

**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

Laura Durr
616 Autumnwood Pl SE
Albuquerque, NM 87123

Project# PR-2021-005657
Application#
SD-2021-00192 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:
LOTS 7 THRU 9, WINTERWOOD PARK zoned
R-1D, located at **608-616 AUTUMNWOOD
PL SE between NORTH OF WINTERWOOD
WAY SE and TIJERAS ARROYO** containing
approximately 1.5859 acre(s). (L-23)

On October 20, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Hydrology and Planning, based on the following Findings:

1. This Preliminary/Final Plat consolidates three existing lots into two new lots: Lot 7-A at 0.7461 acres in size, and Lot 9-A at 0.8398 acres in size.
2. On August 18, 2021, the DRB approved a Sidewalk Waiver along Autumnwood Place. There is no existing sidewalk and the applicant justified the request, see VA-2021-00324.
3. The property is zoned R-1D. Future development must be consistent with the underlying zone.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to Hydrology for the cross lot drainage easement note to be added to the Plat.
2. Final sign off is delegated to Planning for utility/AMAFCA signatures, AGIS DXF File, Sidewalk Waiver note to be added to the Plat, and for the application number to be indicated on the Plat.

3. The applicant will obtain final sign off from Hydrology and Planning by December 15, 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 **NOVEMBER 4, 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). 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/rw

CSC – Community Sciences Corporation, P.O. Box 1328, Corrales, NM 87048