

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

YES Housing, Inc.  
901 Pennsylvania Street NE  
Albuquerque, NM 87110

**Project# PR-2020-003847**  
**Application#**  
**SD-2022-00150 - FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**TRACT B, CALLE CUARTA** zoned **MX-M**,  
located at **3510 7TH ST NW** between  
**FITZGERALD RD NW** and **FAIRFIELDS PL**  
**NW** containing approximately **2.5309**  
acre(s). **(G-14)**

On October 19, 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 Parks and Recreation and Planning, based on the following Findings:

1. This Final Plat subdivides an existing tract (Tract B, Calle Cuarta) a total of 2.5306 acre in size into 21 lots and 5 tracts, and grants easements as depicted and noted on the Plat.
2. The property is zoned MX-M. Future development must be consistent with the underlying zoning.
3. An Infrastructure List was approved by the DRB on July 13, 2022 per SD-2022-00088 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:**

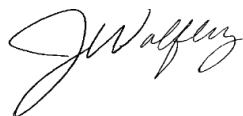
1. Final sign-off is delegated to Parks and Recreation to update Note "B" under the easement legend to indicate that the crusher fine trail shall be maintained by the HOA.
2. Final sign-off is delegated to Planning for the application number to be added to the Plat, for the AGIS DXF file, and to modify the justification letter for the Preliminary Plat (PR-2020-003847 / SD-2022-00088) to remove the reference to single-family homes.
3. The applicant will obtain final sign off from Parks and Recreation and Planning by December 21, 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 3, 2022**. 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). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto: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

Isaacson & Arfman, Inc., 128 Monroe Street NE, Albuquerque, NM 87108