

City of Albuquerque
Planning Department
Planning Division
P.O. Box 1394, Albuquerque, N.M. 87101

Date: September 17, 1988

OFFICIAL NOTIFICATION OF DECISION

State Highway Development Board
46 Exchange Place
Santa Fe, N.M. 87501

FILE: 2-90-21-1
LEGAL DESCRIPTION: Requests approval of a site plan for subdivision purposes for an unplatted tract of land within the west 1/2 of west 1/2 of Section 21, T10N, R1E, S04E, presently zoned SU-1 for IP use, and C-1 for C-1 Permissive Uses and Restaurants Serving Liquor, located on the east side of Eubank Boulevard between Interstate 40 and Chico Road N.E., containing approximately 45 acres. 2-90-21-1

On September 20, 1988, the Environmental Planning Commission voted to approve 2-90-21-1, request for site plan for subdivision purposes based on the following findings and subject to the following conditions.

Findings:

1. The submittal contains sufficient information for review.
2. The site plan for subdivision needs clarification to notes concerning signage, landscaping, bus bays, and off-site traffic infrastructure.

Conditions:

1. Free standing signs shall be limited to 2 signs on Eubank and one sign on Copper. One sign shall have a maximum sign face of 75 square feet; one sign shall have a maximum sign face of 100 square feet; and one sign shall have a maximum sign face of 200 square feet.
2. Information shall be submitted to show surplus parking to permit shared parking to the satisfaction of the Traffic Engineer.
3. A statement providing cross access easements shall be noted on the plan for subdivision.
4. A statement shall be placed on the plan noting signage will not approach within the 8' clear site triangle.
5. The reconstruction of Chico Road from Eubank east to the proposed access point, for the purpose of extending the left turn lane shall be completed to the satisfaction of the Traffic Engineer.
6. The relocation of sidewalks, utilities, and curbing east also be modified on Chico Road to the satisfaction of the Traffic Engineer.
7. The ramp modification at the Interstate 40/Eubank interchange shall be completed to the satisfaction of the Traffic Engineer.
8. Contribution of 8 percent of the cost of the major reconstruction of the Eubank/Central interchange and seed money of \$25,000 for the Eubank overpass widening shall be provided by the developer.
9. Utility infrastructure shall be financially guaranteed prior the final sign off by the Development Review Board.
10. Final grading and drainage plans shall be approved by the Hydrology Division prior to final sign off by the Development Review Board.

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1. Permitted use shall be made by the developer for 12 feet of right-of-way on an 8-foot paved bikeway between the existing bikeway and Copper Street.
2. Attached are the Traffic Impact Study, Private Land Participation Estimate, Revised September 19, 1990, and a copy of the City Council's decision shall be addressed to the satisfaction of the Traffic Engineer.
3. Permitted use shall be made by the developer for 12 feet of right-of-way on an 8-foot paved bikeway between the existing bikeway and Copper Street.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY OCTOBER 5, 1990, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division 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 60 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 REMINDER THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Secretary

[Signature]

Don V. King
City Planner

EX-108(1)

11/15

cc: White House Developers Group, 55 Exchange Place, Salt Lake City Utah 84143
Herbert H. Denish & Associates, P.O. Box 2001, Albuq., NM 87102

OFFICIAL NOTIFICATION OF DECISION

White House Development Group
11 Exchange Place
Evanston, Illinois 60201

RE: 7-90-21-1
The City of Chicago requests approval of a site plan for subdivision purposes for an undivided tract of land within the west 1/2 of west 1/2 of Section 21, Township 36N, Range 12E, presently zoned C-1 for IP use, and C-1 for C-1 Permitted Uses and Restaurant Serving Liquor, located on the east side of Eubank Boulevard between Interstate 48 and Third Road N.E., containing approximately 25 acres. (Map)

On September 13, 1990, the City Council Signage Commission acted to approve 7-90-21-1, request for site plan for subdivision purposes, subject to the following findings and subject to the following conditions:

Findings:

1. The submitted contains sufficient information for review.
2. The site plan for subdivision needs clear location of notes concerning signage, landscaping, bus bays, and off-site traffic infrastructure.

Conditions:

1. Free standing signs shall be limited to 2 signs on Eubank and one sign on Copper. One sign shall have a maximum sign face of 75 square feet; one sign shall have a maximum sign face of 100 square feet; and one sign shall have a maximum sign face of 200 square feet.
2. Information shall be submitted to show surplus parking to permit shared parking to the satisfaction of the Traffic Engineer.
3. A statement providing cross access easements shall be noted on the plan for subdivision.
4. A statement shall be placed on the plan noting signage will not encroach within the "clear site triangle".
5. The reconstruction of Chico Road from Eubank east to the proposed access point, for the purpose of extending the left turn lane shall be completed to the satisfaction of the Traffic Engineer.
6. The relocation of sidewalks, utilities, and curbing must also be modified on Chico Road to the satisfaction of the Traffic Engineer.
7. The ramp modification at the Interstate 48/Eubank interchange shall be completed to the satisfaction of the Traffic Engineer.
8. Contribution of 8 percent of the cost of the major reconstruction of the Eubank/Central interchange and seed money of \$25,000 for the Eubank overpass widening shall be provided by the developer.
9. Utility infrastructure shall be financially guaranteed prior the final sign off by the Development Review Board.
10. Final grading and drainage plans shall be approved by the Hydrology Division prior to final sign off by the Development Review Board.

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1. Expenses shall be paid by the applicant for all cost of appeal or any cost of a cost which is necessary for the applicant to pay for the appeal.
2. Attached is a copy of the proposed transportation plan, the Participation Estimate, Revised Letter 19, 2001 and a copy of Item 5 and 6 shall be subject to the satisfaction of the Traffic Engineer.
3. Permissible 1.0 miles shall be used for permission was only.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO ON OCTOBER 5, 1988. IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division 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 60 days of its filing.

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Sincerely,


Rex V. King
City Planner

RVK/GB/11

11705

cc: White Leisure Development Group, 56 Exchange Place, Salt Lake City Utah, 87411
Herbert H. Danish & Associates, P.O. Box 2001, Albuquerque, NM, 87102