

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

Frederick Reed  
2236 Durand Road SW  
ABQ, NM 87105

**Project# PR-2019-002841**  
**Application#**  
**SD-2019-00185** PRELIMINARY/FINAL PLAT

### LEGAL DESCRIPTION:

All or a portion of all or a portion of LOTS 7 THRU 12 & NORTHERLY 15 FEET OF LOT 13, BLOCK 11, VALLEY VIEW ADDN SUBDIVISION , zoned MX-T, located at 323 JEFFERSON ST SE, north of ZUNI RD SE and east of ADAMS ST SE, containing approximately 0.4735 acre(s). (K-17

On October 16, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning to address minor issues as stated in the comments and discussed at the meeting, based on the following Findings:

1. This Preliminary/Final Plat consolidates the existing 7 tracts into 1 new tract 12-A, .4735 acres.
2. The site is zoned MX-T and has no minimum lot size.
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.

#### Condition:

1. Final sign off delegated to Planning for the DXF file approval and required signatures.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 31, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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

Official Notice of Decision

Project # PR-2019-002841 Application# SD-2019-00185

Page 2 of 2

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,



Maggie Gould  
Acting DRB Chair

KD/mg

Wayjohn Surveying INC 1609 2<sup>nd</sup> street NW ABQ NM 87102