

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

Date: September 28, 2001

**AMENDED OFFICIAL NOTIFICATION OF
DECISION**

Paul Newman
P.O. Box 21490
Albuq. NM 87154

FILE: 01128 00908/01128 00909
LEGAL DESCRIPTION: for Lots 29-32, Tract 3,
North Albuquerque Acres, Unit 3, zoned SU-2 for
O-1 & RT, located on Signal Ave. NE between
Barstow NE and Ventura NE, containing
approximately 3.3877 acres. (C-20) Lola Bird,
Staff Planner

On August 23, 2001, the Environmental Planning Commission voted to approve 01128 00908, a site development plan for subdivision, for Lots 29, 30, 31 and 32, Block 4, Unit 3, North Albuquerque Acres, zoned SU-2 for O-1 and RT, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 3.4 acre site located at the northeast corner of Barstow Street and Signal Avenue NE. The applicant proposes to create 24 residential lots.
2. The submitted site plan meets the requirements of the *Zoning Code* for a site development plan for subdivision.
3. The site development plan furthers the applicable goals and policies of the *Comprehensive Plan*. It proposes a quality urban environment with new growth accommodated on vacant land, contiguous to existing urban facilities and with a design which is appropriate to the plan area.
4. The site development plan generally complies with the policies of the *Vineyard Sector Development Plan* which references the policies for the Developing Urban areas of the *Comprehensive plan*. In addition, this request complies with the policies of the SU-2 zone, as outlined in the *Vineyard Sector Development Plan* by submitting a site plan for EPC review and approval.
5. The submittal will be adequate with some minor changes and additions.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Dedication of right-of-way for Barstow Street, 40 feet from centerline ($34 + 6 = 40$).
3. Additional pedestrian connections shall be provided from the cul-de sac to Signal Avenue. In addition, pedestrian connections from the cul-de sac to the planned neighborhood commercial area located north of the subject site, shall also be provided and with controlled access until development occurs on the parcel to the north. Specified location of the pedestrian connections shall be between lots 4-5 and one between lots 16-17.

On August 23, 2001, the Environmental Planning Commission voted to approve 01128 00909, a site development plan for building permit, for Lots 29, 30, 31 and 32, Block 4, Unit 3, North Albuquerque Acres, zoned SU-2 for O-1 and RT, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 3.4 acre site located at the northeast corner of Barstow Street and Signal Avenue NE. The applicant proposes to create 24 single-family detached residences.
2. The site development plan furthers the applicable goals and policies of the *Comprehensive Plan*. It proposes a quality urban environment with new growth accommodated on vacant land, contiguous to existing urban facilities and with a design which is appropriate to the plan area.
3. The submitted is generally in conformance with the goals and policies of the *Vineyard Sector Plan* which references the policies of the Developing Urban Area of the *Comprehensive Plan*. With some changes and additions, this submittal will also comply with the design guidelines of the *La Cueva Sector Development Plan* which are also referenced by the *Vineyard Sector Development Plan*.
4. The submittal will be adequate with some minor changes and additions.
5. The submitted site plan shows drainage on the adjacent property not owned by the applicant.

AMENDED OFFICIAL NOTICE OF DECISION

AUGUST 23, 2001

01128 00908/01128 00909

PAGE 3

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Additional pedestrian connections shall be provided from the cul-de sac to Signal Avenue. In addition, pedestrian connections from the cul-de sac to the planned neighborhood commercial area located north of the subject site, shall also be provided and with controlled access until development occurs on the parcel to the north. A specified location of the pedestrian connection shall be between lots 16-17.
3. All fixtures shall be of a full cut off type, to prevent fugitive light, mounted no more than 16' high.
4. The planting strip located along Quail Creek Place shall be planted with a mixture of shrubs and vegetative groundcovers and mulched with gravel over filter fabric.
5. The landscape plan shall note a maintenance responsibility statement for the landscaping provided along Signal Avenue, Barstow Street and Quail Creek Place.
6. The concrete block wall running immediately adjacent to the sidewalk along Barstow shall be removed and the elevated 5' wide strip shall be planted with low water use plants to create a pedestrian friendly environment.
7. Policy 7 of the *La Cueva Sector Development Plan* design guidelines, *Architectural Character, Single family Residential* states building design should "De-emphasize garages, and orient porches, doors and windows to the street." To comply with this guideline, the applicant shall reconfigure the building footprint so that garages are at least recessed from the front of buildings, if not, located to the rear of the building, such that the main entranceways to the homes are easily visible and oriented to the street.
8. All mechanical equipment, roof or ground-mounted, shall be screened from view.
9. The perimeter wall shall be offset, indented or curved at 100-foot intervals to the satisfaction of staff to comply with the design guidelines of *La Cueva Sector Plan* which prohibit long expanses of wall.

AMENDED OFFICIAL NOTICE OF DECISION
AUGUST 23, 2001
01128 00908/01128 00909
PAGE 4

10. The grading and drainage plan shall be revised to contain and or handle storm ... flows on site if an agreement with the adjacent property owner to the east is not reached.


IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 7, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND 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 Department form to the Planning Department 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.

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).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


Robert R. McCabe, AIA, APA
Planning Director

RM/LB/ac

cc:

Advanced Engineering & Consulting, 10205 Snowflake Ct. NW, Albuquerque, NM 87114
John Ingram, Nor Este NA, 8901 Henriette Wyeth, Albuquerque, NM 87122
Joe Yardumian, Nor Este NA, 7801 RC Gorman Ave. NE, Albuquerque, NM 87122
Archie Gibson, 9823 Mary Ellen Pl. NE, Albuquerque, NM 87111