

**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

John Farrow
2400 Meadowview Drive NW
Albuquerque, NM 87104

Project# PR-2021-005744
Application#
SD-2022-00076 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 94-A-1-A-1, TRACT A LOT 6, FRANCELLA TOWNHOUSES** zoned **R-A**, located at **2400 MEADOWVIEW NW between MATTHEW AVE NW and MEADOWVIEW DR** containing approximately **1.7632** acre(s). **(G-13)**

On May 25, 2022, 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 request is for a lot line adjustment of Tract 94-A-1-A-1-A MRGCD Map 34 and a portion of Tract A, Francella Townhomes to create two new lots (Lots 1 and 2, Lands of John and Stephanie Farrow at 1.1018 acres and 0.6584 acres in size respectively) a total of 1.7632 acres in size.
2. The property is zoned R-A. Future development must be consistent with the underlying zone district.

3. DRB Determinations were approved to permit the existing sidewalks along the subject property (from the IDO/DPM requirements).
4. A Deviation from the Contextual Lot Size standards was approved for the lots as depicted on the Plat.
5. 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 addition of a cross-lot drainage easement note.
2. Final sign off is delegated to Planning for the project and application numbers to be added to the Plat, the DRB Determination for the existing sidewalks to be noted on the Plat, and for the Deviation from the Contextual Lot Size Standards to be noted on the Plat.
3. The applicant will obtain final sign off from Hydrology and Planning by July 27, 2022 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 9, 2022**. 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).

Official Notice of Decision

Project # PR-2021-005744 Applications# SD-2022-00076

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Sincerely,

A handwritten signature in black ink that reads "Jay Rodenbeck". The signature is written in a cursive style with a large, prominent initial "J".

Jay Rodenbeck
DRB Chair

JW/jr

Community Sciences Corporation, PO Box 1328, Corrales, NM 87048