

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

Don Jeffries  
7401 Boxwood Avenue NE  
Albuquerque, NM 87113

**Project# PR-2021-005821**  
**Application#**  
**SD-2021-00218 PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:  
**LOT 17 AND WESTERLY PORTION OF LOT 18, BLOCK 2, REYNAUD ADDITION** zoned RA-1, located at **1214 ARIAS AVE SW between SAWMILL RD NW and 12<sup>TH</sup> ST NW** containing approximately 0.2328 acre(s). (J-13)

On November 3, 2021, 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 Preliminary/Final Plat removes the lot line between Lot 17 and a portion of Lot 18 and combines two lots into one, Lot 17-A.
2. The property is zoned R-1A. Future development must be consistent with the underlying zone.
3. 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 AGIS DXF file.
2. Delegation time frame is eight weeks. The applicant will obtain final sign off from Transportation and Planning by December 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

Official Notice of Decision

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**NOVEMBER 18, 2021.** The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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](mailto: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](mailto: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,

A handwritten signature in blue ink that reads "J. Wolfley". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jolene Wolfley  
DRB Chair

JW/mg

Cartesian Surveys PO BOX 44414 Rio Rancho 87174