

**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

Tim Solinski
7420 Reading Ave. SE
Albuquerque, NM 87105

**Project# PR-2019-002454
AKA PR-2019-003125
Application#
SD-2019-00215 PRELIMINARY/FINAL PLAT**

LEGAL DESCRIPTION:

For all or a portion of TRACTS A-1 A-2, zoned MX-FB-UD, located at 415 TIJERAS AVE, containing approximately 2.0314 acre(s). (J-14)

On February 12, 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 minor issues as discussed at the meeting, based on the following Findings:

1. This Preliminary/Final Plat subdivides 21 lots 2.0030 acres in size into 2 tracts; Tract A-1 1.2357 acres in size, and Tract A-2 0.7673 acres in size.
2. The plat dedicates 1,065 square feet of right -of-way near the northeast corner of Tijeras Avenue and 5th Street, 48 square feet at the northeast corner of Tijeras Avenue and 5th Street and 455 square feet of right-of-way near the southeast corner of Tijeras and 5th Street.
3. The property is zoned MX-FB-UD. The lots meet the minimum lot requirements for the zoning category. Future developments must be consistent with the underlying zoning.
4. 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 real property notes, DXF file, and for utility signatures.
2. The applicant will obtain final sign off from Planning by March 12, 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 27, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal,

Official Notice of Decision

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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.

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".

Jolene Wolfley
DRB Chair

JW/jr