

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

April 5, 2019

Robert Tafoya  
2040 Lakeview Rd SW  
ABQ, NM 87105

**Project# PR-2018-001399**  
Application#  
**SI-2019-00062- Preliminary and Final Plat**

### LEGAL DESCRIPTION:

All or a portion of LOT 2A PLAT OF LOTS 2A&2B,  
BLOCK 4 VALLEY GARDENS SOUTH UNIT 1,  
zoned R-1D, located on 4400 SORREL LANE SW.  
containing approximately .9616 acres, (Q-11)

On April 3, 2019 the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request based on the following Findings:

1. This is a Preliminary and Final Plat to divide the existing lot .9616 acre lot into Lot 2-A-1 (.4369 acres) and Lot 2-A-2 (.5247 acres).
2. The property is zoned R-1D and is in an area of consistency. The proposed replat must meet the contextual standards as required in section 14-16-5-1(C)(2)(b) of the IDO. The largest lot size allowed would be .4696 Acres and the smallest lot size allowed would be .28176 acres to comply with this standard.
3. On January 2, 2019 the ZHE approved a Variance to lot size to allow the .5247 acre lot.
4. 2. On March 20, 2019, the DRB approved VA-2019-00090 - Variance to DPM - Sorrel Lane , VA-2019-00091 - Sidewalk Waiver- Sorrel Lane, VA-2019-0092- Variance to DPM- Gun Club Road, and VA-2019-0093-Sidewalk Waiver- Gun Club Road. These variances are noted on the plat.

### Conditions:

1. Final sign off is delegated to Planning to check for DFX file and utility signatures.
2. The applicant will obtain final sign off from Planning by **APRIL 24, 2019** 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 **APRIL 18, 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.

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

Cartesian Surveys PO Box 44414 Rio Rancho NM 87174