

**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

November 15, 2018

Ronald Garcia
1723 Zickert PL NW
ABQ, NM 87104

Project# PR-2018-001295
Application# SD-2018-00035
Preliminary and Final Plat

LEGAL DESCRIPTION:

All or a portion of LOTS 8 and 9 , Zickert Subdivision, located at 1723 and 1801 Zickert PL NW NW, containing approximately 1.0 acre(s). (H-12)

On December 12, 2018, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests with delegation to Planning and Transportation to address the remaining minor issues as stated in the comments and as discussed at the hearing based on the following Findings:

1. This replat is to adjust the lot line between the two existing tracts (lot 8 .4993 acres and lot 9, .5042 acres) and create two new tracts (8A, .1318 acres and 9A, .8711 acres).
2. This replat meets the applicable requirements of the IDO and DPM.
3. The property is zoned RA and is in an Area of Consistency. The applicant received a variance to the lot size in May of 2018 to allow the smaller size for lot 8A (18-ZHE-80085). The ZHE conditions of approval prohibited subdivision of lot 9A. The plat has a note referencing this prohibition.

Conditions:

1. The applicant will provide the DXF file and obtain utility signatures.
2. The applicant will obtain final sign off from Planning by **January 16, 2019** or the case will be scheduled for the next DRB hearing and can be denied per the DRB Rules of Procedure. The applicant can request additional time as long as the request is made prior

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to the January 16th date.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 27, 2018**. 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). 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
Arch + Plan Consultants