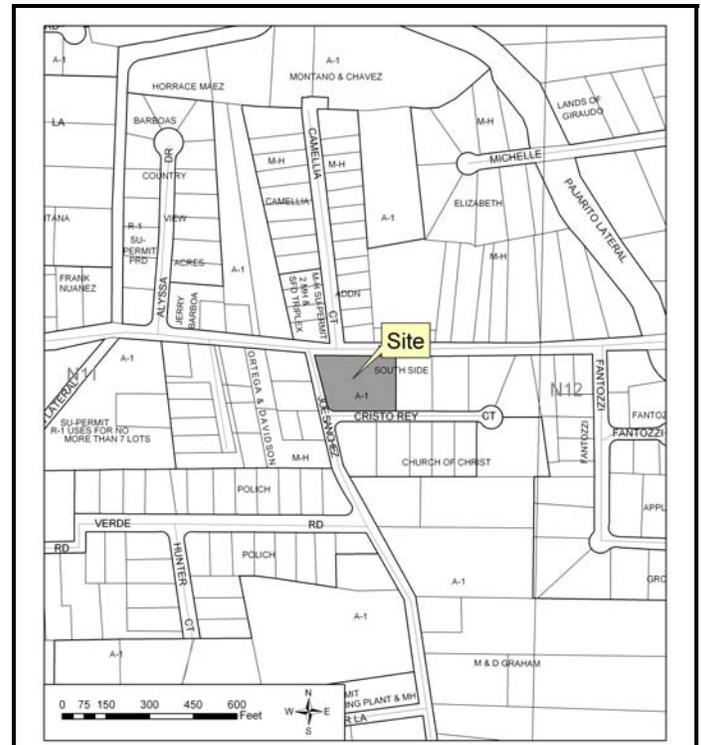


<b>Applicant:</b>	James Benavidez
<b>Agent:</b>	Hugo Bustillos
<b>Location:</b>	2426 Blake Road SW
<b>Property Size:</b>	1.12 acres approximately
<b>Existing Zone:</b>	A-1
<b>Proposed Request:</b>	Special Use Permit for a Contractor's Yard
<b>Recommendation:</b>	Denial



**Summary:** The applicant is requesting approval of a Special Use Permit for a Contractor's Yard on a 1.12 acre parcel of land located at 2426 Blake Road SW. The applicant recently constructed a residential dwelling on the site and anticipates developing the remainder of the property for the purpose of parking and storage of materials related to the operation of his business.

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. Notice of Violation
  4. Site Plan (Commissioners Only)

Bernalillo County Departments and other interested agencies reviewed this application from 7/29/08 to 8/11/08. Agency comments are verbatim and were used in preparation of this report, which begin on page 13.

**AGENDA ITEM NO.: 17**  
**County Planning Commission**  
**September 3, 2008**

CSU-80023 James Benavidez, agent for Hugo Bustillos, requests approval of a Special Use Permit for a Contractor’s Yard on Tract A, Land of Southside Church of Christ, located at 2426 Blake Road SW, zoned A-1, and containing approximately 1.12 acres. (N-11)

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

<b>Site</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	A-1	Single Family Dwelling, Accessory Structure, Shed and Trucks (3)
<b>South</b>	M-H, A-1 and M-H with a Special Use Permit for a Mobile Home & a Single Family Triplex	Residential Dwellings
<b>East</b>	R-1 and A-1	Residential Dwellings
<b>West</b>	R-1	Residential Dwellings
<b>West</b>	M-H and R-1	A vacant lot and Residential Dwellings

**BACKGROUND:**

**The Request**

The applicant is requesting approval of a Special Use Permit for a Contractor's Yard on a 1.12 acre tract of land located on the southeast corner of Blake Road and Joe Sanchez Road SW. Currently, existing on the site is a residential dwelling, a 2000 sq. ft. accessory building with what appears to be an attached shed approximately 100 sq. ft in size. Also on the site is a small corral and barn; however, no animals were apparent. A six foot solid wall exists along the east property line, and approximately a 3 ft. high barbed wire fence around the remaining perimeter of the subject site.

This request is a result of a zoning violation in which the applicant was conducting a commercial business in an unapproved zone (Attachment 3). The accessory structure is currently being utilized for the storage on insulation materials relative to the owner's business operation and for the parking of commercial/employee vehicles.

Request Justification

The applicant contends that this 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.

**Surrounding Land Use and Zoning**

The subject site is zoned A-1 surrounded by residential development. The subject site is adjacent to R-1 zoning on the east and south. North of Blake Road and west of Joe Sanchez Road exists a substantial amount of M-H zoning developed with a mixture of both mobile homes and residential dwellings. Within the M-H zoning to the north, exist a Special Use Permit for Two Mobile Homes and a Single Family Triplex (CSU-89-4).

The most current zoning activity in the area was the approval of a zone map amendment from A-1 to R-1 (CZ-70008) located just west of the subject site at 2910 Blake Road, SW. The Board of County Commissioners granted approval of the zone map amendment on May 22, 2007.

**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 a** states, "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 b** states, "Development in semi-urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural

values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community.”

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

- . Mixed use areas should protect residential uses in the area, while offering a variety of local employment opportunities.
- . Strip commercial development is discouraged in favor of clustered commercial development.”

### **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.”

### **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 29** states “The City and County shall stabilize residential zoning and land use in the Plan area.

- b) The County and City shall stabilize residential zoning and land use in the South Valley to protect the value of traditional land uses and enhance the quality of life.
- c) Limit the location, duration and type of new uses allowed by special use permits to those meeting all the requirements of the adopted zoning ordinance.
  - 1. Restrict new special use permits for heavy commercial and manufacturing uses in South Valley residential zoned to owner-occupied businesses with five or few employees on ½ acre or greater.
  - 2. Limit the time period between approval of new special use permits and issuance of a building permit to one year.
- 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 employment.
- f) Encourage stabilization of residential land use through subdivision design and scale.
- g) In order to stabilize residential and agricultural zoning and land use within the rural area of the south valley, new special use permits for industrial and manufacturing uses should be limited to those that carry on the majority of their operations within a completely enclosed building designed to reflect the character of the existing neighborhood. All outside storage must be screened from public

view and the entire property must be buffered with landscaping and/or solid walls along any property line abutting a residential zone.”

**Policy 30** states, “The residential densities contained on the following Map be those controlling zoning in the Plan Area.

- f) Allow up to three dwelling units per net acre in Residential Area 3 when City sewer is available, or a minim of one dwelling unit per net acre when using individual liquid water disposal systems.”

**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 illuminate adjacent properties.

- a) Outdoor light poles within residential acres should not exceed sixteen (16) feet in height above existing grade and require outdoor fixtures, when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
- c) Require all new public and private light fixtures and on premises signs to be designed and operated as cutoff or shielded amiable fixtures.

**Policy 36** states, “Enhance the visual character and quality of the streetscape and overall development by integrating the design and materials of required perimeter walls.”

- a) Walls should be designed to complement the architectural character of the subdivision or neighboring development by incorporating the features and motifs used on adjacent homes or buildings.
- b) Discourage long expanses of uninterrupted walls surface and encourage walls to be indented, offset, or in a serpentine form to avoid a tunnel effect.

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

**Policy 46 states**, “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.”

### **Bernalillo County Zoning Ordinance**

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

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The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted 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 BCC.
- 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
  - 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 BCC.
- 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.

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- 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 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.
- J. 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:
- K. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
- L. 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.

**Section 18. Special Use Permit Regulations.**

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any zone in which they are not permitted by other sections of this ordinance; the Bernalillo County Commission may likewise authorize the increase in height of buildings beyond the limits set by previous sections of this ordinance. With such permits, the Bernalillo County Commission may impose such conditions and limitations as it deems necessary:
  - 1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located;
  - 2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;

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3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

In certain situations based on unique conditions, and where there is evidence of substantial support from the affected neighborhood residents and/or property owners within 100 feet, a Special Use Permit may be recommended for approval by the Board of county Commissioners for any of the specific uses set forth in Section 12, 13, 14, 15, 16, 17, and 18 of the Bernalillo County Zoning Ordinance. The Special Use Permits may be considered by the County Planning Commission only after it has been determined that the requested zone is inappropriate, and that unique conditions and substantial neighborhood support exist.

**Section 19: Landscaping and Buffer Landscaping Regulations:**

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

- A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.
  1. Sites of one acre or less:
    - a. There shall be a landscaped setback along all streets of no less than ten feet.
    - b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
    - c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback shall contribute toward this requirement.
  2. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of no less than 15 feet. All other requirements same as 1.b. and 1.c. above.
- B. In a nonresidential zone, a solid wall or a solid fence at least six feet high shall be erected on sides abutting a single family residential use, except for those sides abutting public right-of-way.
- E. Landscaping which dies shall be replaced by the property owner who is obligated to provide it as expeditiously as possible, but in no case longer than 30 days after notification. If the 30-day period falls at a time of the year when planting of landscaping is inadvisable, a waiver may be granted by the Zoning Administrator to allow planting at the earliest possible time. The waiver and date of the planting deadline shall be recorded by the County Zoning Office.

G. Parking spaces within a parking lot shall be no more than 50 feet from a tree.

H. Nonconforming Landscaping. Premises which, when they were developed, were not required to be developed in accordance with the Landscaping and Buffer Landscaping Regulations Section of this ordinance, shall be made to conform with this regulation within two years due to the amendment of the map or text of this ordinance.

**ANALYSIS:**

**Surrounding Land Use and Zoning**

The subject site is located in an area that is surrounded by residential development and zoning. Although numerous Special Use Permits were approved in the general vicinity of the subject site, the approved Special Use Permits are all residential in nature.

**Plans**

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

The request appears to be inconsistent with County land use plans and scenarios that suggest that the location of the site should not have commercial uses. Although policy regarding commercial development supports mixed use areas that protect residential uses in the area, while offering a variety of local employment opportunities, Semi Urban Area Policy a states that development 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 proposed request appears to expose a non residential land use to the adjacent and surrounding established residential uses and the proposed land use does not appear to act as a transition from a current commercial use or zone.

**Zoning Ordinance**

The Zoning Code defines the purpose of the A-1 zone which is to provide for open and spacious home developments in areas near the fringes of urban development. A contractor's yard is listed as permissive in the C-LI, M-1 and M-2 zoning categories. The requested land use appears to conflict with the predominant residential and agricultural zoning surrounding the subject site. This requested land use appears to be more intense than what is typically found in the rural residential areas surrounding the site.

**Site Plan**

The submitted site plan has been reviewed and a number of concerns and questions have arisen with reference to existing vs. proposed uses on the site, detention pond(s), setbacks, and required landscaping and buffering needed along the roadways and adjacent to residential development.

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**Agency Comments**

The Public Works Division has noted that a conceptual grading and drainage plan will be required because of the proposed additional development and amount of paving.

The Zoning Administrator has noted that at least 15 feet in depth are required along the north, west, and south sides of the property (Blake Road, Joe Sanchez Road, and Cristo Ray Court). In addition, the site plan does not appear to meet the applicable landscaping requirements outlined in Section 19 of the Zone Code.

The Zoning Administrator has further noted concern relative to the front yard setback area in that a 25-foot front yard setback is required in the A-1 zone. Because of the encroachment, the property is in violation of the zoning ordinance and should be properly addressed, whether the proposed Special Use Permit is approved or not. However, the County Planning Commission does have the authority to modify development requirements for Special Use Permits that are approved (Sec. 18.F.2.) and could address this existing setback issue accordingly.

**Analysis Summary**

<b>Zoning</b>	
Resolution 116-86	This request is inconsistent with Resolution 116-86 in that the applicant has not demonstrated that the existing zoning is inappropriate.
	There are no changed neighborhood conditions that exist that are of the intensity of a contractor's yard that justify the change in land use.
<b>Plans</b>	
Comprehensive Plan	Inconsistent with the Semi Urban designation.
	Conflicts with Semi Urban Area Policy 3.c&g which states mixed use areas should protect residential uses in the area and that commercial development should be clustered at major intersections and within designated mountain and valley villages
Southwest Area Plan	Inconsistent with Policy 25 that encourages C-2, M-1 and M-2 in the area located south of Woodward and east of Second Street.
<b>Other Requirements</b>	
Public Works Division	A conceptual grading and drainage plan will be required prior to final site plan approval
Zoning Administrator	Front yard setback requirement of 25 feet and buffering and landscaping requirements

**Conclusion**

Resolution 116-86 establishes policies regarding zone changes and Special Use Permit requests. The Resolution states that the applicant must demonstrate that the existing zoning is inappropriate because of an error in the zone map, changed conditions in the neighborhood or community which justify a change in the land use or 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. It does not appear that there has been any recent land use activity in this specific area which is of the intensity of a Contractor's Yard. The numerous Special Use Permits that were approved in the general vicinity of the subject site are all residential in nature.

Resolution 116-86 requires that a land use change must clearly facilitate the revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area plan. In this case, it appears that the location of the requested land use is inconsistent with the Comprehensive Plan and the Southwest Area Plan policies in that both plans call for the stabilization of residential and agricultural zoning in the plan area.

The Southwest Area Plan encourages C-2, CL-I, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street to promote areas of primary employment. The subject site is located on Blake Road SW in a primarily residential area. Based on Resolution 116-86 it does not appear that the proposed land use change will clearly facilitate revitalization of the Comprehensive Plan and the Southwest Area Plan for this residential area of the County.

**RECOMMENDATION:**

Denial of CSU-80023 based on the following Findings.

Adella Gallegos,  
Associate Program Planner

**FINDINGS:**

1. This is a request for approval of a Special Use Permit for a Contractor's Yard on Tract A, Land of Southside Church of Christ, located at 2426 Blake Road SW, zoned A-1, and containing approximately 1.12 acres.
2. This request conflicts with Resolution 116-86 in that the applicant has failed to demonstrate that the existing zoning is inappropriate.

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3. This request conflicts with Resolution 116-86 in that there are no changed community conditions that exist in the surrounding area with the intensity of a contractor's yard that justify a change in land use.
4. The permissive uses allowed within a contractor's yard may be detrimental to adjacent residential properties in that noise, dust, traffic, and outdoor storage could be severely detrimental to adjacent property owners.
5. This request conflicts with the Albuquerque/Bernalillo County Comprehensive Plan in that the request is inconsistent with the Rural Area designation and conflicts Policy 3.g which states that commercial development should be clustered at major intersections and within designated mountain and valley villages
6. This request conflicts with the Southwest Area Plan in that Policy 25 encourages the placement of 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 employment. The subject site is located on Blake Road in a primarily residential area.
7. This request is the result of a zoning code violation in that the property was conducting a commercial business in an unapproved zone.

## **BERNALILLO COUNTY DEPARTMENT COMMENTS**

Environmental Health: No comments received

1. Provide proof of connection to water and sewer to the SFD. No known accounts have been provided to the Office of EH.
2. Provide proof of connection to water and sewer to the garage if toilet facilities are built.
3. Site plan is inaccurate with actual on the property. Two additional structures are being constructed at this time with no permits. The storage structure is actually a residential use vehicle garage.
4. Garage is being used as a storage facility for insulation materials to be used in the construction industry and purposes.

Fire: No comments received

Zoning Administrator: No comments received

As a defined term in the Zoning Ordinance, a contractor's yard is "(a) premises where equipment, materials, and supplies are stored, kept, and/or maintained in connection with a contracting operation" (Sec. 5).

### Landscaping

Based on the overall size of the subject property, landscaping setback areas of at least 15 feet in depth are required along the north, west, and south sides of the property (Blake Road, Joe Sanchez Road, and Cristo Ray Court). These areas are required to be clearly delineated on the site (RR ties, steel edging, etc.) and must include a sufficient amount of trees, shrubs, and groundcover to create 75% vegetative cover within 2 years. The current plan is deficient of these standards and should be changed to meet the applicable requirements as outlined in Section 19.

The provision of a 6-foot high CMU "privacy wall" has been noted toward the east side of the property and is consistent with the applicable requirements (Sec. 19.B.). To further accomplish the desired screening and concealment of commercial/industrial uses from residential activities, the CPC may choose to require a solid fence/wall along other portions of the property to reduce the visual impacts of the proposed contractor's yard of adjacent lots.

### Parking

Off-street parking is required for each separate activity - residence and contractor's yard in this case - and should meet the other standards as outlined in Section 21.C.4. of the ordinance. Specifically, the four (4) provided parking spaces (2 within the attached garage, 2 under the carport) for the existing house are acceptable (Sec. 21.A.5.), and the eight (8) spaces for work vehicles/employee parking seems sufficient (Sec. 21.C.2.).

Proper surfacing, consisting of asphalt or concrete, is called for by the ordinance to allow for the perpetual maintenance and mitigation of adverse impacts associated with vehicle traffic and parking (reduction of dust & particulates, accessibility, prevention of oil/fluids leaking into ground, etc.) in Section 21.D., as well as the allowance to determine the specified location of each designated parking space. It has been the policy of the CPC to allow gravel surfacing of parking areas on certain properties if it is decided to be an effective means of development, and if it is determined to be so in this case, a specific condition requiring a layer of gravel, at least two (2) inches thick of stones sized from 3/8 minimum to one (1) inch maximum diameter is recommended. Also, gravel should be kept off the public right-of-way at all times. This standard is often reinforced by a requirement from the Public Works Division for an asphalt apron at all ingress/egress points.

#### Existing Development

In reviewing the provided site plan and reading the written response, staff has noted some issues of concern with the existing development on the site. First, the site plan shows the existing dwelling unit to be located within the designated front yard setback area (the house is 15 feet from the front property line while a 25-foot front yard setback is required in the A-1 zone). Review of the construction plans (BRBP-70150) confirms that this was shown as such during the permit assessment, but was not brought to the attention of the builder or corrected prior to final sign off. Because of the encroachment, the property is in violation of the zoning ordinance and this deficiency should be properly addressed, whether the proposed Special Use Permit is approved or not. However, the CPC does have the authority to modify development requirements for Special Use Permits that are approved (Sec. 18.F.2.) and could address this existing setback issue accordingly.

Similarly, the approved building permit (BRBP-70150) also included the 2,000-sq. ft. detached structure toward the southeast corner of the site. However, despite the applicant's written statement that "significant resources" were invested in the subject property on the assumption (or implied approval) that an insulation business was a permitted activity from the site, there is no indication on the plans that this structure was proposed for anything other than a "garage" or it was to be used for purposes other than those incidental to the residential use of the property in conformance with the Zoning Ordinance.

#### Zoning Enforcement Manager:

This property has had numerous violations since Dec. 2001. There is currently a criminal violation filed for illegal use of the property for commercial business and commercial vehicle storage and no business permit.

Building Department Manager: No comments received.

#### Public Works:

##### DRAN:

This property is subject to Bernalillo County code Chapter 38, "Floods". A conceptual grading and drainage plan is required prior to final site plan approval because of the proposed additional development and paving.

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DRE

1. Please show the right-of-way width of Blake Road and the distance from the property line to the pavement on the site plan.
2. Show the width of the two driveways and address their suitability for the size and type of vehicles that will access or be stored on the site.

Water Resources: No comments received.

Parks & Recreation: No comments received.

Sheriff's: No comments received

**COMMENTS FROM OTHER AGENCIES**

MRCOG:

MRCOG staff have no comment on the proposed development. For information purposes, the functional classification of Blake Road is urban collector.

MRGCD: No comments received

AMAFCA: No comments received

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 comments received.

City Environmental Health: No comments received

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.

PNM: No comment based on the information provided to date.

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**NEIGHBORHOOD ASSOCIATIONS:**

El Navajo Neighborhood Association

Foothill Neighborhood Association

South West Alliance

South Valley Coalition of Neighborhood Associations