

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

DR Investments-Erica Ortiz
6212 Casa Blanca Dr NW
Albuquerque, NM 87120

Project# PR-2022-006533
Application#
SD-2022-00075 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOT 8 thru 11, BLOCK 2, APACHE TRAIL ADDITION** zoned **MX-M**, located at **420 and 428 PROSPECT NW** containing approximately **0.2130** acre(s). (**H-14**)

On May 18, 2022, 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 request is to create two new lots (Lot 11-A at 0.1064 acres and Lot 9-A at 0.1065 acres) from four existing lots a total of 0.2130 acres in size via lot line elimination.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. DRB Determinations were approved to permit the existing 40-foot wide right-of-way width for Prospect Avenue NW and to permit the 3.5-foot wide existing sidewalks along the subject property (from the IDO/DPM requirements).

4. 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 the application number to be added to the Plat, for the AGIS DXF file, and for a note to be added to the Plat indicating that the DRB Determinations were approved for right-of-way and sidewalk widths.
2. The applicant will obtain final sign off from Planning by July 20, 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 2, 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/RW