

**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

Gavino and Peggy Lopez
1108 Waldie Road SW
Albuquerque, NM 87105

Project# PR-2021-004966
Application#
SD-2021-00075 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 14 & 15, BLOCK 9 ALBRIGHT & MOORE
ADDITION** zoned R-1A, located at **1419 LOS
TOMASES DR NW between 6TH ST and 7TH
ST**, containing approximately .18 acre(s).
(J-14)

On April 28, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning, based on the following Findings:

1. This Preliminary/Final Plat consolidates two existing lots into one lot (Lot 15-A), comprising 0.18-acres in size.
2. The property is zoned R-1A, future development must conform with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. A Deviation within 10% of the permitted lot size requirements was approved.
5. An Administrative Waiver from the sidewalk width requirements was approved for the existing sidewalk along Los Tomases Drive NW.

Conditions:

1. Final sign-off is delegated to Transportation for the re-location or removal of the fence in the right-of-way.
2. Final sign-off is delegated to Planning for utility/AMAFCA signatures, AGIS DXF file, the application number to be added to the plat, and for a note to be added to the plat regarding the Administrative Waiver for the sidewalk width.


3. The applicant will obtain final sign off from Transportation and Planning by July 28, 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 **MAY 13, 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