

**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

Montano Family Homes, LLC
607 Atlantic Avenue SW
Albuquerque, NM 87102

Project# PR-2018-001501
Application#
SD-2020-00077 PRELIMINARY/FINAL PLAT
VA-2019-00290 SIDEWALK VARIANCE
VA-2019-00289 STREET VARIANCE

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 6-A-2, NORTH FOURTH ST HOMESITES ADDN**, zoned R-1C, located at **712 MONTANO RD NW between 9TH ST NW AND HARWOOD LATERAL**, containing approximately 1.7 acre(s). (F-14)

On December 9, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning, based on the following Findings:

SD-2020-00077 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final subdivides an existing lot into 8 lots consisting of a total of 1.7468 acres in size.
2. The property is zoned R-A. Future development must be consistent with the underlying zone district.
3. This site includes an Infrastructure List.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to Transportation to address the issue as discussed of an 11-foot radius to revise the entrance to Montano Road.
2. Final sign-off is delegated to Planning for utility/AMAFCA signatures, the application number of the Preliminary/Final Plat to be added to the Plat, the AGIS DXF file, and the recorded Infrastructure Improvements Agreement (IIA).

3. The applicant will obtain final sign off from Transportation and Planning by February 2, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2020-00290 SIDEWALK VARIANCE

1. The applicant proposes a variance to the IDO/DPM standard(s) for the sidewalk requirements to permit as depicted on the Plat, and the request is justified.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2020-00289 STREET VARIANCE

1. The applicant proposes a variance to the IDO/DPM standard(s) for the roadway width requirements to permit as depicted on the Plat, and the request is justified.
2. The applicant provided the required notice as outlined in the 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 **DECEMBER 24, 2020**. 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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,



Jolene Wolfley
DRB Chair

JW/jr