

**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

City of Albuquerque, DMD
Cultural Services, C/O Jerry Francis
One Civic Plaza
ABQ, NM 87102

Project #PR-2019-002544
Application#
SD-2020-00042 – FINAL PLAT
SD-2020-00043 – AMENDMENT TO
INFRASTRUCTURE LIST

LEGAL DESCRIPTION:

All or a portion of **REPLAT OF BLK 2 LOMA VERDE SUBDIVISION, REPLAT OF BLK 3 LOMA VERDE SUBDIVISION**, zoned MX-M, located at **7667 CENTRAL AVE NE, between SAN PABLO ST NE and CHARLESTON ST NE**, containing approximately 4.7928 acre(s). (D-19)

On March 4, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to the ABCWUA and Planning for issues discussed at the meeting, based on the following Findings:

SD-2020-00042-FINAL PLAT

1. This Final Plat consolidates the existing 2 lots comprising 4.7928 acres into 1 lot.
2. The property is zoned MX-M. The MX-M zone has no minimum lot size. 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 Final Plat is consistent with the approved Preliminary Plat.

Conditions:

1. Final sign off is delegated to the ABCWUA to confirm the granting and recording of paper easements for an existing public sewer within the proposed vacation of easement #1, and for an existing public water line and sanitary sewer within the vacation of Grove Street. The paper easements and exhibits shall be provided for review to the ABCWUA prior to its approval.

2. Final sign off is delegated to Planning for utility signatures and the DXF file.
3. The applicant will obtain final sign off from the ABCWUA and Planning by April 4, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

SD-2020-00043-AMENDMENT TO INFRASTRUCTURE LIST

1. This is a request to amend the existing Infrastructure List.
2. The current Infrastructure List was approved on December 11, 2019.
3. This action will not extend the expiration date of the IIA.
4. The proper notice was given as required by the IDO.

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 19, 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/jr

High Mesa Consulting Group, 6010-B Midway Park Blvd. NE, ABQ NM 87109