

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

February 22, 2019

SP ALBUQUERQUE, LLC  
500 Stevens AVE  
Solana Beach, CA 92075

**Project# PR-2018-001560**  
**Application# SD-2019-00015**  
PRELIMINARY/FINAL PLAT

### LEGAL DESCRIPTION:

For all or a portion of TRACT B-2, YORBA LINDA SUBDIVISION and a portion of TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE, zoned MX-L, located on at the NW CORNER of WYOMING BLVD CONSTITUTION AVE NE, containing approximately 0.9699 acre(s). (J-19)

On February 20, 2019 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and ABCWUA to address minor issues, based on the following Findings:

1. This preliminary/final plat adjust the existing lots lines to create. Tract A-2, 14.14 acres and Tract A-1 45.75 acres
2. The property is zoned MX-L and has no minimum lot size.
3. The applicant met the notification requirements of the IDO.
4. The required major infrastructure (IL) will be tied to the site development plan for building permit that the EPC approved and requires DRB final sign off.

### Conditions:

1. The applicant will address comments from ABCWUA prior to final sign off  
Planning will verify that the utility signatures, DXF, release of easement from the City as well as the comments from Transportation and ABCWUA comments have been addressed.
2. The applicant will obtain final sign off from Planning by **March 6, 2019** or the case may be scheduled for the next DRB hearing and can 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 **MARCH 7, 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 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

BHI Mike Balaskovits 7500 Jefferson ST NE ABQ NM 87109