

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

May 10, 2019

Sammy Macias
702 Foothill Dr SW
ABQ, NM 87105

Project# PR-2018-001890
Application#
SI-2019-000157 VARIANCE
SD-2019-00080 PRELIMINARY /FINAL PLAT

LEGAL DESCRIPTION:

All or a portion of LOT 15 SLOAN'S ACRES SUBDIVISION and VACATED R/W of 64 STREET, zoned R-1D, located at 6340 EVERITT RD NW, east of 64th STREET NW and north of ST JOSEPH'S AVENUE NW 98th STREET VOLCANO ROAD, NW and AVALON ROAD NW, containing approximately .551 acre(s). (G-10)

On May 8, 2019, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request based on the following Findings:

SI-2019-00157 VARIANCE –Sidewalk Waiver

1. The area is zoned R1-D, low density single family residential.
The lack of sidewalk will not create a gap in the public sidewalk system because there are no sidewalks on the street. The lack of sidewalk is consistent with the existing character of the area.
2. There is sufficient Right –of-Way to allow pedestrians to walk along the road.
3. There are no adjoining sidewalks; transition to adjoining sidewalks is not an issue.

SD-2019-00080 PRELIMINARY /FINAL PLAT

1. This preliminary/final plat replats the existing lot 15 and vacated Right-of-Way of 64th Street into one new lot, 15-A , .551 acres.
2. The property is zoned R-1D 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 .5176 Acres and the smallest lot size allowed would be .3105 Acres to comply with this standard. The DRB approved a deviation to lot size to allow the .5510 Acres. This deviation is within the 10 %

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- allowed by section 14-16-6-4(O). A note of this deviation must be added to the plat.
3. The zoning of the vacated right of way will be the same as the zoning for Lot 15. The property owner of Lot 15 is purchasing the entire R/W and incorporating it into a new lot.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 23, 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

KD/mg