OFFICIAL NOTIFICATION OF DECISION

May 10, 2018

Robert Gutierrez Invest. Co. LLC  Project# 1005455
804 Lead Ave. SW  18EPC-40015 Site Development Plan
ABQ, NM  87102  for Subdivision

LEGAL DESCRIPTION:
The above action for all or a portion of Lot B, El Jaral, 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

On May 10, 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:

Findings:

1. This is a request for a Site Development Plan for Subdivision for all or a portion of Lot B, El Jaral,
located on the west side of Montoya Road NW between Interstate-40 and Maximillian Road NW.

2. The applicant has requested a 30-day deferral to the June 14, 2018 EPC hearing in order to further
discuss the vacation of the 20' easement along the south property line.

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
May 25, 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.
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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).

Sincerely,

[Signature]

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