

**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**

Rachel Matthew Development Corporation  
Santa Barbara HOA C/O Elisa Cardenas  
2600 Americas Road, Suite 103  
Albuquerque, NM 87124

**Project# PR-2021-006297  
AKA PR-2021-006287  
Application#  
SD-2022-00039 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION** zoned **R-T**, located at **7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE** containing approximately **0.5059** acre(s). **(D-16)**

On July 20, 2022, 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 request is to subdivide one existing lot (Lot 2, Block 16 of the Santa Barbara Subdivision at 0.5059 acres in size) into one new tract and four new lots (Tract A at 0.0458 acres in size, Lot 2-A at 0.1059 acres in size, Lot 2-B at 0.1157 acres in size, Lot 2-C at 0.1186 acres in size, and Lot 2-D at 0.1197 acres in size).
2. The property is zoned R-T. Future development must be consistent with the underlying zone district.
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 a letter confirming the home owners association will provide service for water and sewer to the included lots, confirmation of existing water lines are within public water easements, and dedication of any additional public water easements per ABCWUA standards.
2. Final sign-off is delegated to Planning for utility/AMAFCA signatures, surveyor signature, and the owner signature to be re-applied to the Plat, for the recorded IIA, and for the AGIS DXF file.
3. The applicant will obtain final sign off from ABCWUA and Planning by September 21, 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 **AUGUST 5, 2022**. 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,



Jolene Wolfley  
DRB Chair

JW/jr

Community Sciences Corporation, C/O Cliff A. Spirock, P.O. Box 1328, Corrales, NM 87048  
Development Managing Consultants, 9320 Menaul Blvd. NE Suite D, Albuquerque, NM 87112