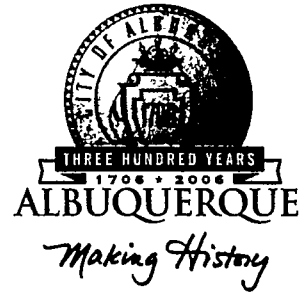


CITY OF ALBUQUERQUE



January 28, 2005

For File: File04-AA- , Project 1000464

Request: Administrative Amendment to an Approved Site Development Plan for Building Permit for Parcel H-6A1A-1 and H-6A1A-2 Riverview. Total of 6.4955 acres.

This letter provides explanation for the approval of the above-referenced request. The original site development plan approval was made by the EPC in 1999 at a noticed public hearing. While the approved Furr's Grocery store building was constructed following the EPC approval, construction was never finalized and the building was not occupied. It remained vacant for several years. This amendment, as provided for under that authority provided in the Comprehensive City Zoning Code, allows the replacement of the approved building with a similar building and minor adjustments to the approved site layout. Overall, the Planning Department has determined that the adjustments approved through this action will cause no additional impact to surrounding streets and properties compared to the impacts that would have occurred with the occupancy of the EPC-approved layout. In fact, several modifications to the administratively approved plan have been designed to minimize adverse site impacts beyond the level of the EPC-approved plan.

P.O. Box 1293

Albuquerque

New Mexico 87103

Modifications to the plan to minimize off-site impacts were made in response to input from area residents, including the Piedras Marcadas Neighborhood Association. Prior to approving this request, property owners within 100 feet of the site along with area neighborhood associations were informed of the City's consideration of this action. Several discussions were conducted with concerned area residents; in addition, a meeting between the applicant, area residents and Planning Department representatives was held to review the project and to discuss possible plan modifications.

With this approval, the following Conditions are put into effect:

www.cabq.gov

- 1) Building height shall not exceed the height or maximum elevation of the originally-approved Furr's building. This height shall not necessarily be measured from the finished floor grade of the building; rather, height shall be measured relative the elevation of surrounding properties and terrain. (The Furr's building measured 22' to top of parapet, the new owner is proposing to lower the finish floor grade of the building 2' in order to construct a building height of 24' feet above finished floor.)
- 2) Rooftop equipment shall not reach a height above the building parapet.
- 3) The building roof and rooftop equipment shall be a beige (or similar) non-reflective color to minimize glare and to minimize the presence of rooftop equipment.

- 4) The trash compactor area to the rear of the building shall be fully covered with a roof in order to minimize noise from the compactor.
- 5) Truck deliveries made to the rear loading dock of the building are prohibited between the hours of 10:00 PM and 5:00 AM local time to minimize noise impact on nearby residential properties.
- 6)
- 7) Landscaping along the north property line of the site shall include trees and shrubs that provide visual buffering but will not grow to heights that infringe on the views from the adjacent residential properties.
- 8) The site occupant shall abide by the City's weed and litter ordinance and noise ordinance, and make every reasonable effort to keep the site free of trash.
- 9) Non-delivery vehicles shall directed by signage and/or other means from circling the building.
- 10) The queuing and idling of diesel delivery trucks on the drive aisle along the north side of the property is strongly discouraged.

Approved By

 1/28/2005

For Planning Director Richard Dineen