

# 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

## AMENDED OFFICIAL NOTIFICATION OF DECISION

August 11, 2017

Silverleaf Ventures, LLC  
5321 Menaul Blvd. NE  
ABQ, NM 87102

**Project# 1003859**

17EPC-40017 Site Development Plan for Subdivision Amendment  
17EPC-40028 Site Development Plan for Building Permit  
Amendment

**LEGAL DESCRIPTION:**

The above actions for all or a portion of Tracts 1-4, 5A, 5B, and 6 of North Andalucia at La Luz, zoned SU-1 for C-2 (23.3 acres max), O-1 (11.7 acres max), PRD (20 DU/AC) and O-1 with Bank including drive up services, located on the SE corner of Coors Blvd. NW and Montano Rd. NW, between Learning Rd. NW and Montano Blvd. NW containing approximately 70 acres. (E-12)  
Staff Planner: Maggie Gould

PO Box 1293

On August 10, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project 1003859/17EPC-40017, a Sector Development Plan for Subdivision Amendment and 17EPC-40028 a Site Development Plan for Building Permit Amendment, based on the following findings:

NM 87103 **FINDINGS:**

1. The applicant requests a 30 day deferral.
2. A 30 day deferral to the September 14, 2017 hearing will allow time for a facilitated meeting with the La Luz Neighborhood Association and any other interested parties.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 25, 2017**. 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 decision.

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

**OFFICIAL NOTICE OF DECISION**

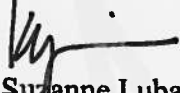
**Project #1003859**

**August 10, 2017**

**Page 2 of 2**

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 applications.

Sincerely,

  
for Suzanne Lubar  
Planning Director

SL/MG

cc: Silverleaf Ventures, LLC, 5321 Menaul Blvd. NE, ABQ, NM 87110  
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102  
La Luz Landowners Assoc., Jonathan Abdalla, 6 Tumbleweed NW, ABQ, NM 87120  
La Luz Landowners Assoc., Britt Quisenberry, 1-A Loop One NW, ABQ, NM 87120  
Taylor Ranch NA, Jolene Wolfley, 7216 Carson Trl. NW, ABQ, NM 87120  
Taylor Ranch NA, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120