

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

Community Dental Services Inc
2116 Hinkle St SE
ABQ, NM 87102

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

LEGAL DESCRIPTION:

The above actions for all or a portion of Tracts 310, 307B, 308A, and 308B zoned SU-2 MR to SU-2 LCR located on the east side of Williams Street south of Thaxton Avenue SE and north of Gerald Avenue SE, containing approximately 1.4 acres. (L-14) Staff Planner: Cheryl Somerfeldt

On September 14, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project 1011247/17EPC-40014, a Sector Development Plan Map Amendment (Zone Change), based on the following findings:

Albuquerque FINDINGS:

1. This is a request for a Sector Development Plan Map Amendment (Zone Change) for all or a portion of Lots 3107B, 308A, 308B, and 310, addressed 2116 Hinkle Street SE, located near the Broadway Boulevard SE and Gibson Boulevard SE intersection, and containing approximately 1.4 acres.
2. The San Jose Neighborhood Association has requested a 30 day deferral to the **October 12, 2017** EPC public hearing to allow for more time to hold a facilitated meeting with the applicant.

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.

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 #1011247

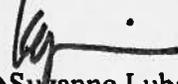
September 14, 2017

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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,


Suzanne Lubar
Planning Director

SL/CS

cc: Community Dental Services INC, 2216 Hinkle St SE, ABQ, NM 87102
Garcia/Kramer & Associates, 600 1st St NW, Suite 211, ABQ, NM 87102
San Jose NA, Olivia M. Greathouse, 408 Bethel Dr SE, ABQ, NM 87102
San Jose NA, Bobby Brown, 2200 William SE, ABQ, NM 87102
Anthony J. Garcia, 2111 Hinkle SE, ABQ, NM 87102