

# 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

March 8, 2018

Todd J. Kruger  
Rio Grande Realty &  
Investments, LLC  
3701 Corrales Rd.  
Corrales, NM 87048

**Project# 1011513**  
18EPC-40005 Zone Map Amendment (Zone Change)

### LEGAL DESCRIPTION:

The above action for Lots 12, 13 & 14, Tract A, Unit A, North Albuquerque Acres, zoned SU-1 PUD (not to exceed 6 du/ac), to O-1, located on Palomas Ave. NE, between Wyoming Blvd. NE and Barstow St. NE, containing approximately 2.8 acres. (D-19) Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque On March 8, 2018 the Environmental Planning Commission (EPC) voted to DEFER Project 1011513/18EPC-40005, a Zone Map Amendment (Zone Change), for 30 days based on the following Findings:

### NM 87103 FINDINGS:

1. The request is for a zone map amendment (zone change) from SU-1 PUD to O-1. The applicant intends to develop an office complex.
2. Since the request is for a change to a straight zone (O-1), a site development plan is not required at this time.
3. The applicant is requesting a 30-day deferral to the April 12, 2018 EPC hearing to strengthen the zone change justification and address any other concerns.

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 **MARCH 23, 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.

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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,

  
For David Campbell  
Planning Director

DC/CL

cc: Todd J. Kruger, Rio Grande Realty & Investments, LLC, 3701 Corrales Rd., Corrales, NM 87048  
RBA Architecture PC, 1104 Park Ave. SW, ABQ, NM 87102  
North Wyoming NA, Tracy Guidry, 8330 Krim Dr. NE, ABQ, NM 87109  
North Wyoming NA, Nanci Carriveau, 8309 Krim Dr. NE, ABQ, NM 87109  
Countrywood Area NA, Christine Messersmith, 7904 Woodrige Dr. NE, ABQ, NM 87109  
Countrywood Area NA, Paul Phelan, 8201 Countrywood Dr. NE, ABQ, NM 87109  
Nor Este NA, Jim Griffee, P.O. Box 94115, ABQ, NM 87199  
Nor Este NA, Bob Smith, P.O. Box 94115, ABQ, NM 87199  
Dist. 4 Coalition of Neigh. Assoc. Michael Pridham, 3901 Georgia St. NE, Bldg F, ABQ, NM 87110  
Dist. 4 Coalition of Neigh. Assoc. Breanna Bloomquist, 1844 Man O War St. SE, ABQ, NM 87123