

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

STIF Seven-Bar, LLC
9384 Valley View Drive NW
ABQ, NM 87114

Project# 1011346
17EPC-40040 Zone Map Amendment
(Zone Change)

LEGAL DESCRIPTION:

The above action for all or a portion of Tracts 3J and 3I, Black Ranch subdivision, zoned O-1 to C-1, located on the southeast corner of Valley View Dr. NW and Irving Blvd NW, east of Coors Blvd. NW, containing approximately 1.75 acres. (C-13)
Staff Planner: Cheryl Somerfeldt

PO Box 1098
Albuquerque, NM 87103
On September 14, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project 1011346/17EPC-40040, a Zone Map Amendment (Zone Change), based on the following findings:

FINDINGS:

1. This is a request for a Zone Map Amendment (Zone Change) for all or a portion of Tracts 3J and 3I, Black Ranch subdivision, located at the southeast corner of Valley View Drive NW and Irving Boulevard NW, just east of Coors Boulevard NW, and containing approximately 1.75 acres.
2. The applicant has requested a 30 day deferral to the **October 12, 2017** EPC public hearing to allow for more time to justify the request.

www.cabq.gov

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.

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).

OFFICIAL NOTICE OF DECISION

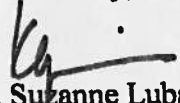
Project #1011346

September 14, 2017

Page 2 of 2

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,


TSL Suzanne Lubar
Planning Director

SL/CS

cc: STIF Seven-Bar, LLC., 9384 Valley View Dr., NW, ABQ, NM
Modulus Architects, Inc., 100 Sun Ave NE, Suite 305, ABQ, NM 87109
Joann McNeil, 1610 Lyria Rd NW, ABQ NM 87114
Matt Dotson, 1739 Rusty Rd. NW, ABQ, NM 87114