

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

Henry and Esther Elizondo
417 4th Street NW
ABQ, NM 87105

Project# PR-2018-001748
Application# SD-2019-00039
PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of TRACT A LANDS OF ZESIGER and TRACT 223E4, MRGCD MAP 35, zoned MX-L, located at the SEC of RIO GRANDE BLVD NW and LILAC AVE NW, containing approximately 0.25 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 Transportation to address minor issues, based on the following Findings:

1. This preliminary/final plat removes the existing lots to create one new lot of .25 acre and grants 767 square feet of Right of Way along Rio Grande BLVD
2. The property is zoned MX-L and has no minimum lot size.
3. The applicant met the notification requirements of the IDO.

Conditions:

1. The applicant will address comments from Transportation prior to final sign off.
2. Planning will verify that the utility signatures, DXF and Transportation comments have been addressed.
3. 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.

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 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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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 Consultants PO BOX 25911