

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

June 14, 2018

Robert Gutierrez Invest. Co. LLC
804 Lead Ave. SW
ABQ, NM 87102

Project# 1005455
18EPC-40015 Site Development Plan
for Subdivision

LEGAL DESCRIPTION:

The above action for all or a portion of Lot B, El JaraI, zoned SU-1 for RA-1/Planned Development Area, located on the west side of Montoya Road NW, between Interstate-40 and Maximillian Road NW, containing approximately 5 acres.

(H-12) Staff Planner: Cheryl Somerfeldt (**Deferred from May 10, 2018**)

PO Box 1293

On June 14, 2018 the Environmental Planning Commission (EPC) voted to DEFER Project 1005455/18EPC-40015, a Site Development Plan for Subdivision, based on the following Findings and Conditions:
Albuquerque

FINDINGS:

- NM 87103
- www.cabq.gov
1. This is a request for a Site Development Plan for Subdivision for all or a portion of Lot B, El JaraI located on the west side of Montoya Road NW between Interstate-40 and Maximillian Road NW and containing approximately 4.5 acres.
 2. The subject site is currently zoned SU-1 for RA-1 (Residential and Agricultural Zone, Semi-Urban Area) / PDA (Planned Development Area). The request is permissive under the current zoning.
 3. Legal research of the Pre-Annexation Agreement, the site's SU-1 for RA-1/PDA zoning, previous case law, and other factors is necessary for the EPC to make an informed decision.
 4. Coordination with and guidance from a DRB representative regarding platting, easements and access is necessary for the EPC to make an informed decision.
 5. Coordination with and guidance from the Fire Marshall regarding access and technical standards for access road turn around design is necessary for the EPC to make an informed decision.
 6. A redesign of the proposed site development plan may be necessary to address legal, access, and platting issues.

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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 **JUNE 29, 2018**. 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).

Sincerely,


for David S. Campbell
Planning Director

DSC/CS

cc: Robert Gutierrez Investment Co., LLC, 804 Lead Ave SW, ABQ, NM 87102
Arch + Plan Land Use Consultants, P.O. Box 25911, ABQ, NM 87125
Los Duranes NA, Lee Gamelsky, 2412 Miles Rd SE, ABQ, NM 87106
Los Duranes NA, William Herring, 3104 Coca Rd NW, ABQ, NM 87104
West Old Town NA, Benjamin Lovato, 2820 Azar Pl. NW, ABQ, NM 87104
West Old Town NA, Neri Holguin, 2523 Carson Rd NW, ABQ, NM 87104
North Valley Coalition, Doyle Kimbrough, 2327 Campbell Rd NW, ABQ, NM 87107
North Valley Coalition, Peggy Norton, P.O. Box 70232, ABQ, NM 87197
Nichole Jaramillo, 1113 Montoya Rd NW, ABQ, NM 87104
Lanny Tanning, 941 Montoya NW, ABQ, NM 87104