

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

Cosme Jaquez  
2460 Camelia CT SW  
Albuquerque NM 87105

**Project #PR-2019-002607**

Application#

**SD-2020-00037-** PRELIMINARY/FINAL PLAT

**SD-2020-00046-** SIDEWALK VARIANCE

**LEGAL DESCRIPTION:**

All or a portion of:

**LOT 5, BLOCK 8, ORIGINAL TOWNSITE OF WESTLAND**, zoned MX-M, located on **CENTRAL AVE NW** between **90<sup>TH</sup> ST NW** and **94<sup>TH</sup> ST NW**, containing approximately 1.1479 acre(s). (K-9)

On February 26, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning to address minor issues as discussed at the meeting, based on the following Findings:

**SD-2020-00230-** PRELIMINARY/FINAL PLAT

1. This Plat consolidates the existing five lots into one new lots, 8-A, 1.1479 acres
2. The property is zoned MX-M. There is no minimum lot size in the underlying zone. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The sidewalk and alley infrastructure requirements will be determined at building permit stage.

Conditions:

1. Final sign off is delegated to Planning for the DXF file.
2. The applicant will obtain final sign off from Planning by March 25, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**SD-2020-00046– SIDEWALK VARIANCE**

1. The request was withdrawn by the applicant.

**APPEAL:** If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **MARCH 25, 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). 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,



Jolene Wolfley  
DRB Chair

JW/mg

JAG Planning and Zoning