

**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

MCHT, LLC.
PO Box 9043
Albuquerque, NM 87119

Project# PR-2019-002610
Application#
SD-2020-00062 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LT 26-B PLAT OF LTS 26-A & 26-B ALVARADO GARDENS UNIT 1 and N'LY PORT OF THE E'LY 81 FT OF LOT 25 ALVARADO GARDENSUNIT 1**, zoned R-A, located at **2119 MATTHEW PL NW between GRIEGOS DRAIN and RIO GRANDE BLVD NW**, containing approximately 0.833 acre(s). (G-13)

On April 15, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This Preliminary/Final Plat to consolidate two lots. The consolidated lots would have a combined lot size of 0.833 acres. The lots to be consolidated are:
 - a. Lot 1: Northeasterly portion Lot 25; and
 - b. Lot 2: Lot 26-B Alvarado Gardens Unit 1
2. The property is zoned RA-1. A variance was approved by the Zoning Hearing Examiner to allow a lot larger than the allowable contextual standard (VA-2019-00302). 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 and for utility signatures.
2. The applicant will obtain final sign off from Planning by July 10, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **APRIL 30, 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using

<https://wettransfer.com>. 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

JM

Joshua Skarsgard, 8220 San Pedro Dr. NE #500, ABQ, NM, 87113