

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

Solare Collegiate Foundation
8801 Gibson Blvd. SW
Albuquerque, NM 87121

Project# PR-2019-002042
Application#
SD-2022-00159 - FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TRACTS 12-B-1-A and 12-B1-B, EL
RANCHO GRANDE I zoned **MX-M**, located
at **8801 GIBSON BLVD SW between 98TH**
ST SW and BARBADOS AVE SW containing
approximately **10.9989** acre(s). **(M-09)**

On November 9, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with final sign-off delegated to Planning, based on the following Findings:

1. This Final Plat subdivides 2 existing tracts (Tracts 12-B-1-A and 12-B-1-B of the El Rancho Grande I subdivision) into 75 lots and 6 tracts of the Sombra Del Oeste subdivision, and vacates and grants easements as depicted on the Plat. The vacations were approved with the Preliminary Plat on March 30, 2022 by the DRB per SD-2022-00048, SD-2022-00049, SD-2022-00050, SD-2022000051, SD-2022-00052, and SD-2022-00053.
2. The property is zoned MX-M. Future development must be consistent with the underlying zoning.

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3. An Infrastructure List was approved by the DRB on March 30, 2022 per SD-2022-00020 and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat.

Conditions:

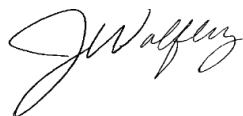
1. Final sign-off is delegated to Planning for the application number to be added to the Plat, and for the AGIS DXF file.
2. The applicant will obtain final sign off from Planning by December 7, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 26, 2022**. 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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

CSI – Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174