

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

January 25, 2019

3x1, LLC  
11215 Central Ave. NE  
ABQ NM 87123

**Project# PR-2018-001223**

**Application# SD-2019-00127**

Final Sign Off of EPC Site Development Plan for  
Building Permit

### LEGAL DESCRIPTION:

All or a portion of 13-20 Block 29 , Unit B Tract A,  
NORTH ALBUQUERQUE ACRES SUBDIVISION,  
zoned PD, located on LOUISIANA BLVD NE  
between ALAMEDA BLVD and SIGNAL AVE 118<sup>TH</sup>  
STREET NW, containing approximately 6.84 acres  
(C-18)

On January 23, 2019, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request, with delegation to Planning and Transportation to address minor issues, based on the following Findings:

1. This Site Development Plan for Building Permit was originally approved by the EPC as an Amendment to the originally approved Site Development Plan on December 13, 2018 and delegated to the DRB for final sign off.
2. The request expanded the existing 1,280 square foot building by adding 828 square feet to the front and one support building of approximately 2,278 square feet to the back for a total of 4,211 square feet.
3. The staff planner reviewed the submittal and found that it met the EPC conditions.

### Conditions:

1. Final sign off is delegated to Planning to check for utility signatures, the DXF file and to Transportation to address Transportation comments.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 7, 2019**. 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

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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). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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,



Kym Dicome  
DRB Chair

KD/mg

Angela Williamson Modulus Architects 100 Sun Ave NE suite 305 ABQ, NM 87109