



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

SEPTEMBER 26, 2007

2. Project# 1006798
07DRB-70234 BULK LAND VARIANCE

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) 3, Tract(s) S-1, S-2A-2 & S-1A, **ATRISCO BUSINESS PARK, UNIT 2** (to be known as **MERIDIAN BUSINESS PARK II, UNIT 2**) zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND AIRPORT RD NW containing approximately 95.9287 acre(s). (J-9, J-10 & K-10)

At the September 26, 2007, Development Review Board meeting, the bulk land variance was approved subject to the findings and conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

07DRB-70235 MINOR - TEMP DEFR SWDK CONST
07DRB-70236 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

The preliminary and final plat was approved with final sign off delegated to Transportation Development for withdrawal of the temporary deferral of sidewalk construction, an exhibit showing the intersection of Los Volcanes and Gallatin Place at full build out and to the City Engineer for offsite easement, 15 day appeal period and to record.

If you wish to appeal this decision, you must do so by October 11, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Sheran Matson, AICP, DRB Chair

Cc: Angelo Brunacini, Brunacini Development LTD, PO Box 6363, 87109
Kristine Susco, Wilson and Company, 4900 Lang Ave NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
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