

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 15, 2017

Wilson and Company
4900 Lange Ave NE.
ABQ, NM 87109

Project #1010582
16EPC-40077 Zone Map Amendment (Zone Change)
16EPC-40078 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above actions for all or a portion of northerly portion of Tract 107B1A1, Tract 107B1A1 excluding portion to right-of-way & excluding a northerly portion, Tract 107B1A2 excluding portion to right-of-way, Tract in the SW corner-Tract 107B1B, Tract 108A3A1A, Tract 108A3A1B, and Tract 108A3B, Tracts 108A1A2B1B & 108A1A2B2, Tract 108A1A2B1A, Tract 107B2A2 excluding portion to the right-of-way, Tract 107B2A1 excluding portion to the right-of-way, MRGCD MAP #33, zoned M-1 to SU-1 for M-1, Solid Waste Transfer Station and Convenience Center and Household Hazardous Waste Collection, located on Edith Blvd., NE, between Comanche Rd., NE and Rankin Rd. NE, containing approximately 22 acres. (G-15) Staff Planner: Maggie Gould (**Deferred from the January 12, 2017 Hearing**)

PO Box 1293

Albuquerque

NM 87103

On September 15, 2017 the Environmental Planning Commission (EPC) voted to CONTINUE Project www.cabq.gov 1010582/16EPC-40077, a Zone Map Amendment (Zone Change) and 16EPC-40078, a Site Development Plan for Building Permit, based on the following findings:

FINDINGS:

1. The EPC received substantive material within the 48 hour deadline and requires more time to review the material.
2. The 60 day continuance to the November hearing will all parties to be adequately represented.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 29, 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.

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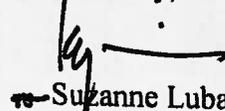
For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

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).

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.

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,


Suzanne Lubar
Planning Director

SL/MG

cc: COA Dept. Of Municipal Development, P.O. Box 1293, ABQ, NM 87103
Savina Garcia, Wilson & Co., Inc., 4900 Lang Ave. NE, ABQ, NM 87109
Greater Gardner N.A. (GRG) "R", David Wood, 158 Pleasant NW, ABQ, New Mexico 87107
Greater Gardner N.A. (GRG) "R", Antoinette Vigil, 215 San Andres NW, ABQ, New Mexico 87107
Near North Valley N.A. (NNV) "R", Joe Sabatini, 3514 6th St. NW, ABQ, New Mexico 87107
Near North Valley N.A. (NNV) "R", Randy Cole, 1501 Los Arboles NW, ABQ, New Mexico 87107
North Edith Commercial Corridor Assoc., Robert Warrick, 444 Niagara NE, ABQ, New Mexico 87113
North Edith Commercial Corridor Assoc., Christine Benavidez, 10417 Edith NE, ABQ, New Mexico 87113

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Stronghurst Improvement Assoc., (SIA) "R", Bill Sabatini, 2904 Arno St. NE, ABQ, New Mexico 87113
Stronghurst Improvement Assoc., (SIA) "R", Mark Lines, 3010 Arno St. NE, ABQ, New Mexico 87107
North Valley Coalition, Peggy Norton, P.O. Box 70232, ABQ, New Mexico 87197
North Valley Coalition, Doyle Kimbrough, 2327 Campbell Rd. NW, ABQ, New Mexico 87104
Tim Flynn-O'Brien, 817 Gold Ave. SW, ABQ, NM 87102
Larry Stepp, 4404 Edith NW, ABQ, NM 87107
Marian Pavioni, 4013 Tulane NE, ABQ, NM 87107
Jennifer Parker, 1613 Bayita Ln NW, ABQ, NM 87107
KC Pavioni, 4013 Tulane Dr NE, ABQ, NM 87107
Dan Waldman, UNM Health Clinic, 2211 Lomas NE, ABQ, NM 87106
Marcia Finical, 141 Griegos Rd NW, ABQ, NM 87107
Debbie O'Malley, One Civic Plaza NW, ABQ, NM 87102
Carol Chamberland, 609 San Lorenzo Ave NW, ABQ, NM 87107
Patricia Martinez, 512 Grecian NW, ABQ, NM 87107
Denise Wheeler, 3564 Rio Grande Blvd. NW, ABQ, NM 87107
Harry Hendrikson, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114
Cheryl Hamel, 10644 Fountain Ct. NW, ABQ, NM 87114
Tova Indritz, 524 Griegos Rd NW, ABQ, NM 87107
Pat Maloy, 535 Comance Rd, ABQ, NM 87107
Kasey Pawoui, 4013 Tulane NE, ABQ, NM 87107
Frank & Trinney Barela, 205 Griegos Rd, ABQ, NM 87107
Camille Varoz, 427 El Paraiso Rd NW, Los Ranchos, NM 87107
Antoinette Vigil, 215 San Andres Ave NW, ABQ, NM 87107
Andres Valdez, 212 Valencia NE #13, ABQ, NM 87110
Jen Parker, 1613 Bayita Lane NW, ABQ, NM 87107
Eleanor Walter, 2212 Camino del los Artesanos NW, ABQ, NM 87107
John Campbell, 100 Sun Ave NE #410, ABQ, NM 87109
Katherine Flamm, 524 Chamiso Ln NW, Los Ranchos, NM 87107
Loren Kahn, 4913 Guadalupe Tr. NW, ABQ, NM 87107
Isabelle Kessler, 4413 Guadalupe Trail NW, ABQ, NM 87107
Kristine Suozzi, 1312 Bryn Mawr NE, ABQ, NM 87106