

3. The request is consistent with the *Comprehensive Plan* in that by being sited in an existing commercially zoned area, the proposed layout of uses will respect the existing neighborhood and be accommodated in an area where vacant land is contiguous to existing urban facilities where the integrity of the existing neighborhood can be assured and while minimizing potential adverse environmental effects (*Established Urban policies d, e, i, and j*).
4. The submittal meets the requirements of the Zoning Code for a Site Plan for Subdivision.

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002331/ 02EPC-01686, a Site Plan for Building Permit, for Tracts A-1, A-2, A-2, Chant Property Addition, zoned SU-1 for Industrial Development, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Site Plan for Building Permit, 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.
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).
3. The request is consistent with the *Comprehensive Plan* in that by being sited in an existing commercially zoned area, the proposed layout of uses will respect the existing neighborhood and be accommodated in an area where vacant land is contiguous to existing urban facilities where the integrity of the existing neighborhood can be assured and while minimizing potential adverse environmental effects (*Established Urban policies d, e, i, and j*).
4. The request is consistent with the *Sandia Foothills Area Plan* in that with minor changes, the submittal will protect this sensitive area of the City from the possible adverse effects of development.

OFFICIAL NOTICE OF DECISION
DECEMBER 19, 2002
PROJECT #1002331
PAGE 4


IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 3, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for 
Victor J. Chavez
Planning Director

VJC/LM/ac

cc: Masterworks Architects, Inc., 516 11th St. NW, Albuquerque, NM 87102
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