

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

December 21, 2018

City of Albuquerque FCS
Jess Martinez
One Civic Plaza
ABQ, NM 87102

Project# PR-2018-001373
Application# SI-2018-0000233- Site Plan DRB

LEGAL DESCRIPTION:

All or a portion of TRACT OF LAND WITHIN
NW/4 NW/4 NW/4 EXC A S'WLY POR SEC 33
T10N R2E, zoned NR-C, located at 10001 DE
VARGAS RD SW west of 98th STREET SW,
containing approximately 12.84 acre(s). (M-09)

On December 19, 2018, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request with delegation to Planning to address the remaining minor issues as stated in the comments and as discussed at the hearing, based on the following Findings:

1. The application/project meets the applicable requirements of the IDO and the DPM.
2. The project consists of a new 31,676 square foot community center and associated parking and landscape areas.
3. Pursuant to 6-6(G)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
 - a. 6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. The use and height are allowed in the NRC zone.
 - b. 6-6(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable. The site has access to existing urban infrastructure. A traffic Impact study was not required and the site has service from

ABCWUA.

- c. 6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.* This project adds additional landscaping and pedestrian paths around the site and will provide new amenity for the community. .
4. The applicant complied with the notification requirements of the IDO.
5. Site Plan is valid 7 years from DRB approval. An extension may be requested prior to the expiration date.

Conditions:

1. The applicant must obtain Planning signature by 2-20-2019 or the case will be scheduled for the next DRB hearing and can be denied per the DRB Rules of Procedure.
2. The applicant will provide a copy of the recorded IIA prior to Planning's sign off.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JANUARY 3, 2019**. The date of the DRB'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 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Kym Dicome
DRB Chair

KD/mg

Lee Gamelsky Architects PC 2412 miles road SE ABQ, NM 87106