

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

April 19, 2019

Mark Harden
9900 Montgomery Blvd. NE
ABQ, NM 87111

Project# PR-2019-002195
Application#
SI-2019-00075- Preliminary and Final Plat

LEGAL DESCRIPTION:

All or a portion of TRACTS A-1 and A-2,
TANNEHILL-TAYLOR ADDITION, zoned MX-M,
located at SEC of MONTGOMERY BLVD NE,
containing approximately 3.56 acres, (G-21)

On April 17, 2019 the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request based on the following Findings:

1. This is a Preliminary and Final Plat to adjust the existing lot lines between Tract A-2-A and Tract A-2-A and grants access easements for both tracts.
2. The property is zoned MX-M and there is no minimum lot size.
3. The site contains two existing commercial buildings.

Conditions:

1. Final sign off is delegated to Planning to check for DFX file and utility/AMAFCA signatures.
2. The applicant will obtain final sign off from Planning by **MAY 2, 2019** 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 this decision, you must do so within 15 days of the DRB's decision or by **MAY 2, 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.

Official Notice of Decision

Project # PR-2019-002195 SD-2019-00075

April 19, 2019

Page 2 of 2

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

Cartesian Surveys PO Box 44414 Rio Rancho NM 87174