

**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

Sunport Storage LLC
P.O.Box 19131
Albuquerque, NM 87125

Project# PR-2022-006146
Application#
SD-2022-00206 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 5, 6, 7, 12 & 13, BLOCK 14, CLAYTON HEIGHTS** zoned **MX-M**, located at **1824 BUENA VISTA SE** between **ROSS AVE** and **GIBSON BLVD** containing approximately **0.7174** acre(s).
(L-15)

On March 29, 2023, 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 is a Preliminary/Final Plat to consolidate five existing lots of Block 14 of the Clayton Heights Subdivision located at 1824 Buena Vista SE into two lots (Lot 5A at 0.2583 acres in size, and Lot 12A at 0.4591 acres in size).
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. A DRB Determination was approved permitting the existing sidewalks along Buena Vista Drive SE and Wilmore Drive SE to remain at their existing width. The Applicant justified retaining existing widths as consistent with the sidewalks in the area and that the sole purpose of the plat was to reduce nonconformity of buildings crossing lot lines.

4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

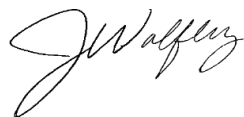
1. Final sign off is delegated to Planning for a note on the Plat referencing the DRB approved determination for sidewalk width.
2. The applicant will obtain final sign off from Planning by May 31, 2023 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **APRIL 14, 2023**. 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). For files larger than 9 MB in size, please send an email to 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/lis

Arch +Planned Use Consultation LLC, P.O. Box 25911, Albuquerque, NM 87125