

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

September 13, 2019

Carl Hawkins
2535 Elefego Pl NW
ABQ NM 87107

Project# PR-2018-001457
Application#
SI-2019-00154 PRELIMINARY /FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of
LOT 13-A PLAT OF LOTS 12-A & 13-A MAJOR ACRES,
zoned R-1D, located at 924 MAJOR AV NW east of
12th St NW and south of CANDELARIA RD NW,
containing approximately 0.8152 acre(s). (G-14)

On September 11, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and Approved the Preliminary and Final Plat, based on the following Findings:

SI-2019-00160 PRELIMINARY /FINAL PLAT

1. This preliminary/final plat creates two lots, 13-A-1 .3882 acres and 13-A-2 .4267 acres from the existing .8152 lot.
2. Property is Zoned R-1D 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 largest lot size allowed would be .4267 Acres and the smallest lot size allowed would be .2560 Acres to comply with this standard.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. There are no infrastructure tied this request.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 26, 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.

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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,



Maggie Gould
Acting DRB Chair

KD/mg

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