

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

Fox Plaza LLC  
2325 San Pedro Dr. NE Suite 2-A  
Albuquerque, NM 87110

**Project# PR-2021-006130**  
**Application#**  
**SD-2022-00029 PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of: **4-B & 4-D, TIJERAS PLACE IMPROVEMENT CO.** zoned **MX-M**, located at **201 SAN PEDRO SE between ZUNI RD SE and CENTRAL AVE SE** containing approximately **4.8618** acre(s). **(K-18)**

On March 16, 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 consolidate two existing lots into one lot (Lot 4-D-1) a total of 4.8618 acres in size.
2. The property is zoned MX-M. 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 the San Pedro cross Section.


2. Final sign off is delegated to Planning for final sign off.
3. The applicant will obtain final sign off from Transportation and Planning by May 18, 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 **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 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

Wayjohn Surveying Inc., 1609 2<sup>nd</sup> Street NW, Albuquerque, NM 87102