

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

AUI, inc.  
7420 Reading Avenue SE  
Albuquerque, NM 87105

**Project# PR-2020-004748**  
**Application#**  
**SD-2021-00152 PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of: \*62 4 ARMIJO BROS  
ADDN LOTS 62, 63 & 64 & LOTS R, S & T &  
ALLEY ADJ LT, LOTS 1-5 ALL LOT 6 EXC A SELY  
PORTION BLK C OF THE MANDELL BUSINESS  
AND RESIDENCE ADDN AND AN UNPLATTED  
STRIP OF LAND W OF AND ADJ THERE ,  
PORTION OF LOTS 7 & 8 BLOCK C MANDELL  
BUSINESS AND RESIDENCE ADDN & PORTION  
OF P & Q PERFECTO MARIANO JESUS  
ARMIJO ADD, TRACT A2 PLAT OF TRACTS A-1  
& A-2, zoned **MX-FB- UD**, located at **ONE  
CIVIC PLAZA & 400 MARQUETTE between  
MARQUETTE and TIJERAS** containing  
approximately **2.2273** acre(s). **(J-14)**

On January 12, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This is a request to consolidate 22 lots/tracts into 2 Tracts, Tract A-2-A at 0.72 acres in size, and Tract A-2-B at 1.5073 acres in size.
2. The property is zoned MX-FB-UD. 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 ABCWUA for the execution and recording of the encroachment agreement as discussed at the January 12, 2022 meeting.
2. Final sign off is delegated to Planning for utility signatures.
3. The applicant will obtain final sign off from Planning by March 9, 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 **JANUARY 27, 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

Tim Solinski, 7420 Reading Avenue SE, Albuquerque, NM 87105