

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

HopeWorks  
P.O. 27258  
Albuquerque, NM 87125

**Project# PR-2019-003003**  
**Application#**  
**SD-2020-00004 PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of LOTS 3A, 4A, 5A, 6A, 7A, BLOCK 6 PARIS ADDITION zoned MX-M, located at 1215 3<sup>RD</sup> ST NW between MOUNTAIN RD NW and SUMMER AVE NW, containing approximately 1.35 acre(s). (J-14)

On January 22, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning to address a minor issue as discussed at the meeting, based on the following Findings:

1. This Preliminary/Final Plat consolidates Lot 3-A, Lot 4-A, Lot 5-A, Lot 6-A, and Lot 7-A (1.35 acres), into Lot 1 (1.1258 acres in size) and Lot 2 (0.2027 acres in size). 0.0258 acre is dedicated to the City of Albuquerque.
2. The property is zoned MX-M. The lots meet the minimum lot requirements for the zoning category. Future developments must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### Conditions:

1. Final sign off is delegated to Planning for the DXF file and for utility signatures.
2. The applicant will obtain final sign off from Planning by February 22, 2020 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 **FEBRUARY 6, 2020**. 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.

Official Notice of Decision

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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,

A handwritten signature in black ink, appearing to read "J. Wolfley".

Jolene Wolfley  
DRB Chair

JW/jr

Bohannon Huston Inc. 7500 Jefferson St. NE Albuquerque, NM 87109