

**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

December 21, 2018

Kenneth and Suzanne Serun
6319 Calla Lily Circle NE
ABQ, NM 87111

Project# PR-2018-001884
Application# SD-2018-00121
Preliminary and Final Plat

LEGAL DESCRIPTION:

All or a portion of Lot 59 MOUNTAIN HIGHLANDS UNIT 2, zoned R-1D, located at 6705 EMORY OAK PL NE (High Desert) south of PINE RIDGE PL NE and east of BLUE GAMMA RD NE, containing approximately 1.5696 acre(s). (E-24)

On December 19, 2018, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests with delegation to Planning to address the remaining minor issues as stated in the comments and as discussed at the hearing based on the following Findings:

1. This replat is to reconfigure the platted building envelope for Lot 59 MOUNTAIN HIGHLANDS UNIT 2. The square footage remains 11999.5 square feet. The replat does not change the size or shape of the lot.
2. This replat meets the applicable requirements of the IDO and DPM.
3. The applicant received approval from the New Construction Committee as required by the High Desert Guidelines for Sustainability for Premier and Estate Homes.
4. The applicant notified the High Desert Residential Owners Association.

Conditions:

1. The applicant will provide the DXF file and obtain utility signatures.
2. The applicant will obtain final sign off from Planning by January 23, 2019 or the case will be scheduled for the next DRB hearing and can be denied per the DRB Rules of Procedure.

Official Notice of Decision
Project # PR-2018-001884, SD-2018-00121
December 21, 2018
Page 2 of 2

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JANUARY 3, 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.

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
Diego Handcrafted Homes 8100 Wyoming Blvd. NE Suite M4-511 ABQ, NM 87113