

**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.
1301 Silver Road, Building D
Santa Fe, NM 87507

Project# PR-2021-005371
Application#
SD-2021-00186 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOTS 5 & 6, UTE ADDITION zoned R-1D,
located at **3534 & 3536 UTE RD NW**
between 50TH ST NW and 47TH ST NW
containing approximately 0.2824 acre(s).
(K-11)

On September 22, 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 adjusts the boundary of two lots, formerly Lots 5 and 6 of the Ute Addition. The new lots created by this Plat are Lot 6-A at 0.1988 acres in size and Lot 5-A at 0.0836 acres in size. This Preliminary/Final Plat grants a 10-foot public utility easement.
2. The property is zoned R-1D, future development must be consistent with the underlying zone.
3. The width of the existing sidewalk fronting along Ute Road NW will be retained per a DRB staff determination.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to Transportation for an exhibit showing site distance triangles as well as the amount of wall removal needed around accessways to address site distance issues.
2. Final sign-off is delegated to Planning for the AGIS DXF file.

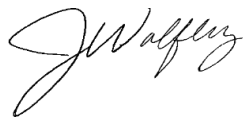
3. The applicant will obtain final sign off from Transportation and Planning by November 22, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 7, 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

CSI – Cartesian Survey's, Inc., P.O. Box 44414, Rio Rancho, NM 87174