

# 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

July 14, 2017

Community Dental Services Inc  
2116 Hinkle St SE  
ABQ, NM 87102

**Project# 1011247**  
17EPC-40014 Sector Development Plan Map Amendment (Zone Change)

### LEGAL DESCRIPTION:

The above actions for all or a portion of Tracts 310, 307B, 308A, and 308B zoned SU-2 MR to SU-2 LCR located on the east side of Williams Street south of Thaxton Avenue SE and north of Gerald Avenue SE, containing approximately 1.4 acres. (L-14) Staff Planner: Cheryl Somerfeldt

PO Box 1293 On July 13, 2017 the Environmental Planning Commission (EPC) voted to **DEFER** Project 1011247/17EPC-40014, a Sector Development Plan Map Amendment (Zone Change), based on the following findings:

### Albuquerque FINDINGS:

- NM 87103
- www.cabq.gov
1. This is a request for a Sector Development Plan Map Amendment (Zone Change) for all or a portion of Lots 3107B, 308A, 308B, and 310, addressed 2116 Hinkle Street SE, located near the Broadway Boulevard SE and Gibson Boulevard SE intersection, and containing approximately 1.4 acres.
  2. The applicant has requested a 30 day deferral to the August 10, 2017 hearing to allow for more time to discuss the project with the surrounding neighbors, and to further justify the request.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JULY 28, 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.

**OFFICIAL NOTICE OF DECISION**

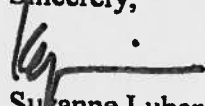
**Project #1011247**

**July 13, 2017**

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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 applications.**

**Sincerely,**

  
**Suzanne Lubar**  
**Planning Director**

**SL/CS**

**cc: Community Dental Services INC, 2216 Hinkle St SE, ABQ, NM 87102**  
**Garcia/Kramer & Associates, 600 1<sup>st</sup> St NW, Suite 211, ABQ, NM 87102**  
**San Jose NA, Olivia M. Greathouse, 408 Bethel Dr SE, ABQ, NM 87102**  
**San Jose NA, Bobby Brown, 2200 William SE, ABQ, NM 87102**  
**Anthony J. Garcia, 2111 Hinkle SE, ABQ, NM 87102**