

# 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

July 12, 2018

Presbyterian Healthcare Services  
P.O. Box 26666  
ABQ, NM 87125

**Project# 1000965**  
18EPC-40033 Site Development Plan for Building Permit  
18EPC-40034 Site Development Plan for Subdivision  
Amendment  
18EPC-40035 Zone Map Amendment  
(Zone Change)

### LEGAL DESCRIPTION:

The above action for all or a portion of all units, tracts and subtracts of the Andalucia at La Luz, Sevilla at Andalucia and Valle Paraiso at Andalucia at La Luz subdivisions zoned SU-1 PRD 6DU/AC and SU-1PRD 5DU/AC and Tract 5, Plat of Tracts A, B, 1, 2, 3, 4, 5 & 6 of Lands of Ray A. Graham III, Ovenwest Corp and City of Albuquerque, zoned SU-1 PRD 10 DU/AC to SU-1 for C-2 Restricted Uses to Accommodate a Medical Clinic and Urgent Care & Emergency Room (zone change for tract 5 only), located on Coors Blvd. NW, between Namaste Rd. NW and Learning (Bosque School) Rd. NW, containing approx. 115 acres (F-11). Staff Planner: Maggie Gould (**DEFERRED FROM JUNE 14, 2018 HEARING**)

PO Box 1293

Albuquerque

NM 87103

On July 12, 2018 the Environmental Planning Commission (EPC) voted to DEFER Project 1000965/18EPC-40033, a Site Development Plan for Building Permit, 18EPC-40034 a Site Development Plan for Subdivision Amendment and 18EPC-40035 Zone Map Amendment (Zone Change), based on the following Findings:

### FINDINGS:

1. This is a request for a Zone Change, Site Development Plan for Subdivision Amendment and Site Development to allow the development of a medical clinic and urgent care and emergency room.
2. The applicant requests a 30 day deferral to the August 9, 2018 EPC hearing to allow additional time to address concerns about the project.

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JULY 27, 2018**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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).

**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 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,

  
David S. Campbell  
Planning Director

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**DSC/MG**

**cc: Presbyterian Healthcare Services, P.O. Box 26666, ABQ, NM 87125**  
**Dekker/Perich/Sabatini, 7601 Jefferson St., NE, Suite 100, ABQ, NM 87106**  
**La Luz Landowners Assoc., Jonathan Abdalla, 6 Tumbleweed NW, ABQ, NM 87120**  
**La Luz Landowners Assoc., Kathy Adams, 5 Arco NW, ABQ, NM 87120**  
**Taylor Ranch NA, Jolene Wolfley, 7216 Carson Tr., NW, ABQ, NM 87120**  
**Taylor Ranch NA., Rene Horvath, 5515 Palomino Dr., NW, ABQ, NM 87120**  
**Westside Coalition of Neigh. Assoc. Harry Hendriksen, P.O. Box 6270 ABQ, NM 87197**  
**Westside Coalition of Neigh. Assoc. Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120**  
**Douglas H. Peterson, Pres., Peterson Properties, LLC, 2325 San Pedro NE #2A, ABQ, NM 87110**  
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