

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

January 25, 2019

David Salazar
19 Canyon Lane
Cedar Crest NM 87008

Project# PR-2018-001383
Application# SD-2019-00010
Preliminary/Final Plat

LEGAL DESCRIPTION:

All or a portion of Lot 33 LOS HERMANOS, zoned PD, located at 4517 LAS HERMANAS, east of 2nd Street and south of GRIEGOS RD and containing approximately .5784 acres (G-15)

On January 23, 2019, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request, with delegation to Planning to address minor issues, based on the following Findings:

1. This preliminary plat divides the existing .5784 acre Lot 33 into two new tracts, tract 33-A, .3498 acre and 33-B, .2283 acre.
2. Property is Zoned R-1(C) and is in an area of consistency. The proposed replat meets the contextual standards as required in section 14-16-5-1(C)(2)(b) of the IDO. The maximum lot sized allowed with a replat is .3805 acres and the smallest lot size allowed is .2283 acres.
3. The applicant met the notification requirements of the IDO.

Conditions:

1. Final sign off is delegated to Planning to check for utility signatures, the DXF file and to address comments.
2. The applicant will obtain final sign off from Planning by **February 6, 2019** 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 7, 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

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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