

**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**

Elvia Olivas  
PO BOX 26005  
ABQ NM 87125

**Project# PR-2019-002719**  
**Application#**  
**SD-2019-00182 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

All or a portion of LOTS 75 & 78 MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 40, zoned R-1A, located at 816 JOHN ST SE north of PACIFIC AVE SE and west of BROADWAY BLVD SE, containing approximately 0.2045 acre(s). (K-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 2 lots into 1 lot (lot1) .1953 acres.
2. The property is zoned R1-A 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.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 10, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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

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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