

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

Sean Gilligan
500 Westover Drive #12694
Sanford NC, 87174-4414

Project# PR-2019-002379
Application#
SD-2019-00214 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of 001 052N.M.T. ADD & L 2
LOT 1, BLOCK 52,

ORIGINAL TOWNSITE OF ABQ SUBDIVISION,
zoned MX-FB-ID, located on **7TH ST NW**, between
700 TIJERAS AV NW, Albuquerque, NM and **701**
KENT AV NW, Albuquerque, NM

containing approximately 0.1013 acre(s). (J-14)

On January 8, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning to address a minor issue as discussed at the meeting, based on the following Findings:

1. This Preliminary/Final Plat splits the existing two lots into 3 lots , Lot 1-A, .0385 acres, Lot 1-B .0331 and Lot 1-C, .0297 acres and grants the required easements as shown on the plat.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Condition:

1. Final sign off is delegated to Planning for the DXF file.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JANUARY 23, 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.

Official Notice of Decision

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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 black ink, appearing to read "J. Wolfley", written in a cursive style.

Jolene Wolfley
DRB Chair

JW/mg

Cartesian Surveys INC