

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

May 10, 2019

Sweeney ET AL  
6515 Monte Serrano NE  
ABQ, NM 87111

**Project# PR-2018-001721**  
**Application#**  
**SD-2019-00097 PRELIMINARY /FINAL PLAT**

### LEGAL DESCRIPTION:

All or a portion of LOTS 13 & 14 BLOCK 1, UNSER CLIFFS SUBDIVISION zoned R-1D, located at RIM ROCK CIRCLE , east of UNSER BLVD NW and north of MOLTEN ROCK RD NW, containing approximately .7617acre(s). (D-10)

On May 8, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

### **SD-2019-00054 PRELIMINARY /FINAL PLAT**

1. This preliminary/final plat removes the lot line between lots 13 and 14 to create one lot.
2. The property is zoned R1-D and is in an area of consistency. The proposed replat must meet the contextual standards as required in section 14-16-5-1(C)(2)(b) of the IDO. The largest lot size allowed would be .4673 Acres and the smallest lot size allowed would be .2804 Acres to comply with this standard. The applicant received a variance from the Zoning Hearing Examiner on April 16 (VA-2019-00059 Project# PR-2019- 002135 and VA-2019-00060 Project# PR-2019- 002136).

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 23, 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 Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development

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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  
SURV TEK