

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

McMullen & Company Real Estate  
P.O. Box 93535  
Albuquerque, NM 87199

**Project# PR-2020-004537**  
**Application#**  
**SD-2021-00009 PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of: **TRACTS B-1-A-3, & B-1-A-4, CLIFFORD INDUSTRIAL PARK**, zoned NR-LM, located at **8721 WASHINGTON ST between ALAMEDA BLVD NE and WASHINGTON PL NE**, containing approximately 3.0121 acre(s). (C-17)

On January 20, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

1. This Preliminary/Final Plat adjusts the interior lot line between two lots, Tract B-1-A-3-A at 2.0506 acres in size and Tract B-1-A-4-A at 0.8475 acres in size.
2. The property is zoned NR-LM. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### Conditions:

1. Final sign-off is delegated to Planning for the application number to be placed onto the Plat, the AGIS DXF file, and the recorded IIA.
2. The applicant will obtain final sign off from Planning by March 20, 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 **FEBRUARY 4, 2021**. 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.

Official Notice of Decision

Project # PR-2020-004537 Application# SD-2021-00009

Page 2 of 2

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). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto: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,

A handwritten signature in black ink, appearing to read "J. Wolfley".

Jolene Wolfley  
DRB Chair

JW/jr

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