

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

October 26, 2018

City of Albuquerque
 Public Works Department
 P.O. Box 1293
 Albuquerque, NM 87103

**Project Number: 1001993/02EPC-00824 &
 02EPC-00825**

FINAL ACTION: February 24, 2003

LEGAL DESCRIPTION:

Tracts F & G, Academy Place Subdivision
 Staff Planner: Deborah Stover


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

FROM: R-2

TO: R-1 (Tract F-1, 1.21 acres) and C-1 (Tract G-1, 2.38 acres)

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 development 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, and as required by the site's zoning, before a building permit can be issued.

Sincerely,

for 
 David S. Campbell
 Planning Director

DSC/kcb

cc: Jacob Vosburgh
 Code Enforcement Division
 Michelle Gricius, AGIS Division
 File

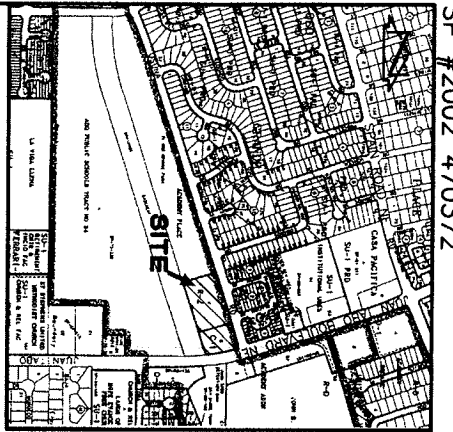
Project Number: 1001993/02EPC-00824 and 02EPC-00825

LEGAL DESCRIPTION:

Tracts F & G, Academy Place Subdivision

Zoning certificate issued for: **R-1 and C-1**

The R-1 zone converts to the **R-1D** zone in the IDO. The C-1 converts to the **MX-L** zone in the IDO.



TRACTS F-1 AND G-1, ACADEMY PLACE
 ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO
 NOVEMBER, 2002

389821859
 PLAT OF 4
 62-25-2892 11-389
 82-25-2892 11-389
 82-25-2892 11-389
 82-25-2892 11-389

PRODUCTION
 RECORD
 INDEXED
 FILED
 NOV 15 2002
 ALBUQUERQUE, NEW MEXICO

REGISTERED
 PROFESSIONAL
 SURVEYOR

11184

12-02-2002

DATE

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Tracts F and G, Academy Place as the same are shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, Book D16, Page 19, together with the vacated portion of Osuna Road N.E., and being more particularly described as follows:

Beginning at the southeast corner of the parcel herein described being the southeast corner of said Tract G, also being a point at an angle point in the west right-of-way line of Juan Tabo Boulevard N.E.; thence the A.C.S. Control Station right-of-way line of said Tract G, a distance of 227.28 feet, thence S 20°53'30" W a distance of 577.49 feet to the southeast corner of said Tract G, also being the southwest corner of said Tract F, also being the southeast corner of the parcel labeled "Park" as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 20, 1976, Book D7, Page 71, and also being a point on the north property line of Lot A, Albuquerque Public School Tract No. 34 as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 24, 1975, Book D6, Page 17; thence N 72°05'30" E a distance of 254.11 feet to the northwest corner of the parcel herein described, being the westernmost corner of the vacated portion of Osuna Road N.E.; thence N 72°05'30" E a distance of 575.31 feet to the northernmost corner of the parcel herein described being the northernmost corner of the vacated portion of Osuna Road N.E.; thence S 17°50'10" E a distance of 4.00 feet to the easternmost corner of said Tract F, a distance of 25.00 feet to the southeast corner of said Tract F, right with said parcel herein described, a distance of 25.00 feet to the southeast corner of said parcel herein described, a distance of 35.50 feet to the west right-of-way line of Juan Tabo Boulevard N.E.; thence along an arc of a curve to the right with said parcel herein described, a distance of 101.91 feet, R = 1312.00 feet and L = 236.36 feet (Chord Bearing = S 12°16'48" E, Chord Length = 236.04 feet) along said west right-of-way line to the point of beginning and containing 3.5921 acres more or less.

DEDICATION AND FREE CONSENT
 The subdivision herein is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNILLO) SS
 This instrument was acknowledged before me on this 2nd day of December, 2002, by Shirley Leslie, a single woman,
 Notary Public



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON L.P.P. # 1-02-061570-250 (9A2D)

Leslie, Shirley
 BERNILLO COUNTY TRACT SURVEYOR'S OFFICE
 6000-28 MIDWAY PARK BLVD. NE
 ALBUQUERQUE, NM 87109
 1-505-261-5702 ext 255 wall 8

DRB PROJECT #1001993

APPROVALS
 PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO
 CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO
 UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO

AMATEUR
 TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO
 PARKS & RECREATION, CITY OF ALBUQUERQUE, NEW MEXICO
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO
 REAL PROPERTY, CITY OF ALBUQUERQUE, NEW MEXICO

P.N.M. ELECTRIC SERVICES
 P.N.M. GAS SERVICES
 COMCAST CABLE VISION OF NEW MEXICO, INC.

SURVEYORS CERTIFICATION
 I, Charles G. Cain, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify, that this Plat and the actual survey on the ground upon which it is based, were prepared by me or under my direct supervision; that the survey shows all easements made known to me by the utility companies, or other parties expressing an interest; that this survey complies with the minimum requirement for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cain, Jr., N.M.P.S. 11184
 REGISTERED PROFESSIONAL SURVEYOR
 11184
 12-02-2002
 DATE



JEFF NORDENSEN & ASSOCIATES, INC.
 6000-28 MIDWAY PARK BLVD. NE
 ALBUQUERQUE, NM 87109
 ENGINEERS SURVEYORS
 JOB #2002-002-2 PLAT

TRACTS F-1 AND G-1, ACADEMY PLACE
 ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO
 NOVEMBER, 2002

PLAT OF

COUNTY CLERK FILING DATA

20021029
 2:44
 6275/2002 11 289
 8:22:56 BR-2002 Pg-49

Notes:

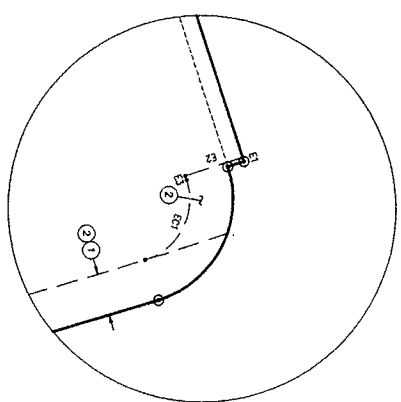
1. A boundary survey was performed in September and October, 2002. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 33, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings are New Mexico State Plane Grid Bearings, Central Zone.
5. Record bearings and distances are shown in parenthesis.
6. No street mileage was created by this plat.
7. The purpose of this plat is to:
 - a. Eliminate the interior property lines to create 2 (two) tracts from Tract F and G, together with the vacated portion of Osuna Road N.E. (02DRB-01841).
 - b. Grant the necessary easements as shown.
8. Prior to development, City of Albuquerque Water and Sanitary Sewer Service for Tracts F and G-1, Academy Place must be verified and coordinated with the City of Albuquerque, via a request for a water and sanitary sewer availability statement.
9. The following documents and instruments were used for the performance and preparation of this plat:
 - a. Plat of Academy Place filed January 15, 1974, Book D6, Page 16, Records of Bernalillo County, New Mexico.
 - b. Plat of Academy Place filed October 20, 1976, Book D7, Page 71, Records of Bernalillo County, New Mexico.
 - c. Plat of Albuquerque Public School Tract No. 34 filed September 24, 1975, Book D6, Page 71, Records of Bernalillo County, New Mexico.
 - d. Plat of Albuquerque Public School Tract No. 34 filed December 06, 1984, Book C25, Page 185, Records of Bernalillo County, New Mexico.
 - e. Summary Plat of Fire Station Site filed February 18, 1975, Book Misc. 408, Page 76, Dec. #49557 Records of Bernalillo County, New Mexico.
 - f. Plat of Academy Place filed March 03, 1983, Book C20, Page 190, Records of Bernalillo County, New Mexico.
 - g. Plat of Academy Place filed April 20, 1987, Book C33, Page 99, Records of Bernalillo County, New Mexico.
 - h. Plat of Amberglan filed July 01, 1996, Book 96C, Page 291, Records of Bernalillo County, New Mexico.
 - i. Plat of Oso Grande, Unit 8 filed October 09, 1984, Book C25, Page 52, Records of Bernalillo County, New Mexico.
 - j. Plat of Oso Grande, Unit 7 filed August 31, 1984, Book C24, Page 187, Records of Bernalillo County, New Mexico.
 - k. Plat of Oso Grande, Unit 6 filed May 22, 1984, Book C24, Page 14, Records of Bernalillo County, New Mexico.
 - l. Plat of Oso Grande, Unit 5 filed January 06, 1983, Book C20, Page 139, Records of Bernalillo County, New Mexico.
 - m. Warrantly Deed filed July 07, 1994, Book 94-20, Pages 6879-6880, Dec. #94086537, Records of Bernalillo County, New Mexico.
 - n. Commitment No. 01-1014408-B-NG prepared by Fidelity National Title Insurance Company dated November 07, 2001. Gross subdivision acreage = 3.5921 acres.
 10. Gross subdivision acreage = 3.5921 acres.
 11. An interim drainage easement on Tract F-1 is granted with the filing of this plat to accept existing drainage runoff from Tract G-1. Conveyance of this runoff shall take place in accordance with the drainage concepts identified on the approved Drainage Report dated 10-16-2002, prepared by Michael A. Brewer, NMPE 14226 (F21/D72). Maintenance of this easement shall be the responsibility of the owner of Tract F-1, until such time that development occurs on Tract G-1. At the time of development of Tract G-1, developed runoff must be directed to public right-of-way and/or public easements, following which, this interim drainage easement may be terminated by appropriate City of Albuquerque process.

KEYED NOTES

- EXISTING EASEMENTS
- ① 10' UTILITY EASEMENT DEDICATED BY PLAT D6-16
- NEW EASEMENTS
- ② CITY OF ALBUQUERQUE PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT
 - ③ VACATED PUBLIC RIGHT-OF-WAY (02DRB-01841)
 - ④ SOUTH 4' OF OSUNA ROAD N.E. VACATED BY THIS PLAT
- EXISTING EASEMENTS - OFFSITE
- ① 150' DRAINAGE EASEMENT ALSO UNDERGROUND SEWER AND WATER LINE EASEMENT GRANTED BY PLAT D6-17S

BOUNDARY TABLES

LINE	DIRECTION	LENGTH	CHORD	BEARING	DELTA
C1	S 17°50'10" E	4.00'			
C2	S 13°12'00"	238.36'	238.04'	S 12°16'48" E	1019.19'



LINE	DIRECTION	DISTANCE
E1	S 72°05'30" W	1.00'
E2	S 17°54'04" E	14.18'
E3	N 72°05'56" E	1.00'

EASEMENT DETAIL
 SCALE: 1"=20'



JEFF MORTENSEN & ASSOCIATES, INC.
 6000-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, N.M. 87109
 ENGINEERS & SURVEYORS (GMS) 343-4250
 JOB #2002.008.3 PLAT

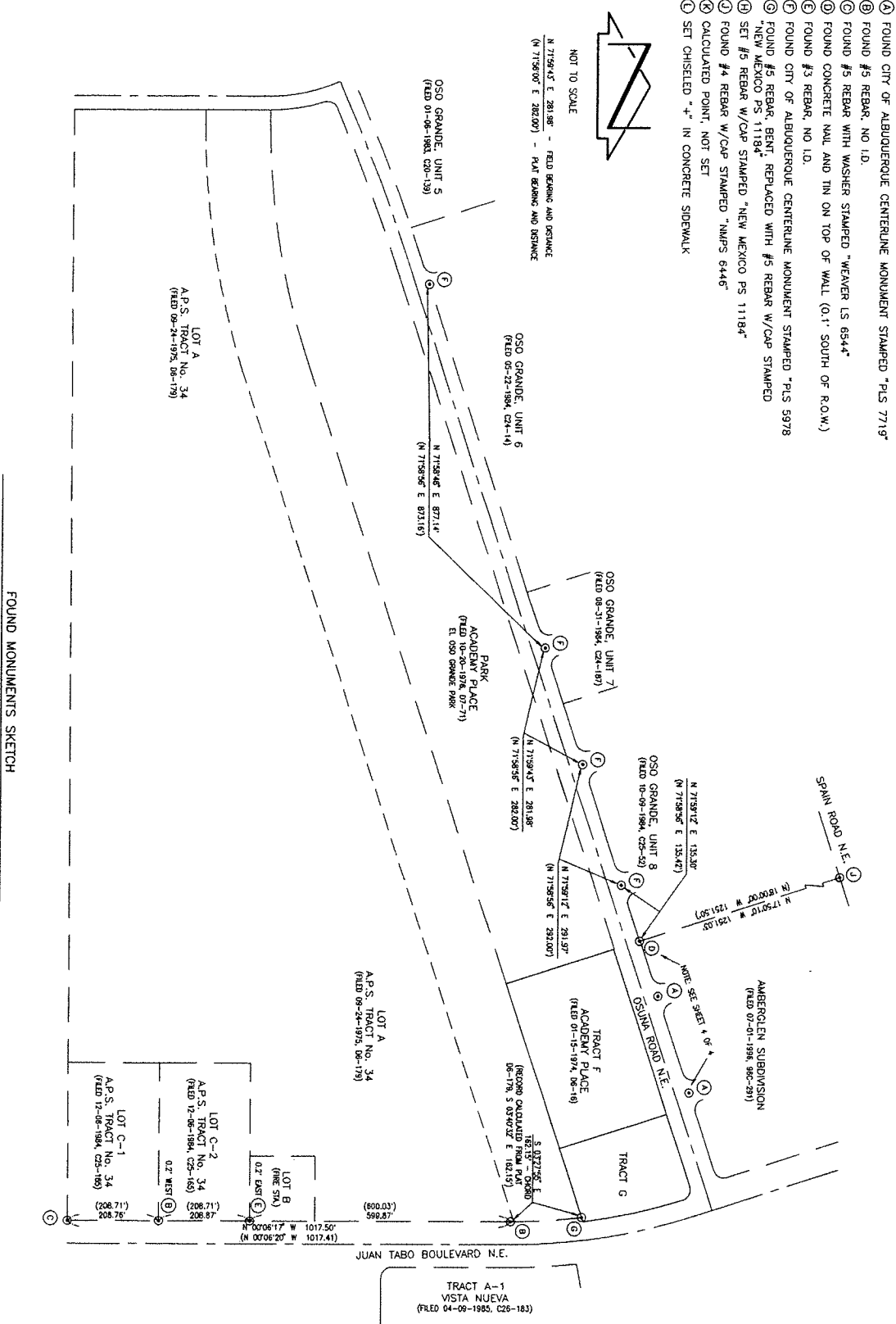
TRACTS F-1 AND G-1, ACADEMY PLACE
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2002

MONUMENTATION KEYED NOTES

- ① FOUND CITY OF ALBUQUERQUE CENTERLINE MONUMENT STAMPED "PLS 7719"
- ② FOUND #5 REBAR, NO I.D.
- ③ FOUND #5 REBAR WITH WASHER STAMPED "WEAVER LS 6544"
- ④ FOUND CONCRETE NAIL AND TIN ON TOP OF WALL (0.1' SOUTH OF R.O.W.)
- ⑤ FOUND #3 REBAR, NO I.D.
- ⑥ FOUND CITY OF ALBUQUERQUE CENTERLINE MONUMENT STAMPED "PLS 5978"
- ⑦ FOUND #5 REBAR, BENT REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- ⑧ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- ⑨ FOUND #4 REBAR W/CAP STAMPED "NMP5 6446"
- ⑩ CALCULATED POINT, NOT SET
- ⑪ SET CHISELED "+ " IN CONCRETE SIDEWALK



NOT TO SCALE



FOUND MONUMENTS SKETCH

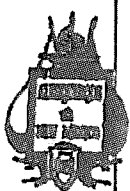
COUNTY CLERK FILING DATA

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 ALBUQUERQUE COUNTY CLERK
 NOV 15 2002



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 PH: 505-263-7424 FAX: 505-263-7424

For Jeff Leslie



RECEIVED

SEP 26 2002
USSERY & PARRISH, P.A.
ATTORNEYS AT LAW
ALBUQUERQUE, NEW MEXICO

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

Date: September 20, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: Project 1001993
02EPC-00824 SDP - Building Permit
02EPC-00825 Zone Map Amendment

City of Albuquerque
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Tract(s) F & G, Academy Place Subdivision, a zone map amendment from R-2 to R-1 and C-1, located on OSUNA ROAD NE between JUAN TABO BLVD. NE and MORRIS STREET NE, containing approximately 3 acres. (F-21)
Deborah Stover, Staff Planner

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1001993 / 02EPC-00825, a Zone Map Amendment from R-2 to R-1 for the westerly half of Tract F and C-1 for the easterly half of Tract F, Academy Place Subdivision, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from R-2 to R-1 for the westerly half of Tract F and C-1 for the easterly half of Tract F, Academy Place Subdivision.
2. The request is more advantageous to the community as articulated in the *Comprehensive Plan*, Policy g, which calls for development to be carefully designed to conform to topographical features and include trail corridors in the development where appropriate. (Page 63)
3. The request is in agreement with Established Urban Area Policy m in the *Comprehensive Plan* which states, "Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged." (Page 66)
4. The request is in compliance with the Water Quality Goal "to maintain a dependable, quality supply of water for the urbanized area's needs." The zone map amendment will help further the policies of the *Comprehensive Plan* which state that "Water quality management plans shall be coordinated to assure Bernalillo County's citizens receive adequate water quantity and quality that meet essential needs" and to "provide greater emphasis on a total systems approach to water as a valuable resource." (C. Environmental Protection and Heritage Conservation, page 19 and Policies d & e, page 82)

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001993 / 02EPC-00824 & 02EPC-00825

September 20, 2002

Page 2

5. The zone map amendment does not conflict with the *Bear Canyon Arroyo Plan* as it is not in opposition to the design goals of the plan that are to construct a safe, attractive, interesting and convenient trail corridor and to design and construct a corridor that acts as a counterbalance to the surrounding built environment. Both of these goals will be accomplished through the site plan of the reservoir. In addition, even though the C-1 parcel is not under consideration for site plan approval, it will still be required to meet these goals when development occurs, as it is still within the boundaries of the *Bear Canyon Arroyo Corridor Plan Boundary*. (Page 5)
6. The request for zone change meets the requirements of Resolution 270-1980 because a different use category is more advantageous to the community, as articulated in the *Comprehensive Plan, Established Urban Area Policy d*, which states "the location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern." The location of this below-ground facility adjacent to an arroyo and an existing reservoir respects existing neighborhood values, the natural environment and scenic resources. (Page 61) It is also more advantageous to the community as articulated in *Bear Canyon Arroyo Plan* design goals.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Tracts F and G shall be re-platted to reflect the newly created parcels along with the zone map amendment.

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1001993 / 02EPC-00824, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for a reservoir and pump station facility for the westerly half of Lot F, Academy Place Subdivision.
2. The request meets the policies as articulated in the *Comprehensive Plan, Established Urban Area Policy d*, which states "the location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern", as the reservoir and pump station are necessary for the health, safety and general welfare of the City and are sited in such a way as to minimize impact on natural environmental conditions along the Bear Canyon Arroyo. The new reservoir will be covered with soil, planted with native seeding and vegetation, and irrigated with reclaimed water to preserve views. This respects existing neighborhood values. Also, the location of this below-ground facility adjacent to an arroyo and an existing reservoir respects existing scenic resources. (Page 61)

EPC OFFICIAL NOTIFICATION OF DECISION
Project 1001993 / 02EPC-00824 & 02EPC-00825
September 20, 2002
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3. The request is more advantageous to the community as articulated in the *Comprehensive Plan*, Policy e, which calls for development to be carefully designed to conform to topographical features and include trail corridors in the development where appropriate. The site plan exhibits sensitivity to the site and surrounding open space areas. (Page 63)
4. The request complies with Policy m in the *Comprehensive Plan* which states, "Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged." Page 82)
5. The request is helping to meet the Albuquerque/Bernalillo County *Comprehensive Plan*, Water Quality Goal "to maintain a dependable, quality supply of water for the urbanized area's needs." (Page 66)
6. The site development plan for building permit does not conflict with the *Bear Canyon Arroyo Plan* as it is not in opposition to the design goals of the plan that are to construct a safe, attractive, interesting and convenient trail corridor and to design and construct a corridor that acts as a counterbalance to the surrounding built environment. Both of these goals would be accomplished through the site plan for building permit for the reservoir. (Page 5)

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A 6-foot wide asphalt or crusher fines path shall be added to the site plan to allow for pedestrian access to the bike trail to the south of the subject site.
3. A 2-foot shoulder, graded at 2% along the bike trail at the southern edge of the existing Bear Canyon Arroyo Trail shall be maintained. Any vertical obstructions, i.e. signs, walls, tree trunks, etc., shall be a minimum of 3-feet from the edge of the trail. Any disturbances to the trail, landscaping or other improvements shall be repaired. A construction detour plan shall be implemented if the trail is to be closed during construction.
4. All types of lighting shall be shown and described on the site plan, including the type and height of building mounted, pole mounted, shoebox-type, etc., of such lighting.
5. The symbols in the legend on the Landscape Plan shall denote the specific groundcover it represents. All groundcover symbols shall be shown on the site plan and shall be reflected in the drawings of the site.

EPC OFFICIAL NOTIFICATION OF DECISION
Project 1001993 / 02EPC-00824 & 02EPC-00825
September 20, 2002
Page 4

6. Transportation Development Services:

- a. A Traffic Impact Study for the C-1 parcel shall be deferred until DRB submittal.
- b. Site Plan shall comply and be designed per DPM Standards.
- c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- d. Label radius of cul-de-sac at Sareno and Osuna. Radius must meet DPM standards. Provide detail for new driveway curb cut from Osuna. Must be ADA accessible.
- e. Asphalt paving (2" minimum) required for the first 25' of the access road.
- f. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer & AMAFCA. Approval of drainage plan required prior to placement on DRB agenda.
- g. Re-platting should be concurrent action.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY OCTOBER 4, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND 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.

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).

EPC OFFICIAL NOTIFICATION OF DECISION
Project 1001993 / 02EPC-00824 & 02EPC-00825
September 20, 2002
Page 5

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,


For Victor J. Chavez
Planning Director

VJC/RE/nat

cc: Sites Southwest, Barbara Herrington, 5150 San Francisco NE, Albuquerque, NM 87109
Jim Biernat, Eldorado Heights N.A., 12113 El Dorado Place NE, Albuquerque, NM 87111
Gerald A. Schafer, Eldorado Heights N.A., 4000 Bermuda Drive NE, Albuquerque, NM 87111
Sandie Elman, Prospector's Ridge Assoc. of Residents, 11608 San Victorio, NE 87111
Christine Wohlberg, Prospector's Ridge Assoc. of Residents, 3710 Vista Bonita, NE 87111
Javon Evanoff, Academy Hills Park N.A., 5904 Los Hermanos NE, Albuquerque, NM 87111
Barbara Bates, Academy Hills Park N.A., 9315 Layton NE, Albuquerque, NM 87111
June Harrington, Eisenhower Area N.A., 5712 Bartonwood NE, Albuquerque, NM 87111
Victor Smith, Eisenhower Area N.A., 5521 Carruthes NE, Albuquerque, NM 87111
Bill Rothweiler, John B. Robert N.A., 5400 Avenida Chasta NE, Albuquerque, NM 87111
Kathy Gough, John B. Robert N.A., 5515 Camino Arbores NE, Albuquerque, NM 87111
David Penasa, New Holiday Park N.A., 11201 Paseo del Oso NE, Albuquerque, NM 87111
Ken Gaillard, New Holiday Park N.A., 12013 Kashmir NE, Albuquerque, NM 87111
Carl & Jean Chavez, San Gabriel Area N.A., 4109 Pitt NE, Albuquerque, NM 87111
Dan Jones, San Gabriel Area N.A., 3917 Inca NE, Albuquerque, NM 87111
Carolyn Merchant, Cielito Linda N.A., 3929 Doroteo NE, Albuquerque, NM 87111
Larry Kern, Cielito Lindo N.A., 10427 San Gabriel NE, Albuquerque, NM 87111
Beck Taya, Oso Grande N.A., 4908 Noreen Court NE, Albuquerque, NM 87111
Pete Granucci, Oso Grande N.A., 4909 Noreen Court NE, Albuquerque, NM 87111
Albert T. Usery, P.O. Box 487, Albuquerque, NM 87103
Jeff Leslie, 2200 Dietz Place NW, Albuquerque, NM 87107

RESOLUTION 270-1980

- A. The requests for site plan approval and simultaneous zone changes are consistent with the health, safety, morals, and general welfare of the residents of the City. Approval will further the City's goal to transition from dependence on groundwater to surface water. The placement of the reservoir will split an existing parcel that is currently zoned R-2. The remainder—approximately 1.18 acres—is too small for a viable residential project. The proposal to combine the remainder with the adjacent C-1-zoned parcel to the east will create a parcel of approximately 2.3 acres for neighborhood commercial development.
- B. The zoning request will achieve stability of land use because the westerly half of Tract F will be rezoned to R-1, the same zoning as El Oso Grande Park to the west; while the easterly half will be rezoned to merge the remainder with the C-1 parcel fronting Juan Tabo Blvd.
- C. The zoning request fulfills the policies of the Albuquerque/Bernalillo County Comprehensive Plan. Goals and policies applicable to this request include:

B. Land Use

5. Established and Developing Urban Areas. The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy d. The location, density, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy g. Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Policy i. Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

5) Provide opportunity for neighborhood review and comment on site plans by notifying recognized neighborhood associations of site plan proposals in accordance with Council Ordinance 92.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

March 26, 2003

City of Albuquerque
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

CERTIFICATE OF ZONING

FILE: 02EPC 00825 (Project 1001993)
DATE OF FINAL ACTION: September 19, 2002
LEGAL DESCRIPTION: for all or a portion of
Tract(s) F & G, **Academy Place Subdivision**, a zone
map amendment from R-2 to R-1 and C-1, located on
OSUNA ROAD NE between JUAN TABO BLVD.
NE and MORRIS STREET NE, containing
approximately 3 acres. (F-21) Deborah Stover, Staff
Planner


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

FROM R-2

TO R-1 for the westerly half of Tract F and C-1 for the easterly half of Tract F

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 and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,

For 
Victor Chavez
Planning Director

VC/ac

cc: Zoning Code Services Division
Neal Weinberg, AGIS Division