

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

July 21, 2022

Juniper Properties Southwest LLC  
10421 S. Jordan Gateway, Suite 600  
South Jordan, UT 84095

**Project # PR-2022-007157**  
RZ-2022-00031– Zoning Map Amendment (Zone Change)

### LEGAL DESCRIPTION:

Consensus Planning, agent for Juniper Properties Southwest LLC, requests a Zoning Map Amendment from R-ML to MX-L, for all or a portion of Lots 7 thru 11, Block 64, Terrace Addition and the north 10 feet of vacated Gold Ave., located at 1701 Gold Ave. SE, between University Blvd. SE and Pine St. SE, approximately 1 acre (K-15).

Staff Planner: Leslie Naji

On July 21, 2022, the Environmental Planning Commission (EPC) voted to CONTINUE Project # PR-2022-007157/RZ-2022-00031, a Zoning Map Amendment (Zone Change) from R-ML to MX-L, for 30 days to the August 18, 2022 hearing.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **August 5, 2022**. 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 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. 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 an EPC Recommendation to the City Council since this is not a final 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 of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela,  
Planning Director

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Page 2 of 2

AV/CL/SB

cc: Juniper Properties Southwest, LLC, [dsrowe@msn.com](mailto:dsrowe@msn.com)  
Consensus Planning, [Frank@consensusplanning.com](mailto:Frank@consensusplanning.com)  
Silver Hill NA, James Montalbano [ja.montalbano@gmail.com](mailto:ja.montalbano@gmail.com)  
Silver Hill NA, Don McIver [dbodinem@gmail.com](mailto:dbodinem@gmail.com)  
Spruce Park NA, John Cochran [jrcochr@gmail.com](mailto:jrcochr@gmail.com)  
Spruce Park NA, Bart Cimenti [bartj505@gmail.com](mailto:bartj505@gmail.com)  
Sycamore NA, Mardon Gardella [mg411@q.com](mailto:mg411@q.com)  
Sycamore NA, Richard Vigliano [richard@vigliano.net](mailto:richard@vigliano.net)  
University Heights NA, Don Hancock [srcidon@earthlink.net](mailto:srcidon@earthlink.net)  
University Heights NA, Mandy Warr [mandy@theremedyspa.com](mailto:mandy@theremedyspa.com)  
Victory Hills NA, Patricia Willson [info@willsonstudio.com](mailto:info@willsonstudio.com)  
Victory Hills NA, Melissa Williams [mawsdf@comcast.net](mailto:mawsdf@comcast.net)  
EPC FileLegal, [dking@cabq.gov](mailto:dking@cabq.gov)