

**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

Our Land LLC
2724 Decker Avenue NW
Albuquerque, NM 87107

Project# PR-2019-002268
Application#
SD-2020-00110 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOT A-4, LANDS OF MICHAEL J. SNOW AND ELIZABETH T. SNOW**, zoned R-A, located at **2945 TRELIS DR. NW between DECKER RD NW and CAMPBELL RD NW**, containing approximately 0.8301 acre(s). (G-12)

On September 16, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This Preliminary/Final subdivides one existing lot 0.8301 acres in size into three lots; Lot A-4-A 0.2512 acres in size, Lot A-4-B 0.2901 acres in size, and Lot A-4-C 0.2901 acres in size.
2. The property is zoned R-A. 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 ABCWUA for easement clarification crossing Lots A2 and A3 and for "Lot A-4-A" to be added under "Terminus of Easement" on item #5 of the Infrastructure List.
2. Final sign-off is delegated to Planning for utility company/AMAFCA signatures, and the AGIS DXF file.
3. The applicant will obtain final sign off from ABCWUA and Planning by October 16, 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 **OCTOBER 1, 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). 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,



Jolene Wolfley
DRB Chair

JW/jr

Community Sciences Corporation, P.O. Box 1328, Corrales, NM 87048