

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

Titan Development
6300 Riverside Plaza Ln. NW #200
ABQ, NM 87120

Project# PR-2020-004604
Application#
SI-2020-01467 SITE PLAN – DRB
SD-2021-00015 VACATION OF PUBLIC
EASEMENT
SD-2021-00014 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 17, 18, 19, AND 20 BLK 9, NORTH ALBUQUERQUE ACRES TRACT 3, UNIT 3, and PARCEL 4 of DESERT RIDGE PLACE UNIT 1**, zoned MX-L located on **HOLLY AVE NE between VENTURA ST NE and DESERT SHADOW WAY**, containing approximately 3.5 acre(s). (C-20)

On January 27, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation, ABCWUA, and Planning, based on the following Findings:

SI-2020-01467 SITE PLAN - DRB

1. This is a request to construct 111 multi-family residential dwelling units on 3.5 acres.
 1. 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, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The parking, landscaping, open space, and building heights meet the IDO and site plan requirements: 160 parking spaces are provided where a total of

150 parking spaces are required; 114,535 square feet of landscaping is proposed where 30,746 square feet is required; 33,768 square feet of open space is proposed where 28,275 square feet is required; and the maximum proposed building height of 38 feet meets the 38-foot permitted maximum building height.

- 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, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A Traffic Scoping Form was submitted, and Transportation determined that a Traffic Impact Study is not required.

- c. 6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

The applicant will provide screening around the periphery of the proposed development, consisting of landscaping around the entirety of the proposed development, a 6-foot tall wall along the western and northern boundaries of the property, and a wrought iron perimeter view fence along the southern and eastern boundaries of the property.

2. This site includes an Infrastructure List.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The proposed use is allowed within the MX-L zone district.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (1/27/2021). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to Transportation for site distance triangles, Do-Not-Enter signs, queuing at the exit off of Ventura Street NE, and handicapped spacing and ramps to be called out on the Site Plan.
3. Final sign-off is delegated to Planning for labeling of on-site water line and fire hydrant easements as private, solid waste signature, and the recorded Infrastructure Improvements Agreement (IIA).
4. The applicant will obtain final sign-off from Transportation and Planning by April 27, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

SD-2021-00015 VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate a 10-foot utility easement that was recorded on November 4, 2002.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The easement in question was created in 2002 and has not been used in the last 19 years, and there is a net benefit to the public because the vacation of the affected easement is a step toward the successful development of the Site.

SD-2021-00014 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat consolidates the boundaries of four lots onto one lot comprising a total of 3.307 acres in size (after the dedication of 25,557 square feet along Holly Avenue NE), and features a easement vacation request.
2. The property is zoned MX-L. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to ABCWUA for the the pro-rata amount owed.
2. Final sign-off is delegated to Planning for utility/AMAFCA signatures, the application number added to the Plat (SD-2021-00014), and the AGIS DXF file.
3. The applicant will obtain final sign off from ABCWUA and Planning by March 27, 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 **FEBRUARY 11, 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.

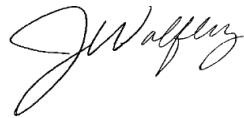
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion 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).

Official Notice of Decision

Project # PR-2020-004604 Applications# SI-2020-01467, SD-2021-00015, SD-2021-00014

Page 4 of 4

Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Jolene Wolfley
DRB Chair

JW/jr

Consensus Planning, Inc., 302 8th Street NW, ABQ, NM 87102