

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

Nazish LLC  
8504 Waterford Pl. N.E.  
ABQ, NM 87122

**Project #PR-2018-001792**  
Application#  
**SD-2020-00067** FINAL PLAT

### LEGAL DESCRIPTION:

All or a portion of **LOTS 31 & 32 BLOCK 5, NORTH ALBUQUERQUE ACRES**, zoned MX-T, located at **7001 & 7011 WILSHIRE AVE NE**, containing approximately 1.56 acre(s). (C-19)

On April 15, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning for issues discussed at the meeting, based on the following Findings:

1. This Final Plat divides the existing 1.56 acres into 10 residential tracts.
2. The property is zoned MX-T. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The Final Plat is consistent with the approved Preliminary Plat.

### Conditions:

1. Final sign off is delegated to Planning for the Infrastructure Improvements Agreement (IIA), utility company signatures, and the DXF file.
2. The applicant will obtain final sign off from Planning by June 15, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**APPEAL:** If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **APRIL 30, 2020**. The date of the DRB's decision is not included in 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

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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](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto: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", written in a cursive style.

Jolene Wolfley  
DRB Chair

JW/jr

THE Group/Ron Hensley, 300 Branding Iron Road SE, Rio Rancho, NM 87124