

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 11, 2018

Elmer Medina
847 Griegos Rd. NW
Albuquerque, NM 87107

**Project #2018-001497 (1011473)
RZ-2018-00027 – Zone Map Amendment (Zone Change)**

LEGAL DESCRIPTION:

The above action for MRGCD Map 31, Tract 63A2A1B, except portion to right-of-way of Griegos Rd. NW, zoned MX-L, to MX-T, located on 1711 Griegos Rd. NW, between 12th St. NW and Rio Grande Blvd. NW, containing approximately 0.25 acres. (F-13)

Staff Planner: Catalina Lehner

On October 11, 2018 the Environmental Planning Commission (EPC) voted to DEFER Project 2018-001497/RZ-2018-00027, a Zone Map Amendment (Zone Change), for 60 days based on the following Findings:

FINDINGS:

1. The request is for a zone map amendment (zone change) for an approximately 0.25 acre site located on the north side of Griegos Rd. NW, between 12th St. NW and Rio Grande Blvd. NW.
2. The applicant wants to use the existing single-family home as a residence. The subject site is zoned MX-L, but the MX-L zone does not allow single-family homes, so a zone change is needed.
3. The request qualifies for a City-sponsored zone change because it meets the criteria for a voluntary downzone. However, the applicant does not want to wait.
4. A deferral is needed to allow additional time for the applicant to justify the request pursuant to the IDO Review and Decision Criteria for zone changes.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **OCTOBER 26, 2018**. 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

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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,


for David S. Campbell
Planning Director

DSC/CL

cc: Elmer Medina, 847 Griegos Rd NW, ABQ, NM 87107
Rio Grande Blvd. NA, Jim Kenney, 2416 Arbor Rd NW, ABQ, NM 87107
Rio Grande Blvd. NA, Eleanor Walther, 2212 Camino De Los Artesanos NW, ABQ, NM 87107
South Guadalupe Trail NA, Andy Apple, 5116 Guadalupe Tr. NW, ABQ, NM 87107
South Guadalupe Trail NA, Margaret Freeman, 1505 Plaza Encantada NW, ABQ, NM 87107
North Valley Coalition, Doyle Kimbrough, 2327 Campbell Rd NW, ABQ, NM 87104
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