

**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**

Bokay Construction, Inc.  
5160 San Francisco NE  
Albuquerque, NM 87109

**Project# PR-2019-002063**  
**Application#**  
**SD-2021-00261 FINAL PLAT**

For all or a portion of:  
**LOT 1-PA THRU 31-P1, SAGERANCH** zoned **R-T**,  
located on **SAGE RANCH COURT** between  
**SAGE RANCH RD** and **BENAVIDEZ RD**  
containing approximately **3.7742** acre(s). **(M-9)**

On February 9, 2022, 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 subdivides 1 tract and 26 existing lots consisting of a total of 3.7742 acres in size into 3 tracts and 31 lots.
2. The property is zoned R-T. Future development must be consistent with the underlying zoning.
3. An Infrastructure List was approved by the DRB on June 9, 2021 per SD-2021-00086. A Financial Guaranty/Infrastructure Improvements Agreement was not approved and recorded. Final sign-off is delegated to Planning to ensure that the improvements on the approved Infrastructure List are approved in lieu of the approved and recorded Financial Guaranty/Infrastructure Improvements Agreement.
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-2021-00261).

**Conditions:**

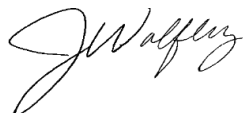
1. Final sign-off is delegated to Planning for the zone correction on the Plat, for review of the acceptance letter from DRC staff regarding improvements, and for the AGIS DXF File.
2. The applicant will obtain final sign off from Planning by May 11, 2022 or the case may be scheduled for the next DRB 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 **FEBRUARY 24, 2022**. 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

Mark Goodwin and Associates, PA, P.O. Box 90606, Albuquerque, NM 87199