

**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**

Albuquerque ANUSA, LLC  
Charles W Sabadash III  
200 SW 1<sup>st</sup> Avenue, 14<sup>th</sup> floor  
Fort Lauderdale, FL 33301

**Project# PR-2021-005411**  
**Application#**  
**SD-2021-00191 FINAL PLAT**

For all or a portion of:

**Lots 8, 14, 15, 18, 19, TRACT A, UNIT B NORTH  
ABQ ACRES** zoned NR-LM & NR-BP, located at  
**9100 PAN AMERICAN/GLENDALE between  
ALAMEDA PL NE and GLENDALE** containing  
approximately 5.1696 acre(s). (B-18)

On October 20, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

1. This Final Plat consolidates seven existing lots into one new lot, vacates two easements whose vacations were approved by the DRB on July 21, 2021 per SD-2021-00101 and SD-2021-00102, and grants two easements as depicted on the Plat.
2. The property is zoned NR-LM and NR-BP. Future development must be consistent with the underlying zone districts.
3. An Infrastructure List was approved by the DRB on July 21, 2021 per SD-2021-00100. An Infrastructure Improvements Agreement (IIA) was approved on September 30, 2021 and recorded on October 1, 2021.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat (SD-2021-00100).

### **Conditions:**

1. Final sign-off is delegated to Planning for the corrected application number to be added to the Plat, and for the AGIS DXF file.

Official Notice of Decision

Project # PR-2021-005411 Application# SD-2021-00191

Page 2 of 2

2. The applicant will obtain final sign off from Planning by December 15, 2021 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 **NOVEMBER 4, 2021**. 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). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and request that staff send you a link via Smartfile to upload the files to. 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

Tierra West, LLC, 5571 Midway Park Place NE, Albuquerque, NM 87109