

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

Clearbrook Investments, Inc.  
8801 Jefferson St. NE, #A  
Albuquerque, NM 87113

**Project# PR-2018-001842**

**Application#**

**SD-2020-00200** – EXTENSION OF PRELIMINARY  
PLAT (EPP)

**SD-2020-00201** – EXTENSION OF THE  
INFRASTRUCTURE IMPROVEMENTS AGREEMENT  
(IIA)

### LEGAL DESCRIPTION:

For all or a portion of: **TRACT 4A, HIS  
ACQUISITION NO 120 INCORPORATED,**  
zoned R-ML, located on **HORIZON BLVD NE  
between ALAMEDA BLVD and  
BALLOON MUSEUM DR,** containing  
approximately 2.92 acre(s). (C-17)

On December 2, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the request based on the following Findings:

### **SD-2020-00200 EXTENSION OF PRELIMINARY PLAT (EPP)**

1. This is a request to extend the Preliminary Plat for the above referenced area to allow the completion of the project.
2. The Preliminary Plat was approved by the DRB on November 20, 2019 and would have expired on December 5, 2020.
3. Pursuant to 14-16-6-4(X)(4)(a) The applicant has made this request in writing prior to the expiration of the previous approval and the DRB, the original approving body, has made a decision using the same procedure required for the initial approval.
4. This action will extend the approval of the Preliminary Plat to December 17, 2021. Per Section 14-16-6-4(X)(4)(a), the IDO allows one extension of any approval action so this is the **final extension**.
5. The proper notice was given as required by the IDO.

**SD-2020-00201 EXTENSION OF THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)**

6. This is a request to extend the Infrastructure Improvements Agreement for the above referenced area to allow the completion of the project. It is a request for a 1-year extension.
7. The current Infrastructure List was approved on November 20, 2019. The infrastructure improvements are anticipated to be completed in the next several weeks, necessitating the extension of the IIA.
8. Pursuant to 14-16-6-4(X)(4)(a) The applicant has made this request in writing prior to the expiration of the previous approval and the DRB, the original approving body, has made a decision using the same procedure required for the initial approval. The city received the application on November 18, 2020, prior to the expiration of the IIA.
9. This action will extend the approval of the IIA to December 17, 2021.
10. The proper notice was given as required by the IDO.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 17, 2020**. 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). 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,



Jolene Wolfley  
DRB Chair

Official Notice of Decision

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