

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

98th & I-40 Land LLC
6300 Riverside Plaza Ln. NW
Albuquerque, NM 87120

Project# PR-2020-004747
Application#
SD-2021-00074 PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 2 PLAT OF TRACTS 1 THRU 12, AVALON SUBDIVISION UNIT 5** zoned NR-BP, located on **DAYTONA RD NW between I-40 and DAYTONA** containing approximately 13.81 acre(s). (J-9)

On May 19, 2021, 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 Preliminary Plat subdivides Tract 2 into two tracts, Tract 2-A 7.983 acres in size, and Tract 2-B 5.8255 acres in size, and grants a 20-foot public storm drain line easement, a public drainage ponding easement, a temporary slope easement (until Tract 2-A is developed), and a permanent turnaround easement.
2. The property is zoned NR-BP. Future development must be consistent with the underlying zone district.
3. An Infrastructure List (IL) was approved with the Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the Final Plat.
4. Within 1 year after DRB approval of the Preliminary Plat, the applicant shall submit a Final Plat that meets all standards and requirements in the DPM.
5. Per ABCWUA, the Pro-Rata must be paid prior to the submittal of the Final Plat.
6. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Sincerely,



Jolene Wolfley
DRB Chair

JW/jr

Tierra West, LLC, 5571 Midway Park Pl. NE, Albuquerque, NM 87109