

**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

Charter Schools Solutions
9555 W Sam Houston Pkwy, Suite 200
Houston, TX 77036

Project# PR-2020-003250
Application#
SD-2020-00005 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of PARCEL E-1-A LAND DIV PLAT PARCELS D-1-A & E-1-A FORMERLY PARCEL D-1 & E-1 PANORAMA HEIGHTS ADDN CONT 4.9998 AC M/L OR 217,791 SF M/L LOT E1A, PANORAMA HEIGHTS ADDN, zoned MX-M, located at 13201 LOMAS BLVD NE, containing approximately 4.996 acre(s). (K-22)

On February 12, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning to address minor issues as discussed at the meeting, based on the following Findings:

1. This Preliminary/Final Plat subdivides a lot 4.996 acres in size into 2 lots; Parcel E-1-A-1 3.2131 acres in size, and Parcel E-1-A-2 1.7825 acres in size.
2. The property is zoned MX-M. There is no minimum lot size for this zone category. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to Transportation for sidewalks and curb ramps within the ROW and any potential amendments of the Infrastructure List requested by NMDOT.
2. Final sign off is delegated to Planning for the Infrastructure Improvements Agreement and DXF file.
3. The applicant will obtain final sign off from Planning by April 12, 2020 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 **FEBRUARY 27, 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). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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

Tierra West, LLC, 5571 Midway Park Place NE, ABQ, NM, 87109