

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

Date: June 22, 1987

NOTIFICATION OF DECISION

Coors Central Partners  
Johnson Development  
3001 Louisiana Blvd., N.E.  
Albuquerque, NM 87110

File: Z-86-24-1  
Location: Tracts A-F, Hubbell Plaza and Lot 1,  
Airport Unit, Town of Atrisco Grant, all zoned C-2  
and located on the north side of Central Avenue  
between Coors Boulevard, NW and Airport Drive, NW  
containing approximately 27 acres. (K-10).

On June 18, 1987, the Environmental Planning Commission voted to approve your amendment to a Site Development Plan, approving uses A-F, based on the following Findings and subject to the following Conditions:

Findings:

1. This site plan is requesting an amendment to the previously approved site development plan, as well as, specific site plan approval for Uses F and K.
2. This site plan complies with the Coors Corridor Plan requirements.
3. An increase in square footage is requested for Uses A-E and Use K.
4. The northwest corner of the site requires an agreement for relocation of the City water well site as well as vacation of an open space/drainage easement.
5. The drainage plan is approved only on the condition that #4 above takes place.
6. Modifications to the site plan are required to satisfy the Transportation Development comments.

Conditions:

1. Uses A-E shall maintain a total square footage of 147,575 square feet.
2. Site development plans must be submitted to the Environmental Planning Commission for Uses G-J.
3. Concerns of Transportation Development must be met per their comments attached to this report.
4. Pad F must reduce the number of small car spaces from 25 to 13 and aisle widths must be 24 feet wide.
5. All pad buildings must maintain the required number of parking spaces for the square footage built.
6. The location and size of refuse containers must be approved by the Refuse Division prior to final plan sign-off.
7. Street trees on Coors Boulevard must be placed outside the right-of-way.
8. A barrier curb must be placed around the drainage pond.
9. The two free standing monument signs as shown are acceptable. No free-standing signs are allowed on the pad sites.
10. Site plan modifications required for uses A-F be delegated to staff.
11. A report is required to accomplish vacations, grants of easements and/or land exchanges necessary.

Coors Central Partners

The Environmental Planning Commission voted to defer to the July 16, 1987, public hearing use K based on the following Findings:

Findings:

4. The northwest corner of the site requires an agreement for relocation of the City water well site as well as vacation of an open space/drainage easement.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JULY 6, 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 Trueman*  
for Phil Garcia  
City Planner

(7639L-1)  
PG/SM/vb

cc: De la Torre Rainhart, 700 Lomas, N.E., Suite 200, 87102

City of Albuquerque  
Planning Department  
Planning Division  
P.O. Box 3293, Albuquerque, New Mexico 87103

Date: July 20, 1987

**NOTIFICATION OF DECISION**

Coors Central Partners  
Johnson Development  
3001 Louisiana Blvd., N.E.  
Albuquerque, NM 87110

File: Z-86-24-1  
Location: Tracts A-F, Hubbell Plaza, and Lot 1,  
Airport Unit, Town of Atrisco Grant, all zoned C-2  
and located on the north side of Central Avenue  
between Coors Boulevard, NW and Airport Drive, NW  
containing approximately 27 acres. (K-10) APPROVED  
WITH CONDITIONS ON 6-18-87

On July 16, 1987, the Environmental Planning Commission voted to approve Z-86-24-1, Use "K", based on the following Findings and subject to the following Conditions:

FINDINGS:

1. On June 18, 1987, the EPC approved a portion of this site development plan and deferred Use "K" to the July 16, 1987 public hearing.
2. The deferral of Use "K" was done to allow the applicant to proceed with the vacation of an open space/drainage easement and to negotiate a land trade to relocate the City water well site.
3. The vacation of the easement was approved with Conditions by the DRB on June 30, 1987.
4. A verbal agreement has been reached with the City regarding relocation of the water well site.
5. The reconfiguration of the northwest corner of the site has allowed an expansion of square footage for Use "K" without changing the overall amount of land used for Use "K".
6. The addition of vines planted along the chainlink fence would visually screen this use from the main shopping center site.

Conditions:

1. Vines must be planted along the base of the chainlink fence to visually buffer Use "K".
2. The 20-foot drain line easement must be modified to include a water line easement. The segment west of the new well site will be shifted north of the storage buildings and is to be a 30-foot access, drain line and well collector line easement. The segment east of the new well site will be a 25-foot drain line and water line easement.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JULY 27, 1987. IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

July 28, 1987

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.

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Sincerely,



For Phil Garcia  
City Planner

PG/SH/vb  
(7684L-4)

cc: De la Torre Rainhart, 700 Lomas, N.E., Suite 200, 87102