

# OFFICIAL NOTIFICATION OF DECISION

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
P.O. Box 1293, Albuquerque, New Mexico 87103

Pacific Realty Corp.  
14180 Dallas Parkway  
Dallas, Texas 75240

DATE: December 16, 1983

## NOTIFICATION OF DECISION

File: Z-75-71-1  
Location: Lot 4, Academy Hills  
Subdivision, located at the  
north corner of the intersection  
of Layton Avenue and Eubank  
Boulevard, N.E.

On December 15, 1983 the Environmental Planning Commission approved the Site Development Plan on the above-referenced case subject to Development Review Board sign-off and the following Findings:

1. The requirements of the Traffic Engineer must be complied with.
2. Building setbacks from parking lots should be 15 feet minimum.
3. Street trees must be 15 feet from the curb line.
4. All requirements of the Development Review Board must be complied with.
5. It is suggested that the willingness of the developer to listen to complaints and concerns of the neighborhood be honored.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY December 30, 1983 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 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,

*Deborah V. Hogan*

Deborah V. Hogan  
Board Secretary

cc: Howard M. Kaplan, Wilson & Company, P.O. Box 3548; 87190

LETTER OF ADVICE