

# 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

September 9, 2016

Starbucks Coffee Co  
6380 Fiddlers Green Circle  
Denver, CO 80111

Project# 1010550  
16EPC-40040 Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above action for all or a portion of Tract A-1, Redivision of Tract A (Now comprising Tracts A1 & A2), Los Pastores Shopping Center, excluding southwesterly portion & portion out to right-of-way, zoned C-2 (SC), located on Montgomery Blvd. NE, between Wyoming Blvd. NE, and Pennsylvania NE., containing approximately 1.2 acres. (F-19) Staff Planner: Vicente Quevedo

PO Box 1293

Albuquerque

NM 87103

On September 8, 2016 the Environmental Planning Commission (EPC) voted to DEFER Project #1010550/16EPC-40040, Site Development Plan for Building Permit, for 60 days to the November 10, 2016 EPC public hearing based on the following findings:

### FINDINGS:

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

1. This request is for a Site Development Plan for Building Permit for an approximately 1.2 acre site located on Montgomery Blvd. NE between Wyoming Blvd. NE and Pennsylvania St. NE, and is zoned C-2 (SC).
2. A written request for the deferral from the applicant has been included as part of the record for the case.
3. The applicant requests a 60-day deferral to the November 10, 2016 EPC Hearing to redesign and relocate a proposed point of ingress into the subject site, and address leasing terms related to the site.

**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

OFFICIAL NOTICE OF DECISION

Project #1010550

September 8, 2016

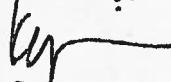
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such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

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/VQ

cc: Starbucks Coffee Co, 6380 Fiddlers Green Circle, Denver, CO 80111  
Colin Bott, 2303 West Commodore Way Suite 205, Seattle WA 98199  
Brian A. Eagan, Loma Del Rey NA, 8416 Hilton Ave NE 34B, ABQ, NM 87111  
William E. Burk, III, Loma Del Rey NA, 9617 La Playa NE, ABQ, NM 87111  
Janice Arnold-Jones, Dist. 7 Coalition of NA's, 7713 Sierra Azul NE, ABQ, NM 87110  
Lynne Martin, Dist. 7 Coalition of NA's, 1531 Espejo NE, ABQ, NM 87112