

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 13, 2016

Tecolote Resources, Inc.
23421 South Pointe Dr, SE #270
Laguna Hills, CA 92653

Project# 1010546
16EPC-40021 Site Development Plan for Building Permit
Amendment

LEGAL DESCRIPTION:

Modulus Architects, agent for Tecolote Resources, Inc., requests the above action for all or a portion of Tract A-2, Lands of Coogan & Walters & Southwestern Land Development Corp, together with Tracts B and C Milne Plaza Subdivision, and Tract A Lands of MRGCD Map 39, zoned C-2 (SC), located at the SW corner of Central Ave. SW and Atrisco Dr. NW, containing approximately 13 acres. (K-12) Staff Planner: Catalina Lehner

PO Box 1293

On May 12, 2016 the Environmental Planning Commission (EPC) voted to DEFER Project #1010546/16EPC-40021, a Site Development Plan for Building Permit Amendment, based on the following findings:

FINDINGS:

- New Mexico 87103
1. The request is for a Site Development Plan for Building Permit Amendment for a portion of an approximately 13 acre site located at the SW corner of Central Ave. SW and Atrisco Dr. NW.
 2. The applicant has submitted a written request for deferral, which is included in the record.
 3. The applicant requests a 30-day deferral to the June 9, 2016 EPC hearing to allow time for the TIS to be completed and reviewed by Transportation Staff.

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 27, 2016**. 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 decision.

OFFICIAL NOTICE OF DECISION

Project #1010546

May 12, 2016

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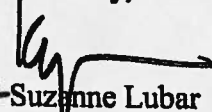
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


Suzanne Lubar
Planning Director

SL/CLL

cc: Tecolote Resources, Inc, 23421 South Pointe Drive, Ste. 270, Laguna Hills, CA, 92653
Modulus Architects, Attn: Angela, 100 Sun Ave, Ste. 305, ABQ, NM 87109
George Holly, Pat Hurley NA, 5020 La Bajada NW, ABQ, NM 87105
James W. Jones, Pat Hurley NA, 309 Rincon Ct. NW, ABQ, NM 87105
Rod Mahoney, Vecinos Del Bosque, NA, 1838 Sadora Rd, SW, ABQ, NM 87105
Rod Mahoney, South Valley Coalition of Neigh. Assoc., 1838 Sadora Rd, SW, ABQ, NM 87105
Harrison (Tai) Alley, Vecinos Del Bosque NA, 1316 Dennison SW, ABQ, NM 87105
Marcia Fernandez, South Valley Coal. Of Neighb. Assoc., 2401 Violet SW, ABQ, NM 87105
Johnny Pena, SW Alliance of Neighbors, 6525 Sunset Gardens SW, ABQ, NM 87121
Jerry Gallegos, SW Alliance of Neighbors, 417 65th St SW, ABQ, NM 87121
Harry Hendriksen, WS Coalition of NA's, 10592 Rio Del Sol Ct. NW. ABQ, NM 87114-2701
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