

# 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 11, 2016

Cedar Investors, LLC  
6300 Riverside Plaza Lane NW #200  
ABQ, NM 87120

**Project# 1010879**  
16EPC-40062 Sector Development Plan Map Amendment  
16EPC-40063 Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above actions for all or a portion of Lots 1-3, 7-9 of the Brownell and Lails Highland Addition and Lots A-E and F-J, block 21 of the Whitteds Replat and vacated alleys (Public R/W – EC-16-126), zoned SU-2 MD-1 to SU-2/SU-1 for MD-1, located on Copper Ave. NE, between Cedar St. NE and Mulberry St. NE, containing approximately 2.5 acres. (K-15)

Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

On November 10, 2016 the Environmental Planning Commission (EPC) voted to **DEFER** Project #1010879/16EPC-40062, a Sector Development Plan Map Amendment (Zone Change) and 16EPC-40063, a Site Development Plan for Building Permit, based on the following findings:

### FINDINGS:

[www.cabq.gov](http://www.cabq.gov)

1. The EPC approved a 30 day deferral to the December 8, 2016 hearing to allow notification and advertisement of an amended zoning request.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **November 28, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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

OFFICIAL NOTICE OF DECISION

Project #1010879

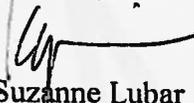
November 10, 2016

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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).

**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: Cedar Investors, LLC, 6300 Riverside Plaza Ln NW, #200, ABQ, NM 87120  
Consensus Planning, 302 8<sup>th</sup> St. NW, ABQ, NM 87120  
James Montalbano, Silver Hill NA, 1404 Silver Ave. SE, ABQ, NM 87106  
Elizabeth Doak, Silver Hill NA 1606 Silver SE, ABQ, NM 87106  
Peter Feibelman, Spruce Park NA INC, 1401 Sigma Chi NE, ABQ, NM 87106  
Mardon Gardella, Sycamore NA, 411 Maple St NE, ABQ, NM 87106  
Joe Gallegos, University Heights NA, 301 Harvard SE #59, ABQ, NM 87106  
Julie Kidder, University Heights NA, 120 Vassar SE, ABQ, NM 87106  
Robert Stembridge, Victory Hills NA, P.O. Box 40298, ABQ, NM 87196  
Patty Willson, Victory Hills NA, 505 Dartmouth SE, ABQ, NM 87106  
Nancy Bearce, Dist. 6 Coalition of NA's, 600 San Pablo St NE, ABQ, NM 87108  
Gina Dennis, Dist. 6 Coalition of NAs, 1816 Buena Vista Dr. NE, Apt 2, ABQ, NM 87016