

**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

Contractors Leasing LLC/Larry R. Guterrez
2906 Broadway Boulevard NE
Albuquerque, NM 87107

Project# PR-2021-005459
Application#
SD-2021-00163 PRELIMINARY PLAT

LEGAL DESCRIPTION:

All or a portion of **LOT 1A BLOCK 2 SUNPORT PARK REPL OF LOTS 1, 2 & 3 BLOCK 2 and LOT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLOCK 2, SUNPORT PARK**, zoned NR-BP, located at **2900 TRANSPORT between FLIGHTWAY AVE and WOODWARD ROAD** containing approximately 10.7 acre(s). (M-15)

On October 6, 2021, 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 consolidates Lots 2-A-1 Block 2 and Lot 1-A Block 2 into one Lot, Lot 2-A-1-A Block 2 comprising 10.6989 acres, and grants a 35-foot x 35-foot public waterline easement.
2. The property is zoned NR-BP, future development must be consistent with the underlying zoning, the Sunport Park Master Plan, and Project #1009573 Site Plan for Subdivision approved on January 17, 2018.
3. On January 23, 2018 a Certificate of Zoning from IP to SU-1 for IP Permissive Uses and Multi-Family Residential Development was issued, permitting the proposed multi-family residential use on the site.
4. An Infrastructure List was approved with the Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the Final Plat.
5. Within 1 year after DRB approval of the Preliminary Plat, the applicant shall submit a Final Plat that meets all standards and requirements in the DPM.

6. A 10-foot drainage easement and language for maintenance of the drainage easement must be depicted on the Final Plat.
7. 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 **OCTOBER 21, 2021**. 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 Place NE, ABQ, NM 87109