

**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**

Carlos & Phyllis Jaramillo  
8721 San Pedro Drive SE  
Albuquerque, NM 87113

**Project# PR-2021-004961**  
**Application#**  
**SD-2021-00154 PRELIMINARY PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOT 17, BLOCK 16, NORTH ALBUQUERQUE ACRES TRACT A, UNIT B**, zoned NR-C, located at **5901 CARMEL NE between SAN PEDRO and PAN AMERICAN** containing approximately 0.72 acre(s). (C-18)

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

1. This Preliminary Plat plats the dedication of 4,114 square feet of right-of-way along San Pedro Drive NE, and grants a 10-foot public utility easement.
2. The property is zoned NR-C. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with the Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the Final Plat.
4. Within 1 year after DRB approval of the Preliminary Plat, the applicant shall submit a Final Plat that meets all standards and requirements in the IDO and DPM.
5. A note shall be added to the Final Plat noting that the 4-foot wide sidewalk along Carmel Avenue will be retained at its current width per a DRB staff determination. Staff determined the applicant justified its current width.
6. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Sincerely,



Jolene Wolfley  
DRB Chair

JW/jr

Adella Gallegos, AG Services, 5509 Kachina Street NW, Albuquerque, NM 87120