

**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**

Western Trail Tenancy in Common,  
Grayland Corporation  
9004 Menaul Boulevard NE  
Albuquerque, NM 87112

**Project# PR-2020-004049**  
**Application#**  
**SD-2020-00121 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **TRACTS A-2, LAVA TRAILS**, zoned MX-L, located at **WESTERN TRAIL between SOUTHEAST CORNER OF UNSER and WESTERN TRAIL**, containing approximately 4.991 acre(s). (F-10)

On August 12, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Hydrology and Planning, based on the following Findings:

1. This Preliminary/Final Plat divides the existing 4.991 acres into 2 tracts, Tract A-2-A 3.8332 acres in size, and Tract A-2-B 1.1578 acres in size.
2. The property is zoned MX-L. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### Conditions:

1. Final sign-off is delegated to Hydrology for the approved Grading and Drainage Plan.
2. Final sign-off is delegated to Planning for utility company/AMAFCA signatures, the AGIS DXF file, and the recorded Infrastructure Improvements Agreement (IIA).
3. The applicant will obtain final sign off from Hydrology and Planning by October 12, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **AUGUST 27, 2020**. 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). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. 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

Aldrich Land Surveying, P.O. Box 30701, Albuquerque, NM 87190