

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

NM Residential Financial Solutions
4116 Avenida La Resolana NE
Albuquerque, NM 87110

Project# PR-2018-001374
Application#
SD-2020-00118 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **214-A-X, 215-B AND LOT 1 BLOCK 21, TORREON SUBDIVISION**, zoned R-1A, located at **401, 407, 411 ANDERSON AVE SE between JOHN ST and BROADWAY BLVD**, containing approximately 0.38 acre(s). (L-14)

On August 19, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Hydrology and Planning, based on the following Findings:

1. This Preliminary/Final adjusts the lot lines of 3 lots comprising 0.38 acres.
2. The property is zoned R-1A. Future development must be consistent with the underlying zoning.
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 temporary fence removal in the right-of-way.
2. Final sign-off is delegated to Planning for the AGIS DXF file and for confirmation that the Plat has the correct scale.
3. The applicant will obtain final sign off from Transportation and Planning by September 30, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 3, 2020**. 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). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. 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

Arch + Plan Land Use Consultants, P.O. Box 25911, Albuquerque, NM 87125