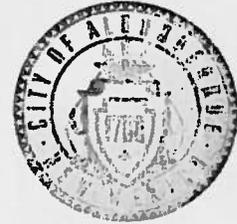


# CITY OF ALBUQUERQUE



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

October 14, 2016

Danny Brandenburg  
2211 Candelaria Rd. NE  
Albuquerque, NM 87107

Project# 1000936  
16EPC-40051 Site Development Plan for Subdivision  
Amendment  
16EPC-40052 Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above actions for Tract 4, Paradise Plaza, zoned SU-1 for Mixed Uses detailed in Project #1000936, located on Unser Blvd. NW, between McMahan Blvd. NW and the Sandoval County line, containing approximately 1.9 acres.  
(A-11) Staff Planner: Catalina Lehner

PO Box 1293

On October 13, 2016 the Environmental Planning Commission (EPC) voted to DEFER Project #1000936/16EPC-40051, Site Development Plan for Subdivision Amendment, and 16EPC-40052, Site Development Plan for Building Permit, based on the following findings:

### FINDINGS:

- NM 87103
- www.cabq.gov
1. The request is for a Site Development Plan for Building Permit for Tract 4 of Paradise Plaza. The applicant proposes a car wash.
  2. The subject site is zoned SU-1 for Mixed Use (C-1 uses), with exclusions. An "auto-oriented retail or service use", such as a car wash, is excluded and is not allowed pursuant to the subject site's zoning.
  3. The applicant is requesting a 30-day deferral to the November 10, 2016 EPC hearing to allow time to pursue a zone change request, and to re-design the site to conform to the design standards.

**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 #1000936

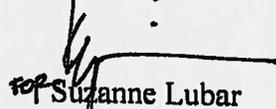
October 13, 2016

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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/CL

cc: Danny Brandenburg, 2211 Candelaria Rd. NE, Albuquerque, NM 87107  
Scott Anderson, 7604 Rio Penasco NW, Albuquerque, NM 87120  
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sole Ct NW, Albuquerque, NM 87114-2701  
Rene Horvath, Westside Coalition of NAs, 5515 Palomino Dr. NW, Albuquerque, NM 87120