

# 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

Albuquerque Development, LLC  
8300 Carmel Ave NE  
ABQ, NM 87122

**Project# 1010809**  
16EPC-40019 Site Development Plan for Subdivision  
16EPC-40020 Sector Development Plan Map Amendment  
(Zone Change)

### LEGAL DESCRIPTION:

The above actions for all or a portion of Lots 31 and 32, Block 11, Tract 1, North Albuquerque Acres, Unit 3, zoned RD-3 DU/ACRE to SU-1 for RD uses not to exceed 8 DUs, located on Glendale Ave. NE at Wyoming Blvd. NE, containing approximately 1.6 acres. (B-19)  
Staff Planner: Maggie Gould

PO Box 1293

On May 12, 2016 the Environmental Planning Commission (EPC) voted to DEFER Project #1010809/16EPC-40019, a Site Development Plan for Subdivision and 16EPC-40020 Sector Development Plan Map Amendment (Zone Change), based on the following findings and conditions:

Albuquerque

### FINDINGS – 16-EPC-40019 - Site Development Plan for Subdivision:

New Mexico 87103 1. The case is deferred to the June 9<sup>th</sup>, 2016 hearing to allow for proper neighborhood notification and the offer or a facilitated meeting.

www.cabq.gov

### FINDINGS – 16-EPC-40020 - Sector Development Plan Map Amendment (Zone Change):

1. The case is deferred to the June 9<sup>th</sup>, 2016 hearing to allow for proper neighborhood notification and the offer or a facilitated meeting.

**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 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.

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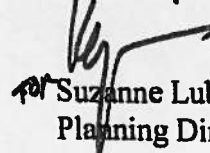
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of 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/MG

cc: Albuquerque Development, LLC, 8300 Carmel Av. NE, ABQ, NM 87122  
Consensus Planning, Inc., 302 8<sup>th</sup> St. NW, ABQ, NM 87102  
Bob Smith, Nor Este NA, P.O. Box 94115, ABQ, NM 87199-0066  
Gina Martinez, Nor Este NA, P.O. Box 94115, ABQ, NM 87199-0066  
Charles Wong, Quivera Estates HOA, 8104 Via Encantada NE, ABQ, NM 87122  
Larry Levy, Quivera Estates HOA, 8201 Via Encantada NE, ABQ, NM 87122  
Michael Pridham, Dist. 4 Coalition of NA's, 6413 Northland Av. NE, ABQ, NM 87109  
Tony Huffman, Dist. 4 Coalition of NA's, 9712 Sand Verbena Trl. NE, ABQ, NM 87122  
Amy Sanchez, 7320 Boxwood Ave NE, ABQ, NM 87113  
Dale Cunningham, 7620 Florence Ave NE, ABQ, NM 87122

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**Jill Mason, 9120 Twilight Ln. NE, ABQ, NM 87122**

**Fred Tilden, 7608 Florence Ave NE, ABQ, NM 87122**

**Mildred Griffee, 8208 Eagle Rock Ave NE, ABQ, NM 87122**

**John Lowe, 449 Live Oak Loop NE, ABQ, NM 87122**

**Scott Schiater, 9400 Del Arroyo NE, ABQ, NM 87122**

**JoAnn Milam, 8005 Merissa Ln. NE, ABQ, NM 87122**