



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 13, 2012

Project# 1009046

12DRB-70115 MAJOR - PRELIMINARY PLAT APPROVAL

12DRB-70117 MINOR - TEMP DEFERRAL SIDEWALK CONSTRUCTION

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSINGS, LLC request(s) the referenced/ above action(s) for Tract B1A2, **DUKE CITY LUMBER CO ADDITION**, zoned SU-2/S-I (proposed SU-2/ SU-1 PRD), located on the south side of ASPEN AVE NW between 12TH ST NW and 19th ST NW containing approximately 6.9292 acre(s). (H-13)[*Deferred from 5/2/12, 5/23/12, 6/6/12*]

At the **June 13, 2012** Development Review Board meeting, based on the approved Grading Plan, engineer stamp dated 5-23-12 and with the signing of the infrastructure list dated 6/11/12 the Board Conditionally Approved the Preliminary Plat. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'B' dated 6-13-2012 in the Planning file.

Conditions of Final Plat:

- The Tri-Party Agreement between the developer, the City of Albuquerque, and the NMDOT is required prior to Final Plat.
- The railway crossing must be approved prior to Final Plat.
- Note 9: Show the 3 foot easement on Tract B and it will also be required to be shown on Tract C on the Final Plat.
- Note 10: The sidewalk culverts should be maintained by the property owner on the lot where the sidewalk culvert is built. Change the note by ending the sentence after the word "...owner" on the Final Plat
- A recorded SIA is required prior to applying for Final Plat.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)