

**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

Novus Properties LLC,
Michael Montoya, Manager
Trula Howe, Office Manager
7916 Ranchitos Loop NE
Albuquerque, NM 87113

Project# PR-2018-001695
Application#
SD-2021-00070 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT B, FOUNTAIN HILLS PLAZA
SUBDIVISION**, zoned NR-C, located on
**NUNZIO AVE NW between EAGLE RANCH
RD NW between EAGLE RANCH RD NW and
VISTA FUENTE RD NW**, containing
approximately 3.8567 acre(s). (C-12)

On September 1, 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 Preliminary/Final Plat subdivides an existing tract (Tract B) 3.8567 acres in size into three tracts, Tract B-1 at 0.9642 acres in size, Tract B-2 at 0.9642 acres in size, and Tract B-3 at 1.9284 acres in size. A blanket cross lot drainage easement will be granted with the filing of this Plat.
2. The property is zoned NR-C, future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with the Plat. There is already a recorded Infrastructure Improvements Agreement (IIA) in place for the improvements on the Infrastructure List approved with the Plat, therefore a new recorded IIA will not be required.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

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

2. The applicant will obtain final sign off from Planning by November 1, 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 **SEPTEMBER 16, 2021**. 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