

**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

March 8, 2019

Pulte Development
6300 Riverside Plaza Lane NW Suite 200
ABQ, NM 87120

Project# PR-2019-002080
Application# SD-2019-00038 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of LOTS 7-10 and 23-26, BLOCK 29, NORTH ALBUQUERQUE ACRES TRACT A, UNIT B, zoned NR-BP, located on ALAMEDA BLVD between SAN PEDRO DR NE and LOUISIANA BLVD containing approximately 8 acre(s). (C-18)

On March 6, 2019 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request with delegation to Planning and ABCWUA to address minor issues based on the following Findings:

1. Pursuant to 6-6(J)(3)(b) the application for a Final Plat includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
2. The Preliminary Plat was approved prior to the effective date of the IDO. The subject site was approved under the N I25 SDP which allowed residential development under the zoning at that time. The IDO zoning category, NR-BP, does not allow residential so it would be considered legally non-conforming. Staff suggested the developer submit for a voluntary zoning conversion to allow residential to avoid any future issues.
3. The plat dedicates the required easements and rights of way.
4. The applicable requirements of the IDO have been met.

Conditions:

1. Final sign off is delegated to Planning to check for DXF file and ABCWUA to address easement comments.
2. The applicant will obtain final sign off from Planning by March 20, 2019 or the case may be

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3. scheduled for the next DRB hearing and could 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 21, 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

BHI (Yolanda Padilla Moyer) 7500 Jefferson ST NE ABQ, NM 87109