

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

March 29, 2019

John and Laura Freed
2704 Campbell RD NW
Albuquerque, NM 87104

**Project# PR-2019-001559
(1009721)**
Application# SD-2019 -00058
PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of LOT 10-A-3-B, ALVARADO GARDENS UNIT 2, zoned R-A, located at 2710 CAMPBELL RD NW, containing approximately .36 acre(s). (G-12)

On March 27, 2019 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning to address minor items as stated in the comments and discussed at the hearing based on the following Findings:

1. This preliminary/final plat incorporates the vacation of a private easement (PR-2018-001559, SD-2018-00079).
2. Property is zoned R-A and is in an area of consistency. The proposed replat meets the minimum lot size/width requirements of the R-A zone.

Conditions:

1. Final sign off is delegated to Planning to check for DFX file and utility signatures and board comments.
2. The applicant will obtain final sign off from Planning by **APRIL 17, 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 **APRIL 11, 2019**. 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

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filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the 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 PO BOX 25911 ABQ NM 87125