

**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

December 21, 2018

1400 GBSE LLC
5850 Eubank Blvd. NE Suite B-62
ABQ, NM 87111

Project# PR-2018-001838
Application# SD-2018-00115
Preliminary and Final Plat

LEGAL DESCRIPTION:

All or a portion of GIBSON X MILES AREA TRACT B LANDS OF HUGH B WOODWARD, zoned MX-L, located at 1400 GIBSON BLVD SE west of UNIVERSITY BLVD SE, containing approximately 1.653 acre(s). (L-15)

On December 19, 2018, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests with delegation to Planning and Hydrology to address the remaining minor issues as stated in the comments and as discussed at the hearing based on the following Findings and subject to the Conditions:

1. This replat is to divide the existing 1.63 acre tract B into tract B-1, .7593 acres and tract B-2 .8764 acres .
2. This replat meets the applicable requirements of the IDO and DPM.
3. The applicant notified the notified the Kirtland Community Association and the Clayton Height Loma del Cielo Neighborhood Association.

Conditions:

1. The applicant will provide a sidewalk exhibit, close out the existing work order and obtain a revocable permit for the private water/sewer lines in the alley along the southern edge of the site.
2. The applicant will obtain final sign off from Planning and Hydrology by January 30, 2019 or the case will be scheduled for the next DRB hearing and can be denied per the

Official Notice of Decision
Project # PR-2018-001838, SD-2018-00115
December 21, 2018
Page 2 of 2

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 **JANUARY 3, 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
Mark Goodwin and Assc. PA PO Box 90606 ABQ NM 87109