

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

Modulus Architects
100 Sun Avenue, NE, Suite 600
Albuquerque, NM 87109

Project# PR-2019-003222
Application#
SD-2023-00102 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of **TRACT B-4-A-1** zoned **MX-M**, located at **10000 COORS BLVD BYPASS RD NW between COORS BLVD BYPASS NW and SEVEN BAR LOOP RD NW** containing approximately **11.6524** acre(s). **(B-13)**

On June 14, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, based on the following Findings:

1. This is a request for the subdivision of an existing lot (Tract B-4-A-1 of the Cottonwood Mall) into two lots (Tracts B-4-A-1-A and B-4-A-1-B).
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

Conditions:

Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a. The proposed sanitary sewer (Easement #13) recording information must be indicated on the Plat.

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- b. DXF file must be approved by AGIS and approval email submitted.
- c. The recorded Plat for PR-2019-003222 / SD-2020-00116 be submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 3, 2023**. The date of the DHO'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 the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) 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 a 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 permits 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,



David S. Campbell
Development Hearing Officer

DSC/lis

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






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Final Audit Report

2023-06-17

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