

**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

September 20, 2019

LUBRICAR Properties II LC
3520 Calle Cuervo NW
ABQ, NM 87114

Project# PR-2018-002686
Application#
SI-2019-00144 PRELIMINARY /FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of LOTS 1-3 AND WEST 38 FEET OF LOT 4 BLOCK 8 SOMBRA DEL MONTE, zoned MX-M, located on MENAUL BLVD NE west of WYOMING BLVD NE, containing approximately 7.9 acre(s). (H-19)

On September 18, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the Preliminary and Final Plat, with delegation to Planning, based on the following Findings:

SI-2019-00160 PRELIMINARY /FINAL PLAT

1. This preliminary/final plat dedicates 469 square feet of right-of-way along Menaul Blvd. to the City and consolidates lots 1-4 into one lot to create Lot 4A, .6692 acres.
2. Property is zoned MX-M and has no minimum lot size.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. There is an infrastructure list tied this request.

Conditions:

1. Final sign off is delegated to Planning to check for the IIA and DXF.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 3, 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

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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,



Maggie Gould
Acting DRB Chair

KD/mg
Tierra West 5571 Midway Park Place NE ABQ, NM 87109