

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

July 19, 2019

Troyer Homes
1926 Indian School Rd. NW
ABQ, NM 87104

Project# PR-2019-002274
Application#
SD-2019-00129 PRELIMINARY / FINAL PLAT
VA-2018-00228 DESIGN WAIVER
VA-2019-00236 SIDEWALK WAIVER
VA-2019-00237 DESIGN WAIVER

LEGAL DESCRIPTION:

All or a portion of TRACTS 178B-2 & TRACT 178B-2-A of MRGCD MAP #35, zoned R-A, located on CAMILLO LANE NW, containing approximately .1796 acres. (H-14)

On July 17, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

SD-2019-00129 PRELIMINARY /FINAL PLAT

1. This Preliminary/Final Plat consolidates the two existing lots, Tract 178B-2 and Tract 178B-2-A into one lot 177B-2-A-1 .1796 acres.
2. The property is zoned R-A and is in an area of consistency. The proposed replat must meet the contextual standards as required in section 14-16-5-1(C)(2)(b) of the IDO. The largest lot size allowed would be .26875 Acres and the smallest lot size allowed would be .16125 Acres to comply with this standard. The proposed lot .1796 Acres as shown on the plat complies with this standard.
3. The applicant provided the noticed required by the IDO table 6-1-1.

VA-2018-00228 DESIGN WAIVER Pavement

1. Camillo Lane is an existing roadway, the waiver allows the existing pavement width to remain. The area is zoned for low density residential development and the waiver maintains the existing character of the area. Duranes is an old, established community within Albuquerque. The street is built out and it would be an unreasonable hardship to expand the pavement to meet current standards. Additionally, the applicant states that the narrow streets are valued by the community because they are part of the historic character.

2. Transportation had no objection to the waivers.

VA-2019-00237 DESIGN WAIVER (Roadway width)

1. Camillo Lane is an existing roadway; the waiver allows the existing Right-of-Way to remain. The area is zoned for low density residential development and the waiver maintains the existing character of the area. Duranes is an old, established community within Albuquerque. The street is built out and it would be an unreasonable hardship to expand the Right-of-Way to meet current standards. Additionally, the applicant states that the narrow streets are valued by the community because they are part of the historic character.

2. Transportation had no objection to the waivers.

VA-2019-00025 SIDEWALK WAIVER

1. There are no existing sidewalks along Camillo Lane. The Site is zoned R-A, a low intensity zone. The sidewalk waiver will not create a gap in the system as there no adjoining sidewalks and will support the historic character of the area (see exhibit letter dated June 13,2019 Transportation DRB Comments). The existing roadway can act as a driving path and walking because of the low traffic volume. This request meets the criteria in 6-6-(L)(3)(b).

2. Transportation had no objection to the waivers.

APPEAL: If you wish to appeal the Waiver request (per the IDO, a Preliminary Plat cannot be appealed), you must do so within 15 days of the DRB's decision or by **AUGUST 1, 2019**. 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). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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,



Kym Dicome
DRB Chair