upholstery" have a distinct retail component associated with the use, and therefore, dictate a greater number of spaces for anticipated traffic (ref. Sec. 21.A.6. and 21.A.15.). It has also been noted that the "outdoor storage of trucks, trailers, RV's & boats" has been listed as a current use. Staff would request that further details be provided on these activities, such as the amount of floor space each retail/service business occupies, as well as the specific location and number of trucks, trailers, RV's and boats to be stored outside on the site in order to ensure continued compliance with the allowances of the permit.

The existing 74-sq. ft. sign is well within the allowances of the C-2 zone, but additional information is needed concerning wall signs relating to each separate activity. If there are wall signs (painted on the side of the building, attached to the building wall, or hung in a window), the location and size of each of these should be listed on any subsequent site plan. If these signs are not shown - or are not specifically approved by the CPC - their existence on the site is prohibited.

Fire:

The Owner of this complex is responsible for a fire protection plan for the complex and must have one submitted for review from the Fire Marshal Office.

The owner must be responsible to have Fire extinguishers installed for the exterior of the unites for fir protection and must be kept updated.

The will comply with all County fire codes concerning the commercial side of the property.

In addition all businesses that are located in the complex must comply with Bernalillo County Fire Department Fire codes This includes obtaining a business license which will generate a business Fire inspection. At that time each business will be responsible for their own fire safety concerning the Bernalillo County fire Code.....

Public Works:

DRAN:

1. This property is subject to Bernalillo County Code Chapter 38, "Floods". Prior to any additional development of this property a drainage submittal meeting the requirements of the Code will be required.

DRE:

1. No adverse comment.
2. Please provide assurance that present access and right of way width of Second Street is acceptable to State Transportation Department.

Parks & Recreation:

REVIEWED, NO COMMENTS.

Sheriff's:

No comment received.

**COMMENTS FROM OTHER AGENCIES**

MRCOG:

MPO Project 851.0 is the addition of a bike trail along 2nd St. Coordination with City of Albuquerque DMD and/or County Public Works is recommended.

2nd St has been identified as a corridor for the deployment of various ITS improvements (ITS Project 3). The improvements include CCTV, fiberoptics, and remote traffic monitoring. Coordination with NMDOT representative on the ITS Subcommittee is recommended.

For information purposes, 2nd St has a functional classification of urban principal arterial.

AMAFCA:

No comment.

City Planning Department:

No comments received.

City Public Works:

Transportation Planning: No comments received.

Transportation Development: No comments.

Water Utility Authority:

No comments received.

City Transit:

No comments received.

City Open Space:

Open Space has no adverse comments.

NMDOT

Case description: Special Use Permit development for 2 single family dwellings,

COUNTY PLANNING COMMISSION  
AUGUST 6, 2008  
CSU-80022

a tri-plex, and industrial uses

Location: 6204 2nd Street NW, Albuquerque NM 87107

Type of development (Residential/commercial): Residential and Commercial

Possible Impacted NMDOT roadway(s): NM 47 (2nd Street).

Departments Comments: Due to the size, location of the development, and since the development is an existing development thus not generating any new traffic, 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.

APS

ZCSU 80022 Merritt Acres, Lot 74A1, is located at 6202 2nd St NW. The owner of the above property requests a special use permit for the development of 2 single family dwellings, 3 multi-family dwellings, and commercial and industrial uses. The residential portion of this development will impact Alvarado Elementary School, Taft Middle School, and Valley High School. All three schools currently have capacity.

Loc. No.	School	07/08 40th	07/08 Capacity	Space Available
213	Alvarado	400	473	73
455	Taft	597	813	216
560	Valley	1684	2200	516

MRGCD

No comments received.

PNM

No comments received.

**NEIGHBORHOOD ASSOCIATIONS:**

Merritt Acres Neighborhood Association