



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

April 12, 2018

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) **REMAND FROM CITY COUNCIL)**

Staff Planner: Cheryl Somerfeldt

PO Box 1293

Albuquerque, NM On April 12, 2018 the Environmental Planning Commission (EPC) voted to WITHDRAW Project 1011247/17EPC-40014, a Sector Development Plan Map Amendment (Zone Change), based on the following findings:

NM 87103

FINDINGS:

www.cabq.gov

1. The EPC voted to approve this case on October 12, 2017. The case was deferred 3 times for 30 days each time before the EPC voted to approve the case.
2. The EPC decision was appealed by the San Jose Neighborhood Association on October 26, 2017.
3. At a hearing on December 5, 2017 the Land Use Hearing Officer for the City recommended that the matter be remanded back to the EPC to address the R-270-1980 justification and clarify the options for zoning on the site. The City Council accepted the recommendation on January 3, 2018.
4. The applicant asked to withdraw the case on March 22, 2018.

OFFICIAL NOTICE OF DECISION

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 27, 2018**. 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 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).

Sincerely,


for David Campbell
Planning Director

SL/CS

cc: Community Dental Services INC, 2216 Hinkle St SE, ABQ, NM 87102
Garcia/Kramer & Associates, 600 1st 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
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Danny Espinosa, 308 Thaxton SE, ABQ, NM 87102
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