

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

High Desert Assisted Living, LLC
12105 Sierra Grande Ave NE
ABQ, NM 87112

Project# 1010903
16EPC-40030 Zone Map Amendment (Zone Change)

LEGAL DESCRIPTION:

The above action for all or a portion of Lot 1, Block B, Monterey Manor, zoned R-1 to O-1, located on Sierra Grande Ave NE, between Lomas Blvd, NE and Mountain Rd. NE, containing approximately .24 acre. (J-22)
Staff Planner: Vicente M. Quevedo

PO Box 1293
Albuquerque
NM 87103

On September 8, 2016 the Environmental Planning Commission (EPC) voted DEFER Project #1010903/16EPC-40030, a Zone Map Amendment (Zone Change), for 60 days to the November 10, 2016 EPC public hearing based on the following findings:

FINDINGS:

1. This request is for a Zone Map Amendment for an approximately .24 acre site located on Sierra Grande Ave. NE, between Lomas Blvd. NE and Mountain Rd. NE from R-1 (Residential Zone) to O-1 (Office & Institutional Zone).
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 revise the R270-1980 justification narrative for the requested zone change.

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.

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

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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,


Suzanne Lubar
Planning Director

SL/VQ

cc: High Desert Assisted Living, LLC, 12105 Sierra Grande Ave NE, ABQ, NM 87112
Jody L. Borris, 2500 Mariposa Parkway AV, NE, Rio Rancho, NM 87144
Roger Hartman, East Gateway Coalition, 1308 Wagon Train Dr. SE, ABQ, NM 87123
Roger Mickelson, East Gateway Coalition, 1432 Catron Av. SE, ABQ, NM 87123