

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

DATE: June 24, 1983
FILE NUMBER: Z-82-71-1/2-83-41/V-83-20
LOCATION: West of University
Boulevard and south of
the Kirtland Addition,
Unit 1.

Osteopathic Hospital Association, Inc.
4701 Montgomery Boulevard N.E.
Albuquerque, New Mexico 87110



Gentlemen:

On Thursday, June 16, 1983, the Environmental Planning Commission granted Site Development and Landscaping Plan amendment approvals and a change of zone from O-1 and R-3 to SU-1 (Special Use of a Hospital and Related Facilities) for Lots 1 through 8, based on the below-listed findings of fact:

1. The vacation of Jefferson Place and Lane is appropriate and encouraged.
2. The zone change is consistent with adjacent zoning and land use.
 - a. The sign must be removed from the clear sight triangle.
 - b. Greater detail on the sign is required.
 - c. Sidewalks should be indicated.
 - d. Building elevations must be indicated.
 - e. The landscaping plan should be submitted on one sheet prior to final sign-off.
3. Generally, the site plan is well thought out and conceived.
 - a. Building elevations should be indicated on the site plan.
 - b. Parking spaces shall be 163 spaces as actually shown on the plan.
 - c. Parking areas to the north and east should be connected.
 - d. Construction of this project requires two access points.
 - e. Approval of this site plan requires slight modification and amendment to the previously approved site plan to the south for access purposes.
 - f. Based on the plans submitted, it appears that the proposed office building for the hospital site to the south has been eliminated. This should be reflected on the amended site plan for the hospital.

Lots 6 through 13 were granted a change of zone from O-1 and R-3 to SU-1 (Special Use of a Hospital and Related Facilities). The Site Development and Landscaping Plan amendments for these lots were denied.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JULY 1, 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.

SEE REVERSE SIDE FOR FURTHER INFORMATION

LETTER OF ADVICE

YOU WILL RECEIVE NOTICE IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL YOU CAN RECEIVE BUILDING PERMITS 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).

Yvonne T. Carmona
Environmental Planning Commission
Board Secretary

cc: The Hoffman Partnership, 4501 Indian School Road N.E., Suite A, 87110
City Engineers
Traffic Engineers

NOTE: YOU HAVE RECEIVED APPROVAL FOR A REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN. PLEASE REFER TO THE ATTACHED SHEET FOR FURTHER INFORMATION AND INSTRUCTIONS.