

**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

Susan Davis (Donald R. Williams Trust)
3916 Vintage Place
Flower Mount, TX 75028

Project# PR-2020-004395
Application#
SD-2021-00059 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 62, 63 AND A PORTION OF TRACT A,
RIVERVIEW HEIGHTS ADDITION** zoned R-1,
located on **RIVERVIEW DR NW** between
RIVERVIEW RD NW and **RIVERVIEW CT NW**,
containing approximately 0.5600 acre(s).
(J-11)

On April 7, 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 creates two new lots (Lot 62-A at 0.2815 acres in size and Lot 63-A at 0.2785 acres in size) from three existing parcels, and grants a 5-foot public utility easement.
2. The property is zoned R-1C, future development must be consistent with the underlying zone.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. An Administrative Waiver from the 5-foot minimum width requirement for the existing sidewalk along Riverview Drive was approved with this request.

Conditions:

1. Final sign-off is delegated to Transportation for a copy of Exhibit A for minor wall removal and the recorded Revocable Permit.
2. Final sign-off is delegated to Planning for the application number and waiver to be added to the Plat and for the AGIS DXF file.

3. The applicant will obtain final sign off from Transportation and Planning by June 7, 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 **APRIL 22, 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., PO BOX 44414, Rio Rancho, NM 87174