

**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

First Financial Credit Union
601 Tijeras Avenue NW
Albuquerque, TX 87102

Project# PR-2019-002766
Application#
SD-2020-00041 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of TR 1A-2-A-3 PLAT OF TRS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3, RENAISSANCE CENTER, zoned MX-M, located at 4910 UNION WAY DR NE, containing approximately 12.56 acre(s). (F-16)

On February 12, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning to address minor issues as discussed at the meeting, based on the following Findings:

1. This Preliminary/Final Plat adjusts the boundary between Tract 1A-2-A-2 and Tract 1A-2-A-3; Tract 1A-2-A-2-A (formerly Tract 1A-2-A-2) is 3.4727 acres in size, and Tract 1A-2-A-3-A (formerly Tract 1A-2-A-3) is 4.9508 acres in size.
2. The property is zoned MX-M. There is no minimum lot size requirement for the underlying zone. Future developments 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 Transportation for confirmation of an existing easement and/or granting an easement.
2. If future development is not going to be submitted to DRB for remaining tracts, a Traffic Circulation Layout will be required before building permit.
3. Final sign off is delegated to Planning for utility signatures and a DXF file.
4. The applicant will obtain final sign off from Planning by March 12, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

Project # PR-2019-002766 Application# SD-2020-00041

Page 2 of 2

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 27, 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

Arch + Plan Land Use Architects, P.O. Box 25911, ABQ, NM, 87125