

**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**

November 15, 2018

Christian and Amanda Peck  
8628 Silk Tassel NW  
ABQ, NM 87120

**Project# PR-2018-001733**  
**Application# SD-2018-00098**  
Preliminary and Final Plat

### **LEGAL DESCRIPTION:**

All or a portion of LOTS 5 + 6, BLOCK 4,  
VOLCANO CLIFFS SUBDIVISION UNIT 18, zoned  
R-1D, located at 6604 + 6600 PAPAGAYO RD  
NW, containing approximately 1.2944 acre(s).  
(D-10)

On November 14, 2018, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests with delegation to Planning and Transportation to address the remaining minor issues as stated in the comments and as discussed at the hearing based on the following Findings:

1. This replat is to adjust the lot line between the two existing tracts (tract 5, .6512 acres and tract 6, .6197 acres) and create two new tracts (5A, .5039 acres and 6A, .7905 acres).
2. This replat meets the applicable requirements of the IDO and DPM.
3. The property is zoned R1-D and is in an Area of Consistency. The lots meet the contextual standards of 14-16-5-1(C)(2)(b) of the IDO, lots between .8398 acres and .5039 acres would be allowed.

### **Conditions:**

1. The applicant will provide the DXF file.
2. The applicant will obtain final sign off from Planning by **December 5, 2018** or the case will be scheduled for the next DRB hearing and can be denied per the DRB Rules of Procedure.

Official Notice of Decision  
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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 29, 2018**. 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). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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,



Kym Dicome  
DRB Chair

KD/mg  
Alpha Pro 1436 Circle SE Rio Rancho NM 87124