

**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

January 25, 2019

Nazish LLC
8504 Waterford PL NE
ABQ NM 87122

Project# PR-2018-001917
Application# SD-2019-00127
Extension of Preliminary Plat

LEGAL DESCRIPTION:

All or a portion of 13-20 Block 29 , Unit B Tract A, NORTH ALBUQUERQUE ACRES SUBDIVISION, zoned PD, located on LOUISIANA BLVD NE between ALAMEDA BLVD and SIGNAL AVE 118TH STREET NW, containing approximately 6.84 acres (C-18)

On January 23, 2019, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request, with delegation to Planning to address minor issues, based on the following Findings:

1. This preliminary plat is extended for 1 year and will expire on February 7, 2020
2. The original preliminary plat was approved on August 17, 2017; a 1 year extension was approved on January 24, 2018.
3. The applicant met the notification requirements of the IDO.
4. One extension of this preliminary plat is allowed under 14-16-(6)(4)(W)(4). No more extension can be approved for this request.

Conditions:

1. Final sign off is delegated to Planning to check for utility signatures, the DXF file and to address ABCWUA comments. Pro rata must be paid within 90 days.
2. The applicant will obtain final sign off from Planning by **April 24, 2019** or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.
3. The final plat must be filed by February 7, 2020.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 7, 2019**. 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). 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

Ron Hensley, The Group 300 Branding Iron Rd SE Rio Rancho NM 87124