

**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

ABQ Office LLC
4200 S Hulen St. Suite 410
Ft. Worth, TX 87109

Project #PR-2020-003357
Application#
SD-2020-00040 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of **LOTS 6-A-1, 6-A-2, 6-A-3 and 6-A-4, JEFFERSON COMMONS II**, zoned NR-BP, located at **5411 JEFFERSON BLVD NE between SINGER BLVD NE and OFFICE BLVD NE**, containing approximately 17.0507 acre(s). (F-17)

On March 11, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to the ABCWUA and Planning to address minor issues as discussed at the meeting, based on the following Findings:

1. This subdivides 1 tract 17.0507 acres in size into 4 tracts; Lot 6-A-1 3.5222 acres in size, Lot 6-A-2 6.5265 acres in size, Lot 6-A-3 2.2746 acres in size, and Lot 6-A-4 4.6037 acres in size.
2. The property is zoned NR-BP. The NR-BP zone has no minimum lot size requirement. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to the ABCWUA to confirm the depiction of the existing waterline and sanitary sewer easements that are adjacent to the site and are along the southeast property line within existing Lot 3-A, Lot 2, and Lot 1-A, confirm the labeling of the existing public waterline easement within proposed Lot 6-A-4, and confirm the inclusion of a hatching legend for the proposed easements being granted.
2. Final sign off is delegated to Planning for utility signatures, an IIA, and the DXF file.

Official Notice of Decision

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3. The applicant will obtain final sign off from the ABCWUA and Planning by April 26, 2020 or the case may be rescheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **MARCH 26, 2020**. 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

Tierra West, LLC, 5571 Midway Park Pl. NE, ABQ, NM 87109