

**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

Tanager Company
PO BOX 7817
ABQ NM 87194

Project# PR-2019-002608
Application#
SD-2019-00170 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of LOTS 6-12 INCLUSIVE IN BLOCK 17 OF THE PARIS ADDITION, zoned NR-GM, located at NEC of 1ST ST NW and KINLEY AVE NW, containing approximately 1.0 acre(s). (J-14)

On October 9, 2019, 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 stated in the comments and discussed at the meeting, based on the following Findings:

SD-2019-00173 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat consolidates the existing 7 lots into 2 lots, Lot C, .5870 acres and Lot D, .4112 acres.
2. The property is zoned NR-GM and meets the lot size requirements.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. There is no major public infrastructure tied to this plat.

Condition:

1. Final sign off delegated to Planning for the DXF file approval and required signatures.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 24, 2019**. 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

Official Notice of Decision

Project # PR-2019-002608 Application# SD-2019-00170

Page 2 of 2

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,



Maggie Gould
Acting DRB Chair

KD/mg

ARCH PLAN PO BOX 25911 ABQ, NM 87125