

**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**

Brunacini Development LTD. Co.  
Skyview West Industrial Park, LLC.  
P.O. Box 6363  
Albuquerque, NM 87197

**Project# PR-2022-007299**  
**Application#**  
**SD-2024-00113 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:  
**TRACT I, TRACTS 54 & 55, COORS PLAZA;**  
**TOWN OF ATRISCO GRANT** zoned **NR-C**,  
located at **7226 CENTRAL AVE SW between**  
**AMANDA ST SW and 7<sup>TH</sup> ST SW** containing  
approximately **13.2493** acre(s). **(K-10)**

On July 17, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to create two new tracts from three existing tracts, and grants a Cross-Lot Drainage Easement.
2. This action is paired with a separate site plan application. The required infrastructure is tied to that action.
3. The subject property is zoned NR-C (NON-RESIDENTIAL – COMMERCIAL ZONE DISTRICT). Future development must be consistent with the underlying zone district.
4. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
5. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the

property in a prior permit or approval affecting the property. This request complies with these criteria.

6. Per 6-6(K)(2)(I), the applicant shall record the plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.
7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

### **Conditions of Approval**

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Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a) The Project and Application numbers must be added to the Plat.
- b) A copy of the AGIS-approved DXF file must be submitted.
- c) The date of the DHO approval shall be recorded on the Plat.
- d) Drainage Ponds must meet Standard Specification 1013 or better.
- e) Plat signatures to be updated and resubmitted with final documents.
- f) A copy of the recorded IIA with financial guarantee must be submitted.
- g) Per The Water Authority: Pro Rata must be paid prior to signature and verification that our standard note discussing sizing of infrastructure is included on the Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **AUGUST 2<sup>ND</sup>, 2024**. The date of the DHO'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(V) 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.

Official Notice of Decision

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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,

Robert L. Lucero, Jr.  
Development Hearing Officer

RLL/rw/jw/jr

CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174