

**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

Winrock Partners
100 Sun Avenue NE, Suite 210
ABQ, 87109

Project# PR-2018-001579
Application#
SD-2021-00035 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**PARCEL Z FINAL PLAT PARCEL Z AND TRACTS
A, D, E, F, F-1, G & H, WINROCK CENTER
ADDITION** zoned MX-H, located at **2100
LOUISIANA BLVD NE between INDIAN
SCHOOL and I-40** containing approximately
28.86 acre(s). (J-19)

On April 21, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This Preliminary/Final Plat creates a new 2.84-acre tract, Tract J, within an existing 28.86 property (Parcel Z and Tracts A, D, E, F, F-1, G & H, Winrock Center Addition).
2. The property is zoned MX-H, future development must be consistent with the underlying zone.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. An Infrastructure List was approved with the Plat.

Conditions:

1. Final sign-off is delegated to ABCWUA for the correction of a call-out for an easement on Sheet 14, the addition of a dimension of a granted ABCWUA easement within Tract J on Sheet 14, and a paper easement recorded for ABCWUA water and sewer in a location north of Tract J within parcel D-1A.
2. Final sign-off is delegated to Planning for utility/AMAFCA signatures, AGIS DXF file, and recorded IIA.

3. The applicant will obtain final sign off from ABCWUA and Planning by July 21, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 6, 2021**. 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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,



Jolene Wolfley
DRB Chair

JW/jr

Modulus Architects, Inc. c/o Angela Williamsson, CEO, 100 Sun Avenue NE, Suite 600, Albuquerque, NM 87109