

**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**

31 January 2019

1716 CENTRAL LLC  
117 RICHMOND DR SE SUITE B  
ALBUQUERQUE NM 87106-2268

**Project Number: Z-88-57-1**  
FINAL ACTION: 21 November 1988

**LEGAL DESCRIPTION:**

TR A-1-A PLAT OF TR A-1-A & LT 1-A LAGUNA  
SUBD CONT 0.1322 AC +/- / 5,759 SQ FT +/-


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

**FROM: SU-2/CLD and R-1  
TO: SU-2/CLD**

**Which Converts to IDO Zoning District: MX-M**

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,

*for*   
David S. Campbell  
Planning Director

cc: Code Enforcement Division  
Michelle Gricius, AGIS Division  
File

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

Date: November 21, 1988

NOTIFICATION OF DECISION

Mina Van Ausdal  
1905 Sol Rio NW  
Albuquerque, NM 87107

File: Z-88-57-1  
Location: Tract A-1 in Laguna Addition, located on Laguna Boulevard SW between Central Avenue and Chicanos Place SW, containing approximately .13 acres. (J L)

On November 17, 1988, the Environmental Planning Commission voted to approve Z-88-57-1, a zone map amendment from R-1 and SU-2/CLD (Commercial Low Density Apartment) to SU-2/CLD, based on the following Findings:

Findings (Zone Change)

1. Tract A-1 has a dual zoning which is the result of an error made when Tract A-1 was platted in 1982.
2. SU-2/CLD zoning on this parcel would remedy this zoning error and permit infill development which is compatible with surrounding land use activities.
3. The request is consistent with adopted City plans and policies, specifically: The Albuquerque/Bernalillo County Comprehensive Plan, The Hunting Castle & Reynolds Addition Sector Development Plan and Resolution 270-1980.

On November 17, 1988, the Environmental Planning Commission voted to approve Z-88-57-1, a site development plan based on the following Findings and subject to the following Conditions:

Findings (Site Development Plan):

1. The site plan conforms with the general goals of the Hunting Castle & Reynolds Addition Sector Development Plan.
2. The site plan complies with applicable floor area ratio, landscaping and open space requirements. The site plan also conforms to the side yard setback variances granted by the Zoning Hearing Examiner.

Conditions:



1. The necessary dimensions are indicated on the elevation drawings prepared for the site plan. The building height is restricted to (26) twenty-six feet.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 2, 1988, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 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 Herit 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.



**CITY OF ALBUQUERQUE**  
**PLANNING DEPARTMENT**

 Z-33-57  


HEARING: 7-22-88 MAP: J-13  
 FILE: Z-88-57