

**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**

December 7, 2018

Montano I-25 Beach Acquisition Property  
LLC  
PO BOX 25123  
ABQ NM 87109

**Project# PR-2018-001774**  
**Application#**  
**SD-2018-00103** Preliminary Plat  
**SD-2018-00113** Final Plat

### **LEGAL DESCRIPTION:**

for all or a portion of PARCEL B-1+C-1 PLAT OF PARCELS C-1, C-2, C-3, C-4 & B-1, RENAISSANCE CENTER III, zoned NR-C, located on DESERT SURF CIRCLE NE between ALEXANDER BLVD, NE and MONTANO RD NE, containing approximately 23.8658 acre(s).

On December 5, 2018, the Development Review Board (DRB) held a public hearing and public meeting concerning the above referenced application and approved the request, delegation to Planning to address remaining minor issues as stated in the comments and as discussed at the hearing, based on the following Findings:

### **SD-2018-00103 Preliminary Plat**

Findings:

1. A Grading + Drainage Plan was approved by Hydrology with an engineer's stamped date 10-29-18
2. The required Infrastructure List was signed and dated by the DRB at the hearing.
3. The preliminary plat complies with the applicable standards of the IDO and the DPM. The plat dedicates the required easements and rights of way.
4. There are no recognized or registered neighborhood or homeowner associations affected by the request.

### **SD-2018-00113 Final Plat**

Findings:

1. Pursuant to 6-6(J)(3)(b) the application for a Final Plat includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
2. The plat dedicates the required easements and rights of way.

Conditions:

1. Final sign off is delegated to Planning until the infrastructure Improvements Agreement has been recorded and a copy submitted to Planning.
2. The applicant will obtain final sign off from Planning no later than February 13, 2019 or the case will be scheduled for the next DRB hearing and can 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 **DECEMBER 20, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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 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