

OFFICIAL NOTIFICATION OF DECISION

Z-97-83/AX-97-5

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CONDITIONS:

1. Site Plan approval is contingent upon City Council approval of the companion request for annexation and establishment of SU-1 zoning for C-2 Uses and a Campground.
- ✓ 2. One freestanding sign that is limited to 26 feet in height and 75 feet in sign area to be shared by all of the businesses on the site is allowed.
3. The comments of the Public Works Department Transportation Development office shall be met, including dedication of street rights-of-way, construction of curb and gutter and provision of a Traffic Impact Study with the application for any site plan for building permit requests.
4. The comments of the Public Works Department Utility Development office shall be met, including the required financial guarantees as a condition of site plan or plat approval by the Development Review Board.
5. Future site plans for building permit shall be delegated to the Development Review Board for public hearing.
6. No off street premise signs be permitted.
7. Building design and materials shall be architecturally compatible.
8. No standard generic franchise design buildings shall be permitted. Design shall be innovated and contextual to southwestern architecture per the Westside Strategic Plan.

FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 2ND FLOOR, PLAZA DEL SOL BUILDING.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY September 5, 1997 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 Department form to the Planning Department 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.