

**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

Brandenreed Properties LLC
ATTN: Danny Brandenburg
2211 Candelaria Rd. NE
Albuquerque, NM 87107

Project# PR-2022-007151
Application#
SD-2022-00210 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 4 PLAT OF TRACTS 1 THRU 4, PARADISE PLAZA** zoned **MX-L**, located on **UNSER BLVD NW near McMAHON BLVD NW** containing approximately **1.8131** acre(s). **(A-11)**

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 Parks and Recreation and Planning, based on the following Findings:

1. This request is to subdivide an existing tract (Tract 4 of the Plat of Paradise Plaza) to create Tracts 4-A and 4-B of the Paradise Plaza subdivision at 0.5191 acres and 1.3108 acres in size respectively.
2. The property is zoned MX-L. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List must be submitted prior to final sign-off of the Plat.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

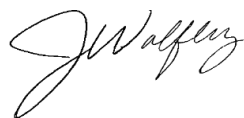
1. Final sign-off is delegated to Parks and Recreation for the addition of a trail easement note.
2. Final sign-off is delegated to Planning for a recorded IIA.
3. The applicant will obtain final sign off from Parks and Recreation and Planning by March 22, 2023 or the case may be scheduled for the next 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