

**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 Street NE, #A
Albuquerque, NM 87113

Project# PR-2019-003169
Application#
SD-2020-00115 PRELIMINARY PLAT
VA-2020-00192 TEMPORARY DEFERRAL OF
SIDEWALK CONSTRUCTION

LEGAL DESCRIPTION:

For all or a portion of: **01 UNIT 3**
ATRISCO GRANT EXC NW'LY POR TO
R/W, zoned MX-M, located at **SAGE RD**
between COORS and 75TH ST, containing
approximately 9.56 acre(s). (L-10)

On June 16, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

SD-2020-00115 PRELIMINARY PLAT

1. This Preliminary Plat subdivides 1 tract a total of 9.9596 acres in size into 2 tracts and 62 lots, grants a 10-foot Public Utility Easement, a 25-foot Public Sanitary Sewer Easement, and a Public Drainage Easement, and dedicates 2.3782 acres of right-of-way to the City of Albuquerque.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with the Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the Final Plat.
4. Within 1 year after DRB approval of the Preliminary Plat, the applicant shall submit a Final Plat that meets all standards and requirements in the DPM.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2020-00192 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

1. The applicant proposes the temporary deferral of sidewalk construction along the east and west side of Parsley Lane SW and Thyme Lane SW (see Infrastructure List approved with this Preliminary Plat).
2. Transportation engineering had no objections.

Official Notice of Decision

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APPEAL: If you wish to appeal the decision for the Temporary Deferral of Sidewalk Construction (the Preliminary Plat cannot be appealed), you must do so within 15 days of the DRB's decision or by **JULY 1, 2021**. 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

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