



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

| Administrative Decisions  | Decisions Requiring a Public Meeting or Hearing                                   | Policy Decisions   |
|---|---|--|
| <input type="checkbox"/> Archaeological Certificate (Form P3)                     | <input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)  | <input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z) |
| <input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L) | <input type="checkbox"/> Master Development Plan (Form P1)                        | <input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)                |
| <input type="checkbox"/> Alternative Signage Plan (Form P3)                       | <input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L) | <input type="checkbox"/> Amendment of IDO Text (Form Z)  |
| <input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)        | <input type="checkbox"/> Demolition Outside of HPO (Form L)                       | <input type="checkbox"/> Annexation of Land (Form Z)   |
| <input type="checkbox"/> WTF Approval (Form W1)                                   | <input type="checkbox"/> Historic Design Standards and Guidelines (Form L)        | <input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)                                |
| <input type="checkbox"/> Alternative Landscaping Plan (Form P3)                   | <input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)    | <input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)                            |
|   |   |  |
|   |   | <b>Appeals</b>   |
|   |   | <input type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)                 |

### APPLICATION INFORMATION

|   |                         |                              |
|---|-------------------------|------------------------------|
| Applicant: Richard Chess  |                         | Phone:                       |
| Address: 1907 Buena Vista Drive SE                              |                         | Email:                       |
| City: Albuquerque   | State: NM               | Zip: 87106                   |
| Professional/Agent (if any): ARCH+PLAN Land Use Consultants LLC |                         | Phone: 505-980-8365          |
| Address: P.O. Box 25911   |                         | Email: arch.plan@comcast.net |
| City: Albuquerque   | State: NM               | Zip: 87125                   |
| Proprietary Interest in Site: OWNER                             | List <u>all</u> owners: |                              |

### BRIEF DESCRIPTION OF REQUEST

ZONING BOUNDARY RELOCATION BETWEEN PD & R-MC  
AMENDMENT TO 1981 DRB SIGNED OFF SITE PLAN

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

|  |                            |                                    |
|--|----------------------------|------------------------------------|
| Lot or Tract No.: Tract 1-B              | Block:                     | Unit:                              |
| Subdivision/Addition: University Village | MRGCD Map No.:             | UPC Code: 1-015-056-370-090-403-19 |
| Zone Atlas Page(s): L-15                 | Existing Zoning: R-MC / PD | Proposed Zoning: n/a               |
| # of Existing Lots: 1                    | # of Proposed Lots: 2      | Total Area of Site (acres): 33.45  |

### LOCATION OF PROPERTY BY STREETS

|   |                          |                        |
|---|--------------------------|------------------------|
| Site Address/Street: 1907 Buena Vista Dr SE | Between: University Blvd | and: Buena Vista Drive |
|---|--------------------------|------------------------|

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR 2023-008235

|                                 |   |
|---------------------------------|---|
| Signature:                      | Date: 8.10.23   |
| Printed Name: Derrick Archuleta | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

### FOR OFFICIAL USE ONLY

| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
|--------------|--------|------|--------------|--------|------|
|              |        |      |              |        |      |
|              |        |      |              |        |      |
|              |        |      |              |        |      |

|                       |                 |
|-----------------------|-----------------|
| Meeting/Hearing Date: | Fee Total:      |
| Staff Signature:      | Date: Project # |



☒ **MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X  
\_\_\_ 1) Development Review application form completed, signed, and dated
- X  
\_\_\_ 2) Form P3 with all the submittal items checked/marked
- X  
\_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X  
\_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- X  
\_\_\_ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- X  
\_\_\_ 6) The approved Site Plan being amended
- X  
\_\_\_ 7) Copy of the Official Notice of Decision associated with the prior approval
- X  
\_\_\_ 8) The proposed Site Plan, with changes circled and noted

*Refer to the Site Plan Checklist for information need on the proposed Site Plan*

*Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request*

☐ **ACCELERATED EXPIRATION OF SITE PLAN**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) Development Review application form completed, signed, and dated
- \_\_\_ 2) Form P3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- \_\_\_ 6) Site Plan to be Expired



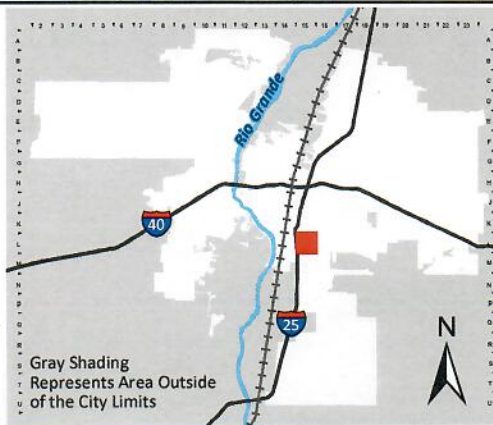


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



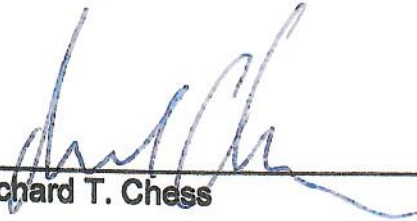
Zone Atlas Page:  
**L-15-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

## **AUTHORIZATION TO ACT AS AGENT**

The undersigned owner hereby authorizes ARCH+PLAN Land Use Consultants, Derrick Archuleta to act as agent for a City of Albuquerque Development application for an Administrative Amendment, regarding property described as Tract 1-B, University Village (UPC# 1-015-056-370-090-403-19) located at 1907 Buena Vista Drive SE, Albuquerque, New Mexico.



---

Richard T. Chess



**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

August 21, 2023

Planning Department / Development Services Division  
600 Second Street NW  
Albuquerque NM 87102

**RE: A request for an Administrative Amendment to relocate a zoning boundary for a proposed subdivision.**  
**PR 2023-008235**

To Whom It May Concern,

ARCH+PLAN Land Use Consultants, agent for Richard Chess respectfully request your review and consideration for a Minor Administrative Amendment to a 1987 DRB signed off site development plan. The request is in seeking to relocate a zoning boundary for a proposed subdivision. An application for subdivision was submitted for a 1 to 2 lot subdivision for Tract 1-B, University Village under PR 2023-008235. The existing tract is dual zoned at R-MC (manufactured home community) and P-D (planned development).

The subdivision is proposing to create lots that will capture existing and potential land uses that reflect the underlying zone. Proposed Tract 1-B-1 at 30.70 acres which is currently developed with a manufactured home park. Proposed Tract 1-B-2 at 2.75 acres is currently undeveloped.

The administrative amendment is seeking to relocate the R-MC zoning line approximately 126 feet west in an effort reflect the existing land use with the correct zoning line location for the proposed subdivision.

The property has a history of previous actions through the City dating back to 1959 per staff research.

Previous actions listed below illustrate support for the subject application:

- 1959: zone map amendment approved for Site Development Plan for a manufactured home community under SU-1 for a Trailer Court. (Z-689)
- Amendments to the Site Plan in 1973 and 1975 added property through phases added to the site plan. A subsequent amendment was approved for an office/clubhouse. By 1981 all homes appear to have been placed on the property.
- 1987: zone map amendment to Planned Residential Development (PRD) for a maximum of 600 dwellings including C-1 uses for 15,000 square feet on a portion of the property. This site plan was signed off by the Development Review Board (DRB) as per approval of the zone map amendment by the Environmental Planning Commission. This site plan illustrates an easement location with no phasing line distinction as part of the larger Phase 4. The 2.7 acre parcel of the proposed subdivision falls west and matches the easement location on the phasing plan. (Z-689-1)
- 1990: Phasing plan obtained final signatures by DRB which allowed for subsequent replatting and phasing actions as allowed to occur. EPC or other approvals for specific site plans would be reviewed and approved phase by phase. (DRB 88-171)
- 1990: zone map amendment to SU-1 PRD and Commercial uses were approved for 2.7 acres for a portion of property known as Tract C-1. A new Phase 1-A, for the 2.7 acres was created for the commercial portion of the property and not the whole tract. As part of this action, the proposed access easement was shifted east to fall within and current location of a driving aisle for the manufactured home community. The Phase 1-A commercial site plan was approved with Conditions that would require an amendment to the overall site (phasing) plan for subdivision with sign-off by the DRB. DRB sign-off never occurred. This action appears to have created the current zoning map discrepancy. (Z-689-2)



- 1990: A revised grading and drainage plan approved by the City Hydrologist in July complied with one of the Conditions of Approval. The grading and drainage plan reflected 2.8 acres for this phase.
- 1990-1996: Removal/relocation of manufactured homes within the boundaries of Phase 1-A (2.7 acres) of the property

Subject to §14-16-6-4(Z)(1) This Subsection of the Integrated Development Ordinance (IDO) addresses applications for amendments to site development plans approved prior to the effective date of the IDO. Review and Decision requirements for an application for an administrative amendment, the subject application complies in the following manner as per §14-16-6-4(Z)(1)(a).

1. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.

**Response:** *The proposed two lot subdivision is seeking to eliminate the dual zone of the exiting parcel to reflect historical site plan approvals of the property. The intent is to create lots that reflect land uses with the correct zone. The existing site development plan continues to reflect requirements in place of the underlying zone going back to 1959. A manufactured home park, land use has been in place for several decades. Various amendments and subsequent zone changes have maintained the primary land use each time. Changes have revolved around increasing the number of mobile homes while intending to introduce a commercial component to the property. The requested amendment will continue to reflect original requirements by maintaining the existing land use and potential opportunities on the vacant portion of the property with a zone that will follow property boundaries that were supported by the both the Environmental Planning Commission and the Development Review Board. Future development on the vacant portion of the property will provide opportunity to establish and support a neighborhood character and need permissive in the underlying zone.*

*Support of the amendment will not materially undermine the intent and purpose of the IDO including impact Development Standards of the underlying zone. The land use has been in place for several decades without issue. Subdivision of the property is to support and reflect an accurate location of the zoning line while eliminate a dual zoned lot.*

2. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations for minor amendments.

**Response:** *The Amendment will continue and comply with the thresholds for minor amendments established in Table 6-4-4 based on the 10% numerical standard. Acreage difference has ranged between 2.7 acres and 2.85 acres. One of the proposed lots for the subdivision reflects 2.7 acres while the grading and drainage plan submitted in 1990 is at 2.8 acres. The most recent survey submitted for subdivision more accurately reflects location of existing land uses while proposing the zoning line at the appropriate location. The amendment will not change any previous approvals and will allow for the ability to proceed with completion of the proposed two lot subdivision.*

*The amendment will not create a lot or support development that will not meet applicable or the ability to achieve development standards for the zone district in that the subdivision will create legal lots of record reflecting the correct zone. The land use is currently in place and completion of the process, including the amendment will further support improvements to the property.*

3. The requested change does not require major public infrastructure, significant changes to access to the subject property, or a traffic impact study, which would warrant additional review by the original decision-making body.

**Response:** Approval of the Waiver will require any major public infrastructure, significant changes to access to the subject property, or a traffic impact study which would warrant additional review by the original decision-making body in that the need for the subject application is based on a subdivision application to eliminate a dual zoned lot and the relocation of a zoning line to more accurately reflect existing land uses while remaining within the threshold for a minor amendment. Comments provided by the Development Facilitation Team as part of subdivision review did not require any necessitation for review by the original decision-making body.

4. No deviations, Variances or Waivers shall be granted for minor amendments.

**Response:** No deviations, variances or waivers will be necessary for the subject application. The focus is relocation of the R-MC zoning line to eliminate a dual zone lot that will correspond with a proposed subdivision. The proposed lot will reflect existing land uses with the appropriate zone.

The application has achieved requirements for Minor Administrative Amendment approval as per §14-16-6-4(Z)(1)(a).

Attachments include:

- Proposed subdivision
- Proposed zone line relocation
- 1987 Notice of Decision including DRB signed off site development plan for amendment
- 1990 Notice of Decision (latest approval) including site development plan for 2.7 acres, not signed off
- 1990 Grading and Drainage Plan for 2.8 acres

Approval of the Minor Administrative Amendment will allow the applicant to complete the subdivision of the property before the Development Hearing Officer.

We respectfully request your review and approval of this Minor Administrative Amendment.

Sincerely,



Derrick Archuleta, MCRP



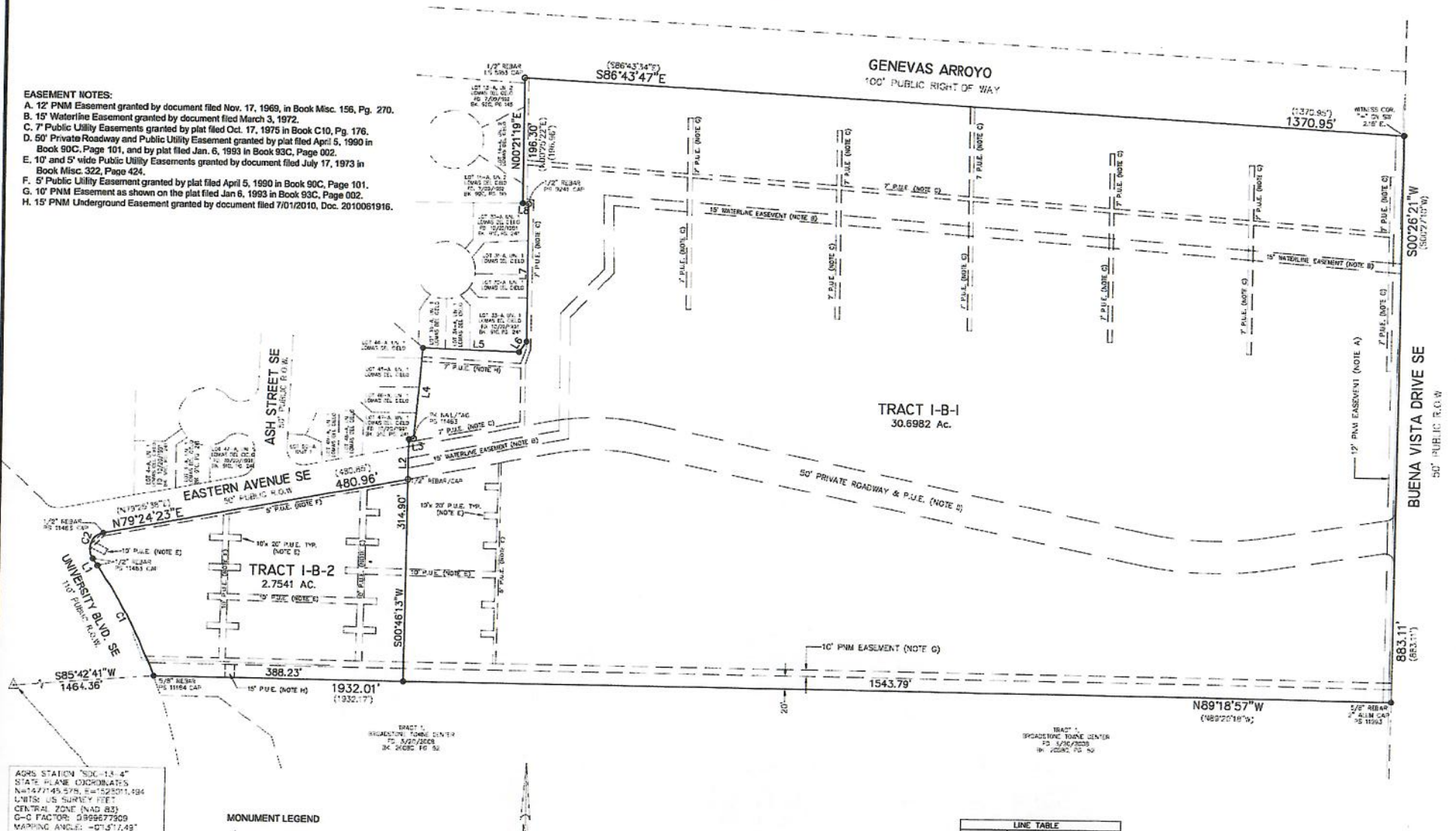
# PROPOSED SUBDIVISION

PLAT OF  
Tracts 1-B-1 & 1-B-2,  
UNIVERSITY VILLAGE,  
within Section 28, T.10N., R.3E., N.M.P.M.  
City of Albuquerque, Bernalillo County, New Mexico  
January 2023

COUNTY CLERK RECORDING STAMP

## EASEMENT NOTES:

- A. 12' PNM Easement granted by document filed Nov. 17, 1969, in Book Misc. 156, Pg. 270.
- B. 15' Waterline Easement granted by document filed March 3, 1972.
- C. 7' Public Utility Easements granted by plat filed Oct. 17, 1975 in Book C10, Pg. 176.
- D. 50' Private Roadway and Public Utility Easement granted by plat filed April 5, 1990 in Book 90C, Page 101, and by plat filed Jan. 6, 1993 in Book 93C, Page 002.
- E. 10' and 5' wide Public Utility Easements granted by document filed July 17, 1973 in Book Misc. 322, Page 424.
- F. 5' Public Utility Easement granted by plat filed April 5, 1990 in Book 90C, Page 101.
- G. 10' PNM Easement as shown on the plat filed Jan 6, 1993 in Book 93C, Page 002.
- H. 15' PNM Underground Easement granted by document filed 7/01/2010, Doc. 2010061916.

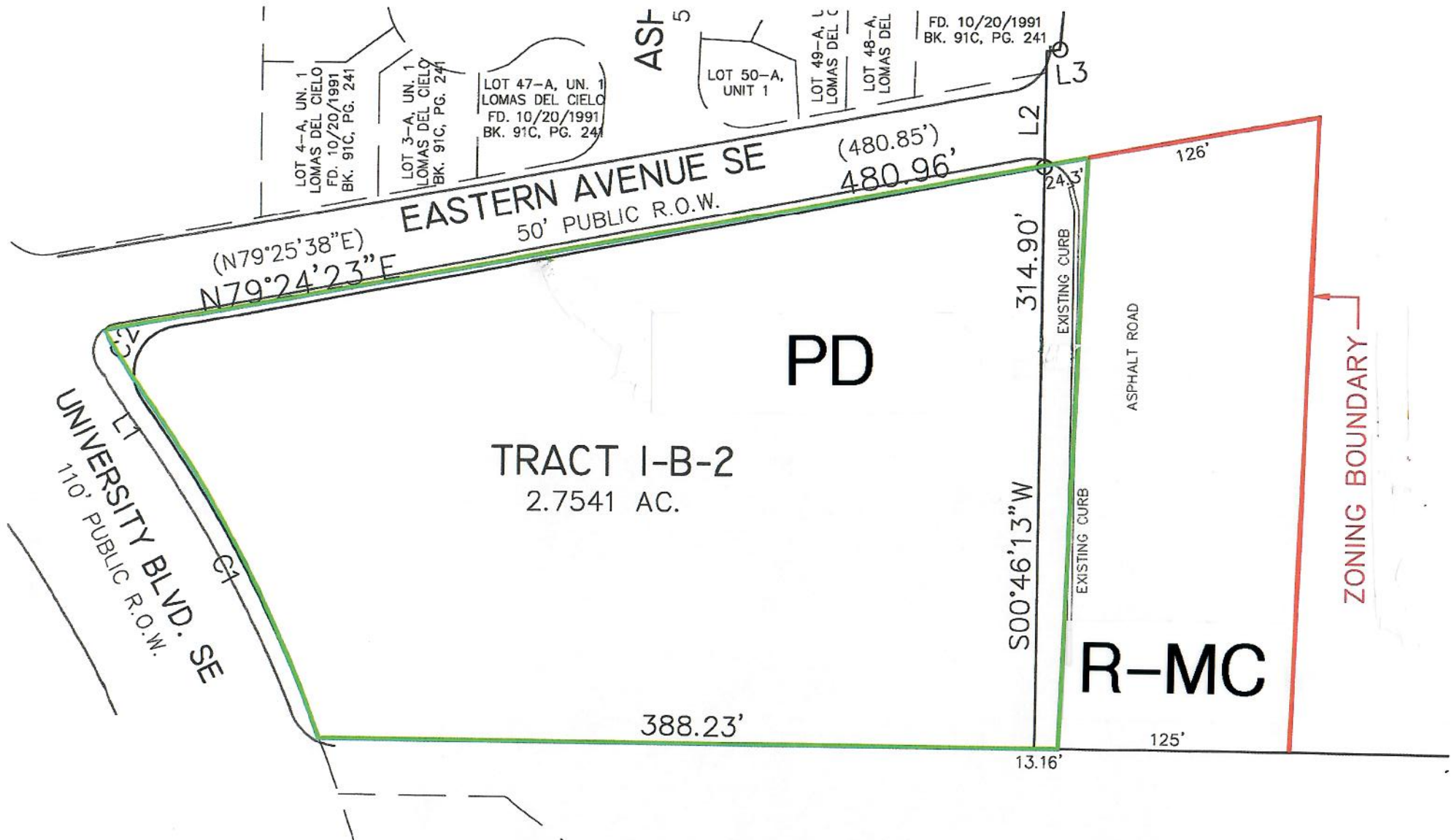


SHEET 2 OF 2

**ALPHA PRO SURVEYING LLC**  
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124  
PHONE (505) 892-1076 ALPHAPROSURVEYING.COM  
DRAWN BY: GG FILE NO. 22-342



# PROPOSED ZONE LINE RELOCATION



NOTICE OF DECISION  
SITE DEVELOPMENT PLAN - DRB SIGNED OFF

1987

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
P.O. BOX 1293, Albuquerque, NM 87103

Richard T. Chess ✓  
1907 Buena Vista SE  
Albuquerque, NM 87106

Date: May 22, 1987

CERTIFICATION OF ZONING

File: Z-689-1 ✓

DATE OF FINAL ACTION: 5/21/87

Location: Tracts 'A', 'B', and  
'C' of University Village  
Subdivision, located north of  
Gibson Boulevard S.E., between  
University Boulevard S.E. and  
Buena Vista Drive S.E., and  
containing approximately 33.5  
acres (L-15).

The Environmental Planning Commission ruled favorably on your request to amend the zone map as it applies to the above-cited property.

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM SU-1 FOR TRAILER COURT TO SU-1 FOR PLANNED RESIDENTIAL DEVELOPMENT WITH A MAXIMUM OF 600 DWELLINGS AND C-1 USES MAXIMUM 15,000 SQUARE FEET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EASTERN AVENUE AND UNIVERSITY BOULEVARD.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,

*Richard Dineen*

For Phil Garcia  
City Planner

cc: Graphics  
Zoning  
IMS/Work Study

Z-CERTIFICATION



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

Date: June 1, 1987

Richard T. Chess  
1907 Buena Vista S.E.  
Albuquerque, NM 87106

NOTIFICATION OF DECISION

File: Z-689-1  
Location: Tracts 'A', 'B' and 'C' of University Village Subdivision, located north of Gibson Boulevard S.E., between University Boulevard S.E. and Buena Vista Drive S.E., and containing approximately 33.5 acres (L-15).

On May 21, 1987, the Environmental Planning Commission voted to approve a change of zone from SU-1 for Trailer Court to SU-1 for Planned Residential Development with a maximum of 600 Dwellings and C-1 Uses maximum 15,000 square feet at the southeast corner of the intersection of Eastern Avenue and University Boulevard based on the following Findings and subject to the following Conditions:

Findings:

1. The request is consistent with the development objectives for the Established Urban area of the Comprehensive Plan by providing residential in-fill.
2. The request is consistent with Resolution 270-1980 because a change of use would be advantageous to the community, based on the traffic analysis and provision of diverse housing opportunities.
3. With minor revisions, the conceptual development plan the site is acceptable for providing parameters for intensity of development.

Conditions:

1. Phasing and requirements for future developments shall be indicated on the site plan and a replat occur that would eliminate the lot lines through the Development Review Board process.
2. The conceptual site plan shall be revised to the satisfaction of the Transportation Development Division, including Eastern Avenue as a private street through this site and revision of access onto Eastern Avenue, access to property to the south and access on the north.

The Environmental Planning Commission voted to defer your Site Development Plan approval to June 18, 1987, for building permit purposes for Phase I based on the following Finding:

Findings:

4. The agent has requested a 30 day deferral for the site development plan for building permit purposes for Phase I; a revised and complete site plan must be submitted by May 21, 1987 in order for staff to have adequate time for review and comment.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JUNE 5, 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.

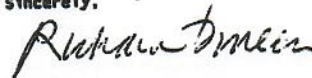
Richard T. Chess

2

June 1, 1987

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/JC/vb  
(9888L-48)

cc: Lawrence A. Garcia, Architect, 10300 Constitution, N.E., 87112  
Edmund Beck, 4501 Indian School Rd, N.E. 87110  
Vance Mauney, 8220 La Mirada Road N.E. 87109



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

Date: January 22, 1988

NOTIFICATION OF DECISION

Richard T. Chess  
1907 Buena Vista SE  
Albuquerque, NM 87106

File: Z-689-1  
Location: Tracts 'A'-'B'-'C', University Village  
Subdivision and zoned SU-1 for Planned Residential  
Development (600 Dwellings and C-1 Uses (15,000 square  
feet), located north of Gibson Boulevard S.E., between  
University Boulevard S.E. and Buena Vista Drive S.E.,  
containing approximately 33.5 acres. (L-15)

On January 21, 1988, the Environmental Planning Commission voted to approve your site development plan based on the following Findings and subject to the following Conditions:

Findings:

1. The request is consistent with the development objectives of the Comprehensive Plan for the Established Urban Area by improving existing development.
2. With additional notation, the site development plan is appropriate for establishing phasing and for building permit purposes for Phase 1.
3. Based on having only 4 dwelling units with 3 baths and just two bedrooms, with the need for the 3rd bath based on a second floor, a variance to allow only two parking spaces for the dwelling units in the Plan "A" Building is appropriate.

Conditions:

1. Dwelling types shall be clarified as townhouse or apartment where applicable.
2. Setbacks for Phase 4 shall be shown as a scale of 25 feet for 3 floors, 30 feet for 4 floors, and 35 feet for 5 floors.
3. The site development plan for phasing shall show the southernmost access drive to be disconnected between phases.
4. Details of gate placement shall be included with the site development plan for Phase 1.
5. The property shall be replatted, to provide a 60' foot access easement, 5 additional feet from either side of the existing road centerline, and dedication of 30 foot radius at the intersection of Eastern Avenue and University Boulevard, and to provide a 50 foot access easement to the property to the south, east of the commercial development.
6. Sidewalks shall be shown on the site development plan, with a single sidewalk along the north side of Eastern Avenue as a condition of Phase I, with connections to Phase 1.
7. A minimum of 60 trees shall be provided in Phase 1.
8. Access operation shall be evaluated by the Transportation Development Division with Phase 5 to determine if the additional access is warranted. If warranted, this additional access shall be the responsibility of the developer.

Richard T. Chess

2


January 22, 1988

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

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,

  
Richard T. Chess  
City Planner

PG/JC/vb  
(288)

cc: Lawrence Garcia, 10200 Menaul NE, 87112  
Edmund Beck, 4501 Indian School Rd. NE, Albuquerque, NM 87110  
Vance Mauney, 8220 La Miranda Rd., NE, Albuquerque, NM 87109

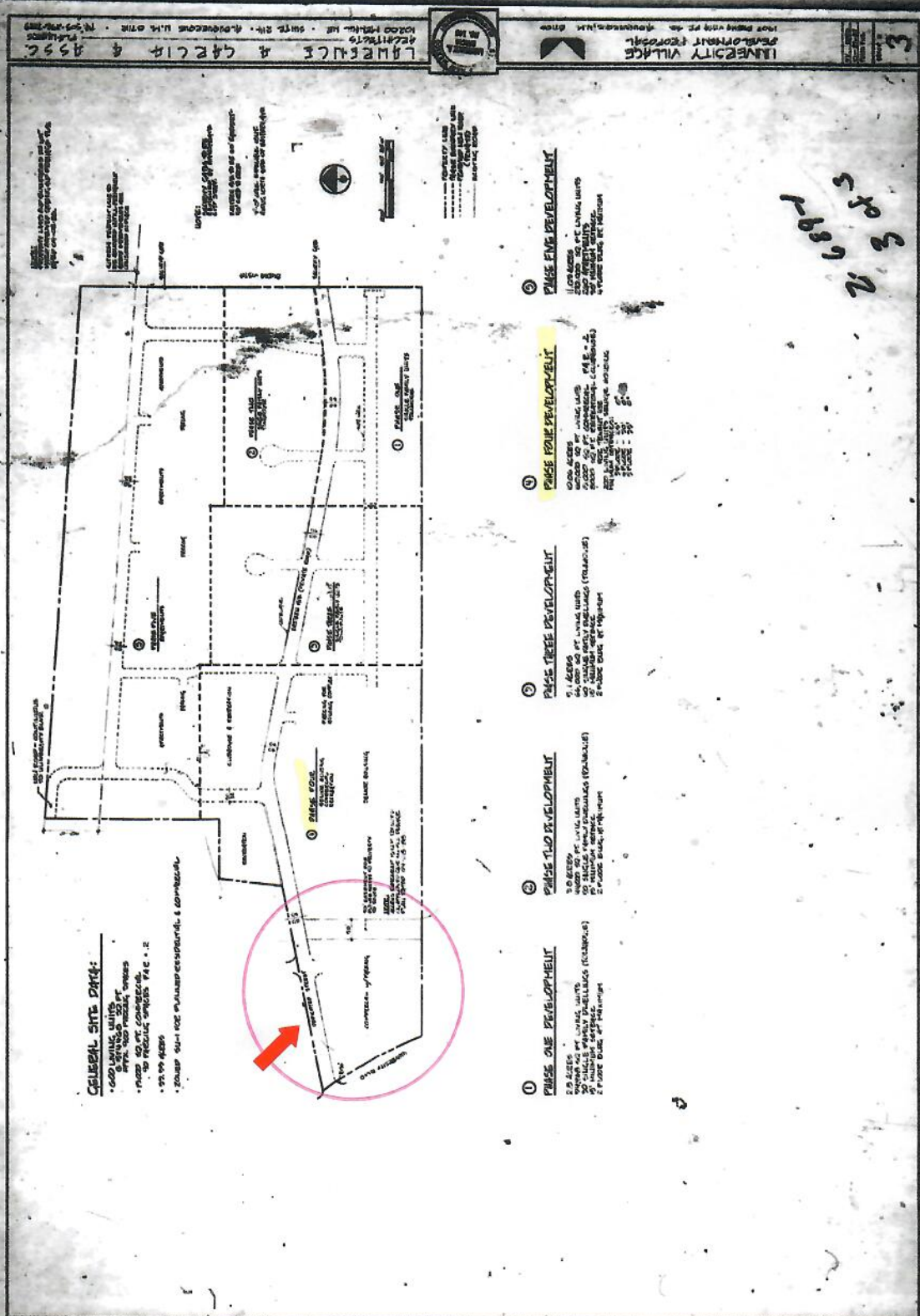


PLANS/PLATS ON FILE

FILE DESC: Z-689-1

# PLANS/PLATS 3

44-38861-Sub G-257-202  
 CITY OF ANCHORAGE  
 This advertising is entitled  
 "THE ANCHORAGE NEWS" and  
 contains a subscription to  
 the Anchorage News for the  
 year 1977. The price of the  
 subscription is \$1.00 per  
 copy. The subscription is  
 for the year 1977. The  
 subscription is for the year  
 1977. The subscription is for  
 the year 1977. The subscrip-  
 tion is for the year 1977.  
 (SEE 1977).  
 J. J. Jones  
 CITY CAFE BUREAU





# NOTICE OF DECISION

## SITE DEVELOPMENT PLAN

1990

CITY OF ALBUQUERQUE  
PLANNING DIVISION  
P.O. BOX 1293, ALBUQUERQUE, NM 87103

Richard T. Chess  
1907 Buena Vista SE  
Albuquerque, NM 87106

Date: June 26, 1990

### CERTIFICATION OF ZONING

FILE: Z-689-2

DATE OF FINAL ACTION: 2/15/90

LEGAL DESCRIPTION: Tract C-1, University Village,  
located east of University Boulevard SE, between  
Gibson Boulevard SE and Eastern Avenue, and  
containing 2.7 acres. (L-15)

The Environmental Planning Commission ruled favorably on your request to amend the zone map as it applies to the above-cited property.

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM SU-1 PRD AND COMMERCIAL (15,000 SQ. FT.) TO SU-1 PRD AND COMMERCIAL (20,000 SQ. FT.) AND A SELF-SERVICE STORAGE FACILITY

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,

  
Rex King  
City Planner

RK/CRB/lj  
cc: Lawrence Garcia, 915 Rio Vista SW; 87105  
Graphics  
Zoning  
LUIS  
Neal Weinberg/AGIS/Admin.

Z-CERTIFICATION

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

Date: February 16, 1990

**OFFICIAL NOTIFICATION OF DECISION**

Richard T. Chess  
1907 Buena Vista SE  
Albuquerque, NM 87106

FILE: Z-689-2

LEGAL DESCRIPTION: Tract C-1, University Village,  
located east of University Boulevard SE, between  
Gibson Boulevard SE and Eastern Avenue, and containing  
2.7 acres. (L-15)

On February 15, 1990, the Environmental Planning Commission voted to approve a zone map amendment from SU-1 PRD and Commercial (15,000 sq. ft.) to SU-1 PRD and Commercial (20,000 sq. ft.) and a self-service storage facility, based on the following Findings:

Findings/Zone Change:

1. Approval of the request would increase floor area ratio on the senior citizen phase.
2. Approval of the zone change as requested could be harmful to adjacent property owners by increased density and floor area ratio, in conflict with Resolution 270-1980 Section 1.E.
3. The recommended zone would be more advantageous to the community in compliance with Resolution 270-1980 Section 1. D. 3.

On February 15, 1990, the Environmental Planning Commission voted to approve Z-689-2, a site development plan, based on the following Findings and subject to the following Conditions:

Findings/Site Plan:

1. The site plan contains the necessary elements for site plan review with minor modifications.
2. A traffic analysis may be required to analyze traffic generation and air quality impacts as future phases develop.

CONDITIONS:

1. Trees to be added in the landscaping strip on the eastern and southern property lines for screening and buffering.
2. All sidewalks to be handicap accessible.
3. Parking lot and security lighting to be kept at 20 foot in height maximum and shielded so as not to spill over onto adjacent right-of-way and properties.
4. Thirty foot radius for the curb return at University Boulevard and Eastern Avenue to be noted on the site plan prior to final sign-off by the Development Review Board.
5. A left-turn bay on University Boulevard and dedication of a 60 foot right-of-way for Eastern Avenue to be noted on site plan prior to final sign off by the Development Review Board.
6. Construction of a 6' sidewalk along University and a 4' sidewalk along Eastern to be noted on the site plan prior to final sign-off by the Development Review Board.



Richard T. Chess

2

February 16, 1990

7. Signage to be limited to one 98 sq. ft. monument sign located at the corner of University and Eastern Avenue. Building mounted signage on the commercial buildings shall be shown and dimensioned on the site development plan to the satisfaction of staff. No building mounted signage will be allowed on the office or storage buildings.
8. An updated grading and drainage plan must be submitted and approved prior to final sign off by the Development Review Board.
9. A revision to the site plan for subdivision purposes to show a reduction by fifty dwelling units for phase five to be completed.
10. Relocate the handicapped spaces to more accessible locations to the satisfaction of staff.
11. The glass area on the office building shall be clear non-reflective glass.
12. The office square footage should be recalculated and shown on the site development plan. The parking shall be recalculated and the site plan be amended as necessary to incorporate the additional parking.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MARCH 2, 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 REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,



Rex V. King  
City Planner

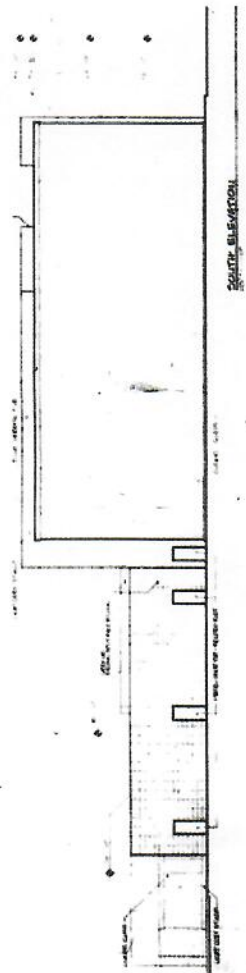
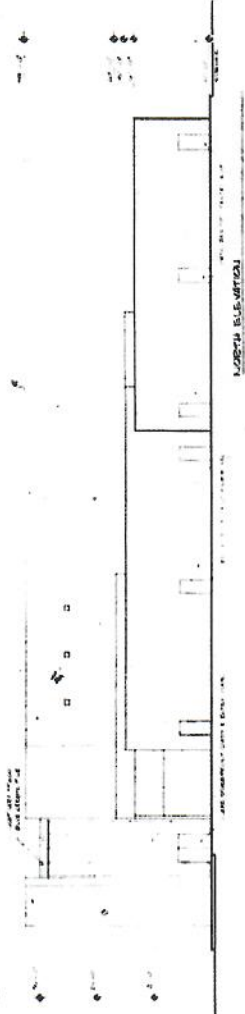
RVK/CRB/vb

11151

cc: Lawrence Garcia, 915 Rio Vista SW; 87105  
Mrs. Melvin Johnson, 1513 San Jose SE; 87106  
Louis Merritt, 1724 Gerald SE; 87106  
Herb Edmond, 1505 San Jose SE; 87106



2-689-2



LABORATORY VILLAGE  
RESEARCH CENTER  
1000 10TH AVENUE N.E.  
ALBUQUERQUE, N.M. 87106

5

PLANS/PLATS ON FILE

FILE DESC:

Z-689-2

# PLANS/PLATS 5

F

D

C

CITY OF ALBUQUERQUE

A

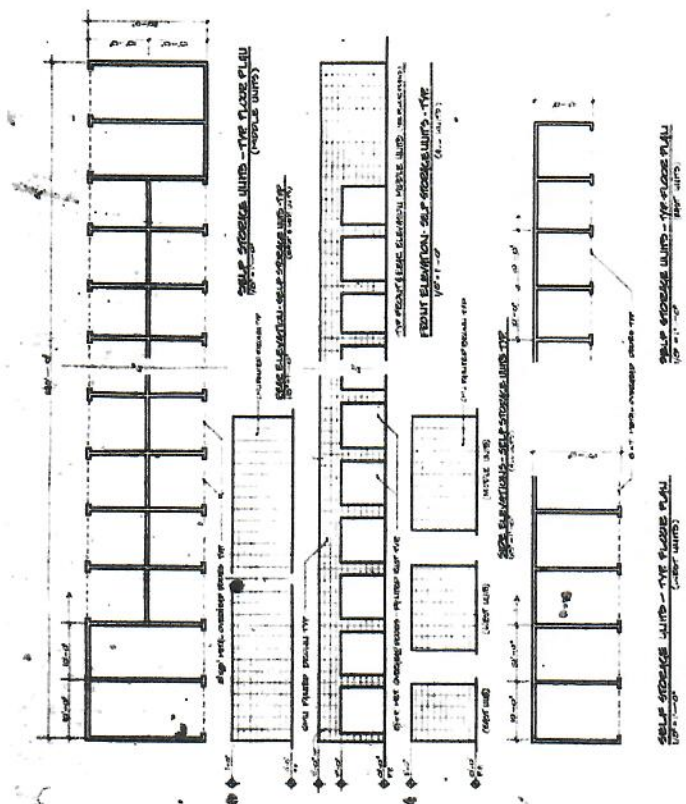
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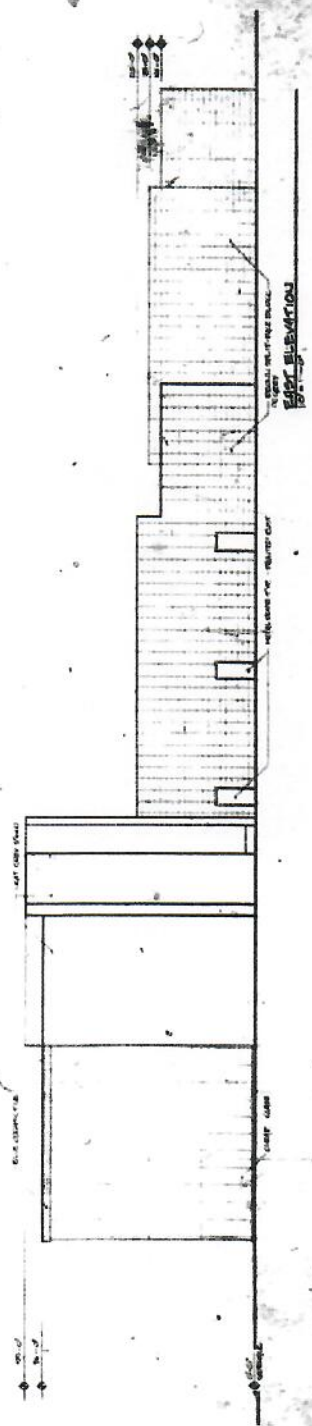
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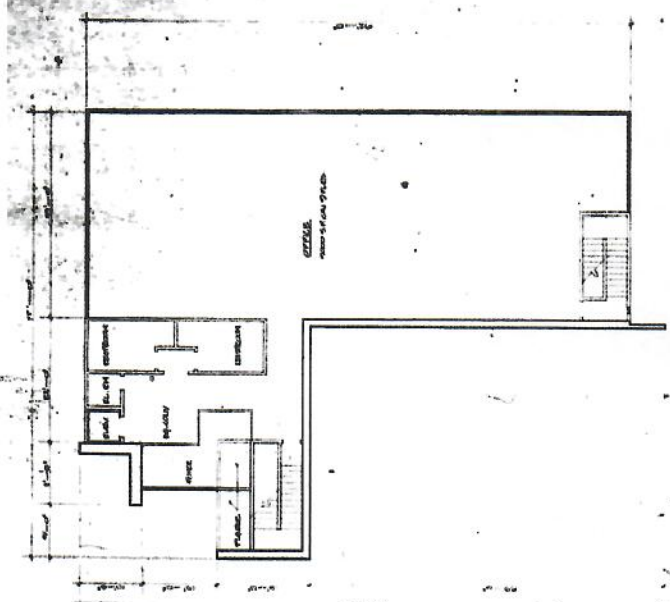


WMA 2000-241 - GUNN STATION #100

Call for  
this book at - call for this book



Examination

OFFICE - 2nd & 3rd FLOOR PLANS TWR  
8-1-00

UNIVERSITY VILLAGE  
DEVELOPMENT PROJECT

THIS PLAN COST THREE  
DOLLAR (EIGHT AND  
NINE CENTS).

CITY OF ALABAMA  
THIS INSTRUMENT IS THE BEST  
POSIBLE REPRESENTATION OF  
THE TRUE QUALITY OF THE  
ORIGINAL DOCUMENT

**BOOK REVIEW**

CITY OF ALBUQUERQUE

1997年12月15日

Thos. B. Hammond, Jr.

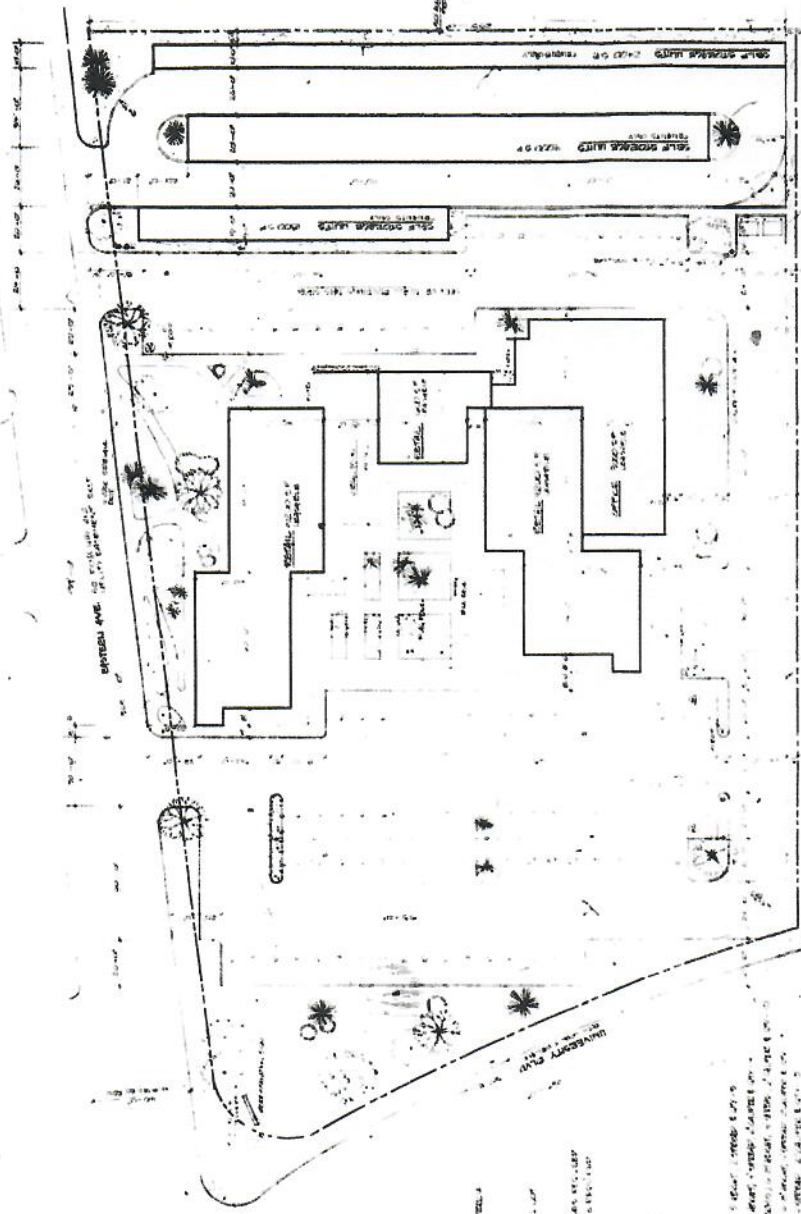






# SITE PLAN - 2.7 ACRES

UNIVERSITY VILLAGE  
DEVELOPMENT PHASE 4  
SHEET 2 OF 2



SITE PLAN  
SCALE: 1" = 40'-0"

2

CITY OF ALBUQUERQUE

C D

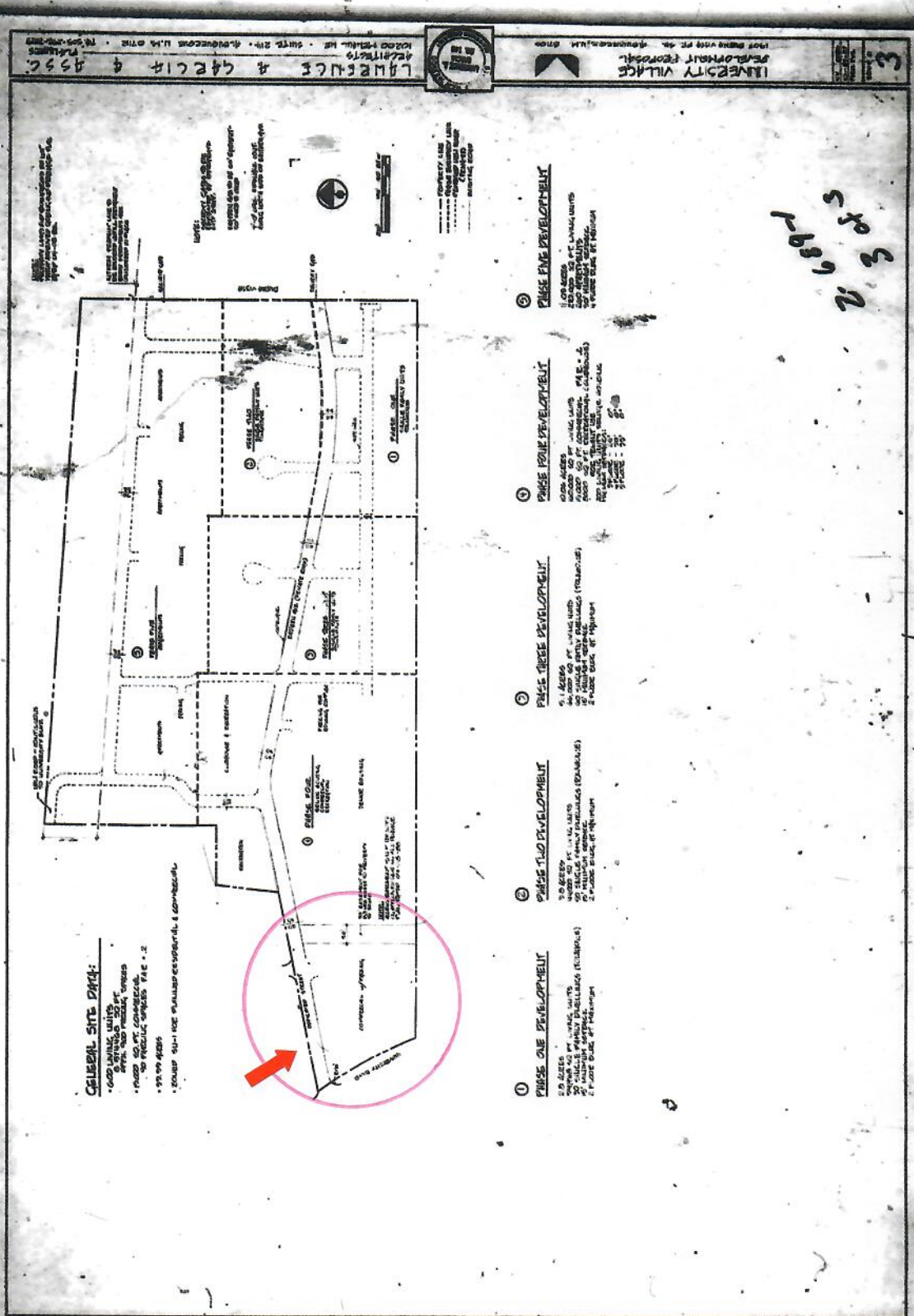


**LEGEND**  
 1. EXISTING BUILDING  
 2. EXISTING PARKING LOT  
 3. EXISTING DRIVEWAY  
 4. EXISTING LANDSCAPING  
 5. EXISTING UTILITY  
 6. EXISTING FENCE  
 7. EXISTING WALL  
 8. EXISTING CURB  
 9. EXISTING PAVEMENT  
 10. EXISTING GRAVEL  
 11. EXISTING ASPHALT  
 12. EXISTING CONCRETE  
 13. EXISTING BRICK  
 14. EXISTING STONE  
 15. EXISTING WOOD  
 16. EXISTING METAL  
 17. EXISTING GLASS  
 18. EXISTING PLASTER  
 19. EXISTING GYPSUM  
 20. EXISTING CEILING  
 21. EXISTING FLOOR  
 22. EXISTING ROOF  
 23. EXISTING FOUNDATION  
 24. EXISTING STRUCTURE  
 25. EXISTING SITE

**LANDSCAPE**  
 1. EXISTING LANDSCAPING  
 2. EXISTING PLANTING  
 3. EXISTING TREES  
 4. EXISTING SHRUBS  
 5. EXISTING FLOWERS  
 6. EXISTING GRASS  
 7. EXISTING SOIL  
 8. EXISTING WATER  
 9. EXISTING AIR  
 10. EXISTING LIGHT  
 11. EXISTING SOUND  
 12. EXISTING SMELL  
 13. EXISTING TASTE  
 14. EXISTING TOUCH  
 15. EXISTING FEEL  
 16. EXISTING HEAR  
 17. EXISTING SEE  
 18. EXISTING KNOW  
 19. EXISTING UNDERSTAND  
 20. EXISTING BELIEVE  
 21. EXISTING FEEL  
 22. EXISTING THINK  
 23. EXISTING DO  
 24. EXISTING HAVE  
 25. EXISTING BE

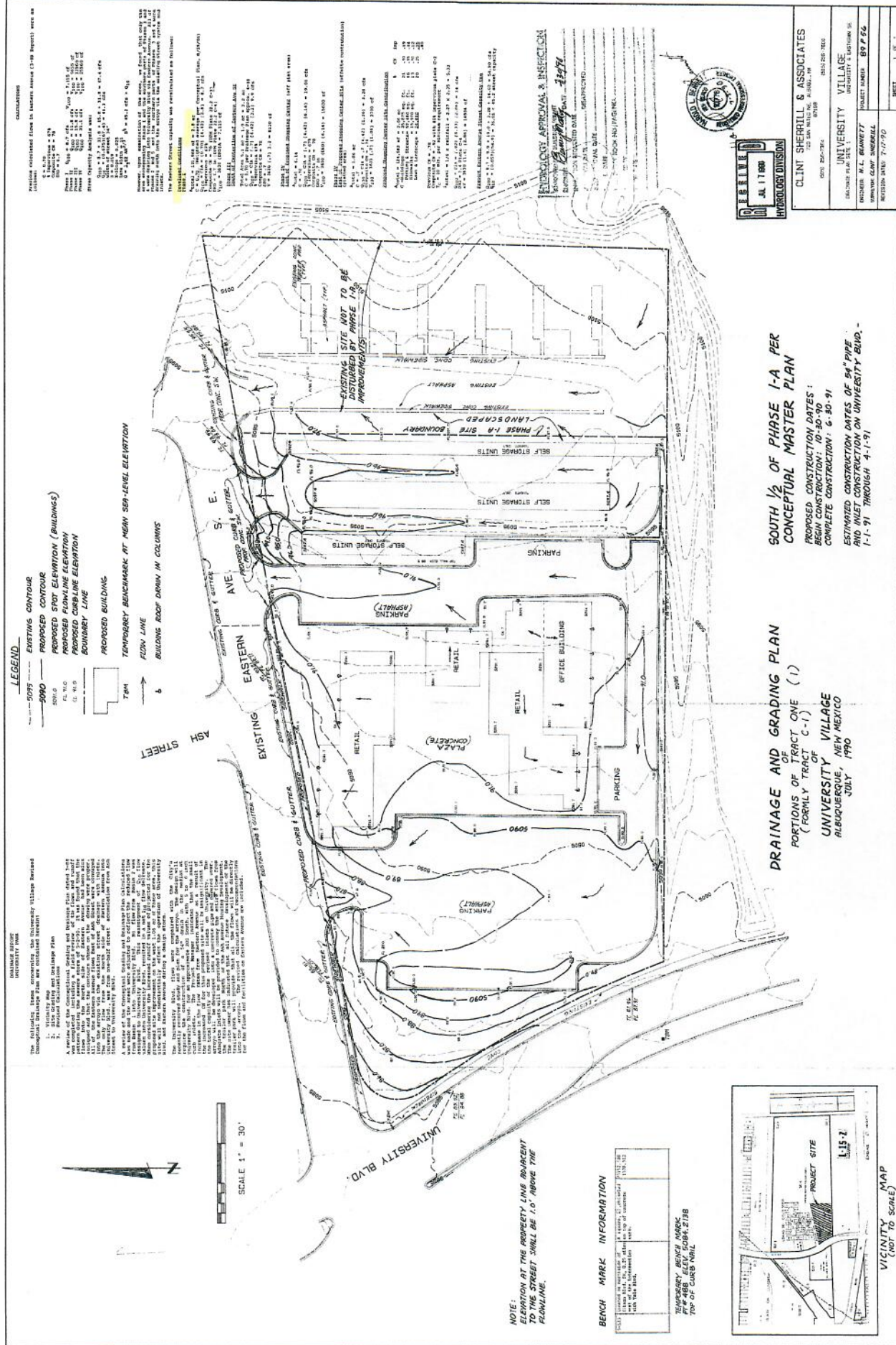
2-6892  
4 of 5

100-42927-1000 2-28-68 100-42927-1000  
 CITY OF ALBUQUERQUE  
 This marriage is certified  
 to be a lawful and honorable  
 marriage according to the laws  
 of the State of New Mexico  
 and the laws of the  
 United States of America.  
 The marriage is solemnized  
 and performed in accordance  
 with the rites and ceremonies  
 of the Roman Catholic Church  
 and the laws of the State of  
 New Mexico.  
 (MEX-1007)  
*James Brown*  
 CITY CLERK ALBUQUERQUE  
 100-42927-1000





# 1990 GRADING & DRAINAGE PLAN - 2.8 ACRES



**SOUTH 1/2 OF PHASE 1-A PER CONCEPTUAL MASTER PLAN**

PROPOSED CONSTRUCTION DATES:  
 BEGIN CONSTRUCTION: 6-30-91  
 COMPLETE CONSTRUCTION: 6-30-91  
 ESTIMATED CONSTRUCTION DATES OF 94" PIPE AND INLET CONSTRUCTION ON UNIVERSITY BLVD - 1-1-91 THROUGH 4-1-91

**DRAINAGE AND GRADING PLAN**  
 PORTIONS OF TRACT ONE (1)  
 (FORMERLY TRACT C-1)  
 UNIVERSITY VILLAGE  
 ALBUQUERQUE, NEW MEXICO  
 JULY 1990

