

**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

Miriam Rand and Ona Porter
1919 Rio Grande Blvd NW
ABQ, NM 87104

Project# PR-2018-002758
Application#
SD-2019-00198 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of LT 5 PLAT OF LOTS 1 -5 of the **CORIANDA COURT SUBDIVISION**, zoned R-A, located at **2619 CORIANDA CT NW**, containing approximately 0.6937 acre(s). (G-13)

On December 4, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and Transportation to address minor issues as stated in the comments and discussed at the meeting, based on the following Findings:

1. This Preliminary/Final Plat creates two new lots from the existing one.
2. The site is zoned R-A and in an Area of Consistency; the lots meet the Contextual Standards requirement of 14-16-5-4(C)(1)(b).
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 ABCWUA for easements and Planning for to check for drainage easements.
2. The applicant will obtain final sign off from Planning by December 18, 2019 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 **DECEMBER 19, 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.

Official Notice of Decision

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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 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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is written in a cursive, flowing style.

Jolene Wolfley
DRB Chair

JW/mg

Community Sciences Corporation