

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

AOC NM LLC  
99 S Raymond AVE 310  
Pasadena CA, 91105-2046

**Project #PR-2019-003224**  
Application#  
**SD-2019-00230- PRELIMINARY/FINAL PLAT**  
**SD-2019-00430 – SITE PLAN AMENDMENT**

### LEGAL DESCRIPTION:

All or a portion of:  
TR 2-B-1-A PLAT OF TRACTS 2-A-1 AND 2-B-1A NEW  
PORT INDUSTRIAL PARK WEST, UNIT 1 CONT  
19.3789 AC zoned NR-BP, located at **2501 BUENA  
VISTA DR SE**, containing approximately 19.3789  
acre(s). (M-15)

On February 26, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning and ABCWUA to address minor issues as discussed at the meeting, based on the following Findings:

### **SD-2020-00230– PRELIMINARY/FINAL PLAT**

1. This Plat subdivides 19.3789 acres into 2 tracts; Tract 2-B-1-A-1 14.8416 acres in size, and Tract 2-B-1-A-2, 4.5648 acres in size.
2. The property is zoned NR-BP. The lots meet the minimum lot requirements for the zoning 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 ABCWUA for private easements, AMAFCA coordination, and confirmation of existing accounts and Planning for cross lot drainage note, utility signatures, and the DXF file.

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2. The applicant will obtain final sign off from Planning by March 25, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**SD-2020-00430 – SITE PLAN AMENDMENT**

1. The applicant proposes to amend the existing Site Development to show the new lot lines created by platting action in SD-2020-00230.

Conditions:

1. Final sign off is delegated to Planning for final signatures.
2. The applicant will obtain final sign off from Planning by March 25, 2020 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 the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **MARCH 25, 2020**. 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). 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

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DRB Chair

JW/mg

Tierra West