

**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**

March 8, 2019

John Daugherty  
PO BOX 25400  
ABQ, NM 87125

**Project# PR-2018-001596**  
**Application# SD-2019-00052**  
PRELIMINARY/FINAL PLAT

### **LEGAL DESCRIPTION:**

For all or a portion of LOT 5, BLOCK 2, RHODE'S SANDIA VISTA ADDN and LOT10-A, BLOCK 14 EAST CENTRAL BUSINESS ADDN, , zoned MX-M and R-1C, located on DOROTHY ST NE , east of SKYLINE RD NE and south of BUENA VENTURA NE, containing approximately .54 acre(s)  
(L-21)

On March 6, 2019 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and Transportation to address minor written comments as well as the ones discussed at the hearing, based on the following Findings:

1. This preliminary/final plat relocates the existing lot line to create Lot 5-A (.2269 acres) and Lot 10-A-1 (.3196 acres).
2. The property zoned MX-M and has no minimum lot size. The property zoned R-1C meets the minimum lot size.
3. The relocation of the lot line creates a zone boundary so that the northern approximately 25 feet of Lot 10-A-1 is zoned R-1C. A measureable zone boundary must be added to the plat.
4. The applicant met the notification requirements of the IDO.

### Conditions:

1. Final sign off is delegated to Planning to check for DFX file, zone boundary and utility signatures and to Transportation to address Transportation comments and to verify the need for revocable permits.

Official Notice of Decision

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2. The applicant will obtain final sign off from Planning by **March 20, 2019** 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 **MARCH 21, 2019**. 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 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

Cartesian Surveys PO BOX 44414 Rio Rancho NM 87174