

**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

Cinnamon Morning Development, LLC
2700 Rio Grande Boulevard NW
ABQ, NM 87104

Project #PR-2019-002044
Application#
SD-2019-00217– FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of **S 1/2 OF LOT 3 ALVARADO GARDENS ADDN UNIT 1**, zoned R-A, located at **2700 RIO GRANDE BLVD NW**, between **MATTHEW and CAMPBELL RD** containing approximately 2.5103 acre(s). (G-12 & 13)

On **January 15, 2020**, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning for issues discussed at the meeting, based on the following Findings:

SD-2019-00217-FINAL PLAT

1. This Final Plat divides the existing 2.5103 acres into 8 residential tracts, 2 private open space tracts, and a drainage easement tract.
2. The property is zoned R-A. The lots meet the minimum lot requirements for the zoning category. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The Final Plat is consistent with the approved Preliminary Plat and DRB approved Site Development Plan.

Conditions:

1. Final sign off is delegated to Planning for the DXF file, and to ABCWUA for the pro rata payment.
2. The applicant will obtain final sign off from Planning by February 15, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **JANUARY 30 2020**. 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,



Jolene Wolfley
DRB Chair