

**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 11, 2019

New Heart Inc.
601 Lomas Blvd
Albuquerque, NM 87102

Project# PR-2018-001929
Application# SD-2018-00130
Preliminary and Final Plat

LEGAL DESCRIPTION:

All or a portion of of TRACT D-1-B GATEWAY SUBDIVISION, LOTS 16 & 17 TROTTER ADDITION NO. 2 AND VACATED PORTION OF HIGH STREET NE, zoned MX-M and MX-L , located off SLATE STREET NE west of WOODWARD PLACE NE and LOMAS BLVD NE, containing approximately 1.6637 acre(s). (J-15)

On January 9, 2018, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request with delegation to Planning to address the issues, based on the following Findings:

1. The request is to replat the vacated R/W of High Street and to consolidate several lots/tracts. A portion of the vacated R/W will be platted into the New Heart site, zoned MX-M, and the remaining into the abutting property which is zoned MX-L.
2. This replat is to address the conditions of the EC-18-144, a vacation of High Street right of way, 1000060/18-DRB-70105, approved by City Council on June 18, 2018. The replat divides the vacated right of way between the existing tracts to the east and west.
3. Per the IDO Section 14-16-6-6(K)(3) If a street, alley, drainage way, or other public right-of-way is vacated, the abutting zone districts are extended automatically to the former centerline of the vacated public right-of-way.
4. The applicant can either establish the zone boundary on the plat or rezone one of the sites. The applicant has opted to submit for an EPC zone change for one for the sites.
5. This replat meets the applicable requirements of the IDO and DPM.
6. The applicant met the notification requirements of the IDO.

Conditions:

1. Prior to final sign off the applicant will provide the DXF file.
2. Prior to final sign off the applicant will complete the EPC Zone Change process to address the zoning as described in Findings 2 + 3.
3. The applicant will obtain final sign off from Planning by **April 15, 2019** or the case may be scheduled for the next DRB hearing and can 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 **JANUARY 24, 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