

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

Evan Davis, Silver Townhomes, LLC
3100 San Joaquin SE
Albuquerque, NM 87106

Project# PR-2022-007466
Application#
SD-2022-00142 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 11 THRU 22
BLOCK 30, VALLEY VIEW ADDITION** zoned
MX-T, located on **JEFFERSON SE** between
CENTRAL AVE SE and **SILVER AVE SE**
containing approximately **0.8609** acre(s).
(K-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, Transportation, and Planning, based on the following Findings:

1. This request is to consolidate 11 existing lots into 1 lot, Lot 22-A, Block 30 of the Valley View Addition, at 0.8502 acres in size, and grant easements as depicted on the Plat.
2. The property is zoned MX-T. Future development must be consistent with the underlying zone district.
3. An Infrastructure List is included with the Plat. A Financial Guaranty must be approved and an Infrastructure Improvements Agreement (IIA) must be recorded based on the Infrastructure List.

4. DRB Determinations were approved for the right-of-way along Jefferson St. SE to remain as-is.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

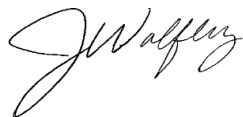
1. Final sign-off is delegated to ABCWUA for a note on the Plat regarding sizing of the water and sewer infrastructure as discussed at the November 16, 2022 hearing.
2. Final sign-off is delegated to Transportation foran Infrastructure List modification to indicated the widening of the existing sidewalk to 5-feet as discussed at the November 16, 2022 hearing.
3. Final sign-off is delegated to Planning for a DRB Determination note for right-of-way along Jefferson St. SE to remain, for the Solar Collection Note, for the recorded IIA, 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 February 15, 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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital 'J'.

Jolene Wolfley
DRB Chair

JW/jr

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