

**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**

May 10, 2019

Nazish LLC  
8504 Waterford Pl NE  
ABQ, NM 87122

**Project# PR-2019-001792**  
**Application#**  
**SD-2019-00063 PRELIMINARY PLAT**  
**VA 2019-00158 TEMP DEFERRAL of SIDEWALK**

**LEGAL DESCRIPTION:**

All or a portion of LOT 31 + 32 BLOCK % NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2 zoned MX-T, located at NEC of WILSHIRE AVE NE, containing approximately .156 acre(s). (C-19)

On May 8, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

**SD-2019-00054 PRELIMINARY PLAT**

1. This preliminary plat creates a 10 lot subdivision with associated infrastructure to be known as the Luna Vita Subdivision.
2. The property is Zoned MX-T. MX-T has no minimum lot size standards required.
3. The replat meets the applicable standards of the IDO , DPM and other City requirements.
4. The applicant provided the required notification as shown in Table 6-1-1.
5. The applicant must return to DRB within one of the execution of the Infrastructure Improvements Agreement for approval of a Final Plat. The Final Plat must be consistent with the Preliminary Plat and meet all applicable City standards.

**SD-2019-00054 TEMP DEFERRAL of SIDEWALK**

1. The Temporary Sidewalk Deferral was acceptable to the DRB; Transportation had no objections.

Official Notice of Decision

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**APPEAL (of the variance only. Preliminary Plats can not be appealed per the IDO)**: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 23, 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.

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

The Group 300 Branding Iron Rd SE Rio Rancho NM 87124