

**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

Amy and Ben Sturge
222 High Street SE
ABQ, NM 87102

Project# PR-2019-003085
Application#
SD-2019-00209 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of **LOT 11 & 12-A BLOCK 42, HUNING'S HIGHLAND ADDITION**, zoned R-1A, located at **218 & 222 HIGH ST SE, Albuquerque, NM**, containing approximately 0.2554 acre(s). (K-14)

On November 20, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, based on the following Findings:

1. This Preliminary/Final Plat adjusts the lot line between lot 11 and lot 12 A to allow alley access for lot 12-A.
2. The site is zoned R-1A and in an Area of Consistency. The lot sizes meet the contextual standards in 14-16-6-6(N)(3)(a).
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. There is no major public infrastructure tied to this plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 5, 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

Official Notice of Decision

Project # PR-2019-003085 Application# SD-2019-00209

Page 2 of 2

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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is written in a cursive, flowing style.

Jolene Wolfley
DRB Chair

JW/mg

Aldrich Land Surveying PO BOX 30701 ABQ, NM 87190