

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

Kenneth Cooper
850 Southwest Circle NW
ABQ, NM 87104

Project# PR-2019-002370
Application#
SD-2019-00164 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of **LOTS 1-3, BLOCK 4, ANDERSON ADDITION NO. 2**, zoned R-1A located at **1402 8th STREET NW, between KINLEY AVE and BELLAMAH AVE** containing approximately .2479 acre(s). (J-19)

On November 20, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and Transportation to address minor issues as stated in the comments and discussed at the meeting, based on the following Findings:

1. This Preliminary/Final Plat consolidates the existing 3 tracts into 1 new tract, Lot 3-A, block 4.
2. The site is zoned R-1A and in an Area of Consistency. The lot size would not meet the contextual standards in 14-16-6-6(N)(3)(a). The applicant received a variance (VA-2019-00197) to allow the larger lot size.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. There is no major public infrastructure tied to this plat.

Condition:

1. Final sign off delegated to Planning for the DXF file approval and utility signatures and Transportation to check for sidewalks and property corners.
2. The applicant will obtain final sign off from Planning by December 4, 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 **DECEMBER 5, 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

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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,

A handwritten signature in cursive script, appearing to read "J. Wolfley".

Jolene Wolfley
DRB Chair

JW/mg

Kenneth Cooper 850 Southwest Circle NW ABQ NM 87104