

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

R & B LLC
1501 Aircraft Ave. SE
Albuquerque, NM 87106

Project# PR-2019-002651
Application#
SD-2022-00094 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **PARCEL 2A, SUNPORT PARK** zoned **NR-BP**, located at **1501 AIRCRAFT SE between I-25 and UNIVERSITY BLVD** containing approximately **48.6595** acre(s). **(M-15)**

On June 29, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Parks and Recreation and Planning, based on the following Findings:

1. This request is to subdivide one existing parcel (Parcel 2A of the Sunport Park subdivision at 48.6595 acres in size) into two new tracts (Parcel 2A1 at 47.6248 acres in size and Parcel 2A2 at 1.0347 acres in size).
2. The property is zoned NR-BP. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

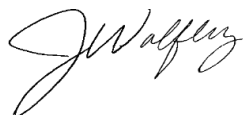
1. Final sign-off is delegated to Parks and Recreation to depict an easement at the northwest corner of Parcel 2A1 to allow for a multi-purpose trail along the northern and western property lines with a curve following the edge of the paved surface.
2. Final sign-off is delegated to Planning as indicated by Transportation for the revision of the language for the shared access agreement easement to show maintenance responsibilities, and to change the language from "to" to "granted to" as discussed at the June 29, 2022 DRB hearing for the application.
3. The applicant will obtain final sign off from Parks and Recreation and Planning by August 31, 2022 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 **JULY 14, 2022**. 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). For files larger than 9 MB in size, please send an email to 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

Arch + Plan Land Use Consultants LLC, P.O. Box 25911, Albuquerque, NM 87106