

**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

Beth Brownell
2921 Arno St. NW
Albuquerque, NM 87107

Project# PR-2021-004985
Application#
SD-2022-00207 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRACTS H-3A-1 & H-4A-1, STRONGHUST ADDITION** zoned **R-1D**, located on **ARNO ST between CLAREMONT AVE and COMMERCIAL ST** containing approximately **0.4082** acre(s). **(H-15)**

On December 14, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

1. This request is to consolidate two existing tracts (Tract H-3A-1 and Tract H-4A-1 of the Stronghurst Addition) into one tract (Tract H-4A-1-A at 0.4082 acres in size), and grants easements as depicted on the Plat.
2. The property is zoned R-1D. Future development must be consistent with the underlying zone district.
3. The plat meaningfully decreases the degree of already existing nonconformity per IDO 5-4(C)(1)(b) and, therefore, the subdivision does not require a variance with regard to lot size.
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 project and application numbers to be added to the Plat, and for the AGIS DXF file.
2. The applicant will obtain final sign off from Planning by February 15, 2023 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 **JANUARY 3, 2023**. 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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

Arch + Plan Pland Use Consultants LLC, P.O. Box 25911, Albuquerque, NM 87125