

**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

November 2, 2018

Tierra West LLC
5517 Midway Park Place NE
ABQ, NM 87109

Project# PR-2018-001584
Application# **SD-2018-00084** (Preliminary/Final
Plat)

LEGAL DESCRIPTION:

all or a portion of TRACT 3 PLAT OF TRACTS 1
THRU 4, COORS VILLAGE, zoned MX-L, located at
4500 QUAKER HEIGHTS PL NW south of
WESTERN TRAIL NE and west of COORS BLVD
NE, containing approximately 13.5446 acre(s).
(F-11-Z)

On October 31, 2018, 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 application was for a Major Preliminary Plat but it was determined at the hearing that it can be processed as a Minor Preliminary/Final plat since the Infrastructure list is tied to the site development plan for building permit. The notification requirements for a minor plat action were met.
2. This replat is to subdivide the existing tract into three new tracts to comply with the EPC approved site development plan for subdivision.
3. This replat meets the applicable requirements of the IDO and DPM .
4. The property is zoned MX-L which has no minimum lot size standards.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 15, 2018**. 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

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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,



Kym Dicome
DRB Chair

KD/mg