

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

City of Albuquerque
DMD, Cultural Services,
c/o Jerry Francis City Architect
One Civic Plaza
ABQ, NM 87102

Project #PR-2019-002544
Application#
SD-2019-00187 – PRELIMINARY PLAT

LEGAL DESCRIPTION:

All or a portion of **REPLAT OF BLOCK 2, LOMA VERDE SUBDIVISION**, REPLAT OF BLK 3 LOMA VERDE SUBDIVISION and GROVE ST between CHICO RD and CENTRAL AVE, zoned MX-M, located at **7667 CENTRAL AVE NE**, between **SAN PABLO NE** and **CHARLESTON ST NE**, containing approximately 4.7928 acre(s). (D-19)

On **December 11, 2019**, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, based on the following Findings:

SD-2019-000187-PRELIMINARY PLAT

1. This Preliminary Plat consolidates the existing two lots and vacated right-of-way of Grove Street in to one lot, Tract A, 4.7928 acres. The plat dedicates the necessary easements.
2. The property is zoned MX-M. There is no minimum lot requirement. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. There is an infrastructure list (IL) for improvements tied to the preliminary plat. This IL was signed by all DRB members at the hearing.

Conditions:

1. The vacation of Grove Street must be completed by City Council prior to sign off of Final Plat.

Official Notice of Decision

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2. Right-of-way must be dedicated for the bus shelter prior to Final Plat sign off.
3. The ABCWUA requires paper easements in place for the existing utilities at Final Plat.
4. Hydrology requires a drainage easement on the Final Plat.

APPEAL: Pursuant to table 6-4-3 in the Integrated Development Ordinance, the Preliminary Plat is not subject to appeal because it is not a final decision. The Final Plat may be appealed, if approved.

Sincerely,



Jolene Wolfley
DRB Chair

JW/mg

High Mesa Consulting 6010-B Midway Park Blvd. NE ABQ, NM 87109