

**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

Dominic & Jessica Rodriguez
4917 Tally Ho NW
Albuquerque, NM 87114

Project# PR-2020-003946
Application#
SD-2020-00160 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 53 & 54, PARADISE HEIGHTS UNIT 1** zoned R-ID, located at **4917 TALLY HO between BANDELIER and DOVER**, containing approximately 0.4927 acre(s). (A-12)

On September 16, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This Preliminary/Final subdivides two existing lots 0.4927 acres in size into two new lots; Lot 53-A 0.2978 acres in size, and Lot 54-A 0.1949 acres in size, and grants easements.
2. The property is zoned R-1D. 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 ABCWUA for the private easement for water and sewer services.
2. Final sign-off is delegated to Planning for the block wall removal, to ensure the project and application numbers are on plat, and the AGIS DXF file.
3. The applicant will obtain final sign off from Planning by October 16, 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

Project # PR-2020-003946 Application# SD-2020-00160

Page 2 of 2

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 1, 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 87121