

**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

Glen Effertz
2918 Mountain Road NW
Albuquerque, NM 87104

Project# PR-2020-004256
Application#
SD-2021-00141 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TRACT A, LAND OF GLEN EFFERTZ zoned R-1B, located at **2918 MOUNTAIN RD NW** between **LAGUNA SECA LANE NW** and **MONTOYA ST NW** containing approximately 0.8661 acre(s). (J-12)

On September 1, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This Preliminary/Final Plat subdivides an existing tract (Tract A) 0.8661 acres in size into two tracts, Tract A-1 at 0.5176 acres in size and Tract A-2 0.3485 acres in size. A 20-foot private access easement, a 5-foot public utility easement, a cross lot drainage easement, and a 20-foot water and sanitary sewer service easement will be granted with the filing of this Plat.
2. The property is zoned R-1B, future development must be consistent with the underlying zone district.
3. A note shall be added to the Final Plat stating that the width of the existing sidewalk fronting Tract A-1 along Mountain Road NW will be retained per a DRB staff determination.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to Transportation for the revision of curb cut to be replaced with curb and sidewalk.
2. Final sign-off is delegated to Planning for the AGIS DXF file.

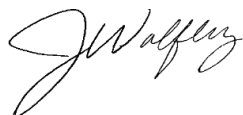
3. The applicant will obtain final sign off from Transportation and Planning by November 1, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 16, 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

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