

**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**

Yvette Ann Chavez-Pena  
Carmen Chavez  
2300 La Vista Ct NW  
Albuquerque, NM 87120

**Project# PR-2021-005953**  
**Application#**  
**SD-2021-00195 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:  
**LOTS 8 & 9, LAVALAND SUBDIVISION**  
zoned R-1, located at **629/631 57TH ST**  
**between COORS and FORTUNA** containing  
approximately 0.36 acre(s). (J-11)

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 Transportation and Planning, based on the following Findings:

1. This Preliminary/Final Plat provides a lot line adjustment between lots 8 & 9 to accommodate an existing accessory structure on lot 9-A. The plat creates lots 9-A and 8-A.
2. The property is zoned R-1B. 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 Transportation for justification letter/exhibit with measurements referencing the existing 3.5 ft sidewalk.
2. Final sign off is delegated to Planning for a cross lot drainage note added to the Plat, the corrected application number indicated on the Plat, and the AGIS DXF File.
3. The applicant will obtain final sign off from Transportation 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.

Official Notice of Decision

Project # PR-2021-005953 Applications# SD-2021-00195

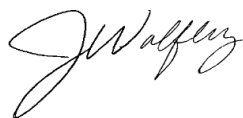
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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 4, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day 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 black ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley  
DRB Chair

JW/rw