OFFICIAL NOTIFICATION OF DECISION

October 13, 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
Blvd. NW, containing approximately 1.75 acres. (C-13)
Staff Planner: Cheryl Somerfeldt

On October 12, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project
1011346/17EPC-40040, a Zone Map Amendment (Zone Change), to November 9, 2017, based on the
following findings:

Albuquerque

FINDINGS:

Project # 1011247, Case # 17EPC-40014, Sector Development Plan Map Amendment (Zone Change)
NM 87103

1. This is a request 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 a 30 day deferral to the November 09, 2017 EPC public hearing to
   allow for more time to collaborate and to respond to all required application materials.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by
OCTOBER 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.
OFFICIAL NOTICE OF DECISION
Project #1011346
October 12, 2017
Page 2 of 2

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,

[signature]

For 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