

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

August 30, 2019

Bob Bauder
3 Los Cedros
Sandia Park, NM 87047

Project# PR-2018-002697

Application#

SD-2019-00153- PRELIMINARY /FINAL PLAT

VA-2019-00273- SIDEWALK WAIVER (width)

LEGAL DESCRIPTION:

All or a portion of TRACT A-1 PLAT OF TRACTS A-1, A-2 & A-3 GORLAND SQUARE, zoned NR-LM, located SUSAN AVE SE east of WYOMING BLVD SE, containing approximately .724 acre(s). (L-20)

On August 28, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests based on the following Findings:

SD-2019-00153- PRELIMINARY /FINAL PLAT

1. This Preliminary/Final Plat divides the existing .724 acre tract into Tract A-1A, .1652 acres and Tract A-1-B, .5589 acres.
2. The property is zoned NR-LM and has no minimum lot size.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The Parks department had objections to the request.

VA-2019-00273- SIDEWALK WAIVER (width)

1. This is a request for a waiver to the required sidewalk width to allow a 3 foot 6 inch sidewalk instead of the required 4 foot minimum.
2. The sidewalk will match the existing 3 foot 6inch wide sidewalk that abuts the property.
3. The waiver meets Criteria 8 in the DPM for sidewalk waivers, the adjoining sidewalks are non-standard as to width and/or location.
4. The Parks department had objections to 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 12, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an

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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

JAG Planning and Zoning LLC PO Box 7857 ABQ NM 87194