

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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March 11, 2016

Guardian Storage
Paul Hedges
9221 Eagle Ranch Rd NW
ABQ, NM 87114

Project# 1002132
16EPC-40001 Zone Map Amendment
(Zone Change)
16EPC-40002 Site Development Plan for Building Permit
16EPC-40003 Site Development Plan for Subdivision

LEGAL DESCRIPTION:

The above actions for all or a portion of Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision, zoned SU-1 for Mixed Use C-1, & Tract C, bulk land plat of Village Center North Subdivision, zoned SU-1 for Mixed Use, O-1 to SU-1 For Mixed Uses for C-1, O-1, and Storage Uses Indoor, located on Unser Boulevard, between Summer Ridge Dr. and McMahan Blvd., containing approximately 2.61 acre(s). (A-11)
Staff Planner: Vicente Quevedo

PO Box 1293

Albuquerque New Mexico 87103
On March 10, 2016, the Environmental Planning Commission (EPC) voted to APPROVE Project #1002132/16EPC-40001, a Zone Map Amendment (Zone Change), 16EPC-40002, a Site Development Plan for Building Permit, 16EPC-40003, a Site Development Plan for Subdivision, based on the following findings and conditions:

FINDINGS 16EPC-40001 – a Zone Map Amendment (Zone Change):

1. This is a request for a Zone Map Amendment (Zone Change) for Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision & Tract C, bulk land plat of Village Center North Subdivision located on Unser Boulevard, between Summer Ridge Dr. and McMahan Blvd. and containing approximately 2.61 acres.
2. The existing zoning for the subject site is SU-1 for Mixed Use, C-1 & SU-1 for Mixed Use, O-1. The applicant is requesting a zone change to SU-1 for Mixed Uses for C-1, O-1 and Indoor Storage Uses for the entire approximately 2.61 acre subject site.
3. The subject site is part of the Unser / McMahan Village Center North Site Development Plan for Subdivision. The existing zoning designation for the subject site was originally approved by the EPC on September 18, 1998 (Z-97-120). However, the applicant failed to obtain the necessary platting within one year as required by the site development plan for subdivision. Therefore, the zoning expired. The EPC reaffirmed the current zoning designation for the subject site on January 18, 2001 (00110 00000

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01623, refers to Project #1000936) and a certificate of zoning was issued. The subject site is currently vacant.

4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Unser Boulevard Design Overlay Zone and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

5. The subject site is within the Established Urban Area of the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:

A. Policy II.B.5.d.: 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 request furthers Policy II.B.5.d. because the location, intensity and design of the proposed uses and development respects existing Seven Bar Ranch Community values through direct integration with existing residential uses. Carrying capacities shall be respected because Unser Blvd. & McMahon Blvd. are designated as Regional Principal Arterials produced by the Mid-Region Council of Governments and the proposed uses are considered low traffic generating service uses.

B. Policy II.B.5.e.: New growth shall 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 ensured.

The request furthers Policy II.B.5.e. because the subject site is vacant and contiguous to existing urban facilities thereby ensuring the integrity of existing neighborhoods.

C. Policy II.B.5.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.

The request furthers Policy II.B.5.i. because the proposed service uses will help minimize the effects of traffic noise on residential environments by serving as a buffer between the residential uses and nearby neighborhoods. All of the storage facility activities will occur indoors which will serve to minimize the effects of noise, lighting on nearby residential uses, and the retail uses will help promote employment opportunities.

D. Policy II.B.5.k.: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The request furthers Policy II.B.5.k. because the subject site is located adjacent to a Regional Principal Arterial and the proposed site development plan indicates that no ingress or egress point off of Unser Blvd. is being proposed and thus will serve to minimize the harmful effects of traffic on nearby established residential neighborhoods.

E. II.C.4. Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

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- F. Policy II.C.4.b.: Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.

The request furthers Policy II.C.4.b. because the proposed storage and retail uses will occur indoors and minimize adverse effects of noise on nearby noise sensitive residential land uses.

- G. II.C.8. Developed Landscape: The Goal is to maintain and improve the natural and the developed landscape's quality.

- H. Policy II.C.8.d.: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request furthers Policy II.C.8.d. because the proposed site development plan includes landscaping within the public and private rights-of-way, includes native vegetation and will create a pleasing visual environment.

- I. II.D.8. Human Services: The Human Services Goal is to site human service facilities in locations that provide the greatest possible access to services and to consider human rights and human service needs in development and redevelopment throughout the Plan area.

- J. Policy II.D.8.c.: Development's negative effects upon individuals and neighborhoods shall be minimized.

The request furthers Policy II.D.8.c. because the development will serve as a buffer between the existing homes and traffic noise from Unser Blvd.

6. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

- A. Policy II.B.5.1.: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The request partially furthers Policy II.B.5.1. because while the proposed development will utilize quality materials and design, the proposed storage facility is proposed to be three stories tall or a maximum height of 38' but no angle plane diagram has been included for the maximum proposed building height to fulfill the requirements of the Design Parameters of the Unser / McMahan Village Center North Site Development Plan for Subdivision and thereby demonstrate that the proposed design is appropriate to the plan area.

- B. II.D.6. Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

- C. Policy II.D.6.g.: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The request partially further s Policy II.D.6.g. because while the subject site is not located within the boundaries of a designated Activity Center, its close proximity to the Unser/McMahan Neighborhood Center and proposed service and retail uses may contribute to reducing travel needs.

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7. The request furthers the following applicable goals and policies of the West Side Strategic Plan:

- A. WSSP Policy 1.3: Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the neighborhood and Community centers. Changes of commercial and office zoning outside the centers to residential use is encouraged. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.

The request furthers WSSP Policy 1.3 because it is not considered a strip commercial development and the proposed commercial and retail uses on the subject site will be located in a concentrated clustered area surrounded by residential development.

- B. Westside McMahon Study

Council Enactment 117-1999: Establishing a policy for key decisions on land use and transportation for the Westside-McMahon Corridor; receiving the Westside-McMahon land use and transportation guide; Amending the West Side Strategic Plan by adding reference to the Westside McMahon transportation and land use policy set forth herein (See attached legislation).

The request furthers Council Enactment 117-1999 because subject site is located within the Westside-McMahon Corridor and supports the intent of the enactment by proposing low intensity commercial uses that includes neighborhood scale development allowed under the C-1 zone. The submittal also conforms to the density, type and hierarchy of uses as illustrated in the Westside/McMahon Corridor Transportation and Land Use Guide.

8. The request partially furthers the following applicable goals and policies of the West Side Strategic Plan:

- A. The Community Concept: In this Plan, "communities" can be defined as separate areas with their own character and focal points. Community character is an important issue. Each area has a unique identity, specific characteristics that the resident's call "home". These aspects must be preserved.
- B. WSSP Policy 1.17: The City shall encourage co-location of public services such as schools, libraries, community/senior/multi-service service centers, parks, retail and commercial services in Community and Neighborhood Activity Centers.

The request partially furthers WSSP Policy 1.17 by locating commercial services near the Unser / McMahon Neighborhood Center.

- C. Seven Bar Ranch Community Policies

Seven Bar Ranch Community Policy 3.4: Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses, and other uses appropriate for such Centers shall be encouraged. The lowest density single family residential development shall not occur within these Centers, but must have safe pedestrian and bicycle access to them.

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The request partially furthers Seven Bar Ranch Community Policy 3.4 because the proposed uses will be located near a neighborhood center and the commercial and retail businesses will complement the nearby neighborhood center and existing residential uses.

9. The request furthers the following applicable portion of the Unser Boulevard Design Overlay Zone (UBDOZ):

A. The applicable section of the UBDOZ related to the request includes on-premises signage regulations which allow one free standing sign per street frontage per premises, and does not allow free standing signage to exceed 75 sf. The request furthers the applicable signage design guidelines of the UBDOZ because the applicant is proposing a single free-standing sign along Unser Blvd. near the northwest corner of the subject site with a signage area of 40 sf and 4 feet in height and will therefore not exceed the maximum allowed signage area per the UBDOZ.

10. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:

- A. Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section C. It's also important to note that the proposed zone change is limited to specified uses and will be site plan controlled. The response to Section A is sufficient.
- B. The requested zone change combines a set of uses already approved as part of the approved Unser / McMahon Village Center North Site Development Plan for Subdivision and adds a storage use to the existing set of permissive uses. Therefore, stability of land use is maintained with this request. The response to Section B is sufficient.
- C. Refer to Applicable Ordinances, Plans and Policies outlined in Findings 5 – 9 above. The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan. Staff finds no significant conflict with either.
- D. The requested change of zone will combine a set of uses already approved as part of the approved Unser / McMahon Village Center North Site Development Plan for Subdivision and add a storage use to the existing set of permissive uses, thereby fulfilling a public need for commercial, retail and storage services to residents of the West Side of Albuquerque. The different use category also furthers a preponderance of applicable goals and policies as articulated in the Comprehensive Plan.
- E. The proposed change of zone will not be harmful to adjacent property, the neighborhood or the community because the uses complement the surrounding residential uses and are site plan controlled and therefore limited to only the EPC approved uses for the subject site.
- F. The City will not incur any un-programmed expenditures as a result of this zone change request.
- G. Economic considerations are not the determining factor for the change of zone. Rather, the determining factor is an intent to fulfill a public need for commercial, retail and storage services to residents of the West Side of Albuquerque.

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- H. The applicant is not using the subject site's location on a collector or major street to justify the request. The need for services by the nearby residential uses and the fact that the proposed use is complements those residential uses is being used to justify the request.
 - I. The SU-1 zone creates a spot zone by definition; however, the applicant has demonstrated in the response to Section C that the proposed change would facilitate realization of the Comprehensive Plan, Sector Plan, and MRA Plan. The response to Section I is sufficient.
 - J. The request will not result in a strip zone. The subject site does not constitute a "strip of land along street". The response to Section J is sufficient.
11. The Villa De Villagio HOA and Westside Coalition of Neighborhood Associations along with property owners within 100 feet of the subject site were all notified of this request. As of the writing of this report, there is no known neighborhood opposition to this request. A facilitated meeting was not recommended or held.

CONDITION 16EPC-40001 – a Zone Map Amendment (Zone Change):

- 1. The zone map amendment does not become effective until the accompanying Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS 16EPC-40002 – Site Development Plan for Building Permit:

- 1. This is a request for a Site Development Plan for Building Permit for Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision & Tract C, bulk land plat of Village Center North Subdivision located on Unser Boulevard, between Summer Ridge Dr. and McMahan Blvd. and containing approximately 2.61 acres.
- 2. This is a request for a Site Development Plan for Building Permit for a 2.61 acre tract located on Unser Boulevard, between Summer Ridge Dr. and McMahan Blvd. to develop a climate controlled, three-story indoor storage facility with retail shops and office spaces on the subject site.
- 3. The subject site is part of the Unser / McMahan Village Center North Site Development Plan for Subdivision. The existing zoning designation for the subject site was originally approved by the EPC on September 18, 1998 (Z-97-120). However, the applicant failed to obtain the necessary platting within one year as required by the site development plan for subdivision. Therefore, the zoning expired. The EPC reaffirmed the current zoning designation for the subject site on January 18, 2001 (00110 00000 01623, refers to Project #1000936) and a certificate of zoning was issued. The subject site is currently vacant.

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4. The proposed storage facility is planned to be a three-story building with glass and finished building materials. The site will contain two access points; an entrance and exit from Summer Ridge R.J. and exit onto Pinnacle Peak Dr. Storage facility users will have access via a security gate on the southwest corner of the building. Two porte-cocheres are located on the south side of the building to provide covered access for customers to load and unload storage items. The retail shops and office will have storefronts facing Unser Blvd.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Unser Boulevard Design Overlay Zone and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The requested Site Development Plan for Building Permit meets all of the minimum requirements of the design parameters of the Unser / McMahon Village Center North Site Development Plan for Subdivision, the Unser Boulevard Design Overlay Zone and the Comprehensive Zoning Code.
7. The Villa De Villagio HOA and Westside Coalition of Neighborhood Associations along with property owners within 100 feet of the subject site were all notified of this request. As of the writing of this report, there is no known neighborhood opposition to this request. A facilitated meeting was not recommended or held.

CONDITIONS 16EPC-40002 – Site Development Plan for Building Permit:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Landscaping Plan on Sheet 2 of 6 shall be revised to include site amenities such as benches and chairs within the proposed landscape and street tree area along Pinnacle Peak Dr. and Summer Ridge Rd. in order to meet the design parameters of the Unser / McMahon Village Center North Site Development Plan for Subdivision.
4. The Elevations on Sheet 6 of 6 shall be revised to include notations stating that the lighting plan for the subject site will conform to the Area Lighting Regulations of the Zoning Code (§ 14-16-3-9, and that lighting fixtures must include a cut-off angle, not directly shine on any public right-of-way or any other

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residential premises and shall not have an off-site luminance greater than 200 foot-lamberts measured from any private property in a residential zone.

5. The Elevations on Sheet 6 of 6 shall be revised to include detailed light pole and fixture dimensioned drawings demonstrating compliance with Area Lighting Regulations of the Zoning Code (§ 14-16-3-9).
6. The Elevations on Sheet 6 of 6 shall be revised to include notations stating that the lighting plan for the subject site will conform to the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).
7. The Grading and Drainage Plan on Sheet 3 of 6 shall be revised to include a grading and drainage narrative that includes: site data (legal description and location), existing conditions, proposed improvements, first flush requirements calculations, and drainage approach.
8. The Elevation Sheet 6 of 6 shall be revised to include a 45 degree angle plane diagram to fulfill the design parameter requirements of the Unser / McMahon Village Center North Site Development Plan for Subdivision because the building is proposed to be taller than 26'.
9. Public Service Company of New Mexico, Conditions for Approval for Project #1002132:
 - A. An existing overhead distribution line is located along the western boundary of the subject property on the east side of Unser Blvd NW. On Sheet 2 of 6, Guardian Storage Landscape Plan, the proposed tree selections are not a compatible height with the existing overhead electric distribution facility on Unser Blvd. NW. Shorter tree selections at mature height are necessary at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
 - B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and to coordinate proposed sign location and height, tree location and height, and lighting height in order to ensure sufficient safety clearances from existing overhead electric distribution facilities. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107

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10. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
11. The Villa De Villagio HOA and Westside Coalition of Neighborhood Associations along with property owners within 100 feet of the subject site were all notified of this request. As of the writing of this report, there is no known neighborhood opposition to this request. A facilitated meeting was not recommended or held.
12. Additional screening of the parking areas along Unser Blvd. will be provided per the Unser / McMahon Village Center North Site Development Plan for Subdivision (Project 1000936).

FINDINGS 16EPC-40003 – Site Development Plan for Subdivision:

1. This is a request for a Site Development Plan for Subdivision Amendment for Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision & Tract C, bulk land plat of Village Center North Subdivision located on Unser Boulevard, between Summer Ridge Dr. and McMahon Blvd. and containing approximately 2.61 acres.
2. This is a request for approval of an amendment to the Unser / McMahon Village Center North Site Development Plan for Subdivision to create a new approximately 2.61 acre tract within the existing 17 acre subdivision boundary located north of Unser Blvd. and McMahon Blvd. The 2.61 acre tract is currently comprised of two separate lots and the requested amendment would create a single 2.61 tract within the subdivision boundary.
3. The subject site is part of the Unser / McMahon Village Center North Site Development Plan for Subdivision. The existing zoning designation for the subject site was originally approved by the EPC on September 18, 1998 (Z-97-120). However, the applicant failed to obtain the necessary platting within one year as required by the site development plan for subdivision. Therefore, the zoning expired. The EPC reaffirmed the current zoning designation for the subject site on January 18, 2001 (00110 00000 01623, refers to Project #1000936) and a certificate of zoning was issued. The subject site is currently vacant.
4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Unser Boulevard Design Overlay Zone and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The proposed amendment to the Unser / McMahon Village Center North Site Development Plan for Subdivision furthers applicable goals and policies of the Comprehensive Plan by maintaining design parameters that ensure development of a quality urban environment which perpetuates the tradition of

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identifiable, individual but integrated communities within the metropolitan area and which offers a variety of choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment.

6. The proposed amendment to the Unser / McMahon Village Center North Site Development Plan for Subdivision furthers the applicable policies and intent of the West Side Strategic Plan by maintaining design parameters that ensure development of near the Village Center with a land use and lot configuration that encourages neighborhood commercial and other uses appropriate near Village Centers.
7. The applicant is not requesting delegation of future Site Development Plans for Building Permit as part of this requested amendment to the Unser / McMahon Village Center North Site Development Plan for Subdivision.
8. The Villa De Villagio HOA and Westside Coalition of Neighborhood Associations along with property owners within 100 feet of the subject site were all notified of this request. As of the writing of this report, there is no known neighborhood opposition to this request. A facilitated meeting was not recommended or held.

CONDITIONS 16EPC-40003 – Site Development Plan for Subdivision:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The zoning designation contained on Sheet 1 of 3 of the Unser / McMahon Village Center North Site Development Plan for Subdivision shall be revised to read "SU-1 for Mixed Uses for C-1, O-1 and Indoor Storage Uses." It currently reads, "SU-1/Mixed Uses for C-1, O-1 and Storage Uses."
4. The subject site is currently comprised of two separate lots. DRB approval of a re-platting action is required in order to consolidate the subject site into a single lot.
5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."

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6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MARCH 25, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any 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 Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

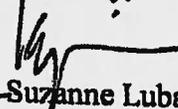
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Sincerely,


for Suzanne Lubar
Planning Director

SL/VQ

cc: Guardian Storage, Paul Hedges, 9221 Eagle Ranch Rd NW, ABQ, NM 87114
Consensus Planning, James Strozier, 302 8th St NW, ABQ, NM 87102
Marie Barron, Villa De Villagio HOA, 5619 Saturnia Rd. NW, ABQ, NM 87114
Jennifer Gallegos, Villa De Villagio HOA, 10840 Vicenza Dr. NW, ABQ, NM 87114
Gerald C. Worrall, Westside Coalition of NA's, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, Westside Coalition of NA's, 110592 Rio Del Sole Ct NW, ABQ, NM 87114-2701
Joshua Skarsgard, 8220 San Pedro, Suite 500, ABQ, NM 87113