

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 15, 2017

Martin L. Williams
9800 Montgomery Blvd. NE, #1
Albuquerque, NM 87111

Project# 1011436
17EPC-40060 Zone Map Amendment
(Zone Change)

LEGAL DESCRIPTION:

The above action for Lot 48, Block 78, Snow Heights Addition and the southerly 22 feet vacated of Candelaria Rd. NE, zoned O-1, to C-1, located on Candelaria Rd. NE, between Juan Tabo Blvd. NE and Morris St. NE, containing approximately 0.27 acre.
(H-21) Staff Planner: Catalina Lehner

PO Box 1293 On December 14, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project 1011436/17EPC-40060, Zone Map Amendment (Zone Change), for 30 days to the January 11, 2018 hearing based on the following Findings:

Albuquerque FINDINGS:

1. The request is for a zone map amendment (zone change) from O-1 to C-1. The subject site contains an existing building with five small office suites.
2. The applicant is requesting a zone change because the office suites have been rented to small commercial businesses for many years, and also because of interest from a potential tenant.
3. The applicant is requesting a 30 day deferral to strengthen the zone change justification and to ensure that notification is complete.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 29, 2017**. 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 following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building

OFFICIAL NOTICE OF DECISION

Project #1011436

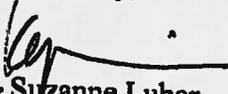
December 14, 2017

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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.

Sincerely,


for Suzanne Lubar
Acting Planning Director

SL/CLL

cc: Martin L. Williams, 9800 Montgomery NE, Suite 1, ABQ, NM 87111
Stephen Caruso, 9998 Montgomery Blvd, NE, Suite B, ABQ, NM 87111
District 8 Coalition, Donald Couchman, 6441 Concordia Rd. NE, ABQ, NM 87111
District 8 Coalition, Daniel Flegel, 3423 Del Agua Ct. NE, ABQ, NM 87111