

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

August 17, 2018

Thanh Van Nguyen
1716 White Cloud NE.
ABQ, NM 87112

Project# PR-2018-001433 (1000501)

Application#

SD-2018-00062- PRELIMINARY/FINAL PLAT
SI-2018-00096- – SITE DEVELOPMENT PLAN FOR
SUBDIVISION
(18EPC-40007)

LEGAL DESCRIPTION:

All or a portion of lot 7 and N25 ft Lot 8, and 16A, BLOCK 8, CASAS SERENAS ADDN, zoned R-ML (R-2), located at 424 PENNSYLVANIA ST SE south of BELL AVE SE and north of TRUMBULL AVE SE, containing approximately 1.2 acre(s). (L-19)

On August 15, 2018, the Development Review Board (DRB) voted to **CONDITIONALLY APPROVE** Final Plat for the Preliminary/Final Plat (SD-2018-00062) with delegation to Planning for correction of the Legal Description and to **APPROVE** Site Development Plan for Subdivision (SI-2018-0096) based on the following Findings:

SD-2018-00062

1. Pursuant to section 14-16-6-6(l)(3)(a) the Plat is consistent with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

SI-2018-00096

1. The site development plan for subdivision addressed the conditions set by the EPC (18EPC-40007).

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **AUGUST 30, 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

Official Notice of Decision

Project # PR-2018-001433 Application# SD-2018-00062 and SI-2018-0096

August 15, 2018

Page 2 of 2

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

cc: