

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

July 2, 2018

Ladera Partners LLC and Ladera Two
Partners LLC
4.W Red Oak Lane, White Plains
New York, 10604-3603

Project# 1000603 / 18EPC-40025
FINAL ACTION: June 14, 2018

LEGAL DESCRIPTION:

The above action for all or a portion of Tract M-A of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract N-A of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract O of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract P of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract Q-1, Plat of Tracts Q-1 & Q-2 Town of Atrisco Grant Northeast Unit; and Tract Q-2, Plat of Tracts Q-1 & Q-2 Town of Atrisco Grant Northeast Unit; zoned C-1 to C-2, located between Coors Blvd. and Atrisco Dr. and between Sequoia Rd. and Redlands Rd., containing approximately 15 acres, not including Nusenda Credit Union. (G-11). Staff Planner: Maggie Gould

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

FROM: C-1
TO: C-2

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.


OFFICIAL NOTICE OF DECISION

Project #

April 12, 2012

Page 2 of 2

Sincerely,


For David Campbell
Director, Planning Department

DC/mg

cc: Code Enforcement Division
Michelle Gricius, AGIS Division
Consensus Planning, 302 8th Street NW, Albuquerque, NM 87102
File

Project Number: 1000603/18EPC-40025

LEGAL DESCRIPTION:

Tract **M-A** of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract **N-A** of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract **O** of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract **P** of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract **Q-1**, Plat of Tracts Q-1 & Q-2 Town of Atrisco Grant Northeast Unit; and Tract **Q-2**, Plat of Tracts Q-1 & Q-2 Town of Atrisco Grant Northeast Unit;

Zoning certificate issued for: **C-2**

The C-2 zone converts to the **MX-M** zone in the IDO

Gricius, Michelle A.

From: Barkhurst, Kathryn Carrie
Sent: Monday, July 30, 2018 11:48 AM
To: Gricius, Michelle A.; Gould, Maggie S.; Renz-Whitmore, Mikaela J.
Subject: RE: 18EPC-40025

Follow Up Flag: Follow up
Flag Status: Flagged

I agree that it should convert to MX-M, as it is a shopping center site.

Regarding Lot R, there is no ownership info, so that's probably why it was not included in the request. I'll add a flag for us to research and "clean up" this zone boundary as part of Phase 2 IDO conversions.

Regarding the P zone, that is a floating zone line for land that is functionally a part of the shopping center. Even though it is not called out as a P-R zone, I think it should convert to MX-M according to that rule (and because it is not a paid parking lot).

P	Parking	<i>Converted to MX-L for paid parking lots or to match the P-R Parking Reserve zone of the primary use the parking lot serves</i>
P-R	Parking Reserve	

From: Gricius, Michelle A.
Sent: Monday, July 30, 2018 11:38 AM
To: Gould, Maggie S. <MGould@cabq.gov>; Barkhurst, Kathryn Carrie <kcbarkhurst@cabq.gov>; Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>
Subject: RE: 18EPC-40025

Thanks Maggie. Lot R was never dedicated to ROW per plat that I could find. If it is officially ROW, then this would be a parcel remnant situation as well.



MICHELLE GRICIUS
gis manager
o 505.924.3816
e mgricius@cabq.gov
cabq.gov/planning

From: Gould, Maggie S.
Sent: Monday, July 30, 2018 11:36 AM
To: Gricius, Michelle A.; Barkhurst, Kathryn Carrie; Renz-Whitmore, Mikaela J.
Subject: RE: 18EPC-40025

Michelle,

I think that lot is in the ROW- it does not show up as owned by the applicant for the zone change.
The site is a shopping center site and should go to MX-M.

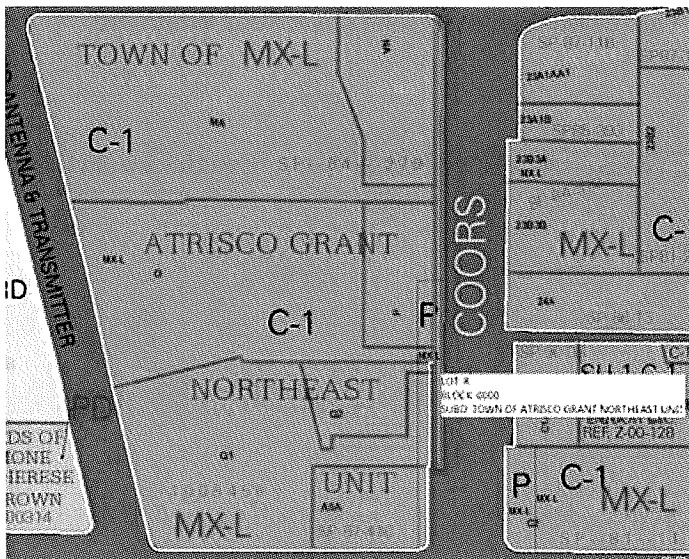


MAGGIE GOULD
planner
o 505.924-3910
e mgould@cabq.gov
cabq.gov/planning

From: Gricius, Michelle A.
Sent: Monday, July 30, 2018 11:31 AM
To: Barkhurst, Kathryn Carrie; Gould, Maggie S.; Renz-Whitmore, Mikaela J.
Subject: 18EPC-40025

These questions are pertaining to Project 1000603 / 18EPC-40025 Zone Map Amendment from C-1 to C-2 for lots MA, NA, O, P, Q1, Q2 TOWN OF ATRISCO GRANT NORTHEAST UNIT at Coors Blvd and Redlands Rd NW. Zone Certificate is attached.

Maggie: does this zone change apply to lot R which is the long parcel on the far west of this block?



The eastern portion of some of the included lots was zoned P in the Old Zoning. Lot A5A is not included in this zone map amendment and will remain C-1 (MX-L) (Maggie: please confirm). The zone certificate does not indicate anything about the P zone. The IDO zoning has the P as MX-L to match the adjacent lots. But now they will become C-2 (MX-M). What should be done with the IDO zone for the part that was P in the old zoning (regardless if the zone change includes lot R or not)? And is this change affected by the C-2 rules west of the river (NR-C instead of MX-M)?

Thanks for your help.