



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

STREET NAME CHANGE (Local & Collector)

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): GARRETT SMITH PHONE: 766 6966
 ADDRESS: 514 Central SW FAX: 243 4506
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: garrett@garrett-smith-llc.com

APPLICANT: CASAS JARDINES LLC / ACCONIA JORDIN LLC PHONE: 766 6966
 ADDRESS: 760 montclair Dr NE FAX: 243 4506
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: garrett@garrett-smith-llc.com
 Proprietary interest in site: montclair LLC List all owners: Acconia Jordan LLC / Casas Jardines LLC

DESCRIPTION OF REQUEST: Approval of Site Plan for subdivision (lot lines) for previously approved site plan for building permit and amendment to zone map

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. No. 1/2 Lot 33 Block: _____ Unit: 1
 Subdiv/Addn/TBKA: Alvarado Gardens
 Existing Zoning: SN1-P20 Proposed zoning: --- MRGCD Map No 34
 Zone Atlas page(s): 612, 613 UPC Code: 101306000203530109

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): EPC Project # 1009204, AA 13-10057; 13 DMB-70427/70428

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 11 Total site area (acres): 1.066
 LOCATION OF PROPERTY BY STREETS: On or Near: 2304 Rio Grande Blvd NW
 Between: Matthew NW and Contreras Pl NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: _____

SIGNATURE [Signature] DATE 4/16/13
 (Print Name) GARRETT SMITH Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

13DRB 70513

Action

SPS
CMF

S.F.

Fees

\$ 20.00

Total \$ 20.00

Hearing date April 24, 2013

[Signature] 4-16-13
 Staff signature & Date

Project # 1009204

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.**

N.A.

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.

Garratt Smith
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
13DRB 70513

[Signature] 4-16-13
Planner signature / date
Project # 1009204

April 16, 2013

Jack Cloud Chairperson
Design Review Board
Planning Department
Urban Design and Development Division
600 2nd Street NW
Albuquerque, NM 87102

RE: Project # 1009204

Dear Chairperson Cloud,

This letter shall serve as meeting condition 1 of the EPC Official Notification of Decision, April 11, 2013.

We specify all modifications have been made to the Site Plan for Subdivision since the EPC hearing.

Item 1: This letter

Item 2: Met with Randal Faulkner on 4/15/13

Item 3: North and South driveways, including widths approved on the Site Development Plan for Building Permit have been added.

Item 4: We have met with PNM and met conditions A, B, and C. PNM has signed off.

Item 5: We have met with City Engineer and provided legal access to each lot, Cross drainage easements have been provided.

Item 6: Parking for lots 1-8 have been accommodated on lot 11

Item 7: Pedestrian walkways between the common parking area and rear lots have been shown, and are 4' wide and concrete.

Item 8: General notes Item 6 has been revised to read: "No required setback for attached dwelling units and 5' separation between buildings".

Item 9: The entry driveway shall be constructed of basecourse and crushed rock to meet ADA standards, the required pedestrian way shall be part of the driveway but differentiated with a different color. Shown on Site Plan for Subdivision.

Sincerely,



Garrett Smith
Agent for Acequia Jardin

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

April 11, 2013

Casas Jardines LLC
760 Montclair Dr. NE
Albuquerque, NM 87110

Project# 1009204*
13EPC-40104 Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

For all or a portion of the Northerly Half of Lot 33, Alvarado Gardens Addition, Unit 1, located on Rio Grande Boulevard NW, between Contreras Place and Matthew Avenue, containing approximately 1.2 acres.

Staff Planner: Randall Falkner

On April 11, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project #1009204, 13EPC-40104, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for the northerly half of Lot 33, Alvarado Gardens, Unit 1, a site of approximately 1.2 acres, located on Rio Grande Boulevard NW, between Contreras Place and Matthew Avenue NW.
2. The applicant intends to subdivide the site into 11 lots to accommodate 10 residential dwelling units and one common area. The common area will be maintained by the Homeowners Association for the subdivision.
3. In May 2012 the EPC approved a zone map amendment (12EPC 40018) and a site development plan for building permit (12EPC 40015) for the subject site. At that time, the applicant was proposing a condominium concept in which the dwelling units would be individually owned and the common areas and facilities would be owned by the owners on a proportional basis. The applicant is now requesting that each residence be on its own legal lot.

OFFICIAL NOTICE OF DECISION

PROJECT #1009204

April 11, 2013

Page 3 of 6

8. The request meets the requirements for a Site Development Plan for Subdivision pursuant to Section 14-16-1-5 of the Zoning Code.
9. The applicant proposes to construct the northern driveway with permeable gravel or crushed rock which is different from what was approved on the Site Development Plan for Building Permit. If the EPC approves the proposed materials, the Site Development Plan for Building Permit will have to be amended to be consistent with the current request.
10. Multiple letters of support have been received supporting the site development plan for subdivision.

CONDITIONS: *letter*

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.

dk (3) The northern and southern driveways (at the front of the lot close to Rio Grande Blvd.) shall be shown on the site plan including all widths as approved on the Site Development Plan for Building Permit. The driveways need to be shown that they are connected together.
electronically

4. Conditions from Public Service Company of New Mexico:

- ok*
- a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. Screening should be designed 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. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.

OFFICIAL NOTICE OF DECISION

PROJECT #1009204

April 11, 2013

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working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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)(11), a change to the zone map does not become official until the Certification of Zoning 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 thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

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.

Sincerely,

Suzanne Lubar
Acting Director, Planning Department

SL/RF/mc

cc: Garrett Smith, 3015 Camilo Lane NW, Albuquerque, NM 87104
W.M. Wagner, Alvarado Gardens N.A., 2531 Campbell Road, Albuquerque, NM 87104
Don Michaelis, Alvarado Gardens N.A., 2708 Alejandro Lane, Albuquerque, NM 87104
Susan Johnson, Rio Grande Blvd. N.A., 2313 Camino del los Artesanos NW, Albuquerque, NM 87107

April 16, 2013

Jack Cloud Chairperson
Design Review Board
Planning Department
Urban Design and Development Division
600 2nd Street NW
Albuquerque, NM 87102

RE: Project # 1009204

Dear Chairperson Cloud,

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Item 5: We have met with City Engineer and provided legal access to each lot, Cross drainage easements have been provided.

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX/243-4508

Item 6: Parking for lots 1-8 have been accommodated on lot 11

Item 7: Pedestrian walkways between the common parking area and rear lots have been shown, and are 4' wide and concrete.

Item 8: General notes Item 6 has been revised to read: "No required setback for attached dwelling units and 5' separation between buildings".

Item 9: The entry driveway shall be constructed of basecourse and crushed rock to meet ADA standards, the required pedestrian way shall be part of the driveway but differentiated with a different color. Shown on Site Plan for Subdivision.

Sincerely,

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

Garrett Smith
Agent for Acequia Jardin

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

April 11, 2013

Casas Jardines LLC
760 Montclair Dr. NE
Albuquerque, NM 87110

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13EPC-40104 Site Development Plan for
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LEGAL DESCRIPTION:

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Staff Planner: Randall Falkner

On April 11, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project #1009204, 13EPC-40104, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for the northerly half of Lot 33, Alvarado Gardens, Unit 1, a site of approximately 1.2 acres, located on Rio Grande Boulevard NW, between Contreras Place and Matthew Avenue NW.
2. The applicant intends to subdivide the site into 11 lots to accommodate 10 residential dwelling units and one common area. The common area will be maintained by the Homeowners Association for the subdivision.
3. In May 2012 the EPC approved a zone map amendment (12EPC 40018) and a site development plan for building permit (12EPC 40015) for the subject site. At that time, the applicant was proposing a condominium concept in which the dwelling units would be individually owned and the common areas and facilities would be owned by the owners on a proportional basis. The applicant is now requesting that each residence be on its own legal lot.

4. The associated Site Development Plan for Building Permit has been approved by the DRB. The subject request will not affect the design concept of the Site Development Plan for Building Permit.
5. The site is located in the Established Urban Area of the Comprehensive Plan. The site is also located in the North Valley Area Plan (NVAP) and the Rio Grande Boulevard Corridor Plan (RGBCP). The Rio Grande Boulevard Corridor Plan does not contain applicable policies that govern this request.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers applicable policies of the Comprehensive Plan, the NVAP, and the RGBCP, including the following:

Comprehensive Plan, Developing & Established Urban Areas:

- A. Policy II.B.5d – The request will respect existing neighborhood values. There is neighborhood support for the request. The request will not have an impact on the natural environmental conditions or scenic resources and will not result in significant additional traffic in the area.
- B. Policy II.B.5e – The request will facilitate infill development in an area that is already served by existing city infrastructure. The request will maintain the existing street frontage along Rio Grande Boulevard, thereby maintaining the integrity of the existing neighborhood.
- C. Policy II.B.5f – The request will allow a clustering of dwelling units around a shared common area. Bicycle lanes and routes are nearby and accessible from the subject site.
- D. Policy II.B.5o – This request will facilitate redevelopment in an older neighborhood in the Established Urban Area. The request will have virtually no impact on the Rio Grande Boulevard Corridor since the majority of the development will take place at the rear of the site.

North Valley Area Plan:

- E. Goal 2 – The request will allow cluster housing that will maintain the rural flavor of the North Valley and provide a variety of housing opportunities and life styles including different socioeconomic types. The existing North Valley character will be maintained by keeping the original buildings, landscaping, and setbacks at the front of the site and by placing the proposed cluster housing at the rear of the site. Noise level impacts would be reduced by placing the 8 residential lots at the rear of the property, away from the busy boulevard.
- F. Goal 12 – The request will preserve a small amount of open space and will maintain existing ditches and acequias for agricultural and low-impact purposes. The request includes a community garden that uses the acequia for agricultural purposes.
- G. Housing Policy 4 and Agriculture and Rural Character Policies 2 and 2b – The request meets the Cluster Housing Principles by preserving open land and providing cluster housing at appropriate densities. The clustering concept is a creative and flexible design that maintains the rural flavor of the North Valley.

OFFICIAL NOTICE OF DECISION

PROJECT #1009204

April 11, 2013

Page 3 of 6

8. The request meets the requirements for a Site Development Plan for Subdivision pursuant to Section 14-16-1-5 of the Zoning Code.
9. The applicant proposes to construct the northern driveway with permeable gravel or crushed rock which is different from what was approved on the Site Development Plan for Building Permit. If the EPC approves the proposed materials, the Site Development Plan for Building Permit will have to be amended to be consistent with the current request.
10. Multiple letters of support have been received supporting the site development plan for subdivision.

CONDITIONS: *letter*

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.

ok 3. The northern and southern driveways (at the front of the lot close to Rio Grande Blvd.) shall be shown on the site plan including all widths as approved on the Site Development Plan for Building Permit. The driveways need to be shown that they are connected together.
emtron 2 my

4. Conditions from Public Service Company of New Mexico:

ok a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

b. Screening should be designed 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. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.

OFFICIAL NOTICE OF DECISION

PROJECT #1009204

April 11, 2013

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- ok ✓*
- c. It is recommended that the developer contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

5. Conditions from the City Engineer:

- Dennis*
- a. Legal access must be provided for each lot. This access must be clearly shown on the plat.

- Dennis*
- b. Cross-lot drainage easements will be required when platting.

ok Dennis

6. Parking for Lots 1-8 shall be accommodated on Lot 11.

- Show on Plans*
7. All pedestrian walkways between the common parking area and the rear lots shall be shown as 4' wide and concrete.

- Dennis*
8. On the Site Development Plan for Subdivision under General Notes, Item 6, Minimum Building Setback shall be revised to read "No required setback for attached dwelling units and 5' separation between buildings."

- ok*
9. The entry driveway shall be constructed of base course and crushed rock to meet ADA standards, the required pedestrian way shall be a part of the driveway but differentiated with a different color. *show on plans*
- Leg. & Site Plan*

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 26, 2013** 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. 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.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) 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 of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next

OFFICIAL NOTICE OF DECISION

PROJECT #1009204

April 11, 2013

Page 5 of 6

working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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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.

Sincerely,

Suzanne Lubar
Acting Director, Planning Department

SL/RF/mc

cc: Garrett Smith, 3015 Camilo Lane NW, Albuquerque, NM 87104
W.M. Wagner, Alvarado Gardens N.A., 2531 Campbell Road, Albuquerque, NM 87104
Don Michaelis, Alvarado Gardens N.A., 2708 Alejandro Lane, Albuquerque, NM 87104
Susan Johnson, Rio Grande Blvd. N.A., 2313 Camino del los Artesanos NW, Albuquerque, NM 87107

OFFICIAL NOTICE OF DECISION
PROJECT #1009204
April 11, 2013
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Doyle Kimbrough, Rio Grande Blvd. N.A., 2327 Campbell Road NW, Albuquerque, NM 87104
Jerry Ginsburg, Thomas Village N.A., 2412 Rozinante Dr. NW, Albuquerque, NM 87104
Richard Meyners, Thomas Village N.A., 2316 Calle de Daniel NW, Albuquerque, NM 87104
Chris Catechis, North Valley Coalition, 5733 Guadalupe Trail NW, Albuquerque, NM 87107
David Wood, North Valley Coalition, 158 Pleasant NW, Albuquerque, NM 87107

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

04/16/2013 Issued By: E08375 187253

Category Code **910**
2013 070 513

Application Number: 13DRB-70513, Epc Approved Sdp For Subdivision

Address:

Location Description: 2334 RIO GRANDE BLVD NW

Project Number: 1009204

Applicant

ACEQUIA JARDINES LLC

760 MONTCLAIR DR NE
ALBUQUERQUE NM 87110
5057666968

Agent / Contact

ACEQUIA JARDINES LLC

760 MONTCLAIR DR NE
ALBUQUERQUE NM 87110
5057666968

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

TOTAL: \$20.00

City of Albuquerque Treasury
Date: 4/16/2013 Office: ANNEX
Stat ID: W5000008 Cashier: TRSSIV
Batch: 1797 Trans #: 14
Permit: 2013070513
Receipt Num 00113024
Payment Total: \$20.00
0901 Conflict Mgmts. Fee \$20.00
VISA Tendered : \$20.00

DUPLICATE
