

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

April 15, 2016

COA Dept of Municipal Dev.
Attn: Jim Hamel
P.O. Box 1293
ABQ, NM 87103

Project# 1010582*
15EPC-40051 Zone Map Amendment (Zone Change)
15EPC-40052 Site Development Plan
For Building Permit
***AC-15-6 & 15-17 Remanded by the City Council**

LEGAL DESCRIPTION:

For all or a portion of a northerly portion of Tract 107B1A1, Tract 107B1A1 excluding portion to right-of-way & excluding a northerly portion, Tract 107B1A2 excluding portion to right-of-way, Tract in the SW corner-Tract 107B1B, Tract 108A3A1A, Tract 108A3A1B, and Tract 108A3B, Tracts 108A1A2B1B & 108A1A2B2, Tract 108A1A2B1A, Tract 107B2A2 excluding portion to the right-of-way, Tract 107B2A1 excluding portion to the right-of-way, MRGCD MAP #33, zoned M-1 to SU-1 for M-1, Solid Waste Transfer Station and Convenience Center, located on Edith and Comanche (4600 Edith NE), containing approximately 22 acres. (G-15)

Staff Planner: Vicente Quevedo

PO Box 1293

Albuquerque

New Mexico 87103

On April 14, 2016, the Environmental Planning Commission (EPC) voted to approve the WITHDRAWAL of Project #1010582/15EPC-40051, a Zone Map Amendment (Zone Change) and www.cabq.gov 15EPC-40052 a Site Development Plan for Building Permit, based on the following finding:

FINDINGS - 15EPC-40051 – Zone Map Amendment (Zone Change) and 15EPC-40052 – Site Development Plan for Building Permit:

1. The agent for the applicant submitted a letter dated April 6, 2016 requesting a withdrawal of the application which includes the site development plan for building permit and the zone change.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 29, 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.

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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.

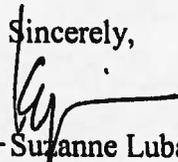
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of 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.

Sincerely,


for Suzanne Lubar
Planning Director

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SL/VQ

cc: COA Dept of Municipal Dev., Attn: Jim Hamel, P.O. Box 1293, ABQ, NM 87103
Wilson & Co., Inc., Attn: Sevina Garcia, 4900 Lang Ave. NE, ABQ, NM 87109
David Wood, Greater Gardner NA, 158 Pleasant NW, ABQ, NM 87107
Antoinette Vigil, Greater Gardner, 215 San Andres NW, ABQ, NM 87107
Joe Sabatini, Near North Valley NA, 3514 6th St. NW, ABQ, NM 87107
Susan Lester, Near North Valley NA, 435 Phoenix NW, ABQ, NM 87107
Bob Warrick, North Edith Commercial Corridor Assoc., 444 Niagara NE, ABQ, NM 87113
Christine Benavidez, North Edith Commercial Corridor Assoc., 10417 Edith NE, ABQ, NM 87113
Hope McIntosh, Stronghurst Improvement Assoc. Inc., 3022 Arno NE, ABQ, NM 87107
Mark Lines, Stronghurst Improvement Assoc. Inc., 3010 Arno NE, ABQ, NM 87107
Kyle Silfer, North Valley Coalition, P.O. Box 70232, ABQ, NM 87197
Doyle Kimbrough, North Valley Coalition, 2327 Campbell Rd, NW, ABQ, NM 87104
Theresa Cardenas, 6237 Cactus Canyon Trl NE, ABQ, NM 87111
Patricia G. Martinez, 512 Grecian NW, ABQ, NM 87107
Jan Zimmerman, 4614 Sixth St. NW, ABQ, NM 87107
Diana Rebolledo, 701 Griegos Rd. NW, ABQ, NM 87107
Les Jolley, 132 Griegos Rd NW, ABQ, NM 87107
Debora Jolley 128 Griegos Rd NW, ABQ, NM 87107
Katy Flamm, 524 Chamiso Lane NW, Los Ranchos, NM 87107
Kristine Roy, 3827 San Isidro St. NW, ABQ, NM 87107
Mary Mickler, 606 Woodland Ave, ABQ, NM 87107
Debbie O'Malley, 839 Fitzgerald Rd NW, ABQ, NM 87107
Joan Brown, 1004 Major Ave NW, ABQ, NM 87107
Marlene Perrolte, 1004 Major Ave NW, ABQ, NM 87107
Tova Indritz, 524 Griegos Rd NW, ABQ, NM 87107
Oscar Simpson, 3320 12TH St. NW, ABQ, NM 87107
Dana Rowengould, 4141 Marble Ave NE, Albuquerque, NM 87110
Kelly O'Donnell, 1473 West Ella Drive, Corrales, NM 87048
Kitty Richards, 935 Alameda Rd NW, Albuquerque, NM 87114
Matt Cross-Guillen, 1659 Estrellita Rd SE, Rio Rancho, NM 87124
James Aranda, 1824 Neat Ln., Albuquerque, NM 87105
Heather Brislen, 4905 Guadalupe Trail, Albuquerque, NM 87107
Dan Waldman, 4905 Guadalupe Trail, Albuquerque, NM 87107
Larry Steppe, 4404 Edith Blvd. NE, Albuquerque, NM 87107
Carol Chamberland, 609 San Lorenzo Ave NW, Albuquerque, NM 87107
Loren Kahn, 4913 Guadalupe Trail NW, Albuquerque, NM 87107
Antoinette Vigil, 215 San Andres Ave NW, Albuquerque, NM 87107
Sharon Valenzuela, 3809 Los Tomases Dr NW, Albuquerque, NM 87107
Camille Varoz, 427 El Paraiso NW, Los Ranchos, NM 87107
Marcia Finical, 141 Griegos Rd. NW, Albuquerque, NM 87107
Scott Hale, 2321 Camino de Los Artesanos NW, Albuquerque, NM 87107
Denise Wheeler, 3565 Rio Grande Blvd. NW, Albuquerque, NM 87107
Jeff Newland, 3515 Campbell Farm NW, Albuquerque, NM 87104
Jen Parker, 1613 Bayita Lane NW, Albuquerque, NM 87107

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Kathryn Gabrino (for Sally Bachover), 3401 4th St. NW, Albuquerque, NM

Peggy Norton, 3810 11th St. NW, Albuquerque, NM 87107

North Valley Coalition, P.O. Box 70232, ABQ, NM 87107

Greater Gardner NA, et al, c/o Tim Flynn O'Brien, 817 Gold Ave SW, ABQ, NM 87107

Tim Flynn O'Brien, 817 Gold Ave SW, ABQ, NM 87107