

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

Date: July 21, 1989

NOTIFICATION OF DECISION

Board of Trustees of Albuquerque Academy  
6400 Wyoming Blvd. NE  
Albuquerque, NM 87111

FILE: Z-78-153-3

LOCATION: Tracts A-1-A-1, A-1-A-2, A-2-A, A-3, A-4, A-5, B-1, and C-1, Lands of Albuquerque Academy to define the boundaries and location of facilities of the Albuquerque Academy Campus, zoned SU-1 for a Planned Residential Development and SU-1 for the Albuquerque Academy; and approval of a site development plan for building purposes for a portion of Tract A-1-A-2, Lands of Albuquerque Academy, to allow construction of a new Library building and a new Science building, zoned SU-1 for the Albuquerque Academy; located at the northeast corner of Academy Boulevard and Wyoming Boulevard, N.E., and all containing approximately 312 acres. (E-19 & E-20)

On July 20, 1989, the Environmental Planning Commission voted to approve Z-78-153-3, a site development plan for subdivision purposes, based on the following Findings and subject to the following Conditions:

Findings

1. Future site development plan submittals of the Academy property were required to be accompanied by a "Master Plan" for the entire school property at the time of the approval of the Middle School (Z-78-153-2). The site development plan for subdivision purposes fulfills this requirement.
2. The zoning on this property was approved in 1979 and the subdivision as shown was approved in 1982.
3. The site development plan for subdivision purposes contains all pertinent information as required.
4. Design standards as shown are acceptable.
5. Traffic and air quality analyses are not required for the present amendment.

Conditions

1. A replat of the property is required in order to place all the Albuquerque Academy Campus facilities within the Tracts platted for the campus.
2. All Tracts must be at or below the acreage approved by the EPC for each land use in 1979 (Z-78-153).
3. All facilities must be clearly noted on the site development plan for subdivision purposes.
4. The design standards as noted on the plan will be binding on all future development of the 312-acre site. In addition each development outside the campus will require site development plan approval by the EPC.
5. All future building additions within the campus area are delegated to DRB.
6. The requirements of Hydrology and AMAFCA must be satisfied.

July 21, 1989

On July 20, 1989, the Environmental Planning Commission voted to approve Z-78-153-3, a site development plan for building purposes, based on the following findings and subject to the following conditions:

Findings:

1. The Library and Science buildings are additions to the Albuquerque Academy Campus educational facilities.
2. No additional parking is required by these new facilities. They serve the present staff and student populations of the high school and the middle school.

Conditions:


1. Emergency access must be provided to these new buildings as required by code.
2. The square footage of each building must be noted on the site development plan as a clear record of what was approved.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY AUGUST 4, 1989, 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 REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

  
for Rex V. King  
City Planner

RVK/SFC/vb  
(10494)

cc: Herb Denish, P.O. Box 2001; 87103  
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