

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

Western Hills Investments, LLC
PO Box 45688
Rio Rancho, NM 87174

Project# PR-2021-005222
Application#
SD-2022-00055 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C
AND C4A, SEVEN BAR RANCH** zoned **NR-BP**,
located at **3615 HWY 528 between CALLE
CUERVO NW and HWY 528** containing
approximately **1.99** acre(s). **(A-14)**

On April 6, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This is a request to divide one existing lot into two lots a total of 1.99 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 Transportation for a cross-access easement note.
2. Final sign off is delegated to Planning for the application number to be added to the Plat and for the AGIS DXF file.
3. The applicant will obtain final sign off from Planning by June 8, 2022 or the case may be scheduled for the next DRB hearing and could be denied her 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 **MARCH 31, 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/rw

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