

# 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

June 9, 2017

Edward T. Garcia  
c/o Garcia auto Group LLC  
8100 Lomas Blvd NE  
ABQ, NM 87110

**Project# 1011232**  
17EPC-40011 Zone Map Amendment (Zone Change)

### **LEGAL DESCRIPTION:**

The above action for all or a portion of Tracts 224D3B, 225B2A1A1 & 226C2B, 225B2A1A2, 225B2B, 225B2C, 225B2D, 225B2E, 225B2F & 225B2A2, 225B2G, 225B2H, 225B2I, 226A, 227, 228, 232, 233A, 236-A, 236-B, and Land of J A Garcia Tract A, MRGCD Map #35, zoned M-1 and R-1 to C-2 and R-2, located North of I-40 and East of Rio Grande Blvd. between the Alameda Drain and Campbell Ditch, containing approximately 20 acres. (H-13) Staff Planner: Michael Vos

PO Box 1293

On June 8, 2017 the Environmental Planning Commission (EPC) voted to **DEFER** Project Albuquerque F011232/17EPC-40011, Zone Map Amendment (Zone Change), based on the following findings:

### **FINDINGS:**

NM 87103

1. This is a request for a Zone Map Amendment (Zone Change) for Tracts 224D3B, 225B2A1A1 & 226C2B, 225B2A1A2, 225B2B, 225B2C, 225B2D, 225B2E, 225B2F & 225B2A2, 225B2G, 225B2H, 225B2I, 226A, 227, 228, 232, 233A, 236-A, 236-B, and Land of J A Garcia Tract A, MRGCD Map #35 located north of Interstate 40 and east of Rio Grande Blvd between the Alameda Drain and Campbell Ditch and containing approximately 20 acres.
2. The applicant has met with neighborhood groups and requests a deferral to continue to discuss traffic and other issues related to the development proposal. A 30 day deferral to the July 13, 2017 hearing would allow for those further discussions.

www.cabq.gov

**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.

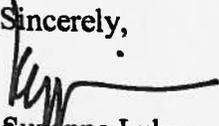
OFFICIAL NOTICE OF DECISION

Project #1011232

June 8, 2017

Page 2 of 2

Sincerely,



Suzanne Lubar  
Planning Director

SL/MV

cc: Edward T. Garcia, co/o Garcia Auto Group LLC, 8100 Lomas Blvd NE, ABQ, NM 87110  
Design Workshop Inc 120 East Main Street, Aspen, CO 81611  
Near North Valley NA, Joe Sabatini, 3514 6<sup>th</sup> St. NW, ABQ, NM 87107  
Near North Valley NA, Randy Cole, 1501 Los Arboles NW, ABQ, NM 87107  
Sawmill Area NA, Julie Henss, 1724 Band Saw Pla. NW, ABQ, NM 87104  
Sawmill area NA, Dianne Jones, 1400 Lumberton Dr. NW, ABQ, NM 87104  
Los Duranes NA, Jose Viramontes, 1317 Gabaldon DrNW, ABQ, NM 87104  
Los Duranes NA, William C. Herring, 3104 Cocoa Rd NW, ABQ, NM 87104  
Symphony HOA, Inc. Charles Hostetler, 1908 Allegretto Trol NW, ABQ, NM 87104  
Symphony HOA Inc. Bernadette Sanchez, 2012 Allegretto Trl. NW, ABQ, NM 87104  
West Old Town NA, Benjamin Lovato, 2820 Azar Pl. NW, ABQ, NM 87104  
West Old Town NA, Glen Effertz, 2918 Mountain Rd. NW, ABQ, NM 87104  
North Valley Coalition, Peggy Norton, PO. Box 70232, ABQ, NM 87197  
North Valley Coalition, Doyle Kimbrough, 2327 Campbell Rd. NW, ABQ, NM 87104  
Ed Paschich, 1512 Summer Ave. NW, ABQ, NM 87104  
Felice Garcia, 1024 Forrester NW, ABQ, NM 87012  
Kathleen Allen, 721 17<sup>th</sup> St NW, ABQ, NM 87104  
Patricia Allen, 1900 Lilac NW, ABQ, NM 87104  
John Wright, 2220 Wilma Rd NW, ABQ, NM 87104  
Ben M. Bannenni, 2801 Carson NW, ABQ, NM 87104  
Mimi Lopez, 1209 Amado St. NW, ABQ, NM 87104  
Harold & Nancy Magnusson, 1309 Fruit Ave NW, ABQ, NM 87104