

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

DBG Properties LLC
2164 W.W. Park Place
Portland, OR 97205

Project# PR-2019-002770
Application#
SI-2019-00279 SITE PLAN – DRB

LEGAL DESCRIPTION:

All or a portion of tract RR-3-A-1 **WESTLAND SOUTH TRACTS** RR-3-A-1 AND RR3-A-2, zoned R-ML, located south of **DENNIS CHAVEZ SW** and **west of 98th ST SW**, containing approximately 5.423 acres(s). (P-09)

On December 4, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning to address minor issues as stated in the comments and discussed at the hearing, based on the following:

Findings:

SI-2019-00279 SITE PLAN – DRB

1. This is a request for two 60,985 gross square foot multi-family residential buildings, and a 3,158 gross square foot clubhouse building.
2. 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. *Specifically, the height, parking, landscaping and façade, meet the IDO requirements.*
 - 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. *The site has access to a full range of urban services including utilities, roads, and emergency services. The ABCWUA issued*

an availability statement for the site. A Traffic Impact Study has been approved by Transportation.

A grading and drainage plan for the entire site has been approved by Hydrology.

- c. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. *The plan includes perimeter landscaping, and it's compatible with the adjacent residential to the east.*

Conditions:

1. This Site Plan is valid 5 years from DRB approval (12-4-2019). An extension may be requested prior to the expiration date. The IDO only allows one extension.
2. Final sign off is delegated to Planning to check for an executed IIA.
3. The applicant will obtain final sign off from Planning by February 4, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.
4. Once the site plan has all the required signatures, a pdf of the complete signed off set shall then be emailed to the PLNDRS.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 19, 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,



Jolene Wolfley

DRB Chair

JW/jr

Official Notice of Decision

Project # PR-2018-002668 Application# SI-2019-00251

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DBG Properties LLC 2164 W.W. Park Place Portland, OR 97205