

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

VIA Real Estate, LLC
13105 C.R. 1820
Lubbock, TX 79424

Project# PR-2021-004038
Application#
SD-2021-00098 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 4 THRU 6, BLOCK 8, BROAD ACRES
SUBDIVISION** zoned MX-M, located at **7521
MENAUL BLVD NE between LOUISIANA
BLVD and WYOMING BLVD**, containing
approximately 0.717 acre(s). (H-19)

June 9, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This Preliminary/Final Plat consolidates four lots (Lots 3-6) into one lot (Lot 3B), comprising a total of 0.717 acres.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. An Administrative Waiver from the 20-foot alleyway width requirement was approved with this application to permit the existing 16-foot alleyway along the northern frontage of Lot 3B.
4. An Infrastructure List was approved with the Plat. An Infrastructure Improvements Agreement (IIA) must be approved and recorded.
5. 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 building corner encroachment within the new right-of-way to be demolished.
2. Final sign-off is delegated to Planning for utility company signatures, AMAFCA signature, the AGIS DXF file, and for the recorded IIA.

Official Notice of Decision

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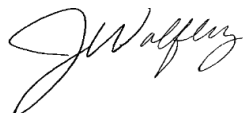
3. The applicant will obtain final sign off from Transportation and Planning by September 9, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JUNE 24, 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

Steven J. Sandoval, PS, P.O. Box 2295, Alamogordo, NM 88311