

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

JMP works  
PO BOX 25142  
ABQ NM, 87125

**Project# PR-2021-005139**  
**Application#**  
**SD-2021-00225 PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

for all or a portion of:

**LOT 9 & 10 & MRGCD EASEMENT, BLOCK 2,  
SUMMER GARDEN ADDITION zoned R-1A,  
located at 1516 SUMMER AVE NW between  
15TH & EXPLORA and EXPLORA PARKING LOT  
containing approximately 0.2240 acre(s). (J-13)**

On November 10, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

### PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat creates two new lots Lot 9-A and lot 10-A from the two existing lots 9 and 10.
2. The property is zoned R-1A. Future development must be consistent with the underlying zone.
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 AGIS DXF file, utility signatures, and the application and project number to be added to the plat.
2. Delegation time frame is eight weeks. The applicant will obtain final sign off from Transportation and Planning by January 6, 2022 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 29, 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). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and request that staff send you a link via Smartfile to upload the files to. 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', written in a cursive style.

Jolene Wolfley  
DRB Chair

JW/mg