

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 14, 2017

Pulte Group
7601 Jefferson NE
ABQ, NM 87109

Project# 1006864
17EPC-40004 Site Development Plan for Subdivision
Amendment

LEGAL DESCRIPTION:

The above action for all or a portion of Tract M, proposed Lots 63, 64, 66, 67, 108, 109, 116, Watershed Subdivision. To request Exceptions to the Height Restrictions per the Northwest Mesa Escarpment Plan, containing approximately 47.05 acres. (H-08-Z & H-09-Z)

Staff Planner: Maggie Gould

PO Box 1293

On April 13, 2017 the Environmental Planning Commission (EPC) voted to **DEFER** Project 1006864, Albuquerque 17EPC-40004 a Site Development Plan for Subdivision Amendment, based on the following findings:

FINDINGS:

NM 87103

1. The EPC voted to defer this case to the May 11, 2017 hearing at the request of the applicant because of concerns expressed by residents of the Mirehaven development.

www.cabq.gov. The deferral will allow the applicant time to meet with concerned residents and clarify the request prior to the May hearing.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 28, 2017**. 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 recommendation.

OFFICIAL NOTICE OF DECISION

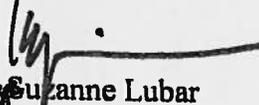
Project #1006864

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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).

Sincerely,


Suzanne Lubar
Planning Director

SL/MG

cc: Pulte Group, 7601 Jefferson NE, ABQ, NM 87109
Consensus Planning, 302 8th Street NW, ABQ, NM 87102
Tres Volcanes NA, Donna Swanson, 8620 Animas Pl. NW, ABQ, NM 87120
Tres Volcanes NA, Sally Breeden, 8619 Animas Pl. NW, ABQ, NM 87120
Westside Coalition of NA's, Harry Hendriksen, 10592 Rio Del Sole Ct, NW, ABQ, NM 87114-2701
Westside Coaliton of NA'a, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120