

**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

La Luz del Sol Landowners Association
C/O Jade Chase, Blue Door Realty
4041 Barbara Loop
Rio Rancho NM, 87124

Project #PR-2019-002598
Application#
SD-2020-00051- PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of:

LOT H-1-A-1, LA LUZ DEL OESTE, UNIT 4, zoned R-T, located on **COSTA ALMERIA DR NW between SEVILLA AVE NW and MONTANO RD NW**, containing approximately 1.3882 acre(s). (F-11)

On March 4, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning to address minor issues as discussed at the meeting, based on the following Findings:

SD-2020-00230– PRELIMINARY/FINAL PLAT

1. This plat consolidates the vacated portion of the right-of-way of Costa Almeria Dr and removes the previous lot line. The request allows the existing access gate to be located on the La Luz del Sol Landowners Association property, not City right-of-way.
2. The property is zoned R-T.
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 March 25, 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 the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **MARCH 19, 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.

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

JAG Planning and Zoning