



## 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 12<sup>TH</sup> ST NW and 19<sup>th</sup> 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.)

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "Jack Cloud", is positioned above the printed name.

Jack Cloud, DRB Chair

Cc: Mark Goodwin & Associates, P.A.  
Sawmill Crossings LLC  
Marilyn Maldonado  
file