

**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

Thomas Development Co.
420 W. Main Street, Suite 300
Boise, ID 83702

Project# PR-2021-005414
Application#
SD-2022-00209 FINAL PLAT

For all or a portion of:

**TRACTS F-4-A & F-6-A-2, ATRISCO BUSINESS
PARK zoned MX-M, located at 441 & 457
COORS BLVD NW between CLOUDCROFT RD
NW and BLUEWATER RD NW containing
approximately 8.95 acre(s). (J-10)**

On December 21, 2022, 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 Plat adjusts the boundary between two tracts: Tract F-6-A-2-A at 2.6435 acres in size and Tract F-4-A-1 at 6.2701 acres in size. The Preliminary Plat grants and vacates easements as depicted on the Plat.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved by the DRB on January 5, 2022 per SD-2021-00136, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
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-2021-00136).

Conditions:

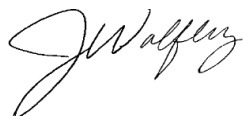
1. Final sign-off is delegated to Planning for the AGIS DXF File and for the project and application numbers to be added to the Plat.
2. The applicant will obtain final sign off from Planning by February 22, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JANUARY 9, 2023**. 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). For files larger than 9 MB in size, please send an email to 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

Tierra West, LLC, 5571 Midway Park Pl. NE, Albuquerque, NM 87109