

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

David and Rebecca Gonzales
914 Montano RD NW
ABQ, NM 87107

Project #PR-2019-002939
Application#
SD-2020-00030- PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of:

009 LOS HERMANOS ADD EXC S4 FT LOT 9, LOS HERMANOS ADDITION, zoned R-1C, located at **4622 CARLTON ST NW**, containing approximately 0.7379 acre(s). (G-15)

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 and Hydrology to address minor issues as discussed at the meeting, based on the following Findings:

SD-2020-00230– PRELIMINARY/FINAL PLAT

1. This Plat subdivides the existing two tracts into four tracts.
2. The property is zoned R1-C. The lots meet the minimum lot requirements for the zoning category. 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.

Conditions:

1. Final sign off is delegated to Hydrology for drainage covenants and Planning for a 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.

Official Notice of Decision

Project # PR-2018-002939 Application # SD-2020-00030

Page 2 of 2

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 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 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

ARCH +PLAN LAND USE CONSULTANTS