

**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

DNC, Ltd.
7120 Wyoming Blvd. NE Suite 5
Albuquerque, NM 87109

Project# PR-2020-003419
Application#
SD-2020-00088 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRACTS A-A-1-A-1 & C-1-A-5A-1**, zoned MX-M, located at **7120 WYOMING BLVD NE between WYOMING BLVD NE and BARSTOW ST NE**, containing approximately 17.0717 acre(s).
(D-19 & E-19)

On June 3, 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 adjust a lot line and grant easements. The consolidated lots would have a combined lot size of 0.833 acres. The former and new tracts are:
 - a. Former Tract: C-1-A-5A-1 / New Tract: C-1-A-5A-1-A
 - b. Former Tract: A-A-1-A-1 / New Tract: A-A-1-A-1-A
2. The property is zoned MX-M and MX-L. Future development 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 the ABCWUA for easements 23 & 24 to be updated and to Planning for utility signatures and the AGIS DXF file and to dimension the floating zoning line.
2. The applicant will obtain final sign off from Planning by July 3, 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 **JUNE 18, 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

JW/JR

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