

**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**

Red Shamrock 4 LLC  
8220 San Pedro Dr. NE  
Albuquerque, NM 87113-27476

**Project# PR-2019-002765**  
**Application#**  
**SD-2020-00218 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**LOTS 8A, 8B, 9A, 9B, 9C**, zoned NR-C, located on **ST. JOSEPHS DR NW between ATRISCO DR NW and COORS BLVD NW**, containing approximately 14.5 acre(s). (G-11)

On April 7, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

1. This Preliminary/Final Plat creates six new lots (Lot 9-A at 5.5428 acres in size, Lot 9-B at 1.1513 acres in size, Lot 9-C at 1.5606 acres in size, Lot 8-A at 2.0517 acres in size, Lot 8-B at 1.8635 acres in size, and Lot 8-C at 2.282 acres in size) from two existing lots, and grants a public water and utility easement, private sidewalk easement, 10-foot public utility easement, 10-foot private sanitary sewer easement, private drainage easement, 20-foot public water easement, and 20-foot private sanitary sewer easement.
2. The property is zoned NR-C, future development must conform with the Major Amendment to Site Plan – EPC (SI-2019-00380) approved by the EPC on February 13, 2020.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. An Infrastructure List was approved with this Preliminary/Final Plat.

### **Conditions:**

1. Final sign-off is delegated to Planning for the AMAFCA signature, AGIS DXF file, and the recorded Infrastructure Improvements Agreement.

2. The applicant will obtain final sign off from Planning by July 7, 2021 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 **APRIL 22, 2021**. 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

JW/jr

CSI - Cartesian Surveys, Inc., PO BOX 44414, Rio Rancho, NM 87174