

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

Mark 3S, Inc.
1720 Louisiana Blvd. NE
Albuquerque, NM 87110

Project# 1011354
17EPC-40034 Site Development Plan for Subdivision

LEGAL DESCRIPTION:

The above action for Lot 6 and Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres, zoned SU-2/Mixed Use, located on Holly Ave. NE, between Ventura St. NE, and Holbrook St. NE, containing approximately 1.8 acres. (C-20)
Staff Planner: Catalina Lehner

On September 14, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project 1011354/17EPC-40034, a Site Development Plan for Subdivision, for 30 days based on the following findings:

Albuquerque, NM 87103 FINDINGS:

1. The request is for a site development plan for subdivision (SPS) for an approx. 2 acre, vacant site located on Holly Ave. NE, just east of Ventura St.
2. The request pertains to Lots 6 and 7, but also to a portion of Lot 8. The portion of Lot 8 was inadvertently omitted from the legal description, so the request must be re-advertised.

www.cabq.gov 3. A 30 day deferral is needed to ensure correct advertising.

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

OFFICIAL NOTICE OF DECISION

Project #1011354

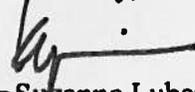
September 14, 2017

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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.

Sincerely,


Suzanne Lubar
Planning Director

SL/CL

cc: Mark 3S Inc., 1720 Louisiana Blvd NE, ABQ, NM 87110
High Mesa Consulting Group, 6010-B Midway Park Blvd NE, ABQ, NM 87109
Heritage East Assoc. of Residents, Karl Benedict, 9415 DeVargas Loop NE, ABQ, NM 87109
Heritage East Assoc. of Residents, Paul Jessen, 9304 San Rafael Ave. NE, ABQ, NM 87109
Vineyard Estates NA, Elizabeth Meek, 8302 Mendocino Dr. NE, ABQ, NM 87122
Vineyard Estates NA, Tony Huffman, 9712 Sand Verbena Trl. NE, ABQ, NM 87122
Dist. 4 Coalition of NAs, Michael Pridham, 6413 Northland Ave. NE, ABQ, NM 87109
Dist. 4 Coalition of NAs, Tony Huffman, 9712 Sand Verbena Trl. NE, ABQ, NM 87122