

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

September 15, 2017

Bestway Investment Group, LLC
dba Fiesta Auto Group
7300 Lomas Blvd. NE
Albuquerque, NM 87110

Project# 1011337
17EPC-40031 Zone Map Amendment
(Zone Change)

LEGAL DESCRIPTION:

The above action for: the vacated alley lying south of Lots A-1, A-D and the westerly 20 feet of Lot E, and north of Lot P-3, and the southern half of the alley north of Lot P-4; the vacated alley lying south of the easterly 5 feet of Lot E and all of Lots F-K; the vacated alley south of and adjacent to Lot K-1; Lot P-3; and Lot P-4 of Block 14, Del Norte Subdivision of Williamson's Replat, zoned P to C-2, located on Lomas Blvd. NE, east of Louisiana Blvd. NE, between Chama St. NE and Grove St. NE, containing approximately 0.7 acre. (K-19)

Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque

On September 14, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project 1011337/17EPC-40031, a Zone Map Amendment (Zone Change), for 30 days based on the following findings:

FINDINGS:

- www.cabq.gov
1. The request is for a zone map amendment for an approx. 0.7 acre site, zoned P, which is the southern portion of a C-2 zoned lot fronting Lomas Blvd. NE.
 2. The affected neighborhood organizations and property owners were notified, as required. However, the District 6 Coalition was inadvertently omitted from the correspondence provided to the applicant.
 3. A 30 day deferral is needed so that complete notification can occur.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 29, 2017**. 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

OFFICIAL NOTICE OF DECISION

Project #1011337

September 14, 2017


Page 2 of 2

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 recommendation.

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.

Sincerely,


Suzanne Lubar
Planning Director

SL/CL

cc: Bestway Invest., LLC dba Fiesta Auto Group, 7300 Lomas Blvd. NE, Albuquerque, NM 87110
SMPC Architects, Attn: Glenn Fellows, 115 Amherst SE, Albuquerque, NM 87106
La Mesa Community Improvement Assoc., Charles Bennett, 600 San Pablo St. NE, Albuquerque, NM 87108
La Mesa Community Improvement Assoc., Nancy Bearce, 600 San Pablo St. NE, Albuquerque, NM 87108