

**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

Willowwood HOA
4121 Eubank NE
ABQ NM, 87111

Project# PR-2019-002296
Application#
SD-2021-00227 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

CSI – CARTESIAN SURVEYS, INC. agent for
WILLOW WOOD HOME OWNERS
ASSOCIATION requests the aforementioned
action(s) for all or a portion of: **VACATED**
PORTION OF TONY SANCHEZ SE, UNIT 4,
WILLOW WOOD SUBDIVISION zoned **R-1A and**
R-1B, located at TONY SANCHEZ DR SE
between JEWEL CAVE RD and GIBSON AVE SE
containing approximately 0.1540 acre(s). (M-
21)

On November 10, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat creates a new tract from previously vacated right of way. The City Council approved the vacation in February of 2021.
2. The property is zoned R-1A and R-1B. Future development must be consistent with the underlying zone.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to Planning for AGIS DXF file , utility signatures, CAO signatures and the application number to be added to the plat.
2. Delegation time frame is eight weeks. The applicant will obtain final sign off from Transportation and Planning by January 6 , 2022 or the case may be scheduled for the next

Official Notice of Decision

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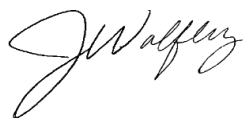
DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 29, 2021**. 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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

JW/mg

Cartesian Surveys PO BOX 44414 Rio Rancho NM 87174