

# 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

August 12, 2016

Firoz S. & Jabeen Vah  
11010 Ranchitos Rd. NE  
Albuquerque, NM 87122

**Project# 1001695**  
16EPC-40008 Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above action for Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE, containing approximately 1.5 acres. (C-19)  
Staff Planner: Catalina Lehner

PO Box 1293

On August 11, 2016 the Environmental Planning Commission (EPC) voted to DEFER Project #1001695/16EPC-40008, a Site Development Plan for Building Permit, for 30 days to the September 8, 2016 EPC hearing, based on the following findings:

Albuquerque

### FINDINGS:

NM 87103

1. The request is for a Site Development Plan for building permit for an approximately 1.5 acre site located at the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE.
2. The applicant has submitted a written request for a 30-day deferral to the September 8, 2016 EPC hearing.
3. The applicant requested, and was granted, a variance to LCSDP Parking Regulation 12R-3 at the July 19, 2016 ZHE hearing.
4. As of the August 11, 2016 EPC hearing, the ZHE appeal period will not have expired and the action will not be final, so a deferral is needed.

www.cabq.gov

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 26, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered 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

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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.

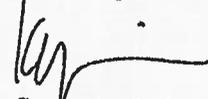
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of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

SL/CLL

cc: Firoz S. & Jabeen Vagh, 11010 Ranchitos Rd NE, ABQ, NM 87122  
DAC Enterprises, Inc, 1521 Edith Blvd NE, ABQ, NM 87102-1611  
Michael A. Gonzales, West La Cueva NA, 8201 La Milpita St NE, ABQ, NM 87113  
Terry Daughton, West La Cueva NA, 8309 Calle Soquelle NE, ABQ, NM 87113  
Maria Baca, Sonora HOA, 6800 Tesoro Pl. NE, ABQ, NM 87113  
Michael Pridham, Dist. 4 Coalition of NAs, 6413 Northland Ave. NE, ABQ, NM 87109  
Robert Stetson, Dist. 4 Coalition of NAs, 7112-154 Pan American Freeway NE, ABQ, NM 87109