

**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

Univest-Coors Road LLC
10611 N. Hayden Rd. Suite D-105
Albuquerque, NM 87109

Project #PR-2018-001584

Application#

SD-2020-00056 – PRELIMINARY/FINAL PLAT

SD-2020-00057 -VACATION OF RIGHT OF WAY

LEGAL DESCRIPTION:

All or a portion of **TRACT 3 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEING A REPLAT OF TRACT A-1-A UNIVERSITY OF ALBUQUERQUE URBAN CENTER LOT 3, COORS VILLAGE**, zoned MX-L, located at **4500 QUAKER HEIGHTS PL NW between COORS BLVD NW and WESTERN TRAILS NW** containing approximately 13.5436 acre(s). (F-11)

On March 4, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Transportation and Planning to address minor issues as discussed at the meeting, based on the following Findings:

SD-2020-00056 – PRELIMINARY/FINAL PLAT

1. This Plat subdivides 13.5436 acres into 2 tracts; Tract 3-A-1 6.5676 acres in size, and Tract 3-B-1 6.8245 acres in size.
2. The property is zoned MX-L. The MX-L 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 Transportation to review the depiction of curb ramps at Western Trail and at Milne Road within the right-of-way.
2. Final sign off is delegated to Planning for utility signatures and the DXF file.

3. The applicant will obtain final sign off from Planning by April 4, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

SD-2020-00057 – VACATION OF PRIVATE EASEMENTS

1. The applicant proposes to vacate two 20' Private Drainage Easements. These easements were granted in 2018.
2. The applicant proposes to vacate a Parking Easement. This easement was granted in 2018.
3. The applicant proposes to vacate a 4' Roadway Sideslope Easement. This easement was granted in 1985.
4. The public welfare does not require that the existing easements be retained. The vacations are shown on the Plat in the file.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

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 19, 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