

**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**

Mesa Verde Construction &  
Development, LLC  
8301 San Pedro Dr. NE  
Albuquerque, NM 87113

**Project# PR-2021-004961**  
**Application#**  
**SD-2021-00234 FINAL PLAT**

For all or a portion of:

**LOT 17, BLOCK 16 UNIT 8, NORTH  
ALBUQUERQUE ACRES** zoned NR-C, located at  
**5901 CARMEL AVE NE between SAN PEDRO  
DR and PAN AMERICAN FRONTAGE RD**  
containing approximately 0.83 acre(s). (B-11)

On November 17, 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 4,115 square feet of right-of-way to the City as depicted on the Plat.
2. The property is zoned NR-C. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved by the DRB on September 1, 2021 per SD-2021-00154. A Financial Guaranty/Infrastructure Improvements Agreement (IIA) must be approved and recorded.
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-2021-00154).

### **Conditions:**

1. Final sign-off is delegated to Planning for utility/AMAFCA signatures; the AGIS DXF file; the City Surveyor's signature; for the review of the Landscape Plan within the Site Plan to ensure stormwater quality and pond stabilization; and for the recorded IIA .


2. The applicant will obtain final sign off from Planning by February 16, 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 **DECEMBER 2, 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

Fierro & Company, LLC, 5508 Costa Verde Rd., NW, Albuquerque, NM 87120