

RECEIVED  
DEC 27 2002  
MASTERWORKS



City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: December 20, 2002

### OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002331**  
02EPC-01686 EPC Site Development Plan-  
Building Permit  
02EPC-01689 EPC Site Development Plan-  
Subdivision

American Society of Radiologic Technologists  
15000 Central Ave. SE  
Albuq. NM 87123

LEGAL DESCRIPTION: for all or a portion of  
Tract(s) A1, A2& A3, **Chant Property Addition**,  
zoned SU-1 Industrial Development, located on  
CENTRAL AVE. SE, between CENTRAL AVE. SE  
and CARMELLA DRIVE SE, containing  
approximately 10 acre(s). (L-23) Len Malry, Staff  
Planner

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002331/02EPC-01689, a Site Plan for Subdivision, for Tracts A-1, A-2, A-2, Chant Property Addition, zone SU-1 for Industrial Development, based on the following Findings:

#### FINDINGS:

1. This is a request for approval of a Site Plan for Subdivision, for Tracts A-1, A-2, and A-3, Chant Property Addition, containing approximately 9.4 acres and located on 15000 Central Avenue SE, just east of Carmella Drive. The submittal proposes to consolidate the three lots as they exist within the City limits.
2. The submittal furthers the applicable Goal and policies of the *Comprehensive Plan* by creating the framework for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment (Established Urban Area Goal).

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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. **CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:**  
Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
  - a. All site driveways must intersect Central Ave. at or as close as possible to a 90 degree angle (perpendicular).
  - b. A right turn decel lane is required at the main driveway entrance from Central. The decel lane and its length will be per DPM requirements.
  - c. The Developer will be responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
  - d. Site Plan shall comply and be designed per DPM Standards.
  - e. Re-plat.
  - f. Prior to site plan approval the Fire Marshals Office must establish project specific requirements. Development Services must verify system adequacy.
  - g. A utility plan must be submitted prior to Development Review Board Action.
  - h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
  - i. Coordinate access requirements with NMSHTD.
3. The applicant shall provide a secured bicycle storage area that is a minimum of 200 square feet in size and the applicant shall also provide a convenient shower facility to be available to bicyclists and other employees.
4. That small car spaces shall be reconfigured to the minimum 8-foot width per the City Zoning Ordinance.
5. Provide 2-200 square foot minimum outdoor areas with seating and 50% shading. The shading can be either trees or a shade structure.