

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

December 11, 2015

Western Albuquerque Land Holdings LLC
Jeff Garrett
6969 E. Camelback, Suite D-212
Scottsdale, AZ 85251

Project# 1003275
15EPC-40068 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of tract B-1, Heritage Market Place, zoned SU-2/SU-1 Planned Office Park & Commercial Development, located on Unser Blvd. between Ladera and Market, containing approximately 9 acres. (H & J-9) Staff Planner: Maggie Gould

PO Box 1293

On December 10, 2015, the Environmental Planning Commission (EPC) voted to CONTINUE Project #1005517/15EPC-40021, a Site Development Plan for Subdivision, based on the following findings:

Albuquerque

1. The EPC Continued this case to the January 14, 2016 hearing in order to entertain a motion based on new proposed Findings.

New Mexico 87103

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

www.cabq.gov

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 application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the

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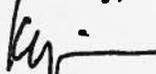
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zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after 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,



Suzanne Lubar
Planning Director

SL/MG

cc: Western Albuquerque Land Holdings LLC, Jeff Garrett, 6969 E. Camelback, suite D-212, Scottsdale, AZ 85251
Tierra West, LLC, 5571 Midway Pk Place NE, ABQ, NM 87109
Candelaria Patterson, Laurelwood NA, 7608 Elderwood Dr. NW, ABQ, NM 87120
Greg Huston, Laurelwood NA, 7600 Sherwood Dr. NW, ABQ, NM 87120
Ruben Aleman, Parkway NA, 8005 Fallbrook NW, ABQ, NM 87120
Mary Loughran, Parkway NA, 8015 Fallbrook NW, ABQ, NM 87120
Gerald Worrall, Westside Coalition of NA's, 1039 Pinatubo Pl NW, ABQ, NM 87120
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