

**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

Michael Dreskin
8928 Ashton Loop NE
ABQ, NM 87122

Project# PR-2020-003887
Application#
SD-2021-00039 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOT 1-A, 6, 7, 8, 9 & 10, BLOCK 2, CITY REALTY CO.'S ADDITION NO. 1**, zoned MX-M, located at **2818 4TH ST NW, between PHOENIX AVE and 4th ST**, containing approximately 1.269 acre(s).
(H-14)

On March 10, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

1. This Preliminary/Final Plat revises the dedication of right of way along Phoenix Avenue and 4th Street to granting an easement for sidewalks.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. An Infrastructure List (IL) previously approved by the DRB at the meeting of January 27, 2021 was approved again by the DRB at the meeting of March 10, 2021.
4. 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/AMAFCA signatures, the addition of the application number (SD-2021-00039) to the Plat, the AGIS DXF file, and the recorded Infrastructure Improvements Agreement (IIA).
2. The applicant will obtain final sign off from Planning by May 10, 2021 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

Project # PR-2020-003887 Application# SD-2021-00039

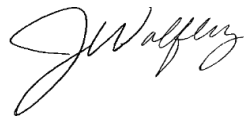
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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MARCH 25, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, 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

SBS Construction and Engineering, LLC, 7632 William Moyers Ave. NE, ABQ, NM 87122