

**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

Mesa View United Methodist Church
4701 Montano Road NW
Albuquerque, NM 87120

Project# PR-2019-002606
Application#
SD-2020-00149 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **27-A-1 & 27-A-2, TAYLOR RANCH SUBDIVISION**, zoned MX-L, located at **4701 MONTANO NW between MONTANO PLAZA DR and TAYLOR RANCH DR**, containing approximately 8.0 acre(s).
(E-11)

On September 23, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This Preliminary/Final replats two existing tracts 8.0 acres in size into two tracts; Tract 27-A-1-A 4.6 acres in size, and Tract 27-A-2-A 3.4 acres in size.
2. The property is zoned MX-L. Future development must be consistent with the amended Site Plan for PR-2020-003461, SI-2020-00052 approved by the EPC on June 11, 2020 and final sign-off of the EPC-approved amended Site Plan for PR-2020-003461, SI-2020-00704 approved by the DRB on September 23, 2020 concurrently with this application.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to ABCWUA for easement removal for the 12-foot public water line easement at the northwest corner of the site.
2. Final sign-off is delegated to Planning for utility company/AMAFCA signatures, the AGIS DXF file, and a copy of the recorded IIA, work order, or other acceptable means to guarantee that the infrastructure is built.
3. The applicant will obtain final sign off from ABCWUA and Planning by November 23, 2020 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 **OCTOBER 8, 2020**. 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). Files larger than 9MB can be sent to 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

Arch + Plan Land Use Consultants, P.O. Box 25911, ABQ, NM 87125