

**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

Phillip and Carolyn Stewart -Goetz
1714 Gabaldon Road NW
ABQ, NM 87104

Project# PR-2018-001725
Application#
SD-2019-00054 PRELIMINARY /FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of TRACTS 174-A and 175-A-1-A, MRGCD MAP 35, zoned RA, located at 1712 and 1714 GABALDON NW between CAMILLO LN NW and RICARDO RD NW, containing approximately .5374 acre(s). (H-12)

On May 8, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning to address minor issues as stated in the comments and discussed at the hearing, based on the following Findings:

SD-2019-00054 PRELIMINARY /FINAL PLAT

1. This preliminary/final plat moves the existing southern lot line of lot 1 approximately two feet to the south to allow for an existing patio. The resulting lots are Lots 1, .2574 acres and Lot 2, .2800 acres.
2. The property is zoned R-A 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 .2862 acres and the smallest lot size allowed would be .1717 acres to comply with this standard. The proposed lots shown on the plan meet this requirement.

Conditions:

1. Final Sign Off is delegated to Planning to check for a DXF file and utility signatures.
2. The applicant will obtain final sign off from Planning by **JUNE 5, 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
Project # PR-2018-001725 SD-2019-00054
May 10, 2019
Page 2 of 2

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 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). 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