



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input checked="" type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	L	A	APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
STORM DRAINAGE (Form D)			
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): CONSENSUS PLANNING INC PHONE: (505) 764-9801
 ADDRESS: 302 EIGHTH ST NW FAX: (505) 842-5495
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com
 APPLICANT: CITY OF ALBUQUERQUE AVIATION DEPARTMENT PHONE: (505) 244-7725
 ADDRESS: PO Box 9948 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87119 E-MAIL: jhinde@cabq.gov
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR SUBDIVISION - FINAL SIGN OFF

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. PORTION OF TRACT A-1 Block: 0000 Unit: _____
 Subdiv/Addr/TBKA: SUNPORT MUNICIPAL ADDITION
 Existing Zoning: SU-1 for Airport + Related Facilities Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): M-16-2 UPC Code: 101605420230220101

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): PROJECT # 1000270

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 70
 LOCATION OF PROPERTY BY STREETS: On or Near: GIBSON BOULEVARD SE
 Between: KIRTLAND AIR FORCE BASE and ALBUQUERQUE INTERNATIONAL SUNPORT
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jacqueline Fishman DATE 10/12/15
 (Print Name) JACQUELINE FISHMAN, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15DRB-70375</u>	<u>SRS</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	Total \$ <u>0</u>

Hearing date Oct. 21, 2015

[Signature]
 Staff signature & Date 10-12-15

Project # 1000270

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

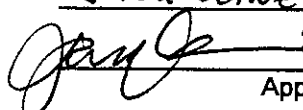
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN
Applicant name (print)
 10/17/15
Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 70375

 10-12-15
Planner signature / date
Project # 1000270



October 12, 2015

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Project 1000270; 14EPC-40024

Dear Mr. Chairman:

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) Conditions of Approval for Project 1000270; 14EPC-40024, a Site Development Plan for Subdivision that was approved on May 8, 2014 by the EPC.

SITE PLAN FOR SUBDIVISION CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

This letter satisfies this requirement.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

Agreed. We have met with Maggie Gould on September 3, 2015 to discuss how we have met these Conditions of Approval.

3. Conditions of Approval based on Recommendations from City Engineer, Municipal Development, and NMDOT.
 - a. Prior to Site Plan for Subdivision approval, the proposed access from Gibson must be approved by the TCC / MRCOG.

The TCC signed resolution is attached to this letter.

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).

Agreed.

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA



- c. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Agreed.

4. Conditions of Approval based on Recommendations from PNM

- a. On Sheet 2 of 5, Design Guidelines, add the following as a new item 6) to Section C, Screening & Walls/Fences:

Design ground-mounted equipment screening to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

The Site Plan for Subdivision has been revised accordingly.

- b. 2. Sheet 3 of 5, Design Guidelines, 9. Utilities, item 1), revise to insert the underlined language: 1) Developers shall contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service connection. Any existing or proposed public utility distribution easements are to be indicated on subsequent Site Plan for Building Permit utility sheets. PNM's standard for public utility distribution easement is 10 feet in width to ensure adequate, safe clearances.

The Site Plan for Subdivision has been revised accordingly.

- c. 3. Sheet 3 of 5, Design Guidelines, 9. Utilities, item 3) revise as follows:
3) Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening of transformers, utility boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.

The Site Plan for Subdivision has been revised accordingly.

Add this: Transformers, utility pads, and ground-mounted equipment screening shall allow for access to utility facilities. All screening and vegetation surrounding ground mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6



feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

The Site Plan for Subdivision has been revised accordingly.

5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Agreed.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacqueline Fishman", with a long horizontal flourish extending to the right.

Jacqueline Fishman , AICP
Principal

27 Avenue with such access and associated deceleration lanes and crossing of the bicycle
28 lane and sidewalk to be designed and constructed to the specifications determined and
29 approved by the City of Albuquerque.

30 PASSED, APPROVED, AND ADOPTED this 7th day of August 2015 by the
31 Transportation Coordinating Committee of the Metropolitan Transportation Board of the
32 Mid-Region Council of Governments of New Mexico.

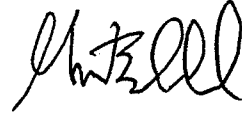
33

34

35

36

37



Grant Brodehl, Chair
Transportation Coordinating Committee

38

39 ATTEST:

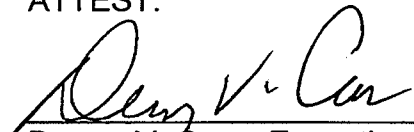
40

41

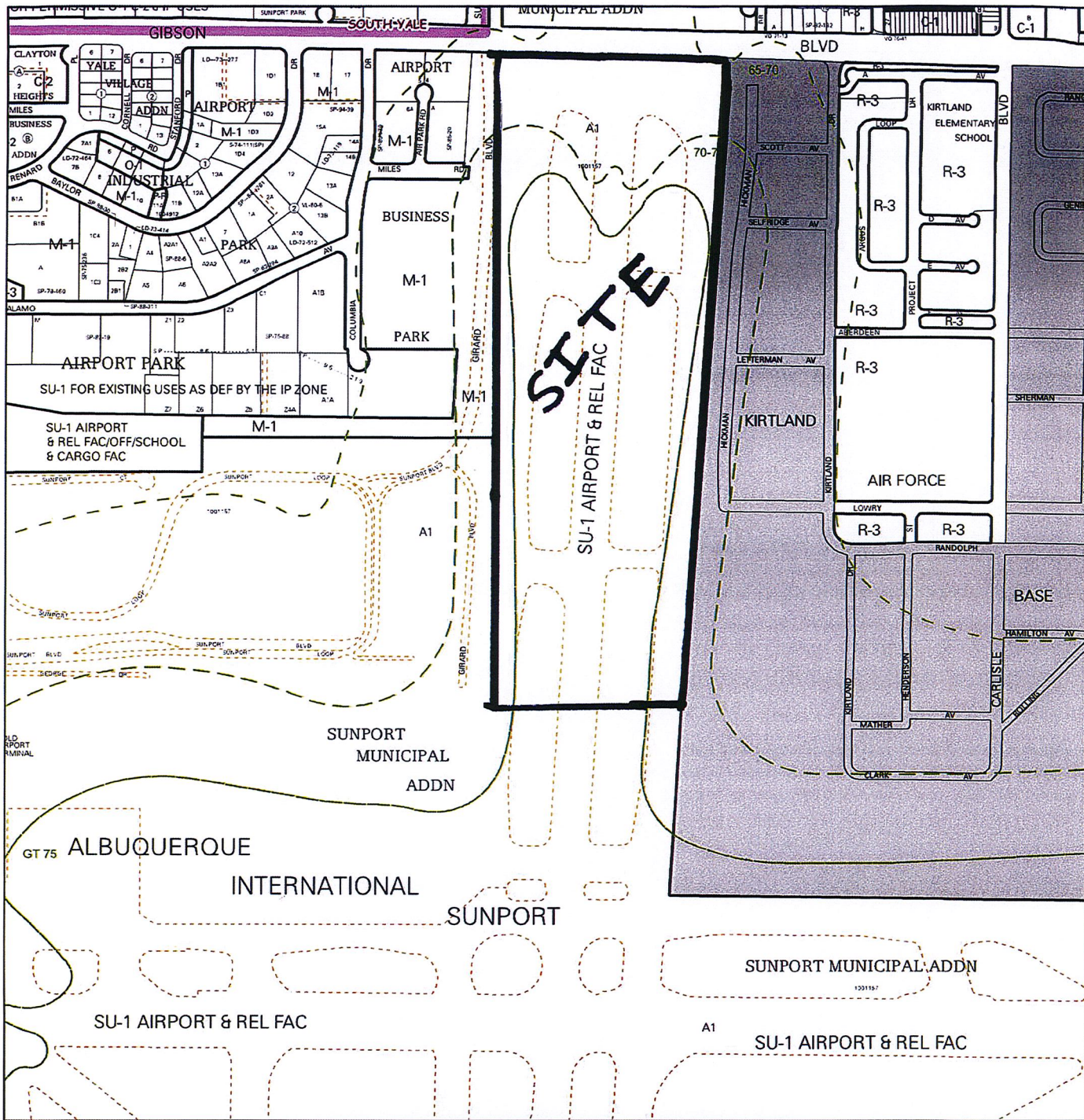
42

43

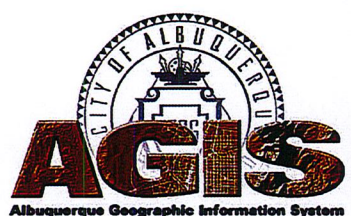
44



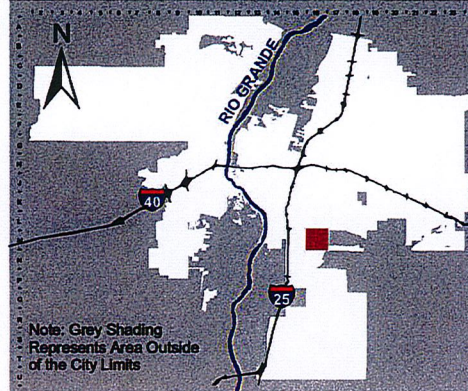
Dewey V. Cave, Executive Director
Mid-Region Council of Governments



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 6/7/2013

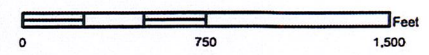


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-16-Z

Selected Symbols

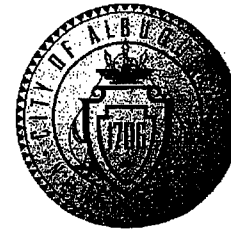
SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	



0 750 1,500 Feet

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

May 8, 2014

COA
Aviation Department
PO Box 1293
Albuquerque, NM 87103

Project# 1000270
14EPC-40024 Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

For all or a portion of Tract A-1, Sunport
Municipal Addition, located on Gibson Blvd. SE
and Girard Blvd. SE, containing approximately 70
acres.

Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

New Mexico 87103

On May 8, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1000270, 14EPC-40024, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

FINDINGS:

www.cabq.gov

1. This is a request for a Site Development Plan for Subdivision for a portion of Tract A of the Sunport Municipal Addition located on Gibson Boulevard and containing approximately 70 acres.
2. The Site Development Plan for Subdivision establishes design guidelines and a development process for future development on the site.
3. The site is part of the Albuquerque International Airport, formerly known as runway 17-35. The 2002 Airport Master Plan recommended closure and redevelopment of this runway.

OFFICIAL NOTICE OF DECISION

Project #1000270

May 8, 2014

Page 2 of 7

4. The site is within boundaries of the Established Urban Area of the Comprehensive Plan and is governed by the Airport Master plan and subject to applicable Federal Aviation Administration Regulations.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Airport Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. This request is consistent with the Comprehensive Plan and furthers several policies of that plan including:

A. Established Urban

Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

The proposed design guidelines will allow the development of a quality urban environment that reflects the character of the surrounding Airport use while offering new services and employment opportunities in a cohesively designed business park. The goal is furthered by this request.

- a. **Policy II.B 5d:** The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
The proposed development is similar to the development to the east and west. The style and layout of the site will complement the existing development. The design guidelines for the site will require design that responds to views, solar access and design considerations. Policy II.B5.d is furthered by this request.
- b. **Policy II.B 5e:** New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
The site has excellent access to existing streets, transit and utilities. The proposed development will not compromise the integrity of the neighborhood, but will add new services that will generally benefit the area. Policy II.B 5e is furthered by this request.
- c. **Policy II.B 5i:** Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
The proposed new development is not directly adjacent to a residential neighborhood, so the impacts of noise, traffic, lighting and pollution will be minimized. The use previous use as a runway caused considerable noise. The proposal moves the aviation uses farther from

OFFICIAL NOTICE OF DECISION

Project #1000270

May 8, 2014

Page 3 of 7

the residents. The proposed uses at the site will offer new employment and service options for local residents and city-wide. Policy II.B 5l is furthered by this request.

- d. Policy II.B 5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The proposed Site Development Plan for Subdivision will allow the development of a vacant site in an existing older neighborhood. The new development may offer new employment and entertainment opportunities and cause the construction of new infrastructure which will improve the area. Policy II.B o is furthered by this request.

- e. Policy II.B.5p: Cost-effective redevelopment techniques shall be developed and utilized. **The site is owned by the City of Albuquerque Aviation Department, the parcels on the site will leased to future occupants. The developments costs will be paid primarily by these leases. Policy II.B.5p is furthered by this request.**

B. Transportation and Transit

- a. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The proposed design guidelines require sidewalks, pedestrian connections within the site and to the existing transit stop on Gibson Boulevard. Policy II.D.4g is furthered by this request.

C. Economic Development

- a. Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed uses will allow the development of jobs ranging from entry level service industry to highly skilled research and development. The location on a transit line will offer an alternative to driving. The neighborhoods to the west of the site are identified by the 2010 census as having up to 30% of the population living at or below the poverty line. Policy II.D.6a is furthered by the request.

- b. Policy II.D.6f: The City and the County should remove obstacles to sound growth management and economic development throughout the community.

This request allows the development of a large infill lot; helping to keep the growth within the existing area of the City. With the approval of the Site Development Plan for Subdivision, this site can proceed with development future development which will provide a variety of jobs and services that will add to the options for business development. Policy II.D.6f is furthered by this request.

D. Developed Landscape

- a. Policy II.C.8 .c: Incidental structures ... shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

OFFICIAL NOTICE OF DECISION

Project #1000270

May 8, 2014

Page 4 of 7

The only incidental structures addressed in this Site Development Plan for Subdivision are electric distribution lines which will be placed underground. This will remove the wires from the street and from the public view. Policy II.C.8.c is furthered by this request.

7. The intent of the Albuquerque International Airport Master Plan is met by this request. The proposed Site Development Plan for Subdivision will allow the redevelopment process for runway 17-35 to begin
8. A Traffic Impact Study was completed for the proposed development on the site. The study recommends improvements to Girard Blvd to address impacts of the proposed development on traffic flow.
9. The proposed access point on Gibson Boulevard must be approved by the Transportation Coordinating Committee of the Mid-Region Council of Governments. If the access is not approved the plan shall be revised to show only the Girard access points.
10. The property is subject to Federal Aviation Administration Grant Assurances and does not have to subdivide the property per §14-14-1-4(B)(1)(g) of the zoning code.
11. The applicant is requesting delegation of approval of future development to the Design Review Team process.
12. Property owners within 100 feet of the site and Victory Hills Neighborhood Association, Yale Village Neighborhood Association and the District 6 Coalition of Neighborhood Associations were notified. Staff has not received any comments from neighbors or property owners as of this writing.

CONDITIONS OF APPROVAL - 14 EPC 40024- May 8th, 2014-Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

OFFICIAL NOTICE OF DECISION

Project #1000270

May 8, 2014

Page 5 of 7

3. Conditions of Approval based on Recommendations from City Engineer, Municipal Development, and NMDOT)

- a. Prior to Site Plan for Subdivision approval, the proposed access from Gibson must be approved by the TCC / MRCOG.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
- c. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

4. Conditions of Approval based on Recommendations from PNM

- a. On Sheet 2 of 5, Design Guidelines, add the following as a new item 6) to Section C, Screening & Walls/Fences:

Design ground-mounted equipment screening to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

- b. 2. Sheet 3 of 5, Design Guidelines, 9. Utilities, item 1), revise to insert the underlined language:
1) Developers shall contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service connection. Any existing or proposed public utility distribution easements are to be indicated on subsequent Site Plan for Building Permit utility sheets. PNM's standard for public utility distribution easements is 10 feet in width to ensure adequate, safe clearances.

- c. 3. Sheet 3 of 5, Design Guidelines, 9. Utilities, item 3), revise as follows:
3) Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening of transformers, utility boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.

Add this: Transformers, utility pads, and ground-mounted equipment screening shall allow for access to utility facilities. All screening and vegetation surrounding ground mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

OFFICIAL NOTICE OF DECISION

Project #1000270

May 8, 2014

Page 6 of 7

5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MAY 23, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

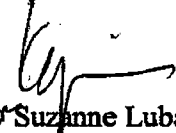
OFFICIAL NOTICE OF DECISION

Project #1000270

May 8, 2014

Page 7 of 7

Sincerely,


Suzanne Lubar
Planning Director

SL/MG/mc

cc: Jackie Fishman, 302 Eighth Street NW, ABQ, NM 87102

Mike Provine, 2701 Miles Rd NE, ABQ, NM 87106

James Hinde, P.O. BOX 9948, ABQ, NM 87119

Laura Rife laura.rife.ctr@us.af.mil