

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



CERTIFICATE OF ZONING

28 January 2019

Bernie & Juanita Sanchez
1107 Camino del Rio NW
Albuquerque, NM 87114

Project Number 1000894/00110-01504

FINAL ACTION: 18 October 2001

LEGAL DESCRIPTION:

Lot 3 and Lot 4, Block 3, and Lot 7, Anayas Duranes Addition, located on Rio Grande Boulevard west of San Venito Place between San Francisco road and Rice Ave, containing approximately 0.28 acres; replatted with vacated San Venito Place into Lot 7-A, Plat of Lots 4-A and 7-A, Lands of Pete G. Garcia, containing approximately 0.3253 acres. (H-13)
Staff Planner: Loretta Naranjo-Lopez


THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE REFERENCED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM: R-1
TO: SU-1/PR

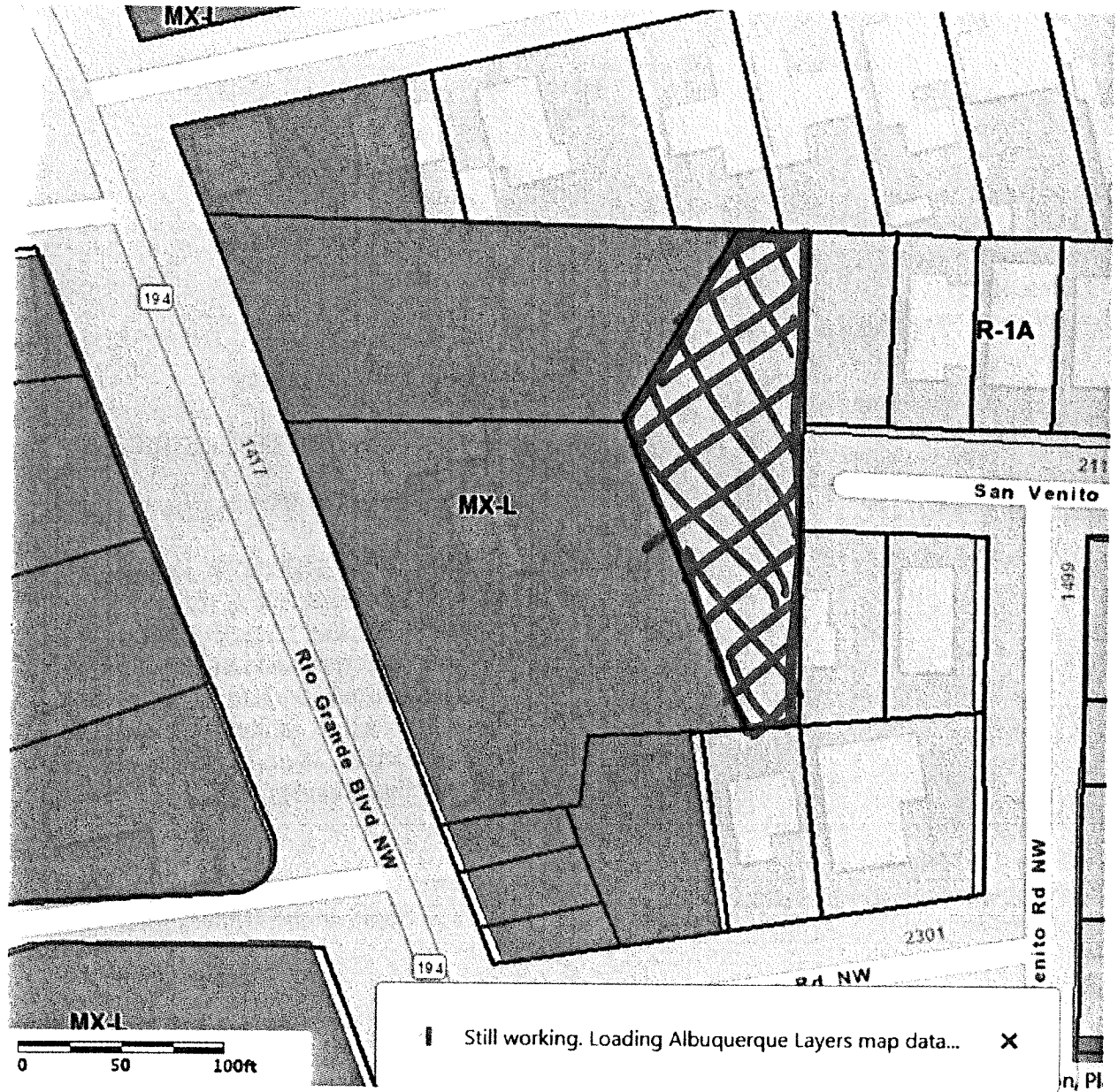
Which Converts to IDO Zoning District: MX-L

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site Plans and Building Plans need to be reviewed, approved and signed-off by the Environmental Planning Commission (EPC), the Development Review Board (DRB), the Design Review Committee (DRC) and/or the Building and Safety Division as applicable, before a building permit can be issued.

Sincerely,


David S. Campbell
Planning Director

cc: Code Enforcement Division
Michelle Gricius, AGIS Division
File





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

Date: October 22, 2001

OFFICIAL NOTIFICATION OF DECISION

FILE: 00110-01504 (Project 1000894)

Bernie & Juanita Sanchez
1107 Camino del Rio NW
Albuquerque, NM 87114

LEGAL DESCRIPTION: request a zone map amendment from R-1 to PR for Lot 3 & Lot 4, Block 3, and Lot 7, Anayas Duranes Addition, located on Rio Grande Boulevard at the west end of San Venito Place and Alameda Drain between San Francisco Road and Rice Avenue, containing approximately .28 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner

On October 18, 2001, the Environmental Planning Commission voted to approve 00110-01504, a zone map amendment from R-1 to SU-1/PR, for Lots 3 & 4, Block 7, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request to change a zoning from R-1 to SU-1/PR on a 28 acre site located on Lot 3 & a Portion of Lot 4, Block 3 & Lot 7, Anaya's & Duranes Addition, near Rio Grande Boulevard, NW at the west end of San Venito Place, NW and the Alameda Drain between San Francisco Road, NW & Rice Road, NW.
2. The request is in conformance with the Comprehensive Plan, Established Urban policies, which allow for a full range of urban land uses and state that the location, intensity and design of new development shall respect existing neighborhood values and resources. The request is also in conformance with policies that call for new growth to be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be assured.
3. The request meets the intent of the North Valley Area Plan to encourage quality commercial/industrial development and redevelopment in response to area needs in already developed established commercial/industrial zones and areas.

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00110-01504 (Project 1000894)

OCTOBER 18, 2001

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4. The applicant's request follows the Los Duranes Sector Development Plan where redevelopment and rehabilitation of older neighborhoods should be continued and expanded. (Plan Purposes, A, General, page 16)
5. The zone map amendment, according to the Rio Grande Boulevard Corridor Plan, will develop a strong sense of place on Rio Grande Boulevard by reinforcing the existing physical qualities and realize the full potential of existing zoning. (Plan Goals & Objectives, page 8 and Subarea 2D, page 22)
6. Southwestern architectural styles should be considered in any future development of the site to enhance existing Rio Grande Corridor qualities and visible evidence of area history.
7. The P-R zone provides some protection from impacts on adjacent single-family residential development.
8. The applicant has proceeded with the vacation of the cul-de-sac at the west end of San Venito Place, NW and will provide an approved replat of Lots 3 & a Portion of 4, Block 3 & Lot 7 including Lot 39 showing no access to San Venito Place, NW from the subject site.
9. The addition of the PR facilitates Policy 11-B-3 of the Rio Grande Boulevard Corridor Plan by its opportunities for rear parking and siting of the building. It calls for no driveways or parking lots paralleling Rio Grande Boulevard.
10. Prior to development of the subject site, the EPC shall approve any solid walls or fences and landscaping as part of a site development plan.

CONDITIONS:

1. The site shall be replatted to reflect the zone boundaries.
2. The subject site may be used to satisfy the required off-street parking requirements for the adjacent C-1 zoned lots only: a portion of Lot 4, Block 3, Anaya's Duranes Addition and Tract 223 F2, MRGCD Map 35, S/2 of Lot 39, Rice & Duranes Addition 2.
3. Prior to development of the subject site, the EPC shall approve any solid walls or fences and landscaping as part of a site development plan.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY NOVEMBER 2, 2001 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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00110-01504 (Project 1000894)
OCTOBER 18, 2001
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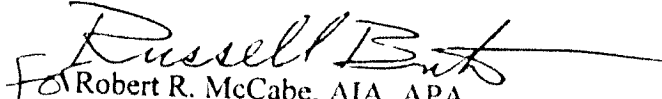
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section

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.

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).

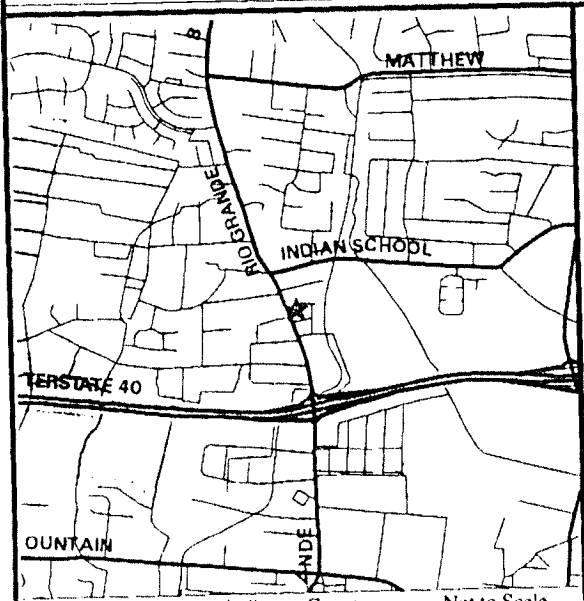
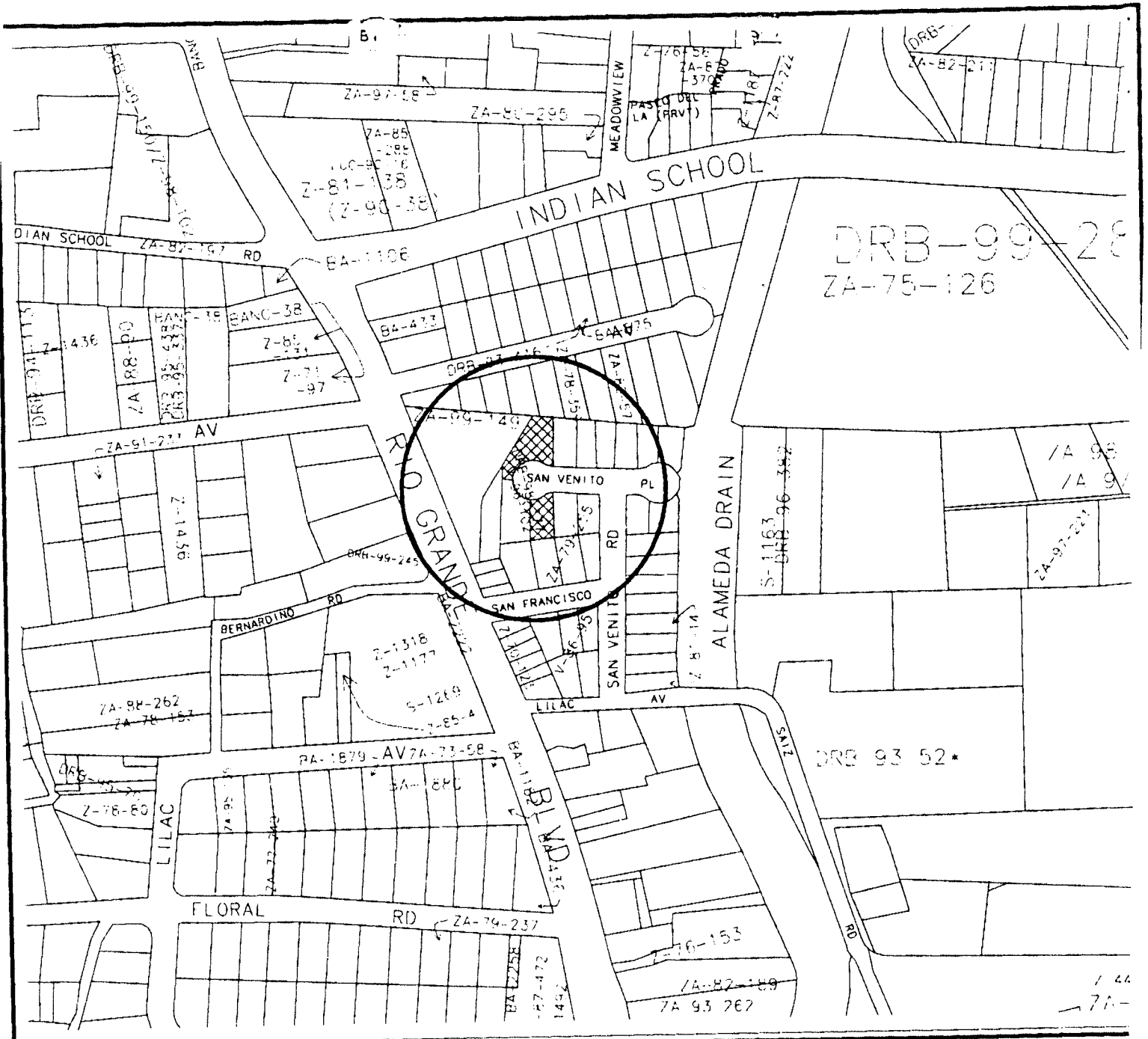
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


Robert R. McCabe, AIA, APA
Planning Director

RM/RB/nat

cc: Garcia/Kraemer, 200 Lomas NW, Ste. 1111, Albuquerque, NM 87102
Ileen Kelley, 1811 Leonora NW, Albuquerque, NM 87104
Paula S. Spooner, 24 Knock-N-Knoll Circle, Willow Grove, PA 19090
Cecilia Garcia, 1218 Rio Grande Blvd NW, Albuquerque, NM 87104
Antoine Lopez, 2305 San Francisco NW, Albuquerque, NM 87104
Perfidia Sanchez, 1218 Rio Grande Blvd NW, Albuquerque, NM 87104
Sharon Ulibarri, 2117 San Venito Place NW, Albuquerque, NM 87104
Ruby Meek, 3316 Beach Road NW, Albuquerque, NM 87104
Lawrence Segura, 2904 Carlota NW, Albuquerque, NM 87104
Michael Guerrero, 3400 6th Street NW, Albuquerque, NM 87107
Antonio "Moe" Maestas, 2400 Rio Grande NW #1-254, Albuquerque, NM 87104
Antoinette Lopez, 2305 San Francisco, Albuquerque, NM 87104
Perfidin Sanchez, 1500 Saunders Road SW, Albuquerque, NM 87105
Patricia Allen, 1900 Lilac NW, Albuquerque, NM 87104



HISTORY MAP



Scale 1" = 282'

PROJECT NO.
1000894

HEARING DATE
12-21-00

MAP NO.
H-13

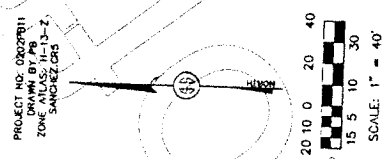
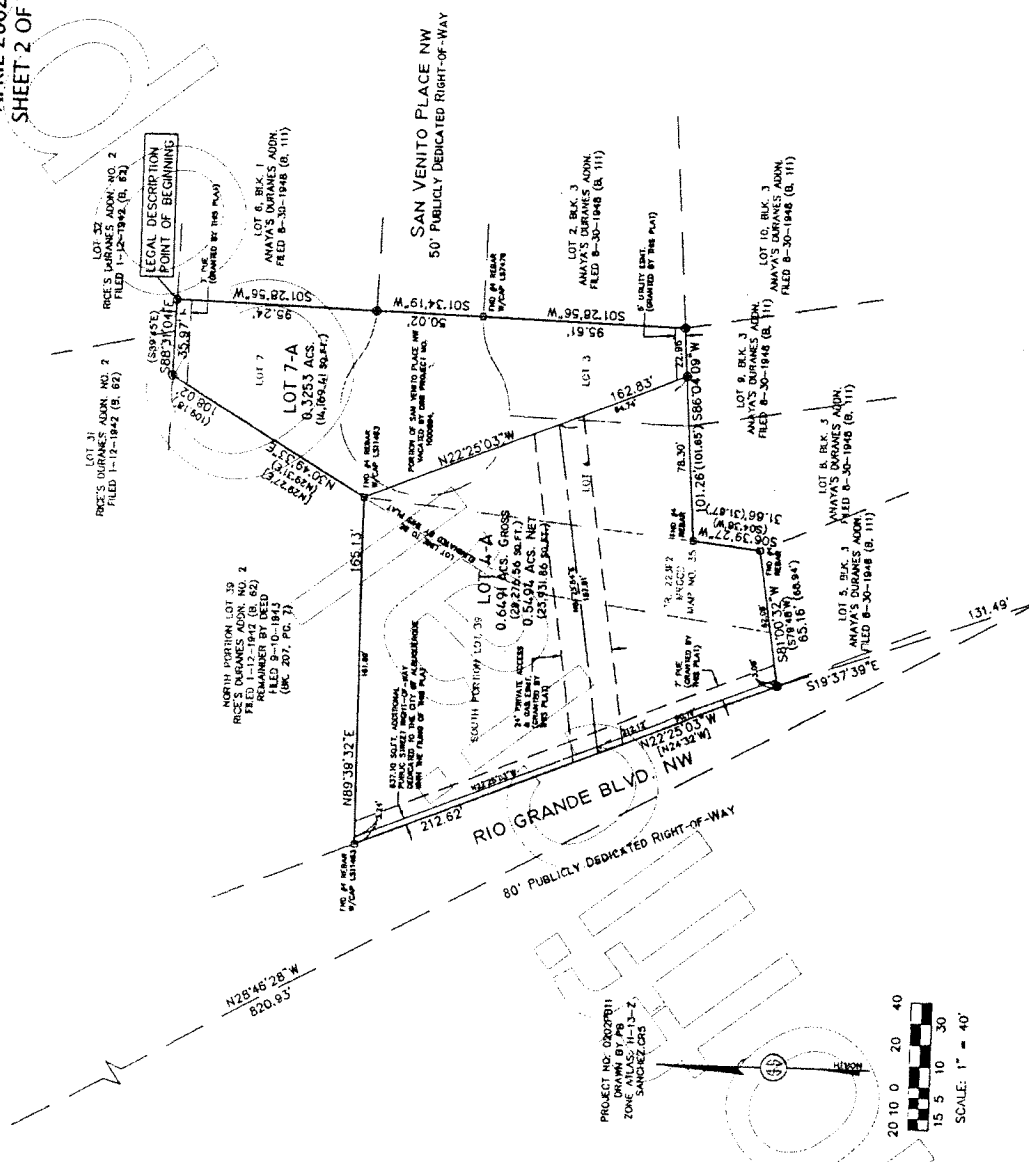
APPLICATION NO.
00110-00000-0150

PLAT OF

LOTS 4-A & 7-A

LANDS OF PETE G. GARCIA
 SITUATE WITHIN PROJECTED SECTION 7,
 T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2002
 SHEET 2 OF 2

STATION: ACS 7-H13
 X = 149273.5
 Y = 149273.5
 GRID TO GRID = 999680
 NEW MEXICO STATE PLAT
 COORDINATE SYSTEM
 NAD 1983 ZONE



MONUMENT LEGEND

- FOUND CONTROL STATION AS NOTED
- B — FOUND MONUMENT AS NOTED
- SET 1/2" REBAR AS YELLOW PLASTIC CAP STAMPED "CR/02/0606"
- UNLESS OTHERWISE NOTED



SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO
 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R3E SEC. 7