

# 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

May 10, 2018

Eric Kilmer  
1416 6<sup>th</sup> St. NW  
Albuquerque, NM 87102

**Project# 1007648**  
18EPC-40019 Sector Development Plan Map Amendment  
(Zone Change)  
18EPC-40021 Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above action for all or a portion of Lots 22, 23 and 24, Block 20, Albright-Moore Addition, zoned SU-2/SR to SU-2/SU-1 for Flower Shop and Nursery and Permissive C-1 Uses, located at the NE corner of 6<sup>th</sup> St. NW and Constitution Ave. NW (1416 6<sup>th</sup> Street NW), containing approximately 0.5 acre. (J-14)

Staff Planner: Catalina Lehner

PO Box 1293

On May 10, 2018 the Environmental Planning Commission (EPC) voted to DEFER Project 1007648/18EPC-40019, a Sector Development Plan Map Amendment, and 18EPC-40021, a Site Development Plan for Building Permit, for 60 days based on the following Findings:

### FINDINGS- 18EPC-40019:

NM 87103

1. The request is for a sector development plan map amendment (zone change) to the Sawmill/Wells Park Sector Development Plan (SWPSDP) for Lots 22, 23 and 24, Block 20, Albright-Moore Addition, an approximately 0.5 acre site located at the southeast corner of Sixth St. NW and Constitution Ave. (the "subject site").
2. This request is subject to the rules, regulations, processes, and criteria in effect at the time of application, March 29, 2018.
3. The EPC wishes to provide the applicant additional time to determine the appropriate zoning to request based on the proposed activity for the subject site.
4. The deferral period will allow the applicant additional time to revise the justification for the change pursuant the zone change policies and criteria of R-270-1980.
5. The applicant is not opposed to a deferral of 60 days.

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**OFFICIAL NOTICE OF DECISION**

**Project #1007648**

**May 10, 2018**

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**FINDINGS- 18EPC-40021:**

1. The request is for a site development plan for building permit for Lots 22, 23 and 24, Block 20, Albright-Moore Addition, an approximately 0.5 acre site located at the southeast corner of Sixth St. NW and Constitution Ave. (the "subject site").
2. This request is subject to the rules, regulations, processes, and criteria in effect at the time of application, March 29, 2018.
3. The EPC wishes to provide the applicant additional time to determine the appropriate zoning to request in the associated zone change request.
4. The applicant is not opposed to a deferral of 60 days.

**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 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).

Sincerely,

  
for David S. Campbell  
Planning Director

DSC/CL

cc: Eric Kilmer, 1416 6<sup>th</sup> St. NW, ABQ, NM 87102  
Sawmill Community Land Trust, Mona Angel, 990 18<sup>th</sup> St. NW, ABQ, NM 87104  
Sawmill Community Land Trust, Annette Montoya, 990 18<sup>th</sup> St. NW, ABQ, NM 87104  
Wells Park NA, Mike Prando, 611 Bellamah NW, ABQ, NM 87102  
Wells Park NA, Doreen McKnight, 1426 7<sup>th</sup> St. NW, ABQ, NM 87102  
Peter Armijo, 515 Constitution NW, ABQ, NM 87102  
Victoria Wood, 7555 Prairie NE, ABQ, NM 87109