

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

March 22, 2019

AJ and Mary Ellen Rich
5216 Chapel DR NW
Albuquerque, NM 87114

Project# PR-2018-001403
Application# SD-2018 -00120
PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of LOTS D & E BLOCK 44 PEREA ADDITION and VACATED PORTION OF MOUNTAIN RD, zoned R-T, located on 1406 Mountain RD NW, containing approximately .34 acre(s). (J-13)

On March 20, 2019 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and Hydrology to address minor as stated in the comments and discussed at the hearing based on the following Findings:

1. This preliminary/final plat replats the existing 2 lots in to 4 lots, B-1, .0815 acres, C-1, .0840 acres, D-1 .0865 acres and E-1 .0889 acres.
2. Property is zoned R-T and is in an area of consistency. However the proposed replat does meet the requirement of 14-16-5-4(C)(1)(b) as it does meaningfully decrease the degree of already existing nonconformity by increasing the lot size.

Conditions:

1. Final sign off is delegated to Planning to check for DFX file and utility signatures and to Hydrology to address their comments.
2. The applicant will obtain final sign off from Planning by **APRIL 10, 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 **APRIL 4, 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

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filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the 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

ARCH PLAN PO BOX 25911 ABQ NM 87125