

**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

September 13, 2019

John Jones
5901 Wyoming BLVD NE STE J 303
ABQ NM 87109

Project# PR-2019-002573
Application#
SI-2019-00160 PRELIMINARY /FINAL PLAT
SD-2019-00190 SITE PLAN DRB
VA-2019-00217 SIDEWALK WAIVER

LEGAL DESCRIPTION:

All or a portion of LOT 5 BLOCK 17 TRACT 1 UNIT 3 A UNIT B NORTH ALBUQUERQUE ACRES, zoned PD, located at 8500 GLENDALE AVE NE, east of BARSTOW ST NE and west of VENTURA ST NE, containing approximately 0.8864 acre(s). (B-20)

On September 11, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and Approved the Preliminary and Final Plat, Accepted the withdrawal of the site plan and Denied the waiver request based on the following Findings:

SI-2019-00160 PRELIMINARY /FINAL PLAT

1. This preliminary/final plat dedicates 30 feet of Right-of-Way along Glendale Ave NE .
2. The property is zoned PD and the request meets lot size requirements for the allowed uses.
3. The applicant sent notice to the affected Neighborhood Associations.

Condition:

1. Final sign off id delegated to Planning for the executed IIA and Hydrology to address comments.

VA-2019-00217 SIDEWALK WAIVER

1. The applicant requested a waiver to the required frontage sidewalk.
2. The DRB voted to deny the waiver of the IDO requirement 14-16-5-3(D)(1) for a perimeter sidewalk because the sidewalk will allow for pedestrian connectivity for future and existing development.

Official Notice of Decision

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SD-2019-00190 SITE PLAN DRB

1. The Site Plan DRB was required because the site required Major Infrastructure (Infrastructure List). The applicant was required to replat the site to dedicate Right-of-Way along Glendale Avenue. The Infrastructure List can now be tied to the Plat and therefore the Site Plan DRB is no longer required.
2. The DRB accepted the withdrawal of the request.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 26, 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,



Maggie Gould
Acting DRB Chair

KD/mg

Garcia Kramer 600 1st street NW suite 211 ABQ NM 87102