

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

Date: April 26, 1996

OFFICIAL NOTIFICATION OF DECISION

Grace Butler
Tim Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

FILE: Z-96-25
LEGAL DESCRIPTION: Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, zoned SU-1/PRD, located south of Arcadia Road NE between Trimbell Boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres (L-23). KYM DICOME, STAFF PLANNER

On April 25, 1996, the Environmental Planning Commission voted to approve Z-96-25, a site development plan based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The only issue before the Environmental Planning Commission at this time is the review of a site development plan; the density for this site was established by case number Z-78-3 which was appealed to the Land Use Planning and Zoning Commission of the City Council and unanimously upheld.
2. This site is zoned SU-1 PRD with a density cap of 10 du/acre, for R-T uses.
3. Modifications are required to the landscaping, building elevations and parking calculations.
4. With these modifications, the site development plan meets the requirements of the City adopted plans and policies including the Sandia Foothills Area Plan.

CONDITIONS:

1. The building elevation sheet shall include the traditional and southwestern architecture, the materials (Stucco and/or brick), and the two types of roofs (flat or pitched). The building design needs modifications and shall be delegated to DRB.
2. The proposed color range of the buildings shall be more specifically listed.
3. The utility system (layout and type) shall be coordinated and approved by Utilities Development Division prior to final sign-off.
4. The landscape calculations shall be revised to subtract out individual yard areas.
5. The required usable open space (750 square feet) shall be specified on the plan.
6. The materials, colors, and heights of the interior yard walls shall be specified on the plan.
7. The maintenance of the common landscaped areas, driveways, and streets shall be the responsibility of a Home Owner's Association and the covenants shall be approved by the DRB prior to site plan sign-off.