

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

Date: May 16, 1986

NOTIFICATION OF DECISION

Jack Clifford Company  
PO Box 35640, Station D  
Albuquerque, N.M. 87176

File: Z-85-70-1

Location: Lots A-1, B, and C, Richfield Park Subdivision, located north of Alameda Boulevard between Jefferson Street, N.E. and the North Diversion Channel, containing approximately 83 acres. (C-17)

On May 15, 1986, the Environmental Planning Commission voted to approve your site development plan for subdivision purposes for the above referenced property based on the following Findings and subject to the following Conditions.

Findings:

1. This request is made to establish street alignments and design criteria for 68 acres of IP zoned land. The design criteria includes a request for variances from the setbacks required in the IP zone.
2. This IP zoned property will be further subdivided.

Conditions:

1. Direct access to individual lots will not be allowed from Alameda Boulevard.
2. Rights-of-way dedication for Jefferson Street (86-foot right-of way) are required if necessary.
3. Street improvements must be in accordance with the Traffic Engineer's requirements.
4. Street trees must be provided along Alameda Boulevard and Jefferson Street in accordance with the revised Street Tree Ordinance.
5. A water well site must be reserved on the site. The location must be agreed on by the Utility Development Division.
6. All development on the IP zoned land must be in accordance with the "Design Criteria" established in this report. A note must be placed on the plan sheet stating that design criteria have been established for the development of individual lots with the case number (Z-85-70-1) and the date of approval. The approval of development plans for individual lots will be delegated to the Planning Staff.
7. Site development plans will be required for Tracts B and C.

Design Criteria:

1. Exterior Building Materials and Design

Walls facing on streets must be finished with face brick, stone, glass or their equivalent. Such finishes may be integrated into a high-quality metal wall wherein the painted metal surface area consists of no more than forty percent (40%) of the wall. Exterior walls which do not face streets may be of masonry construction or its equivalent or better, which includes high-quality metal-building construction. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall be placed a minimum of 70 feet from the street.

2. Color

Colors, materials and finishes are to be coordinated on all exterior elevations of the building to achieve total on-site continuity. All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Gutters and downspouts are to be painted to match the surface to which attached. Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and "man" service doors are to be painted consistent with the color scheme of the building.

3. Building Site Coverage

At all times buildings constructed on the site shall contain at least three thousand square feet of floor space (gross) and shall occupy no more than fifty percent (50%) of the total area of the site



4. Setbacks

All buildings shall have a front yard setback of fifteen (15) feet and the area between the back of curb and the property line shall be landscaped. The front yard setback shall remain free of buildings and structures, trash bins, storage and loading area and fences or walls (other than retaining walls). Sites which front on more than one street must satisfy the front yard requirements for all such streets.

All building sites shall have side yards of not less than five (5) feet and no buildings or structures, other than fences, shall be permitted in the side yards, provided, that where buildings on contiguous sites are planned as an integrated architectural unit, side yard requirements may be varied, with the prior approval of the City of Albuquerque.

All building sites shall have rear yards of not less than fifteen (15) feet. No buildings or structures, other than fences, shall be permitted in rear yards. If there are no solid walls or fences along the rear property line, a six-foot landscape buffer is required.

If the side or rear lot line of any lot abuts Alameda Boulevard, a ten-foot, landscaped setback area shall be provided and maintained adjacent to Alameda Boulevard. The landscape setback area will promote an identifiable character along Alameda Boulevard.

5. Landscaped Area

The 15-foot front yard(s) setback and the area between the back of curb and the property line of every site shall be a landscaped area (or greenbelt). This entire area, less the paved accessways, shall be landscaped. To minimize the loss of greenbelt, vehicular accessways through the Landscaped Area shall run perpendicular to the street and shall be no wider than twenty-four (24) feet.

a. Required Landscaped Area

On every site on which a building shall have been placed, the required greenbelt or landscaped area and any other portion of the front yard(s) which is not paved parking area shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.

The required greenbelt or landscaped area in its entirety shall be planted with grass together with the quantity of trees specified herein. Shrubs may be used to highlight the greenbelt. It cannot reduce the grass area requirement. Southwest landscaping, which uses as ground cover something other than grass, shall not be permitted in the required landscaped area. Southwest landscaping may be utilized only in strips of less than two feet in width adjacent to drive entrances and parking areas and in areas behind the landscaped area. All areas which are planted with grass shall be irrigated by an underground system which is to be shown on the landscape plan.

b. Trees - Front Lot Line(s)

The equivalent of one tree per each thirty (30) lineal feet of front lot line shall be provided. Minimum size shall be 2-inch caliper, measured two (2) feet above ground level. Trees shall be placed at unequal distances from the curb and unequal distances from each other. No two adjacent trees shall be more than fifty (50) feet apart nor less than five (5) feet apart.

c. Unpaved Areas and Expansion Area

All undeveloped sites and all unpaved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of development sites shall be screened from view from the front lot line. Screening shall be through the use of an opaque fence or wall at least six (6) feet in height.

6. Loading Areas

Loading areas shall be set back behind the front yard(s) setback of the site and shall not encroach into the side yards or rear yard setbacks. Loading docks shall be screened from view from streets adjacent to the site using solid screening methods and materials.

7. Storage Areas and Service Areas; Refuse Collection Areas

All outdoor storage areas and service yards shall be placed behind the 15-foot front yard setback and be screened from view from streets adjacent to the site through the use of an opaque visual barrier at least six (6) feet in height. No materials, supplies or equipment, including company/owner operated vehicles, shall be stored in any area on the site except behind such barrier.

No refuse collection areas shall be permitted in the front yard setbacks. To the extent permitted by the City of Albuquerque, refuse bins or dumpsters shall be screened from view to a height of six (6) feet.



8. Parking Areas

At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking, provided on each site, shall adequately accommodate the parking needs for all employees, customers, visitors, and company vehicles for that site. Parking on public streets shown on the recorded plat(s) of the Property is prohibited.

All off-street parking and access drives and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to assure proper drainage in accordance with the approved drainage plan.

9. Drainage Requirements

All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Drainage Report for Richfield Park dated (to be inserted upon completion of the subdivision), prepared by Espey-Huston.

10. Pedestrian Walkways

A pedestrian circulation system from the guest parking areas and employee parking areas to the building(s), shall be provided within the site. There are to be no walkways from the street to the building(s).

11. Sign Standards

Signs shall be integrated with the architectural design of the buildings, in appropriate proportion with the scale of the buildings. Fascia signs shall not protrude above roof lines. The only signs allowed in the landscaped area will be one identification sign (per site) of a maximum size of twenty-four (24) square feet, and signs necessary for the regulation or direction of traffic flows. The maximum height of signs is six (6) feet above average finished grade. Internal lighting of individual letters (only) and face lighting of signs are permitted.

12. Utilities

All utility lines and associated facilities furnishing service to the property shall be installed and maintained underground.

13. Lighting

Parking lot fixtures are to have an overall maximum height of sixteen (16) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached.

14. Maintenance

Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all unpaved areas shall be maintained in a weed-free condition.

Each owner or tenant shall remove, at his own expense, any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or incinerators.

15. Proposed development, adjacent to residential uses, will utilize properly designed sound and visual attenuation barriers, at least 8-feet high (i.e. berms and walls) to minimize impacts to residents.

16. Development plans for individual lots within the subdivision will be in compliance with these design criteria and will be reviewed and approved by the Planning Staff of the City of Albuquerque.

17. Any of the design criteria which is not in harmony with existing City Ordinances will be considered null and void.


IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 5/30/86 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 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 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 60 days of its filing.



YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL YOU CAN RECEIVED 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).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Phil Garcia', written over a horizontal line.

Phil Garcia  
Assistant City Planner

PG/djw  
cc:



# Richfield Park Master Plan

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PLANNING DIVISION

AGENDA NUMBER:  
ENVIRONMENTAL PLANNING COMMISSION  
May 15, 1986  
Z-85-70-1

Direct access to individual lots will not be allowed from Alameda Boulevard. A shared access easement will be required.

The New Mexico State Highway Department is conducting a study on Alameda Boulevard from Second Street, N.W. to a point west of Washington Street N.E. for reconstruction and improvements. The proposed is for Alameda Boulevard to be a four-lane road with a raised median. The State Highway Department may have authority over a portion of this project which may require some access control.

No rights-of-way are shown on the plan, however, Alameda Boulevard requires 156 feet of right-of-way width, and Jefferson Street requires 86 feet of right-of-way width. Construction/re-construction of medians and left-turn bays on Jefferson Street and on Alameda Boulevard, including the relocation of the westbound to southbound left-turn bay west of Street "A", will be at the developer's expense.

The developer will be responsible for the follow street improvements:

1. For all interior streets there will be 40 feet of permanent paving, two standard curbs and gutters, and two 4-foot sidewalks along Street "B" through the residential/commercial area.
2. Six-foot sidewalks are required on Alameda Boulevard and Jefferson Street.
3. Street trees must be provided along Alameda Boulevard and Jefferson Street in accordance with the revised Street Tree Ordinance.

The minimum centerline turn radius within the site for the connection of Street "C" with Street "A" is 75 feet.

The City will require a site to be reserved for a future Well Site at the time of platting. The exact location of the well has not been determined at this time.

## B. Design Criteria:

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### 2. Color

Colors, materials and finishes are to be coordinated on all exterior elevations of the building to achieve total on-site continuity. All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Gutters and downspouts are to be painted to match the surface to which attached. Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and "man" service doors are to be painted consistent with the color scheme of the building. The color scheme for all buildings within the subdivision will be consistent.

### 3. Building Site Coverage

At all times buildings constructed on the site shall contain at least three thousand square feet of floor space (gross) and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided.

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All building sites shall have rear yards of not less than fifteen (15) feet. No buildings or structures, other than fences, shall be permitted in rear yards. If there are no solid walls or fences along the rear property line, a six-foot landscape buffer is required.

If the side or rear lot line of any lot abuts Alameda Boulevard, a ten-foot, landscaped setback area shall be provided and maintained adjacent to Alameda Boulevard. The landscape setback area will promote an identifiable character along Alameda Boulevard.

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16. Development plans for individual lots within the subdivision will be in compliance with these design criteria and will be reviewed and approved by the Planning Staff of the City of Albuquerque.

Findings:

1. This request is made to establish street alignments and design criteria for 68 acres of IP zoned land. The design criteria includes a request for variances from the setbacks required in the IP zone.
2. This IP zoned property will be further subdivided.
3. Site development plans will be required for Tracts B and C.

RECOMMENDATION:

APPROVAL of Z-85-70-1 is recommended based on the preceding Findings and subject to the following conditions:



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PLANNING DIVISION

AGENCY NUMBER:  
ENVIRONMENTAL PLANNING COMMISSION  
May 15, 1986  
Z-85-70-1

Conditions:

1. Direct access to individual lots will not be allowed from Alameda Boulevard.
2. Rights-of-way dedication for Alameda Boulevard (156-foot right-of-way) and Jefferson Street (86-foot right-of-way) are required if necessary.
3. Street improvements must be in accordance with the Traffic Engineer's requirements.
4. Street trees must be provided along Alameda Boulevard and Jefferson Street in accordance with the revised Street Tree Ordinance.
5. A water well site must be reserved on the site. The location must be agreed on by the Utility Development Division.
6. All development on the site must be in accordance with the "Design Criteria" established in this report. A note must be placed on the plan sheet stating that design criteria have been established for the development of individual lots with the case number (Z-85-70-1) and the date of approval. The approval of development plans for individual lots will be delegated to the Planning Staff.

*Susan L. Montgomery*  
Susan Montgomery  
Planner

SMV/ju

cc: Jack Clifford Company, PO Box 35640, Station D: 87176

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.