OFFICIAL NOTIFICATION OF DECISION

November 10, 2017

STIF Seven-Bar, LLC
9384 Valley View Drive NW
ABQ, NM 87114

Project# 1011346
17EPC-40040 Zone Map Amendment
(Zone Change)

LEGAL DESCRIPTION:
The above action for all or a portion of Tracts 3J and 3I, Black
Ranch subdivision, zoned O-1 to C-1, located on the southeast
corner of Valley View Dr. NW and Irving Blvd NW, east of Coors
Boulevard NW, containing approximately 1.75 acres. (C-13)
Staff Planner: Cheryl Somerfeldt

On November 9, 2017 the Environmental Planning Commission (EPC) voted to WITHDRAW Project
17EPC-40040, a Zone Map Amendment (Zone Change), based on the following findings:

FINDINGS:
1. This is a proposal for a Zone Map Amendment (Zone Change) for all or a portion of Tracts 3J and
3I, Black Ranch subdivision, located at the southeast corner of Valley View Drive NW and Irving
Boulevard NW, east of Coors Boulevard NW, and containing approximately 1.75 acres.

2. The applicant has requested to withdraw this proposal.

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 27, 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
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,

Suzanne Lubar
Planning Director

SL/CS

cc: STIF Seven-Bar, LLC., 9384 Valley View Dr., NW, ABQ, NM
    Modulus Architects, Inc., 100 Sun Ave NE, Suite 305, ABQ, NM 87109
    Joann McNeil, 1610 Lyria Rd NW, ABQ NM 87114
    Matt Dotson, 1739 Rusty Rd. NW, ABQ, NM 87114