

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

February 1, 2019

Flash Resource LLC  
4461 Irving Blvd. NW  
Albuquerque NM 87114

**Project# PR-2018-001797**  
**Application# SD-2018-00112** EXTENSION OF  
IMPROVEMENTS AGREEMENT (IIA)

### LEGAL DESCRIPTION:

for all or a portion of LOTS 1-106 BOULDERS PHASE 3, zoned R1-A, located south of PARADISE BLVD NW and west of UNSER BLVD NW containing approximately 18.96 acre(s). (B-11)

On January 30, 2019 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 is a request to extend the infrastructure for the construction of a portion of Unser Blvd and the remaining drainage infrastructure.
2. The original agreement was signed in 2013 and was extended twice.
3. Pursuant to 14-16-6-4(W)(4)(a) The applicant has made this request in writing prior to the expiration of the previous approval and the DRB, the original approving body, has made a decision using the same procedure required for the initial approval. The applicant stated at the hearing that the extension would allow time to complete the project.
4. This action will extend the approval of the IIA to February 14, 2020.
5. The proper Notice was given as required by the IDO.
6. Per Section 14-16-6-4(W)(4)(a)(1), the IDO allows one extension of any approval action so this is the **final extension**.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 14, 2019**. 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.

Official Notice of Decision

Project # PR-2018-001797 Application# SD 2018-00112

February 1, 2018

Page 2 of 2

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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,



Kym Dicome  
DRB Chair

KD/mg

Tierra West 5571 Midway Park Place NE ABQ NM 87109