

**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

TRB Holdings, LLC
P.O. Box 52126
Albuquerque, NM 87181

Project# PR-2020-004717
Application#
SD-2021-00116 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 8-10 AND VACATED PORTION OF CITY
RIGHT OF WAY, BLOCK 3, PANORAMA
ADDITION** zoned MX-M, located at **12701,
12712 & 12714 COPPER AVE NE between
CHELWOOD and TRAMWAY**, containing
approximately 0.302 acre(s). (K-22)

On July 21, 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 consolidates 3 lots (Lots 8, 9, and 10) and vacated right-of-way (the vacated right-of-way was approved by the DRB on February 10, 2021 per PR-2020-004717/SD-2020-00226), a total of 0.302 acres in size, into 1 lot (Lot 9-A). An exclusive public water and sewer easement is granted by the Plat.
2. The property is zoned MX-M, future development must conform with the underlying zoning.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Plat.
4. 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 AGIS DXF file and the recorded IIA.
2. The applicant will obtain final sign off from Planning by October 21, 2021 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

Project # PR-2020-004717 Application# SD-2021-00116

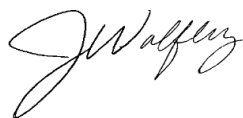
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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **AUGUST 5, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, 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,

A handwritten signature in blue ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley
DRB Chair

JW/jr