

**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

Headstart Enterprises
600 Montano Rd. NE
Albuquerque, NM 87107

**Project# PR-2019-001983
(1004228, 1002571, 1003853, 1008564)
Application#
SD-2020-00206 PRELIMINARY/FINAL PLAT**

LEGAL DESCRIPTION:

For all or a portion of: **LOT A-1 & A-2,
GUTHRIE COMMERCE PARK** zoned NR-LM,
located at **600 MONTANO RE NE between
EDITH BLVD and MONTBEL LP** containing
approximately 7.4387 acre(s). (F-15)

On December 2, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This Preliminary/Final consolidates two existing tracts consisting of a total of 7.4387 acres in size into one tract (Tract A-1-A).
2. The property is zoned NR-LM. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to ABCWUA for the addition of a label to the waterline easement along the north/south alignment of the Site.
2. Final sign-off is delegated to Planning for the AGIS DXF file.
3. The applicant will obtain final sign off from Planning by February 2, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

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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 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to 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

JW/jr

Arch + Plan Land Use Consultants, P.O. Box 25911, Albuquerque, NM 87125