

**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**

Kirk and Joyce Wesselink  
1119 86<sup>th</sup> ST SW  
ABQ, NM 87121

**Project# PR-2018-001225**  
**Application#**  
**SD-2019-00155 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

All or a portion of **TRACT 493, TOWN OF ATRISCO GRANT UNIT 7**, zoned R-1C, located on **1119 86<sup>TH</sup> ST SW** between **SAGE RD SW** and **SAPPHIRE ST SW** containing approximately 4.89 acre(s).

On December 4, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and Transportation to address minor issues as stated in the comments and discussed at the meeting, based on the following Findings:

1. This Preliminary/Final Plat creates 5 new tracts from the existing tract.
2. The site is zoned R-1C and in an Area of Consistency. The proposed subdivision meets the requirement of 14-16-5-4(C)(1)(b) because it meaningfully decreases the degree of already existing nonconformity by decreasing the lot size.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. There is no major public infrastructure tied to this plat.

### Condition:

1. Final sign off delegated to Transportation for comments and Planning for DFX and utility signatures.
2. The applicant will obtain final sign off from Planning by December 26, 2019 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 **DECEMBER 19, 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 deadline for filing the appeal.

Official Notice of Decision

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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,

A handwritten signature in cursive script, appearing to read "J. Wolfley".

Jolene Wolfley  
DRB Chair

JW/mg

ARCH PLAN Land Use Consultants