

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

Homewise Inc
1301 Siler Road , Building D
Santa Fe, NM 87507

Project# PR-2020-004771
Application#
SD-2021-00120 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

CSI – CARTESIAN SURVEYS, INC agent for **HOMEWISE INC.** requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 1, GUTIERREZ ADDITION**, zoned **MX-L**, located at **1407 4TH ST SW between BELL AVE SW and SIMPIER LN SW** containing approximately **0.7783** acre(s).**(L-14)**

June 30, 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 completes the vacation of right of way of a portion of Bell Avenue by consolidating the vacated portion into the existing lot to create a .7551 square foot tract, Lot 1-A, Block 1. The plat dedicates .0232 acres of additional right-of-way on Bell Avenue.
2. The property is zoned MX-L. Future development must be consistent with the underlying zone district.
3. A Waiver from the required sidewalk width (SD-2021-00017) was approved by the DRB on February 10, 2021 along with the vacation of a portion Bell Avenue (SD-2020-00211) and an administrative waiver for the right of way width of Bell Avenue.
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 the application number to be added to the file and the AGIS DXF file.

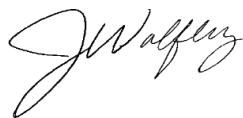
2. The applicant will obtain final sign off from Planning by September 16, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

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

CSI Cartesian Surveys PO Box 44414 Rio Rancho NM 87174