

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

✓IN 760042
cc: Jim Trump
Jerry Davis

Date: November 22, 1996

OFFICIAL NOTIFICATION OF DECISION

The Beach Waterpark, Inc.
1600 Desert Surf Circle Ne
Albuquerque, NM 87107

FILE: Z-96-128

LEGAL DESCRIPTION: For Parcels B and C, Renaissance III Subdivision, zoned SU-1 / IP & Amusement Facility of a Permanent Character, located on Desert Surf Circle NE in the southwest quadrant of the intersection of Montano Road NW and Interstate Route 25, containing approximately 19 acres. (F-19) CHRISTINE KUDJA, STAFF PLANNER

On November 21, 1996, the Environmental Planning Commission voted to approve Z-96-128, site development plan amendment based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request to approve a Site Development Plan to allow a new 70' tall water slide structure, a band shell and picnic area, to modify existing shade structures, add new shade structures, to increase storage areas, add a new caretaker's residence, and to approve the submitted site plan as an "as-built" plan, which will incorporate changes that were made in the field when the project was originally built, and which differ from the plan on file in the Planning Department, Development Services Division.
2. The proposed 70' water slide structure is approximately 38' taller than the previously approved structure height limit of 32'.
3. A structure of this height and scale is consistent with the site zoning, SU-1 for a Recreational Facility of a Permanent Character.
4. The additional parking required, a minimum of fifty spaces, will be determined by the Public Works Department, Transportation Division, and can be accommodated on Parcel B, which is part of the undeveloped portion of the site.
5. The other structures proposed, including the bandstand, caretaker's lodging, shade structures and picnic areas, are consistent with the SU-1 zoning, and with the "permanent character" of the recreational facility.
6. The proposed landscaping is generally consistent with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance.
7. The waterslide tower would be an ideal site for a cellular antenna.

CONDITIONS

1. The applicant shall comply with the requirements of the agencies comments in the staff report.

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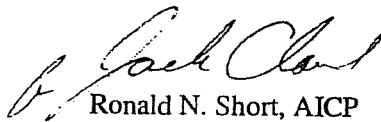
2. The applicant shall submit a complete landscaping plan to the Development Review Board, which complies with all appropriate City ordinances for non-residential landscaping. The applicant shall submit a complete landscaping plan to the Development Review Board, which complies with all appropriate City ordinances for non-residential landscaping. The landscaping plan shall include tall deciduous trees, of a minimum 4" caliper, to screen the water slide tower base and portions of the water slide from Interstate 25, generally as indicated on Sheet 1A, "Slide Tower View Plane," of the applicant's submittal package.
3. The applicant shall provide additional off-street parking to accommodate the proposed uses. Parking shall be negotiated to the satisfaction of the City Transportation Division of the Public Works Department.
4. The tower for the waterslide shall be partially enclosed with solid massing.
5. This site should be considered for a cell tower location.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 6, 1996 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: 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 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 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).

Sincerely,



Ronald N. Short, AICP
Planning Director

RNS/WG/ac

cc: Tierra West Development Management Services, 4421 McLeod Rd. NE, Ste D, Albuquerque, NM 87109