

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

November 13, 2015

Argus Jefferson Partners, LLC
Attn: Jeff Jesionowski
4700 Montgomery Blvd. NE, #200
Albuquerque, NM 87109

Project# 1005517
15EPC-40021 Site Development Plan for Subdivision

LEGAL DESCRIPTION:

The above action for Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract (being a replat of Lot 2-A, Tract B), zoned M-1, located on Jefferson Street NE, between Osuna Road NE and Ellison Street NE, containing approximately 7.2 acres. (E-17)
Staff Planner: Catalina Lehner

PO Box 1293

On November 12, 2015, the Environmental Planning Commission (EPC) voted to DEFER Project #1005517/15EPC-40021, a Site Development Plan for Subdivision, based on the following findings:

Albuquerque FINDINGS:

1. This request is for a site development plan for subdivision with design standards.
2. The applicant requests a 30-day deferral to the December 10, 2015 EPC hearing in order to allow additional time to continue to coordinate access easements through adjacent parcels and to deal with some drainage issues.

New Mexico 87103
www.cabq.gov

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 30, 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.

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

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Project #1005517

November 12, 2015

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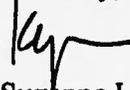
Code must be complied with, even after approval of the referenced application(s).

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.

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/MG

cc: Argus Jefferson Partners, Attn: Jeff Jesionowski, 4700 Montgomery Blvd. NE #200, ABQ, NM 87109
Tierra West, LLC. Attn: Vince Carrica, 5571 Midway Park Place NE, Albuquerque, NM 87109
DPS, Attn: Chris Gunning, 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Lane NE, Albuquerque, NM 87113
Mark Rupert, Alameda North Valley Assoc., PO Box 10454, Albuquerque, NM 87184
Michael Pridham, District 4 Coalition of NAs, 6413 Northland Ave. NE, Albuquerque, NM 87109
Peggy Neff, District 4 Coalition of NAs, 8305 Calle Soquella NE, Albuquerque, NM 87113
Kyle Silber, North Valley Coalition, PO Box 70232, Albuquerque, NM 87197
David Wood, North Valley Coalition, 158 Pleasant NW, Albuquerque, NM 87107