

**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

Victor Wuamett/Herren-Ophir
1720 Louisiana Blvd. NE Suite 100
Albuquerque, NM 87110

Project# PR-2021-005984
Application#
SI-2022-00269 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION** zoned **MX-L**, located at **2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE** containing approximately **0.4017** acre(s). **(J-17)**

On November 16, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA, Hydrology, and Planning, based on the following Findings:

1. This request is to adjust the lot line boundaries of three existing lots to incorporate 7,848 square feet of right-of-way from San Mateo Blvd NE which was vacated by the City Council per PR-2021-005984 / SD-2022-00014. The lots created by this Plat are Lot 11-A, Block 9 at 0.0823 acres, Lot A-1, Block 9 at 0.2805 acres, and Lot B-1-A, Block 9 at 0.2151 acres.
2. The property is zoned MX-L. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to ABCWUA for review of an exhibit showing waterline and easement locations.
2. Final sign-off is delegated to Hydrology for a cross-lot drainage easement note.
3. Final sign-off is delegated to Planning for the application number to be added to the Plat and for the AGIS DXF file.
4. The applicant will obtain final sign off from ABCWUA, Hydrology, and Planning by January 18, 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 **DECEMBER 3, 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).

Sincerely,



Jolene Wolfley
DRB Chair

JW/jr

Juanita & Andrew Garcia, P.O. Box 7857, Albuquerque, NM 87194