

**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

Buck Buckner, PE
2100 Central Ave. SE
Albuquerque, NM 87104

Project# PR-2019-002598
Application#
SD-2022-00146 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRACT J, VISTA DE LA LUZ** zoned **PD**, located at **5401 SEVILLA AE NW between COORS BLVD NW and COSTA ALAMERIA DR NW** containing approximately **1.8731** acre(s). **(F-11)**

On December 14, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Hydrology and Planning, based on the following Findings:

1. This request is to subdivide an existing tract (Tract J of the Vista De La Luz) into two lots (Lot J-1 at 1.1919 acres in size and Lot J-2 at 0.6812 acres in size), and grants easements as depicted on the Plat.
2. The property is zoned PD. Future development must be consistent with the Vistas de La Luz Site Plan for Subdivision (1004675 / 06DRB-01097); the Site Plan for Building Permit for 1004675 / 16DRB-70239; the Administrative Amendment for 1004676 / 17AA-10052; the Administrative Amendment for PR-2019-002598 / SI-2022-00314; and the Administrative Amendment for PR-2019-002598 / SI-2022-02132. Parking for each use and lot is designated on the Administrative Amendment with the car wash lot provided the minimum of one ADA parking space.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to Hydrology for a recorded drainage covenant as discussed at the December 14, 2022 DRB hearing.
2. Final sign-off is delegated to Planning for a signed and recorded copy of the Shared Parking Agreement, and for verification that the AGIS DXF file was received.
3. The applicant will obtain final sign off from Hydrology and Planning by February 15, 2023 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 **JANUARY 3, 2023**. 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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/jr