

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

Novus Properties, LLC  
7916 Ranchitos Loop NE  
Albuquerque, NM 87113

**Project# PR-2022-006846**  
**Application#**  
**SD-2022-00101 PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of: **A2B1, FOUNTAIN HILLS PLAZA SUBDIVISION** zoned **NR-C**, located between **NUNZIO AVE NW** and **PARADISE BLVD NW** containing approximately **4.2586** acre(s). **(C-12)**

On June 29, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This request is to subdivide one existing tract (Tract A-2-B-1 at 4.2586 acres in size) into two new tracts (Tract A-2-B-1-A at 1.5373 acres in size and Tract A-2-B-1-B at 2.7213 acres in size).
2. The property is zoned NR-C. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**Conditions:**

1. Final sign-off is delegated to ABCWUA for a note to be added to the Plat as follows: "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."
2. Final sign-off is delegated to Planning for the AGIS DXF file and for the application number to be corrected on the Plat.
3. The applicant will obtain final sign off from ABCWUA and Planning by August 31, 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 **JULY 14, 2022**. 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