

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

High Desert Assisted Living, LLC
12105 Sierra Grande Ave NE
ABQ, NM 87112

Project# 1010903
16EPC-40030 Zone Map Amendment (Zone Change)

LEGAL DESCRIPTION:

The above action for all or a portion of Lot 1, Block B, Monterey Manor, zoned R-1 to O-1, located on Sierra Grande Ave NE, between Lomas Blvd, NE and Mountain Rd. NE, containing approximately .24 acre. (J-22)
Staff Planner: Vicente M. Quevedo

PO Box 1293

On August 11, 2016 the Environmental Planning Commission (EPC) voted to DEFER Project #1010903/16EPC-40030, a Zone Map Amendment (Zone Change), to the September 8, 2016 hearing, based on the following findings:

Albuquerque

FINDINGS:

NM 87103

1. This request is for a Zone Map Amendment for an approximately .24 acre site located on Sierra Grande Ave. NE, between Lomas Blvd. NE and Mountain Rd. NE. from R-1 (Residential Zone) to O-1 (Office & Institutional Zone).
2. A written request for the deferral from the applicant has been included as part of the record for the case.
3. The applicant requests a 30-day deferral to the September 8, 2016 EPC Hearing to allow time to address Planning Department and public comments regarding the requested change of zone.

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 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

OFFICIAL NOTICE OF DECISION

Project #1010903

August 11, 2016

Page 2 of 2

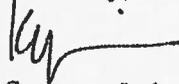
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of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

cc: High Desert Assisted Living, LLC, 12105 Sierra Grande Ave NE, ABQ, NM 87112
Jody L. Borris, 2500 Mariposa Parkway AV, NE, Rio Rancho, NM 87144
Roger Hartman, East Gateway Coalition, 1308 Wagon Train Dr. SE, ABQ, NM 87123
Roger Mickelson, East Gateway Coalition, 1432 Catron Av. SE, ABQ, NM 87123