

**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

Deepesh Kholwadwala
c/o Sun Capital Hotels
8901 Adams St Ste. A
Albuquerque, NM 87109

Project# PR-2021-005439
Application#
SD-2022-00027 PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOT 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, ABQ WEST UNIT 2**, zoned **MX-M**, located on **HIGH ASSETS WAY** between **PASEO DEL NORTE NW** and **EAGLE RANCH RD NW** containing approximately **4.079** acre(s). **(C-13)**

On May 18, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This Preliminary Plat subdivides three existing lots a total of 4.079 acres in size into two lots (Lot 3-A-1-A-2 at 2.7202 acres in size and Lot 3-A-1-A-1 at 2.1574 acres in size), vacates existing private access, drainage, sidewalk and utility easements, and grants a cross lot drainage easement.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone districts.
3. Two Infrastructure Lists were approved with this Plat. Recorded Infrastructure Improvements Agreements (IIAs) are needed prior to the acceptance and processing of the Final Plat and placement on a DRB agenda.

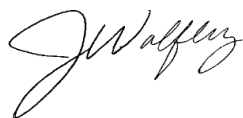
4. Easement Vacations were depicted on the Plat, but were not approved separately by the DRB as required. Prior to the acceptance and processing of the Final Plat and placement on a DRB agenda, the Easement Vacations depicted on the Plat and a Minor Amendment to Preliminary Plat must be approved by the DRB.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JUNE 2, 2022**. 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/rw