

**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**

Richard Chavez  
906 15th Steret NW  
Albuquerque, NM 87104

**Project# PR-2019-002811**  
**Application#**  
**SD-2019-00158 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOTS 7-10 BLOCK 44 PEREA ADDITION**, zoned R-1A, located at **NORTH EAST CORNER of 15th ST NW and GRANITE AVE NW**, containing approximately 0.32 acre(s).

On December 9, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This Preliminary/Final consolidates four existing lots into two lots (Lot 7-A 0.204 acres in size and Lot 10-A 0.131 acres in size) consisting of a total of 0.32 acres in size.
2. The property is zoned R-1A. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### **Conditions:**

1. Final sign-off is delegated to ABCWUA for the signed, recorded and referenced shared maintenance agreement.
2. Final sign-off is delegated to Planning for owner signature, City Surveyor signature, utility/AMAFCA signatures, project and application numbers indicated on the Plat, and the AGIS DXF file.
3. The applicant will obtain final sign off from ABCWUA and Planning by March 9, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 24, 2020**. 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). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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,



Jolene Wolfley  
DRB Chair

JW/jr