

**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

Old Town Plaza, LLC
Joyce Battaglia
1919 Old Town Rd NW
Albuquerque, NM 87104

Project# PR-2019-002253
Application#
SD-2021-00140 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT B, LANDS OF CASA DE ARMIJO, LA
PLACITA PATIO MARKETS AND PLAZA
HACIENDA zoned MX-T, located at 302
SAN FELIPE between MOUNTAIN RD NW
and CENTRAL AVE NW containing
approximately 2.17 acre(s). (J-13)**

On September 29, 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:

1. This Preliminary/Final Plat subdivides two lots from one lot and grants utility easements as shown on the Plat.
2. The property is zoned MX-T and within HPO-5. Future development must be consistent with the underlying zone and overlay zone.
3. The alterations proposed include the widening of the sidewalk at the northern end of the building along San Felipe and the relocation of the railing at the same location. The width of the existing sidewalk is approximately 18 inches, and the new sidewalk will be approximately four feet rather than the required six feet per a DRB staff determination based on the Landmarks Commission approval of the Certificate of Appropriateness.
4. The plat dedicates an approximately 4 foot wide right-of-way along Old Town Road to accommodate a 4 foot wide wide sidewalk. The current sidewalk width varies along Old Town Road.
5. An Infrastructure List was approved with the Plat.
6. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

7. The project complies with relevant criteria in the LUCC Ordinance for approval of Certificate of Appropriateness. Applicant provided the Certificate of Appropriateness from the Landmarks Commission dated 9/27/2021. SI-2021-01471.

Conditions:

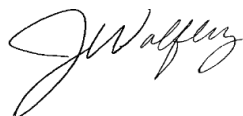
1. Final sign off is delegated to Planning for the utility/AMAFCA signatures, City Surveyor signature, AGIS DXF file, and documentation of completed improvements as shown on the Infrastructure List approved with this Plat.
2. The applicant will obtain final sign off from Planning by December 29, 2021 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 14, 2021**. 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/rw