

**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**

Laura Williams/Horizon Auto Glass  
8310 San Pedro Dr. NE  
Albuquerque, NM 87110

**Project# PR-2020-004761**  
**Application#**  
**SD-2021-00253 FINAL PLAT**

For all or a portion of:  
**TRACT A UNIT B, NORTH ALBUQUERQUE**  
**ACRES TRACT A** zoned **NRBP**, located on **SAN PEDRO DR NE** between **ANAHEIM AVE NE** and **CARMEL AVE NE** containing approximately 0.9977 acre(s). (C-18)

On December 15, 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 Final Plat dedicates 11,951 square feet to the City of Albuquerque with warranty covenants and dedicates 4,109 square feet to the City of Albuquerque in fee simple.
2. The property is zoned NR-BP. Future development must be consistent with the underlying zoning.
3. An Infrastructure List was approved by the DRB on April 21, 2021 per SD-2021-00032. A Financial Guaranty/Public Improvements Agreement was approved and executed.
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 (SD-2021-00032).

**Conditions:**

1. Final sign-off is delegated to Planning for the AGIS DXF file and the application number to be added to the Plat.

2. The applicant will obtain final sign off from Planning by January 12, 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 **DECEMBER 30, 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.

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

CSI – Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87110