

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

John E. and Cythina A. Mechenbier
8500 Washington Street NE
Albuquerque, NM 87113

Project# PR-2019-002412
Application#
SD-2020-00001 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of TRACTS 18 & 19 of LAS LOMITAS BUSINESS PARK, zoned NR-BP, located at **1300 & 1310 CUESTA ARRIBA CT NE**, containing approximately 2.0209 acre(s). (D-16)

On February 5, 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 eliminates the lot line between Lots 18 and 19.
2. The property is zoned NR-BP. The lots meet the minimum lot requirements for the zoning category. Future developments must be consistent with the underlying zoning.
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 the DXF file.
2. The applicant will obtain final sign off from Planning by February 19, 2020 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 **FEBRUARY 20, 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". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital "J".

Jolene Wolfley
DRB Chair

JW/jr

Sandia Land Surveying LLC, 15 Casa Terrenos, Placitas, NM 87043