

**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 29, 2019

Paul and Joann Lucero  
731 La Poblana  
Albuquerque, NM 87107

**Project# PR-2018-001981**  
**Application# SI-2019 -00060**  
PRELIMINARY/FINAL PLAT

### **LEGAL DESCRIPTION:**

For all or a portion of LOT 7-A BLOCK 2 FORAKER GARDENS ADDN (REPL OF LT 7 BLK 2), zoned R-1B, located at 618 PHOENIX AV NW+ 731 LA POBLANARD NW, east of 8<sup>TH</sup> STREET NW and north of MENCIAL BLVD NW, containing approximately 0.45 acre(s). (H-14)

On March 27, 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 as stated in the comments and discussed at the hearing based on the following Findings:

1. This preliminary/final plat relocates the existing lot line between LOT 7-A (.1464 acres) and LOT 7-B (.3072 acres) to create LOT 7-A-1 (.2239 acres) and LOT 7-B-1(.2297 acres)
2. The property is zoned R-1(B) and is in an area of consistency. The proposed replat meets the contextual standards as required in section 14-16-5-1(C)(2)(b) of the IDO. The largest lot size allowed would be .2703 acres and the smallest lot size allowed would be .1621 acres to comply with this standard.

### Conditions:

1. Final sign off is delegated to Planning to check for DFX file and utility signatures and to Transportation for exhibits.
2. The applicant will obtain final sign off from Planning by **APRIL 17, 2019** or the case may be scheduled for the next DRB hearing and could 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 **APRIL 11, 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

ARCH PLAN PO BOX 25911 ABQ NM 87125