

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

Date: March 18, 1988

The Albuquerque Country Club
P.O. Box 7278
Albuquerque, NM 87194

NOTIFICATION OF DECISION

File: 2-87-184

Location: Tract 353b of MRCCD Map 38, Block 31 Hunting
Castle Addition, and a vacated portion of Laguna
Boulevard S.W. known as the Albuquerque Country Club
zoned SU-1 for Country Club and Golf Course, containing
approximately 108.72 acres. (J-12, J-13)

On March 17, 1988, the Environmental Planning Commission voted to approve 2-87-184, site development plan amendment, based on the following Findings and subject to the following Conditions:

Findings:

1. The barbed wire located on top of the chain link fence on Alhambra Avenue S.W. and Chacoma Place SW is not consistent with the general residential development in the area.
2. The request is the result of a violation of zoning regulations.
3. Modifications to the landscaping plan are required.
4. A four foot sidewalk is required along Alhambra and Chacoma, however, the applicant may provide landscaping in this area in lieu of the sidewalk provided an acceptable landscaping plan is submitted and a variance to the Sidewalk Ordinance is obtained.

Conditions:

1. The barbed wire must be removed within thirty days.
2. A sidewalk variance may be obtained.
3. All shrub spacing must be specified and a landscaping plan must be approved for the right-of-way along Central, Alhambra Avenue, and Chacoma Place. This plan must be approved by Staff.
4. A note indicating type of irrigation and responsibility for maintenance must be provided on the landscaping plan.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY APPEAL APRIL 1, 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.

The Albuquerque Country Club

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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,


for Phil Garcia
City Planner

PG/DC/vb
(482)

cc: H. L. Cleff, agent, 500 Montano NW 87107
Solomon Aragon, 2111 Alhambra SW, 87104