

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
500 2nd Street SW
Albuquerque, NM 87102

Project# PR-2020-004801
Application#
SD-2020-00216 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 15 & 16, BLOCK 3, JOHN A. LEE SUBD** zoned R-1A, located at **433 PACIFIC AVE SW between BARELAS RD and 4TH STREET**, containing approximately 0.1470 acre(s). (K-14)

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

SD-2020-00216 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat consolidates the two existing lots to create one residential lot.
2. The DRB approved a deviation to 14-16-5-1(C)(2)(b), Contextual Residential Development in Areas of Consistency, lot size, pursuant to Table 6-4-1. Per 14-16-5-1(C)(2)(b), allowable lot size in this area is 0.1391 acres and the 10% deviation would allow up to, but not exceeding, 0.1530 acres. The project is 0.1470 acres which falls within the allowable deviation and is therefore approved.
3. The property is zoned R-1A. Future development must be consistent with the underlying zoning.
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 company/AMAFCA signatures, a note on the

Official Notice of Decision

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plat regarding the lot size deviation , and the AGIS DXF file.

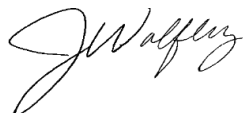
2. The applicant will obtain final sign-off from Transportation and Planning by February 11, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **December 31 , 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/mg

Consensus Planning, Inc, 302 8th Street NW, ABQ, NM 87102