

**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

Jeannette L. Monahan, Trustee
Monahan Family Trust
10500 Academy Road NE, Apt. 207
Albuquerque, NM 87111

Project# PR-2020-004465
Application#
SD-2020-00163 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 15 & 16 BLOCK 14, RAYNOLDS ADDITION**, zoned R-ML, located at **1105 SILVER AVE SW between 11th ST SW and 12TH ST SW**, containing approximately 0.1616 acre(s). (K-13)

On October 21, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning, based on the following Findings:

SD-2020-00163 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat consolidates two lots comprising a total of 0.1616 acres in size into one lot (Lot 15-A).
2. The property is zoned R-ML. 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 Planning for utility company/AMAFCA signatures, project and application numbers to be added to Plat, the AGIS DXF file, and the recorded IIA.
2. The applicant will obtain final sign off from Planning by November 21, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 5, 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.

Official Notice of Decision

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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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to 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,

A handwritten signature in black ink, appearing to read "J. Wolfley".

Jolene Wolfley
DRB Chair

JW/jr

Aldrich Land Surveying, P.O. Box 30701, Albuquerque, NM 87190