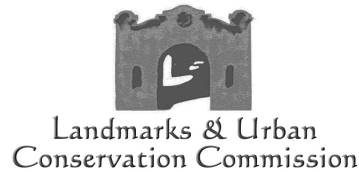




City of Albuquerque
Planning Department
Landmarks and Urban Conservation
Commission
P.O. Box 1293
Albuquerque, New Mexico 87103



Date: September 15, 2011

OFFICIAL NOTIFICATION OF DECISION

Project #1004137/11-LUCC-50033 Decision for a
Certificate of Appropriateness

Treveston Elliott Architect, agent for Tamara Righettini requests approval of a Certificate of Appropriateness for new construction and alterations at 903 Forrester St. NW, described as Lot 41, Coronado Place Addition, in the Eight and Forrester Historic Overlay Zone. (J-14).

Treveston Elliott
811 12th St. NW
Albuquerque NM 87102

On September 14, 2011 the Landmarks and Urban Conservation Commission voted to **DEFER** Project #1004137/11-LUCC-50033 to the October 12, 2011 public hearing.

PROTEST: IT IS NOT POSSIBLE TO APPEAL LUCC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE LUCC RECOMMENDATION CAN BE FILED WITHIN THE 15-DAY PERIOD FOLLOWING THE LUCC'S DECISION.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LUCC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal,

and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON September 14, 2011 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON September 29, 2011.

Sincerely,

Maryellen Hennessy
LUCCS