

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

Wilson and Company
4900 Lange Ave NE.
ABQ, NM 87109

Project #1010582
16EPC-40077 Zone Map Amendment (Zone Change)
16EPC-40078 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above actions for all or a portion of 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 and Household Hazardous Waste Collection, located on Edith Blvd., NE, between Comanche Rd., NE and Rankin Rd. NE, containing approximately 22 acres. (G-15) Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

NM 87103

On April 13, 2017 the Environmental Planning Commission (EPC) voted to **DEFER** Project 1010582/16EPC-40077, a Zone Map Amendment (Zone Change) and 16EPC-40078, a Site Development Plan for Building Permit, based on the following findings:

FINDINGS:

1. This request is for a Zone Map Amendment and Site Development Plan for Building Permit.
2. The City Council voted to approve an Economic Impact Evaluation of residential and commercial properties near the proposed project on January 4, 2016 (R-153). The resolution states that the City shall take no further action toward completion of the Project, and shall defer any pending matters, including but not limited to its land use application before the Environmental Planning Commission, until such time as the Economic Impact Evaluation is completed.
3. The Economic Impact Evaluation has not been completed, so based on Council resolution R-153, the EPC cannot act on this request.

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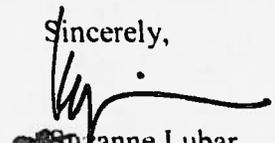
4. A 30 day deferral to the May 11, 2017 EPC hearing will allow time for the Economic Impact Evaluation to be completed and for the applicant, staff and interested parties to review and analyze the results.

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 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 applications.

Sincerely,



Suzanne Lubar
Planning Director

SL/MG

cc: COA Dept. Of Municipal Development, P.O. Box 1293, ABQ, NM 87103
Savina Garcia, Wilson & Co., Inc., 4900 Lang Ave. NE, ABQ, NM 87109
Greater Gardner N.A. (GRG) "R", David Wood, 158 Pleasant NW, ABQ, New Mexico 87107
Greater Gardner N.A. (GRG) "R", Antoinette Vigil, 215 San Andres NW, ABQ, New Mexico 87107
Near North Valley N.A. (NNV) "R", Joe Sabatini, 3514 6th St. NW, ABQ, New Mexico 87107
Near North Valley N.A. (NNV) "R", Randy Cole, 1501 Los Arboles NW, ABQ, New Mexico 87107
North Edith Commercial Corridor Assoc., Robert Warrick, 444 Niagara NE, ABQ, New Mexico 87113
North Edith Commercial Corridor Assoc., Christine Benavidez, 10417 Edith NE, ABQ, New Mexico 87113
Stronghurst Improvement Assoc., (SIA) "R", Bill Sabatini, 2904 Arno St. NE, ABQ, New Mexico 87113
Stronghurst Improvement Assoc., (SIA) "R", Mark Lines, 3010 Arno St. NE, ABQ, New Mexico 87107
North Valley Coalition, Peggy Norton, P.O. Box 70232, ABQ, New Mexico 87197
North Valley Coalition, Doyle Kimbrough, 2327 Campbell Rd. NW, ABQ, New Mexico 87104
Tim Flynn-O'Brien, 817 Gold Ave. SW, ABQ, NM 87102
Larry Stepp, 4404 Edith NW, ABQ, NM 87107
Marian Pavioni, 4013 Tulane NE, ABQ, NM 87107
Jennifer Parker, 1613 Bajita Ln NW, ABQ, NM 87107
KC Pavioni, 4013 Tulane Dr NE, ABQ, NM 87107

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Dan Waldman, UNM Health Clinic, 2211 Lomas NE, ABQ, NM 87106

Marcia Finical, 141 Griegos Rd NW, ABQ, NM 87107

Debbie O'Malley, One Civic Plaza NW, ABQ, NM 87102

Carol Chamberland, 609 San Lorenzo Ave NW, ABQ, NM 87107

Patricia Martinez, 512 Grecian NW, ABQ, NM 87107

Denise Wheeler, 3564 Rio Grande Blvd. NW, ABQ, NM 87107

Harry Hendrikson, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114

Cheryl Hamel, 10644 Fountain Ct. NW, ABQ, NM 87114