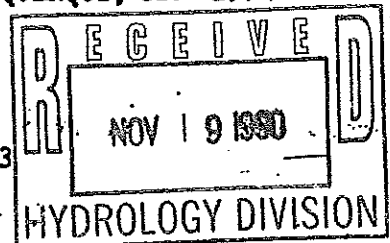


DECISION ON A REQUESTED SPECIAL EXCEPTION  
AS PROVIDED BY THE COMPREHENSIVE CITY ZONING CODE  
CHAPTER . . . ARTICLE XIV, REVISED ORDINANCES OF ALBUQUERQUE, NM 1974

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PLANNING DIVISION

PO BOX 1293, ALBUQUERQUE, NM 87103



768-3860  
Albuquerque Family Health Center re-  
quests a conditional use to allow 100%  
office use on Lots 15, 16, and portions  
of 17 and 18, Nichols and Bowden Addition,  
zoned SU-2/RC, and located at 802 Lomas  
Blvd., NW. (J-14)

Decision No: ZA-89-385  
Hearing Date: 01-24-90  
Decision Date: 01-25-90

TERESA - 3/2/90 - APPROVED - NO APPEALS FILED, THEREFORE DECISION STANDS  
AS LISTED BELOW.

FINDINGS: Albuquerque Family Health Center requests a conditional use to allow 100%  
office use on Lots 15, 16, and portions of 17 and 18, Nichols and Bowden Addition, zoned  
SU-2/RC, and located at 802 Lomas Blvd., NW. The requested conditional use will not be  
injurious to the adjacent property, neighborhood, or the community.

DECISION: ~~Approved with the following conditions:~~

Conditions:

1. 715 8th Street remains a residence under the current SU-2/RC zone;

2. 810 Lomas NW, may be expanded up to 75% of its current square footage with the  
architecture of the expansion to be in conformity with the existing building.

The current square footage is estimated to 1,600 square feet.

3. Medical services that will be prohibited:

- a. Blood and Plasma Center;
- b. Substance Abuse and Treatment Centers, including, but not limited to heroin,  
cocaine, crack, etc.;
- c. Alcoholic Treatment Centers;
- d. Mental Health Treatment Centers;

4. Ingress and Egress on Keleher will be omitted;

5. Service hours will be limited from 8:00 a.m. to 5:00 p.m.;

6. There will be no Emergency Room treatment facilities including but not limited to  
ambulance access and services related to ambulance use.

7. Landscaping of the parking lot including street trees.

8. The Albuquerque Family Health Center will take all necessary measures to assure that  
traffic and parking does not create problems.

February 25, 1990

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If you wish to appeal this decision you may do so by February 9, 1990 in the manner described below.

Appeal is to the Environmental Planning Commission within 15 days of the decision.

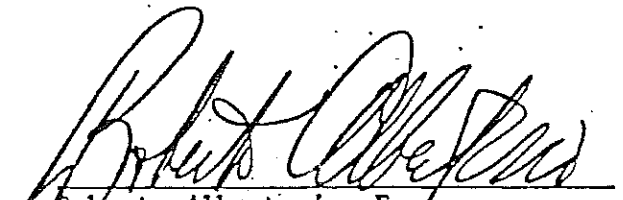
A filing fee of \$50.00 shall accompany each appeal application. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Environmental Planning Commission within 60 days of its filing. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

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. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to approval of an application. To receive this approval the applicant agrees in writing to return building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number.

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been executed or utilized.

  
Roberto Albertorio, Esq.  
Zoning Hearing Examiner

tc:WPPPLN411095

cc: Robert E. Romero, Zoning Enforcement Officer  
Linda Dietz, Downtown Neighborhood Association, 407 7th St., NW; 87102