

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

March 15, 2013

Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Project# 100-4000

13EPC-40092 Site Development Plan for
Subdivision
13EPC-40093 Site Development Plan for Building
Permit

LEGAL DESCRIPTION:

For all or a portion of Tract A-1, Albuquerque West,
Unit 2, located on Paradise between Eagle Ranch
and Paseo Del Norte, containing approximately 3.48
acres. Staff Planner: Carrie Barkhurst

PO Box 1293

Albuquerque

NM 87103 On March 14, 2013, the Environmental Planning Commission voted to APPROVE Project
1004000, 13EPC-40092, a request for a Site Development Plan for Subdivision and 13EPC-40093,
a request for a Site Development Plan for Building Permit, based on the following Findings and
Conditions:

FINDINGS – 13EPC-40092 – March 14, 2013 – Site Development Plan for Subdivision

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1. This is a request for site development plan for subdivision for Tract A-1 of Tract A, Albuquerque West Unit 2 located on Paradise Boulevard NW between Paseo del Norte and Eagle Ranch Road NW, containing approximately 3.48 acres. The subject site is zoned *SU-1 PDA to include C-3 Uses*.
2. The applicant proposes to subdivide the property into two parcels, which roughly correspond to Phase I and Phase II development.
3. The request is accompanied by a request for a Site Development Plan for Building Permit (13EPC-40093).

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4. The subject site is zoned *SU-1 PDA to include C-3 Uses*. The proposed uses, a shooting range and retail, are permissive under the current zoning.
5. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, which also designates the site as a Community Activity Center, and the Coors Corridor Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor 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 the following Comprehensive Plan policies of the Established Urban Area:
 - a. Policy II.B.5.a - full range of urban uses. The proposed Phase I use is a service that is not currently available on the west side of the city; approval of the request will contribute to a full range of urban land uses.
 - b. Policy II.B.5.d - location, intensity, and design of new development shall respect neighborhood values. The location, intensity, and design of the site create respect neighborhood values by being of compatible scale and design with surrounding developments. The site proposes roadway and drainage improvements that will help protect environmental carrying capacities.
 - c. Policy II.B.5.e - development contiguous to existing facilities and services. The development is proposed on vacant land served by existing infrastructure.
 - d. Policy II.B.5.i - employment and service uses/complement residential areas. The proposed development will add new employment opportunities in an area zoned for commercial uses and adjacent to a community activity center.
 - e. Policy II.B.5.k - land adjacent to arterial streets/minimize harmful effects of traffic. Land adjacent to arterial streets has been planned to minimize the harmful effects of traffic and improve livability; the property accesses the adjacent local street and has no direct connection to the limited-access Paseo del Norte.
8. The request is partially inconsistent with the following Comprehensive Plan Activity Center goal and policy:
 - a. Activity Centers Goal: The request is within the boundaries of the WWSP Paseo del Norte Community Activity Center. The Goal for Activity Centers is to create a node of density where mixed use activities help to reduce urban sprawl and

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reliance on the automobile. The site plan proposes a recreational service use and future retail. The site plan, as proposed, would negatively impact the feasibility of a future High Capacity Transit line in the Paradise right-of-way. Requiring dedication of right-of-way concurrent with development would both reduce service costs be associated with future purchase of the right-of-way and also help reduce auto travel needs through provision of frequent transit service in the Paseo del Norte Activity Center.

- b. Policy II.B.7.g - Activity Centers shall be developed in accordance with more specific sub-area planning efforts: The proposed site should be developed consistently with the ongoing Paseo del Norte High Capacity Transit planning effort, see the right-of-way consideration discussion on page 11.

9. The request generally furthers the following policies of the West Side Strategic Plan:

- a. Policy 1.1 and 1.3 - community areas and clustered commercial development. The subject site is within the Paradise Community Activity Center. The request proposes commercial and service uses, which are appropriate at this location.
- b. Policy 1.5 - pedestrian and bicycle access to key activity areas. The proposed site development plan incorporates pedestrian and bicycle access into the development. Parking is located behind the buildings, and convenient pedestrian and bicycle access are provided from the public right-of-way to the building entrances. However, the pedestrian access between the two phases of development could be improved.

10. The request is inconsistent with the following West Side Strategic Plan policy:

- a. Policy 3.9 – interagency coordination to resolve critical road issues. MRCOG is in the process of completing a High Capacity Transit Corridor Study, and the subject site is within the study area. A high frequency transit line will likely be routed along Paradise Blvd. adjacent to the subject site. Paradise Blvd. narrows in front of the subject site. MRCOG has commented that providing a consistently wide road ROW would provide more options for the transit capital improvements that are being studied.

11. The request generally furthers the following policies of the Coors Corridor Plan:

- a. Visual Impressions Policy A.1 & A.2 - views within and beyond the corridor. The request proposes an attractive development within the Corridor that respects views to the site from Paradise Blvd. and Paseo del Norte. There are no views of the site from Coors Blvd.

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- b. Land Use Policy 5 - development intensity. The proposed development intensity and site design are compatible with existing zoning and the site's location within a WSSP Community Activity Center. However, the easternmost driveway may not be compatible with anticipated infrastructure.
- 12. The request is inconsistent with the following policy of the Coors Corridor Plan:
 - a. Environmental Policy 9 - public transportation and transportation management program. Dedication of additional right-of-way for the Paradise Blvd. may be warranted to implement the Paseo del Norte High Capacity Transit Line.
- 13. MRCOG is currently studying the area as part of a high-capacity transit study, and has identified Paradise Blvd. as a potential transit route in two of the three preferred alternatives. Dedication of right-of-way along Paradise Blvd. could create a consistent road right-of-way width, which would facilitate development of a transit corridor if Paradise Blvd. is selected as the preferred alternative. Dedication of right-of-way would not adversely impact the proposed development.
- 14. In order for this site plan to be consistent with the policies of the West Side Strategic Plan and the Coors Corridor Plan, which require interagency coordination with MRCOG to resolve transportation related issues, dedication of right-of-way should be provided (WSSP Policy 3.9, CCP Environmental Policy 9, CCP Land Use Policy 5).
- 15. Property owners within 100 feet of the subject site, Taylor Ranch NA, and the Westside Coalition of NA's were notified. A facilitated meeting was held on February 22, 2013. Residents expressed concerns about the capacity of the wastewater system and adding new uses as well as MRCOG's consideration of Paradise Blvd. as a transit route in the High Capacity Transit Study.

CONDITIONS OF APPROVAL – 13EPC-40092 – 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.
 3. The FAR provided does not include the future addition for Tract A-1-A. The FAR for Tract A-1-A shall be revised to be 0.279, and the total FAR for the site shall be revised to be 0.235.
 4. A note shall be added to the Site Plan that indicates the architectural design shall be compatible with Phase I development on Tract A-1-A. It shall be similar in color and material to the first building on the site and have a similar level of articulation and detail. Future buildings shall be consistent with the General Building Regulations, §14-16-3-18.
 5. Conditions from City Engineer, Municipal Development and NMDOT:
 - a. All Please clarify note #8 regarding construction materials for pedestrian pathways.
 - b. Right-of-way dedication may be required on Paradise Blvd. Ref. to DPM Table 23.2.1A Note (4).
 - c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 6. A note shall be added to the site plan that indicates "Prior to installation of the streetscape landscaping along Paradise Blvd., the project manager shall contact MRCOG to verify the status of the Paseo del Norte High Capacity Transit Study alignment. If Paradise Blvd. is selected, installation of streetscape materials may happen as part of Phase 2 development."
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FINDINGS – 13EPC-40093 – Site Development Plan for Building Permit

1. This is a request for site development plan for building permit for Tract A-1 of Tract A, Albuquerque West Unit 2 located on Paradise Boulevard NW between Paseo del Norte and Eagle Ranch Road NW, containing approximately 3.48 acres. The subject site is zoned *SU-1 PDA to include C-3 Uses*.
2. The site plan proposes initial construction of a 15,600 square foot indoor shooting range with classrooms, future expansion of 7,200 square feet, and a future 14,400 square foot retail building under the existing zoning.
3. The request is accompanied by a request for a Site Development Plan for Subdivision (13EPC-40092).
4. The subject site is zoned *SU-1 for PDA to include C-3 Uses*. The proposed uses, a shooting range and retail, are permissive under the current zoning.
5. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, which also designates the site as a Community Activity Center, and the Coors Corridor Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor 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 the following Comprehensive Plan policies of the Established Urban Area:
 - a. Policy II.B.5.a - full range of urban uses. The proposed Phase I use is a service that is not currently available on the west side of the city; approval of the request will contribute to a full range of urban land uses.
 - b. Policy II.B.5.d - location, intensity, and design of new development shall respect neighborhood values. The location, intensity, and design of the site create respect neighborhood values by being of compatible scale and design with surrounding developments. The site proposes roadway and drainage improvements that will help

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protect environmental carrying capacities. Scenic views to the mountains have been preserved.

- c. Policy II.B.5.e - development contiguous to existing facilities and services. The development is proposed on vacant land served by existing infrastructure.
 - d. Policy II.B.5.i - employment and service uses/complement residential areas. The proposed development will add new employment opportunities in an area zoned for commercial uses and adjacent to a community activity center.
 - e. Policy II.B.5.k - land adjacent to arterial streets shall be planned to minimize harmful effects of traffic. Land adjacent to arterial streets has been planned to minimize the harmful effects of traffic and improve livability; the property accesses the adjacent local street and has no direct connection to the limited-access Paseo del Norte.
 - f. Policy II.B.5.l - Quality and innovation in design. The request furthers this policy by proposing a development that exhibits design quality in the building articulation, site layout, and landscaping design.
 - g. Policy II.B.5.m - unique vistas/quality of the visual environment. By placing the buildings towards Paradise Blvd., views of the Sandia Mountains from Paseo del Norte will be preserved. Views of the Manzano Mountains from Paradise Blvd. will be largely unaffected.
 - h. The request is partially inconsistent with the following Comprehensive Plan Activity Center goal and policy:
 - i. Activity Centers Goal: The request is within the boundaries of the WWSP Paseo del Norte Community Activity Center. The Goal for Activity Centers is to create a node of density where mixed use activities help to reduce urban sprawl and reliance on the automobile. The site plan proposes a recreational service use and future retail. The site plan, as proposed, would negatively impact the feasibility of a future High Capacity Transit line in the Paradise right-of-way. Requiring dedication of right-of-way concurrent with development would both reduce service costs be associated with future purchase of the right-of-way and also help reduce auto travel needs through provision of frequent transit service in the Paseo del Norte Activity Center.
 - ii. Policy II.B.7.g - Activity Centers shall be developed in accordance with more specific sub-area planning efforts: The proposed site should be developed consistently with the ongoing Paseo del Norte High Capacity Transit planning effort, see the right-of-way consideration discussion on page 11.
8. The request generally furthers the following policies of the West Side Strategic Plan:

- a. Policy 1.1 and 1.3 - community areas and clustered commercial development. The subject site is within the Paradise Community Activity Center. The request proposes commercial and service uses, which are appropriate at this location.
 - b. Policy 1.5 - pedestrian and bicycle access to key activity areas. The proposed site development plan incorporates pedestrian and bicycle access into the development. Parking is located behind the buildings, and convenient pedestrian and bicycle access are provided from the public right-of-way to the building entrances. However, the pedestrian access between the two phases of development could be improved.
9. The request is inconsistent with the following West Side Strategic Plan policy:
 - a. Policy 3.9 – interagency coordination to resolve critical road issues. MRCOG is in the process of completing a High Capacity Transit Corridor Study, and the subject site is within the study area. A high frequency transit line will likely be routed along Paradise Blvd. adjacent to the subject site. Paradise Blvd. narrows in front of the subject site. MRCOG has commented that providing a consistently wide road ROW would provide more options for the transit capital improvements that are being studied.
10. The request generally furthers the following policies of the Coors Corridor Plan:
 - a. Environmental Policy 7 – minimize grading. Site topography is generally consistent with the existing conditions, and the extent of grading is minimized.
 - b. Visual Impressions Policy A.1 & A.2 - views within and beyond the corridor. The request proposes an attractive development within the Corridor that respects views to the site from Paradise Blvd. and Paseo del Norte. There are no views of the site from Coors Blvd.
 - a. Visual Impressions Policy A.3 - new development/design regulations/guidelines. The site is designed with a variety of natural colors and materials, and as such, is compatible with the natural landscape. Where inconsistencies exist, conditions of approval can resolve the discrepancies.
 - b. Visual Impressions Policy B.2 - building setback, height and bulk. The site plan has a well-designed relationship among the buildings and the roadway that preserves desirable visual impressions in the area.
11. The request is inconsistent with the following Coors Corridor Plan policy:
 - a. Land Use Policy 5 - development intensity/compatibility. The proposed development intensity and site design are generally compatible with existing zoning and the site's

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location within a WSSP Community Activity Center. However, the easternmost driveway may not be compatible with anticipated transit infrastructure. The chain link fence is also not compatible with the WWSP fence materials list (pg. 173) and the adjacent property's perimeter fence.

- b. Environmental Policy 9 - public transportation and transportation management program. Dedication of additional right-of-way for the Paradise Blvd. may be warranted to implement the Paseo del Norte High Capacity Transit Line.

12. The request generally complies with the Coors Corridor Design Overlay Zone regulations. Where inconsistencies exist, conditions of approval can be used to resolve the discrepancies.
13. MRCOG is currently studying the area as part of a high-capacity transit study, and has identified Paradise Blvd. as a potential transit route in two of the three preferred alternatives. Dedication of right-of-way along Paradise Blvd. could create a consistent road right-of-way width, which would facilitate development of a transit corridor if Paradise Blvd. is selected as the preferred alternative. Dedication of right-of-way would not adversely impact the proposed development.
14. In order for this site plan to be consistent with the policies of the West Side Strategic Plan and the Coors Corridor Plan, which require interagency coordination with MRCOG to resolve transportation related issues, dedication of right-of-way should be provided (WSSP Policy 3.9, CCP Environmental Policy 9, CCP Land Use Policy 5).
15. Property owners within 100 feet of the subject site, Taylor Ranch NA, and the Westside Coalition of NA's were notified. A facilitated meeting was held on February 22, 2013. Residents expressed concerns about the capacity of the wastewater system and adding new uses as well as MRCOG's consideration of Paradise Blvd. as a transit route in the High Capacity Transit Study.

CONDITIONS OF APPROVAL – 13EPC-40093 – March 14, 2013 – Site Development Plan for Building Permit

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

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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.
3. Pedestrian Access & Amenities:
 - a. A pedestrian walkway, minimum of 10 feet in width, shall be provided along the entire length of the major building façade on Tract A-1-A, §14-16-3-18(C)(1)(a). A note shall be added to the site plan that indicates the 10-foot walkway and other related pedestrian features shall be relocated if the building is expanded in a future phase.
 - b. The pedestrian walkway between the two Tracts shall be relocated so that it is a more direct route between the two building entrances and also so that it crosses drive aisles perpendicularly.
 - c. The patio space on Tract A-1-A shall be relocated to the front building setback near Paradise Blvd., where it would have the benefit of being in a more open and visible location near the landscaped portion of the site.
 - d. The sidewalk shall be relocated so that the street trees are between the sidewalk and the vehicular travel lanes - improving pedestrian safety and compliance with street tree ordinance.
4. Walls and Fences: The existing chain link fence provides visibility into the site and additional casual surveillance of the area. However, similar benefits could be provided with a wrought-iron fence, which would coordinate with the perimeter fence around the adjacent property. This is required for consistency with the West Side Strategic Plan fence materials list and CCP Land Use Policy 5.
5. Landscaping:
 - a. The phase lines for development do not correspond to the phasing shown on the Site Plan sheet. The extent of landscaping and parking lot improvements shall be clarified and shall be consistent on all sheets.
 - b. Street trees shall be placed between the curb and the public sidewalk and in the parkway, unless traffic safety requires different locations of trees. §6-6-2-5(B).

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- c. Additional landscaping is required to achieve the minimum 75% live, vegetative material groundcover requirement in the southern landscape buffer along Paseo del Norte. Tree canopy does not count, §14-16-3-10.
 - d. Autumn Purple Ash and Spartan Juniper are high pollen producers. These trees shall be replaced with less allergenic species. If possible, the replacement species shall coordinate with the plant palette on the north side of Paradise Blvd.
- 6. Architecture:
 - a. The architectural elevations for Tract A-1-A are labeled incorrectly. The cardinal directions for each building façade shall be corrected. Also, "Singage" is misspelled on Sheet A2.02.
 - b. A note shall be added to the Site Plan that indicates the architectural design shall be compatible with Phase I development on Tract A-1-A. It shall be similar in color and material to the first building on the site and have a similar level of articulation and detail. Future buildings shall be consistent with the General Building Regulations, §14-16-3-18.
 - c. Major facades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades, a minimum of one seat per 25 linear feet of building façade, §14-16-3-18(C)(3).
- 7. Signage: The signage plan shall indicate: "A total of ten items of information allowed per premise frontage may be displayed on a combination of ground signs, wall signs, and projecting signs. Directional signs are not counted. An item of information means any of the following: a word, an abbreviation, a number, a symbol, or a geometric shape."
- 8. Conditions from City Engineer, Municipal Development and NMDOT:
 - a. Provide 6 ft. of unobstructed ADA accessible pedestrian pathway from the COA ROW to the nearest building entrance.
 - b. Provide 6 ft. of unobstructed ADA accessible pedestrian pathways from all ADA parking stalls to nearest building entrance.
 - c. Provide 6 ft. of unobstructed ADA accessible pedestrian pathway connections between buildings to provide accessible connectivity.
 - d. Revise note #9 "All future development shall be delegated to the Development Review Board."
 - e. Provide detail drawings of ADA access ramps abutting parking stalls.

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- f. Please consider realigning the construction phase line to include both curb returns at the westerly access off of Paradise Blvd., as well as the adjoining sidewalk from the eastern curb return and pedestrian path leading to the Shooting Range Building. The COA ROW infrastructure: roadway, curb, gutter, valley gutters, sidewalk, ADA accessible ramps with truncated domes and pavement markings will be included with the phasing line alignment.
- g. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site. Please include the following: width of sidewalk at entrance to proposed building phase 1 (a 6 ft. min. required), label keyway clearance width at dead-end parking stalls (a 5 ft. min. clearance required), demonstrate adequate clearance between trash enclosure door swing and perpendicular parking stall, and provide dimensional information to ensure the overhang of parked vehicles onto pedestrian pathways maintains 6 feet of unobstructed ADA accessible width.
- h. Please clarify note #5 regarding construction materials for pedestrian pathways.
- i. Please provide a note to clarify that the phase one construction will include the full sidewalk and parking area adjacent to the "future addition" with the certificate of occupancy for the Indoor Shooting Range.
- j. A Shared Parking Agreement will be required.
- k. The response letter (02/27/13) to EPC comments included "The largest delivery truck anticipated for the site is a WB-30 or panel truck." Please note that WB-30 is correctly referenced as SU-30. Also, have you received access approval from the Fire Department?
- l. Phase line on SPBP does not match phase line on Landscaping Plan.
- m. Right-of-way dedication may be required on Paradise Blvd. Ref. to DPM Table 23.2.1A Note (4).
- n. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

9. Conditions from the Police Department:

- a. Recommend relocating any tree variety landscaping adjacent to pole light locations. As the tree matures it will eventually obscure or diminish illumination. All lower-level bush variety landscaping should be maintained to a level no more than 3' off the ground to allow for the best possible natural surveillance.
- b. External property video surveillance cameras should be positioned to cover all vehicle access points, parking lots (including each side of the building, which has

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reduced natural surveillance), walkways, common and maintenance areas, building entrance walk-up and all other areas deemed important to the operation. Each camera image should be monitored in a variety of locations inside the business and recorded for real-time and historical use.

10. Conditions from AMAFCA: AMAFCA notes that some stormwater runoff in Paradise Boulevard currently flows through this tract. The engineer shall ensure that the flow stays in the roadway and does not flank the proposed curb. Also, the runoff from the lot to the west may not be cut off by the curb. It currently drains through a pipe that outfalls to the existing roadside swale.
11. Conditions from PNM: The applicant shall coordinate with PNM's New Service Delivery Department regarding proposed tree location and height, sign location and height, and lighting height in order to ensure sufficient safety clearances with the existing overhead distribution facilities on the property. Trees indicated on the Landscape Plan Sheet 3 are not a compatible height with the existing overhead utilities particularly on the north side of the property along Paradise Blvd. NW. A shorter tree selection is recommended at this location.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 29, 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 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

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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/CB/mc

cc: Land Reserve of New Mexico, 11024 Montgomery NE, Albuquerque, NM 87111
Ray Shortridge, 4800 College Heights Dr. NW, Albuquerque, NM 87120
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120
Leslie Wafer & Ben Terry, 9270 Eagle Ranch Rd NW, Albuquerque, NM 87114