

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

Michael Dreskin  
8928 Ashton Loop NE  
ABQ, NM 87122

**Project# PR-2020-003887**  
**Application#**  
**SD-2021-00045** – AMENDMENT TO  
INFRASTRUCTURE LIST

### LEGAL DESCRIPTION:

For all or a portion of: **Lot 1-A, 6, 7, 8, 9 & 10  
BLOCK 2, CITY REALTY CO.'S ADDITION  
NO. 1** zoned MX-M, located at **2818 4TH ST  
NW between PHOENIX AV NE and LA  
POBLANA RD NW**, containing approximately  
1.2690 acre(s). (H-14)

On March 31, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. This request amends the Infrastructure List previously approved on March 10, 2021 per SD-2021-00039 to revise the sidewalk width for the sidewalk along Phoenix Avenue to 6-feet from 8-feet, and to change the driveway width for the driveway on La Poblana Road to 13-feet from 26-feet.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **APRIL 15, 2021**. 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). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto: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.

Official Notice of Decision

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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

SBS Construction and Engineering, LLC, 7632 William Moyers Avenue NE, ABQ, NM 87122