

**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**

Joe Azar – Azar Properties LLC  
8232 Louisiana Blvd. NE Suite C  
Albuquerque, NM 87113

**Project# PR-2019-002281**  
**Application#**  
**SD-2020-00100 PRELIMINARY/FINAL PLAT**  
**VA-2020-00145 VARIANCE TO STREET WIDTH**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOT 86, LOS ALAMOS ADDITION**, zoned MX-T, located at **321 SANDIA RD NW and MONTANO RD NW and OSUNA RD NW**, containing approximately 0.771 acre(s). (F-14)

On June 10, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

### **SD-2020-00100 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat dedicates an additional 10 feet of right-of-way along 4<sup>th</sup> Street NW to the City of Albuquerque.
2. The property is zoned MX-T. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### Conditions:

1. Final sign off is delegated to Planning for the utility signatures, the AMAFCA signature, the AGIS DXF file, and the Infrastructure Improvements Agreement (IIA).
2. The applicant will obtain final sign off from Planning by July 24, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**VA-2020-00145 VARIANCE TO STREET WIDTH**

1. The applicant proposes a variance to the IDO/DPM standard(s) requiring a minimum 47 feet of right-of-way width for a standard local street (for Sandia Road NW). The variance permits the right-of-way width of Sandia Road NW to be 40 feet instead of 47 feet as required.
2. The applicant justified the request pursuant to DPM, Part. 2-9(A) in that the proposed development would provide the necessary infrastructure such as sidewalks, curb, and gutters, and the sidewalks would meet the width requirements. The original subdivision plat did not require Sandia Road to be constructed to the current standard of 47 feet of width.
3. 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 **JUNE 25, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto: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