

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE NEW MEXICO 87103

11. S-94-66 Garcia/Kraemer & Associates, agents for Projewel
DRB-94-547 Partnership, request a Bulk Land Variance and Preliminary
and Final Plat approval for certain unplatted land and
Parcel H-6, Riverview Subdivision, zoned R-1 and SU-1/IP
(City) and located in the northwest corner of the
intersection of Paseo Del Norte NW and Golf Course Rd NW,
containing approximately 11.9 acres. (C-12) [DEFERRED FROM
11/1/94]

At the November 8, 1994, Development Review Board meeting, the Bulk Land Variance was approved subject to the following findings and conditions:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy, the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

With the granting of the Bulk Land Variance the Preliminary Plat was approved with the following conditions:

CONDITIONS:

1. Proposed parcel H-6B shall be eliminated as a separate parcel.
2. Dedication of right-of-way for Paseo Del Norte shall be to the satisfaction of the Transportation Development Division.

Final Sign Off was delgated to Tranportation Development, City Engineering and Planning.

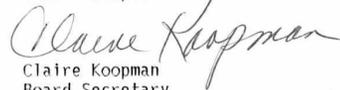
If you wish to appeal this decision, you must do so by November 23, 1994, in the manner described below. A nonrefundable fee of \$135 is required at the time the appeal is filed.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; 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. Such appeal shall be heard within 45 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that Preliminary Plat approval is effective one year from the date of the Development Review Board decision. A request for an additional one year extension may be granted by the Board if requested. Requests for the additional one year extension must be submitted prior to the expiration date of the first year.

(REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)


Claire Koopman
Board Secretary

cc:Projewel Partnership, 2945 Wyoming NE, 87110
Garcia/Kraemer & Associates, 200 Lomas NW, Suite 1020C, 87102

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

Date: March 24, 1987

NOTIFICATION OF DECISION

Projewell Partnership
2945 Wyoming, N.E.
Albuquerque, NM 87110

File: Z-87-32
Location: Two unplatted 2 acre parcels within Section 13, T-11-N, R-2-E NMPM, located adjacent to parcel H-6 of the Riverview Sector Development Plan, north of Paseo Del Norte right-of-way, between the Drainage Easement located within Paradise Valley Subdivision and right-of-way of Golf Course Road, N.W. and containing approximately 4 acres. (C-12)

On March 19, 1987, the Environmental Planning Commission voted to approve your request for a change of zone from R-1 to SU-1 for IP uses as amended to delete the southerly 78 feet of the southern parcel, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is consistent with Resolution 270-1980, Policies for Zone Map Amendment. The existing zoning is inappropriate because the neighborhood conditions have changed.
2. The size, configurations, and limited access of the sites is not conducive to R-1 zoning.

Conditions:

1. The Sites be replatted as part of parcel H-6, subject to all applicable ordinances and policies with the city of Albuquerque.
2. The developer is responsible for following the design guidelines of the Riverview Sector Development Plan.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY APRIL 3, 1987, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 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 THE 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).

Sincerely,

Richard P. Garcia
For Phil Garcia
City Planner

PG/MJL/vb
(67701-23)
cc: Bill Karmer, P.O. Box 2001, 87103

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

Date: July 18, 1997

OFFICIAL NOTIFICATION OF DECISION

Projewell Partnership
3504 LaSala Redondo NE
Albuq.

FILE: Z-97-74
LEGAL DESCRIPTION: For Parcels H6A5,
H6A6, and H6A7, Riverview Subdivision, zoned
SU-1/ IP Uses with Exceptions, located in the
northwest quadrant of the intersection of Paseo
del Norte NW and Golf Course Road NW,
containing approximately 3.78 acres. (C-12)
[BOB PAULSEN, STAFF PLANNER]

On July 17, 1997, the Environmental Planning Commission voted to approve Z-97-17, a request to amend a site development plan for subdivision purposes, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request to amend an approved site development plan for subdivision purposes for a 12.9-acre site located at the northwest corner of Golf Course Road and Paseo del Norte NW.
2. This request is in conformance with the Comprehensive Plan and related City policies concerning site design, subdivision and zoning.
3. Necessary information and requirements indicated by the City Public Works Department can be addressed prior to DRB approval.

CONDITIONS

1. Reciprocal access and utility easements between parcels is required.
2. A conceptual grading and drainage plan is required prior to final DRB sign-off.
3. Requirements pertaining to TIS negotiations must be completed prior to final DRB sign-off as noted by the Transportation Development comments.
4. Concerns of the Utility Development section concerning service availability from New Mexico Utilities, financial guarantees for required infrastructure and design standards for new infrastructure are required prior to final DRB sign-off.
5. The approved site plan for building permit for the northwestern pad site along Golf Course Road shall be voided.
6. The supplementary document "Z-95-17 PAD ARCHITECTURE DESIGN STANDARDS" shall be attached to the amended site plan to ensure future compliance with these adopted requirements.

OFFICIAL NOTIFICATION OF DECISION

Z-97-74

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7. Amend building area and parking calculations to coincide with the amended site plan. Overall building area shall not exceed original approval.
8. Pedestrian access shall be provided between all pads with shade trees provided at a regular interval of not more than 30 feet.
9. Buildings shall be grouped and related to each other with a common pedestrian plaza for pedestrian amenities as per the Westside Strategic Plan recommendations.
10. Parking shall be located as per the Westside Strategic Plan, distributed around the buildings so as to discourage strip-like development.

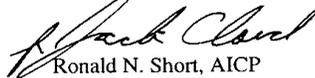
IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY AUGUST 1, 1997 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: 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 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 45 days of its filing.

FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 3RD FLOOR, PLAZA DEL SOL BUILDING.

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).

Sincerely,



Ronald N. Short, AICP
Planning Director

RNS/BP/ac

CC: George Rainhart Architect & Assoc., 2325 San Pedro NE, Suite 2-B, Albuquerque, NM 87110
Don Cordova, Paradise Hills Neigh. Assoc., 10534 Steward NW, Albuquerque, NM 87114
Lynn Southard-Vargas, Paradise Hills Neigh. Assoc., 4604 Benton NW, Albuquerque, NM 87114
Gary Warthen, Piedras Marcadas Neigh. Assoc., 9232 Jill Patricia NW, Albuquerque, NM 87114
Debbie Jamison, Piedras Marcadas Neigh. Assoc., 9315 Jill Patricia NW, Albuquerque, NM 87114

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

Date: March 17, 1995

OFFICIAL NOTIFICATION OF DECISION

Projewell Partnership
3504 La Sala Redondo NE
Albuq., NM; 87111

FILE: Z-95-17
LEGAL DESCRIPTION: Tract A, Las Marcadas II
Subdivision and Parcel H-6A, Riverview Subdivision,
located at the northwest corner of Paseo Del Norte, NW
and Golf Course Road, NW, containing approximately
12.9 acres (C-12). DAVE CARLSON, STAFF PLANNER

On March 16, 1995 the Environmental Planning Commission voted to approve SD-85-10-7, an amendment to the Riverview Sector Development Plan, to allow gasoline sales and auto washing based on the following Finding:

Findings - Sector Plan:

1. The proposed amendment to the Riverview Sector Plan to allow gasoline sales and auto washing is consistent with the action taken to rezone most of the land in the sector plan to residential use.

On March 16, 1995 the Environmental Planning Commission voted to approve Z-95-17, a change to SU-1 for IP Uses zoning, based on the following Findings:

Findings - Zone Change:

1. The proposed zone change covers an isolated area adjacent to existing SU-1 IP zoning.
2. The approval of the Las Marcadas II Subdivision which isolated the area of the proposed zone change is a changed condition. Approval is, therefore, consistent with Resolution 270-1980 policies.
3. The zone change lies in the Impact Area of the Northwest Mesa Escarpment Plan which contains standards that may limit development of the use allowed in this zone.

On March 16, 1995 the Environmental Planning Commission voted to approve Z-95-17, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

Findings - Site Development Plan for Subdivision:

1. The proposed revised plan with conditions can meet the basic requirements for development of the site.
2. Given the unspecified nature of future uses on the pad sites and their relationship to adjacent residential development, plan review is not delegated to staff.
3. This 12.9 acre commercial site is located in a highly visible area near the Petroglyph National Monument. Special design treatment for the site is required to reduce the impact on the monument.

Conditions:

1. All notes presented on separate 8 1/2 by 11 sheets shall be incorporated into the plan documents except that color number one is changed to Benjamin Moore color #1121 or equivalent.
2. The minimum landscaping buffer along all public rights-of-way is 15 feet. The utility easements must be removed from the landscaped buffer area.

3. Freestanding signage shall be limited to two 50 square foot monument signs not to exceed 8 1/2 feet in height above the average grade for pads one and six and to two monument signs not to exceed 100 square feet and 12 feet in height for the supermarket.
4. The conditions of Traffic Engineering shall be met except for the following: Modify Bullet number two to read "Reservation for future dedication of 78 feet of right-of-way for Paseo Del Norte from centerline.
5. The next two pad sites to be developed will require review by the Environmental Planning Commission. If these pad designs comply with the intent of the EPC, future pad site review will be delegated to the Development Review Board.
6. The boundaries of the Petroglyph National Monument will be noted both on the site plan for subdivision and on hydrology plans.
7. Pedestrian ways shall be designed with intermittent heavily landscaped rest areas.
8. Pad architectural design standards shall include the following elements to provide a uniform standard for all pads.
 - Seventy percent of the area of vertical walls and landscaping walls shall be four or eight inch split face CMU.
 - Four or eight inch split face or accent block to a maximum 30% of color one.
 - CMU column enclosures.
 - CMU or stucco fascias (stucco shall be minimal)
 - CMU shall be designed in interlocking horizontal banding mixing colors one and two.
9. The applicant shall substitute xeric landscaping for the majority of sod indicated on the site.

On March 16, 1995 the Environmental Planning Commission voted to approve Z-95-17, a site development plan for building purposes, based on the following Findings and subject to the following Condition:

Findings - Site Development Plan for Building Purposes:

1. The proposed site development plan for the grocery store and service station meet the basic requirements and policies of the City for such developments.
2. Site development plan approval for the pad at the front of the grocery store is not a part of this action.

Condition:

1. The building footprint and parking area on the pad in front of the grocery store shall be eliminated from the plan.

FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 4TH FLOOR, CITY/COUNTY BUILDING.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MARCH 31, 1995, 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: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 7-14-45.B.2.c of the City of Albuquerque Comprehensive Zoning Code 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 45 days of its filing.