

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

Trammell Crow Company
P.O. Box 25346
Albuquerque, NM 87125

Date: July 22, 1987

NOTIFICATION OF DECISION

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File: Z-87-93

Location: Tract D Montgomery Plaza located north of
Montgomery Boulevard between San Mateo Boulevard and
Jefferson Street N.E. and containing approximately
17.97 acres (F-17).

On July 16, 1987, the Environmental Planning Commission voted to approve a change of zone from C-2 to SU-1 for C-2 with Warehousing based on the following Findings:

Findings:

Zone Change

1. The requested zone change from C-2 to SU-1 for C-2 with warehousing is consistent with the existing land use and zoning. (Warehousing limited to maximum square footage as shown on the development plan presented to us.)
2. The requested zone change provides the city with a vehicle by which the property can be monitored.
3. The requested zone change allows warehousing space to substitute for existing retail space.

SITE DEVELOPMENT

1. The combination of parking spaces in Phase I and II, meet the required parking spaces.
2. The Site Development Plan contains the elements required for site plan approval.
3. The proposed Building A will be similar in color and style to that of the existing building on site.

The Environmental Planning Commission voted to approve your Site Development Plan amendment with the following Conditions:

Conditions:

1. Raised curbing with sidewalk be provided at the west end of the parking area north of proposed Building A.
2. The refuse containers for proposed Building A be relocated in order to maintain the existing cross-street for the service station.
3. Repave parking area to allow dedication of needed right-of-way.
4. The sign be located out of the clear-sight-triangle and the sign base color noted on the elevation plan.
5. The required Phase I parking spaces be provided in Phase II.
6. Removal of all non-conforming, temporary, and portable signs.
7. Landscaping along Montgomery Boulevard and around Building A not to take up less than eight parking spaces and to the satisfaction of Planning Staff.
8. Raised curbing provided at the ends of the parking area west of the existing shopping center buildings and at the ends of the parking areas adjacent to proposed Building B.

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9. The offset alignment of the entry lane from Montgomery west of proposed Building B be corrected.
10. Handicap parking indicated on the Site Development Plan for proposed Building B.
11. Refuse container for proposed Building B if required by Staff.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JULY 31, 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.

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 Dmeen
PHL PH17 Garcia
City Planner

PG/MJL/vb
(7684L-13-14)

cc: AKT Architects, P.O. Box 3366 87190