

**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 23, 2019

Novus Properties LLC  
7916 Ranchitos Loop NE  
ABQ, NM 87113

**Project# PR-2018-001695**  
Application#  
**SD-2019-00148-PRELIMINARY /FINAL PLAT**

### **LEGAL DESCRIPTION:**

All or a portion of TRACTS C, F & G FOUNTAIN HILLS SUBDIVISION, zoned NR-C, located off NUNZIO AVE NW west of EAGLE RANCH RD NW and north of PASEO DEL NORTE NW, containing approximately 4.6606 acre(s). (C-12)

On August 21, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests with delegation to Hydrology and Planning for issues discussed at the meeting, based on the following Findings:

1. This Preliminary/Final establishes a fixed easement between Tracts C and F to replace the previous floating easement. This easement was vacated in July of 2019(SD-2019-00124)
2. The property is zoned NR-C and has no minimum lot size.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Condition:

1. Final sign off delegated to Hydrology and Planning

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 5, 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.

Official Notice of Decision

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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

KD/mg

Terra Land Surveys PO BOX 2532 Corrales NM 87048