

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

Trumbull Development, LLC John Stroud
501 Eubank Blvd. SE
Albuquerque, NM 87123

Project# PR-2021-005356
Application#
SD-2021-00097 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 6-10, BLOCK 46, SKYLINE HEIGHTS
ADDITION, LOTS 9&10 BLOCK 47, SKYLINE
HEIGHTS ADDITION** zoned NR-LM, located
on **TRUMBULL AVE SE between CONCHAS
ST SE and EUBANK BLVD SE**, containing
approximately 1.2385 acre(s). (L-20)

May 19, 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 consolidates seven lots into one lot (Lot 10-A), dedicates right-of-way at the corner of Conchas Street SE and Trumbull Avenue SE, and provides a 5-foot utility easement.
2. The property is zoned NR-LM. Future development must be consistent with the underlying zone district.
3. An Administrative Waiver from the sidewalk width requirements was approved with this application to permit the existing 3.5-foot sidewalks along Conchas Street SE and Trumbull Avenue SE.
4. During the building permit process, unused driveways will be eliminated and the fence line shall be moved to the new property line at the intersection corner.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to Transportation to add shared access and shared parking on the Plat.
2. Final sign-off is delegated to Planning for utility company signatures, AMAFCA signature, the AGIS DXF file, and for the project and application numbers to be added to the Plat.
3. The applicant will obtain final sign off from Transportation and Planning by July 19, 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 **JUNE 3, 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://wetransfer.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

JAG Planning and Zoning, P.O. Box 7857, Albuquerque, NM 87194