

# 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 11, 2017

SP Albuquerque LLC  
500 Stevens Avenue  
Solana Beach, CA 92075

**Project# 1007412**  
17EPC-40024 Zone Map Amendment (Zone Change)  
17EPC-40025 Site Development Plan for Subdivision  
17EPC-40026 Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above actions for all or a portion of Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site, zoned SU-1 for Church and related facilities and SU-1 for Church & Related Facilities and a Telecommunications Facility, to SU-1 for Senior Living Facility and related services, including on-premise liquor consumption, located on Harper Rd. NE, between Ventura St. NE and Wyoming Blvd. NE, containing approximately 14.2 acres. (E-20) Staff Planner: Michael Vos

PO Box 1293

Albuquerque, NM 87103  
On August 10, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project 1007412, 17EPC-40024, a Zone Map Amendment (Zone Change), 17EPC-40025, a Site Development Plan for Subdivision and 17EPC-40026, a Site Development Plan for Building Permit, based on the following findings:

### FINDINGS:

- www.cabq.gov
1. This is a three part request for a Zone Map Amendment, Site Development Plan for Subdivision, and Site Development Plan for Building Permit for Tract B-2, Yorba Linda Subdivision and a portion of Tract A, Hoffmantown Baptist Church Site located on Harper Road NE between Wyoming Blvd NE and Ventura Street NE and containing approximately 14.14 acres.
  2. A Cherry Hills neighborhood resident has requested a facilitated meeting for this project.
  3. The applicant has requested a deferral to allow time to meet with the neighborhood. A 30-day deferral to the September 14, 2017 EPC hearing will allow for the facilitated meeting to occur.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 25, 2017**. 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 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.

**OFFICIAL NOTICE OF DECISION**

**Project #1007412**

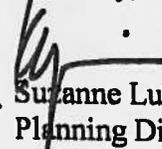
**August 10, 2017**

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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/MV

cc: SP Albuquerque LLC, 500 Stevens Avenue, Solana Beach, CA 92075  
Hoffmantown Baptist Church, 8888 Harper Dr. NE, ABQ, NM 87111  
Consensus Planning Inc, 302 8<sup>th</sup> St NW, ABQ, NM 87102  
Cherry Hills Civic Assoc., Joel Boyer, 6928 Cherry Hills Lp NE, ABQ, NM 87111  
Cherry Hills Civic Assoc., Andrew Robertson, 6916 Rosewood Rd NE, ABQ, NM 87111