

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

Eric Woodards
1621 Buena Vista Dr. SE
Albuquerque, NM 87106

Project# PR-2019-003083
Application#
SD-2020-00119 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS A & B, SUNSHINE ADDITION**, zoned R1C, located at **BUENA VISTA DR SE between SUNSHINE TERRACE AVE SE and UNIVERSITY BLVD**, containing approximately 0.3650 acre(s).
(L-15)

On July 8, 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 consolidates 2 lots into 1 lot. The consolidated lot, Lot A-1, has a combined lot size of 0.3650 acres.
2. The property is zoned R-1C. Future development must be consistent with the underlying zoning and must meet the dimensional standards of IDO Table 5-1-1, with the exception of the allowance of a lot larger than the allowable contextual standards per VA-2020-00052.
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 utility signatures and the AGIS DXF file.
2. The applicant will obtain final sign off from Planning by August 8, 2020 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 **JULY 23, 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.

Official Notice of Decision

Project # PR-2019-003083 Application# SD-2020-00119

Page 2 of 2

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://wetransfer.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,

A handwritten signature in black ink, appearing to read "J. Wolfley".

Jolene Wolfley
DRB Chair

JW/jr

CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM, 87174