

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

Richard Chavez
906 15th Street NW
ABQ NM 87104

Project# PR-2019-002811

Application#

SI-2019-00158 PRELIMINARY /FINAL PLAT

VA-2019-00288 SIDEWALK WAIVER

LEGAL DESCRIPTION:

All or a portion of LOTS 7-10 BLOCK 44 PEREA ADDITION, zoned R-1A, located at NEC of 15th ST NW and GRANITE AVE NW, containing approximately 0.32 acre(s). J-13

On October 30, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and deferred the Preliminary and Final Plat and denied the waiver request based on the following Findings:

SI-2019-00158 PRELIMINARY /FINAL PLAT

1. This preliminary/final plat is attached to the waiver request and was deferred to the meeting of November 20, 2019.

VA-2019-00288 SIDEWALK WAIVER

1. The applicant requested a waiver to the required frontage sidewalk.
2. The DRB denied the waiver of the IDO requirement 14-16-5-3(D)(1) for a perimeter sidewalk because the request did not meet all of the criteria in 6-6(L)(3), specifically, 6-6(L)(3)(b), the request will create a gap in the sidewalk system because there are existing sidewalks to the east and south of the site. Additionally, the area has a high degree of pedestrian activity and the sidewalk will contribute to a safe pedestrian environment.
3. The applicant did not request a waiver to the width of the sidewalk.
4. The applicant followed the required notice procedure in IDO Table 6-1-1.

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

Official Notice of Decision

Project # PR-2019-002811 SD-2019-00158, VA-2019-00288

Page 2 of 2

NOVEMBER 14, 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,

A handwritten signature in cursive script, appearing to read "J. Wolfley".

Jolene Wolfley
DRB Chair

JW/mg