

**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

Legacy Development & Management, LLC
5051 Journal Center Blvd., Suite 500
Albuquerque, NM 87109

Project# PR-2019-002761
Application#
SI-2021-00255 SITE PLAN AMENDMENT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 8-A & 23-A
BLOCK 26 TRACT A UNIT B, NORTH
ALBUQUERQUE ACRES** zoned NR-BP and
MX-L, located at **6501 EAGLE ROCK AVE NE
between SAN PEDRO DR NE and LOUISIANA
BLVD NE**, containing approximately 5.6759
acre(s). (C18)

On May 5, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. The original project consists of office/warehouse buildings (two which were constructed) which was approved by the DRB on September 19, 2007 per Project #1003359, 07DRB-70227, and an Administrative Amendment (PR-2019-002761, SI-2019-00282) which was approved on September 10, 2019 for increased square footage for a building. This is a request to remove the 3.0157 acres of Lot 8-A of the subject property (the subject property consisting of a total of 5.6759 acres in size consisting of Lots 8-A and 23-A) from the prior approval so that Lot 8-A can be included within a separate new Site Plan – DRB for a 120-unit multi-family residential development (approved by the DRB per PR-2019-002761, SI-2021-00256 on May 5, 2021).
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Official Notice of Decision

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 20, 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).

Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jolene Wolfley
DRB Chair

JW/jr

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