

INFORMATION SHEET

PROJECT TITLE Candelaria Apartments TYPE OF SUBMITTAL Drainage Plan Approval
 ZONE ATLAS PAGE NO. H22/D4 CITY ADDRESS Approximately 12,000 Candelaria Rd., NE
 LEGAL DESCRIPTION Lot B of the Summary Plat of Division of Block 31B of Brentwood Hills Subdivision
 ENGINEERING FIRM Greiner Engineering CONTACT Lowell Lester
 ADDRESS 2601 Wyoming Blvd., NE PHONE 505-292-1936
 OWNER John N. Freeman CONTACT Greg Fumbaugh
 ADDRESS 72617 Tramway Vista, NE PHONE 505-292-3942
 ARCHITECT Design Collaborative SW CONTACT Nelson Hodges
 ADDRESS San Felipe, NW #6 PHONE 843-9639
 SURVEYOR Greiner Engineering CONTACT George Mundell
 ADDRESS 2601 Wyoming Blvd., NE PHONE 505-292-1936
 CONTRACTOR NA CONTACT _____
 ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

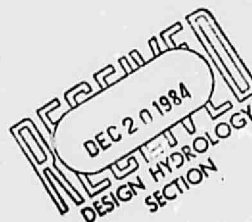
☒ YES
☐ NO
☒ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☒ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: December 17, 1984

BY: Lowell D. Lester
 Lowell D. Lester





CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



HYDROLOGY SECTION PROJ. NO. H22 DATE: 8/1/84
DRB 83-720
PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Lot B, Bk 31 B, Greenwood Hills Sub

WHO	REPRESENTING
ATTENDANCE: <u>Don Muehlen</u>	_____
<u>Fred J. Rogers</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

FINDINGS: _____
1. CONTROLLED DISCHARGE NOT REQUIRED IF THE DEVELOPED
DISCHARGE IS DIRECTED INTO THE IMPROVED CHANNEL
(PIEDRA LISA CHANNEL)
2. DRAINAGE PLAN (APPROVED) REQUIRED FOR BUILDING PERMIT
3. CONSTRUCTION WITHIN THE PUBLIC RTA DOCUMENT REQUIRED
FOR THE PROPOSED CONNECTION INTO THE CHANNEL

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Fred J. Rogers SIGNED: Don Muehlen
TITLE: _____ TITLE: _____
DATE: 8/1/84 DATE: 8/1/84



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PRB-85-100

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

RECEIVED

JAN 17

GREINER

January 15, 1985

Mr. Dan Moorehead
Greiner Engineering Sciences, Inc.
2601 Wyoming Blvd., NE
Albuquerque, NM 87112

REF: GRADING AND DRAINAGE PLAN FOR CANDELARIA APARTMENTS (H22-D44) RECEIVED
DECEMBER 20, 1984

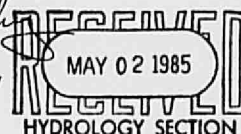
Dear Dan:

The above referenced submittal is acceptable as far as it is; however, prior to final approval, please provide a revised plan with additional detail or spot elevations to clearly show the interfacing with the property to the west. Also, please provide the finished floor elevation of the structure off-site and the hydraulics associated with the rundown.

Should you have any questions or comments, please call me at 766-7644.

Sincerely yours,

Billy J. Goolsby
Billy J. Goolsby, PE
Civil Engineer/Hydrology



BJG.mrk

*cc to -
John Freeman
Nelson Hodges*

JN - 0640513

2/8/85 -

Fred Ag. for PRB -

should be able to sign off

*shw
1/17/85*

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

2601 Wyoming Blvd., N.E., Suite F
Albuquerque, New Mexico 87112
(505) 292-1936

Formerly MSM Consultants, Inc.

A Greiner Engineering, Inc. Company

H22/D44

TO City of Albuquerque
Civil Engineering / Hydrology Dept.
P.O. Box 1293
Albuquerque, N. Mex. 87103

ATTN: Billy Goolsby

DATE April 2 1984
RE: Carlisle Apt.
JOB NO. 0640813

WE ARE SENDING THE FOLLOWING

☒ ATTACHED,

☐ UNDER SEPARATE COVER.

VIA _____

☒ PRINTS☐ COPY OF LETTER☐ **CHANGE ORDER**

SPECIFICATIONS

ESTIMATES

☐ PROPOSAL

REPORTS

1

[illegible]

THESE ARE TRANSMITTED:

☒ FOR YOUR USE☐ FOR REVIEW AND COMMENT

☐ FOR APPROVAL

☐ AS REQUESTED

REMARKS:

CC: _____

GREINER ENGINEERING SCIENCES, INC.

Lowell D Lest

INFORMATION SHEET

PROJECT TITLE Candelaria Apartments TYPE OF SUBMITTAL Drainage Plan Approval

ZONE ATLAS PAGE NO. H22-044 CITY ADDRESS Approximately 12,000 Candelaria Rd., N.E.

LEGAL DESCRIPTION Lot B of the Summary Plat of Division of Block 318 of Brentwood

ENGINEERING FIRM Hills Subdivision Greiner Engineering CONTACT Lowell Lester

ADDRESS 2601 Wyoming, N.E. PHONE 505-292-1936

OWNER John N. Freeman CONTACT Greg Rumbaugh

ADDRESS 72617 Tramway Vista, N.E. PHONE 505-292-3942

ARCHITECT Design Collaborative, S.W. CONTACT Nelson Hodges

ADDRESS San Felipe, N.W. #6 PHONE 505-843-9639

SURVEYOR Greiner Engineering CONTACT George Mundell

ADDRESS 2601 Wyoming, N.E. PHONE 505-292-1936

CONTRACTOR n/a CONTACT _____

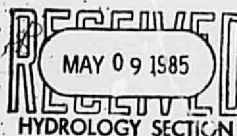
ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

- ☒ YES
☐ NO
☒ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☒ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☒ OTHER Foundation Permit (SPECIFY)



DATE SUBMITTED: May 1, 1985

BY: Lowell D. Lester
 Lowell D. Lester



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

May 23, 1985

Mr. Lowell Lester
Greiner Engineering Sciences, Inc.
2601 Wyoming Boulevard NE, Suite F
Albuquerque, NM 87112

REF: DRAINAGE PLAN FOR CANDELARIA APARTMENTS (H22-D44) DATED 5/10/85

Dear Mr. Lester:

The referenced drainage plan is approved for site plan approval and building permit sign-off by Hydrology. Please advise your client to attach copies of this approved drainage plan and copies of the "Construction Within Public R/W" documents to the building plans for Hydrology sign-off.

If you should have any questions, please feel free to call me at 766-7644.

Sincerely,

Fred J. Aguirre
Fred J. Aguirre
Design Hydrologist

FJA:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

June 26, 1985

Greg Rumbaugh,
72617 Tramway Vista, NE
Albuquerque, New Mexico 87122

RE: PHASING PLAN FOR CANDELARIA APARTMENTS

Dear Mr. Rumbaugh:

The referenced building plans have recently been signed-off for building permit. Please be advised that the drainage plan has been approved as a single unit, therefore, no temporary Certificates of Occupancy will be issued on individual buildings since there was no phasing plan submitted. The project in its entirety will be issued a final Certificate of Occupancy upon completion.

If your project will require phasing, please submit a phasing plan to our office for review as soon as possible.

If you have any questions regarding this matter, please feel free to call our office at 766-7644.

Cordially,

Richard L. Duran
Hydrology Inspector

RLD/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

August 2, 1985

Mr. Lowell Lester
Greiner Engineering Sciences, Inc.
2601 Wyoming Boulevard NE, Suite F
Albuquerque, NM 87112

REF: DRAINAGE PLAN FOR CANDELARIA APARTMENTS (H22-D44) RECEIVED
JULY 10, 1985

Dear Mr. Lester:

The above referenced revised drainage plan, dated July 8, 1985,
is approved.

Please attach a copy of this approved plan along with the appro-
priately approved "Drainage Facilities Within City Right-of-Way"
document to the construction set prior to Hydrology sign-off.

If I can be of further assistance, please contact me at 766-7644.

Sincerely,

Billy J. Goolsby
Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

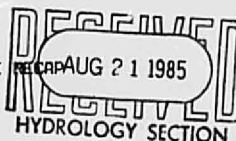
0690501

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Candelaria Apartments ZONE ATLAS/DWG. FILE #: H 22-D 44
 LEGAL DESCRIPTION: Lot B of Summary Plat of Division of Block 31-B Brentwood Hills Sub.
 CITY ADDRESS: 12050 Candelaria Road N.E.
 ENGINEERING FIRM: Greiner Engineering Sciences, Inc. CONTACT: Lowell D Lester
 ADDRESS: 2601 Wyoming Blvd. N.E. PHONE: (505) 292-1936
 OWNER: John N Freeman CONTACT: Greg Rumbaugh
 ADDRESS: 72617 Tramway Vista N.E. PHONE: 292-2344
 ARCHITECT: Design Collaborative Southwest CONTACT: Nelson Hodges
 ADDRESS: 400 San Felipe Rd. N.W. PHONE: 843-9639
 SURVEYOR: Greiner Engineering Sciences, Inc. CONTACT: Dave Franzen
 ADDRESS: 2601 Wyoming Blvd. N.E. PHONE: 292-1936
 CONTRACTOR: Greg Rumbaugh CONTACT: Greg Rumbaugh
 ADDRESS: 72617 Tramway Vista N.E. PHONE: 292-2344

PRE-DESIGN MEETING

☒ YES
☐ NO
☒ COPY OF CONFERENCE SHEET PROVIDED



DRB NO. 85-100
 EPC NO. _____
 PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☒ Drainage & Grading Plan with Phased Construction

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☒ OTHER Phased Construction (SPECIFY)

is requested to obtain temporary C.O. for each building as it is completed.

DATE SUBMITTED:

Aug 21, 1985

BY:

Lowell D Lester



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

August 27, 1985

Mr. Lowell Lester
Greiner Engineering Sciences, Inc.
2601 Wyoming Boulevard NE, Suite F
Albuquerque, NM 87112

REF: REVISED DRAINAGE AND GRADING PLAN FOR PHASED CONSTRUCTION ON
CANDELARIA APARTMENTS (H22-D44) ENGINEER'S STAMP DATED 8/21/85

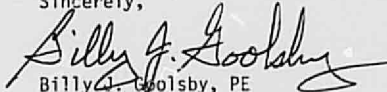
Dear Mr. Lester:

Based on the information provided on your August 21, 1985 resubmittal, revisions as indicated on your phasing plan are acceptable.

Please attach a copy of this approved revised plan along with the appropriately approved "Drainage Facilities Within City Right-of-Way" document to the construction set prior to Hydrology sign-off.

If I can be of further assistance, please contact me at 766-7644.

Sincerely,


Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:BJM:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

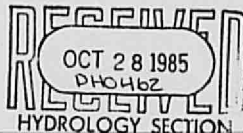
C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7457

AN EQUAL OPPORTUNITY EMPLOYER

Greiner



Greiner Engineering Sciences, Inc.
2601 Wyoming Blvd., N.E., Suite F
Albuquerque, New Mexico 87112
(505) 292-1936

A Greiner Engineering, Inc. Company

October 10, 1985

Mr. Billy Goolsby, P.E.
City of Albuquerque
Design Hydrology Section
123 Central N.W.
Albuquerque, New Mexico 87102

RE: Phased Construction Plan for Candelaria Apartments (H22-D44)

Dear Billy:

We are submitting a revised "Phased Construction Plan" for Candelaria Apartments which includes a temporary ditch, berm, and erosion control outlet. These items will be constructed as part of Phase One and will remain until the time that the west parking lot and the remaining drainage structures can be completed.

Although these items are temporary and will be removed in a very short period of time, they will be kept clean and maintained by the developer at all times.

Please review the plans and if you have any questions call us. Thank you.

Sincerely,

GREINER ENGINEERING

Lowell D. Lester, P.E.
Project Engineer

LDL:ls

of **ALBO ART BKS LTD.**
Developer

Owner

ls
10/29/85

2601 Wyoming Blvd., N.E., Suite F
Albuquerque, New Mexico 87112
(505) 292-1936

Formerly MSM Consultants, Inc.

A Grainer Engineering, Inc. Company

Q.

TO: City Engineers Office

ATTN: Bulley Gault by

DATE 10/25
RE: Chiriliana Apt. (H22-D44)
JOB NO. 0690501

WE ARE SENDING THE FOLLOWING

~~ATTACHED,~~

☐ UNDER SEPARATE COVER.

VIA Mail

PRINTS

☐ COPY OF LETTER☐ CHANGE ORDER

SPECIFICATIONS

ESTIMATES

☐ PROPOSAL

REPORTS

100 *Journal of Management Inquiry*

[illegible]

THESE ARE TRANSMITTED:

FOR YOUR USE

☐ FOR REVIEW AND COMMENT

☐ FOR APPROVAL

☒ AS REQUESTED

REMARKS: Per your request to L. Lester, PE.

cc: Lowell Lester

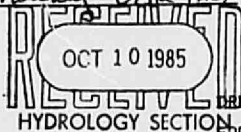
GREINER ENGINEERING SCIENCES, INC.

John Monahan

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Candelaria Apartments ZONE ATLAS/DWG. FILE #: H22-244
 LEGAL DESCRIPTION: Lot B of Summer Plat of Division of Block 31-B Brentwood Hills Sub.
 CITY ADDRESS: 12050 Candelaria Road N.E.
 ENGINEERING FIRM: Greiner Engineering Sci., Inc. CONTACT: Lowell D Lester
 ADDRESS: 2601 Wyoming Blvd. N.E. PHONE: (505) 292-1936
 OWNER: John N. Freeman CONTACT: Greg Rumbaugh
 ADDRESS: 72617 Tramway Vista NE PHONE: 292-2344
 ARCHITECT: Design Collaborative SouthWest CONTACT: Nelson Hodges
 ADDRESS: 400 San Felipe Rd. N.W. PHONE: 843-9639
 SURVEYOR: Greiner Engineering Sciences, Inc. CONTACT: Dave Franzini
 ADDRESS: 2601 Wyoming Blvd. N.E. PHONE: 292-1936
 CONTRACTOR: Greg Rumbaugh CONTACT: Greg Rumbaugh
 ADDRESS: 72617 Tramway Vista NE PHONE: 292-2344

PRE-DESIGN MEETING:

☒ YES☐ NO☒ COPY OF CONFERENCE RECAP SHEET PROVIDEDDEB NO. 85-100

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION

☒ Drainage & Grading Plan
with revised Phase Construction

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☒ OTHER Phase Construction (SPECIFY)

as requested to obtain temporary C.O.
for each building as it is completed.

DATE SUBMITTED: Oct. 10, 1985BY: Lowell D Lester



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

October 17, 1985

Mr. Danial Morhead
Greiner Engineering Sciences, Inc.
2601 Wyoming Blvd. NE Suite F
Albuquerque, NM 87112

REF: REVISED PHASING PLAN FOR CANDELARIA APARTMENTS (H22-D44) REVISION
DATED 9/8/85

Dear Dan:

Based on the information provided on your October 9, 1985 resubmittal, revisions as indicated are acceptable. The temporary Erosion Control outlet must be coordinated with the City Design Section for the temporary measures. The proposed run-down must also be in place before the temporary outlet is allowed to release into the channel. Please advise your client that only temporary CO's can be issued until phase IV and phase V are completed and inspected.

If I can be of further assistance, please feel free to contact me at 766-7644.

Sincerely,

Bernie J. Montoya CE
Engineering Assistant
Hydrology

BJM/cl

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1293, Albuquerque, NM 87103

RECEIVED

OCT 10 1984

GREINER

Date: October 8, 1984

CERTIFICATION OF ZONING

File Z-83-11-1

Date of Final Action: 10/5/84

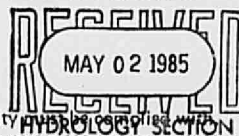
Location: Lots A and B, Block 31B,
Brentwood Hills Subdivision,
located south of Candelaria Road,
between Chelwood Park Boulevard
and the drainage easement, con-
taining approximately 4.79 acres.
(H-22)

John N. Freeman
% Greg Rumbaugh
72617 Tramway Vista, N.E.
Albuquerque, NM 87122

The Environmental Planning Commission ruled favorably on your request to
amend the zone map as it applies to the above-cited property.

The possible appeal period having expired, the zoning on the
above cited property is now changed as follows:

SU-1 for C-1 uses to Su-1 for C-1 and R-2 uses for Lots A and B, Block
31B, Brentwood Hills Subdivision.



Successful applicants are reminded that all regulations of the City must be complied with,
even after approval of the zoning is secured. Approval of this case does not constitute
approval of plans for a building permit. You should take two copies of your plans to the
Building & Inspection Division of the City to initiate a building permit.

Sincerely,

A handwritten signature in ink, appearing to read "Phil Garcia".

Phil Garcia
Assistant City Planner

cc: Graphics
Zoning

✓ Dan Morehead, Greiner Engineering Sciences, Inc., 2601 Wyoming, N.E.; 87112
Lee B. Zink, East Holiday Park Homeowners, Assoc., 3741 Mt. Rainer Dr., N.E.; 87111

Z CERTIFICATION

- Z-84-107 The Stronghurst Improvement Assoc., Inc. requests estab. of a wall overlay zone for the area of the Stronghurst Addn., bounded by Candelaria, Edith, Claremont & the AT&SF RR tracks, 33.0 ac (G/H-14/15) X-with findings & conditions
- Z-84-109 Harold Worland, change zone from SU-2/HDA to SU-2/0 for the S $\frac{1}{2}$ of Lots 72-75, Blk. 7, Perfecto Armijo Bros. Addn., NW corner of 7th & Marquette, SW, .16 ac. (J-14) X-with findings
- AX-84-21 R.T. Schaefer, agent for Dr. Ralph P. Brower; H. Griffin Pickard, Betty Jean Davis, Dr. U.G. Hodgins, & Krifma Chongsiriwatana; and the Planning Div., agent for the City of Albuquerque, request annex. & estab. of R-D zoning, Tracts 319-322, & 293-299, Unit 8, Town of Atrisco Grant & the adjacent ROW for Iliff, Juniper, & Miami and 68th, NW, betw Iliff & Miami Rds. NW, 55.0 ac. (H-10) Recommended to Council for approval with findings.
- AX-84-20 Design Collaborative Southwest, agent for J. Russ Eaton, annex & estab. O-1 zoning for Lots 1-4, Blk. F, & Lots 1-4, Blk. E, Cacy Subdv., & the vacated portion of Pheasant, NW, bounded by Coors, Atrisco, Redlands & Quail Rds., NW, 1.9 ac. (G-11) Recommended to Council for approval with findings.
- Z-83-11-1 Greiner Engineering Sciences, Inc., agents for John H. Freeman, change zone from SU-1/C-1 Uses to SU-1/C-1 & R-2 Uses; approve Site Devel. Plan, Lots A & B, Blk. 31B, Brentwood Hills Subdv., S of Candelaria, betw. Chelwood Park and the drainage easement, 4.8 ac. (H-22) X-with findings & conditions; note: Site Devel. Plan for Tr. B was approved; Site Devel. Plan for Tr. A was not considered.
- Z-83-144-1 Fanning-Bard Architects, agents for Westman Investments, approve Site Devel. Plan, Tract D-2, Vista Grande Land Co. Addn. #11, zoned SU-1/Offices, W side of Monroe, betw. Montgomery & MacArthur, NE, 3.1 ac. (G-17) X-with findings & conditions
- Z-80-87-4 Denney-Gross & Assoc., Inc., agents for Westland Devel. Co., Inc., approve Site Devel. Plan, unplatted parcel of land within Tract 5 of El Rancho Atrisco Subdv. Phase II, (Lot 1 of the Devel. Plan, Tract A, B, & 5/El Rancho Atrisco Subdv. Phase II) zoned SU-1/IP, S side of (new) Ouray Rd., at the southern terminus of Todos Santos St., NW, 1.0 ac. (H-10)
- Z-84-104 Roger Cox & Assoc., Inc., agents for Joshua Realty, Inc., change zone from R-2 to O-1, portion of Lots 36 & 37, Blk. 21, Snow Heights Addn., N of Constitution, betw. Virginia Av. & Katie St. or Hoffman Dr., .17 ac. (J-19) X-with findings

RECEIVED
MAY 02 1984
HYDROLOGY SECTION

OFFICIAL NOTIFICATION OF DECISION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. BOX 1293, Albuquerque, New Mexico 87103

RECEIVED

DATE: September 21, 1984 OCT 02 1984

NOTIFICATION OF DECISION

GREINER

File: Z-83-11-1

Location: Lots A and B, Block
31B, Brentwood Hills Subdivision,
located south of Candelaria Road,
between Chelwood Park Boulevard
and the drainage easement, con-
taining approximately 4.79 acres.
(H-22)

John N. Freeman
c/o Greg Rumbough
72617 Tramway Vista, N.E.
Albuquerque, New Mexico 87122

On September 20, 1984, the Environmental Planning Commission took the following action on the above-referenced case.

FINDINGS:

1. The proposed rezoning to SU-1 for C-1 and R-2 uses would not adversely affect the viability of existing neighborhoods and would further the infill goals of the Comprehensive Plan in the Established Urban Area.
2. This rezoning is consistent with existing conditions and on-going trends in the area and would decrease the intensity of uses on this site.
3. The site plan proposes an attractively-designed and landscaped project that will be an asset to the surrounding area.
4. The comments of the Traffic Engineer, except for comments concerning the servicing of the stores in Tract A, Transportation Department, and Refuse Removal Division shall be incorporated into the site plan, and the developer will be responsible for constructing and paying for needed improvements to the medians and curb cuts in the Candelaria Road right of way.
5. Sidewalks shall be set back from the curb as per the sidewalk ordinance and internal sidewalks extended to Candelaria.
6. Small-car spaces shall be distributed throughout the parking lot to ensure their use by small cars and maintain overall parking efficiency.
7. Signage details must be shown on the Site Development Plan.
8. A square footage breakdown of the various units shall be indicated and provided on the final site to assure that parking requirements have been met. The club house must also be included in these calculations at one space per 200 square feet as per the comments of the Zoning Enforcement Officer.
9. Site Development Plan approval for Tract A has not been considered at this hearing.
10. The Landscaping Plan and Site Development Plan shall be reviewed by staff or the Development Review Board for approval. Details of maintenance of plantings in the public right of way shall be resolved and approved by staff or the Development Review Board, to include appropriate dedication of rights of way for future widening of Candelaria.
11. Building color schemes (buff coloring, stucco finish, with Spanish style, blue-tiled roof) shall be as rendered on the Site Plan presented to the Commission at this hearing.
12. The use of evergreen trees or other deciduous tree plantings are strongly recommended.
13. Signage details shall be indicated on the Site Development Plan.
14. Comments and Findings of the Commission are to be incorporated into the Site Development Plan and final approval shall be delegated to staff or the Development Review Board.

OFFICIAL NOTIFICATION OF DECISION

CASE: Z-83-11-1

September 21, 1984

Page 2

THEREFORE, BE IT RESOLVED THAT Z-83-11-1 -- a change of zone from SU-1 for C-1 uses to SU-1 for C-1 and R-2 uses for Lots A and B, Block 318, Brentwood Hills Subdivision, and Site Development Plan Approval for Tract B only -- be approved, based on Findings 1-3 and subject to Findings 4-14.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY October 5, 1984
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,



Felipe F. Quintana, Board Secretary

cc: Dan Morehead, Greiner Engineering Sciences,
Inc., 2601 Wyoming, N.E.; 87112
Lee B. Zink, East Holiday Park Homeowner's
Association, 3741 Mount Rainier Drive, N.E.; 87111

LETTER OF ADVICE