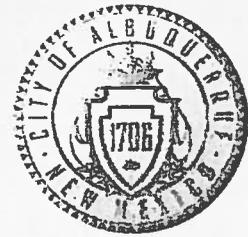


CITY OF ALBUQUERQUE

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 14, 2015

Abbas Akhil
8504 Waterford NE
Albuquerque, NM 87122

Project# 1010520
15EPC-40023 Sector Development Plan Map Amendment
(Zone Change)

LEGAL DESCRIPTION:

DAC Zoning & Land Use Services, agent for Abbas Akhil, requests the above action for Fire Station Site #19, City of Albuquerque, zoned SU-2/O-1 to R-D 7 DU/acre, located on Louisiana Blvd. NE, between Wilshire Ave. NE and Signal Ave. NE, containing approximately 1.5 acres. (C-19) Staff Planner: Catalina Lehner

On August 13, 2015, the Environmental Planning Commission (EPC) voted to CONTINUE Project
PC) Box 1293 #1010520/15EPC-40023, a Sector Development Plan Map Amendment (Zone Change).

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 28, 2015**. 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.

New Mexico 87103
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.
www.cabq.gov

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.

OFFICIAL NOTICE OF DECISION

Project #1010520

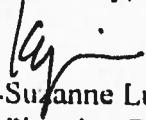
August 13, 2015

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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: Abbas Akhil, 8504 Waterford NE, Albuquerque, NM 87122
Doug Crandall, DAC Zoning & Land Use Services, 9520 Macallan Rd. NE, Albuquerque, NM 87109
Robert Romero, DAC Zoning & Land Use Services, 1521 Edith Blvd. NE, Albuquerque, NM 87102
Peggy Neff, West La Cueva NA, 8305 Calle Soquelle NE, Albuquerque, NM 87113
Terry Daughton, West La Cueva NA, 8309 Calle Soquelle NE, Albuquerque, NM 87113
Jen Ellefson, Sonora HOA, 6709 Suerte Pl. NE, Albuquerque NM 87113
Maria Baca, Sonora HOA, 6800 Tesoro Pl. NE, Albuquerque NM 87113
Michael Pridham, District 4 Coalition, 6413 Northland Ave. NE, Albuquerque, NM 87109
Peggy Neff, District 4 Coalition, 8305 Calle Soquelle NE, Albuquerque, NM 87113